

Land south of Water Lane, Angmering

Planning Statement

on behalf of Rydon Homes and Gleeson Developments LTD

May 2017

Land south of Water Lane, Angmering
Planning Statement
on behalf of Rydon Homes and Gleeson Developments LTD
May 2017

London
Riverside House
Southwark Bridge Road
London SE1 8HA

Manchester
Eastgate
2 Castle Street, Castlefield
Manchester M3 4LZ

Weybridge
Suite A, 8 Weybridge
Business Park, Adlestons Road,
Weybridge, Surrey KT15 2BW

Nexus
Planning

Contents

1.0	Introduction	5
2.0	Stakeholder Engagement	8
3.0	The Site and Surrounding Area	11
4.0	The Proposed Development	13
5.0	Planning Policy and Material Considerations	16
6.0	Planning Appraisal	22
7.0	Section 106 Draft Heads of Terms	44
8.0	Conclusions	45
	Appendix A – Council Pre Application Advice	47

1.0 Introduction

- 1.1 This planning statement has been prepared on behalf of Rydon Homes and Gleeson Developments LTD ('the Applicant'), in support of an outline planning application, with all matters reserved other than principal access to the highway, submitted to Arun District Council ('the Council') for;

“development of up to 175 residential dwellings, public open space, play areas, with associated infrastructure including roads, drainage and landscaping” (“Proposed Development”).

at;

Land south of Water Lane, Angmering ('the Site').

- 1.2 All detailed matters relating to internal access, layout, scale, appearance and landscaping are reserved for future approval.
- 1.3 The Site forms part of what has been identified within the Council's emerging Local Plan as “Angmering North” – a strategic residential allocation for at least 800 homes. In addition to demonstrating the merits of the Proposed Development when assessed against current planning policy, this planning statement will demonstrate how its approval would not prejudice the bringing forward of other sites which form Angmering North.

Environmental Impact Assessment

- 1.4 The Proposed Development does not fall within the thresholds outlined within Schedule 1 of the Town and Country (Environmental Impact Assessment) Regulations 2011 (as amended) (the “Regulations”).
- 1.5 However, the Proposed Development falls within the thresholds outlined within Schedule 2 of the Regulations by virtue of being an urban development in excess of 1 hectare, 150 dwellings and a 5 hectares of overall development area. Accordingly, prior to determination of the application the Council would need to screen the Proposed Development and produce an opinion as to whether there would be any likely significant environmental impacts and then confirm whether Environmental Impact Assessment (“EIA”) would be required or not.
- 1.6 The NPPG provides indicative thresholds for what may be likely to require EIA. It states at paragraph 58 that an EIA would be more likely where the development would have a significant urbanising effect on a previously non-urbanised area such at a scale of more than 1,000 dwellings.

- 1.7 Given the Proposed Development is for up to 175 residential dwellings on the edge of existing settlement, the proposals are not considered to require an EIA by virtue of the relatively low magnitude of potential environmental impact which is detailed within this statement and the supporting documentation.

Application Documentation

- 1.8 The plans and reports which are submitted for approval are as follows;

- Planning Application Form (including ownership certificates);
- Location Plan (reference: 1911 P01, Revision B);
- Parameters Plan (reference: 1911/P02, Revision G); and
- Proposed Access Plans (reference: ITB9105-GA-022, Revision A)

- 1.9 Supporting information includes the following;

- Illustrative Masterplan (referenced 1911/P 03, revision E);
- Design and Access Statement (dated November 2017);
- Statement of Community Involvement (dated June 2016);
- Transport Assessment (dated 4TH May 2017);
- Framework Travel Plan (dated 4th May 2017);
- Noise Assessment (dated November 2016);
- Air Quality Assessment (dated October 2016);
- Landscape and Visual Impact Assessment (dated 2nd May 2017);
- Flood Risk Assessment (dated May 2017);
- Geo-Environmental Assessment (dated May 2017);
- Arboricultural Method Statement (dated 20th July 2016)
- Arboricultural Survey (dated 20th July 2016)

- Arboricultural Implication Assessment reports (Dated 20th July 2016);
- Ecological Appraisal (dated May 2017);
- Reptile Presence / Absence Survey (dated May 2017);
- GCN eDNA Testing note (dated 14th June 2016);
- Bat Survey (dated May 2017);
- Archaeological Desk Based Assessment (February 2016 update);
- Geophysical Survey Report G1613 (dated 25th February 2016);
- Archaeological Evaluation Report (dated August 2016); and
- Heritage Statement (dated October 2016);

1.10 A Planning Performance Agreement has been signed with the Council which establishes a commitment from both the Council and the Applicant in terms of the processing of this application, and the timetable for its consideration.

1.11 This planning statement should be read in conjunction with the accompanying technical reports, plans and application form listed above; and comprises the following sections:

- Section 2 provides details on relevant stakeholder engagement, including the Council, advising bodies and the public;
- Section 3 provides details on the Site location and surrounding area in context;
- Section 4 describes the Proposed Development;
- Section 5 outlines the planning policy context and other material considerations;
- Section 6 appraises the Proposed Development against relevant planning policy and provides an Affordable Housing Statement;
- Section 7 sets out the draft Section 106 heads of terms; and
- Section 8 provides overall conclusions.

2.0 Stakeholder Engagement

Statement of Community Involvement

- 2.1 A public exhibition took place on the 19th April 2016, at which conceptual details of the Proposed Development were presented to attending members of the public.
- 2.2 A Statement of Community Involvement ("SCI") has been produced by Pro Vision Planning & Design and is attached in support of this application.

Angmering Advisory Group

- 2.3 The Angmering Advisory Group meet every few months to discuss development proposals (without prejudice to any Council determination) which affect the village, providing an interaction between local Councillors and developers. On a regular basis during 2016, the Applicant has been represented at these meetings in order to inform those District and Parish Councillors in attendance regarding the latest progress on the proposals.
- 2.4 These meetings have performed a largely informative role (to the Angmering Advisory Group) and have provided useful engagement within a local context.

Consultation with the Local Authority

- 2.5 Concept details of the Proposed Development, together with a suite of technical reports, were provided to the Council and pre-planning application advice sought on the content.
- 2.6 A pre-application meeting was held with Claire Potts (Strategic Development Team Leader) at Arun District Council on 12th September 2016, at which general planning advice was provided, including the acceptance that the Proposed Development is unlikely to require an EIA and that the Council could screen it upon receipt of the planning application.
- 2.7 Pre-application advice was subsequently provided in writing within the letter dated 20th September 2016 and is included at Appendix A.
- 2.8 In particular, the Council's pre-application advice stated that;
- the Site is not allocated for housing within the Development Plan or the Angmering Neighbourhood Plan (2015);
 - the Council cannot demonstrate an adequate supply of housing land as required by paragraph 49 of the NPPF and as such, the Development Plan and Angmering

Neighbourhood Plan policies relating to housing supply are out of date;

- the emerging Local Plan policies carry limited weight at this time;
- Angmering can be viewed as a sustainable location for housing with a range of services and amenities within a reasonable walking distance;
- the proposal does not comply with the development plan but there are material considerations that would justify a recommendation to approve the principle of residential development on this site as it would not be contrary to the core principle within the NPPF;
- subject to addressing relevant design and layout policies the Proposed Development is considered acceptable in design and layout terms, and in terms of potential impact on neighbouring residential amenities;
- the proposed public open space provision looks reasonable;
- the Proposed Development is likely to be acceptable in terms of light, noise levels and potential impact on archaeology (subject to conditions);
- any Transport Assessment should take into account wider transport improvements in isolation and in combination with other potential development in the area;
- the Council aims to secure 30% affordable housing of which 50% should be rented and 50% intermediate housing;
- the Council would not support the inclusion of Starter Homes as an affording housing product at present; and
- in terms of infrastructure provision, the Proposed Development is likely to be acceptable subject to the completion of a Section 106 agreement.

2.9 The Council's pre application advice included comments on the indicative masterplan design. Those comments have been taken into account and resulted in some minor amendments to the indicative masterplan submitted with this application.

2.10 The Council's advice concluded that a planning application on the Site would likely be approved subject to the issues raised being resolved, including demonstrating that the site

works both as a standalone scheme but also as part of the wider emerging allocation for Angmering North.

Summary

- 2.11 In summary, the pre application process has sought to engage with a number of stakeholders, offering the opportunity to provide their feedback on the proposals. The responses which have been received have enabled the proposals to consider a wide range of issues.

3.0 The Site and Surrounding Area

Site Characteristics

- 3.1 The Site comprises 9 hectares of agricultural land to the south of Water Lane, Angmering, and is within the control of the Applicant, available for development. Angmering is the largest of Arun District Council's inland settlements.
- 3.2 The Site is bounded by a mix of trees and hedgerows and slopes gently from north to south. Adjacent to those boundaries, Water Lane lies to the north, the A280 to the east, Weavers Hill to the west and High Street to the south. There are residential areas immediately beyond the western and southern boundaries.
- 3.3 Within the northern part of the Site there are areas of Flood Zone 3. There are no designated heritage assets within the Site.
- 3.4 The Site is not within any protected landscape designation. Reports attached with this application provide further detail.

The Surrounding Area

- 3.5 The South Downs National Park lies to the north beyond the A27 and to the east of the Site to the other side of the A280. Careful consideration of the potential landscape and visual impact of the Proposed Development has been considered within the Landscape and Visual Impact Assessment ("LVIA") included with this application.
- 3.6 To the south west of the Site lies the Angmering Conservation Area, containing a number of listed buildings.
- 3.7 The Site is located less than 1km from the centre of Angmering, allowing convenient access to a range of services and facilities. The nearest GP surgery is 'The Coppice Practice' just over 0.6km from the Site.
- 3.8 There are a number of schools within a 1.1km of the Site including;
- St Wilfrids Catholic Primary School;
 - St Margaret's CofE Primary School; and
 - The Angmering School (secondary).
- 3.8 District wide, the Site is located in a well-connected location with convenient access to the

strategic road network via the A27, linking with Worthing and Chichester; with Brighton and Portsmouth further afield.

Planning History

- 3.9 There is no planning application history on the Site of direct relevance to the Proposed Development.

4.0 The Proposed Development

4.1 This planning application seeks outline permission for;

“development of up to 175 residential dwellings, public open space, play areas, with associated infrastructure including roads, drainage and landscaping.”

4.2 All matters are reserved except for the principal means of access onto Water Lane. A Parameters Plan is included for approval to inform regarding the extent and form of the Proposed Development.

4.3 The indicative masterplan demonstrates a potential layout which would provide:

- up to 175 residential dwellings at a net development density of 35dph;
- 1,000m² of play areas including 6 Local Areas of Play (“LAP”) and 1 Local Equipped Area of Play (“LEAP”);
- a central village green;
- a central north south pedestrian link;
- informal open space; and
- dry constructed attenuation basins.

Market and Affordable Housing

4.4 The Proposed Development would provide up to 175 residential dwellings of which 30% would be affordable (53 dwellings).

4.5 It is noted that the Council has accepted a split of affordable housing at 50% social rented and 50% intermediate in recent decisions, as informed within the received pre-application advice and the Applicant is willing to agree to such provisions.

