

Land at Roundstone Lane Angmering West Sussex

Planning Statement including Statement of Community Involvement



Date: Aug 2012
Ref: A11/010



RTPI

mediation of space - making of place

Chartered Town Planners

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INTRODUCTION

This is a full application for residential development of land off Roundstone Lane, Angmering, West Sussex. The proposal is for 150 dwellings, including 30% affordable, together with access, landscaping and open space and ancillary works. The dwellings comprise the following mix of 2, 3 and 4- bed houses, detached, semi-detached and terraced:

Private:

- 7 x 2-bed
- 2 x 2-bed FOG
- 37 x 3-bed
- 49 x 4-bed
- 10 x 5 bed

Affordable:

- 4 x 2-bed FOG
- 10 x 2-bed
- 31 x 3-bed

The application is made on behalf of Barratt David Wilson Southampton Ltd. The development proposals have been designed and prepared by UD Urban Design and the planning application is prepared and submitted by Luken Beck mdp Ltd with supporting technical information.

This planning statement describes the site and its surroundings and sets out government guidance and Arun District Council's policies against which the application will be considered. A separate Design and Access Statement has been prepared by Barratt Urban Design. The application provides information in accordance with the T&CP (GPDO) (England) Order 2006 to demonstrate that the proposals have been properly considered in the light of relevant policies and the site's constraints and opportunities.

A Screening Opinion was submitted in September 2011 for residential use (up to 260 dwellings on a site of approximately 9.6 ha) to Arun DC. It was determined that an EIA is not required for the proposed development as any impacts on the environment were not sufficient as to be covered by the Regulations due to the size, location and absence of environmental constraints or designations. (letter dated 25.10.11 ref PE/00341/11). Nevertheless important issues such as drainage and ecology have been fully considered during the preparation of this application and application includes appropriate mitigation measures.

At the same time, a formal pre-application inquiry was submitted and a response received by letter dated 7.11.11 ref PAA/85/11. This set out the policy background against which the application would be considered and the documentation that would be required to support an application. It concluded that a proposal for residential development of this site could be supported in principle, given its reasonably sustainable location, the lack of housing land supply, and the strategic objectives of the South East Plan. Since that date the NPPF has been adopted.

This planning statement refers therefore to these issues. The current application proposes fewer dwellings on a smaller site than the screening and pre-application considered.

SITE CONTEXT AND CHARACTER

The site is located on the east side of Angmering approximately 600 m east of the village centre with its local shops and services. East Preston station lies approx 2 km to the south west, Angmering School, a large secondary school is approximately 1km away. The site is an irregular shape, with a total area of approximately 6.8 ha, lying between the A280 to the east and the B2225

Roundhouse Lane to the west. The site is predominantly flat and generally has strong mature hedge/tree boundaries which form a natural screen enclosing the land. The land is bounded by a nursery and glass houses to the north east, houses, including listed buildings to the north west; the A280, a footpath and agricultural land to the east, Roundstone Lane and a large modern housing area within the built up area of Angmering to the west and residential use (a single property, Pound Place, which is well screened by mature evergreen trees) and horticultural uses to the south. Further south lies Worthing RFC with its playing fields and clubhouse and car park, and large scale horticultural uses with glass houses. The site comprises land uses generally associated with urban fringe uses

The separate Design & Access Statement that is submitted with the planning application details more fully the context of the site and the design process.

PLANNING POLICY GUIDANCE

This policy guidance relates to the principle of development together with detailed local planning policies that are relevant to the consideration of a full planning application.

National Planning Guidance

All PPS's have been replaced by the newly adopted **National Planning Framework March 2012**, although many of the key principles remain.

This up to date guidance sets out the government's approach to economic, environmental and social planning policies and the achievement of sustainable development:

'14. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should:

- * prepare Local Plans to meet objectively assessed needs with sufficient flexibility to adapt to rapid change*
- * approve development proposals that accord with the development plan without delay*
- * where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

'19. A set of core land-use planning principles should underpin both plan-making and decision taking. Of particular relevance are the following:

- * be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which planning applications can be made with a high degree of predictability and efficiency;*
- * not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- * planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units that this country needs. Every effort should be made objectively to identify and then meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth.*
- * always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- * take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

- support the transition to a low carbon future in a changing climate
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable

'186 LPA's should approach decision taking in a positive way to foster the delivery of sustainable development.

'187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area'

'197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development'.

The planning application is submitted in accordance with the NPPF in the absence of up-to-date policies to achieve housing provision requirements, and given the length of time before the Core Strategy will be adopted. The proposals will not however undermine local housing objectives, as it

is apparent from emerging policy that Angmering is considered an appropriate location for strategic development. The site is sustainable as it abuts the settlement boundary and is within walking distance of the local centre and public transport.

South East Plan (SEP)

The South East Plan was adopted in May 2009. Arun falls within the Sussex Coast area:

POLICY SCT1: CORE STRATEGY

Local authorities should, as a priority, pro-actively pursue and promote the sustainable economic growth and regeneration of the Sussex Coast that will:

iii. provide for sustainable urban extensions in Arun, Chichester, Rother and Wealden Districts

POLICY SCT5: HOUSING DISTRIBUTION

Local planning authorities will allocate sufficient land and facilitate the delivery of 69,300 net additional dwellings in the Sussex Coast between 2006 and 2026 with Arun DC requiring an annual average of 565 (total 11,300).

POLICY SCT6: AFFORDABLE HOUSING

In line with Policy H3 and based on up to date assessments of housing need, local planning authorities will establish appropriate policies and local targets for the provision of affordable housing in their area. Such policies and targets should comply with the following principles:

- i. the appropriate proportion of affordable housing sought should be the maximum that the viability of particular developments can support, bearing in mind the likely contributions towards the provision of infrastructure required under Policy CC7 and the Implementation Plan
- ii. as a general guideline, 40% of new housing development should be affordable housing
- iii. this guideline should not restrain local authorities from seeking a higher or lower proportion of affordable housing provision where local circumstances clearly justify it
- iv. the type, size and nature of affordable housing sought should recognise the distinct needs of different sections of the community, including the elderly, other specialist groups in need of supported housing and key workers.

Since its adoption, the South East Plan has been revoked (6/7/10) and reinstated (10/11/10). The Localism Act however makes it clear that the South East Plan will eventually be formally revoked, although at the current time it would be unlawful to disregard SEP policies in regard to decisions currently being undertaken.

Local Planning Guidance

Arun District Local Plan (2003)

The Arun District Local Plan allocates this site outside the settlement policy boundary (GEN 2) where development in the countryside is not normally permitted (policy GEN3). This remains a 'saved' policy until the Local Development Framework and Core Strategy is progressed. Unless other material planning considerations apply, such as the lack of a 5 year land supply, planning policies would not currently support an application for residential development. However, these settlement policy boundaries were drawn against the background of the required number of dwellings for the plan period up to 2011 and do not relate to housing provision beyond 2011. These built up area boundaries therefore now have significantly reduced weight as they are time expired and do not relate to housing provision beyond 2011. Policies within the SE Plan, particularly SCT1, promote sustainable urban extensions in Arun, thereby acknowledging that a proportion of new development will take place on greenfield land. There is a requirement to maintain a supply of housing land which is dependent on granting new permissions.

In this regard it is appropriate to refer to recent appeal decisions at Goodacres in Barnham and The Woodgate Centre in Westergate.

At Goodacres the Inspector says:

'the council has made no formal decision on the location of future development post 2011... there is no up to date development plan even in draft form, against which this proposal can be judged... and will be a minimum of 2 years before a Local Planning Policy Document can be adopted. The adverse impact that this would have on the 5 year land supply supports development that would otherwise be acceptable even if beyond built up area boundaries in the Local Plan'

The Inspector also acknowledges that this proposal is on land outside the built up area, but says:

'that these boundaries were drawn up for a specific plan period and do not relate to housing provision beyond 2011. Because the proposal provides for development beyond 2011 the local plan built up area boundaries carry reduced weight. There is no formal decision as to the location of future development against which this proposal can be judged nor is there likely to be an adopted DPD for another 2 years. The adverse impact this would have on housing land supply supports development that would otherwise be acceptable even if beyond local plan built up area boundaries. There are no previously developed areas of land sufficient to provide an alternative to greenfield development'.

