

PLANNING STATEMENT

In relation to:

'Approval of Reserved Matters following Outline consent A/131/16/OUT relating to layout, scale, appearance and landscaping for 9 no. new dwellings with garaging'.

Land between New Place Bungalow & Arundel Road
Angmering, West Sussex BN16 4ET

May 2018

PLANNING STATEMENT:

Land between New Place Bungalow & Arundel Road Angmering, BN16 4ET

I. INTRODUCTION

1.1 Outline planning permission was granted under reference A/131/16/OUT on 21st December 2016 for '9 No. one & a half storey houses with garaging, including 3 No. affordable housing units.' All Matters were reserved, aside from access. It is important to note that the requirement for affordable housing to be provided on this site was subsequently removed via Arun District Council's approval of an application to remove the planning obligation insofar that it related relating to Affordable Housing Provisions in the Section 106 agreement (Arun DC reference A/187/17/PO).

1.2 Condition 1 of the Outline planning permission A/131/16/OUT states that:

"The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

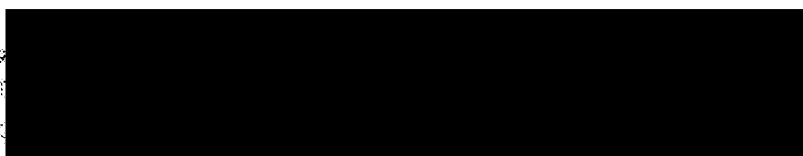
- a) Layout;*
- b) Scale;*
- c) Appearance;*
- d) Landscaping."*

1.3 In accordance with the requirements of Condition 1, Rodway Planning Consultancy has been instructed by our clients, Mouse Developing Limited, to prepare a Planning Statement in support of the reserved matters application for the provision 9 No. dwellings on land to the west side of Arundel Road, Angmering.

1.4 National Planning Policy Guidance (NPPG) sets out that *“Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (ie they can be ‘reserved’ for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:*

- *‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*
- *‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*
- *‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;*
- *‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*
- *‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.”*

[Paragraph: 006 Reference ID: 14-006-20140306]



- 1.5 In addition, under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must be made within a specified time-limit, normally 3 years from the date outline planning permission was granted.
- 1.6 This statement sets out the consideration that has been given to the details of the proposal in respect of the character of the area, the planning history of the site, the development plan and other related aspects such as neighbouring amenity.
- 1.7 In addition to the extensive documentation provided at the Outline stage, this Reserved Matters application is also supported by detailed drawings (prepared by nb:architects) and other additional supporting documents, as set out below:
- nb018104:03b 'Block and Location Plan'
 - nb018104:04 'Detail Layout: bin storage & parking plan'
 - nb018104:05 'Unit A & Substation'
 - nb018104:06 'Unit B'
 - nb018104:07 'Unit C'
 - nb018104:08 'Unit D'
 - nb018104:09 'Unit E'
 - nb018104:10 'Street scene & site section: 1 of 3'
 - nb018104:11 'Street scene & site section: 2 of 3'
 - nb018104:12 'Street scene & site section: 3 of 3'
 - Design & Access Statement
 - HBA/790/01 Rev A 'Hard and Soft Landscape Plan', prepared by Huskisson Brown Associates
 - Updated Preliminary Ecological Appraisal Report, prepared by Ecology Co-op

2. SITE CONTEXT

- 2.1 The site that is the subject of this outline planning application comprises a parcel of land, measuring approximately 0.7 hectares in size, positioned adjacent to Arundel Road and north of Angmering Village.



Fig 1. Aerial photograph detailing the site and its immediate surroundings

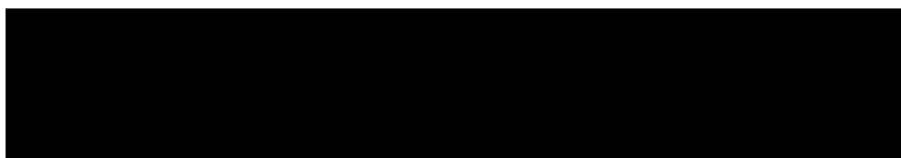
- 2.2 The site comprises vacant land, which is rectangular in shape and has a gentle rise to the north. There is a dense and continuous tree screen fronting Arundel Road (eastern boundary) and a continuous high level dense yew hedge to the western boundary.
- 2.3 Historically the site was used as a nursery, but from 1958 the site has been used for storage and a yard (this was confirmed via a Certificate of Lawfulness approved

in 1993 under application ref: A/154/92/CLE). The site was cleared of the last remaining building in 2008.

- 2.4 To the west of the application site is a small industrial complex which currently is used as part of a farm, for vehicle storage and as a vehicle repair garage. The car garage is closest to the proposed development.
- 2.5 Arundel Road runs north from Angmering to Hammerpot where it joins the A27 via a left in / left out junction, access eastbound towards Worthing having been cut off when the A27 was upgraded. There is the remains of a tarmac road on site near the access and small concrete floor slab is evident near the northern boundary.
- 2.6 The northern edge of the built up area of Angmering lies under 100m south of the site where the western side of Arundel Road is flanked by single storey development. (The use of the intervening land could not be ascertained visually but it is enclosed by flanking vegetation and from Google Earth imagery it appears to be largely open land but with a stopped up access.) St Margaret's C. E. Primary School is set slightly further south on the eastern side of the road.
- 2.7 North of the site, beyond an intervening derelict plot, lies a residential dwelling on the west side of Arundel Road. To the north of the site there is an existing drop kerb access to the site and to the farmland to the north of the site. Opposite which lies two vehicular access points to 'Acorns' and a camp site.
- 2.8 Within the immediate local area, built form is undistinguished and comprises a variety of development to the south, fronting the west side of Arundel Road, the workshops on the small industrial site to the south west of the site and 'New Place Bungalow' to the west and a two story residential property set to the north on Arundel Road.

3. PLANNING DESIGNATIONS

- 3.1 The application site is located outside of the defined built-up area boundary of Angmering. It is not within the South Down National Park, the boundary for which lies further to the north, and nor does it have any specific landscape or gap designation relating to it.
- 3.2 In addition, the site does not contain any Listed building, and nor are there any designated heritage assets within the immediately surrounding area. The WSCC Archaeological Notification Area map for this area confirms that the site does not lie within a Red or Amber category area.
- 3.3 The DEFRA 'magic map' confirms that the site is not constrained by any area of Ancient Woodland. There are also no Tree Preservation Orders that are applicable to this site, or trees that lie on adjacent land.
- 3.4 The site is not identified as lying within an area that is at risk of flooding, according to the Environment Agency flood map.



