

## REPORT UPDATE

**Application no:** A/153/22/OUT  
**Page no:** 65  
**Location:** Broadlees Dappers Lane Angmering  
**Description:** Outline application for development of the site to provide up to 20 dwellings with all matters reserved (except for access).

### UPDATE DETAILS

Reason for Updates:

### REPORT CORRECTION:

Under 'Officer Comments on Cons' it is incorrectly stated that a condition is recommended to secure the pavement linking the site to Water Lane. This pavement is already secured by planning condition on the care home development (A/114/18/PL) which is currently under construction, and will be delivered as part of this scheme. Therefore, no condition is recommended to secure this pavement under the current application.

The applicants have submitted an Air Quality Assessment after the publication of the agenda.

The information contained in the Air Quality Assessment can be summarised as follows:

A case is made that the site is well served by public transport, with good local and regional connections via bus and train, and with local services within walking and cycling distance. It is noted that under other developments footways are to be provided along Dappers Lane. Electric charging points are to be provided as part of the proposed development.

An assessment of the likely trip generation associated with the proposed development is provided. It is concluded that this falls below the threshold which would require a modelled assessment of the impacts of the development on the local area, and that any impacts resulting from traffic generated by the proposed development would be insignificant.

**SOUTHERN WATER:** No objection. A formal application is required for connection to the water supply and to the public foul sewer.

A further representation has been received objecting to the application on the grounds of increased flood risk, increased traffic, doctors and school places.

Officers Comment:

The findings of the submitted air quality report are accepted. Electric vehicle charging points and cycle storage are recommended to be secured by conditions 8 and 9. Given the scale of the development, the accessibility of the site and the measures to be secured by condition, the proposed scheme is acceptable with regard to air quality.

The comments of Southern Water are noted. Conditions are recommended to secure full details of foul and surface water drainage.

The comments of the further representation are noted, these matters are addressed in the committee report.