4.6 The precise location and mix of these affordable units would be agreed at the reserved matters stage, secured through a Section 106 Agreement.

4.7 Whilst this outline application does not seek approval of housing mix, in order to demonstrate the capability of the Site to accommodate a suitable housing mix in due course, the indicative masterplan has been based on that illustrated within table 4.1 below. The percentages for the illustrative mix were obtained from the Council’s Housing Strategy & Enabling Manager (Andy

Elder) during early September 2016 and are broadly in line with the Council's more recently released mix ranges detailed in Table 5.3 of this report.

Table 4.1: Indicative Schedule of Accommodation

Housing Type	One Bed (9%)	Two Bed (33%)	Three Bed (46%)	Four Bed (12%)	Total
Market Housing (70% = 122)	11	40	56	15	122
	One Bed (24%)	Two Bed (53%)	Three Bed (19%)	Four Bed (4%)	Total
Affordable Housing (30% = 53)	13	28	10	2	53
Overall Total					175

Vehicular Access

- 4.8 It is proposed that the Site is accessed via a single vehicular access point off Water Lane which would use a simple priority junction. In order to avoid building within the flood plain to the north of the Site, it is proposed that a clear span bridge design be used. Further details on the proposed access layout together with other highway infrastructure improvements are detailed within the submitted Transport Assessment.
- 4.9 Within the Site, and whilst not for approval at this stage, the indicative masterplan includes a 5.5 metre circular estate road, with a link leading into the western development parcel. Public footways follow the main estate road and permeate through the rest of the Site.
- 4.10 Pedestrian access is not proposed across the main vehicular access but the bridge would be of sufficient width to accommodate pedestrian footways should the north of Water Lane site come forward in the future and a cohesive joined up approach to walking routes northwards adopted.
- 4.11 Further onward connections to the facilities and services within Angmering for those on foot or using a bicycle are provided onto Weavers Hill to the west and High Street to the south. These access points also provide emergency vehicle only access.

Proposed Layout and Design

- 4.12 The indicative masterplan demonstrates a potential layout which seeks to respond sensitively to the character of the surrounding area.

- 4.13 To the eastern boundary of the Site, it is proposed to include a 5.5 – 9 metre buffer within which screen planting could be provided. This would ensure appropriate mitigation having regard to the South Downs National Park further to the east.
- 4.14 Further buffer areas are proposed adjacent to the Spotted Cow Grade II Listed Building and those to the west of the Site along Weavers Hill. Separation distances, together with boundary planting are considered sufficient to mitigate any potential Impact on Avenals Farm, another Grade II Listed building (as recommended in the submitted Heritage Assessment).
- 4.15 The layout, based on a density of 35dph, is designed to reflect the density of the surrounding area, whilst building heights would be limited to 2.5 storeys (12 metres) as shown on the submitted Parameters Plan. Density would decrease towards more sensitive areas adjacent to the site.
- 4.16 All detailed matters relating to layout, scale and appearance are reserved for future consideration.

Open Space, Landscape and Biodiversity

- 4.17 The amount of open space proposed, in line with the Council's Pre-Application response, would satisfy the Council's latest standards.
- 4.18 An indicative Landscape Layout, included within the DAS, demonstrates that wherever possible, opportunities to enhance the landscape through planting have been optimised.
- 4.19 With regard to biodiversity, enhancement would be provided through additional habitat creation, in particular to the north of the site along the existing ditch where grassed areas would incorporate shrub planting.

5.0 Planning Policy and Material Considerations

- 5.1 This section provides a summary of the latest relevant national and local planning policies, together with guidance on the weight that should be attributed to each. Section 6 will appraise the Proposed Development against these policies.

Development Plan

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. This is reiterated at paragraph 11 of the NPPF.
- 5.3 At the time of submitting this planning application the Development Plan for the District consists of:
- a. the 'saved policies' of the adopted Arun District Local Plan (2003); and
 - b. the made Angmering Neighbourhood Plan 2014-2029 (March 2015)
- 5.4 The weight that can be applied to the saved policies of the adopted Arun District Local Plan (2003) would, as set out at paragraph 215 of the NPPF, vary according to their degree of consistency with the policies of the NPPF.
- 5.5 However, the Local Plan (2003) covered the period between 1996 to 2011 and makes no provision for housing beyond 2011. Further, it was produced prior to the publication of the NPPF. As a consequence, a number of its policies, in particular those relating to the supply of housing, are out-of-date and carry very limited, if any, weight. The Council is working towards the creation of a new Local Plan which would cover 2011 – 2031. The Emerging Local Plan is subject to consultation on proposed Main Modifications from 10th April to 30th May 2017. Further information on these proposed Main Modifications is provided later in this Statement.

Angmering Neighbourhood Plan

- 5.6 Angmering Parish Council produced a Neighbourhood Plan ("NP") which was formally made by Arun District Council on 11th March 2015.
- 5.7 It is a NP objective to provide, through its allocations, a minimum of 100 new dwellings between 2014 and 2029. Policy HD1 (built-up area boundary) of the NP stated that the principle is that the NP allocates sufficient land to deliver at least the minimum housing requirement in the emerging

Local Plan. The allocations provided within the NP are identified at Policy HD2 (Parish housing allocation), however, does not include the Site.

- 5.8 The NP when made was providing for the delivery of housing based on emerging figures for Angmering as they were in the emerging Local Plan (2014) at that time. Since that time however, it is evident that housing requirements for the District are significantly higher. As one of the most sustainable locations for development in the District, it is clear that Angmering will be required to take materially higher levels of growth. This is demonstrated by the Council's proposed allocation of the Site as part of a wider strategic residential allocation for 800 homes. Furthermore, once adopted, the new Local Plan will of course superseded the out of date NP.
- 5.9 In addition, the lack of a five-year housing land supply in the District , in the context of the NPPF (paragraph 49), means that the relevant policies within the NP that relate to the supply of housing are out-of-date, as agreed by the Council in its written pre-application advice.
- 5.10 Since this time, a Written Ministerial Statement (12th December 2016) on Neighbourhood Planning was issued which confirms that Neighbourhood Plans should not be deemed out-of-date where;
- a. the Ministerial Statement is less than 2 years old or the neighbourhood plan has been part of the development plan for 2 years or less;
 - b. the neighbourhood plan allocates sites for housing; and
 - c. the local planning authority can demonstrate a three-year supply of deliverable housing sites.
- 5.11 The Angmering NP has been part of the development plan for just over two years, being made on the 11th March 2015 but the Ministerial Statement is less than 2 years old. Further, the NP does allocate sites for housing. However, in relation to c. above, the Council cannot demonstrate a three-year supply of deliverable housing sites (the Council accepts that housing land supply is just 1.9 years) and as such, the policies relevant to the supply of housing within the Angmering NP are out-of-date.
- 5.12 Paragraph 5.3 of the NP reiterates policy within the NPPF that planning permission will be granted where relevant policies in the NP are out of date unless other relevant policies in the development plan indicate otherwise, or any impacts would significantly and demonstrably outweigh its benefits when assessed against the Framework, or specific policies within the Framework indicate development should be restricted.

5.13 Other policies which do not relate to the supply of housing within the NP will carry varying weight dependent on compliance with the NPPF. Consideration of such policies have shaped the Proposed Development.

Other Material Considerations

The National Planning Policy Framework

5.14 The NPPF was published in March 2012 and sets out the Government's framework for development and how the objectives are expected to be applied in order to foster sustainable development (paragraph 6). It further establishes that the NPPF is a material consideration in decision of applications for planning approval.

5.15 Paragraph 7 of the NPPF outlines three dimensions to sustainable development:

- **an economic role** – contributing to enhancing the economy, by ensuring that sufficient land of the right type is available; and by identifying and coordinating development requirements;
- **a social role** – supporting strong, vibrant and healthy communities, by meeting housing demand; and by creating a high quality built environment; and
- **an environmental role** – contributing to protecting and enhancing the natural, built and historic environment including improving biodiversity, and mitigating and adapting to climate change.

5.16 The NPPF makes clear the roles are mutually dependent (paragraph 8) and the planning system should seek to achieve economic, social and environmental gains jointly and simultaneously.

5.17 In summary, the Proposed Development would contribute to the achievement of sustainable development as reflected in the table below.

Table 5.2: Sustainable Development Summary

SUSTAINABLE DEVELOPMENT ROLE	PROPOSED DEVELOPMENT BENEFIT
An Economic Role	• Creation of construction jobs across the circa 3-year construction period; • work / demand creation for supporting trades and suppliers during the construction period; and • enhanced expenditure to the benefit of the local economy through increased patronage.
A Social Role	• Delivery of up to 175 new dwellings including 30% affordable housing; • increased population to sustain and support existing local shops and services, encouraging their retention and potential growth; and • an opportunity for a sustainable, permeable and well-connected layout which would encourage exercise and sustainable transport modes to the benefit of health.
An Environmental Role	• An opportunity to provide a visually attractive development with enhanced landscaping; • all Proposed Development would be outside areas of greater flood risk; • sustainable drainage methods would be employed to ensure surface water run-off is retained at current Greenfield rates with betterment where possible; • impacts on the character of the adjacent Angmering Conservation Area, built or archaeological heritage assets would be at an acceptable level; • impacts on biodiversity would be at an acceptable level with opportunities for enhancements; • no unacceptable impact on the setting of the

South Downs National Park; and

- impacts relating to noise and air quality would be within acceptable levels.

Emerging Local Plan

- 5.18 As aforementioned, Arun District Council is currently in the process of preparing a new Local Plan. The Arun District Local Plan 2011 – 2031 (the “emerging Local Plan”) was submitted to the Secretary of State for independent examination on 30th January 2015.
- 5.19 The emerging Local Plan (2014) confirms that Angmering is considered a sustainable place for additional housing, and is a well-connected large village, providing an enhanced range of shops, employment, housing, community facilities and local services, supported by transport links.
- 5.20 The submission version of the Local Plan (2014) did not allocate the Site but was submitted on the basis of an Objectively Assessed Need (“OAN”) of 580dpa. There have been a number of evidence base amendments which have since seen OAN rise very significantly.
- 5.21 OAN has most recently been demonstrated by Council evidence to have risen to 18,380 over the Plan period or 919dpa (from 580dpa within the submitted version of the emerging Local Plan).
- 5.22 On 6th December 2016, the Local Plan Subcommittee recommended to full council that in order to secure a sound plan at the time of the Local Plan examination and in order to boost the short term housing supply, the council would invite planning applications in the following circumstances:
- i. On sites identified as being ‘deliverable’ by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and / or infrastructure deliver;
 - ii. For the first phases of sites, being investigated as potential strategic allocations, where these phases do not adversely affect the delivery of either the whole allocation or the emerging Local Plan.
- 5.23 On 11th January 2017, Full Council resolved in accordance with the sub-committee and therefore invited planning applications on deliverable HELAA sites or potential strategic allocations.
- 5.24 Following the resolution of full committee Arun District Council released their Housing Implementation Strategy in March 2017 which acknowledges the need to boost the housing land supply in the short term. This report invites planning applications on identified HELAA sites as

well as possible first phases on sites included in the Plan as Strategic Site Allocations.