4. THE PROPOSAL

- 4.1 As outlined above, this application seeks Reserved Matters approval pursuant to Condition 1 of Outline Approval A/131/16/OUT for the layout, appearance, scale, and landscaping of 9 No. new dwellings with garaging, to be positioned to the west of Arundel Road.
- 4.2 As such, the principle of providing 9 No. new dwellings at this site been established in planning terms.
- 4.3 All Matters, aside from the means of access, were Reserved at the time of the outline approval, with the following detailed matters being the subject for consideration at this stage:-
- Layout;
 - Appearance;
 - Scale; and,
 - Landscaping.
- 4.4 The development proposals closely follow the illustrative plans that accompanied the original Outline application. Specifically, they provide a total of 9 new dwellings comprising a mixture of detached and semi-detached units, that are laid out to provide a continuation of linear frontage development, served by a new access road that is to run parallel to Arundel Road. In detail, the development comprises 2 No. pairs of semi-detached properties and 5 no. detached dwellings. The plot sizes and shapes have been considered to add interest to the development.
- 4.5 Below is a schedule of accommodation, which provides further detail as to the type and nature of each of the proposed new dwellings:

Unit no.	Type	Scale	Floor Area*
1	'D' - Detached 4-bed	1.5 storey	128 sqm
2	'B' - Semi-detached 3-bed	1.5 storey	94 sqm
3	'B' - Semi-detached 3-bed	1.5 storey	94 sqm
4	'C' - Semi-detached 3-bed	1.5 storey	77 sqm
5	'C' - Semi-detached 3-bed	1.5 storey	77 sqm
6	'D' - Detached 4-bed	1.5 storey	128 sqm
7	'E' - Detached 4-bed	1.5 storey	170 sqm
8	'E' - Detached 4-bed	1.5 storey	170 sqm
9	'A' - Detached 3-bed bungalow	Single storey	95 sqm

** Note, these figures are gross internal floor areas.*

- 4.6 The existing vehicular entrance, which is located in northeast corner of the application site, is to be maintained and enhanced, so as to ensure the safe ingress and exit of vehicles. The access details accord with that approved under Outline permission A/131/16/OUT.
- 4.7 8 no. of the proposed dwellings will have an integral garage, in addition to space for an additional car to be parked in front of the dwelling. In total there will be 10 garage spaces provided (some are double garages), whilst there will be 13 spaces on driveways (including 1 no. designated disabled space), and 2 additional shared visitor spaces located in lay-by areas on the communal access road. Therefore, a



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total of 25 spaces are proposed to be provided to serve this residential development. This equates to in excess of 2.7 spaces per dwelling.

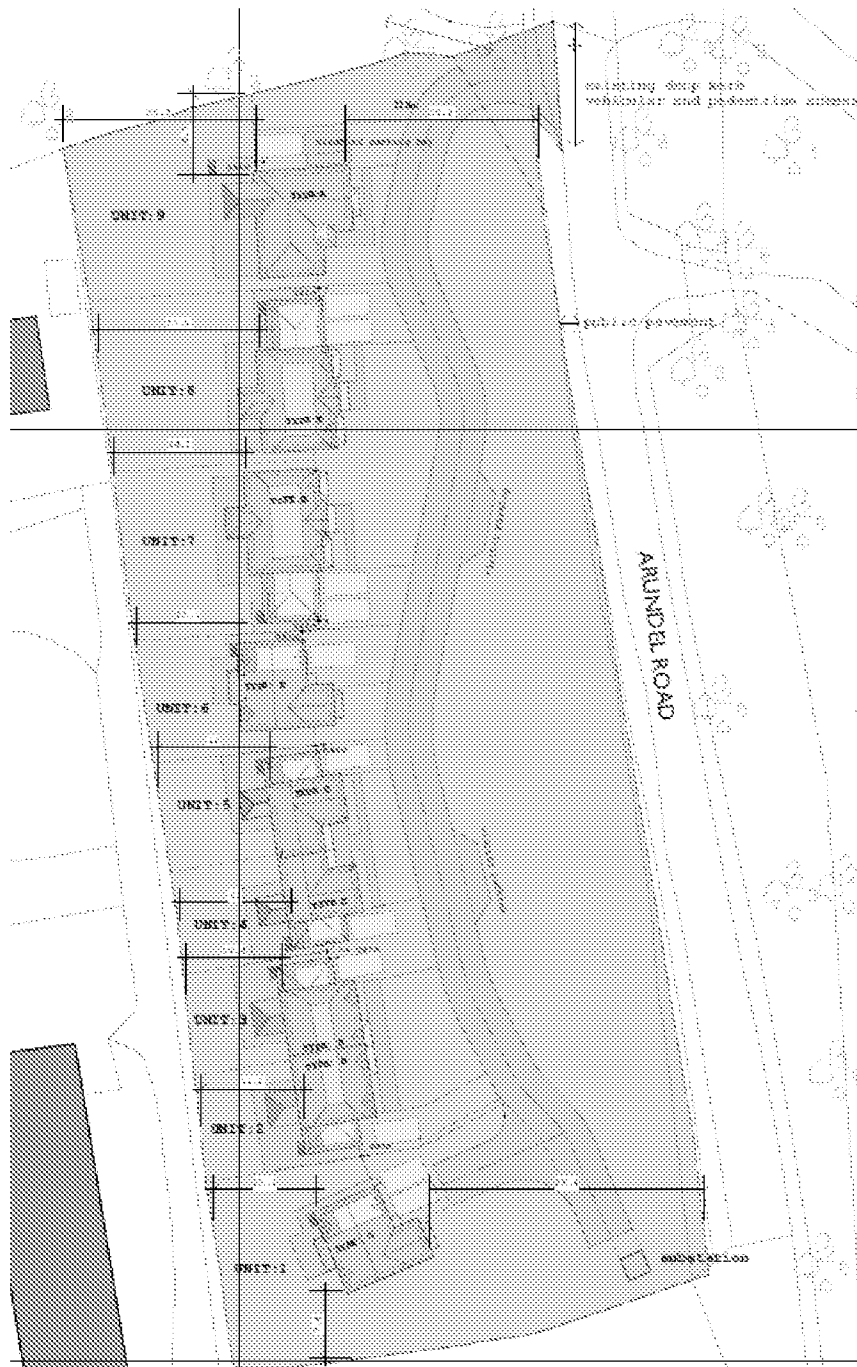


Fig 2. Proposed Site Layout



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- 4.8 In terms of the built form, the proposed buildings will respect the scale and height of the dwellings indicated on the illustrative drawings that formed part of the approved Outline scheme. Specifically, one unit is to be a bungalow, whilst the remaining 8 dwellings are to have a height that is reflective of 1.5 storey development. There will be minimal verticality of built form to maintain rural environmental setting, and the design will provide variety in terms of built form, materials, and colour in order to provide visual interest whilst respecting the character of the existing local vernacular.

