

REPORT UPDATE

Application No: A/99/17/OUT

Reason for the Update / Changes

Reason for Update/Changes:

Proposed amendments to the Section 106 Table attached to the Committee report:

"Green Infrastructure" - the applicant claims that there are health and safety reasons for the provision that the Green Infrastructure space should be laid out "prior to the occupation of the 50th dwelling" rather than the 150th dwelling.

"Sport and Leisure" - the applicant wishes to vary the triggers from 25 dwellings to 50 dwellings for the Palmer Road contributions for the 3G pitch surface and base layer and to improve the quality of the existing sports pitches, to be consistent with the triggers for the MUGA, BMX, Skateboard contributions and open space contributions.

Officers Comment:

The applicant's request to vary the triggers for Green Infrastructure and the Palmer Road contributions to the 50th dwelling is acceptable as it would ensure consistency in delivery of green infrastructure and the sports pitches. The draft S106 Agreement has been amended accordingly.

In terms of affordable housing, the applicant has requested the split of 75% rented and 25% intermediate housing to be changed to 50% rented and 50% intermediate housing.

Officer's Comment:

The ADC Housing Officer has agreed that the proposed 50:50 tenure split for rented and intermediate housing is acceptable and for the draft S106 Agreement to be amended accordingly.

WSCC, acting as the Lead Local Flood Authority, has submitted a letter requesting a developer contribution of £13,650 towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.

Officer's Comment:

The LPA considers the request from WSCC, acting as the Lead Local Flood Authority, for a developer contribution towards the Angmering Flood Risk Management Project to be CIL compliant as it complies with the tests in Regulation 122 of the CIL regulations. The applicant has agreed with this request and asked for the project to be added to the draft Section 106 Agreement. The draft S106 Agreement has been amended accordingly.

Concerns have been raised about the existing safe routes to school in Angmering; and about access to the site by the emergency services via the emergency accesses on Weavers Hill and High Street.

Officer's Comment:

The LPA, working with the Local Highway Authority, has reviewed the safe routes to school in Angmering and assessed potential new routes. It is not considered necessary for the applicant to provide any further safe routes to school as part of this proposed development. North of the application site, there is a requirement in the draft Section 106 Agreement for the applicant to provide a 3.0 metre wide shared use footway/cycleway onto Water Lane, once the land North of Water Lane site has commenced. Provision to the east along Water Lane and West via a proposed development access would be secured through the delivery of outline planning application (A/40/18/OUT) - Land North of Water Lane. West of the application site, the site provides crossing facilities at Weavers Hill to enable pedestrians to cross into Cumberland Drive. Highfield Close has a footway on the northern side of the carriageway and steps provided into the private road of Hillside Crescent. Hillside Crescent has low vehicle flows and as the road is private, even if it were deemed a necessity, it would not be possible to request that the applicant upgrades it. Honey Lane has low vehicle flows and again it is a private road but with an existing pavement. South of the application site, improvements to High Street are proposed as part of the Manor Nursery outline planning permission; until such a time the development is commenced, vehicle flows along this section of the High Street would not require the provision of a formal pedestrian provision. Pedestrian provision is provided the length of Roundstone Lane, Cow Lane and the internal network of the Roundstone Lane developments (i.e. Swanbourne Park and Cresswell Park) also provide alternative southbound provision. It is acknowledged that pedestrians would be required to cross into Weavers Ring to utilise the footpath to avoid walking in Roundstone Lane for a short section, however, this is an existing constraint and would be addressed by the implementation of residential development on the Manor Nursery site, or as advised above alternative routes are available.

The LPA is recommending an additional condition regarding the emergency accesses to the site from Weavers Hill and High Street. The condition is set out below:

"Emergency Access

No part of the development shall be first occupied until the emergency vehicular accesses onto Weavers Hill and High Street have been constructed in accordance with the approved plans. The accesses onto Weavers Hill and High Street once constructed shall thereafter be used by emergency vehicles, pedestrians, and cyclists only.

Reason: To ensure that the emergency accesses are suitable for their intended purpose, in accordance with Policy T SP1 of the Arun Local Plan."

A late letter has been received from a local resident raising concerns about the increased risk of flooding.

Officer's Comment:

The issue of flooding has been addressed in the Committee report.

Note: The amended Section 106 Agreement Table is appended to this update sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Outline Consent

REF NO:	A/99/17/OUT
LOCATION:	Land South of Water Lane Angmering
PROPOSAL:	Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This outline application is for up to 175 residential dwellings located to the south of Water Lane, in Angmering. The applicant has submitted an indicative (illustrative) masterplan which demonstrates a potential layout which would accommodate 175 dwellings (30% of which would be affordable i.e. 53 dwellings); play areas including 6 Local Areas of Play (LAPs) and 1 Local Equipped Area of Play (LEAP); informal open space; a central village green; a central north / south pedestrian link; and SuDS attenuation basins. The access detail is not to be reserved. The proposed single vehicular access to the site is directly off Water Lane, which would use a simple priority junction. The access road will need to be raised over the existing water course running to the south of Water Lane, this will be provided in the form of a bridge structure. The bridge would be some 25 metres span and its height above ground levels would vary between 1.0 metre and 3.0 metres. The proposed development includes a new footpath / cycleway link to the west of the site onto Weavers Hill, to allow access into central Angmering along Cumberland Road; the provision of a new footpath / cycleway link to the south of the site to High Street which will connect into the improvement works to the east of the High Street to be implemented as part of the Manor Nurseries committed residential development site; providing cycling access to Water Lane; and a comprehensive network of footways and cycle friendly streets within the application site. Two highway junction improvement schemes have been proposed: 1) to signalise the A280 / Water Lane junction; and 2) a two-lane entry on the A280 South West approach to the A280 / Titnore Lane / A27 roundabout. It is also proposed to re-locate the bus stop on Weavers Hill.
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Appearance, landscaping, layout and scale are reserved for future approval. The detailed design of the bridge structure would be a matter to be confirmed at Reserved Matters stage.

SITE AREA	9.0 ha
RESIDENTIAL DEVELOPMENT DENSITY	35 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	A number of trees on the site have been protected by a Tree Preservation Order following the submission of this outline planning application.
BOUNDARY TREATMENT	The application site is located 800 metres to the east of Angmering village centre and is bounded by the A280 to the East, Weavers Hill to the west, the High Street to the South, and Water Lane to the north.
SITE CHARACTERISTICS	The site forms part of what has been identified in the Local Plan as "Angmering North" - a strategic residential allocation for at least 800 new homes. 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 northern part of the site is within Flood Zone 2 (with an area of Flood Zone 3) and the eastern edge of the site is bounded by the A280. There are no designated heritage assets within the site.
CHARACTER OF LOCALITY	Angmering village centre is within 800 metres of the centre of the application site, accessed using Weavers Hill and Cumberland Road to the west of the site; and along High Street to the south of the site. The area is rural in character with the South Downs National Park to the north beyond the A27 and to the east side of the A280. The Angmering Conservation Area lies to the south west of the site, with listed buildings close to the site boundaries, including the Spotted Cow Public House and the 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. There are residential areas immediately beyond the western and southern boundaries. To the south of the site is the Manor Nurseries development, which is currently the subject of a reserved matters application for 32 houses (A/38/18/RES) and to the north of the site is land North of Water Lane which is the subject of a separate outline planning application (A/40/18/OUT) for a mixed use (residential and employment) development.

Pre application discussions were undertaken between the applicant and the Local Planning Authority (LPA) in April and May 2017.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council

Objects

- The inclusion as a Strategic Site of South of Water Lane is being disputed by the Parish Council - and the hearing for that was held at the Examination on 26th September 2017. The attempt to determine this application through the normal planning process before the Local Plan Examination makes it premature.
- The outcome of the application is pre-determined. It is an attempt to assess and approve the suitability of a proposed strategic site outside of the Local Plan examination process.
- The strategic nature of the site allocation is not supported by the evidence. The application clearly positions the site as a stand-alone "small site". It makes no attempt to demonstrate a masterplan approach.
- The Land North of Water Lane should be brought forward first; not least because surface water run-off from the much larger site will affect the flows in the Black Ditch that runs through the northern part of the site south of Water Lane.
- The impact on the landscape setting of the Conservation Area and South Downs National Park is substantial and detrimental.
- The landscape issues are not sufficiently addressed by the application and remain insurmountable.
- The evidence provided in support of the modifications to the ALP and importance of this site in managing flood prevention for the village centre is completely ignored.
- The site is outside the built up area boundary (BUAB) and clearly not integrated with the rest of the village and of a proposed density that does not reflect or complement its surroundings.
- The access bridge is clearly secondary. What will the bridge look like? How will it span the Black Ditch and mitigate the effects of flooding from the strategic site north of Water Lane?
- Will the delivery of this site compromise the delivery of the Land North of Water Lane?
- The applicant has failed to satisfactorily address the guidance provided by ADC's pre-application advice; instead cherry picking evidence that better fits its objectives in following key areas: highways, transport and parking; landscape; design; and flooding.

The Parish Council's submission included 19 pages of appendices, comprising Appendix A: Validity of the site for any development; Appendix B: Rydon outline planning application; and Appendix C: ADC Pre-Application Advice.

Angmering Parish Council requested, if outline planning permission is granted, the following 5 projects be delivered by means of developer contribution:

- Flood prevention. The overall cost is known (£750,000) and contributions should be received from all 3 sites that make up the Angmering North Strategic Site, amounting to 1,050 dwellings. The Land South of Water Lane (A/99/17/OUT) would therefore have £164,062 as its share.
- The Parish Council is looking to provide a Business Centre and Parish Hub, alongside with community facilities in the village centre, totalling around £1 million. A £200,000 contribution is sought from this outline planning application (A/99/17/OUT).
- A contribution to the formerly proposed A280 link road, which should be reconsidered totalling £900,000 (of an assumed £6 million cost).
- A contribution of £100,000 for nursery school provision (this is not based on evidence, but should be costed).
- A contribution towards the movement of the BMX track; the movement of the Skatepark, and the

movement of the Adult Fitness Equipment, estimated at a total cost of £200,000 onto land immediately west of Mayflower Park.

Kingston Parish Council objects because the proposed development will have an unacceptable impact on the local infrastructure. The Parish Council cannot support, under any circumstances, the proposal that Angmering Parish Council has put forward for land north and south of the A259 as this involves land in Kingston, which is completely unsuitable for development.

The Campaign to Protect Rural England (CPRE) - Sussex Branch

Objects to this application on the grounds of harm to a heritage asset and harm to the character and setting of the South Downs National Park, with consequent failure to comply with paragraphs 126 and 115 of the NPPF, which is a material consideration. The southern boundary of the application site abuts the Angmering Conservation Area. CPRE Sussex believes that the wider benefits of the proposal do not outweigh the possible harm to the significance of the designated heritage asset - contrary to paragraph 134 of the NPPF. The Arun Landscape Study assesses the Ecclesden Hills Character Area as having a moderate/high landscape character with substantial sensitivity to change. This site is clearly of high sensitivity and the development would have a significant adverse effect on the local landscape character. Even the mitigation measures proposed would not satisfactorily change this. The suggestion of a landscape buffer between the development and the A280 to limit views from the National Park would not satisfactorily screen views.

The three Ward Councillors for Angmering (Cllr Dudley M. Wesley, Cllr Andy Cooper and Cllr. Paul Bicknell) objected most strongly to the proposed development and 201 representations were received from local residents and from "Save Angmering Village" objecting to the proposed development on the following grounds:

Premature:

- The application is premature. There is no reason why this application should come forward now for approval some couple of months before the independent Examination of the Arun Local Plan, which recommenced in September 2017.

Speculative:

- The application is speculative and opportunistic.

Pre-determine:

- The principle of whether this site is suitable for development should be made independently; along with all other proposed strategic sites in Arun; against all the information available as part of the Local Plan re-examination. To do anything other than that would be questionable and would be seen as an attempt to pre-determine the outcome of the proposed Angmering North allocation at the Local Plan examination.

Countryside:

- The greenfield site is located in the countryside, outside the built-up area boundary (BUAB).

Density:

- The proposed density of houses on the site far exceeds that of houses in the immediate vicinity of the proposed development. It also far exceeds that of the density of houses built on recent housing developments such as those on Bramley Green and Swanbourne and Cresswell Parks.