- 5.25 On 22nd March 2017, the Council endorsed for public consultation, Proposed Modifications to the emerging Local Plan. The Main Modifications are currently under consultation, which is due to continue until 30th May 2017. Within the proposed modifications Angmering is identified as a location for strategic growth. Policy H SP2c “Inland Arun” of the proposed modification allocates “Angmering North” (SD9) for at least 800 dwellings over the plan period. SD9 includes the Site and two other parcels of land. Given that the site is an emerging allocation and having accord to the committee meeting of the 6th December and 11th January along with the Implementation Strategy it is clear that a planning application on this site is acceptable at this time. The Site will not prejudice the delivery of the rest of the allocation.

National Planning Practice Guidance

- 5.26 Published on 6 March 2014, the government published the National Planning Practice Guidance (NPPG), which provides guidance to inform the understanding and approach to the NPPF. Guidance within the NPPG has been used where relevant.

Supplementary Planning Documents (“SPD”)

- 5.27 In addition to the above policy considerations, the Council have prepared a number of SPDs which are considered relevant. These include:

- a. Open Space & Recreation Standards (October 2000);
- b. Conservation Areas (October 2000);
- c. Parking Standards (October 2000); and
- d. Archaeology (September 2003).

- 5.28 The above SPDs are very old and relatively out-of-date. As such, the Council is working on a number of updated evidence based documents in support of the emerging Local Plan. Standards within both the adopted SPDs and emerging Local Plan documents have been considered in the formation of the Proposed Development, with guidance on relevant design standards discussed at the pre-application meeting.

6.0 Planning Appraisal

- 6.1 In this Section of the planning statement we assess the proposals against relevant planning policies.

Housing Land Supply

- 6.2 The NPPF at paragraph 49 states that the “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.”
- 6.3 The Council’s latest OAN evidence entitled “Updated Housing Needs Evidence” (produced by G L Hearn in September 2016) identifies an updated OAN figure for the District, covering the Plan period (2011 – 2031) of 919dpa. This represents a significantly higher housing need over the Plan period than the Submission Version of the Local Plan (580dpa).
- 6.4 The Council’s Annual Monitoring Report confirms that the Council accepts that land supply is only 1.9 years.
- 6.5 As referenced previously, to help to address this in the short term the Council is inviting planning applications on sites considered to be ‘deliverable’ in the HELAA and first phases to proposed strategic allocations where this would not prejudice the delivery of the wider strategic allocation or the emerging Local Plan.
- 6.6 The Proposed Development is the first phase of a proposed allocation and therefore represents an opportunity to provide a significant contribution to the short-term supply of housing.

Principle of Development

- 6.7 Paragraph 14 of the NPPF establishes the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. This means that development proposals that accord with the development plan should be approved without delay. As the development plan is out-of-date, planning permission should be granted unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or
 - specific policies in the NPPF indicate that development should be restricted.
- 6.8 Paragraph 187 reinforces that 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.'

- 6.9 Paragraph 17 sets out 12 core land-use planning principles to be used to underpin plan-making and decision-taking and which planning should achieve.
- 6.10 Policy SD SP1 (Sustainable Development) of the emerging Local Plan sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out in the NPPF.
- 6.11 Whilst the Site is currently outside of the Built-up Area Boundary of Angmering as defined by the adopted Local Plan (2003) and NP, which are both out-of-date in relation to their provisions for the supply of housing, it is identified by the Council as a proposed allocation the emerging Local Plan.

Building a Strong Competitive Economy

- 6.12 Paragraph 7 of the NPPF states that the economic dimension of sustainable development involves the building of a strong, responsive and competitive economy; by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- 6.13 Paragraph 18 of the NPPF states that planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system (NPPF, paragraph 19). In this regard, the Proposed Development would make a significant contribution to the supporting of employment throughout its development and construction phases.
- 6.14 There would be a significant need for resources and equipment to support its construction. Ongoing resources would be required through the lifetime of the development to support maintenance and individual future house adaptations (such as those under permitted development rights).
- 6.15 Paragraph 23 of the NPPF recognises the essential contribution that residential development can provide in ensuring the vitality of centres. Whilst this primarily relates to commercial activity such as retail and other local businesses, there would be an increase in the local population size of Angmering creating a greater demand for local services. This would have the potential to create additional jobs in the locality and may contribute to attracting new business to the area.

- 6.16 Further support to the local economy would arise from the funding and provision of the necessary supporting infrastructure, including the necessary highway junction improvements as detailed within the Transport Assessment.

Summary

- 6.17 In summary the proposals would contribute favourably to the economic arm of sustainable development as identified within the NPPF.

Delivering a Wide Choice of High Quality Homes

- 6.18 The Local Plan (2003) and Angmering NP (2015) are out of date in relation to the supply of housing.
- 6.19 In light of the significant shortfall of housing in the District (1.9 years at best), there is an urgent need for housing.
- 6.20 In order to boost significantly the supply of housing, the Council need to support the provision of sustainable residential developments where they comply with the NPPF as a whole and bring their housing land-supply position in line with the requirements of paragraph 47 of the NPPF as soon as possible.
- 6.21 The proposed level of housing is therefore considered appropriate and would accord with the requirements of the NPPF.

Dwelling Mix

- 6.22 To deliver a wide choice of high quality homes, the Council should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (NPPF paragraph 50).
- 6.23 The latest evidence on housing mix has been provided within the Council's Updated Housing Needs Evidence Report (September 2016) which suggests the following broad mix of housing:

Table 6.2: G L Hearn broad mix of housing

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5 – 10%	40 – 45%	35 – 40%	10 – 15%

Intermediate / Starter Homes	15 – 20%	50 – 55%	25 – 30%	0 – 5%
Affordable Rented	35 – 40%	35 – 40%	15 – 20%	5 – 10%

6.24 Whilst the application is submitted in outline, with housing mix not for approval, an indicative housing mix has been provided which broadly follows the most recent information on housing mix within the G L Hearn September 2016 housing needs update (Table 6.2 above). The indicative housing mix (outlined at Table 4.1) reflects what is shown on the indicative masterplan and has been produced in order to demonstrate the ability of the Site to accommodate up to 175 dwellings without conflict with the requirements of the development plan or the NPPF.

6.25 The eventual mix would follow the latest housing needs evidence at the time a reserved matters application is submitted.

Affordable Housing Statement

6.26 Paragraph 50 of the NPPF states that where a local planning authority has identified that affordable housing is needed, it should set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

6.27 Saved Policy DEV17 of the Local Plan (2003) relates to affordable housing provision for developments greater than 25 dwellings, stating that the appropriate level and type of provision will be dependent upon identified local housing need. The NP at Policy HD3 (Housing Mix) seeks to ensure the mix of housing reflects local needs. Whilst the NP does not require a specific quantum of affordable housing, it refers to the emerging Local Plan requirement. Within the emerging Local Plan Policy H SP2 (Affordable Housing) the Council is seeking to support a policy requirement of a minimum of 30% affordable housing, with an initial default position of 75% rent and 25% intermediate market housing.

6.28 Recent discussions confirm that the Council would be seeking a 30% provision of affordable housing and that a tenure split of 50% social rented and 50% intermediate housing has been found acceptable.

Standard of Accommodation

6.29 The NP at Policy HD6 and the Local Plan (2003 within saved Policy GEN7 both require high

quality design with the needs of people in mind. The NPPF (paragraph 17) seeks to secure a good standard of amenity for all existing and further occupants of land and buildings.

- 6.30 Draft Policies D DM1 (Internal Space Standards) and D DM3 (External Space Standards) of the emerging Local Plan outline the Council's latest position on required standards for accommodation. However, as an outline planning application, such details are not for determination at this stage, and the proposals will need to accord with the adopted policy requirements at the time of the submission of reserved matters.

Good Design

- 6.31 The Local Plan (2003) within Policy GEN7 (the form of new development) and the NP within Policies HD6 (housing layout and design) and Policy HD7 (Housing Density) are of relevance. The Council is seeking to provide up-to-date policy within the emerging Local Plan at Policies D SP1 (Design) and D DM1 (aspects of form and design quality).
- 6.32 Emerging Local Plan Policy D SP1 (Design) sets out that all development proposals should be of good quality and demonstrate a high standard of design. The submitted DAS provides an appraisal of the Site in the context of its surroundings and provides information on the design evolution process relevant to the above policies.
- 6.33 The NPPF states that 'good design' is a key aspect of sustainable development. Paragraph 56 of the NPPF identifies that great importance is attached to the design of the built environment and that good design is indivisible from good planning.
- 6.34 Paragraph 58 of the NPPF clarifies that development should;
- a) function well and add to the overall quality of the area during the lifetime of the development;
 - b) establish a strong sense of place and creating attractive, comfortable places to live, work and visit;
 - c) optimise the potential of the Site to accommodate development with an appropriate mix;
 - d) respond to local character and history, reflecting the identity of local surroundings and identify;
 - e) create safe and accessible environments; and

- f) utilise good architecture and appropriate landscaping to be visually attractive.

- 6.35 Parameter Plans have been submitted for approval, outlining the relevant development parcels and maximum building heights (2.5 storeys). This has been informed by relevant Site constraints / context. The proposed density at 35dph would be similar to that within the surrounding area and in accordance with the Local Plan (2003) requirement for a minimum of 30dph to ensure the efficient use of land.
- 6.36 The indicative layout has demonstrated that the Proposed Development could be accommodated on this Site without conflict with the development plan, the emerging Local Plan or the NPPF.

Neighbour Amenity

- 6.37 Local Plan (2003) saved Policy GEN7 (covered under Policy QE SP1 of the emerging Local Plan) requires an appropriate design and layout that would not have an unacceptable impact on adjoining occupiers, land, use or property. Further, the NPPF requires that sustainable development would involve positively making places better for people.
- 6.38 Landscape buffers shown indicatively to areas such as north of the Malt House and other properties on the Avenals to the west of the Site have been included to bring any impact on the amenity of neighbouring properties to within acceptable levels.
- 6.39 As accepted by the Council within the pre-application advice, that subject to details of layout and design within a reserved matters application, the Proposed Development would be acceptable with regard to potential impact on the residential amenities of neighbouring properties.

Summary

- 6.40 Whilst this application is submitted in outline form only with matters of design and layout not for approval, it is apparent that the Proposed Development would accord with the requirements of the Development Plan as demonstrated by the indicative masterplan. Policy compliance would ultimately be assessed once the proposed design and layout has been submitted for approval within a reserved matters application.

Promoting Sustainable Transport

- 6.41 There are a number of saved policies within the Local Plan (2003) which relate to sustainable transport, including Policies GEN7, GEN12, GEN14 and GEN15.
- 6.42 Saved Local Plan (2003) Policy GEN7 requires that proposals seek to reduce the need to travel,

particularly by private car and allow for the safe movement of pedestrians and vehicles. Local Plan (2003) saved Policy GEN12 concerns parking standards for new developments, whilst saved Policy GEN14 relates to public transport improvements and Policy GEN15 relates to cycling and walking networks.