The appeal decision at the Woodgate Centre also endorses this situation:

'The designated built-up area boundaries of policy GEN2 were adopted in 2003 to accommodate development needs calculated in the context of earlier planning circumstances. Housing land has not come forward at the required rate of either the ADLP or the subsequent SEP. The time-expired built-up boundaries of the adopted ADLP now have significantly reduced weight and do not relate to housing beyond 2011. To that extent, local housing policies are to be regarded as out of date in any event and this is a material consideration in the appeal'

The NPPF requires that sustainable development should be approved unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits.

Other relevant saved policies in the ADLP are included below:

Policy Gen 7: The form of new development: Schemes must display a high quality design and layout. Development proposals must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Policy Gen 8: Development and the Provision of Infrastructure: Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time. The LPA may seek fair and reasonable contributions to be made towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development.

Policy Gen 9: Foul and Surface Water Drainage: development which will materially increase foul and/or surface water discharges will be refused unless the LPA is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.

Policy Gen: 14: Public Transport: The Council will support the provision of comprehensive public transport services throughout the District. Where appropriate new development will be required to make provision for public transport facilities.

Policy Gen 18: Crime Prevention: new residential, developments will not be permitted unless the LPA is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout.

Policy Gen 20: Provision of Public Open Space within New Developments: Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development as detailed in supplementary planning guidance.

Policy Gen 24: Energy and Water Conservation: The Council will expect all new developments to facilitate energy and water efficiency.

Policy Gen 27: Landscape Diveristy: Development will not be permitted which would have an adverse impact on individual features or the character of the landscape

Policy GEN 28: Trees and Woodlands

Policy GEN 29: Nature Conservation Across the District

Policy Gen 32: Noise Pollution: Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Details of any mitigation measures will be required as part of the planning application.

These matters have all been carefully considered in the submitted application and supported by technical evidence.

Strategic Housing Land Availability Assessment.

The Council's SHLAA (Stage 7 Site Assessment Final Report) was published in December 2009. The site is identified as site number 80 as land at East of Roundhouse Lane, Angmering. The SHLAA describes the site as having an area of 10.52 ha and, taking account of its character, and as part of a wider comprehensive development with adjoining land, of accommodating about 300 units between 2014 and 2018.

The assessment identifies the demolition of existing buildings as a possible physical constraint to future development and notes that the site is located in a ground water emergence zone and thus there is potential for ground water flood risk. However, in terms of landscape impact, this area was judged as having a low to medium landscape capacity for development. It says that although development of this site would be contrary to current policy as it is outside the settlement boundary, because of its location and characteristics

'if planned comprehensively, the site could contribute to the creation of a sustainable, mixed community'.

A Stage 8 Review of this Assessment was published in January 2010. This summarises the position by saying that the SHLAA has identified a more than adequate supply of housing potential to meet the overall district housing requirement to 2026 and to provide a continuing 5 year supply of deliverable sites. To achieve this, there is a need to allocate sufficient housing land outside existing settlement boundaries to provide for around 5,730 dwellings. Since there is sufficient potential identified in the SHLAA to meet the district's housing requirement, it is not considered necessary to undertake work to identify any further locations for housing at this stage. This land therefore continues to be considered suitable for future development.

The SHLAA has been reviewed and updated in May 2012. It confirms that the site is available, achievable and viable for development of up to 290 units.

The proposal relates to the bulk of the land shown in the SHLAA, it however excludes the Manor Nursery site to the north and Pound Place and horticultural land to the south. The application site has an area of approximately 6.8 ha and 150 units are proposed.

Housing Land Supply

In the light of national planning guidance, the shortfall of deliverable sites to meet the required 5 year land supply against regional targets is a material planning consideration, and that this supply should provide an additional buffer of 5% to ensure choice and competition and that this buffer should be increased to 20% where that is a record of persistent under-delivery.

The SE Plan targets are currently sound basis on which to calculate its housing supply

The Council has published its most recent Housing Land Supply Assessment in May 2012. This identifies that Arun has a 5.2 year supply of land until March 2017, after including an allowance to deal with the shortfall to date and a 5% buffer:

- that there is a supply of land for the five year period ended 31st March 2017 in excess of the calculated housing requirement for the Arun district and after including an allowance to deal with a shortfall in housing delivery to date and a buffer of 5% (buffer of 141 dwellings over the five year period);
- that there is a supply of land for years 6-10 in excess of the calculated housing requirement for the Arun district based on the stated South East Plan housing requirement and after including an allowance to deal with a shortfall in housing delivery to date (subject to the allocation of sites for housing development in the emerging local plan, delivery rates in line with projections on permitted sites and SHLAA sites) and;
- that in years 11-14, projected dwelling completions in locations to be identified in the emerging Local Plan together with as yet unidentified large and small sites are anticipated to deliver at least the number of new dwellings required to meet identified housing need in the Arun district.

However the Council says that this is only marginally above the minimum required and maintaining a supply is imperative upon granting new permissions. The NPPF aims to boost the supply of new housing and says that sustainable development should be approved unless any adverse impacts of doing so would significantly outweigh the benefits. An application that is sustainably located and has no significant impact on the character of the settlement should not be turned down only on housing supply grounds.

The application site is included in the SHLAA as being appropriate for development for up to 300 houses in the period 2014 -18. However it is clear that in the calculations there is still an assumption that other sites will come forward in the 5 year period to maintain this supply. There is no reason that the application site should not come forward at this point in time and there is no reason to exclude it on land supply grounds.

Annual Monitoring Report (2010-2011):

In terms of housing, the total net dwelling completions for the Arun district for the South East Plan period from 2006-07 to 2010-11 were 2,394. In the year ended 31st March 2011 there were 519 net dwelling completions recorded (only 16 in Angmering). This increase was partly due to higher numbers of affordable dwellings being delivered compared with prior years. Performance overall, in terms of the number of dwellings delivered in 2010-11, compares favourably with the prior year. The number of dwellings delivered in 2010- 11 was 25% higher than in 2009-10.

Arun, as at 31st March 2011, did not have a five year housing land supply, having identified sites with potential to deliver fewer dwellings than is required to meeting Arun's housing requirement. However, following the release of several large sites for development, including two very large sites in Littlehampton, at the time of publication of the Annual Monitoring Report, the Council is in a position to report a five year housing land supply in excess of that required on the basis of the stated South East Plan housing requirement.

In addition to smaller scale housing development on large sites that have been permitted since 31st March 2011, the Council have resolved to approve three separate outline planning applications for

strategic developments including 600 dwellings at Courtwick, Littlehampton, 1,260 dwellings at North Littlehampton and 70 dwellings at Site 6 Felpham. Dwelling completions on these three sites are not projected to occur until 31st March 2014 at the earliest with the bulk of dwelling completions not anticipated until 2015-16.

Based on the projected completions on these and other sites, the Council is projecting that sufficient land has been identified or released to meet the housing requirement set out in the South East Plan in the period ending 31st March 2017. Moreover, the Report says that the Council is in the process of formulating policies that will serve to deliver housing development in sustainable locations at a level that is supported by the local community, ie, the draft Local Plan.

However, the recent appeal decision at the The Woodgate Centre, Westergate refers in detail to the current housing land supply situation. It concludes that the 5-year housing land supply is no more than about 4.7 years compared with the desirable figure of 6 years in response to persistent under delivery – the Inspector applies a 20% buffer as he considers that there has been a persistent undersupply in terms of housing. As a 5-year supply of deliverable housing land is not demonstrated, it follows that the policies of the ADLP 2003 and SEP are not up to date in terms of the NPPF para. 49 and that this degree of shortfall is a material consideration in favour of allowing the proposed development.

Local Development Framework (LDF)

The LDF Core Strategy will supersede the strategic policies of the current local plan. Initial work was carried out on a Core Strategy 'Options for Growth' (2009). At this point the site was shown as within an area suitable as an urban extension (500 dwellings) or part of a wider area for 1,500 dwellings. This document stated that Angmering is a large and reasonably connected village close to the Littlehampton urban area, with a range of facilities including a secondary school, and is close to a mainline railway station. It is therefore suitable for further development. It is also relatively free of physical and environmental constraints and provides some opportunities for expansion beyond its existing settlement boundary. The SHLAA identifies potential development sites between the existing village and the A280 bypass, and also in the Roundstone area to the south of the village including this application site.