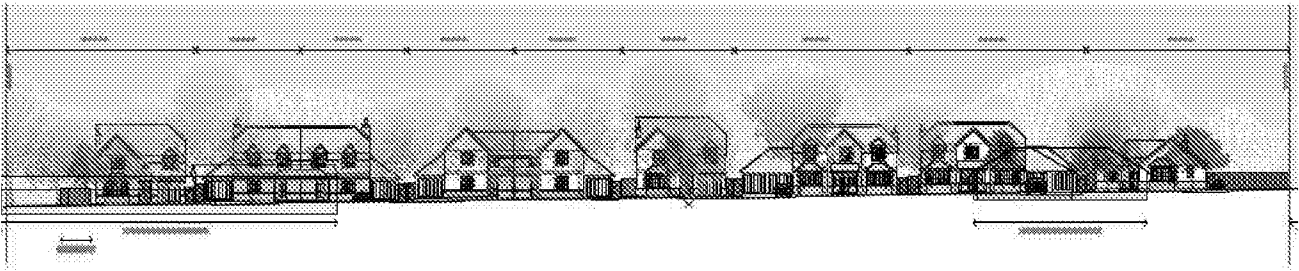
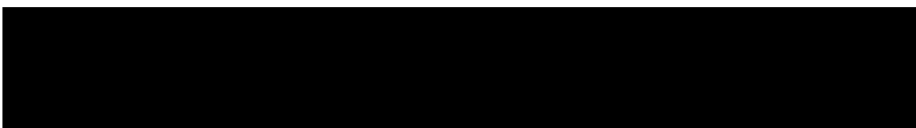


Fig 3. Proposed Streetscene

- 4.9 The accompanying drawings and DAS confirm that cycle parking and bin storage would be accommodated within the garages and/or to the sides or rear of the new properties. A total of 16 secure cycle spaces are proposed to be provided, with bin storage comprising 2 x wheelie bins per property.
- 4.10 The existing substantial natural landscape buffer will be retained and enhanced to Arundel Road. A proposed Landscaping Plan, which has been prepared by specialist landscape consultants Huskisson Brown, is included with this submission. This documents provides specific details new planting proposals as well as the existing landscaping that is to be retained.

5. PLANNING POLICY CONTEXT



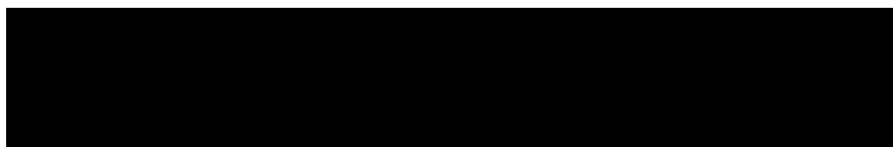
a. Legislation

- 5.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 Specifically, Section 70(2) of the Town and Country Planning Act 1990 states:
"In dealing with such an application the authority shall have regard to:
a) The provisions of the development plan, so far as material to application,
b) Any local finance considerations, so far as material to the application, and
c) Any other material considerations."
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides:
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 5.4 Under Section 38(5) of the Planning and Compulsory Purchase Act 2004, if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

b. National Planning Policy

(i) National Planning Policy Framework (NPPF)

- 5.5 The National Planning Policy Framework (NPPF) was published on 27th March 2012, and at that time the policies in the Framework came into use, with immediate effect. This guidance is now the most-up-to date Government planning policy document and it replaces all planning policy statements/ guidance that were previously in place.



- 5.6 The focus of the new NPPF is achieving sustainable development, the definition of which is summarised in paragraph 6 as being the whole of paragraph's 18-219 of the Framework. Paragraph 7 goes further as it specifies that there are three dimensions to sustainable development: economic, social and environmental. Under the social role it states that the planning system should provide *"the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment..."*
- 5.7 Under paragraph 11, the NPPF confirms that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan.
- 5.8 Paragraph 14 is an important element of the NPPF. It states that: *"at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking"*. It details that objectively assessed needs, such as housing, have to be met unless *"any adverse impact of doing so would significantly and demonstrably outweigh the benefits"*. This is assessed against all the policies of the NPPF, as a whole, or specific policies relating to SSSI, Green Belt, Local Green Space, AONB, Heritage Coast, National Park, designated heritage assets, flood risk locations and coastal erosion. It also states that decision makers should be *"approving development proposals that accord with the development plan without delay"*.
- 5.9 The NPPF advises that a set of 12 core land-use planning principles should underpin both plan-making and decision-taking, and these principles are listed under paragraph 17. Although the NPPF omits the wording that was present in the draft which referred to the default position of "yes" to applications for sustainable development, it does retain the significant change that requires a response to

market signals. Each of the bullet points are important, but of particular note is no. 4, where it states the need to *“always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”* and no. 5, where it details that account should be had of the character of different areas. Finally, no. 11 which requires development to be focused *“in locations which are or can be sustainable.”*

- 5.10 Section 4 is entitled ‘Promoting Sustainable Transport’. Under paragraph 29 it advises that different policies and measures are required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. This section also highlights the importance of LPA’s and/or developers working with transport providers, and also that Travel Plans are key documents. With reference to car parking, paragraph 39, states that if a LPA provides local parking standards, account should be had of *“the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles”*.
- 5.11 Section 6 of the NPPF is entitled ‘Delivering a wide choice of high quality homes’. It seeks to *“boost, significantly”* the supply of housing, whilst placing more reliance on windfall sites as a source of housing supply. Realistic historic windfall delivery rates and expected future trends are legitimate sources of supply. Paragraph 49 states *“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”*.
- 5.12 At Paragraph 51 this guidance states that *“Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire*

properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings....."

- 5.13 Paragraph 54 relates specifically to housing in rural areas, noting that *"Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including rural exception sites where appropriate"*.
- 5.14 Para 55 notes that Local Planning Authorities *"should avoid new isolated homes in the countryside unless there are special circumstances such as:*
- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
 - Where such development would represent the optimal visible use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
 - Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
 - The exceptional quality or innovative nature of the design of the dwelling"*.
- 5.15 Section 7 discusses the need for good design. Under paragraph 58 the NPPF provides what appears to be a clearer and more robust approach to design than in PPS1 paragraph 33 – 39.
- 5.16 The NPPF wishes to avoid unnecessary prescription or detail (paragraph 59), whilst the key criteria of scale, density, massing, height, landscape, layout, materials, access, relationship to neighbouring buildings and relation to the local area more generally remain. Paragraph 58 expands on this by stating that developments should: *"function well and add to the overall quality of the area... establish a strong sense of place, using streetscapes and buildings to create attractive and*

comfortable places to live, work and visit... optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses... respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping”.