- 6.43 Neighbourhood Plan (2015) Policies TM1 (Local Highways) and TM2 (Cycling, walking and equestrian) are also relevant. These policies require that the impacts arising from additional traffic generation during construction and operational phases are sufficiently mitigated, minimise traffic through the village Conservation Area, and improve the network of cycle ways and footways, in particular pedestrian access to key locations within the village such as schools and the railway station.
- 6.44 The emerging Local Plan has included draft policies concerning transport, namely Policies TDM1 (sustainable travel and public rights of way) and TSP1 (transport and development), however, these carry limited weight at this stage.
- 6.45 Paragraph 29 of the NPPF states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Paragraph 32 states that developments that generate a significant number of trips should be supported by a Transport Statement or Transport Assessment, and that plans and decisions should take into account whether;
- opportunities for sustainable transport modes have been taken up depending upon the nature and location of the Site;
 - safe and suitable access to the Site can be achieved for all people; and
 - improvements can be undertaken within the transport network that cost effectively limit the impacts of the development.
- 6.46 Key to the sustainability objective of the NPPF is the maximisation of the use of sustainable transport modes. As such there should be access to high quality public transport facilities (NPPF, paragraph 35) and the application of the principle that where possible, journey lengths for employment, shopping, leisure, education and other activities should be minimised (paragraph 36).
- 6.47 In order to assess compliance against current Development Plan and NPPF requirements, in particular paragraph 32 of the NPPF, a Transport Assessment ("TA") has been produced. The main conclusions of the Transport Assessment, having had regard to the above policies, together with the Arun Transport Study (March 2013), West Sussex Transport Plan (February

2011), WSCC Guidance for Parking in New Residential Developments (September 2010) and other relevant industry standard practice guidance are:

- the Site is in an accessible location in transport terms with local bus and rail services which provide good accessibility to wider destinations;
- there is good footway provision within a network of surrounding streets, and some dedicated cycle lanes which would encourage cycling from the Site;
- proposed access arrangements, including a priority junction onto Water Lane and additional pedestrian, cycle and emergency access onto Weaver's Hill and High Street, would comply with the relevant design guidance and deliver safe access for all people;
- there are a good range of everyday services within walking distance of the Site, including retail, education, employment and leisure facilities, with sustainable modes of transport supported by the Framework Travel Plan as part of a Sustainable Transport Strategy included with this application;
- supported by traffic modelling, the residual impact of development on the operation of the local highway network would not be significant, assisted by deliverable and cost effective solutions, and would fall considerably short of the "severe" test outlined by the NPPF;
- as the Site forms part of a larger area being promoted for development through the emerging Local Plan, a sensitivity test has been undertaken which found the Proposed Development would not prejudice the comprehensive development of the wider site, including that north of Water Lane; and
- consequently, there would therefore be no transport or highway reasons for refusing or preventing the Proposed Development.

6.48 In light of the above appraisal, supported by the detailed assessments within the Transport Assessment and Framework Travel Plan included with this application, the Proposed Development would be sustainable in transport terms and would comply with the requirements of the development plan and policies within the Framework.

Promoting Healthy Communities

Open Space

- 6.49 The Local Plan (2003) requires that public open space is provided at 2.4 ha per 1,000 population and the provision of suitable play equipment. This follows the requirements stated within the Council's SPD on Open Space and Recreation Standards (2000). The NP at Policy TM2 seeks to support proposals which increase or improve the network of cycle ways, footways and footpaths, which could include those providing routes through useable open space.
- 6.50 Regard has also been made to the requirements within draft Policies HWB SP1 (health and wellbeing) and OSR DM1 (open space, sport and recreation) of the emerging Local Plan, however, having not been through examination, these policies carry limited weight.
- 6.51 The Council have recently considered a number of major residential development proposals in the vicinity of the Site, employing a more up-to-date stance. Within the pre-application advice received from the Council, the Council's Greenspace Officer clarifies that Fields in Trust guidelines (FIT) requires that 3.2 hectares of open space are provided for every 1,000 people and states that the Proposed Development appears to provide in excess of this minimum.
- 6.52 Paragraph 73 of the NPPF promotes access to high quality open spaces and opportunities for sport and recreation, acknowledging the contribution it can make to the health and wellbeing of communities.
- 6.53 The pre-application advice from the Council also clarified that Local Areas of Play ("LAP") and Local Equipped Areas of Play ("LEAP") would be required on Site, with contributions to an off-site Multi Use Games Area ("MUGA").
- 6.54 Details on precise areas of open space and play areas are not submitted for approval with this outline application. However, the indicative masterplan demonstrates that the Site could provide for the relevant standards by illustrating 6 LAPs and 1 LEAP located appropriately around the Site. The indicative masterplan shows sufficient capacity for approximately 24,000sqm of informal open space, and as such would be in excess of the minimum requirements.
- 6.55 The Proposed Development would therefore be in accordance with the requirements of the Development Plan, emerging Local Plan and the NPPF with regard to ability to provide appropriate levels of open space and play areas.

Safe and Accessible Developments

- 6.56 Saved Policy GEN18 of the Local Plan (2003) seeks to use the design and layout of developments to prevent crime, whilst Policy GEN7 seeks to ensure safe movement of pedestrians and vehicles.
- 6.57 The NPPF supports this requirement at paragraph 69, seeking for developments to promote opportunities for meetings between members of the community within safe and accessible environments. This matter was discussed at the pre-application meeting with the Council, and included within the Council's written pre-application response, which highlighted the need to ensure the central greenspace area benefitted from sufficient natural surveillance.
- 6.58 Whilst recognising that the layout shown on the indicative masterplan is for informative purposes only (not for approval), the indicative layout was adjusted to take account of the Council's comments and the LEAP moved to within the central greenspace area. Further, minor adjustments along the central pedestrian route were made to increase surveillance.
- 6.59 It is considered that the indicative masterplan sufficiently demonstrates that a development of up to 175 dwellings could be accommodated within the Site whilst allowing for a layout which appropriately addresses the need to design out crime through natural surveillance.

Summary

- 6.60 The Proposed Development could provide an open space quantum, as demonstrated by the indicative masterplan, in excess of current requirements and would be able to promote the use of this open space, benefiting the health of future residents through the creation of attractive, safe and accessible routes through the Site, connecting with wider networks.
- 6.61 The Proposed Development is therefore considered to comply with the requirements of the Development Plan and the NPPF in relation to open space and leisure standards.

Meeting the Challenge of Climate Change and Flooding

- 6.62 The Local Plan (2003) requires at saved Policy GEN11 that development avoids the risk of flooding, Policy GEN9 seeks to ensure that adequate drainage capacity exists or can be provided with consideration to SUDS. Policy EH3 of the NP requires that any new development must ensure flooding within the Site is mitigated, must not increase flooding impact on surrounding properties and areas and should incorporate SUDS unless demonstrated that an alternative drainage system is appropriate.

- 6.63 Draft policies ECC SP1 (adapting to climate change), SCC SP2 (energy and climate change mitigation), W DM2 (flood risk), W DM3 (sustainable urban drainage systems) and WM DM1 (water management) within the emerging Local Plan, have also been considered, though it should be noted that these carry limited weight having not been tested at examination.
- 6.64 The NPPF at paragraph 100 requires that development should be steered towards areas of lowest flood risk. The development parcels within the Site would be located within Flood Zone 1, an area with the lowest risk of flooding (less than 0.1% chance of flooding).
- 6.65 The NPPF requires (paragraph 99) that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change, whilst paragraph 103 requires that proposed developments should not increase flood risk elsewhere.
- 6.66 In order to assess compliance against the relevant policies relating to climate change and flooding within the NPPF and development plan, an FRA (incorporating February 2016 climate change guidance) has been produced, in addition to a Geo-Environmental Assessment. These reports were produced in consultation with the Environment Agency, West Sussex County Council (as the Lead Local Flood Authority) and Southern Water (Statutory Drainage Undertaker). The findings of these assessments are that:
- given residential development (class as having more vulnerability) would be located within Flood Zone 1, the Sequential Test has been applied and the Exception Test is not required;
 - an assessment of flood risk relating to the Site highlighted that there is a low risk from all sources of flooding;
 - the potential for groundwater flood susceptibility from Clearwater Flooding requires further investigation and will be provided in due course;
 - mitigation is proposed to manage run-off water from the Site to pre-development (Greenfield) rates, meaning that there will be no increase in volumes up to and including the 1% annual exceedance probability event;
 - off-site reinforcement / upgrading works will be required with regard to the nearest foul sewer, circa 50 metres from the nearest point of the Site and downstream capacity; and

- that whilst the FRA highlights some potential flood risks, it is considered the risks and impacts can be managed to an appropriate level through the adoption of mitigation measures.

6.67 The FRA and relevant content within the Geo-Environmental Assessment effectively demonstrate that the Site could be developed effectively and sustainably, having regard to the potential impacts arising from climate change, without conflict with the relevant Development Plan and NPPF policies, subject to the mitigation identified within those reports.

Conserving / Enhancing the Natural Environment

Landscape

6.68 Saved Local Plan (2003) Policy GEN7 requires that development proposals must be accompanied by an analysis of the Site and its immediate setting, considering (amongst other factors) the impact on townscape and landscape. Further, the policy requires that the Proposed Development responds positively to the identified characteristics of the Site and surrounding area.

6.69 The NP also contains policies of relevance. Policy HD5 of the NP requires that buildings do not exceed 2.5 storeys and that they integrate appropriately with the character of nearby development and the landscape setting. In particular, this policy requires that the Proposed Development causes no detrimental impact on views into or out of the South Downs National Park. Policy EH2 of the NP states that, in relation to protecting the setting of the South Downs National Park, that new development adjoining it will be supported, but that it should not adversely affect the views into and out of the Park by virtue of its location or design.

6.70 Emerging Local Plan draft Policy LAN DM1, whilst carrying limited weight, conveys similar requirements to that contained within the development plan. In particular it would require that landscape character is conserved or enhanced, historic character and development pattern is respected, and that the setting of the South Downs National Park is protected.

6.71 The NPPF, at paragraph 109, states that valued landscapes should be protected and that (paragraph 115) great weight should be given to conserving landscape and scenic beauty in National Parks. It should be noted however that the Site is located adjacent to, but not within a National Park, and as such paragraph 116 of the Framework would not apply.

6.72 A Landscape and Visual Impact Assessment ("LVIA") has been produced to assess the potential impact the Proposed Development may pose on the surrounding landscape, paying particular attention to the potential impact on the South Downs National Park. The LVIA is included with

this planning application and a summary of the findings is provided below.

Landscape Effects

6.73 The overall landscape effects identified include:

- a substantial to moderate adverse effect on the local landscape character and a moderate adverse effect on the nearby national park;
- a moderate effect on the Angmering Conservation Area;
- no effect (once proposed planting has matured) on the setting of nearby Listed Buildings;
- no effect upon the Highdown Hill Camp Scheduled Ancient Monument and Groom's Copse Ancient Woodland due to the separation distance; and
- only a moderate to slight significance or no significance on scenic quality and leisure and tourism.

Visual Effects

6.74 The overall visual effects identified include:

- viewpoints outside the Zone of Theoretical Visibility (as shown within the LVIA) would have no view or a distant view of the Site and would therefore not be significant;
- local views of the Proposed Development would be restricted to receptors within the boundary or within approximately 350 metres to the east of the Site;
- any views of the Site from the South Downs National Park would be limited to those areas east of the Site and would be limited to glimpses of roofs over the existing vegetation; and
- views would be further filtered by proposed mitigation planting along the eastern boundary of the Site and all viewpoints that experience a view of the Site would reduce in significance of effect over time as mitigation planting matures.