Progress however stalled and work on the LDF suspended until housing figures for the District have been established in anticipation of the changing regional planning guidance. A public consultation on Housing and Employment Growth was undertaken in early 2011 to consider development options and appropriate levels of growth and subsequently to make a decision on the future levels of growth. Subsequently, at Full Council (16.6.11) it was decided that whilst formally continuing to develop its Core Strategy to meet SE Plan targets the Council would express its preference for an annual housing figure lower than the SE Plan, at 400 dpa, this number being even lower than the Option 1 figure of 465 dpa, despite officer recommendation that this level of growth would be difficult to justify at formal examination.

A Draft Arun District Local Plan 2013 – 2028 has now been published, with its first public consultation due from 19th July to Sept 10th 2012. Although it carries very little weight in accordance with the NPPF at this stage, Policy SP8 refers to the provision of Strategic Housing as says it will be accommodated in:

- i) urban extensions adjoining Littlehampton and Bognor Regis from existing consents
- ii) in the Barnham / Eastergate / Westergate area (2000 homes)
- iii) Angmering (490 new homes)

A second public consultation is programmed for Dec 2012, final formal consultation in early 2013, and anticipated adoption in Dec 2013.

This application for 150 units on a site identified in the SHLAA, and in an area being put forward for strategic development in the draft Local Plan, is in accordance with emerging housing policy for the area.

PLANNING HISTORY

- BN 24/99 Outline: Redevelopment of site for residential use
Non-determination appeal dismissed 31.05.2000
- BN 29/04 Outline: Redevelopment of site for residential with associated access and landscaping
Refused 14.04.2005. Appeal withdrawn 18.05.2006

Of relevance to the consideration of this application are recent appeal decisions elsewhere in the district but referring directly to housing land supply issues.

Angel's and Hyde Nurseries, Yapton Road, Barnham, for outline permission of up to 95 dwellings including 40% affordable (appeal ref: APP/C3840/A/102132014). The appeal was allowed on 6th Jan 2011.

Of primary importance in this regard is the very recent appeal decision at Goodacres, Barnham. APP/C3810/A/11/2161133/NWF (9.7.12). In terms of land supply the Inspector said:

' that the Council conceded that there is a lack of a 5 year land supply, against the NPPF which seeks to significantly boost the supply of housing and the best way of achieving this is through a 5 – year supply and that Council's should make every effort to maintain the housing needs of an area – there is a shortfall in land supply which supports the proposal

The appeal decision at The Woodgate Centre in Eastergate APP/C3810/A/11/2163208) dated 20.6.12, referred to above, is also of relevance in terms of housing land supply and the weight to be given to the existing settlement policy boundaries and policies GEN 2 and 3 of the ADLP.

STATEMENT OF COMMUNITY INVOLVEMENT

Following a series of meetings and discussions with a number of stakeholders since June 2011 a first public presentation and exhibition was held in the local community at Angmering on the 24th January and the 4th February 2012 respectively. A scheme of 300 dwellings was tabled at that time and on the 4th February an exhibition was held from 1000hrs until 1700hrs, a total of 378 people attended the exhibition. 88 Comment Sheets were returned on the day with a further 31 forms subsequently received by post – 119 altogether, representing just over a 31% response. A further 30 responses were received by email and these comments have been added into the summary of comments tables below. It should be noted that although there were some positive comments, these were all subject to provisos.

Positive Comments	Number
Impressed with standard of housing and landscaping / nice looking development, no issues /houses themselves look fine / well presented scheme / applaud quality of building	7
Local businesses will benefit	1
Conversation with KC re £1.8million community contribution towards a new youth/community hall	1
Attention to different aspects is encouraging, including wildlife conservation and drainage	3
Know and understand the need for new housing	6
Like the mews housing	2
Like the central open space	1
Site is ok if infrastructure resolved	1
Thank you for opportunity to comment	1
Comments / Requests / Queries	
Please send set of info to neighbour (to no. 2 Weavers Hill)	1
Will pets be allowed in affordable housing?	1
Would the affordable housing be buy to let and allow housing benefit?	1
Not trying to be obstructive but please don't ignore local comments regarding road access to the bypass and away from the village centre and parking problems	1
Would be interested in seeing further information regarding this development or any others in/around Angmering	1
Family friend purchased a Barratt housing in Hayes, and would recommend Barratt in Angmering – an asset	1
Will development offer any key worker /shared equity housing	1
Who did bat survey –would like to see it / have a copy (BN164GG)	1
Simple things like a road link to the by pass and more parking in the village would pacify many objections	1
Not being obstructive for the sake of it, just trying to make it work	1
Interesting development, not sure whether to approve of object	1

Negative Comments	
Infrastructure	
No space in schools for additional children / very concerned as schools already oversubscribed / class sizes are excessive / more schools needed already / possibly 600 more children, particularly as family housing proposed / traditional village school for generations of families attending will be impossible	75
No schools are being provided / what is being done / needs to be provided / traffic currently traveling across Angmering 2x a day	16
S 106 for Bramley Green not adhered to, no school provided – detrimental effect / new school to east of town must be provided	9
Opportunity should not be lost to put past mistakes right and provide a new school	1
Medical facilities overstretched, what about doctors / surgery's / what is being done	44
Dentists	2
Infrastructure in the area cannot cope	31
Roads, schools, doctors already not coping / especially with Bramley Green development	8
Is there enough water / already water shortages / meters / hosepipe bans / water supply inadequately addressed / insufficient water supply particularly in dry season and this needs to be resolved now.	14
Old Place Farm sinking due to amount of water extraction and is already getting worse	1
Very limited clubs and societies for all ages / no leisure facilities / facilities needed for old and young / no social network	9
Aware housing is needed but infrastructure needed first	6
No shops, chemist, already busy post office, supermarket	8
Bus routes questionable / no public transport	2
Lack of communication / access – people will become housebound and mindless	1
Must look at the wider picture - with other developments must merit more facilities / disingenuous by taking bit by bit approach	1
Are there allotments / need to be some allotments	2
All that housing and no community benefit / what is the community getting out of this?	5
No room for all this housing without massive investment in infrastructure / residential development should be planned with proper infrastructure – not possible in Angmering	2
Insufficient drainage / sewage disposal capacity	4
Don't like the use of Upper High St as sewage outflow route-inevitable disruption during construction and loss of rural nature as result of ensuing changes, High St is important to Conservation Area	1
Government going to donate £1.8 million – why can't this be spent on infrastructure	1
Existing shops can't cope now because of lack of parking / queues at post office	2
Strain on gas and electricity provision	1

Flooding water comes off the Downs / soakaways will be insufficient, we know we live here	2
Appreciate that developers pay contributions to local infrastructure but local council not obliged to spend it on what is necessary and note no councilors at exhibition !	1
Site looks as though it is being treated in isolation- Angmering has already had to cope with 3 major housing developments	1
Commercial opportunism, no plans to address infrastructure	1
Traffic	
Additional traffic on already congested roads / Weavers Hill, High Street / A 259 / roads through village already very congested / will not cope with 300 extra houses ie 600 extra cars / major increase in traffic through village / will become even more of a rat run / gridlocked	96
No solution is given to the problems raised by extra traffic / what measures will be put in place	9
Parking already difficult for local shops / impossible to park in village centre / parking and visitor parking is inadequate	23
Roundstone Lane is too narrow / is a country lane / too narrow due to parked cars and traffic calming / is dangerous /can rural feel be retained	42
Highway safety will be compromised / dangerous	6
Roads are main concern	10
Already have speeding through the village	5
Roads will be blocked by parked cars	5
Access onto Roundstone Lane will cause congestion / already several near accidents at its junction with Nursery Road / traffic cuts across this corner and this will get worse	13
No safe place to cross on Roundstone Lane	2
Concerned at impact of construction traffic / this could take four years to build / would have to be banned from High Street	8
Roundstone Lane would have to be widened	1
Already problems getting to schools, roads need to be made safer not worse	16
Further traffic will also be created by new Asda, Haskins, Sainsburys, possible Rugby Club development / also onto A259 / access is a major factor partic. If Rugby Club developed too	15
Access needs to be taken off the by-pass / why is it not from by-pass /better transport links needed / maybe slip road to south onto by pass to prevent problems with National Park / no access to by-pass? Access to A280 , if traffic in village is not to be aggravated, needs access to by-pass/ only possible access is to bypass, suicidal without proper junctions etc	35
No access to be from the bypass because of the view from the Downs – ridiculous	1
Would make sense to take access from by-pass with only pedestrian links to village	1