- 5.17 Finally, the crucial caveat of PPS1 paragraph 35 remains within the NPPF. That is that good design goes far beyond aesthetic considerations, with paragraph 61 specifically referring to *“integration of new development into the natural and historic environment.”*

c. Local Planning Policy

(i) The Arun District Local Plan

- 5.18 This document continues to be the most relevant local planning policy document. As shown on **Fig 2.** the application site is defined as being outside of (albeit very close to) the defined built-up area boundary of the village of Angmering.

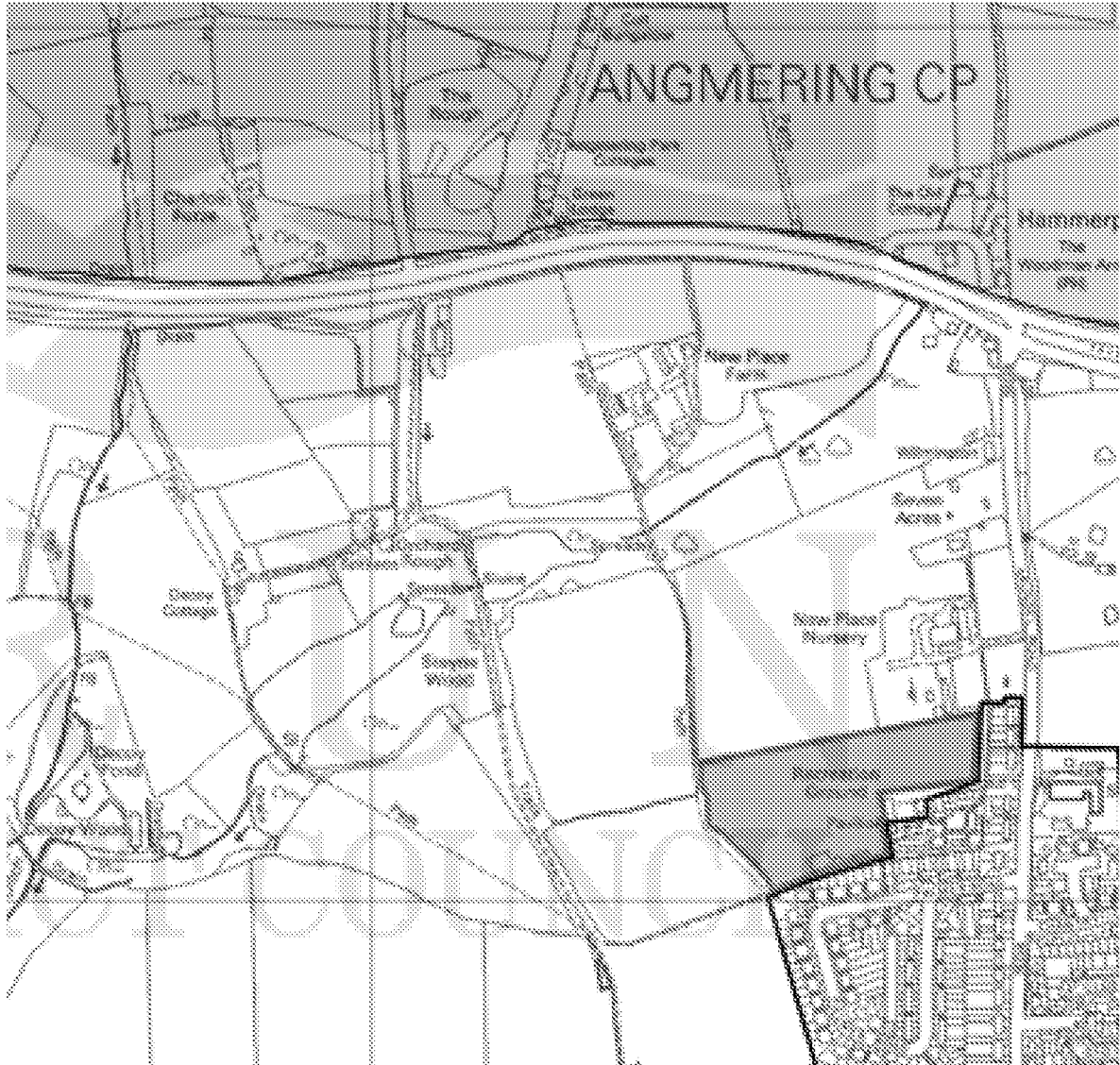


Fig 4. Extract of ADC Local Plan Inset Map A: *'Littlehampton - Rustington'*

- 5.19 The following saved policies of the Local Plan are considered to be of relevance to this application:-
- 5.20 Saved **policy GEN2** defines built-up area boundaries outside which saved **Policy GEN3** resists development, in order to protect the countryside for its own sake.

- 5.21 For housing, ADLP saved **policy GEN5** sets a District target of 8,700 new dwellings between 1996 and 2011, a figure that was based on gross totals before losses in the former West Sussex County Structure Plan.
- 5.22 Saved **Policy GEN7** is a general policy that relates to The Form of New Development and states that "*planning permission will only be granted for schemes displaying high quality design and layout*". Developments are considered in relation to a number of criteria.
- 5.23 Saved **Policy GEN8** relates to the Development and provision of infrastructure and notes that "*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*". Whilst saved **Policy GEN20** relates specifically to the provision of open space within new development.
- 5.24 Saved **Policy GEN9** relates to Soil and Surface Water Drainage. This sets out that planning permission will be refused unless adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS).
- 5.25 In relation to parking provision, ADLP **Policy GEN12** and Appendix 2 (referred to in Policy GEN7 vii) have been superseded by West Sussex County Council's 'Guidance for Parking in New Residential Development, September 2010, and its associated Residential Parking Demand Calculator.
- 5.26 Saved **Policy GEN15** (Cycling and Walking) sets out that where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area.

- 5.27 Saved **Policy GEN29** (Nature Conservation Across the District) details that new development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme.
- 5.28 Saved **Policy GEN30** entitled Protection of Species confirms that development will not be permitted where it would adversely affect, directly or indirectly, animal and plant species protected by law.