Mitigation Measures

6.75 The recommended mitigation measures include:

- careful layout (shown on an indicative masterplan) of development with areas of open space, incorporating tree and shrub planting, providing separation where required;

- retention and enhancement of existing tree, shrub and hedge planting where possible;
- a landscape buffer (5.5m to 9m) between the Proposed Development and the A280 to provide screening along the eastern boundary, limiting views of the development from the A280 and the South Downs National Park; and
- areas around stream to the north of the Site and attenuation ponds provide further opportunities for scrub and wetland planting.

6.76 Further detail on a range of potential mitigation measures is provided within the LVIA at paragraph 4.13.

6.77 It is concluded that the impacts identified within the LVIA would be sufficiently mitigated. To illustrate potential mitigation, the indicative masterplan has incorporated the recommended mitigation measures identified within the LVIA, such as buffer areas with screen planting to the western parcel and to the south around the nearby Listed Buildings, and a buffer strip of 5.5m to 9m depth along the eastern boundary. The residual impacts would comply with the requirements of the relevant Development Plan and Framework policies.

6.78 It is further noted that the residual impacts noted within the LVIA would be outweighed by the substantial benefits that the Proposed Development would deliver in providing much needed housing and affordable housing.

Biodiversity

6.79 Saved Local Plan (2003) Policy GEN29 (nature conservation across the District) requires that development only be permitted on sites with semi-natural habitats, and that sites of nature conservation interest or including wildlife corridors should largely be retained and sympathetically incorporated. Policy HEN30 of the Local Plan (2003) was not subject to policy saving therefore carries no material weight. These policies would be replaced upon adoption of the emerging Local Plan, however draft policies ENV SP1 (Natural Environment), ENV DM3 (non-designated sites) and ENV DM5 (development and biodiversity) carry limited weight at present.

6.80 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

6.81 A suite of surveys have been conducted in order to assess the ability of the Proposed Development to comply with the policy requirements of the Development Plan and that within

the NPPF in relation to biodiversity considerations. These have included an eDNA survey to ascertain the presence or likely absence of Great Crested Newts ("GCN") within the ponds around the Site, an Ecological Appraisal (incorporating survey results), a Reptile Survey and a supplementary Bat Survey to cover the western parcel of the Site. The findings of these surveys were:

- the Site is not considered to be under any constraints from the presence of GCN;
- water voles have been found within a waterbody outside the Site to the north east, however, as that waterbody will not be affected by the proposals, no specific mitigation for water voles will be required;
- the grazed grassland is not considered to be of significant ecological value;
- the scrub on site is of local site value only and the present hedgerows and trees are largely species-poor and not valued as important under the Hedgerow Regulations;
- the development is not thought to be constrained by the presence of badgers and no further surveys are recommended;
- whilst dormice presence is known to the north of Water Lane, the habitat on Site is considered unsuitable to support a population of dormice and the road between the Site and the woodland north of Water Lane is considered a significant barrier to dormouse dispersal. No further surveys were recommended;
- with potential for breeding birds on Site, any vegetation removal should be undertaken outside the bird nesting season;
- bat activity has been recorded to be low across the Site and provided the plans maintain and enhance the edge features where possible, it is considered that the favourable conservation status of bats in the local area will not be affected by the Proposed Development; and
- reptiles are likely to be absent from the Site at present with none detected during surveys, and as such no mitigation for reptiles would be required for the Site to be developed.

6.82 In light of the above conclusion from the detailed surveys conducted, it is apparent that there would be no conflict with the requirements of the Development Plan or the NPPF with regard to biodiversity, and given relative low biodiversity value of the Site, presents opportunity for enhancement.

Agricultural Land

- 6.83 Local Plan (2003) saved Policy Area 12 (Agricultural Land Quality) was not saved in 2007 by the Secretary of State. Given the emerging Local Plan has not been considered at an examination and is subject to significant unresolved objections, draft Policy SO DM1 (soils) can only carry limited weight. Where policies within the Development Plan are absent or silent, reference must instead be made to the requirements of the NPPF.
- 6.84 The NPPF (paragraph 112) sets out that local authorities should take into account the economic and other benefits of the best and most versatile agricultural land and seek to steer development to poorer quality land.
- 6.85 As accepted by the Council within its emerging Local Plan, there is a balance to be applied when considering whether it is appropriate to develop on agricultural land. Whilst the Site consists of Grade 1 agricultural land, there is sufficient retained Grade 1 Agricultural Land to the west and central parts of the District for the loss in approving the Proposed Development to be negligible. Further, given there is an urgent need for new housing in the District, with only a 1.9 years supply of housing land, the benefits provided by the new housing would outweigh the loss of agricultural land in this location. Furthermore, the Site of course forms part of a strategic residential allocation in the emerging Local Plan.

Arboriculture

- 6.86 Saved Local Plan (2003) Policy GEN28 (trees and woodlands) seeks to prevent damage to trees protected by a Tree Preservation Order ("TPO"), or that identified as ancient woodland or in a Conservation Area. Saved Policy GEN28 further covers nature conservation. The NP at Policy HD6 requires that important trees and hedgerows are retained, whilst encouraging the planting of new trees or shrub of similar species to those in the area.
- 6.87 The NPPF at paragraph 118 provides protection to aged or veteran trees of value where found outside ancient woodland, unless the need for, and benefits of, the development in that location outweigh the loss.
- 6.88 In light of the above requirements an arboriculture survey was conducted which ascertained the value of trees on Site and therefore any mitigation which may be required. The surveys found that:
- there are no TPO trees that would be affected by the Proposed Development;
 - the only trees that would require removal to facilitate the Proposed Development are

of a small size and their loss able to be feasibly mitigated as part of the landscaping phase;

- no access pruning would be required; and
- all buildings and hard surfaces can be, as illustrated on the indicative masterplan, located outside of root protection areas of trees highlighted for retention.

6.89 Further recommendations are included within the Arboricultural Survey attached with this planning application. The indicative masterplan demonstrates how development parcels can avoid the higher grade trees and their root protection areas as identified within the surveys. Further tree and shrub planting are proposed as detailed indicatively within the Landscape Layout contained within the DAS.

6.90 It is apparent there are no conflicts with the requirements of the Development Plan or the NPPF with regard to arboriculture.

Pollution

6.91 Whilst there are policies which relate to the environment within the Local Plan (2003), the NP focuses on environmental impacts arising from flooding. The NPPF, in general terms, at paragraph 109 requires that new development be prevented from contributing to or being put at risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Water

6.92 Saved Local Plan (2003) Policy GEN23 requires that development proposals do not cause detriment to the water environment. There is no directly relevant policy within the NP which relates to the potential pollution of the water environment.

6.93 The emerging Local Plan references water quality considerations within draft Policy W SP1.

6.94 A Geo-Environmental Assessment has been conducted in order to ascertain the potential for the pollution of nearby water resources, and whether there were any potential contaminants on the Site or within the surrounding area which may adversely affect the Proposed Development. The findings of that assessment are summarised below:

- the Site is not within a Special Protection Zone and there are no active groundwater abstraction licences within 1km;

- as the Site is within a Radon Affected Area, basic radon protection measures are required;
- no contamination exceeding acceptable levels were noted in analysed samples; and
- varying depths to competent soil across the Site with no specific soil remediation required.

6.95 Further detail on ground investigation surveys can be found within the attached Geo-Environmental Assessment.

6.96 The assessments conducted demonstrate no conflict with the Development Plan or the Framework with regard to potential pollutants on the Site or that may affect nearby water resources.

Noise

6.97 Saved Policy GEN32 of the Local Plan (2003) considers potential noise impacts and paragraph 123 of the Framework states that proposals should seek to avoid noise giving rise to significant adverse impacts on health and quality of life. The NP does not include a policy directly relevant to the consideration of noise impacts. Whilst carrying limited weight if any, noise is referred to within the emerging Local Plan at Policy QE DM1.

6.98 The Noise Assessment attached to this planning application concluded the following:

- noise levels arising from the A280 and Water Lane could be treated with suitable acoustic design measures within the Proposed Development;
- noise barriers would be required to reduce noise levels in gardens that face the A280 and Water Lane;
- noise level changes due to development traffic would represent a negligible change in noise in both the short and long term; and
- the Proposed Development is deemed acceptable in terms of its impact on, and sensitivity to, local noise.

6.99 No objection was raised from the Council's Environmental Health Officer as stated within the Council's pre-application advice, subject to conditions. Accordingly, the proposed Development would not conflict with the Development Plan and NPPF requirements concerning noise.

Light

6.100 Saved Policy GEN33 of the Local Plan (2003) requires that developments do not cause unacceptable impacts in relation to light pollution and the NPPF, at paragraph 125 states that the impact from light pollution should be limited. The NP does not include a policy which directly relates to light pollution.

6.101 The proposals for lighting would be submitted with a reserved matters application and are not for approval as part of this application. Further, pre-application advice agrees with this conclusion, stating that “the proposal is likely to be acceptable in terms of light subject to details being satisfactory”.

Air

6.102 Saved Policy GEN34 of the Local Plan (2003) requires that decisions for development consider the potential impact upon air pollution. The NP does not include a policy which relates to air pollution. The Framework requires at paragraph 124 that developments in Air Quality Management Areas are consistent with the local air quality action plan. The emerging Local Plan makes reference to air pollution at draft Policy QE DM3.

6.103 An Air Quality Assessment has been conducted and included with this application. Its main findings are:

- site-specific UK-AIR and monitoring results from nearby suggest that air quality in the area is generally good with background concentrations at the Site likely to be well below the relevant UK Air Quality Standards;
- no significant changes in pollution concentrations are anticipated from altered vehicle movements;
- air quality at the facades of the Proposed Development parcels are expected to be acceptable and the Site is considered suitable for residential use; and
- the Proposed Development would be acceptable in terms of its impact on, and sensitivity to, local air quality and as such would comply with all relevant air quality policy.

6.104 It is therefore clear that there would be no conflict with the requirements of the Development Plan or the NPPF with regard to air quality.

Conserving / Enhancing the Historic Environment

- 6.105 In relation to heritage assets, saved Local Plan (2003) policies ARE2 (Conservation Areas), Area 16 (Ancient Monuments and sites of national archaeological importance) and Area 17 (sites of archaeological interest) are relevant.
- 6.106 The NP does include Policy EH1 which concerns development within the Angmering Conservation Area and requires consideration with regard to the potential
- 6.107 impact on its setting. Whilst it would carry limited weight at this stage, the Council has drafted Policy HER SP1 within the emerging Local Plan which considers the historic environment.
- 6.108 The Framework at paragraph 131 states that in making decisions, account should be taken of:
- the desirability of sustaining and enhancing the significance of heritage assets;
 - the positive contribution that such assets can make to sustainable communities; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.109 Further, the NPPF (paragraph 132) states that great weight should be given to the historic asset's conservation, including harm to its setting. Further, at paragraph 134 of the Framework, it states that where development proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.110 In addition to designated heritage assets, the NPPF at paragraph 135 requires that the potential impact on the significance of non-designated heritage assets should also be taken into account, employing a balanced judgement with regard to the scale of any harm and the significance of the heritage asset.
- 6.111 The Site is not within a Conservation Area and there are no designated heritage assets within it. There are some listed buildings adjacent to the Site, in particular to the south and western sides. The Angmering Conservation Area is located to the south west of the Site.
- 6.112 Therefore, consideration of the potential impact on heritage assets is required through an appropriate desk-based assessment, and where necessary, a field evaluation (NPPF, paragraph 128).