Angmering Neighbourhood Plan (ANP):

- The Angmering Neighbourhood Plan (Appendix Map A8) shows the eastern part of the site as rejected and the western part of the site is outside the settlement boundary. The site is not in the Angmering Neighbourhood Plan.

Two separate, unconnected sites:

- The proposal is for the development of two separate, unconnected sites, each in different ownership and situated some two hundred yards apart. To accommodate this it has been necessary to appropriate about an additional half acre of pasture land purely to provide a link road. This must be unsupportable use of agricultural land, each proposed site should be the subject of a separate planning application, leaving the central paddocks intact.

Part of larger strategic site:

- As the first phase of the much larger Strategic Angmering North allocation, application A/99/17/OUT does not provide any evidence that "the proposed development is able to demonstrate that it does not adversely affect the delivery of the whole allocation and that infrastructure can be delivered as a proportion of the whole allocation". There are clues throughout the application that the viability of the wider Angmering North Strategic allocation, which includes the proposed employment site, is in question. For this reason alone, the application should be refused planning permission.

HELAA:

- The site does not appear on the HELAA so has obviously been decided as not suitable for housing development as part of the Local Plan.

Risk of Flooding:

- The application site is in an area known for surface water flooding, which in the recent past (2002 and 2012) has flooded properties downstream in the village centre. The land abutting Water Lane was a river many, many years ago. It is a source of surface water flooding, which has flooded properties leading into the village and the village green itself in the recent past. Flows in the Black Ditch already exceed the highway culvert capacity at times and results in flooding to people and property. As a result of the flooding that Angmering has experienced there must be no further inappropriate development of the Black Ditch catchment both within Angmering and upstream of Angmering.
- How is it proposed to prevent Angmering from flooding when all of the land that absorbs surface water along Water Lane is developed?
- Since part of the site is Zone 3 the Exception Test should have been applied but it has not.
- Given that this area has a high probability of flooding, it is contended that there has been a failure to comply with the requirements laid down at paragraph 102 of the NPPF. This must be addressed before ADC can give approval.
- Although this is an outline application the FRA is insufficient and inadequate to support the application. The Application should be rejected on the basis of inadequate supporting information.
- An assessment of the impact of the development on flood risk elsewhere has indicated that the proposed development has the potential to increase the risk of fluvial and surface water flooding.
- The geology of the site is such that appropriate and diffuse infiltration could probably form part of sustainable surface water management for the three parts of the site.
- More extensive infiltration testing needs to be undertaken prior the application being considered.
- A document (ref ADCED75) titled 'Position Statement: Flood Risk September 2017' is on the Council's Local Plan Examination website. Document ADCED75 is inconsistent with the earlier 'Arun Sequential and Exception Tests to inform Main Modifications' document (ref PEPTP9) dated February 2017. In the earlier document the Angmering North Allocation does not pass the Sequential Test and it is stated that the Exception Test is required. In this earlier document it is then stated under 'Exception Test Conclusions' that 'It is considered that the flood risks identified within the site can be appropriately managed through site Masterplanning along with the incorporation of flood mitigation and resilient design. It is recommended that groundwater monitoring be undertaken at the earliest opportunity to establish areas of the site at greatest risk and to inform the site masterplan.'

Landscape character:

- The proposed development will have a detrimental effect on the local landscape character, the Angmering Conservation Area and on views into and from the South Downs National Park. The Neighbourhood Plan clearly shows this site to be in the forefront of these views.

- Arun Council's Landscape Study confirms that the character and setting of the surrounding rural landscape (on the boundary of the National Park and the settlement of Angmering - albeit divided by the A280) would be adversely affected by the proposed development.

- A local resident submitted evidence that challenged the applicant's dismissal of Arun's assessment of the need to increase the landscape buffer bordering the A280 and the South Downs National Park by an additional 5 metres.

Conservation Area:

- The proposed development impinges on Angmering Conservation Area.

Listed Buildings:

- The proposed development is adjacent to Listed Buildings in the High Street.

The Spotted Cow Public House:

- The Spotted Cow public house is part of the character of the village, which would be ruined by the proposed development. The views from the garden of the public house are stunning. It would be wrong to build on this aspect when there must be so many brownfield sites need development. The Spotted Cow public house was approved by Arun District Council for listing on the List of Assets of Community Value - on 7th September 2017. The property will remain on the list for a period of 5 years.

Wildlife and Ecology:

- The proposed residential development will result in the destruction of wildlife habitat and open space. There will be a loss of habitat for flora and fauna in an area where much of the habitat in close proximity to the application site along Roundstone Lane has already been destroyed. Land both south and north of Water Lane is a winter habitat for Hen Harriers, which are on the IUCN Red List of Endangered Species.

Traffic and Highways:

- There is only one access to the site off Water Lane. One exit seems totally inappropriate for a development of this size. In an emergency, if the single exit was blocked, there would be no other entrance for emergency service vehicles. For such a large site, Water Lane is too narrow for large volumes of vehicles to exit at rush hours.

- 175 more homes will not only add to traffic across the general area, but more importantly to congestion on the local roads and in particular Water Lane. Accidents will happen and lives will be lost with further traffic going down Weaver Hill. The A259 is totally congested and struggling to absorb the significant traffic created by a number of new supermarkets and local housing development. It cannot absorb more traffic. There is existing congestion at the junction of Station Road and the A259.

- The Angmering Bypass has never effectively taken through traffic travelling toward East Preston and Rustington. Water Lane, from the bypass towards Angmering is not wide enough.

- The dualling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination in Public (EiP) process before any more development is approved in Angmering.

- The application ignores the findings of the revised Arun Transport Study 2016, which assesses Angmering North's impact on the wider road network and apportions the cost of mitigation against the allocation.

- Road congestion leads to problems at Crossbush (Arundel) to the west and Broadwater (and its approach) to the east.

- A right turn from the development into Water Lane is made into a blind bend. Any traffic wanting to travel south to the A259 will not journey to the top of the bypass and then back but travel through the

village down Water Lane. There is a dangerous blind spot on the corner of High Street and Water Lane; and pedestrians in The Square will be faced with traffic volumes totally unsuited to a village environment.

- There are no pavements on Weavers Hill and nearly half the road is single file due to on-street parking at all times of the day and night.
- There should have been a road connection from the new developments in Roundstone Lane to the Angmering bypass. The single carriageway on the A259 south of the village should have been dualled years ago. The south end of the Angmering Bypass should have a slip road for traffic heading east. The new development will also add vehicular movements to local roads particularly because of the local highway authority's extraordinary decision not to provide an unrestricted junction where Water Lane connects with the A280 'bypass'.
- The railway station would involve a walk of some 30-35 minutes and there are no early morning buses for commuters or those coming home after 7.15pm. The station car park is usually full and parking in nearby Downs Way and adjacent roads is making life intolerable for house owners in that area.

Infrastructure:

- The infrastructure in Angmering is insufficient for any more large scale housing developments. The schools are almost at capacity. The village surgery is under considerable strain coping with the current population and will not be able to cope once the Roundstone Lane development has been completed. It now takes 4-6 weeks waiting time to see the GP. In addition, there are not enough NHS dentists in Arun district.
- The existing sewerage system in Angmering is already under strain and collapsing in some areas such as Station Road which carries a high proportion of sewage out of the village. Some of the newer sub-sewers are already collapsing (e.g. The Dell).
- Angmering has had more than its fair share of housing developments in the last few years - including Bramley Green, Swanbourne Park, Cresswell Park - and the village is now suffering. The village has reached saturation point and does not have the infrastructure to accommodate further development such as that proposed on Land South of Water Lane.
- A new, two form entry, secular primary school should have been delivered as part of the Bramley Green development and it is understood both funding and a site were provided by the Bramley Green development but nothing was forthcoming. A new, two form entry, secular primary school must be opened before any further residential development is permitted in Angmering.

Cumulative Impact:

- The strategic development at Roundstone Lane is still not complete. The newly built houses along Roundstone Lane should be occupied before any new housing is even considered. No further major housing development should be considered until the infrastructure agreed as part of the Roundstone Lane development has been delivered.
- There has been substantial development and planned development locally in the surrounding area, and with the new BMW, NEXT, ALDI all opening on the A259, no further house building should take place within Angmering until the impact of these builds and the current David Wilson and CALA Homes developments have been reviewed.

More employment:

- More permanent job opportunities are required in Angmering, not more houses.

Affordability:

- The proposed houses will be marketed at £450,000 which is not affordable for local people, so why build them?
- High proportions of buyers of homes at Bramley Green and Swanbourne Park have come here and are continuing to come from outside Arun District and Sussex.

Environmental Impact:

- An additional 175 houses will have a detrimental impact on the environment with carbon emissions, air pollution from the cars and houses, noise and water pollution.

Open Space Provision:

- Some small recreational areas are being considered, but these appear inadequate given the requirements of older children and teenagers.

Archaeological Assessment:

- The applicant's submission on the site's archaeology is purely desk based and stems from the 2001 archaeological survey of the bypass route which took in parts of the site; it is quite possible that the eastern part of the site could have been where Angmering's original occupants were settled as there were considerable finds in 2001. The site therefore requires a major archaeological survey rather than a derisory desk survey.

Should be a Full Planning Application:

- Why is the applicant only applying for access? What about scale, layout, appearance and landscaping.

Judicial Review:

- It is understood that Angmering Parish Council is carrying out a Judicial Review.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the 'Conclusions' section below.

CONSULTATIONS

South Downs National Park
Highways England
WSCC Strategic Planning
Environment Agency
Surface Water Drainage Team
Listed Building Officer
Conservation Officer
Parks and Landscapes
Arboriculturist
Southern Water Planning
Economic Regeneration
Head of Planning Policy & Cons
Planning and Housing Strategy
Sussex Police-Community Safety
Engineering Services Manager
Engineers (Drainage)
NHS Coastal West Sussex CCG
Natural England
Historic England
Ecology Advisor

Archaeology Advisor
Environmental Health
Cultural Development
Surface Water Drainage Team
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection.

Highways England has provided comments on the Transport Assessment and the Travel Plan to the applicant's highway consultants, with respect to highways and transport matters affecting the A27 corridor (part of the Strategic Road Network). Highway works are required to the A27 / A280 / Titnore Lane roundabout, in the form of approach widening to allow for two lane entry to the roundabout along the A280 from the south west. (Drawing ITB9105-GA-023); which would be covered in a Section 106 Agreement.

LOCAL HIGHWAY AUTHORITY:

No objection subject to the imposition of conditions regarding a Construction Management Plan, a Travel Plan, the vehicular access serving the site, and the provision of car parking spaces and secure cycle parking spaces.

A section 106 Agreement should include:

- Highway works to A280 / Water Lane Signal Improvement (Drawing ITB9105-GA-021B)
- Highway works to A27 / A280 / Titnore Lane - Approach widening (Drawing ITB9105-GA-023)
- Highway works to Weavers Hill - Bus Stop Improvement: i.e. re-locating bus stop (Drawing ITB9105-GA-026A).

ADC HOUSING:

No objection raised in principle.

Fifty three of the 175 dwellings proposed on the site would be affordable homes in compliance with the Council's current policy requirements for 30% affordable housing. The proposed tenure split for affordable housing is acceptable at 75% affordable rent and 25% intermediate housing. The applicant has provided a precise breakdown of the proposed affordable housing units by tenure and dwelling type / size and the proposed mix of 1 bed, 2 bed, 3 bed and 4 bed dwellings is acceptable. As at July 2017, there were 1,228 households in housing need on the Council's housing register. The affordable housing should be provided in clusters across the whole development and be indistinguishable from the market housing. All of the necessary affordable housing requirements would need to be included in a Section 106 Agreement.

SOUTHERN WATER:

No objection raised subject to the imposition of conditions.

There is a public water distribution and trunk main within the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. Initial investigations indicate that Southern Water can provide foul and surface water sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. The applicant will need to ensure that arrangements exist for the long term maintenance of the SuDS facilities. Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site means to be made by the applicant or developer.