If this development happens make sure access is onto by-pass/ persuade HCC to allow access onto by-pass / WSCC should be forced to reconsider	3
A259 is already a nightmare / contested / proposal will gridlock local roads	14
Dual carriageway needed along all the A259 / single carriageway parts already congested, will be made much worse	9
Lack of thought re. traffic and access	5
More cycle paths required	1
Access opposite a house – will have a direct impact, and noise	1
Await to see proposals that will minimise the use of routes that use village as a rat-run	1
Note that a TS has been carried out but not convinced that the addition of so many vehicles will not add significantly to congestion / has highways consultant visited site?	2
Visit site at peak hours and school times to see traffic for yourself	1
Where will Rugby Club users now park? Already use local roads (dangerously)	1
Access to a property in the High Street is already dangerous and will get worse	1
If more development needed why not put in on west side of village with easy access to A259	1
Traffic is bad in winter, but worse in summer with tourists, particularly as there is no coast road between Ferring and Rustington	1
Please, please look at roads very carefully	1
Anticipate disaster with traffic delays in Arundel	1
If Southern England needs to have brunt of housing, money needs to be spent on infrastructure- really good roads. The Government needs to listen	1
If access to be provided from Roundstone Lane it should only be from a new roundabout at end of Nursery Road.... Though this would become a through route from bypass to southern end of Lane which therefore must have sufficient capacity	1
New development in the area has 1 parking space per house, this is insufficient so need to reduce no. of houses to allow more space for parking and reduce stress for residents	1
Need to liaise with bus company, only an hourly service with none on Sundays. Bus link required to station regularly and late / poor public transport and rail station not in walking distance	4
Developers of Bramley Green paid for by-pass, you must pay for dualling of A259 to south of village	1
Don't like use of Manor Nurseries entrance for even a limited amount of houses – this part of High St is v. dangerous-although the access currently exists, this does not justify its increased use, limit it to pedestrian access	1
Junction with Water Lane is very dangerous and would require investment to improve control methods	1

Roundstone Lane leads to Conservation Area- chicanes were put in by Bramley Green development to reduce traffic to CA	1
Other: DESIGN	
Dwellings are very close together / overcrowding / overdevelopment (particularly near Bramley Green) / too many for site	4
Standard of housing looks poor	1
More consideration needs to be given to the western boundary- reduce no. of properties fronting Roundstone Lane and plant more trees	1
New houses will overlook properties (in The Chantrelles)	1
Not concerned with design, against the principle	1
The 'square' looks dull, prefer the 'park' edge	1
Would prefer more 2-bed housing	1
Creates tomorrows slums today / next step will be slums	2
Cramped layout and no frontages or gardens	1
3-storey housing opposite Bramley Cottages will impede privacy / spoil views / will adversely affect those living on Bramley Green Estate	3
Frontages with garages and parking next to houses contradicts suggestion that housing will be in keeping with the area	1
Make designs bold / continental, not a bland pastiche	1
Hope the development will look as pretty as Bramley Green and will not be a mass of little boxes all the same on narrow roads with no parking (like Elisian Fields, Littlehampton)	1
No thought has been given to the Conservation Area – windows, heights, materials, walls	1
PRINCIPLE	
Must overcome problems, particularly traffic before a planning application is submitted	2
What is happening to protecting the countryside / ruining the countryside / disappearing countryside	5
Local Plan maybe expired but principles remain / no mention made of new community led plan / wait for new Local Plan / taking advantage of situation of not having an up-to-date plan / only for gain / ADC should decide where houses go, not developers / ADC may be the planning authority but do not have the final say	10
No housing needs study undertaken / no further need, already have 600 at Bramley Green	4
This scale of housing exceeds Arun's assessment of Angmering's local needs, / plus Rugby Club? / looks at Arun /WSCC needs, not Angmering's	7
No local (within parish) demand and there are many empty properties, both old and new / properties for sale in Bramley Green for a long time / not looking at actual need, only looking at nationally set targets	7

Angmering becoming a town / beautiful village being overloaded / changed beyond belief in recent years / quality of village life will be destroyed / this is a village not London / village will be damaged for profit / greed / village life being eroded / Angmering is lovely and should remain so / save the village	42
Angmering has had its fair share / enough, no more / cannot accommodate any more and many are empty	15
Why put additional strain on a village already struggling to cope/ why spoil the village/ unique village feel and views	14
Not wanted / Not needed / NO NO NO NO / cannot support / Go Away / Totally Opposed / NIMBY	28
Preposterous / Pure Opportunism / Outrageous / Disaster / Simply Depressing / Nightmare / Crazy	7
No guarantee that S. 106 contributions will be spent on local projects	1
Not all local businesses are in support as local shoppers will be deterred due to congestion	1
Little thought given to the elderly population	3
Housing in Bramley Green (including affordable) has contributed to change in character of village, proposals will further destroy character	14
All hedges and trees will be torn up / green areas removed / creates poor environment / loss of wildlife/ bats and protected species / conservation of green land / natural beauty not being considered	8
Where will jobs / employment be for all these people / more traffic caused by commuting	7
Not sustainable	5
Piecemeal development prevents looking at the whole picture, resulting in no infrastructure provision	1
Against any new roads or expansion	1
Do not want or need any new housing in Angmering or West Sussex	1
Loss of nurseries and using the land to grow things, also loss of jobs	1
OTHER COMMENTS	
Developers should look at derelict housing areas and bring them back to life	1
Will DW continue to engage with community during planning process – don't ignore national politics and engage local community	1
What energy saving measures be incorporated / if developed make it a model for sustainability – zero carbon / should be built for the future – Code Level 6	2 (1)
Where will it all end, at National Park boundaries?	1
If South Downs NP are concerned about visual quality, why route traffic through oldest part / conservation area?	1

Reduce numbers from 300 to 150 / reduce numbers	2
Opposed to such large scale development / cannot sustain this scale of development	3
Collaboration, not marketing, is needed	1
Parish Council say 90 affordable dwellings are not needed, more like 5 every 5 years	1
Came to exhibition with an open mind as housing is needed, but not happy with any aspect	1
Housing may be needed but plans are very basic and considerable further research is required / agree there is a need for private and affordable housing but at a much smaller scale	2
David Cameron said on TV that 10 – 20 houses would be built in villages	1
Water Lane floods	1
Already a done deal and appalled that Parish Council appears to have 'washed their hands'	1
Poor quality of life	1
Affordable housing means London Housing Associations with their problems	1
Angmering will have to be renamed as a VILE-AGE	1
No confidence that the scheme will work	1
No one from Barratts will have to live there	1
Stop making people miserable	1
DWH already built appalling houses on A259 Littlehampton – this will ruin more green land and more appalling houses with ridiculous mortgages	1
Already agreed by dirty backhanders and hopes recession destroys both companies as don't want them near the village	1
Affordable housing needs careful positioning / consideration	1
Noise to adjoining properties	2
Will not help asthma	1
Light pollution	1
Will fight these proposals	1
What comfort / guarantee can developers give regarding adoption and future maintenance of roads and footpaths – Bramley Green still in limbo 10 years on	1
How will this affect the rugby club – is this to be developed too	1
You say you want to work with community by declined to join working group drawing up Angmering's neighbourhood plan	1
Where would Manor Nursery relocate / it is a garden and social centre, to lose it would be disastrous for customers and staff	2
If this is built, will move away as village is already overrun with new housing - Bramley has had a huge negative impact	1
Another blot on the landscape and will be an environmental and social disaster	1
Disappointed in build quality at Bramley Green – will these be the same.....	1