6.113 A number of historic environment surveys have been conducted, including a Heritage Statement, Geophysical Survey Report, Archaeological Evaluation Report and an Archaeological Desk Based Assessment. These reports are submitted with this application and should be referred to for detailed assessment information.

6.114 The main findings in relation to designated heritage assets are:

- there is intervisibility between the Site and nine Grade II Listed Buildings;
- potential impact on the Listed Buildings known as The Avenals, Barn or Outbuilding South of Cressingham Cottage, Malt Barn Cottage / The Malthouse, The Spotted Cos Public House, White House Cottage / Thatchers and The White House has been found to be neutral;
- mitigation planting together with buffer areas where advised would ensure the potential impacts would be neutral in respect of Weaver Cottage, very low with regards to Littleworth / Littleworth Cottage, and very low with regard to Cressingham Cottage;
- the setting of the Angmering Conservation Area cannot be said to contribute to its significance due to the fact it has been significantly altered during the latter part of the 20th century;
- locations within the Site which are in close proximity to the Conservation area are recommended to incorporate buffer areas with mitigation planting to avoid increased inter-visibility between the Site and the Conservation Area; and
- overall, given the very low levels of harm that may be caused, they should be considered as outweighed by the planning / public benefits of the Proposed Development.

6.115 With regard to undesignated heritage assets, the Archaeological Desk Based Assessment (“ADBA”) reached the following conclusions:

- the Site does not lie within an Archaeological Notification Area;
- the Site is considered to have a potential for archaeological settlement evidence;
- the Proposed Development has the potential to impact archaeological remains of a likely local significance and will not therefore present an overriding constraint to development; and

- it is likely that a geophysical survey and photographic survey may be required.

6.116 In light of the ADBA findings, a Geophysical Survey was conducted and then evaluated within an Archaeological Evaluation Report, which found:

- areas of magnetic disturbance due to likely combination of natural causes and modern activity;
- that there is a presence of archaeological deposits within the central and southern parts of the Site with evidence of medieval and recent agricultural activity; and
- the potential for deposit survival is strong across the Site.

Summary

6.117 The detailed survey reports to evaluate the potential impact on designated and non-designated heritage assets have found that there are no designated heritage assets within the Site and those outside the Site can be sufficiently protected by mitigation buffers and screen planting. Further, no non-designated heritage assets of significance that would prevent the development of the Site have been found.

6.118 Similarly, the potential impacts upon the setting of the Angmering Conservation Area would be low and minimised through appropriate screen planting.

6.119 The indicative masterplan has demonstrated that the mitigation recommended within the survey work conducted can be appropriately accommodated, whilst the significant need for housing would outweigh the limited impact on heritage assets. The Proposed Development would therefore comply with the requirements of the Development Plan and the NPPF.

7.0 Section 106 Draft Heads of Terms

- 7.1 In order to ensure sufficient provision of Infrastructure and compliance with the Development Plan with regard to infrastructure provision, a number of off-Site financial contributions would be required.
- 7.2 Therefore, in accordance with the requirements of the Community Infrastructure Levy Regulations 2015, this section provides draft Heads of Terms for a suitable Section 106 Agreement. The precise scope and level of contributions within any legal Agreement will be discussed within the application process;
- 7.3 It is anticipated that the Section 106 Agreement could include:
- a. the provision of a suitable level of affordable housing, currently identified to be 30%;
 - b. provision of on-site open space including play areas;
 - c. contribution to off-site leisure and play facilities;
 - d. implementation of a Travel Plan;
 - e. contribution to highway network improvement works;
 - f. education contributions; and
 - g. health contributions.
- 7.4 The precise requirements for inclusion within the Section 106 Agreement will be discussed with the Council during the application process.

8.0 Conclusions

This Planning Statement demonstrates that the Proposed Development would constitute sustainable development. There is a significant housing land-supply shortfall in the District (just 1.9 years currently). The Proposed Development would therefore make a significant contribution to the urgent housing need within Arun District in a highly sustainable, accessible location.

- 8.1 The Council has recognised the sustainable merits of the Site and has allocated it within the emerging Local Plan as part of the wider strategic site referred to as Angmering North.
- 8.2 In summary, having regard to the technical reports attached to this planning application, the development of the Site would:
- deliver development compliant with the emerging Local Plan and the Council's Housing Implementation Strategy to allow first phase developments of wider strategic allocations;
 - contribute materially to the District's five-year housing land supply position with no barriers to delivery subject to obtaining the necessary consents;
 - provide economic benefits through the supporting of construction and associated supply chain jobs during the construction phase and operational employment (such as support services) through the operational (occupation) phase;
 - provide significant social benefits from the provision of much needed market and affordable housing with an attractive, safe design and layout which would not unacceptably impact general and visual amenities;
 - contribute towards the improvement of infrastructure including health and education;
 - not cause unacceptable detriment to safety or disruption within the surrounding highway network, providing mitigation where necessary;
 - would be appropriate in the context of the character of the surrounding environment, and would not cause unacceptable detriment on heritage assets, the Angmering Conservation Area or the setting of the South Downs National Park;
 - would not cause an unacceptable impact in relation to flooding, drainage or with regard to pollution arising from noise, light, air or contamination;

- would not unacceptably impact biodiversity on or near the Site but would present opportunities for enhancement; and
- would not prejudice the development of the potential strategic residential allocation north of Water Lane as being considered within the emerging Local Plan process.

8.3 On this basis the Proposed Development should be approved.

Appendix A – Council Pre Application Advice



Nexus Planning
Suite A
3 Weybridge Business Park
Addlestone road
Weybridge
KT15 2BW

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/135/16/

Please ask for: Claire Potts

01903 737698

20 September 2016

Dear Mr Locke

Pre-Application Advice

Request for pre-application advice concerning an outline planning application for up to 175 dwellings on land south of Water Lane, Angmering.

Land South of Water Lane Angmering

I write regarding the above matter and your enquiry received on 26th July 2016.

Description Of Proposed Development

From the details submitted, I understand that you propose to develop up to 175 dwellings with a site area of over 9ha on land to the south of Water Lane, Angmering. This would include approximately 1.8ha of general open space, 0.47ha of Sustainable Drainage (SuDS) attenuation, and 6 Local Areas of Play (LAP) and 1 Local Equipped Area for Play (LEAP). An illustrative masterplan for the site has been prepared to demonstrate how the proposed 175 units could be accommodated.

Description Of Site

The site comprises agricultural land in arable use and is situated to the south of Water Lane. The site is gently sloping from north to south with a steeper slope to a dip to the north as it joins Water Lane. The site is bounded by a mix of trees and hedgerows, the details of which have been included in an Arboricultural Survey and Method Statement. The eastern edge of the site is bounded by the A280. The northern part of the site is within Flood Zone 2.

Description Of Locality

The area is rural in character with the South Downs National Park to the east of the site. The Angmering Conservation Area lies to the south of the site, with listed buildings close to the site boundaries, including the Spotted Cow Public House and Avenals Farmhouse (listed farmhouse). There is existing residential development to the south and west of the site and further residential development to the south off Roundstone Lane.

Planning Issues

The following issues have been identified for consideration.

decpaa

Principle
 Design
 Neighbour Amenity
 Amenity Space Provision
 Bin Storage
 Affordable Housing
 Highways, Transport and Parking
 Sustainability
 Sustainable Construction
 Flooding/Drainage
 Listed Building(s)
 Conservation Area
 Protected Trees
 Open Space Provision
 Light Pollution
 Noise Pollution
 Infrastructure Provision
 Biodiversity
 Protected Species
 Crime
 Loss of Agricultural Land
 Landscape Impact
 Archaeology
 Housing Supply

Relevant Planning History

A/53/10/EIS	Scoping Opinion for mixed use development to include residential housing (including affordable), employment uses, community uses and public open space	Scoping Issued 07-05-2010
-------------	--	------------------------------

Comment On Site History

A Scoping Opinion was provided relating to a similar proposal, however the EIA Regulations have since been amended and a different proposal is now being considered, therefore the previously issued Scoping Opinion does not apply.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	NEACW1	Angmering Neighbourhood Plan 2014 POLICY CLW1
	ECSP1	C SP1 Countryside
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM2	D DM2 Internal Space Standards
	EDDM3	D DM3 External Space Standards
	EDSP1	D SP1 Design
	EECCDM1	ECC DM1 Renewable Energy
	EECCSP1	ECC SP1 Adapting to Climate Change
	EECCSP2	ECC SP2 Energy and climate change mitigation
	EENVDM3	ENV DM3 Non Designated Sites
	EENVDM4	ENV DM4 Protection of Trees
	NEATM1	Angmering Neighbourhood Plan 2014 POLICY TM1
	NEATM2	Angmering Neighbourhood Plan 2014 POLICY TM2
	EENVDM5	ENV DM5 Development and Biodiversity

decmaa

EENVSP1	ENV SP1 Natural Environment
EGISP1	GI SP1 Green Infrastructure & Development
EHDM1	H DM1 Housing Mix
EHEDM3	HER DM3 Conservation Areas
EHEDM6	HER DM6 Sites of Archaeological Interest
EHERSP1	HER SP1 The Historic Environment
EHSP1	H SP1 Strategic housing, parish and town council allocations
EHSP2	H SP2 Affordable Housing
EHWBSP1	HWB SP1 Health & Wellbeing
EINFSP1	INF SP1 Infrastructure provision and implementation
ELANDM1	LAN DM1 Protection of Landscape Character
EOSRDM1	OSR DM1 Open Space, Sport & Recreation
EQEDM1	QE DM1 Noise Pollution
EQEDM2	QE DM2 Light Pollution
EQEDM3	QE DM3 Air Pollution
EQEDM4	QE DM4 Contaminated Land
EQESP1	QE SP1 Quality of the Environment
ESDSP1	SD SP1 Sustainable Development
ESDSP2	SD SP2 Built -Up Area Boundary
ESODM1	SO DM1 Soils
ETDM1	T DM1 Sustainable Travel and Public Rights of Way
ETSP1	T SP1 Transport and Development
EWDM1	W DM1 Water Supply & Quality
EWDM2	W DM2 Flood Risk
EWDM3	W DM3 Sustainable Urban Drainage Systems
EWMDM1	WM DM1 Waste Management
EWSP1	W SP1 Water
GEN11	Inland Flooding
GEN12	Parking in New Development
NPPG	National Planning Practice Guidance
GEN14	Public Transport
GEN15	Cycling and Walking
GEN18	Crime Prevention
GEN2	Built-up Area Boundary
GEN20	Provision of Public Open Space within New Development
GEN21	Renewable Energy
GEN23	The Water Environment
GEN25	Water Resources
GEN26	Water Quality
GEN28	Trees and Woodlands
GEN29	Nature and Conservation Across the District
GEN3	Protection of the Countryside
GEN32	Noise Pollution
GEN33	Light Pollution
GEN34	Air Pollution
GEN7	The Form of New Development
GEN8	Development and the Provision of Infrastructure
GEN9	Foul and Surface Water Drainage
NEAEH3	Angmering Neighbourhood Plan 2014 POLICY EH3
NEAER1	Angmering Neighbourhood Plan 2014 POLICY ER1
NEAHD1	Angmering Neighbourhood Plan 2014 POLICY HD1
NEAHD2	Angmering Neighbourhood Plan 2014 POLICY HD2
NEAHD3	Angmering Neighbourhood Plan 2014 POLICY HD3