(ii) Supplementary Planning Guidance

- 5.29 The following Supplementary Planning Guidance is considered of relevance to this proposal:-
- Open Space & Recreation Standards - October 2000
 - Parking Standards - October 2000

(iii) Emerging Local Plan

- 5.30 The Arun District Local Plan 2011-2031 was submitted on 30th January 2015 for Independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Local Plan sets out a vision for the future of Arun District up to 2031. The Local Plan Examination-in-Public was formally suspended by the Planning Inspector in February 2016 following a Procedural Meeting and initial Hearing sessions. The suspension was granted to enable the Council to undertake further work and produce proposed modifications to the Local Plan in response to a range of observations and concerns identified by the Planning Inspector.
- 5.31 More recently the Council consulted on proposed modifications to the Plan prior to the Local Plan undergoing further examination in public by a new Inspector. The

modifications proposed constitute both ‘minor’ grammatical, and non-material changes to the Plan, and ‘main’ substantive material changes to the contents of the Plan. A number of new evidence base studies have been produced and these studies have been produced to inform and support the proposed modifications to the Local Plan. It appears that the most significant modifications required to the Plan relate to the need for a substantial uplift to the housing requirements for the District. The latest evidence produced by GL Hearn (applying the approach endorsed by the Inspector through existing Hearings and interim conclusions) utilising the 2014 Sub-National Population Projections and associated Housing Projections indicates that OAHN equates to 919 dwellings per annum, or 18,380 dwellings over the Plan period 2011 – 2031. This is significantly higher than the OAHN in the Submitted Local Plan (580 dwellings per annum) or the OAHN figure recommended by the Local Plan Inspector (845 dwellings per annum) in February 2016 following the OAHN Hearing.

5.32 The Council has proposed substantive modifications to chapter 12 of the Local Plan ‘Housing Delivery’ to reflect ‘testing’ of spatial options, Sustainability Appraisal, other evidence, and the substantial increase in OAHN for the District. These changes can be summarised as follows:

- Chapter largely re-written;
- Updated references;
- New policies HSP1 and HSP2;
- New policies HSP3 - HSP5 relating to site allocations;
- Revised affordable housing mix HSP2.

Through the proposed modifications, Arun District Council is planning to meet an updated housing requirement. The proposed modifications to the Local Plan respond to the latest evidence, which indicates an OAHN equating to 919 dwellings per annum.

- 5.33 The subsequent hearing sessions into the examination of the Arun Local Plan ended on 28th September 2017. Progress has been suspended, pending updates to the Plan to accommodate higher housing numbers following publication of the Inspector's interim finding in October 2017. A further Local Plan consultation exercise has been undertaken and modifications based on that work are in the process of being sent to the Examination Inspector for consideration. The precise timetable for adoption is currently unknown but is expected to be late spring or early summer 2018. Until such time as the Local Plan is adopted only limited weight should be attached to its policies, although areas of the Plan where policies have been unchallenged, these are unlikely to change and therefore may reasonably be afforded more weight.
- 5.34 However, it is noted that the draft ALP policy on housing mix (Policy H DM1) states that a balanced mix of market and affordable dwelling sizes should be provided, and that this should be based on the most up-to-date Strategic Housing Market Assessment (SHMA) recommendations. This approach accords with the guidance on plan-making and evidence base preparation set out in the NPPF.
- 5.35 Given that the Inspectors final report, which will contain his findings on the soundness of the Local Plan are awaited, we consider that only limited weight can be attributed to this emerging Local Plan at this time.

(iv) Angmering Neighbourhood Plan

- 5.36 Angmering Village has its own Neighbourhood Plan, which was formally 'made' on 11th March 2015. The Core Objectives promoted in the Angmering Neighbourhood Plan in relation to housing are:
- Retain the rural character of Angmering and allow it to grow in a way that minimises
 - Its impact on the village.
 - Allocate the most appropriate sites to accommodate 100+ new dwellings.

- New housing is provided to meet local housing needs.
- New development reflects the local character of its setting and local surroundings.
- Parking provision can clearly demonstrate it is adequate and discourages on road parking.

5.37 The following policies are considered to be of relevance to this proposed Outline planning application:-

HD1: Built-up Area Boundary

"The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside.... Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan..."

HD3: Housing Mix

"Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged. At least 25% of dwellings should meet Lifetime Home Standards or its equivalent."

The support text to this policy states as follows:

"The SHMA recommends the following mix of dwellings for any new developments:

- *1-bed dwellings: 5-10% of all dwellings*
- *2-bed dwellings: 25-35% of all dwellings*
- *3-bed dwellings: 45-55% of all dwellings*
- *4+-bed dwellings: 10-15% of all dwellings"*

HD5: Built Form

"New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.

- Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area.*
- No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings.*
- New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.*
- New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."*

HD6: Housing Layout & Design

- "Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.*
- Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported.*
- Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.*
- For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development."*

HD7: Housing Density

"New development, where applicable, should meet the following density requirements.

- Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.*

- *New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape."*

HD8: Parking for New Development

"The Plan supports the WSCC parking standards and encourages all new development to follow them."

EH2: Protect the Landscape setting of the South Downs National Park

"New Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design."

- 5.38 These policies combine to form the Development Plan context, against which this proposed Reserved Matters planning application will be considered. The requirements and issues raised by these policies will be assessed in detail below.

(v) Housing & Economic Land Availability Assessment (2017)

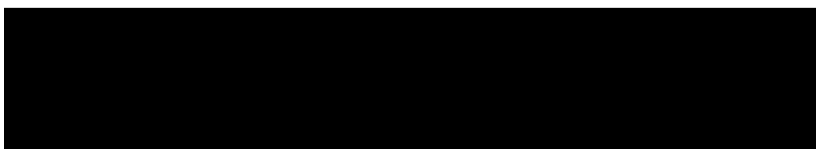
- 5.39 The latest version of the Council's HELAA identifies that the site in question is 'deliverable'. The assessment confirms that development on the site is achievable and viable. It states *"the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport. The site could contribute to the creation of a sustainable, mixed community."* Please refer to HELAA site reference 'PS14' for further details.

(vi) Five Year Housing Land Supply

- 5.40 It is understood that at the current time the District Council are unable to demonstrate a 5 year housing land supply, and that this supply figure is sub-3 years. Therefore the policies that relate to the supply of housing in the development plan (saved Local Plan and 'made' Neighbourhood Plan) should be afforded reduced weight in the decision making process.

6. PLANNING HISTORY

- 6.1 The northern part of the site benefits from a Certificate of Lawfulness for an Existing Use (reference A/154/92/CLE) as an area for storage and parking in association with a removals business and builders materials. It is understood that although the access remains, the buildings which were located on the site at that time (1992), have been removed. Further, the uses that were authorised by the Certificate, ceased in 2008 when the buildings were removed from the site.
- 6.2 More recently, and of direct relevance to this application, Outline planning permission was granted under reference A/131/16/OUT for the construction of a total of 9 no. dwellings at the site with 3 of these units being affordable dwellings. The affordable housing contribution was voluntary and was secured via S106 agreement. This decision was subject to a Judicial Review, but the High Court judge determined that there was no case to answer, and therefore the planning permission stands.
- 6.3 Subsequently, a variation to the S106 Agreement was permitted by the District Council (reference A/187/17/PO). This has the effect of removing the requirement to provide affordable housing at this site, as permitted under A/131/16/OUT. The consequence is that this extant Outline permission for 9 units is now for a 100% market scheme of housing.



