

REPORT UPDATE

Application No: A/82/12/

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Location: Land to east of Roundstone Lane Angmering

Description: Residential development comprising 139 no. dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a 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.

Minor internal design changes:

- Property types have been changed on countryside edge to mark a clear change in the

character and scale of the properties.

- Materials for dwellings rationalised along main boulevard route, corner plots become feature building through changes in scale and materials
- Symmetry to the appearance of street scene, with a rational approach to use of materials and type of dwelling

These changes ensure that the design and layout of the proposed development accord with the principles set out within masterplan document submitted as a supporting document for the current planning applications.

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, 2 hectares of public open space is provided within this scheme which exceeds the minimum requirement by 0.8 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.

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.

These references were included in error. However, the overall conclusions on this matter remain unaffected.

Library Infrastructure Contribution

It should be noted that the Library Infrastructure Contribution as set out in the heads of terms document on page 50 will be used for the improvement of Angmering Library.

5 further letters of objection received:

No additional comments have been raised over and above those already reported within the officers report.

3 Additional Conditions added to recommendation:

1. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

2. 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.

3. Notwithstanding the approved plans, no development shall commence until details have been

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submitted to identify vehicular and pedestrian links up to the shared southern boundary have been submitted to and approved by the Local Planning Authority. The details so approved shall thereafter be implemented in accordance with the approved detail prior to the completion of the development.

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