NEAHD4	Angmering Neighbourhood Plan 2014 POLICY HD4
NEAHD5	Angmering Neighbourhood Plan 2014 POLICY HD5
NEAHD6	Angmering Neighbourhood Plan 2014 POLICY HD6
NEAHD7	Angmering Neighbourhood Plan 2014 POLICY HD7
NEAHD8	Angmering Neighbourhood Plan 2014 POLICY HD8
NEAHD9	Angmering Neighbourhood Plan 2014 POLICY HD9

Planning policy guidance NPPF National Planning Policy Framework

Principle

The site lies in a countryside location outside the Built-up boundary where the principle of development is considered unacceptable. Development Plan policies seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted if the criteria set out are met or where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

The proposed site is outside of the built up area of Angmering in a location that has not been allocated for housing. In the Publication Version of the Local Plan (2014), Policy H SP1 establishes strategic housing, parish and town allocations. The policy states that Angmering should have a site specific allocation and shall provide for a minimum of 600 dwellings over the Plan period to 2031. The draft site allocation lies to the south of the Water Lane site and parts of the allocation are in the process of being delivered.

The made Angmering Neighbourhood Plan (2014) identifies three sites to meet its housing requirements for the parish (set at 100 in the draft Local Plan). The site at Water Lane is not included as an allocation.

However, the Council is unable to demonstrate an adequate supply of housing land as required by paragraph 49 of the NPPF. The suspension of the Examination into the Local Plan by the Planning Inspector on the grounds that the Council's Objectively Assessed Housing Need should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council will need to identify more suitable land supply to meet additional housing requirement. The OAN figure has been increased to 845 units p.a as of 3 February 2016. Additional strategic sites are in the process of being assessed to meet this higher need figure including this site and the land to the north of Water Lane.

The National Planning Practice Guidance has provided clear guidance on the issue of the weight that can be given to both the local plan and emerging or made Neighbourhood Plans where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. Therefore the development plan policies relating to housing supply are out of date and the emerging Local Plan policies carry limited weight at this time. The relevant policies for the supply of housing in the NDP, including the village development boundary, should also not be considered up to date.

Where the development plan is absent, silent or the relevant policies are out of date, the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Angmering has a range of services and amenities which suggests that this site can be viewed as a sustainable location for housing. Many of the amenities and services, including convenience stores, local shops, community facilities and medical facilities are within a reasonable walking distance within the village centre. The primary schools and secondary school are also within the village; within walking and cycling distance from the site. There is a railway station approximately

decpaa

2.3km from the southern boundary of the site but the Neighbourhood Plan notes that due to its location on the southern side of the A259, the station is not easily accessible by bus, foot or bicycle from many areas in Angmering. The NP also states that access to bus services is poor.

In relation to employment opportunities, the NP recognises that Angmering is 'becoming a dormitory town' with people living there but working elsewhere due to the lack of available and suitable employment within the Parish. Commuting by car is high at 75%, leading to traffic impacts in the village and surrounding road networks.

It is considered that whilst the site is in a sustainable location in relation to community infrastructure (schools, etc.) that there are issues with public transport that make it less sustainable in relation to access to employment opportunities. However, providing there are no adverse impacts which would significantly outweigh the benefits of development in this location, then the site is acceptable in principle in accordance with the NPPF.

Summary

The proposal does not comply with the development plan but there are material considerations that would justify a recommendation to approve the principle of residential development on this site as it would not be contrary to the core principle within the NPPF.

Design

Planning Policies and National Planning Guidance support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The NP contains several policies relevant to design. Policy HD4: 'Materials' requires developments to reflect 'local materials and features evident in the surrounding area'. The policy lists materials to be integrated into the design of the development (stock brick, flint, hanging clay tiles and pastel renders). It also refers to materials for paved surfaces (preference for permeable surfaces) and high quality street furniture.

Policy HD5: 'Built Form' of the NP seeks to ensure that new development reflects the character of Angmering. Of particular importance for this site is the integration with nearby development and the landscape setting. Policy HD6: 'Housing Layout and Design' also seeks high quality layouts and design.

As discussed at the meeting, the central greenspace and footpath/ cyclepath running through the site is a positive feature, and should provide opportunities to link up with the central open space area proposed, and being delivered on the sites to the south. This would provide safe walking and cycling routes north and south. The scheme should ensure that links to the north for pedestrians and cyclists can be achieved, although it is acknowledged that the northern part of the site is constrained by the watercourse. The solution discussed at the meeting was to ensure that the vehicular access over the bridge is designed to allow pedestrian and cycle traffic.

The village green has the potential to be a strong focal point for the development with properties facing onto the village green, as noted at the meeting, the current layout doesn't maximise this potential. The LEAP shown to the south of the development may also be better located within the village green area as it would be closer for all areas of the development, including the western part.

The tree lined 'Avenue' has the potential to provide a clear structure for the development, with a

decpaa

preference for properties fronting onto the Avenue.

The area of the site to the west is essentially a cul-de-sac, which is a form of development that would normally be avoided as it prevents permeability through a site. However, it is recognised that Weavers Hill is narrow and steep and unlikely to be suitable for a vehicular access. Pedestrian and cycle links through this part of the site are welcomed. As discussed at the meeting, the layout of this part of the site will need further consideration, particularly as this is the area closest to the Conservation Area and with the greatest potential to impact on the setting of listed buildings, including Avenals Farmhouse. Subject to comments from our Heritage Officer, a lower density layout which reflects the surrounding property types may be more appropriate in this area.

HD7: Housing density of the NP seeks to ensure that the density of new development is in keeping with the surrounding area.

The Design and Access Statement should set out how these policies have been addressed by the proposals.

Providing that the relevant design and layout policies can be addressed satisfactorily, the proposed development is considered acceptable in design and layout terms.

Neighbour Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. The NPPF further indicates that good design should contribute positively to making places better for people. As discussed at the meeting, landscape buffers north of the Malt House and other properties on the Avenals (that are adjoining the western area of the site) will help to reduce the impact on the amenity of neighbouring properties. When more detailed designs are being developed, consideration should also be given to the height of properties in this part of the site to ensure that overlooking and loss of light is not an issue. In this case, subject to details of layout and design, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties.

Amenity Space Provision

The NPPF states that good design should contribute positively to making places better for people and indicates that creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Policy GEN7 of the Arun District Local Plan further indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind.

On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan, NP and Central Government Advice.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Affordable Housing

Policy HD3 'Housing Mix' of the NP seeks to ensure that the mix of housing reflects local requirements and is encouraging the delivery of more smaller and fewer larger properties. This is reflected in the comments below from ADC's Housing Strategy and Enabling Manager and also in emerging evidence to support the Local Plan:

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district above 15 units. The tenure of the affordable housing is to be agreed with the Council but recently a split of 50% rented and 50% intermediate housing has been acceptable.

The applicants have proposed 40% affordable housing with a mix of rented and shared ownership housing which is above the Council's policy requirement but would not be opposed by the Council.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing for rent is broadly in accordance with the need requirements from the Council's housing register which is for;

35% - 1 bed dwellings

55% - 2 bed dwellings

5% - 3 bed dwellings

5% - 4 bed dwellings

The applicants should seek to make at least one of the rented affordable dwellings fully wheelchair accessible.

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings. 4 bed dwellings are not recommended.

The affordable housing should be designed into the overall development into clusters of a maximum of 15-20 dwellings.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. At August 2016 there were around 800 households in housing need on the Council's housing register.

S106 considerations

The Council would request that the applicants engage with one of our preferred registered partners for the acquisition of the affordable housing.

Note at present, the Council would not support the inclusion of Starter Homes as an affordable housing product as there are no published regulations setting out how these would operate as a new affordable tenure type.

Summary

No objection in principle.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. It is not possible to comment on the acceptability of the scheme in relation to highways and transport without the views of the Local Highway Authority (WSCC). Separate advice should be sought on these issues. It should also be noted that work is currently being finalised on the Transport Study to support the emerging Local Plan. This is likely to identify mitigation measures/ required improvements in relation to proposed strategic sites in Angmering and consideration will need to be given to how this site can contribute to this. Discussions with the Local Highway Authority will need to include any strategic highway requirements, pedestrian links, safe routes to schools and any mitigation required on Water Lane.

The following policies in the NP should also be considered and addressed through the application:

TM1: 'Local Highways'

TM2: 'Cycling, Walking and Equestrian'

Sustainability

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. The proposed development is considered to be sustainable due to the proximity to essential facilities, but there are issues with the availability and proximity of public transport and the application should consider this in the relevant section/s of the application submission.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

NP Policy HD6: 'Housing Layout and Design' - includes strong support for development that seeks to meet the highest standards of construction Code for Sustainable Homes and BREEAM standards.

Flooding

The NPPF requires development not to give rise to an unacceptable risk of flooding detrimental to human health or property. There are requirements regarding the submission of a Flood Risk Assessment (FRA) and Sequential test documentation. The relevant requirements for these are

decpaa

dependent upon the designated flood zone that the site is located within. The Environment Agency website details designated flood zones. It is recognised that a Flood Risk Assessment has been carried out for this site, which includes the site to the north and that the area of the site within Flood Zone 3 will not form part of the built development on the site.

The conclusion of the FRA that 'there are potential flood risks related to the site but that it is considered that the likely risks and impacts can be managed to an appropriate level with the adoption of mitigation measures employed as part of the proposed development and the provision of new off-site foul and possibly surface water sewers' is noted and the mitigation measures referred to should be detailed in the application submission.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. As set out in the supporting documentation and Heritage Statement, there are listed buildings which have intervisibility with the site and mitigation for the 'low level' harm is proposed in the form of buffer space and enhanced vegetation or tree screening.

Comments on the Historic Environment are awaited and will follow when received.

Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990).

Policy EH1: 'Development in the Conservation Area' of the NP requires that the Design and Access Statement provides sufficient detail for proposals to be properly understood and the policy contains detail about specific drawings to be provided.

As set out above, comments on the Historic Environment are awaited and will follow when received.

Protected Trees

Planning policies seek to protect the environment and avoid damage to protected trees. BS 5837: 2005 sets out standards for Trees in Relation to construction - Recommendations. The Arboricultural Implication Assessment report is noted. The report submitted with the application should be clear about the hedgerows to be retained and lost, as well as trees. It is not clear whether the 'native mixed boundary hedge' that runs north/ south along the western boundary of the main site and then runs across the site, is to be kept or not.