ENVIRONMENT AGENCY:

No objection raised subject to the imposition of a condition. Whilst a Flood Risk Assessment (FRA) was submitted with the outline planning application it is at this stage a desk based study and whilst it recognises that risks and impacts associated with the development can be managed at an appropriate level with the adoption of mitigation measures, the detail of these are lacking. The Environment Agency would wish that a planning condition is imposed which ensures that these details are comprehensively considered at the reserved matters stage. Whilst it is noted that all residential development is to be within Flood Zone 1, the FRA will need to look at the potential impacts of culvert blockages upstream and downstream, and how they might impact the development site, in terms of flood depths and flow route. Additionally, the proposed access route off Water Lane, adjacent Avanals Farm, will cross the Black Ditch, a classified 'main river' under the jurisdiction of the EA. Where any works in, under or over the Black Ditch, or within 8 metres from the watercourse bank edges, is proposed, an application for an Environment Permit (EPR) will be required. In terms of any access road structure, the EA will be looking for a clear span crossing. As part of the FRA it will need to be demonstrated whether the access route will result in any flood plain storage loss, and whether flood compensation will be needed. Due to the flood risk downstream in Angmering, the EA requested that additional compensation areas could be provided and in response the applicant highlighted that the submitted FRA covers the drainage strategy and the storage areas provided, in particular Drawing Number Sth-301-001 outlines that the outfall from the northern basin to be reduced to account for discharge from the highway catchment; and further information will be provided at the reserved matters stage. The main issues on the site relate to surface water run-off. The community of Angmering, downstream of the proposed development is at risk of flooding from the Black Ditch. A significant contributor to flood flows is run-off from the application site. A well designed SuDS scheme that significantly reduces run-off rates to the Black Ditch provides the opportunity to help reduce run-off to the Black Ditch and reduce flooding to the village of Angmering.

WSCC FLOOD RISK MANAGEMENT:

No objection raised but requested the imposition of conditions.

The site is at a low risk from surface water flooding but there is a high risk in the north of the application site associated with the Black Ditch. Any existing surface water flow paths across the site must be maintained. A wholesale site level rise via the spreading of excavated material should be avoided. Any excavated material kept on site should be located in areas designed and designated for that purpose. The northern portion of the application site is shown to be at low risk from ground water flooding, whereas the southern side of the site is at high risk. Where the intention is to dispose of surface water via infiltration / soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365. The submitted Flood Risk Assessment proposes that a combination of infiltration and attenuation techniques would be used with attenuated discharge to the Black Ditch for the northern parcel. This discharge would require EA consent. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SuDS approach beginning with infiltration whenever possible e.g. soakaways, permeable paving or infiltration trenches. Infiltration techniques should be fully explored for the whole site.

ADC DRAINAGE:

No objection raised.

A 'main river' (Black Ditch) crosses the site. Any proposed discharge to, bridging or culverting of this watercourse will require Environment Agency (EA) consent and the EA should be consulted in this respect. Infiltration must be investigated for surface water disposal. If infiltration proves not to be feasible, then more information will be needed in respect to the existing surface water drainage system to which it is proposed to make a connection. Infiltration rates for soakage structures are to be based on percolation rates undertaken in the winter period and at the location and depth of the proposed structures. ADC Drainage will try to ensure that the onsite drainage design does not increase the risk of flooding and that the applicant fully investigates the soakage options. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design (it is noted that some monitoring has already been undertaken). There is no issue with the

proposal of splitting one of the attenuation ponds into two at the southern end of the site, provided the applicant can demonstrate that any flood flow exceedance routes do not affect existing properties. Also, access for maintenance of the ponds will need to be secured around the perimeters. This will need to comprise a minimum 3.0 metre wide strip.

ADC ENVIRONMENTAL HEALTH:

No objection raised subject to conditions.

The Environmental Health Officer requires the provision of acoustically treated mechanical ventilation to all habitable rooms where to open the windows would expose residents to unacceptably high levels of noise, as identified in the submitted Noise Assessment, prepared by Phlorum Ltd. This would apply to all facades of all houses facing onto the A280 and Water Lane. Two metre high acoustic barriers are proposed to external amenity areas which would otherwise be subject to unacceptably high noise levels. The majority of the site causes no concern from a contaminated land perspective, however, a parcel of land in the north- western corner of the site may have been subject to waste disposal activities. Consequently, the Environmental Health Officer recommends the imposition of three conditions regarding contaminated land. Without these conditions, the proposed residential development would pose an unacceptable risk to the environment.

NATURAL ENGLAND:

No objection raised.

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected nature conservation sites. The proposed development is located close to the South Downs National Park. The LPA should use national (NPPF paragraphs 115 and 116) and local policies, together with local landscape information to determine the outline planning application. The consultation documents submitted with the planning application indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. The NPPF says that "when determining planning applications, LPAs should aim to conserve and enhance biodiversity". The LPA should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission, in accordance with paragraph 118 of the NPPF and Sections 40 and 40(3) of the Natural Environment and Rural Communities Act (2006).

ADC ECOLOGY:

No objection raised.

A Landscape and Ecological Management Plan (LEMP) is required, detailing the management and maintenance of the site once construction has ended. The LEMP needs to be included in the Green Infrastructure section of the Section 106 Agreement. The hedgerows and trees should be retained and any gaps should be filled in using native hedge species to improve connectivity. The stream to the north of the site should remain undisturbed, and the management of this area should be included in the LEMP. Bat boxes should be installed on the site to provide roosting opportunities for bats. The lighting scheme for the site will need to consider the presence of bats and should avoid unnecessary artificial light spill through the use of directional light sources and shielding. A badger survey should be carried out, prior to start on site, to ensure badgers are not using the site. If a badger sett is found on site, Natural England should be consulted and a mitigation strategy produced. Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March and 1st October. If works are required within this time an ecologist will need to check the site before any works take place. A package of enhancements is required for the site including any trees removed should be replaced at a ratio of 2:1; hedge planting used for boundary features between dwellings rather than fencing; the stream should be buffered and enhanced for water voles; a wildlife pond should be created; a wildflower meadow should be planted; gaps in tree lines or hedgerows to be filled in with native species; bat and bird boxes installed on the site; grassland areas managed to benefit reptiles; and log piles provided on-site.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA):

Object.

The application site is within the setting of the South Downs National Park. The SDNPA considers that protecting and enhancing valued landscapes should also take into consideration the setting of valued landscapes. In this instance, the South Downs National Park.

- The submitted scheme does not appear to have been master-planned using a landscape-led approach. This approach is crucial in sensitive landscapes such as this. It does not respect or respond to key landscape features on or close to the site, such as historic buildings, farmsteads, the watercourse and its function, key views, design, functional greenspace provision, historic boundaries.
- The site boundary itself appears to produce a disconnected scheme linked via a road which serves to isolate green spaces as unusable pockets outside of the scheme.
- The greenspaces within the site are insufficient in size and isolated to be able to produce any meaningful benefits for people or wildlife, other than the numerous play areas for children.
- The high density and "inward-looking" layout and form of the development makes no attempt to respond to its landscape context or deal appropriately with the edge of the development to enable it to sit more comfortably within the landscape.
- Sustainable drainage (SuDS) does not appear to be integrated into the scheme and appears reliant upon two attenuation areas which the surface water will have to find its way to. Integrated vegetative SuDS is a much better way to achieve in situ drainage alongside internal green infrastructure requirements.
- A lack of green infrastructure through the scheme to help to integrate it into the landscape and create green corridors for wildlife inside and outside the National Park.

The National Park is an internationally designated Dark Night Skies Reserve. Concern is raised about the impact of this development upon this designation. Impact could primarily be caused by this proposal removing an unlit rural buffer between Angmering and the National Park, encroaching lighting nearer to the Park but also acting to intensify existing lighting within the settlement.

As a result of the topography of the site and the Ecclesden Hills, the site is exposed in views from the National Park. These views will not only be of the development, but combine further negative effects upon experiential qualities such as the effect of lighting and noise. The slightly sunken and tree-lined nature of the A280 means you see over the road straight towards Angmering, which currently makes a positive contribution to the visual setting of the National Park. In terms of landscape character, the site contributes significantly to the setting of the National Park, through its provision as a characteristic rural buffer.

The landscape here currently provides numerous benefits for both people and wildlife. It serves as a key "green wedge", drawing the landscape into Angmering and providing significant benefits for both people and wildlife. This wedge benefits both visitors to the National Park and people within Angmering, enabling wildlife movement and providing a characteristic part of Angmering's only green infrastructure through the settlement (the watercourse). This transition zone is important in terms of conserving and enhancing the special qualities of the National Park; currently this zone whilst just outside the Park has many qualities in common with it and contributes to the National Park's setting. The site is separated from the settlement - there is no visual connectivity between the majority of the site and Angmering, as a result it feels highly disconnected within the transition zone between the National Park and the more rural areas.

HISTORIC ENGLAND:

Does not wish to offer any comments.

ADC ARCHAEOLOGY:

No objection raised subject to the imposition of a condition.

The significance of the archaeological interest that this site has been demonstrated to contain should be preserved through a programme of further archaeological investigation, recording, analysis and

publication. The investigation should take the form of an area excavation of the extensive series of structures and deposits in the southern end of the east part of the site and further trial trenching of other parts of the site as appropriate.

ADC CONSERVATION / DESIGN:

No objection raised.

The application site is located some distance to the north and north east of the Angmering Conservation Area. In places, the southern boundary of the site abuts the Conservation Area. However, where the abutting occurs, a softly landscaped 'green buffer' separates the proposed new development from the historic environment and due to the flat topography, there are few long views to the north from within the conservation area. The physical presence of the proposed development will therefore have little visual impact on the special qualities of the conservation area.

ADC GREENSPACE:

No objection raised.

The number of proposed dwellings being 175 would trigger the need for on-site local area play (LAP) and LEAP and an off-site contribution for MUGA provision, with confirmation of play provision being provided to be submitted and approved. ADC Greenspace would be looking for a financial contribution of £35,000 to be allocated towards the erection of fencing or the like at the Palmer Road Recreation Ground MUGA (i.e. 175 dwellings at £200 per dwelling, which is the rate for contribution to improve existing facility). Any trees in particular along the boundaries could provide potential valuable screening and should be protected and retained. A tree condition survey is required to highlight the importance of retaining particular trees and hedgerows and include Root Protection Areas (RPAs). A full landscape scheme is required at the reserved matters stage to ensure that appropriate screening is provided, ensuring that the proposed development fits in with the area. All nature conservation features within the development site including existing habitats, watercourses and other features should be incorporated into the site design and be protected from change. The comments made by the SDNPA are entirely reasonable when they are making an assessment from the stance they are trying to uphold, i.e. upholding the statutory purposes of the National Park. The SDNPA's comments are detailed and have clearly assessed the proposed development site from the wider viewpoint. They have commented on a broad range of potential issues and have considered the effects that the development as proposed could have on its setting. Whilst the SDNPA has not concluded any positive contributions that this development may bring when also considering the economic and social well-being of the proposals, conservation has taken precedence. Although this is an outline application and reserved matters will be addressed further down the line, it is important to make these comments at this stage in order to maximise the benefits and conserve the qualities of these sites at an early stage. It could be an opportunity missed and potentially detrimental if the greening, siting and potential mitigation that may be needed for developments such as this are not considered and importance of such addressed.

ADC NEIGHBOURHOOD SERVICES:

No objection raised to the outline planning application.

Request for developer contributions for sports and leisure developments in Arun District:

Sports Halls/Health & Fitness - £77,743 to increase the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre to be provided in Littlehampton.

Swimming pools - £85,336 to increase the level of swimming pool changing facility and provide village change spaces as part of the new leisure centre to be provided in Littlehampton.

3G Pitches - £11,596 towards provision of a new full size 3G pitch surface and base layer at a new facility at Palmer Road, to serve the East of the District.

A sum of £ £47,833 is required to be provided for Palmer Road recreation ground to improve the quality of the pitches to alleviate overplay through improved maintenance and drainage work; and reconfigure the pitches to better accommodate youth 11v11 users.

ADC ARBORICULTURE:

Initially, the Council's Arboricultural Officer raised an objection to the indicative layout plan submitted with the outline planning application which identified buildings, footpaths, access drives and roads within the Root Protection Areas (RPAs) of trees. The Arboricultural Officer recommended that a tree preservation order (TPO) should be made to afford better respect and protect the significant mature Oak T29 and Oak T37 and the five Lime trees in Group 31 which will be specimens for the future on this site. The TPO was made on Monday 20th November 2017. The applicant has amended the layout plan to take account of the trees subject to the TPO, to the satisfaction of the Arboricultural Officer. The Arboricultural Officer has requested the submission of detailed plans at reserved matters stage which show the buildings, footpaths, access drives and roads moved outside of the Root Protection Areas; and respect the future growth and wellbeing of the Lime trees subject to the TPO. Alternatively, as these are young trees the applicant could show them being removed and replacement semi-mature trees planted at alternative locations where the new trees can grow to their full potential (perhaps in the north west corner of the site behind T37 and other natural spaces).