Development will be cut off / not integrated with Angmering – too far to schools and shop	1
Loss of garden centre and rugby club	1
Have little hope that comments will be taken into account but feel it important to try and save the village	1
Play areas will be required	1
Be more respectful of a community that has already absorbed 600 new homes	1
What compensation will there be to neighbours to make up for traffic, noise and pressure on shared amenities?	1
When are the existing roads on St James Estate going to be adopted ?	2
People come to Angmering for countryside and seaside, now only have long queues and gridlock on roads that need repairing	1
Would you move to Angmering ?	1
Listed buildings, especially in High Street cannot cope with more development and impact on traffic	1
Big Society means listening to aspirations and views of locals	1
What guarantee can be provided that views of local people will be heard, currently not working in best interests of community and promoters are not trusted to be transparent in financial dealings with authorities	1
More pollution from CO ₂ emissions from traffic	1
Too close to National Park / makes a mockery of what NP stands for	2
Whole scheme being rushed through	1

Following the initial public consultation exercise it was more than apparent that the main issues related to traffic, education and healthcare, and the need for more housing in Angmering. Further clarification was sought on these issues prompting a further series of consultations, meetings and discussion.

- Further meetings were held with the with Parish Council and Steering Group, Arun DC and West Sussex CC
- A meeting planned with local MP – with whom contact was made providing a full briefing pack
- Attendance at PC Meeting 12th March 2012
- A morning peak hour site visit on Monday 13th February 2012 around Angmering with senior traffic engineers from WSCC to view traffic issues (during half term)
- Further video surveillance of peak traffic during school term for 1 week at 3 “hot spots” in the Village
- Contact made with local healthcare providers regarding the requirement for any new facilities
- Contact with WSCC Education in respect of Education issues
- Considered viability of / demand for, a convenience store within the development

Following further work in respect of the above, results of all this additional information led to revised proposals that were the subject of another Members Briefing on 12th March, well attended by the public, and a further public consultation exercise, held on 24th March 2012. Approximately 850 leaflets were distributed and notices were displayed on the Parish notice boards. On the day there were 181 visitors between 10am – 5pm and 44 comment sheets were returned. Further comments were received by post and email (47 in total)

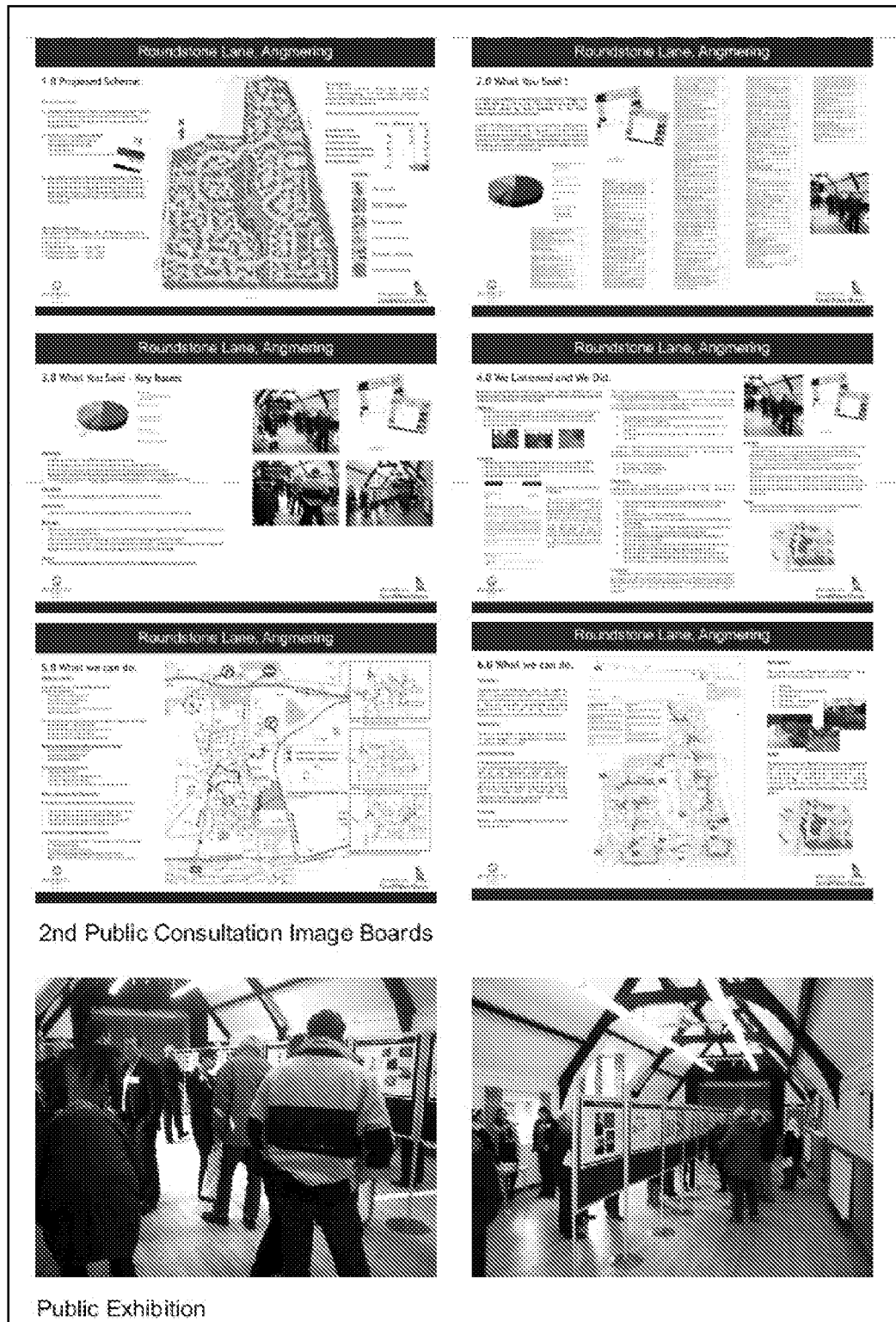


Fig 1: Details of exhibition boards and photographs of the event
24.3.12

As this was a second exhibition, the comment sheet asked for comments to address the different subject matters that had been further considered. The comments are set out below under those headings.

Layout

No space / too many crammed in / too close together/ trying to get as many in as possible / too many in space available / claustrophobic / designed to maximise corporate profit	12
Houses too close to roads (no front gardens)	1
Quality of housing poor	1
Boring estate – look like the rest of the country	1
Access is ill-considered / High Street entrance will not work / inconsiderate to surrounding area	3
As bad as Bramley Green / bit of a maze like Bramley Green	2
No objection as a design but too much for an over-stretched village / layout ok but no. of extra cars is not	2
No good cramming more in when village is gridlocked	1
Roads are too narrow and there are no cycleways	1
Not enough planned parking – will block roads and create poor environment for residents	1
Affordable housing should be grouped together	1
Houses should be built to highest ethical/ecological standards	1
Not bad / seems good / no issue / quite tidy / looks OK	6

Highways

Chaotic now – new housing won't help / can't cope / anyone with any sense will see roads can't cope	6
How will traffic calming going to lighten appalling traffic that will be generated / traffic calming won't work	2
Frequently gridlocked on A259 / congested / too much traffic on Roundstone Lane / massive problems / adds insult to injury / how will Angmering centre, Station Road and Roundstone Lane cope / will add considerably to general traffic congestion / already heavy traffic / roads at optimum capacity / severe traffic / inadequate infrastructure/ Rat runs down Weavers Hill, Water Lane and Dappers Lane -added congestion to the most dangerous junction in Angmering / impossible getting out of Roundstone Lane now / been 3 accidents on A259 in last 2 months	35
20 mph always abused / adding to speed limit areas a joke / nobody adheres to speed limits / need speed cameras	4
Why can't there be an access to the by-pass / this should be explored further / direct access to bypass required / needs access direct to by pass	5
Too much traffic at school times / driving across village to schools and exiting onto Roundstone Lane will exacerbate existing dire situation	4
Angmering used as a rat run for people accessing A27 from Arundel - if this road closed at the end, will make schools safer	1
Access via High Street will detrimentally impact on local area	1
What about construction traffic	1
Video survey carried out at half term so not representative / no	3

camera showing getting out onto A259 / need video camera along Arundel Road	
There must be alternative proposals / no supported measures to cope with extra traffic / no solution offered / disappointed that no effort been mad to resolve this	5
Dual A259 should be a priority / shouldn't go ahead without this	2
Need cycle provision	3
Traffic worsened since Crossbush road works	1
Crossing the road by Roundstone pub is virtually impossible and will get worse	1
Children's safety is a concern –trying to cross gridlocked roads	1
Traffic calming – sleeping policemen and humps are a nightmare for motor cyclists	1
Pollution and noise from traffic	1
A roundabout at end of Water Lane allowing right turn onto A280 will free up Roundstone Lane area	1