7. PLANNING ASSESSMENT

- 7.1 Outline planning permission was granted under reference A/131/16/OUT on 21st December 2016 for 9 No. dwellings with garaging. All Matters were reserved, apart from the means of access, the details of which were subject to the District Councils approval, together with the quantum of development.
- 7.2 The principle of the development of the site has already been established by way of this Outline planning consent. In addition, it is noted that the site benefits from a favourable HELAA assessment, which confirms that the site is deliverable.
- 7.3 Outline permission A/131/16/OUT relates to matters of principle and means of access only with details of appearance, landscaping, layout and scale reserved for later consideration (Condition no. 1 of this Outline permission refers); and these matters are now the subject of this Reserved Matters application.

(i) Layout;

- 7.4 As outlined on the proposed Site Layout Plan (refer to **fig 2**), the proposed dwellings would be located in a linear formation on the west side of a new access road, which would run broadly parallel with Arundel Road, connecting to the permitted junction onto this highway at the northeast corner of the site. This layout broadly accords with that detailed as part of the illustrative information supplied with the original Outline permission. The permitted site entrance has is in a similar position to the existing field entrance. This positioning ensures the retention of the majority of the frontage screening - thereby ensuring the streetscene remains virtually unchanged.
- 7.5 It is considered that this layout will provide an attractive development scheme, which makes an efficient use of the site whilst balancing the need to respect the spatial pattern and character of development within the locality. The proposed layout that forms part of this submission takes its cues from - not only the immediate surroundings - but also reflects the patterning prevalent in much of the

village. The adjoining properties to the south in Arundel Road are laid out in a linear pattern, and almost exclusively address the road frontage. These existing houses have a variety of frontage depths, some of which are given over to car parking, others have planted areas and screening. In the proposals embodied within this Reserved Matters submission, the proposed units face Arundel Road and as a result have a sympathetic patterning. They are set back from the footpath behind a mature screen of mixed hedging and trees, and on the western side of an area of open landscape.

- 7.6 The site is well contained by existing built and natural form, with predominantly detached housing to both the immediate rear and south sides, with further housing lying within the built-up area to both sides of Arundel Road, south of the site.
- 7.7 The proposed density, although low, would also be reflective of the established layout and size of neighbouring dwellings plots, in accordance with ANP policy HD7: 'Housing Density', which requires that new development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. The development would allow family homes of varying sizes to be created, with ample space for parking and private amenity space. The development would not be cramped or at odds with the character of the surrounding area. The proposed positioning and form of the dwellings and their plot sizes would reflect the character of the surrounding residential area, which is typified by detached and semi-detached houses on medium sized plots.
- 7.8 The proposed layout mimics the original illustrative layout included as part of the approved Outline application, and this suggestion garnered no criticism from Planning Officers at the Outline stage. It is therefore considered that this would not appear controversial or jarring in any way, and consequently the proposed layout is entirely appropriate for this site in that it will provide an attractive and relatively spacious development with space for hardstanding areas for

ample car parking provision and opportunities for landscape enhancement in addition to the retention of existing boundary screening.

- 7.9 The proposed buildings, when considered in the context of neighbouring development (including the industrial site to the immediate west), would comprise an infill development, which would not jar with the rhythm of the street, and nor would it be an inappropriate form of development, notwithstanding the sites 'countryside' status outside of the built-up area. Indeed, the development would not project out into any important rural view, but instead would be set within a mixed established immediate streetscene of housing and commercial uses. In this respect, the proposals are evidently entirely in keeping with the surrounding area.
- 7.10 The proposed development has been carefully designed with significant separation distances retained between the new dwellings and adjacent existing buildings and uses. Further notable spacing is proposed to be provided between each of the new housing blocks that are proposed. The result will be spacious layout that responds positively to the character of the area, and will provide a streetscene that will not feel cramped or oppressive, but will rather have a semi-rural quality befitting of the sites edge of settlement location.
- 7.11 In addition, it will be noted that ample amenity space is proposed to be provided around each building, with front and rear garden areas provided to each new house. As a result, the proposal would not give rise to any inter-relational issues with respect to the amenities of future occupants with regard to light, privacy or outlook. It was established at the Outline stage that noise and disturbance arising from the use of the commercial premises to the west would not be so significant so as to adversely affect future residents of the proposed new housing.
- 7.12 The proposed development will respect the established plot widths within the locality and will reflect the character of the existing build form and create a positive addition to the current style and mix of the area. Therefore, the proposals accord with policy HD5 'Built Form' of the Angmering Neighbourhood Plan (ANP).

Further, it is our view in fact that the development of the site would represent an acceptable form of development, which would make a positive contribution to the immediate area, and would actually serve to improve local character. In terms of its layout, the proposed development provides new housing that will be well separated from existing neighbouring buildings and uses, ensuring that a suitable spatial relationship is provided, which would not conflict with the pattern of development in this area, or appear as an overdevelopment of the site. The separation and orientation avoid potential issues relating to loss of light, overbearing effect or privacy issues and ensures compliance with therefore accords with NPPF Paragraph 58 and ADLP Policy GEN7.

(ii) Scale

- 7.13 The proposal would comprise 5 different houses types, comprising 2 different semi-detached housing blocks, 2 different detached house types and a bungalow. Clearly the bungalow will be single storey in terms of its scale, whilst the other houses will all be 1.5 storey in height with the majority of the first floor accommodation to these houses contained within the roofspace served by a variety of full and half dormers, and gable features.
- 7.14 The footprint of each of the house types is reflective of other housing on the northern side of Angmering village, and would balance the need to provide attractive and spacious accommodation suitable for family habitation with the provision of space around the dwellings to be used for amenity and car parking. As explained above, the result is a spacious and appropriate layout that cannot be considered to be an overdevelopment.
- 7.15 This application is accompanied by detailed streetscene plans, which show how the proposal would appear from public perspective.



Fig 5. Proposed Streetscene – Units 1 - 5



Fig 6. Proposed Streetscene Units 6 - 9

- 7.16 On entering the site, the first unit is proposed to be a bungalow - which has been positioned to ensure minimum visual impact - not only in the entrance area, but also its prominence is minimal when viewed from a distance. The balance of the houses, whilst having 2 floors, would have low dormer eaves levels and as a result maintain a significantly reduced ridge height.
- 7.17 The proposed new dwellings will represent a very high-quality development, which will not create harm by reason of loss of light or overbearing impacts, nor would it detract from the character and appearance of the surrounding area. To the contrary, we consider that the proposed design approach, utilising lower scale house types, which will result in a reduced mass of building, offers a sensitive solution to the provision of a housing at this discrete edge of village location. This would complement the existing character of the area, by introducing sensitive and low-scale new dwellings, which will be constructed using modern technologies that

will reduce carbon emissions, whilst providing much needed family dwellings in a sought after location.

(iii) Appearance

- 7.18 The design of the proposed dwellings has been formulated following a detailed site assessment, which takes into account the topography of the site and the existing boundary vegetation, in addition to the relationship with existing neighbouring development. We are of the view that the detailed appearance of the new dwellings as is now proposed will provide a very high quality development.
- 7.19 The Design & Access Statement that accompanies this Reserved Matters application has been prepared by the schemes architect. The DAS confirms that the architectural form and character of the development, the design of the houses and the proposed materials strongly reflect the style and materials traditionally used within the locality. It states that *“the scheme design creates well proportioned housing with simple roof forms predominantly in a traditional style, incorporating elements of symmetry along with feature gables, projecting bays, brick dentil banding, chimneys and porch details throughout the scheme. The dwellings are designed to create aesthetical interest within the street-scene and to pay reference to the local vernacular. Roofs are shown with a variety of ridge heights to reflect a varied streetscene and allow individual buildings to reflect their positioning within the site in their elevations... A palette of building materials are incorporated within the scheme design, all of which are reflective of the local West Sussex vernacular. A mixture of brick and hanging tiles are proposed to create variation within the street-scene. Casement windows are proposed throughout the site to provide a defined style. All properties have a part open porch to add visual interest and define front entrances to the properties. Chimneys throughout the scheme reflect traditional detailing and are shown either in brickwork or render. Each dwelling is designed so that meters, boiler flues and vents are located on the rear or side walls where possible, or internally and therefore not in public view.”*

- 7.20 The DAS goes on to confirm that the design approach has sought to ensure a sensitive approach to the layout, scale and appearance of the development, with significant attention given to the (limited) public views into the site. The DAS states that *“on entering the site, the first unit is to be a bungalow - which has been positioned to ensure a minimal visual impact - not only in the entrance area, but also when viewed from a distance. The balance of the houses, whilst having two floors, would have low eaves (the first floor accommodation have skelings to the eaves, in common with traditional cottages) with dormer windows. This results in significantly reduced ridge heights. The footprint and form of the different dwellings varies to maintain a visual interest... The slight fall from north to south on the site enables the dwellings to be set at different levels, combined with varying the setback from the road adds to the visual interest and charm of the proposal. The elevations illustrate a mixed palate of materials - as is prevalent in the rest of Angmering... These details a mellow appearance that is considered wholly suitable for this edge of village setting. The houses proposed are traditional in proportion and detail, with well-designed porches, window and chimneys.”*
- 7.21 The proposals demonstrate a high quality design, reflecting local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area, and as such the proposals accord with ANP policy HD6 (Housing Layout and Design). Further, it is our view that the proposal would represent a high quality development, which would sympathetically relate to existing built form in accordance with saved **policy GEN7** of the ADLP, and the guidance set out in the relevant paragraphs of the NPPF that relate to design.

(iv) Landscaping

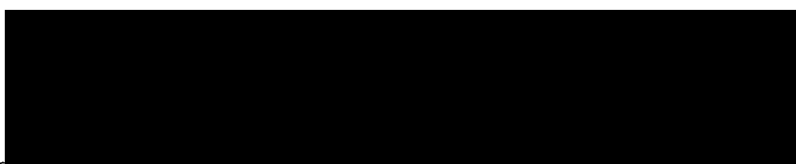
- 7.22 A detailed landscaping scheme is proposed as part of this development, as set out within the accompanying ‘Hard and Soft Landscaping Plan’, prepared by Huskisson Brown Associates.

- 7.23 These details confirm that a robust landscaping scheme is to be provided, with a total of 17 new trees (comprising a mixture of hawthorn, wild cherry, and hornbeam species), and 89 new shrubs, plus native shrub/hedge infill to supplement existing boundary treatments where required.
- 7.24 These species are considered to be entirely appropriate to this location, and will provide a verdant setting to the new dwellings. The planting plan has been carefully considered to ensure that the new planting will be harmonious with existing planting that is to be retained at this site.
- 7.25 Areas of wildflower meadow are to be introduced, with turf and shrub planting to the garden areas, with all planting beds to be mulched. Existing vegetation is to be retained and protected during works to BS 5837:2012.
- 7.26 In terms of the proposed hard landscaping, this will comprise permeable surfacing to the internal access road with concrete kerb, and permeable block paving to driveways with flush concrete setts to edges and to delineate plot boundaries. Rear patios and footpaths are to be provided concrete paving setts .
- 7.27 The approach has been to provide a complementary landscaping scheme that will enhance the existing tree and shrub coverage in this area, via the introduction of additional species that are common to this area, and form part of the existing verdant character.

b. Other Matters

a) Section 106 Agreement

- 7.28 A section 106 agreement has been completed as part of the Outline planning permission. It is therefore understood that the financial requirements towards infrastructure, which are associated with the development of this site with 9 dwellings has been confirmed at this previous stage.



7.29 As set out above, the provision of affordable housing as part of this scheme has now been omitted from the S106 agreement, and this requirement has now fallen away. The provision of a 100% market housing scheme is compliant with local and national policy, given the quantum of development proposed (i.e. less than 11 dwellings).

b) Ecology

7.30 The application is accompanied by an updated Preliminary Ecological Appraisal, which has been prepared by The Ecology Co-op, who undertook the original ecological survey and assessment work at this site. The report confirms that the site circumstances relating to protected species remains largely the same as that when the previous survey work was done (which supported the original outline application submission in 2016).

7.31 The report confirms that the proposed development represents an opportunity for habitat enhancement, and recommends that the planting scheme could include native shrubs and flowering species known to encourage insect diversity and should also be used to thicken the south, west and north boundary hedgerows where possible. These measures are incorporated into the landscape design, which has been prepared by Huskisson Brown Associates, and forms part of this Reserved Matters scheme.

7.32 In addition, the Ecology Co-op promote the inclusion of integral bat roosting opportunities into the fabric of the new buildings, such as bat tiles and tubes.

