

REPORT UPDATE

Application No: A/135/12/

Page No:

Location: Pound Nursery Roundstone Lane Angmering

Description: Erection of 36 dwellings with car parking, public open space, landscaping and new access to Roundstone Lane. 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 Councils 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.

Typographical error in report:

Under the heading 'DESCRIPTION OF APPLICATION' on Page 94 of the agenda, the first the paragraph should read:

The application submitted is a detailed application of 36 dwellings; 20% of which are to be affordable homes (7 dwellings).

Minor internal design changes:

- Property types changed on Roundstone Lane frontage, to rationalise the appearance ensure that they address the street frontage.
- Potential future access points to neighbouring sites provided.

These final changes ensure that the design and layout of the proposed development accord with the principles set out within masterplan document submitted and also ensure the development site can link effectively with adjoining sites if developed at different times.

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 addresses the funding gap for the provision of the full additional primary school contribution.

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, 0.22 hectares of public open space is provided within this scheme which exceeds the minimum requirement by 0.2 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.

Comment on further publicity

The application has been re-advertised following the receipt of revised plans which include alterations to the design and layout of the scheme and a reduction to the number of dwellings proposed from 38 to 36. The amendments proposed are to ensure compliance with the principles of the supporting masterplan document.

The current publicity period for the application ends on 8th May, the letters received to date are summarised below. It is requested that should members accept the recommendation made to them on this application that they delegate the final decision on the application to the Assistant Director and Head of Planning. This will allow any further letters received to be fully considered prior to the ultimate determination of the application. Should any representation raise any material planning issues that were not discussed at the committee, officer's will consult with the Chairman and Vice Chairman before any delegated authority is acted upon.

Amendment to report:

Section 4 LANDSCAPE IMPACT from Page 28:

Reference to the existing glasshouse, storage areas, and surrounding hard standing should be deleted within the first sentence under the above heading on page 28.

The second paragraph on page 29 beginning 'The existing large expansive greenhouse...' should be deleted.

Library Infrastructure Contribution

It should be noted that the Library Infrastructure Contribution as set out in the heads of terms document on page 129 will be used for the improvement of Angmering Library.

110 Letters of objection received to revised application:

Many of the issues raised are reported above, additional comments include;

- Slight reduction in the number of dwellings does not address previous concerns and the impact upon infrastructure.
- Application should be refused until the Neighbourhood which is now being consulted upon is

adopted.

- Neighbourhood Plan being carried out so residents can control what goes on within their village.
- Officers recommendation disregards the views and concerns which have been expressed by most residents.
- Application does not conform with the endorsed masterplan.
- Exit from site should be provided onto the A280.

2 Additional Conditions added to recommendation:

1. An archaeological field investigation and recording of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works.

Reason: To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works.

2. The 'possible future access' points identified on Drawing No.P954/03 Rev. D shall be fully constructed to the satisfaction of the Local Planning Authority prior to the completion of the development and thereafter maintained in perpetuity.

Reason: To ensure that future links can be provided to neighbouring sites.