COASTAL WEST SUSSEX CLINICAL COMMISSIONING GROUP (CCG)

No objection.

The CCG requested developer funding of £187,194, if planning permission is granted the developers contribution will be funding toward the infrastructure development of part of an extension to the Angmering site / redevelopment to cover for residents that require a specific on the day appointment for medical care. For the developer, this will mean that the housing built will have access to local GP services.

WSCC INFRASTRUCTURE:

WSCC is requesting developer contributions towards:

- Education: No spare primary / secondary / further secondary schools in catchment areas have spare capacity to accommodate the children generated. Formula based contribution into S106 Agreement so that the education contribution may be calculated at a later date. The contributions generated by this proposal shall be spent on a new early years facility serving Angmering; a new primary school serving Angmering, it is intended that Angmering Parish Council will provide 2 hectares to accommodate the early years and 2 Form Entry primary requirements (420 places) with the site to be sized to allow future expansion to 3 Form Entry (630 places) on land adjacent to The Angmering School; and a financial contribution towards fixtures, fittings and equipment associated with Phase 1 of a new secondary school serving Arun; and a contribution towards infrastructure related to the future expansion at The Angmering School Sixth Form.
- Library: The contributions generated by this proposal shall go towards the development and enhancement of existing services at Angmering Library.
- Fire and Rescue: Formula based contribution into S106 Agreement so that the fire service contribution may be calculated at a later date. The Fire and Rescue Service Contribution should be used towards the re-development of Littlehampton Fire Station.

SUSSEX POLICE:

No objection raised to the outline planning application.

The layout plan indicates that the development has outward facing dwellings with back to back gardens which has created good active frontages with the streets and the public areas being overlooked. Parking in the main has been provided with in-curtilage and garage parking, which should leave the street layout free and unobstructed. As the first line of defence, perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8 metres. Sussex Police recommended that the development be constructed to Secured by Design standards.

FURTHER COMMENTS FROM SUSSEX POLICE:

Sussex Police are requesting developer contributions totalling £22,751.63 for the following:

- £2,239.81 as a maximum of 1 of 5 pooled payments towards the costs of an additional officer to work in the Angmering Neighbourhood Policing Team.
- £312.90 as a maximum of 1 of 5 pooled payments towards the cost of 1 additional support staff member to be based at Littlehampton Police station.
- This development requires 0.67 additional staff/officers to maintain the existing level of policing in the District. The cost of sitting these officers/staff at the re-provided Littlehampton Police Station would therefore be £14,562.45 (£1350 x 16.1 x 0.67).
- £5,594.75 as 1 of 5 pooled payments towards the purchase of an additional vehicle for use by the Angmering Neighbourhood Policing Team.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. References to the NPPF made by the statutory consultees and referred to in the text above relate to the paragraphs in the NPPF issued in March 2011; and not to the new paragraph numbers in the NPPF issued in July 2018.

POLICY CONTEXT

Designation applicable to site:
Strategic Allocation in the Local Plan.

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HERDM3	HER DM3 Conservation Areas
HERDM1	HER DM1 Listed Buildings
HERDM6	HER DM6 Sites of Archaeological Interest
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
HSP2C	H SP2c Inland Arun
HWBSP1	HWB SP1 Health and Wellbeing
INFSP1	INF SP1 Infrastructure provision and implementation
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution

QEDM3	QE DM3 Air Pollution
QEDM4	QE DM4 Contaminated Land
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
SODM1	SO DM1 Soils
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

[Angmering Neighbourhood Plan 2014 POLICY CLW1](#) Provision of a Youth Centre

Angmering Neighbourhood Plan 2014 POLICY EH3 Flood Prevention
 Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary
 Angmering Neighbourhood Plan 2014 POLICY HD2 Parish Housing Allocation
 Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix
 Angmering Neighbourhood Plan 2014 POLICY HD4 Materials
 Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form
 Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design
 Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density
 Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments
 Angmering Neighbourhood Plan 2014 POLICY HD9 Phasing of Residential Development
 Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways
 Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for

the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Relevant Angmering Neighbourhood Plan (ANP) policies have been taken account of and are addressed in the Conclusions section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is located in a strategic allocation within the built-up area boundary and it is considered to comply with relevant Development Plan policies.

There are negative impacts principally to agricultural land, the natural environment and the visual impact of the proposed development on the South Downs National Park. Having regard to the tests set out in the NPPF in relation to these issues, these negative impacts have been assessed through the Local Plan process and the need for housing on this site has been found to be sound when weighing up all relevant issues.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

An Environmental Screening Opinion for Land South of Water Lane, Angmering has been issued by the LPA. It is not considered that the development has the potential to result in significant impacts on the environment. The impacts would be of limited scale and could be mitigated in accordance with standard methods. As such, it is considered that the proposed development does not constitute EIA development and as such an Environmental Statement is not required in this instance.

The development plan for Arun District currently comprises the Arun District Local Plan (2011-2031), which was adopted by the Full Council on Wednesday 18th July 2018 and the Angmering Neighbourhood Plan (2014-2029).

Policy H SP1 of the Local Plan sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. This Policy allocates 800 units to be provided in the Angmering North strategic allocation. The application site (A/99/17/OUT), comprising Land South of Water Lane Angmering, constitutes part of a strategic allocation (Angmering North) in Policy H SP1; and the 175 houses proposed in this outline planning application would contribute towards the overall total of

800 units.

The Angmering Neighbourhood Plan (ANP) was made on 11th March 2015 on the basis of the saved policies in the former Arun Local Plan (2003) and the policies in what was the emerging Local Plan in 2014. The site is located outside the built-up area boundary for Angmering as identified in the Neighbourhood Plan and is therefore contrary to Policy HD1 (Built-up Area Boundary) of the ANP. The application site is therefore classed as countryside by the ANP; and the outline planning application conflicts with the ANP and fails to protect the countryside in accordance with the policies in the ANP. However, the built-up area boundary has been amended on the Policies Map in the newly adopted Local Plan (2011-2031). The application site is now located within the BUAB in the Local Plan.

The test in Section 38(5) of the Planning and Compulsory Purchase Act, 2004: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document". As the Arun Local Plan was adopted by the Council on 18th July 2018, the policies in the Local Plan are to be considered in favour of those in the Neighbourhood Plan. Consequently, the proposed development is contrary to the Neighbourhood Plan, but the BUAB boundary has been revised and the proposal is considered to be acceptable in accordance with the newly adopted Local Plan.

Policy H SP2 of the Local Plan says that "Development proposals within the Strategic Site Allocations must be comprehensively planned". The proposed development of 175 new homes on Land South of Water Lane, which would constitute one of the three sites that comprise the Angmering North Strategic Allocation in the Arun Local Plan, would play its part in the comprehensive development of the allocation by integrating appropriately with surrounding communities through an appropriate design as set out in the submitted Design and Access Statement - and the Design and Access Statement is assessed in more detail in the Technical Matters below - in accordance with Policy H SP2(a).

The outline planning application includes an indicative layout plan and parameters plans which identify a clear definition between the built-up area and the countryside, in accordance with Policy H SP2(b). The submitted Ecological Report and the Landscape and Visual Impact Appraisal ensure that the natural environment, landscapes and biodiversity are protected and conserved - and they are assessed in more detail in the Technical Matters below - in accordance with Policy H SP2(c). The Design and Access Statement, the Ecological Report and the Indicative Layout Plan ensure that the proposed residential development incorporates high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces; there is a new village green/ LEAP proposed at the centre of the site which is linked by a footway / cycleway to the north with potential to connect to the northern part of the allocation, to the south with the Roundstone Lane development open spaces and to the west with Weaver's Hill, in accordance with Policy H SP2(d). The proposed on-site green infrastructure identified in the Design and Access Statement and on the Indicative Layout Plan; and the proposed developer contributions towards the Palmer Road Multi Use Games Area and Palmer Road sports pitches would ensure the proposed development complies with Policy H SP2(e) in terms of extending, enhancing and reinforcing strategic green infrastructure and publicly accessible open space. Further details are provided in the "Supporting Infrastructure" section of this report.

This outline planning application for Land South of Water Lane does not include the provision on-site of a new community hub as no hub has been identified as being required to be provided by any of the infrastructure providers including Arun District Council, consequently Policy H SP2(f), (h) and (i) do not apply. This outline planning application site would not have its own facilities provided (e.g. library, doctors, schools etc), and it would be reliant on the existing centre to provide these facilities and make sure there are improvements where required, including the provision of a new primary school off-site and the re-location of the bus stop on Weavers Hill, in accordance with Policy H SP2(g).

The applicant has submitted a Walking and Cycling Connections Plan alongside the outline planning application which illustrates how the site would link up with the existing pavements and cyclepaths in Angmering to ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport, in accordance with Policy H SP2(j). The proposed developer contributions to the local highway network and the movement of a bus stop on Weavers Hill would comply with Policy H SP2(k). The submitted Flood Risk Assessment ensures that the proposed residential development would positively respond to sustainable water management, in accordance with Policy H SP2(l). The landscape assessments carried out during the determination of this outline planning application would ensure that the proposed residential development on the site maintains views from the adjacent South Downs National Park, in accordance with Policy H SP2(m). The applicant would be providing developer contributions towards the requisite infrastructure, that relates to the Angmering North strategic allocation, in accordance with the Infrastructure Delivery Plan, and in compliance with Policy H SP2(n) and Policy H SP2(o). The application is in outline, so there is the opportunity for the inclusion of an area of the site for Self-Build and Custom Build at the reserved matters stage, in accordance with Policy H SP2(p), if the applicant is supportive of Self-Build and Custom Build. The applicant has not considered an area of the site for Gypsy and Traveller Accommodation, and it is therefore not in accordance with Policy H SP2(q).

Policy H SP2c of the Local Plan focusses on "Inland Arun" and includes the Angmering North strategic allocation (SD9) and sets out specific criteria that planning applications within the strategic allocation will be required to meet. The applicant is working with the LPA to make a developer contribution towards new facilities for library provision at a community hub at Palmer Road, in accordance with Policy H SP2c(a) of the Local Plan. The applicant is prepared to provide a developer contribution in the draft Section 106 Agreement towards extending the existing local village health facilities in the locality, in accordance with Policy H SP2c(b) of the Local Plan. The applicant is prepared to provide a developer contribution towards early years provision alongside the primary school provision, in accordance with Policy H SP2c(c). The applicant is working with the County Council and the Parish Council over the delivery of a new 2 Form Entry primary school expandable to 3 form entry together with a developer contribution towards the new primary school, in accordance with Policy SP2c(d). The applicant has submitted a Landscape and Visual Impact Assessment with the outline planning application and a further landscape assessment was carried out at the request of the Inspector at the Examination into the Local Plan, which had regard to the special qualities of the South Downs National Park, in accordance with Policy H SP2c(e). Consequently, the outline planning application demonstrates how it meets criteria a) to d) of Policy H SP2c regarding exploring opportunities to provide library access; extend the existing local village health facilities in the locality; contribute to accommodation for nursery places; and primary school provision, respectively.

As the Land South of Water Lane, Angmering is part of a wider area of land that constitutes the Angmering North Strategic Allocation, the applicant has been working closely with West Sussex County Council, (Highways, Education, Libraries, Fire and Rescue), Sussex Police and Sussex Coastal Clinical Commissioning Group (CCG) to ensure that the site is designed to a very high standard and that all of the requisite infrastructure is both planned for and delivered to accommodate the quantum of development envisaged on the Angmering North strategic allocation (SD9 in the Local Plan). The applicant will be making developer contributions towards nursery and primary school provision, library and local health facilities, which are set out in the 'Infrastructure' section below and the Section 106 Agreement Table that is attached to this committee report.

TECHNICAL MATTERS

AGRICULTURAL LAND

The site is identified as Grade 1 agricultural land and representations have raised the loss of agricultural land as an issue. Grade 1 is classified as 'best and most versatile' land which is the most flexible, productive and efficient. The NPPF (paragraph 170) requires that the Council takes into account the

economic and other benefits of this type of land. The Local Plan's Sustainability Appraisal recognised that most of the undeveloped coastal plain within the District is high grade agricultural land. The loss of BMV is one factor in the decision making process.

Policy SO DM1 of the Local Plan states that development will not be permitted on this type of land unless 'designated by this plan' or unless the need for the development outweighs the need to protect such land in the long term. It is important to note that residential development in the District will inevitably involve the loss of best and most versatile land and that mitigation measures can be adopted to preserve the soil resource. Policy SO DM1 requires the applicant to submit a soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource.

Overall, subject to a condition requiring the submission of a soil resources plan, the loss of the agricultural land is permissible as there is an overriding need for the development. It also accords with Policy SO DM1 of the Local Plan, but the loss needs to be weighed in the balance along with other technical matters as part of the 'weighted balance' in paragraph 11 of the NPPF. This is set out in the overall conclusion.

LANDSCAPE

The statutory purposes of the National Park are:

- 1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and
- 2) to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

It is a duty of the LPA to assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Paragraph 172 of the NPPF (July 2018) sets out the Duty of Regard for LPAs when dealing with planning applications within or affecting the setting of a National Park: "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". Policy HD5 of the ANP says: "New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."

The SDNPA's comments are detailed and have clearly assessed the proposed development site from the wider viewpoint. The SDNPA has commented on a broad range of potential issues and has considered the effects that the development as proposed could have on the setting of the South Downs National Park. Whilst the SDNPA has not concluded any positive contributions that this development may bring when also considering the economic and social well-being of the proposals, conservation has taken precedence. Although this is an outline planning application and reserve matters will be addressed further down the line, it is important to make these comments at this stage in order to maximise the benefits and conserve the qualities of these sites at an early stage. It could be an opportunity missed and potentially detrimental if the greening, siting and potential mitigation that may be needed for developments such as this are not considered and importance of such addressed.

A Landscape and Visual Impact Assessment (LVIA) which was submitted with the outline planning application concluded that overall the proposed development would result in substantial to moderate adverse landscape effect on local landscape character and the Grade II listed Avenal Farmhouse only. Other areas of landscape value that would experience an effect were assessed to have either moderate or moderate to slight significance, including the South Downs National Park and the Angmering Conservation Area, Weaver Cottage and Ecclesden Farmhouse as well as some of the local public rights of way and the scenic quality of the site. All other areas of landscape value were assessed to experience

no significant effect from the proposed residential development. The LVIA went on to conclude that any views of 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. These views would be further filtered by the mitigation planting proposed along the eastern boundary of the site. The proposed development is expected to have an adverse but limited effect on the setting of the National Park. Similarly, localised views of the proposed development would be restricted to receptors immediately on the boundary or within approximately 350 metres to the east of the site. Views of the site from within the National Park would be limited to those areas along the eastern part of the site and would be limited to glimpses of roofs over the existing tree canopy. Those views (described in the LVIA at viewpoints 2, 3 and 14) would be further filtered by the mitigation planting proposed along the eastern boundary of the site as shown in Figures 7 and 8 of the LVIA. The predicted visual effect from these viewpoints are of low, low and very low magnitude respectively.

It is accepted that the eastern edge of Angmering is visible from within the National Park but that it is separated from the boundary of the Park by the A280 corridor and agricultural land. Built development is currently visible from this part of the National Park and is established as part of the landscape character. This includes the current effects of lighting, noise and loss of tranquillity from the built-up areas of Angmering. Any new development on Land South of Water Lane (i.e. the application site) would also be seen in this context.

The Arun Landscape Capacity Study (2017) recognises the corridor of the A280 as a containing feature; and the applicant is proposing a substantial landscaped buffer along the eastern boundary of the site with the A280. The cutting and planting along the A280 would be retained and reinforced as part of the proposed development, maintaining the transitional role. The site does not contain public rights of way (PROW) and is not currently used for recreational purposes. The 2012 Green Infrastructure study produced by ADC identifies considerable areas of green infrastructure to the south and west of Angmering and within the village itself. Therefore, the site does not comprise the only green infrastructure through the village as referenced by the SDNPA.

The Illustrative Masterplan shows how housing should generally respond to and face the key landscape features including open spaces alongside the watercourses to the north, the tree line to the east along the route of the A280 and the central area of open space. The 9 ha site includes 3 ha of green spaces including landscaping, public open space and SuDs features, which is considered to be sufficient. In terms of the tranquillity of the National Park the Ecclesden Hills is separated from the application site by an existing busy A road (the A280), which is more likely to affect local tranquillity than the proposed residential development.

A Memorandum of Understanding (an MoU) was prepared and agreed in September 2017 by both Arun District Council and the SDNPA to assist in the resumption of the Examination in Public into the new Local Plan. The MoU confirms that both parties are satisfied that ADC has met the 'Duty to Cooperate' in preparing proposed modifications to the Arun Local Plan. The SDNPA did not object to the allocation of the Strategic Site (SD9) in the new Local Plan, which includes the current application site (i.e. Land South of Water Lane, Angmering). The SDNPA submitted a representation on Section 12 - Housing Delivery and policy HSP2c - Angmering strategic allocation (SD9); both ADC and the SDNPA agreed to amend the policy by adding an additional criteria to read: "e). be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful; impacts identified within the Appraisal". (MoU, 2017, paragraph 5.4). The LVIA recognises that the mitigation planting proposed would come into effect to address the harmful visual impacts identified. This is consistent with the Memorandum of Understanding that exists between ADC and the SDNPA which was before the Inspector at the EiP. In the spirit of the MoU and paragraph 115 of the NPPF, it is fundamental that ADC works with the SDNPA and the applicant at an early stage of the Reserved Matters application to ensure that the design of the

scheme is 'landscape led'.

LOCAL PLAN INSPECTOR'S COMMENTS ON LANDSCAPE ASSESSMENT AND VIEWS FROM NATIONAL PARK

The Inspector asked a number of questions following on from the re-convened examination into the emerging modified Local Plan, one of which relates to the landscape assessment of the Angmering North strategic allocation (SD9). The Inspector stated "some of the sites at Angmering North (those bordering the South Downs National Park are shown to have 'substantial' landscape sensitivity and 'low capacity' for development (including Site '12D' in the Landscape Capacity of Strategic Sites in Arun District, 2017 - which comprises the eastern part of the current outline planning application site between the A280 and Avenals Farm). The Inspector said that the sites are particularly visible from the publicly accessible elevated ground at Highdown within the National Park but he could not see any specific analysis of viewpoints/receptors from this direction in the Landscape Capacity Study, 2017. The Inspector noted that the National Park Authority did not object to the allocation subject to the inclusion of an additional criterion within Policy H SP2c on landscape appraisal. The Inspector accepted that mitigation can be built into the development in terms of landscape structure, retention of existing vegetation and buffer planting. However, the Inspector requested the submission of further information to justify the soundness of the Angmering North allocation in terms of landscape impact.

A viewpoint assessment was carried out by the Council from 5 new viewpoints from within the National Park as requested by the Inspector. The assessment concluded that if Site 12D (the eastern part of the current outline planning application site between the A280 and Avenals Farm) was developed it is expected some rooftops would be visible from the National Park. Localised views of any development on Sites 12D and 12E (comprising the current planning application site), would be restricted to receptors immediately on the boundary or within approximately 350 metres to the east of the site. A generous planted mitigation buffer is suggested along the eastern edge of Site 12D (i.e. with the A280) and pockets of planting within the site to address the visibility of some rooftops.

It is acknowledged that Site 12D (the eastern part of the current outline planning application site between the A280 and Avenals Farm) plays a transitional role between the current built-up boundary of Angmering and the National Park but this role reduces the closer the development is to the built-up area. The cutting and planting along the A280 should be retained and reinforced as part of any proposed development, continuing the transitional role.

The Viewpoint Assessment concludes that the effects on the setting of the National Park are geographically limited and most residual effects would be capable of being mitigated by a generous planted mitigation buffer.

It is considered that the proposed landscape buffer along the eastern boundary of the site is sufficiently thick to provide the screening required in the LVIA and to address the Inspector's concerns. The LVIA recognises that the mitigation planting will come into effect to address the harmful visual effects identified. This is consistent with the Memorandum of Understanding that exists between ADC and the SDNPA which was before the Inspector.

To assist the development of the buffer and provide a more immediate effect a condition has been agreed with the applicant that requires the buffer to be planted using a mixture of plant sizes. This could include some individual trees amongst the woodland planting, incorporating advanced nursery stock and a small percentage of semi-mature trees. This would reduce significantly the time required to create a substantial planted screen.

Consequently, the LPA considers that the proposed landscape buffer along the eastern boundary of the application site incorporating advanced nursery stock and semi-mature trees would mitigate the visual

impact of the residential development and ensure that the current outline planning application accords with the NPPF, Policy HD5 (Built Form) of the Neighbourhood Plan and Policy LAN DM1 and Policy H SP2 of the Local Plan.

ILLUSTRATIVE LAYOUT AND DESIGN

Policy D DM1 of the Local Plan requires proposed developments to "deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/ or a variety of detail within the public realm".

A comprehensive Design and Access Statement (DAS) has been submitted with the outline planning application. The DAS provides an analysis of the site area and the wider context, providing a character analysis of traditional Angmering. The DAS includes principles of development and it demonstrates how the design for the site evolved taking into account key opportunities and constraints.

The DAS addresses the following issues, which would be a matter for the detailed Reserved Matters stage, but provides an indication of the ability to deliver an acceptable scheme:

Scale - Building heights are illustrative. For the most part, buildings will be two storey, although there may be 2.5 storey buildings in key locations, which could act as focal buildings within a streetscene. Ridge heights would be kept to a maximum of 12 metres high. The proposals include four main dwelling types: detached and semi-detached and terraced houses and flats. Along the eastern boundary of the application site, which is the closest to the boundary of the South Downs National Park, a softer approach is proposed, with buildings not exceeding two storeys and being set back off the boundary behind a landscaped tree belt.

Appearance and Character - The Illustrative Masterplan includes four distinct character areas (Sussex Village, Parkland Edge, The Avenue and South Downs View), providing a mix of varying house types, sizes and styles; unified by some common characteristics and by the overarching landscape structure. The DAS includes a materials palette, an Illustrative Design Code for the four distinct character areas; together with typical illustrative elevations. The development would be accessed via a primary street, which would be a tree-lined avenue, supported by native planting. The proposed architectural design and use of materials is influenced by the local vernacular within Angmering and the Sussex Coast. "Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of the development" ... "architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves may be incorporated." The parameters therefore seek to ensure that the proposed development relates to both the immediate and wider context.

Open space and play areas: The DAS sets out a significant network of green infrastructure provision across the site including play areas (LAPs and LEAPs), informal recreation and visual amenity. Open space will be provided at the northern edge of the development, and centrally within the site in the form of a Village Green. The key area of green infrastructure would comprise a series of open spaces connected by a new north-south pedestrian/cycle route which would link with the existing rights of way. The proposed green infrastructure also comprises areas for surface water attenuation, specifically at the northern end of the site and the southern boundary of the site - to the rear of the Spotted Cow public house. In addition, the retention of the existing boundary vegetation would ensure the proposed development was located within a mature landscape. The applicant is proposing the provision of a 5.5 to 9.0 metre wide landscaped buffer to the eastern boundary of the site with the A280, within which screen planting would be provided; and further buffers adjacent to the Spotted Cow public house (a Grade II Listed Building) to the south; and to the western boundary along Weavers Hill. ADC Greenspace has noted the use of part of the public open space (POS) for SuDS, however, the full implication of the SuDS within the POS needs to be provided, including its future management and maintenance. This would be

addressed by means of a condition imposed on the outline planning permission and through the management company that would be set up through the Section 106 Agreement. Overall, the provision of public open space meets the requirements set out in Policy OSR DM1 and Policy H SP2 of the Local Plan.