ADC's Tree Officer has made the following recommendations:

The key here will be for the applicant to observe BS5837:2012 recommendations where there are trees which might have an impact on the development proposals and vice versa that a full tree survey is undertaken and an Arboricultural Impact Assessment prepared to include the Root Protection Areas of these trees and show this on a plan and then the report should detail how any potential adverse impact on the trees will be avoided and works undertaken outside of the RPA's and the shelterbelt screens fenced off with protective fencing - the Plans that they should be submitting are:-

- Tree Survey & Constraints Plan - clearly showing the RPA's for all trees plotted accurately on a scaled plan base. This would also include trees not on site, but may have RPAs extending into the

decpaa

site.

- Tree Retentions and Removals Plan - clearly showing which trees are to be retained and which will be removed.
- Tree Protection Plan - clearly showing the positioning of protective fencing and including a specification for same. This protective fencing must be static and once installed prior to the development starting, should not be removed until all construction works has been completed. It must also meet the BS5837:2012 requirements for height and structural strength. Any construction work that has to be done in the RPAs should have all the relevant justification/mitigation. This method of mitigation that would be expected would be arboricultural supervision (from a qualified arborist), also correct use of equipment i.e. hand tools.

ADC's Greenspace Officer also made the following comments in relation to trees:

The layout and access arrangements would need to take into consideration existing trees and vegetation and where these pose potential conflict within the site. Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Open Space Provision

ADC's Greenspace Officer has made the following comments on Open Space provision:

'Developments of 10-200 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. The outline detail of open space that is being proposed for this development presently appears to be in excess of this minimum. We would require confirmation of the areas of public open space being proposed with this development. As there are potentially 175 dwellings being proposed for this site, then provision of LAPs and LEAP would be sought on site with the addition of Multi-Use Games Area (MUGA) contribution.

The open space requirements contained within the new/emerging Local Plan are presently under review and are therefore unable to be confirmed at this stage, however the POS proposed looks reasonable. Confirmation regarding variety of recreation and sports provision would also be sought. Our Play and Pitch strategy will seek more provision but is under review and also presently unconfirmed.

SUDs ditch areas/basin information to be provided.

As part of any approval a management plan would also be sought for the forward maintenance of the public open space, detailing regime and responsibility. Once responsibility were established maintenance contributions through 106 monies may be sought if provision were to be through the Local Authority District provider.

I would recommend that all of the above points would need to be considered as part of a valid application.'

decpaa

The proposal is likely to be acceptable in relation to open space provision, subject to making sure that any emerging new standards are taken into account at the time of submission. Consideration should also be given to how the open space provision links in with the north of Water Lane site, particularly if the two sites together would trigger additional open space provision or if the emerging Local Plan evidence on sports pitch provision identifies additional requirements in this area.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The proposal is close to the South Downs National Park, which was designated as an International Dark Night Skies reserve in May 2016. Whilst the proposal is outside the boundary, development on rural areas adjacent to the SDNP should minimise the light glare and spillage from the development.

The proposal is likely to be acceptable in terms of light subject to details being satisfactory.

Noise Pollution

Planning policies emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

ADC's Environmental Health Officer has commented that in relation to noise 'no objection in principle but consideration needs to be made of noise sources: Angmering By Pass road and the Oval Race Track. Please ensure these matters are also included in any acoustic report'

The proposal is likely to be acceptable in terms of noise subject to the noise levels from the sources referred to above meeting acceptable levels following any necessary mitigation measures.

Contamination

Planning policies emphasise that development on or close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken in respect of human health and groundwater.

ADC's Environmental Health Officer has commented as follows: 'Thank you for submitting the Geo-Environmental Assessment as part of pre-application advice. The report demonstrates that preliminary investigations reveal contamination in the motorsports area of the site. Please submit this report when making an application, a full contaminated land conditions will be applied to any approval. We would also advise that further investigation is required in the bund materials as these are likely to comprise waste materials and will inform the proposed Remediation Method Statement and Materials Management Strategy'.

As these comments relate to the northern part of the site, which is not part of this pre-application advice, the proposal is likely to be acceptable in terms of contamination subject to a detailed Contamination Report.

Infrastructure Provision

The council will seek fair and reasonable contributions to be made by the landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. This proposal would generate a requirement in the form of infrastructure provision for County education services, social services, fire service and public open space provision. Details of the required County service provision can be found on the West Sussex County website. The proposal is likely to be acceptable subject to the completion of a Section 106 legal agreement.

decpaa

HD9: 'Phasing of Residential Development' of the NP seeks to make sure that new housing proposals demonstrate that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

Policy CLW4: 'Health Facilities' of the NP seeks to ensure that new development makes adequate provision for the health needs of new occupiers either on or off site, the latter through a financial contribution. The current Infrastructure Delivery Plan (IDP) for the emerging Local Plan states that based on 700 dwellings coming forward to the north of Angmering (which includes Water Lane South) any development at any of these sites will require expansion or re-provision of the facility.

Education: a fully serviced education site was provided as part of the Bramley Green development and the NP sets out that this is the preferred location for any new primary school. However, the IDP is indicating that a new 1FE primary school expandable to 2FE would be required, as well as a 1FE to 2FE expansion to the secondary school.

The emerging Transport Study for the Local Plan will also be identifying requirements for improvements in relation to the road network in the Angmering area, if the site identified as 'Angmering North' were to be allocated as strategic sites in the Local Plan. Any transport assessments to be submitted for this application will need to take into account the relevant findings of the Local Plan study to make sure that the application contributes to wider transport improvements that may be necessary to ensure that the impact of the development on the local road network is acceptable in isolation and in combination with other potential development in the area.

Consideration should also be given to the need for indoor sport / community centre provision in relation to this site as part of the wider site.

Biodiversity

Planning Policies and Central Government Advice indicate that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. An ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration.

Comments on ecology from ADC's ecological advisor are awaited and will follow.

Protected Species

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and the right duration.

It is noted from the ecological surveys carried out that it is unlikely that Great Crested Newts are present in the waterbodies on site, but that water voles were found, but would not be affected by the proposals. It is also noted that reptiles were absent at the time of the survey with a small

decpaa

probability that they were present but went undetected. The potential for use of the site for bat foraging is noted and the enhancements and mitigations for bats needs to be included in the details of the scheme.

Comments on ecology from ADC's ecological advisor are awaited and will follow.

Crime

Planning policies encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime. The proposal is likely to be acceptable subject to the detail of the design reflecting the principles for designing out crime. As mentioned at the meeting, the central greenspace needs to have sufficient natural surveillance to make it feel safe.

Loss Of Agricultural Land

The presence of best and most versatile land (defined as land in grades 1,2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications. The proposal would result in the loss of Grade 1 agricultural land and the requirements of draft Local Plan policy SO DM1 'Soils' should be addressed through the application submission.

Landscape

Planning policies and Central Government advice emphasise that the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in development control decisions.

Policy EH2: 'Protect the landscape setting of the South Downs National Park' of the NP and emerging Policy LAN DM1 of the Local Plan both seek to ensure that development adjoining the boundary of the SDNP or in close proximity to the boundary has to have regard to the setting of and views in and out of the SDNP. The NP identifies that the landscape setting of the land south of Water Lane plays an important role in maintaining views in to and out of the National Park and this will need to be taken into account. As referred to at the meeting, the emerging landscape evidence to support the Local Plan, which will include an assessment of this site, is suggesting that the landscape capacity of the site is 'low'. When the final report is published, the findings and recommendations in relation to the site should be taken into account and addressed as part of the LVIA and supporting documentation. Pre-application advice could also be sought directly from the South Downs National Park Authority in order to get an early view on the likely impact of development in this location on the setting and views from the SDNP. This would ensure that the LVIA also addresses any concerns that the SDNPA may raise.

ADC's Greenspace officer has made the following comments in relation to landscape:

"Comprehensive LVIA and character assessments would need to be detailed and issued for approval. The proximity bordering the South Downs National Park would need to be considered for local and far reaching views from the ground that rises to the north. Forming part of the application and prior to any consent being given a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to their setting.

Long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats."

Overall, the landscape sensitivity will be a key issue that will need to be carefully considered and addressed through the application, taking the setting and views from the SDNP into account.

Archaeology

Archaeological remains are a fragile and finite resource. The Council has set out in detail policy within a Supplementary Planning Guidance "Archaeology" adopted September 2003 which is available on the Council's website. Permission will not be granted for development that would be harmful to the significant archaeological interest of the site. An archaeological watching brief condition is recommended.

ADC's Archaeological Advisor has made the following comments:

"The site south of Water Lane, Angmering ('Area B' in the archaeological desk-based assessment) has been demonstrated by recent archaeological field evaluation to contain deposits of interest whose significance would merit preservation either by preservation in-situ (e.g. in undeveloped open space) or through further investigation ahead of development. The latter could be secured following a standard archaeology condition (i.e. ARC 1)."

The proposal is likely to be acceptable subject to appropriate conditions.

Housing Supply

The site has not been designated for residential development and the proposal is acceptable as there is not an up to date supply of housing units.

Other Considerations

Parking - Policy HD8 of NP will need to be addressed in relation to ensuring that there is sufficient parking provided in accordance with the WSCC parking standards.

Drainage Engineers Comments

The Council's Drainage Engineers have made the following comments:

Engineers advice on surface water drainage:

Any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles (SuDS).

SuDS Selection

The design will need to follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the Sustainable Drainage System (SuDS) Manual produced by CIRIA. This means that the developer must first consider the discharge of surface water into an infiltration device (eg. soakaway, basin, swale, permeable paving etc) before considering any other method.

Infiltration Drainage Design

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Soakage

decpaa

test results have been provided and suggest that soakage will be feasible in this location.

Any SUDS or soakaway design will need to include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. Soakaways should not extend down beyond the highest recorded winter groundwater level.

Supplementary guidance notes are also available on the Arun District Council website. Maintenance details for all surface water drainage features will be required, including type and frequency of maintenance and the responsible party.

Ditches and watercourses on site are to retain a three metre easement. All ditches and watercourses on the site to be maintained in accordance with riparian responsibilities. Greater easements may be required for the watercourses designated as Main River. The EA should be consulted to confirm. Any ditch/watercourse crossings or diversions would first need approval and require land drainage consent (or flood risk activity permit from the EA for Main Rivers).

Briefing Panel Comments

The proposal will be considered at a Members' Briefing Panel on the 23 September and any comments made will be sent following the meeting.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1100 litre bins and 50 metres for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Suggested External Consultees:

Ecology Advisor

Archaeology Advisor

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to the issues raised above being satisfactorily addressed, including demonstrating that the site works both as a stand alone scheme but also as

decpaa

part of the wider potential allocation in Angmering.

The comments made above relate to the proposed scheme of 175 dwellings. Should a further scheme be proposed on the adjoining site, the Council will have to consider the infrastructure requirements for the total number of dwellings between the two sites at that time.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Agreement
Affordable Housing Statement
Biodiversity Survey and Report
Land Contamination Assessment
Economic Development Statement
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment
Noise Statement
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scenes
Transport Assessment/ Travel Plan
Tree Survey and Arboricultural Report
Historic Environment Record Search
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration