

REPORT UPDATE

Application No: A/122/12/

Page No:

Location: West End Nursery Roundstone Lane Angmering Littlehampton

Description: Outline Application for demolition of the existing glasshouses, ancillary buildings and hardstanding and redevelopment of up to 195 dwellings with associated access, public open space and landscaping. Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

Full Council Decision on Pre-Submission Local Plan:

On 30th April 2014 Full Council approved the strategic housing sites, which includes 600 homes to the east of Roundstone Lane Angmering, to take forward within the Pre-submission Local Plan. This decision adds greater weight to the officer's recommendation of approval on matters of principle as it confirms the Council's support for the principle of housing on the site.

Parish Council's comments on S106 Heads of Terms following Parish Council meeting on 14th April 2014: (these comments were received after the completion of the officers report)

- On the matter of sports pitch provision, sports pitches and/or improvements to existing facilities must be delivered as a joint venture between Arun District Council and Angmering Parish Council and subject to public consultation overseen by the Parish Council.
- Improvements sought towards vehicular and pedestrian access (north of the railway line) to Angmering Station as this is an infrastructure priority for the Parish.
- Review and action as required disabled access to the station.
- Suggest sum of £100,000 to deliver the improvements at Angmering Station

Officer Comment:

The comments regarding the sports pitch provision are duly noted and agreed.

In terms of the improvements at Angmering Station, the joint Transport Assessment does not identify this work being required and the WSCC Highways Officer has stated that this would not be a requirement of the development. The County Officer has also advised that the cost of the works is anticipated to be £15,000 therefore the figure of £100,000 requested appears to be greater than the cost of works and no justification has been made for the figure in terms of what it would deliver.

On the basis of the comments made by the WSCC highways officer, it is not recommended to secure the contribution requested by the Parish from this development.

Viability:

It has been confirmed by the Councils Housing and Enabling Manager that based on the viability assessments provided; the reduction in affordable housing is of a suitable level to ensure that the additional contributions from the market housing provides the additional primary school contribution.

School Infrastructure Contributions

A schedule identifying S106 contributions was appended to the Committee Report. The second row in the table identifies a contribution of £1,213,427 payable towards primary education which was based proportional contribution of the total of 370 units.

The figure should amount to £1,967,720 $[(£3,733,623 / 370) \times 195]$.

This figure is now proportional and in line with contributions for the other two sites being considered on Thursday. This figure has been used in the preparation of the applicants viability assessments.

Library Infrastructure Contribution

It should be noted that the Library Infrastructure Contribution as set out in the heads of terms document will be used for the improvement of Angmering Library.

Public Open Space and Sports Pitch Provision:

The quantum of public open space and sports pitch provision has been identified for the overall allocation of 600 homes. In accordance with the Councils Open Space and Recreation Standards, 3.6 hectares of public open space would be required at a minimum which will also accommodate children's play spaces. In addition two full size football pitches, changing facilities and parking would be required.

As the provision of public open space within new developments is a policy requirement, its provision is a material consideration in the determination of any planning application. Given that the sites have come forward under different ownerships, each site is required to provide a level of public open space for the number of dwellings provided by that scheme. As noted within the officer's report, 3.29 hectares of public open space is provided within this scheme which exceeds the minimum requirement by 2.17 hectares for this scale of development.

In terms of the formal sports pitch provision, 600 homes would require formal pitch provision as noted above. The location of the pitch provision has been discussed at great length, and has included consultation with the Parish Council.

A strategic approach is sought to pitch provision with a significant contribution agreed which would be sufficient to deliver a high quality facility within the village. This would be a requirement of the development and would also be of benefit to the whole community. It is the officer's view that this approach would be of greater benefit than having smaller inadequate provision within the individual sites. It should be noted that off-site provision would be in addition

to each of the current sites delivering public open spaces which exceed the Council's minimum requirement.

The recommendation therefore made by officers is for each of the developments to make a proportionate contribution towards off-site provision within the village. The main reason being to ensure that an appropriate number of dwellings can be provided to meet the Districts needs as well as providing essential infrastructure improvements that are required in the locality.

Further Consultation Response from West Sussex County Council Highways:

The Committee Report identified that further information was required from the applicant on the detailed design of the highways access.

This has now been provided to West Sussex County Council who have evaluated that the proposed access is acceptable subject to very minor amendments. The County Council are satisfied with the access proposal subject to a revised condition which accounts for the minor amendments still required which reads as follows:

Condition: No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Amendments to approved Conditions:

Condition 26 repeats condition 19. It is proposed that condition 26 be deleted.