Education

Future school planning is not adequate	1
WSCC's answer is a fudge! / will only do something when its too late / shouldn't wait until new houses are built / will be too late/ pointless saying 'wait and see', what happens meanwhile	5
Appears to be no solution to problem / no solution offered	2
No spaces at St Richards or St Wilfreds. Increased class sizes mean poorer education / stressed teachers	2
Schools already full / can't cope / under-resourced at present/ can't support more children / classes already too big / overwhelmingly unacceptable to add more to current schools – need decent size classes not overcrowded ones – these children are the future managers of WSCC!	21
How can future numbers possibly be estimated	1
Combined additional children from Bramley Green , Barratt and Persimmon sits will be over 1000 children!	1
More houses but no new school? / New school needed / new junior school needed	5
Given figures aren't true – schools will struggle to cope / deceitful number of children estimated / seriously underestimated / more like 200 more children	3
No land to extend schools	1
Traffic bringing children to school is filling up village / traffic bad at school times / more impact on school traffic / only primary school is to north of village which creates traffic rat runs and congestion on Arundel Road	3
No safe walkways or cycle ways	1
Will Barratt contribute to a free school on vacant educational land	1
Provision of school facilities should be a condition of planning	1
More buses are needed	1

Healthcare

Don't agree with stated comments – takes a week to get an appointment /already wait weeks/ currently at capacity / takes 3 weeks to get doctor of choice, what in future / already busy / already overstretched / at maximum / doubt it could cope with extra patients / surgeries have no facilities for more patients	21
12 GP's also cover The Coppice at Rustington	1
GP's will cope but hospitals can't – long waiting lists for dialysis etc and patients will die	1
Provision shouldn't be degraded, ratios should be improved	1
Not satisfied with existing provision	2
A contribution to the PCT unlikely to directly benefit Angmering patients	1
No spare parking capacity / dangerous junction / gridlocked getting to surgeries / surgery a long way from development will lead to more traffic, strain on roads and parking	3
Would Barratt support an NHS dentist in Angmering	1
Not enough expertise to comment	1
Apparently adequate but who can tell with NHS cuts	1
OK / probably fine / adequate	3

Drainage

Does not address water supply / hosepipe ban from April / stand pipes at end of road / where is water coming from/ not enough water / already water shortages / not adequate for proposed development	19
This is a drought affected area / water table very low	2
You say supply is ok but can this be guaranteed / hope you know what you are talking about	3
Hard landscaping will worsen water shortages	1
Infrastructure can't cope with increases	1
OK / Southern Water seem happy	4
Opportunity to use 'grey' water	1
Covering land in buildings will make drainage worse	1
Existing problems with drains, laying of additional drainage will be disruptive	1
Drainage and water supply are a big concern	2
To drain you have to have water to start with!	1
Southern Water have been behind refusals for single dwellings and now says it can cope- don't believe it	1
Development will push sewage capacity beyond its planned capacity / storage is needed but leads to increased pollution risk and what if pumps fail.....	1
Village centre can flood now – drainage is a problem	2
Water Lane needs protection from flooding	1

Open Space

Loss of open space is regrettable / concreting over the open space! / love it as it is / open space being covered in buildings / there won't be any at this rate / no open space left / nice and open as it is/ leave fields as fields / being destroyed	13
More open space needed to preserve green village feel / not enough planned / please add more / more not less	7
Will destroy green fields on edge of village	1
Need more allotments	1
Love walking in local area but paths and woods are being taken up	1
Lake seems a good idea	1
Loss of open space is a consequent danger of landowners selling	1
Very necessary – need pitches, playgrounds and a youth centre / need parks for children and something for older teens / nowhere to kick a football	5
Will be polluted from traffic and noisy	1
Will there be a play area	1
Little benefit to village – already have the South Downs	1
OK – not an issue	2
More needed not less- there is not enough now	1
As much as possible in front of houses – houses shouldn't be too close to roads	1
Open space is hemmed in by development and is not visible to existing residents	1
What about maintenance	1

Shops

More shops will have to be built / convenience store would be a good idea / Absolute MUST as can't park at village /more shops would alleviate traffic to village centre	8
Not needed – it would be a Tesco Express	3
Not needed / will take trade from village shops/ existing shops only just hanging on / local businesses will not benefit, only the developers / opposed to a new parade of shops / no more needed as shops vacant now / no shops needed on new development / definitely not needed, existing shops are easily accessible	14
Happy with current shops / adequate at present	3
Can't park at existing shops now / not enough parking / more parking for current shops	8
Will put pressure on village shop parking but people could walk	1
Will go to Asda by car anyway / new owners wouldn't necessarily use local shops but will drive to supermarkets –contributing to traffic / No issue – Sainsbury's and Asda	3
What shops? Not enough for current population /more needs to be met at Angmering village centre / new shops should be on village green in heart of village	3
Will not affect existing shops too much as already many new houses on Bramley Green	1

Will have trouble getting to new shops because of traffic jams new development would cause	1
Sainsbury's and Asda must have known about these new proposals in advance	1
Access to existing shops is difficult if you can't walk	1
No more supermarkets	2
Costcutter and Co-Op wouldn't be happy with more shops	1
Closer inspection needed to look at sites for new shops	1

General

Go Away / generally object / 100% opposed / do not want	5
Angmering will be one big township / Angmering turning into a massive housing estate with no character / overdevelopment of a small village / already has had its fair share and has changed dramatically in last few years.	4
Just a democratic exercise – not really finding out what people think or how they can be accommodated / will suffer whatever	1
Done deal, money changed hands so views not important	1
Need more houses for local people	1
Village Plan in preparation – don't need Barratts or anyone else to say what village needs	1
Bramley Green is more than enough for one small village	1
Not needed – can't sell houses on Bramley Green	1
Totally object – all infrastructure cannot cope	1
Accept new housing needed but not at this scale	1
Youth centre needed	1
Liaise with Stagecoach to arrange amended timetable for access to primary schools. Currently 8.05 or 9.05 should be 8.30	1
No significant employment envisaged for population increase – more travel = higher carbon footprint – unethical	1
Profit making by Barratts	1

* blue coloured font – positive feedback

In the months since the public consultations, much further work has been undertaken by the applicants and their team of technical consultants. As a result the current proposal is for a considerably smaller site and is now for 150 units. This will consequently reduce the overall impact of housing on the village and its subsequent impact on traffic and other infrastructure.

DESIGN AND ACCESS CONSIDERATIONS

These issues are covered in a separate design and access statement which should be referred to; only brief reference is made to the following matters for the sake of completeness.

Amount

The proposal is for 150 dwellings, including 30% affordable, together with access, landscaping and open space and ancillary works. The dwellings comprise the following mix of 2, 3 and 4- bed houses, detached, semi-detached and terraced:

Private: 7 x 2-bed; 2 x 2-bed FOG; 37 x 3-bed; 49 x 4-bed; 10 x 5 bed

Affordable: 4 x 2-bed FOG; 10 x 2-bed; 31 x 3-bed

Approximately 1.6 ha of open space will be provided including play areas, informal recreation space and a community garden. 385 parking spaces are provided with cycle storage provision within individual gardens

Layout

The layout has evolved from the site analysis and resulting Masterplan concepts. The layout incorporates a logical network of new spaces with sensible connections to the surrounding area. It establishes a good relationship with Angmering village while forming a distinct sense of place and local identity for the new scheme. Four character areas have been designed each with recognisable characteristics drawn directly from Angmering which will add variety and distinctiveness to the scheme:

- i) Conservation: An area that picks up on the historic element of the village and applies similar design principles into the scheme to replicate these areas.
- ii) Village Core: This character area forms the heart of the 'village feel' found within Angmering.
- iii) Green Edge: This is a unique solution at the heart of the site where a semi-rural feel is proposed which will enhance the existing green infrastructure.
- iv) Mews: Essentially these are tightly knit informal streets that offer pedestrian priority.

Scale

The scale of the development varies through the character areas:

- i) Conservation area: Comprises a mix of villa and cottage house types of varying storey heights
- ii) Village Core Character: Comprises a mix of narrow and wide frontage cottage house types, mainly 2 storey house types with some 2 ½ to define particular areas
- iii) Green Edge Character: Comprises a combination of large detached and smaller cottage house types overlooking green spaces, being a mix of 2 and 2½ storey house types
- iv) Mews Character: Cottage house types, predominantly 2-storey, with a high degree of enclosure

Appearance

The character is essentially traditional, and references to the local vernacular will help to create a coherent sense of place which is appropriate to the village, including eaves detailing, window style and fenestration, door styles, dormer window types, etc. In addition, some of the distinctive elements identified from each reference area have been used to bring a sense of continuity to the new place.

It is proposed to incorporate a key focal building close to the site entrance, the inspiration of which was taken from an existing building found within the village called 'White Lodge, and the intention is to give it a 'Manor House' feel on entering the site.

The materials palette has been chosen to reflect the existing colours and materials of Angmering Village, they are predominantly red brick, render, flint, red and grey flat profile roof tiles and slate. Each character area uses a limited range of materials within the chosen palette, some materials are specific to the character areas, other are used across the character areas to give a degree of coherence to the design.

Trees, Landscaping, and Landscape and Visual Impact (ACD);

Trees:

An arboricultural impact assessment and tree report are submitted with the application. This confirms that the relationship between new build and retained trees is sustainable and provides a method statement and tree protection plan including all required tree protection measures.

Landscape and Visual Impact:

An appraisal has been undertaken by ACD as to the likely landscape and visual impact of the proposed residential development and the new road access junction onto Roundstone Lane using approved methodology and taking account of the proposed mitigation measures.

Arun DC's SHLAA looked at potential development sites to the south/east of Angmering and concluded that the land 'is unconstrained in landscape and visual terms and the sites are suitable for development.'

In terms of the landscape character, the main landscape features such as trees and hedgelines are to be maintained. A minor loss of landscape elements and the introduction of a built form that may be visible but not uncharacteristic will occur, the subsequent landscape effects are considered not significant in planning terms. The visual impact assessment has identified a number of points where visual effects would be significant where existing screening is minimal, although this would affect relatively small numbers. For the majority of local viewpoints, whilst parts of the development would be visible, this would be reduced with mitigation and would not have significant visual effects in planning terms for the wider landscape area. The junction onto Roundstone Lane will have a permanent visual effect but these can be mitigated with appropriate planting. These visual impacts will be reduced with mitigation planting in the long term.

In summary, the greatest impact would be on a limited number of local people living adjacent to the site, but that distant views were restricted. The proposal therefore includes additional structural planting within the site for screening at canopy level and regenerative planting at ground level for continuation of ecological habitats. Screening with significant boundary hedgerow planting is also proposed along Roundstone Lane. Within the site existing hedgerows and trees are retained as far as possible.

In addition to the screen planting referred to above as mitigation against the landscape and visual impacts, the proposals provide an open landscaped green link through the centre of the site, from north to south providing play areas, informal open space and a community garden. Footpath links connect the site to existing footpath routes into Roundstone Lane, the village facilities and schools.

The landscape and open space provision has taken into consideration Policies Gen 7, 20 and 27 which require developments to provide high quality landscaping, open space and to take account of the landscape characteristics of the locality.

OTHER PLANNING CONSIDERATIONS

The following issues are all subject of accompanying detailed technical reports and plans. They are summarised here for the purpose of addressing planning policy.

Drainage & Flood Risk

A detailed foul and surface water drainage strategy, and Flood Risk Assessment has been prepared by MJA Consulting and accompanies the planning application.

The Environment Agency's indicative Flood Map shows the proposed development site to be located within Flood Zone 1, i.e. having a less than 1 in 1000 (<0.1%) annual probability of flooding from a river or stream in any year by the Environment Agency and is not within an area subject to either flooding or extreme flooding events. No other sources of flooding were identified on or within the vicinity of the site.

The FRA concludes that the surface water runoff from the development for all storm events up to and including the 100-year +30% climate change storms will be attenuated and disposed to the ground via infiltration and that all SUDS features will be designed in accordance with Environment Agency requirements and consideration will be given to increasing the size, beyond that required to provide additional surface water storage and further reduce flood risk.

The foul water discharge from each property will drain via gravity through the private house drainage before out falling to a sewer system within the development road network. This sewer will drain via gravity to a pumping station located at the southern boundary of the development site. A rising main will pump flows back up through the site, running offsite north along Roundstone Lane ultimately discharging in to the existing Southern water foul sewer within High Street which has sufficient capacity.

The proposals therefore will not materially increase foul and/or surface water discharges as demonstrated by the submitted foul and surface water strategy in accordance with policy GEN 9 of the ADLP and will ensure flood risk is not increased elsewhere in accordance with the NPPF.

Transport

In accordance with the NPPF a Transport Assessment, including an Interim Travel Plan at Appendix 12, prepared by CEP Ltd is submitted with the application. This addresses the sustainability of the site for residential development, the existing infrastructure, cycle and parking strategy, the proposed access, traffic generation and impact on Angmering and the surrounding road network.

The report concludes that the site location is sustainable as it provides adequate access to a range of local services, without depending on the private car. The railway station is beyond the recommended minimum walking distance but can be accessed by bus or cycle.

Access to the site is from Roundstone Lane. It will be suitable for large vehicles including refuse collection and a Stage 1 safety audit has been undertaken with comments included in the final design, such as the raised junction traffic calming proposed. Various pedestrian crossings and footways link the new development with existing bus stops and surrounding development, providing good permeability. Parking provision is made in accordance with existing standards and is appropriate for the anticipated parking demand.

The increase level of traffic associated with the proposals will not materially affect the local highway network. No off-site highways issues are expected to be produced or significantly

affected, beyond a negligible statistical increase. Modelling of the adjoining single lane carriageway of the A259 shows that there is sufficient lane capacity to accommodate the current flow and additional traffic, widening of this section is not warranted by the proposed development.

Feedback from the public consultation events raised concerns regarding road capacity in the village. However although there are block back effects from the A259 at peak times, traffic flows through the village are relatively free flowing, with any delays caused by traffic calming measures designed to restrict through traffic from the A259 and A27, these being part of the measures to promote to use of the A280. This matter is being reviewed by WSCC in consultation with ADC and Angmering Parish Council and any measures could be contributed towards by the development.

The interim Travel Plan provides sustainable travel information and incentives for new residents.

The NPPF says that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe. The submitted Report which includes technical and monitoring data, demonstrate that the site is a sustainable location and the proposals will not materially affect the local highway network.

Noise

24 Acoustics have undertaken an ambient noise survey to determine existing noise levels during daytime and night-time periods. The site is classified as falling within Noise Exposure Category B of PPG 24 which states that '*Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to secure an adequate level of protection against noise*'. It is considered that the only additional measure required to mitigate against noise from road traffic using the A280 will be to provide alternative means of ventilation to habitable rooms facing the A280.

Noise from the neighbouring rugby club also offers the potential to cause disturbance to the future occupiers of the site, however, no significant noise from club training was audible during 24 Acoustics' site visit. It is recommended that provision is made for an acoustic barrier, 2 m in height to be constructed along the southern boundary with the club.

It concludes that there are no significant noise-related issues which could prevent obtaining planning consent for residential development on this site.

An Addendum to the noise report updates the report by making reference to the NPPF which supersedes PPG 24. It says that the NPPF does not provide specific technical guidance on noise impact assessment for proposed new residential development, however, it is considered that the standards by which the assessment has been performed- that of British Standard 8233 and guidance from the World Health Organisation fall within the requirements of the spirit of the NPPF and remain valid.

The Noise Exposure Categories of PPG 24 discussed in the report are no longer valid but, it is considered, provide useful background when considering the overall suitability of the site for residential development.

Ground Investigation

Wilson Bailey Geotechnical and Environmental have undertaken a desk-top study with regard to a preliminary ground investigation. Their letter/report accompanies the application.

It concludes that the site is not considered to have a potentially contaminative history by virtue of its use as open agricultural land. The results of the contaminated land soil testing have not indicated the presence of elevated concentrations of a wide range of potential soil contaminants, such that precautions with regards to ground contamination are not considered necessary as part of this site. It goes on to say that it is however conceivable that localised pockets of contamination

maybe present. Where agricultural land that has been used for grazing of livestock is being developed, there is a risk of unrecorded burial of animal carcasses being present. Current guidance to Local Planning Authorities (LPAs) indicates the need for a conceptual model and risk assessment.

A Conceptual Site Model (CSM) has been formulated to facilitate an assessment of the potential for pollution linkages that may conceivably be formed as a result of the proposed residential redevelopment at this site. Whilst there is a geotechnical requirement for additional ground investigation at this site, it is unlikely that any such investigation would categorically prove or disprove the potential presence of buried materials or animal carcasses on this site. On this basis it is considered that the most appropriate course of action at this site is to maintain a geo-environmental watching brief during the course of the topsoil strip and the subsequent ground works phase of the residential development. This watching brief will ensure that should any suspicious or contaminated soils be encountered, they can be appropriately investigated by a geo-environmental engineer and appropriately dealt with in consultation with the regulatory authorities. Such a watching brief could be secured by planning condition.

Ecology

An Ecological Survey and Assessment has been undertaken by Aluco Ecology Ltd and their report accompanies the planning application. The aim is to survey and document baseline ecology data and to evaluate and assess the impacts of the planning application against the requirements of national legislation and planning policy guidance.

The report establishes that there are no statutory conservation designations within 2 km of the site although it lies close to the boundary of the South Downs National Park and 3 SINCs between 1 and 2 km from the site.

The site is predominantly improved pasture fields bordered by hedges and some mature standard trees. The grasslands are considered to be of value within the Zone of Influence, the hedgerow features on site are generally of value within the Zone of Influence, with the hedge running north-south through the centre of the site considered under the Hedgerows Regulations 1997 as 'important' and is considered to be of local nature conservation value. Other areas of the site are of negligible value.

There is very little habitat on site for nesting birds much of site is improved grassland. The site provides some nesting and foraging opportunities along the larger hedges on site, for a number of commoner rural and garden species.

The habitats on site provide potential foraging and commuting opportunities for local populations of bats, with hedges and trees within the fields, the general landscape also providing bat foraging along the mature hedgerows. No evidence of bat roosts was noted during the survey work, with bats generally present on site after sunset. All the bat species recorded on the site are considered common or local frequent, with a widespread distribution in the UK and therefore these recorded bats area considered of local value.

No signs of Badgers were noted during the survey on site, nor are other protected species considered to be present within the zone of influence which would be impacted by the development proposals.

The report goes on to assess the impacts of the development without any mitigation, although the retention of hedgerows on and around the site will ensure continued bat foraging and potential bird nesting habitats. Opportunities for mitigation and ecological enhancement are also proposed, including the protection of hedges and trees during construction, proposed new native tree planting to retain green corridors through the site, retention and enhancement of semi-improved grassland areas, design of scheme to minimise light spill onto the retained hedgerows, provision of bat roost

units, seeding and planting to increase diversity and infiltration swales to increase bio-diversity. These measures will ensure protected species and habitats are not directly affected by the proposals and provide ecological gain and enhancement options, in accordance with the provisions of the NPPF and saved policies of the ADLP.

Air Quality

An Assessment of the air quality impacts associated with the proposals has been undertaken by Air Quality Consultants Ltd.

This concludes that existing air quality conditions in the area are good, with concentrations of all emissions below the air quality objectives. The operational impacts of increased traffic emissions arising from the additional traffic on local roads due to the development have been assessed, modelled on worst case scenarios.

The proposals would only increase traffic volumes on local roads by a relatively small amount which would only lead to imperceptible concentrations of various emissions, and the impacts will be negligible. The impact on air quality for residents living in the proposed development have been showed to be acceptable, with concentrations being well below air quality objectives even at the worst case locations assessed. This conclusion takes into account uncertainties in future projections.

The proposed development complies with the requirements of the NPPF. They are also consistent with local plan policies including Policies SP25 and DM 47 of the emerging Draft Local Plan.

S106 / Affordable housing

The proposal will provide 30% affordable housing units in accordance with the Council's Policy. There will be 45 units comprising 4 x 2-bed FOG; 10 x 2-bed; 31 x 3-bed.

No physical improvements to remote highway junctions or links are required to serve the increase in traffic due to development. However, the Applicant is willing to contribute towards the Angmering Village Traffic Management Scheme for Angmering which is approved by the Joint Eastern Arun Area Committee and prioritised in the Joint Eastern CLC Infrastructure Plan.

Other contributions could relate to open space provision and management, with possible other contributions for education and other social infrastructure (which could include libraries, health, and community facilities) subject to satisfying the various tests in government guidance. The applicants are prepared to discuss heads of terms and details with the planning officers. In the light of recent appeal advice in the Goodacres decision, it is clear that sufficient evidence has to be provided by the Council to ensure that any contribution is required as a consequence of the development, to enable an appropriate agreement to be secured in order to facilitate the development of the site.

Archaeology

A desk-top study has been undertaken by L-P Archaeology and is submitted with the application. This concludes that there have been sites identified within the vicinity of the site associated with Roman and later period features. Angmering itself has early medieval origins, but that during the medieval period there appears to be no development and the site was likely to be in agricultural use during that time resulting in a low potential for archaeological deposits. Any surviving archaeological deposits have the potential to contribute to the understanding of this multi-period activity to the south east and east of Angmering. A watching brief therefore may be required, it is understood that consultations with the County Archaeologist are ongoing.

Waste Management

The applicant is aware that it is a legal requirement under the provisions of the Site Waste Management Plans Regulations 2008 to have a site waste management plan prior to construction on all new major projects, however this level of detail is not normally required for the planning application.

The application relates predominantly to open fields therefore there will be no demolition or similar waste to be disposed of, the management of waste on this site will only relate to the disposal of waste from the future residential the site.

Residential waste will be collected by refuse vehicles and the road layouts will be designed to allow the turning and manoeuvring of refuse vehicles in accordance with West Sussex County Council standards. Bin storage space will be made available in the private rear gardens of all the properties and there is space available for separate bins, for household and recyclable waste.

A full Waste Site Management Plan will be prepared prior to construction in accordance with legislation. The provisions for the collection of domestic waste will comply with County requirements in terms of accessibility by refuse vehicles and space for bin storage and collection.

CONCLUSION

Pre-application advice was sought in respect of residential development of this site in Nov. 2011, for up to 300 dwellings. This concluded that residential development of the site could be supported in principle given its reasonably sustainable location, lack of housing land supply and strategic objective within the SE Plan. The current application site is smaller than that for which this advice was sought, and excludes the nursery to the north, Pound Place and the horticultural land to the south of this property, and is for 150 units. The layout has been designed to allow linkage to adjoining sites should they come forward for development as a later date. Comments contained within the pre-application advice, relating to design, drainage, landscape and visual impact have been taken on board in the design of this scheme, as set out in the design and access statement and accompanying technical reports. Due regard has been given to the constraints and opportunities presented by the site and the surrounding area to public comments received during the extensive consultation process.

In planning policy terms, the application is justified at this point in time due to need for an on-going and deliverable 5-year land supply as required by the NPPF and the time it will be before a Core Strategy can be adopted. The application will provide much needed housing in a sustainable location and will contribute to the housing land supply targets and affordable housing need.