Pedestrian, cycle and vehicle movement - It is proposed to include three main street types within the development which will comprise the Primary Street, known as 'The Avenue'; a Secondary Street, known as 'The Village Lane'; and a series of Home Zones. The Home Zones provide 'safe streets' where there is pedestrian priority enabling informal and impromptu meeting places and spaces for children to play. Streets will be designed to keep traffic speeds low and promote walking and cycling. Streets will be paved, with trees arranged to help define the street scene and support traffic calming measures. Pedestrian access will be directly towards local facilities from the south of the site at High Street and to the west of the site at Weavers Hill and Cumberland Road. Cyclists will be able to safely travel within the access road itself to join the designated on-road cycleway already provided along Water Lane.

Crime prevention - Sussex Police recommended that the development be constructed to be Secured by Design standards including natural surveillance; defensible front gardens; gables with windows; and landscape planted boundaries.

Consequently, it is considered that subject to conditions the proposed development complies with Policy D DM1 and Policy H SP2 of the Local Plan and Policy HD6 of the Angmering NP.

TREES

Policy ENV DM4 of the Local Plan requires developers to provide land and tree surveys (d), a tree constraints plan (e) and an Arboricultural Impact Assessment (AIA) to include a tree protection plan and Arboricultural Method Statement (f), which will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

The Angmering NP includes Policy HD6 (Housing Layout & Design) whereby "layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged".

An Arboricultural Survey, Arboricultural Method Statement, an Implication Assessment and a Tree Protection Plan have been submitted with the outline planning application in order to record the location, condition and value of the trees within the site. The Arboricultural Survey recommends that an arboricultural impact assessment is produced when the proposed layout has been finalised (i.e. at Reserved Matters stage). The arboricultural impact assessment should include a schedule of trees to be retained and removed; evaluate the likely effects of construction works on retained trees including post development pressures and provide recommendations on mitigation measures to be implemented; and it should also include a Tree Retention Plan.

The ADC Arboricultural Officer has requested that the detailed layout plans submitted at the Reserved Matter stage show no intrusion into tree Root Protection Areas by buildings, footpaths, access drives and roads. The consultation on the proposal by the ADC Arboricultural Officer to designate Tree Preservation Orders on certain Oaks and 5 Lime trees within the application site has already taken place and the TPO was made on Monday 20th November 2017.

The applicant has amended the layout submitted with the outline planning application, to the satisfaction of the ADC Arboricultural Officer, reducing pressure on TPO tree number G31 by houses at the northern boundary of the site and the re-positioning of a large block of housing to limit the impact on TPO tree number T37.

ADC Greenspace recommended that any trees in particular along the boundaries could provide potential valuable screening and should be protected and retained. A tree condition survey is required to highlight the importance of retaining particular trees and hedgerows and include Root Protection Areas (RPAs).

Subject to conditions, the proposed development complies with Policy ENV DM4 and Policy H SP2 of the Local Plan and Policy HD6 of the ANP.

TRANSPORT

Policy T SP1 of the Local Plan says that "to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network".

Trip Generation, Distribution and Assignment:

A Transport Assessment accompanied the planning application as required by Policy T SP1(e) of the Local Plan. The proposed development of up to 175 houses on the site is anticipated to generate 81 two way vehicle movements in the AM peak and 79 two way vehicle movements in the PM peak. Sensitivity tests have also been undertaken should the Land North of Water Lane be developed as part of the Strategic Site (Angmering North) identified in Policy H SP2 of the Local Plan. Two robust masterplan options have been modelled and mitigation developed should the proposals develop.

Angmering Parish Council and local residents objected to the proposed development on transport grounds, claiming the existing roads were congested and that the junctions along the strategic road network were functioning at capacity.

Site Access

The site would be accessed by the creation of a priority junction onto Water Lane consisting of a 6.0 metre wide carriageway and 10 metre radii. Traffic modelling shows the site access will operate within capacity. A bridge structure will be provided to raise the access road over the existing water course. Visibility splays will be provided measuring a minimum of 2.4 metres x 62 metres to the left and 2.4 metres x 56 metres to the right (given the straight nature of Water Lane, a greater visibility can be achieved). Swept path analysis has been provided for refuse vehicles and fire appliances which proves that refuse and fire appliances will be able to access, manoeuvre around and egress the site safely and effectively. A construction management plan will be required to detail how the new access and bridge would be constructed.

Parking Provision

Parking will be dealt with at Reserved Matters stage, but from the Illustrative Masterplan, the quantum of car parking spaces would comply with WSCC Parking Standard.

Junctions

The Water Lane / A280 junction currently operates as a priority junction, with a restricted right turn out of Water Lane. Modelling of the existing junction shows the junction will operate at capacity in the year 2019 with committed residential developments and will be exacerbated by the proposed development. The signalisation of the Water Lane / A280 junction would provide a safe arrangement and deliver sufficient traffic capacity to accommodate the development and wider growth. Notwithstanding this, in connection with the outline planning application for Land North of Water Lane (A/40/18/OUT), the applicant in consultation with the Local Highway Authority has devised an alternative junction improvement scheme, which would comprise a roundabout junction for the Water Lane / A280 junction. Whilst this is not necessary for the Land South of Water Lane site, in view of the potential for an

alternative scheme to be agreed in association with the Land North of Water Lane, the Section 106 Agreement would provide a mechanism to capture the value of any traffic signal improvement should it not be required to be constructed, and under these circumstances this would be made as an additional highways contribution to local highway network improvements.

The traffic modelling highlights that the A280 / Titnore Lane / A27 roundabout junction (i.e. the southern roundabout) is approaching capacity when development traffic is included on the A280 South West Arm. A mitigation scheme is proposed to provide a two-lane flare by means of white lining on the existing carriageway, which will be delivered by the applicant through the Section 106 Agreement. However, if cumulatively the Land North of Water Lane (A/40/18/OUT) is also developed as part of the strategic allocation (Site SD9), the Local Highway Authority is requesting kerb realignment to deliver an extended two-lane approach. Consequently, it is considered appropriate that the Section 106 Agreement provides an option for these further road lining and kerbing works to this junction to be implemented. Highways England has considered the proposed improvement and is satisfied that it would provide sufficient capacity for the proposed development.

Traffic modelling highlights that the Water Lane / High Street / Station Road / Arundel Road Junction will continue to operate within capacity.

The traffic modelling highlights the Long Furlong / Arundel Road / A27 / A280 roundabout (i.e. the northern roundabout) junction will continue to operate within capacity.

Framework Travel Plan

A travel plan is proposed by the applicant. Pre-application advice was received by the applicant and comments have been incorporated within the Travel Plan, which includes a travel plan co-ordinator, travel information website, travel information pack, walking and cycling maps, wayfinding strategy and travel vouchers to be utilised by residents towards sustainable transport.

Footways and Cycle Provision

Policy T SP1 of the Local Plan says: "The Council will support transport and development which gives priority to pedestrian and cycle movements".

The indicative masterplan highlights an internal walking and cycling route within the application site. Two pedestrian/cycle/emergency access points are proposed, one onto Weavers Hill and one onto the High Street. The proposed footway/cycleway access onto Weavers Lane will benefit from a re-located and improved bus stop. A 3.0 metre wide footway/cycleway/emergency access route will exit the site onto the High Street and tie into the Manor Nurseries residential site (which is subject to a reserved matter application A/38/18/RES for 32 houses) which proposes future improvements to the High Street. Dropped kerbs and tactile paving will be provided. The control of emergency access is to be considered at the Reserved Matter stage, however, various options have been included in the submitted Transport Assessment.

There are no footways along the Water Lane site frontage with footway provision commencing west of Dappers Lane and, as such, the Land South of Water Lane does not promote pedestrian access to the north. However, in view of the potential for development of Land North of Water Lane, and to ensure future connectivity, the on-site bridge and access works have been designed with the ability to provide a future connection onto Water Lane should the Land North of Water Lane (A/40/18/OUT) be developed, which would be delivered by the developer. Sufficient width is provided on site to enable a 3.0 metre shared use footway / cycleway to be constructed as shown in illustrative terms on Drawing number ITB9105-GA-108 Rev. E, which would link into the northern part of the Angmering North Strategic Allocation, on Land to the North of Water Lane. The off-site footway / cycleway will need to be delivered by means of a Section 106 Agreement.

It is considered that the proposed development accords with Policy T SP1 and Policy H SP2 of the Local Plan and Policy TM1 and Policy TM2 of the Angmering NP as it has demonstrated that the transport effects on the local and strategic road network can be satisfactorily mitigated by means of planning conditions and off-site works by means of a Section 106 Agreement for the construction of a roundabout at the junction of the A280 / Water Lane.

ECOLOGY

Policy ENV DM5 of the Local Plan says that "development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site".

An Ecological Appraisal was submitted with the outline planning application to determine the ecological constraints on the site. The site is predominantly grassland (grazing land) with trees and boundary hedgerows. The site does not fall within any designated sites and as such it is considered that there would be no direct or indirect impacts predicted on designated sites within the wider landscape. The grazed grassland is not considered to be of significant ecological value. A Landscape and Ecological Management Plan (LEMP) for the Green Infrastructure Space is being secured through Schedule 4 of the Section 106 Agreement. The LEMP will detail the management and maintenance of the green infrastructure space once construction has ended.

A Reptile Survey was submitted with the outline planning application which concluded that reptiles are likely to be absent from the site at the present time, although there is a small probability that they are present but went undetected during the survey. The Survey recommended that no mitigation for reptiles would be required should the site be developed, although the enhancement strategy proposed will ensure that future colonisation of gardens and retained natural margins of scrub and grassland on the application site by fauna from the local area will be encouraged.

A Bat Survey was submitted with the outline planning application which recommended that the existing hedgerows on the application site be maintained and enhanced as part of the proposed development to ensure bats can continue to utilise the site to forage as well as commute to the nearby lakes. Considering the low levels of activity recorded across the application site and provided the boundary hedgerows and trees around the site are maintained and enhanced, it is considered that the favourable conservation status of bats in the local area will not be affected by the proposed development.

Great Crested Newt (GCN) Testing of the balancing pond to the north of the application site, adjacent to Water Lane, confirmed likely absence of GCNs from the off-site pond. Due to the lack of other suitable water bodies within 250 metres of the site boundary, it is considered unlikely that GCN would be present within the application site during their terrestrial phase. The application site is not considered to be under any constraints from the presence of GCNs.

ADC Ecology has recommended a badger survey should be carried out prior to a start on site; enhancements to the site to be secured through conditions including any trees removed should be replaced at a ratio of 2:1; hedge planting used for boundary features between dwellings rather than fencing; the stream should be buffered and enhanced for water voles; a wildlife pond should be created; a wildflower meadow should be planted; gaps in tree lines or hedgerows to be filled in with native species; bat and bird boxes installed on the site; grassland areas managed to benefit reptiles; and log piles provided on-site. The imposition of a condition requiring a badger survey and a condition covering these enhancements is considered to be reasonable to enhance on-site ecology. The imposition of a condition for the provision of enhanced tree and hedgerow planting around and within the application site would enhance connectivity for wildlife on the site.

Overall, it is considered that subject to conditions and a S106 Agreement, the proposed development

accords with Policy ENV DM5 and Policy H SP2 of the Local Plan in relation to the impact on protected species and the potential for the scheme to protect existing habitats where possible and provide enhancements.

HISTORIC ENVIRONMENT

Policy HER DM6 of the Local Plan says that "where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites".

Paragraph 190 of the NPPF (July 2018) requires great weight to be given to the conservation of heritage assets. A Desk Based Archaeological Evaluation Assessment and Report have been submitted which identify the archaeological potential of the site. No designated archaeological assets lie on or close to the application site, nor does the site lie within an Archaeological Notification Area. The results of a recent geophysical survey establishes the presence of archaeological deposits of Late Bronze Age to Iron Age and early Roman period. This activity is centred on a system of rectangular enclosures with associated trackways in the southern and central parts of the application site. The evaluation has also identified high medieval activity, focussed on the western part of the site. It is considered that the potential for deposit survival is strong across the application site.

The ADC Archaeological Adviser agrees with the conclusions of the Desk Based Assessment and Report with regard to the likely archaeological potential of the site; and for this to be subject to area excavation and trial trenching to ensure suitable preservation of significant deposits, either in-situ or by further investigation. A condition is recommended to ensure that the site is evaluated by an area excavation of the extensive series of structures and deposits in the southern end of the east part of the site and further trial trenching of other parts of the site as appropriate, ahead of development and that any archaeological interest it may contain can be properly preserved.

Parts of the application site are located some distance to the north and north east of the Angmering Conservation Area; however, the southern boundary of the application site on High Street abuts the Conservation Area. The Parish Council and local residents have objected to the proposed development claiming it is contrary to Policy EH1 (Development in the Conservation Area) in the ANP. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF (July 2018). A Heritage Assessment has been submitted with the outline planning application which concludes there will be very low levels of harm which will be mitigated by enhanced buffer planting to the south-west corner of the East Field; and to the south of the West Field to avoid increased inter-visibility between the application site and the Conservation Area; to the north of the East Field to avoid increased inter-visibility between the application site and Weaver Cottage (a Grade II Listed Building); and to the east of the proposed buffer area to avoid increased inter-visibility between the application site and Cressingham Cottage (a Grade II Listed Building).

Where the application site abuts the Conservation Area occurs, a landscaped 'green buffer' separates the proposed new development from the historic environment and due to the flat topography, there are few long views to the north from within the Conservation Area. The ADC Conservation Officer agrees that the proposed development would have limited visual impact on the special qualities of the Conservation Area or the Listed Buildings. Overall, subject to conditions, and weighed against public benefit, the proposed development complies with Policy HER DM1, Policy HER DM3, Policy HER DM6 and Policy H SP2 of the Local Plan and Policy EH1 of the Angmering NP in that it protects the setting of Listed Buildings and the Angmering Conservation Area.

LIGHT POLLUTION

Policy QE DM2 of the Local Plan emphasises the need to consider the impact of light on neighbouring

uses and wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation, light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage.

It is considered that the application site is in a semi-rural area of the district, on the boundary of Angmering adjacent to the National Park. As the proposed houses would be sited according to the indicative layout plan away from the properties on Dappers Lane and set back from those on High Street, this would ensure there would be no light pollution emitted from the new houses affecting the existing residents. It is considered that a lighting condition be imposed requiring the submission of details of luminaires that are more suitable to semi-rural areas on the fringes of built-up areas. This is reinforced by the Ecologist's request that the lighting scheme for the site will need to take into consideration the presence of bats in the local area through the use of directional light sources and shielding. Environmental Health has not raised an objection in terms of light emissions from the proposed residential development on existing residential amenity.

Consequently, subject to conditions it is considered that the proposed development complies with Policy QE DM2(a) to (d) of the Local Plan.

NOISE QUALITY

The NPPF and Policy QE DM1 of the Local Plan emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

The eastern boundary of the application site abuts onto the A280, which is a source of noise pollution, due to the number of vehicles that travel along it. Concerns have been raised by ADC Environmental Health about unacceptable noise levels from traffic.

A Noise Assessment was submitted with the outline planning application which recommended that, to meet the internal noise targets sound insulation measures including acoustic glazing and acoustically treated ventilation will be provided to habitable rooms that face towards the A280 and Water Lane. In addition, a scheme of noise barriers is required to reduce the noise levels in gardens that face towards the A280 and Water Lane to within the guideline values provided in BS8233:2014. The noise barrier locations, in the north east corner of the site, are based on the Illustrative (Indicative) Masterplan and are shown in the Noise Assessment. The EHO is requesting the provision of acoustically treated mechanical ventilation to all habitable rooms in houses facing onto the A280 and Water Lane; and the erection of two metre high acoustic barriers to external amenity areas. The acoustic barrier should be erected before any dwelling is occupied, and be maintained; and the barriers would need to be landscaped accordingly.

Therefore, subject to noise conditions ensuring mitigation measures are put in place the future residents would not be adversely affected by noise in accordance with Policy QE DM1 of the Local Plan.

AIR QUALITY

The applicant submitted an Air Quality Assessment with the outline planning application which concluded that whilst the proposed development will change the pattern of vehicle movements on the local road network, no significant changes in pollution concentrations are anticipated. Air quality at the facades of the proposed new dwellings is also expected to be acceptable and the site is therefore considered to be suitable for residential use. The proposed development has been determined to be acceptable in terms of its impact on, and sensitivity to, local air quality. The proposed development is expected to comply with all relevant air quality policy.

The proposed development is not located in an Air Quality Management Area and the Environmental Health Officer did not recommend the imposition of conditions on air quality. The proposed development complies with Policy QE DM3 of the Local Plan.

CONTAMINATED LAND

Policy QE DM4 of the Local Plan says that "prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development".

A parcel of land in the north western corner of the site may have been subject to waste disposal activities. A Geo-Environmental Assessment has been submitted with the outline planning application which concludes that ground improvement or piles will be required in the northern portion of the site. No soil remediation is proposed at this stage, but basic radon protection will be required in all properties. Materials to be re-used should be managed through a Materials Management Plan. The Environmental Health Officer recommends the imposition of three conditions regarding contaminated land, all of which are considered to be reasonable and necessary. Consequently, it is considered that the proposed development complies with Policy QE DM4 of the Local Plan.

SURFACE WATER FLOODING

The NPPF requires that development does not give rise to an unacceptable risk of flooding detrimental to human health or property. Policy W DM2 of the Local Plan requires the submission of a site specific Flood Risk Assessment (FRA) which demonstrates that the development will be safe without increasing flood risk elsewhere and reduce flood risk overall; consider flood flow routing and utilise temporary storage areas. Policy EH3 of the ANP (Flood Prevention) seeks to ensure that any new development must ensure that the prospect of flooding within the development boundaries is mitigated; it does not increase the flooding impact it may have on surrounding properties and areas; and development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.

A Flood Risk Assessment has been carried out which confirms that the majority of the site is in Flood Zone 1, namely areas with a low probability of flooding from main rivers. A portion of the site is located in Flood Zone 3, however, it is not proposed to develop in Flood Zone 3, the area being set aside for landscaping.

An assessment of flood risk as a result of the development suggests an increase in the risk of fluvial flooding and could lead to an increased risk of surface water flooding and an increase in the risk of sewer flooding. Mitigation measures are proposed to manage run-off from the site to pre-development (greenfield) rates, meaning that there will be no increase in volumes up to and including the 1% (1 in 100) annual exceedance probability event.

Due to the flood risk downstream in Angmering, the EA are requesting that additional compensation areas could be provided. The submitted FRA covers the drainage strategy and the storage areas provided, in particular Drawing Sth-301-001 which outlines that the outfall from the northern basin to be reduced to account for discharge from the highway catchment. Further information will be provided through Discharge of Condition (DOC) applications regarding surface water management. The Environment Agency has met with both Arun DC and West Sussex CC Drainage Engineers to discuss a range of measures to manage flood risk in this area and are satisfied that the LPA will lead on ensuring that any SuDS scheme that may be approved through the Discharge of Conditions (DOCs) is appropriate and will manage and seek to improve flood risk.

The ADC Drainage Engineer has requested that access for maintenance of the SuDs attenuation ponds will need to be secured around the perimeters. This will need to comprise a minimum 3.0 metre wide strip. The applicant has confirmed that, at the detailed design stage (i.e. Reserved Matters stage) when there is more certainty about the final layout and plot finished levels, the applicant will adjust site levels to prevent any overland flows off site, likewise the final attenuation basin designs will incorporate a 3.0

metre wide maintenance strip. It is not envisaged that incorporating the maintenance strip in the detailed design of the attenuation basins would be problematic. The maintenance strip will be provided with due regard to landscaping requirements. For the avoidance of doubt, the outline development proposals will not adversely affect off-site areas as a result of overland flow. Unlike the site in its current form, the site will incorporate positive drainage which will capture run-off from the proposed hard areas and prevent its disposal by uncontrolled watershed.

Southern Water and the Environment Agency and ADC Drainage Engineers have raised no objection to the proposed development, subject to conditions being imposed for effective flood mitigation and site drainage. Conditions are proposed in order to ensure that a suitable SuDs scheme is developed informed by winter groundwater monitoring and percolation tests. Overall, sufficient information has been provided to demonstrate that a SuDs scheme for the site could be developed based on the principles in the Outline Surface Water Drainage Strategy and shown on the Illustrative (indicative) Masterplan, in accordance with Policy W DM3 and Policy H SP2 of the Local Plan and Policy EH3 of the ANP.

FOUL WATER DRAINAGE

Policy W DM1 of the Local Plan deals with foul water drainage: development which will materially increase foul water discharges will be refused unless the LPA is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.

The Foul Water Drainage Strategy for the eastern parcel (north) of the application site is pipework generally following the watershed direction of the existing landform. The site outfall is located at the low point of the site into Water Lane. The nearest existing foul water manhole is located 450-500m to the west. The Foul Water Drainage Strategy for the eastern parcel (south) is pipework generally following the watershed direction of the existing landform. The site outfall is located at the low point of the site into High Street. The nearest existing foul water manhole location is 50m to the west. The Foul Water Drainage Strategy for the western parcel is pipework generally following the watershed direction of the existing landform. The site outfall is located to the south west of the site in Weavers Hill. All the connections (capacity, invert and suitability) into public sewers are to be confirmed by the Undertaker.

Southern Water has commented that the exact position of the water main crossing the site should be determined on site before the layout is finalised. A condition is recommended to ensure that the public water supply mains on site is protected. Southern Water has confirmed that the needs of the development cannot be accommodated without providing additional local infrastructure and have recommended a condition to ensure that a scheme is submitted and approved prior to development commencing.

Subject to conditions requiring submission of a detailed foul drainage scheme the proposal accords with Policy W DM1 of the Local Plan as it demonstrates that the infrastructure could be upgraded to ensure sufficient capacity for the development.

SUPPORTING INFRASTRUCTURE

Development is only acceptable with the provision of or contributions to the necessary infrastructure and facilities to mitigate the impacts of the development. Policy HD9 (Phasing of Residential Development) of the ANP 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. Representations received raised concerns about the lack of capacity of education and healthcare facilities in the area.

WSCC have confirmed that the present nursery, primary and secondary schools within the catchment areas of the proposal would not have spare capacity and would be unable to accommodate the children from the proposed development. The financial contribution sought by the County Council would be based

on: the housing allocation at Angmering North and Angmering South and East providing a 2 Form Entry primary school expandable to 3 Form Entry, including the provision of early years places within the site. WSCC will require £249,375 towards a new early years facility serving Angmering, based on the provision of 175 dwellings; and £883,400 towards a new primary school serving Angmering, based on the provision of 175 dwellings, in accordance with Policy H SP2c (c) and Policy H SP2c (d) of the Local Plan and the IDP. A 2 hectare site is required to accommodate the early years and the primary school. A piece of land has already been allocated for a new school measuring 1.2 ha at Bramley Green, but as the requirement is now for 2FE school, the adjacent site known as Mayflower Park which is owned by Angmering Parish Council is also required. WSCC and the Parish Council are negotiating the Mayflower Park land swap. In terms of secondary school provision, WSCC will require £769,300 in developer contributions towards fixtures, fittings and equipment associated with Phase 1 of the new secondary school serving Arun, in accordance with the IDP; together with a formula based contribution towards infrastructure related to the future expansion at The Angmering School Sixth Form, which is CIL compliant.

The Library Service at WSCC has sought £32,812.50 to go towards the development and enhancement of existing services at Angmering Library; which is based on the provision of 175 dwellings. Policy H SP2c(a) requires applicant's to explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities. The Angmering Advisory Group's preference is for the monies to go towards the existing library. However, there are already 5 pooled contributions to Angmering Library, so it is considered reasonable for the contribution to go towards a new Tier 7 facility at a community hub at Palmer Road, in accordance with the IDP.

Fire and Rescue contributions have been sought by WSCC (formula based) towards the re-development of Littlehampton Fire Station providing additional services for the residents of Angmering, which is considered to be CIL compliant as it meets the 3 tests set out in Regulation 22. The re-development of Littlehampton Fire Station has been identified on page 20 of the Arun IDP (2017) as an essential project for development district wide. The County Council has followed a consistent approach by allocating fire contributions from strategic sites in the area to this project. A contribution towards fire detectors for vulnerable people in Angmering is used for smaller developments and therefore would not be suitable for a development of this scale.

The Sussex Coastal Clinical Commissioning Group (CCG) has requested a contribution of £187,194 toward the infrastructure development of part of an extension to the Angmering site / re-development to cover for residents that require a specific on the day appointment for medical care; in accordance with Policy H SP2c(b) of the Local Plan and the IDP. It is considered that this project is CIL compliant and meets the 3 tests in Regulation 122.

