

Land at Roundstone Lane Angmering West Sussex

Planning Statement Addendum



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Ref: A11/010



RTPI

mediation of space · making of place

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INTRODUCTION

On behalf of Barratt David Wilson (Southampton) Ltd we are now instructed to submit amended plans in relation to application ref. A/82/12, submitted in July 2012, but which remains undetermined following lengthy deliberations with the Council regarding the revisions to the local plan.

This Planning Statement Addendum should be read in conjunction with the submitted planning statement, submitted as part of the original application ref. A/82/12. It updates planning policy and makes reference to the amended plans.

As you are aware, an Angmering Visioning Brief was prepared by URS in March 2013 for ADC, which covered the wider area to the east of Roundstone Lane. This site was then included as part of a wider strategic site for a total of 490 dwellings in the draft Local Plan Summer 2013. Following the publication of this document, housing figures have again been reconsidered by the Council, but are now adopted as 580 per annum, as of January 2014. However, the current situation is that all strategic sites are now being reconsidered.

The Vision Statement has been further detailed by a revised Masterplan prepared by Barton Willmore, which has been the subject of public meetings, and more recently a public exhibition, held on Feb. 13th 2013. The land at Angmering remains a good strategic site.

The amended proposals now submitted comply with the overall requirements of this Masterplan. It has resulted in a wider central area of open space, and a reduced number of dwellings. The proposal is now for 139 dwellings comprising 100 no. open market dwellings [7 x 3-bed, 33 x 3-bed, 51 x 4 –bed and 9 x 5-bed] and 39 no. affordable [7 x 2-bed, 2 x 2-bed FOG and 30 x 3 bed]. POS provision has increased to an area of 2ha (previously 1.57 ha). The red line of the application remains unchanged.

PLANNING POLICY GUIDANCE

The South East Plan has also been revoked since the original application was submitted.

This section is updated to provide the latest local plan updates although saved policies of the 2003 Local Plan still apply.

Local Planning Guidance

Strategic Housing Land Availability Assessment.

The SHLAA was been reviewed and updated in May 2012. It says that, because of its location and characteristics, this site could be suitable as a larger comprehensive development with adjacent land. If planned comprehensively this site could accommodate a mix of dwellings of about 290 units which could be started in about 2018 and completed by 2022, depending on the Council's eventual distribution of development strategy.

The proposal relates to the majority of the land shown in the SHLAA but 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 139 units are now proposed.

Local Development Framework

Following on from the planning policy guidance set out in the submitted planning statement, a Local Plan (Summer 2013) was published. This made provision for an annual housing target of 580 per annum including a site specific allocation in Angmering, to the east of Roundstone Lane, for 490 dwellings over the plan period. However this Plan was put on hold until the completion of a Strategic Housing Market Assessment (SHMA). The SHMA has now been published (Nov 2013) and has led to confirmation of the housing target figures of 580 per annum, agreed at Council in January 2014. However, the strategic allocations contained within the draft Summer Plan have been withdrawn for reconsideration, with new proposals to be produced by the Council in the next month or two.

The site at Angmering has previously been fully assessed by the Council. A Vision Briefing Statement was commissioned by the Council from URS in March 2013 which led to its inclusion in the Summer 2013 Plan. Following discussions between landowners, the Council and local people this 'Vision' statement has been updated and detailed further in a Masterplan prepared by Barton Willmore on behalf of all the landowners of the wider site which has been publicised to local people and council members. The proposals comply with the Masterplan Concept.

STATEMENT OF COMMUNITY INVOLVEMENT

In the months since the public consultations detailed in the submitted statement, much further work has been undertaken by the applicants and their team of technical consultants.

The Masterplan was presented to the Parish Council in January 2014 and again at a public exhibition held on 13th February at Angmering Village Hall.

The exhibition was well attended. Whilst there remains some local opposition to the proposals in principle, it is clear that issues and matters raised earlier in the process have been considered and where possible are gradually being resolved. However, although all comments have been considered, not all have resulted in change, e.g. some local residents suggested a road through the site linking to the A280, and whilst the practical implications of this have been fully considered, it has not been included as it was unworkable and unachievable.

DESIGN & ACCESS STATEMENT

An addendum to the submitted design and access statement is submitted, incorporating the changes to the layout, and the relationship to the Masterplan.

OTHER PLANNING CONSIDERATIONS

S106 / Affordable housing : The proposal will provide 30% affordable housing units in accordance with the Council's Policy. There will be 39 units comprising 2 x 2-bed FOG; 7 x 2-bed; 30 x 3-bed units.

The following issues have all been addressed in the original submission and addendum statements issued for the following:

Drainage & Flood Risk

Transport

CONCLUSION

The amended plans and supporting documentation are submitted to comply with the Masterplan for land to the East of Angmering, a plan created and designed on behalf of the consortium of developers, following discussions and design input from Council planning officers. The application site is in a sustainable location on the edge of the village. It forms part of a larger strategic site that has been considered in depth by the Council and allocated in the Draft Summer Local Plan 2013 (currently 'on hold'). The amended proposals conform to the Masterplan for this wider area to ensure good quality comprehensive development, but also works well as a stand-alone development. The application will provide much needed housing in a sustainable location and will contribute to the ongoing and deliverable 5-year land supply, and affordable housing need