7.33 Our client is happy to carried out the suggested mitigation methods and would be happy for any approval on the site to be conditioned accordingly.

c) Housing Mix

- 7.34 Neighbourhood Plan policy HD3 sets out that for *“proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged...”*
- 7.35 In this case the proposals comprise a relatively low density scheme befitting of the sites semi-rural location at the northern edge of the village of Angmering. A mixture of house types are proposed, including semi-detached houses (4 no.) and a bungalow, which is a house type that is not often provided in new build developments, despite there being a local need for such housing.
- 7.36 Further, the proposals will provide 5 no. 3-bed units, with the remainder being 4-bed dwellings. That being said, the larger units are still not excessive in terms of their floor area, and are in fact of a modest size. They certainly could not be termed ‘executive homes’. This is a sensitively and bespoke designed discrete development, that responds positively to the sites characteristics and setting. We do not feel that the provision of smaller units would be appropriate in this location, but instead we feel that the proposals strike an appropriate balance between respecting the spatial built and natural character of the locality, with the need to provide a variety of housing to meet local needs. As set out above, the proposals merely seek to reflect the illustrative plans that formed part of the Outline consent, and the result will be a discrete, yet high quality development that is appropriate to its location, and which will provide a range of house types, in accordance with ANP Policy HD3.

(iv) Car Parking & Access

- 7.37 As has been confirmed above, the proposed access arrangements to serve this new development have been confirmed via the approval of Outline permission A/131/16/OUT, where access was a matter for consideration. These detailed

proposals simply reflect that previously permitted access arrangements, and this should be deemed to accord with ADLP Policy GEN7 (vii), which requires that new development will allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

- 7.38 ADLP policy GEN12 and ANP Policy HD8 refer to the need to provide sufficient off-street parking. However, the standards within the appendices to the Local Plan which it refers to have been superseded by the West Sussex (Residential) Parking Demand Calculator. This indicates a total demand for the development of 25 spaces, and this requirement is adhered to by this detailed layout scheme. The proposal also includes cycle storage within each dwellings proposed garage space.

(v) Space Standards

- 7.39 It is necessary to assess the proposal against the internal space standards as set out in the Governments Technical Housing Standards (Nationally Described Space Standard). The requirement for a 3-bed/5 person dwelling is for a floor area of 93 sqm, whilst for a 4-bed/6-person dwelling the guidance sets out that the internal area should be 106 sqm. The floor areas proposed for the new housing is in excess of these minimum standards in both respects.
- 7.40 In respect of external garden standards, the current modified version of the emerging Arun Local Plan proposes to delete policy D DM3 in favour of inclusion within a future design guide. It is not therefore considered appropriate to now refer to this policy. However, the proposals have been prepared to provide a spacious setting for the new houses, and this incorporate the provision of good-sized private garden areas to the rear of each dwelling. The size of these areas is in each case in excess of that required under the former policy D DM3, and therefore it is considered that the external spaces are of a size and quality such that they are entirely appropriate given the type and size of house accommodation being provided.

(vi) Energy Efficiency

7.41 The DAS sets out the proposed development sustainability credentials, including

- The use of renewable and recyclable material resources;
- An intention for the housing to comply with Lifetime Homes Standards where practicable;
- The utilisation of existing services and where necessary, link into any existing drainage; and,
- The inclusion of high-quality sustainable fixtures and fittings, such as energy efficient light bulbs, dual flush toilets, water meters, and draught proofing to comply with Building Regulation requirements.

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7.42 The result will be a development that will achieve high standards of environmental performance in construction and use, through energy efficient heating and high levels of insulation, water saving measures, the use of environmentally friendly materials and the use of renewable technology where viable. The houses will benefit from a high degree of natural daylight which will increase solar gains providing free heating in the winter. The proposals will improve the existing townscape character; and biodiversity will also be enhanced. The development will encourage the use of more sustainable modes of transport than the private car, through the provision of cycle storage and close proximity to public transport. Lastly, the proposals will seek to minimise the environmental impact and nuisance of the construction process.

(vii) Drainage

7.43 The Outline planning application was supported by a 'Flood Risk, Foul and Surface Water Drainage Assessment'. Subsequently the Outline permission included conditions (numbered 4 and 6) that relate to the further submission of details in respect of drainage matters. The applicant is aware of these requirements, which sets out details of further information that must be submitted prior to the

commencement of development. These matters will be dealt with via a separate Discharge of Condition application submission.

(viii) Trees

- 7.44 Condition 10 of the Outline permission sets out that *"No development including site access, demolition or associated construction activities, shall take place on the site unless and until a hedge/tree retention & protection scheme in accordance with BS 5837:20012 "Trees in relation to construction" has submitted to and approved by the Local Planning Authority..."* The applicant is aware of the requirements in this respect, and these matters will be dealt with via a separate Discharge of Condition application submission.

8.0 CONCLUSIONS

- This application seeks consent for the Reserved Matters pursuant to Condition 1 of Outline Approval A/131/16/OUT in respect of the appearance, landscaping, appearance and scale of 9 No. new dwellings with garaging.
- The principle of the development of the site has already been established by way of the outline permission referenced A/131/16/OUT, as have the access arrangements to service the new dwellings.
- The outline permission relates to matters of principle and means of access only, with appearance, landscaping, layout and scale reserved for later consideration.
- Arun Local Plan Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. We are of the view that the design of the dwellings that is now proposed to of a very high quality, which is sensitive to its location and respecting the spatial pattern of development in the locality. The proposed new houses will retain good separation to boundaries and will be of a modest scale, which is appropriate to this edge of village location.
- The proposed dwellings would be well separated from existing and proposed neighbouring dwellings. The separation and orientation avoids potential issues relating to loss of light, overbearing effect or privacy issues.
- An appropriate housing mix is proposed, which provides a range of house types within a relatively low-density layout that is respectful of the sites natural setting, and the semi-rural character of the area. The proposal will provide family housing, with a mix of 3- and 4-bed units, and including a bungalow.
- A detailed landscaping scheme is proposed as part of this Reserved Matters application, which proposes the planting of a large number of trees and shrubs, as well as supplemental native species to enhance the existing boundary treatments,

and wildflower meadow areas, which accord with the ecology report recommendations. These measures combine to ensure that the proposals will enhance the natural setting of the site, and will positively contribute to the verdant character of the area.

- It is our view that the proposal would represent a high quality sustainable development, which would be fully compliant with Government Guidance and all relevant local level policies, including (but not limited to) Saved policies GEN7 and GEN12 of the Arun Local Plan, and Angmering Neighbourhood Plan policies HD3, HD5, HD6, HD7 and HD8.
- We therefore conclude, respectfully, that planning permission should be granted for this detailed Reserved Matters planning application.

May 2018