The highways infrastructure and open space requirements are set out in the relevant sections above and further detail is set out in the S106 Table attached to this report.

In order to mitigate against the impact of growth Sussex Police have calculated that the cost of policing new growth in the area equates to £22,751.63 to fund the future purchase of infrastructure to serve the proposed development.

For all developments over 15 residential units the Council requires the minimum provision of 30% affordable housing on site, as set out in Policy AH SP2 of the Local Plan. The proposal includes 30% affordable housing and indicates that the size of units to be provided would be within the range for affordable housing. The proposed on-site provision is 53 affordable housing units. The indicative schedule of affordable accommodation is for 13 one bed; 28 two bed; 10 three bed; and 2 four bed houses. The indicative schedule of market housing is for 11 one bed; 40 two bed; 56 three bed; and 15

four bed houses, amounting to a total of 122 market houses. The proposed provision of affordable housing is supported by the Council's Housing Strategy and Enabling Manager. The proposal accords with Policy AH SP2 of the Local Plan.

Angmering Parish Council was invited to submit CIL compliant schemes that could be provided in full or in part through developer contributions by means of a Section 106 Agreement to be implemented if planning permission is granted for A/99/17/OUT. The Parish Council has proposed 5 infrastructure schemes.

(i) The LPA considers that a contribution to the formerly proposed A280 Link Road is not CIL compliant and that the road scheme is not required and it is not identified in the new Local Plan or in the approved Infrastructure Delivery Plan (IDP).

(ii) With regards to the provision of a Business Centre and Parish Hub, the LPA questions what it is, where it is and what feasibility work has been undertaken. The Business Centre and Parish Hub is not identified in the IDP, nor is it required for the delivery of 175 houses on Land South of Water Lane in Angmering, consequently it is not deemed to be CIL compliant.

(iii) As for the flood prevention measures, and a contribution to the agreed EA flood prevention scheme to deal with on-site flooding, this scheme is not identified in the approved IDP and the Environment Agency has not made a request for a contribution from this outline planning application to a flood prevention scheme.

(iv) The nursery school provision has been confirmed by WSCC and it has been checked against the pooling restrictions and found to be CIL compliant; and WSCC has made a revised request for early years provision alongside primary, secondary and sixth form contributions, which is referred to above.

(v) A contribution towards the movement of the BMX track; the movement of the Skatepark; and the movement of the Adult Fitness Equipment is to be CIL compliant as it relates directly to the delivery of the site for a new primary school in Angmering. It is proposed that the applicant for A/99/17/OUT contributes in full for the re-provision of the BMX Track, Skatepark and Fitness Equipment, so as to ensure it is re-provided in a timely manner and does not have to wait until all 3 sites that make up the Angmering North Strategic Allocation have gained planning permission.

WSCC and Angmering Parish Council are in negotiations over the re-provision of the existing BMX Track, the Skatepark and the Adult Fitness Equipment, which are currently located on the site of the proposed new primary school on Mayflower Park. It is proposed that the facilities are re-provided as part of the WSCC / Parish 'land swap' on land immediately west of Mayflower Park. It is understood that the Parish Council intends to retain ownership and management of the facilities once complete. Angmering Parish Council as owner of the existing facilities and owner of the future land on which this would be provided is best placed to supply these facilities.

The re-provisioning of the BMX Track, Skatepark and Fitness Equipment on land to the west of Mayflower Park would result in the loss of existing open space, which the applicant would need to compensate for elsewhere in Angmering, in compliance with paragraph 97(c) of the new NPPF (July 2018). The NPPF at paragraph 97(c) specifically allows for alternative sports and recreational provision where the benefits clearly outweigh the loss of the current or former use. The loss of open space could be compensated for by the provision of additional open space split between the Land North of Water Lane and the Dappers Lane site, which comprise the other two sites that constitute the Angmering North Strategic Allocation.

ADC Neighbourhood Services have requested developer contributions for sports halls/health & fitness, in the order of £77,743 to increase the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre to be provided in Littlehampton. However, it is considered reasonable to reduce this figure to £12,743 as the applicant is to contribute in full for the re-provision of the BMX Track, Skatepark and Fitness Equipment which amounts to £200,000; and that the

other two sites within the Angmering North Strategic Allocation take up the shortfall in contributions to the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre; £85,336 to increase the level of swimming pool changing facility and provide village change spaces as part of the new leisure centre to be provided in Littlehampton (however, it is considered reasonable to reduce this figure to £20,336 as the applicant is to contribute in full for the re-provision of the BMX Track, Skatepark and Fitness Equipment which amounts to £200,000; and that the other two sites within the Angmering North Strategic Allocation take up the shortfall in contributions to the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre); and £11,596 towards the provision of new full size 3G pitch surface and base layer at a new facility at Palmer Road, to serve the East of the District, in accordance with the IDP.

ADC Greenspace has requested £35,000 to be allocated towards the erection of fencing or the like at the Palmer Road Recreation Ground MUGA; together with a further sum of £ £47,833 for Palmer Road recreation ground for the improvement of the sports pitches to alleviate over-play through improved maintenance and drainage work; and reconfigure the pitches to better accommodate youth 11v11 users.

Subject to the satisfactory conclusion of the Section 106 negotiations it is considered that there are no barriers to achieving compliance with Policy INF SP1, Policy INF 2 and Policy H SP2 of the Local Plan by ensuring provision of the required infrastructure. A table setting out all of the draft Section 106 Agreement developer contributions is provided at the back of this committee report.

CONCLUSION

The application site complies with the policies in the Development Plan. The site is in a sustainable location which is suitable for housing. It is considered that the principle of development on this site is acceptable in compliance with Policy H SP2 and Policy H SP2c of the Local Plan. The development will make a significant contribution towards market housing and affordable housing in the District, further boosting the sustainability of Angmering and provide additional open space for the local community; and contribute to the delivery of strategic highway improvements to two junctions: the A280 / Water Lane junction; and the A280 / Titnore Lane / A27 roundabout.

Some policies in the Framework are cast in terms which indicate that in certain circumstances planning permission should be restricted. These, in this case, relate principally to flooding, agricultural land, the natural environment, noise, designated heritage assets and the visual impact of the proposed development on the South Downs National Park. Having regard to the tests set out in the NPPF in relation to these issues, and in the context of this report, it is considered that the circumstances are such that none of these issues amount to a reason for withholding planning permission either because the matter can be controlled by suitable conditions, the content of the Section 106 Agreement or because the public benefit outweighs the harm in respect of the issue at hand.

Paragraph 11(c) of the new NPPF (July 2018) advises that approval of development proposals that accord with an up-to-date development plan without delay is the requirement to comply with Government Policy.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of

the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

See the Table attached to this Committee report for the Section 106 Details.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 4 The planning permission relates to the following approved plans:

1911-P01 Rev. B Location Plan

1911/P02 Rev. I Parameter Plans - Land Use and Building Heights

ITB9105-GA-022 Rev. A Proposed Site Access - Land South of Water Lane

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 5 The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall

be carried out in accordance with the approved details.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

- 6 The development hereby permitted shall not be carried out except in general accordance with the principles set out in the Design and Access Statement incorporating Design Guidance dated May 2017.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 7 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site, and planting in front of the acoustic barriers;
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
- iv. The detailed landscape design for the development including the layout and design of the public realm within the development;
- v. Details of the play areas and public open spaces; and
- vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision;

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 8 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 9 Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers and the facade treatment of all houses facing onto the A280 and Water Lane. The approved noise mitigation shall be implemented in accordance with the details submitted.

All facades of all houses facing onto the A280 and Water Lane should be provided with acoustically treated mechanical ventilation to all habitable rooms.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic barriers are constructed prior to occupation of the development and all the houses facing onto the A280 and Water Lane are designed with the requisite facade treatments.

- 10 Prior to the commencement of construction works a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the submitted Preliminary Ecological Appraisal Report. All the approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds;
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- grassland areas managed to benefit reptiles;
- details of compensatory and additional tree planting;
- details of compensatory boundary habitat planting and wildflower meadow planting;
- details and locations of bird, bat and barn owl boxes, and log piles provided on the site;
- a badger survey and measures to minimise the disturbance of badgers.
- boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

- 11 Prior to the commencement of development, details of the layout and specification of and construction programme for the roads, footpaths, cycleways, parking areas, emergency access from Weavers Hill and High Street, and tracking details for refuse vehicles shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the County Highway Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

- 12 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

- 13 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and approved in writing by the Local Planning Authority. These

areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan.

- 14 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with Policy D DM1 of the Arun Local Plan.

- 15 No development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 16 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the Glossary at Annex 2 of the National Planning Policy Framework, July 2018). Prior to the commencement of development, details and a timetable of how this is to be achieved including details of physical works on site, shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy D DM1 and Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the houses include the requisite energy measures.

- 17 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 18 Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Reason: In the interests of amenity in accordance with Policy D DM1 of the Arun District Local Plan.

- 19 Prior to the commencement of development a badger survey should be undertaken to ensure badgers are not using the site. If badgers are found on the site, a mitigation schedule should be submitted by the applicant for approval in writing by the LPA. Thereafter the approved mitigation schedule shall be implemented and adhered to throughout the entire construction period.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because badgers are a protected species.

- 20 Prior to the occupation of the development the vehicular access serving the development should be constructed in accordance with the approved planning drawing (Drawing No. ITB9105-GA-022 Rev. A Proposed Site Access - Land South of Water Lane).

Reason: In the interests of road safety in accordance with Policy D DM1 of the Arun Local Plan.

- 21 Prior to the commencement of development, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- full details of the construction compound,
- soil resources plan,
- dust mitigation measures,
- noise reduction measures,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

- 22 Upon the first occupation, the applicant shall implement the approved Framework Travel Plan, dated 4 May 2017 and deliver the measures in line with the timetable of implementation set out in the Travel Plan. The applicant shall thereafter monitor, report and subsequently revise the Framework Travel Plan as specified within the approved document.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1

and Policy T SP1 of the Arun Local Plan.

- 23 Prior to the commencement of development details of the implementation, maintenance and management of a sustainable drainage scheme (SuDS) should be submitted to and be approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- i) a timetable for the scheme's implementation; and
 - ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other Arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure surface water disposal is in place before construction commences.

- 24 Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to and approved in writing by the LPA in consultation with the sewerage undertaker. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure foul water sewerage disposal is in place before construction commences.

- 25 Prior to the commencement of development formal consent should be sought and approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1, Policy W DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure surface water disposal is in place before construction commences.

- 26 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan.

- 27 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which

has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 28 No development approved by this planning permission shall take place until such time as a detailed Flood Risk Assessment and surface water drainage strategy has been submitted to, and approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: According to the Environment Agency Flood Map for Planning, the proposed development is almost entirely within Flood Zone 1, apart from the most northerly part of the site where a very small section lies within Flood Zone 3, in accordance with Policy D DM1 and Policy W DM2 of the Arun Local Plan.

- 29 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

A. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

B. A site investigation scheme, based on (1) to provide information for a detailed assessment of the

risk to all receptors that may be affected, including those off site.

C. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 30 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

- 31 On completion of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

- 32 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

- 33 Prior to the commencement of development details of the proposed external lighting shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:
- a) Details of Zone E2 (Rural) lighting luminaires (lux levels);
 - b) Mitigation measures to minimise potential glare and spillage;
 - c) Location of lighting columns;
 - d) Design and appearance of lighting columns;
 - e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
 - f) phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the units are occupied.

- 34 INFORMATIVE: The current Air Quality and Emissions Mitigation Guidance for Sussex Authorities 2015 is under review. It is anticipated that the developer will wish to comply with this new guidance, together with mitigation measures proposed therein.
- 35 INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant

is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 36 INFORMATIVE: All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

No excavation, mounding or tree planting should be carried out within 4 metres of the public water main.

No excavation, mounding or tree planting should be carried out within 5 metres of the public water main.

For further advice, the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

- 37 INFORMATIVE: A formal application for connection to the public sewerage system and / or the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

- 38 INFORMATIVE: Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.

- 39 INFORMATIVE: No development should take place within 5 metres of any ordinary watercourse and access for future maintenance must be considered during planning. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District Council.

- 40 INFORMATIVE: The developer must agree with Southern Water, the measures to be undertaken to protect the public water supply main.

- 41 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.