

Commercial Provision Statement

Land off Arundel Road, Angmering

A/122/19/OUT



November 2019

CONTENTS

Summary	2
1 Introduction	3
1.1 Purpose.....	3
1.2 Statement Structure.....	4
2 Baseline Conditions	5
2.1 Arun Labour Force.....	5
2.2 Employment and Enterprise in Arun.....	6
2.3 Angmering.....	7
3 Policy Position	9
3.1 Employment and Enterprise	9
3.2 Community and Social Infrastructure	10
4 Social and Economic Benefits.....	12
4.2 Employment generation	14
4.3 Car Parking.....	18
4.4 Social and Community Infrastructure.....	19
5 Conclusion.....	21

SUMMARY

- i. Gladman Developments Limited (Gladman) is seeking outline planning permission for housing led, mixed use development, on land off Arundel Road, Angmering (the site), following the demolition of existing poor-quality commercial units and a bungalow. The outline planning application was submitted in September 2019 and the application reference is A/122/19/OUT. The proposal, as submitted included the provision of up to 557 square metres (6,000 square feet) of B1/B2 units.
- ii. The Council's Economic Regeneration Officer, in a formal consultation response on the planning application (as submitted), advised that the development proposals should provide at least the same amount of commercial floorspace as the existing position and that the commercial floorspace provided should be flexible, in units that can easily be divided or expanded. The response indicates that the space provided should lend itself to units of a variety of sizes, including units of 500ft² to 1,000ft².
- iii. In direct response to the comments of the Economic Regeneration Officer, Gladman proposes an increase in the quantity of B1/B2 floor area within the site to match the existing level of provision. Whilst the current proposal is in outline, it is proposed that flexible floorspace will be provided (including 500 to 1,000 sq. ft units as required).
- iv. The proposed development will deliver an equivalent level of commercial floorspace in quantitative terms, to the current position on site, whilst securing a significant qualitative enhancement.
- v. This statement provides a comparison between the existing on-site commercial accommodation and the proposed commercial floorspace. It demonstrates that the proposed development will support increased levels of employment compared with the current position.
- vi. In order to reflect the increased level of commercial floorspace proposed, the description of development for the application should be changed to:

“Outline planning for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs) and vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road; and land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow). All matters reserved except for means of access.”

1 INTRODUCTION

1.1 Purpose

1.1.1 In September 2019, Gladman Developments Limited (Gladman) submitted an outline planning application¹ to Arun District Council (ADC/the Council) for a mixed-use, residential-led development at land off Arundel Road, Angmering (the site).

1.1.2 The full description of development as submitted is all follows:

“Outline planning for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs) and vehicular access point from Arundel Road; together with up to 557 square metres (6,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road; and land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow). All matters reserved except for means of access.”

1.1.3 The submitted application was accompanied by a suite of documentation, including technical reports, which supported and informed the preparation of the proposals. The accompanying documentation demonstrates that there are no environmental or technical barriers that should prevent the successful delivery of the development. It also demonstrates that the proposals are able to deliver the economic, social and environmental dimensions of sustainable development.

1.1.4 To further support the planning application, Gladman has prepared this commercial provision statement. This statement provides analysis and critical comparison of the existing on-site commercial accommodation compared with the on-site proposed commercial units. Part of this analysis includes an assessment of the likely socio-economic benefits (e.g. job creation) that will be secured by the delivery of new, high-quality commercial units on the site. Consideration is also given to the socio-economic benefits that could be facilitated by our scheme in relation to the new sports hub and enhanced sports pitch provision at the Palmer Road Recreation Ground.

¹ Application ref: A/122/19/OUT. Validated: 04/09/2019

1.1.5 The statement also demonstrates how the proposed development has been amended in response to the comments in the formal consultation response of the Council's Economic Regeneration Officer.

1.2 Statement Structure

1.2.1 This statement is structured as follows:

- Section 2 – Baseline Conditions
- Section 3 – Policy Position
- Section 4 – Social and Economic Benefits
- Section 5 – Conclusion

2 BASELINE CONDITIONS

2.1 Arun Labour Force

2.1.1 The latest statistics, for the period from July 2018 to June 2019², show that over half the population of Arun District is of working age (16-64 years). However, the proportion of working-aged people in Arun is below the county and regional average respectively³. This is shown in the table below.

	All People Aged 16-64
Arun	55.2% (88,200)
West Sussex	59.0% (506,500)
South East England	61.5% (5.6m)

2.1.2 The 'economic activity rate' is a leading method used to assess the performance of the local labour market. It provides an indication of the actual and potential labour supply within an area by measuring the number of people who are in employment or unemployed expressed as a percentage of the working age population.

2.1.3 In Arun, the economic activity rate is approximately 79%. This is somewhat below the West Sussex figure of 83%, and below the South East of England figure of 82%. A lower than regional average economic rate is important from a socio-economic perspective, not least because economic activity (and inactivity) is a key contributor to differentials in economic output between local economies. The economic activity rate in Arun may be attributed to the ageing population structure in the district.

2.1.4 Of the potential labour supply in Arun, around 76% are in employment. This percentage is somewhat below the county (West Sussex) figure of 80%, and the regional (South East England) figure of 79%.

² Nomis (2019) 'Labour Market Profile – Labour Supply, Employment and unemployment (Jul 2018-Jun 2019)'. Available from: <https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx> [Accessed: 13/11/2019]

³ Nomis (2019) 'Labour Market Profile – Population aged 16-64 (2018)'. Available from: <https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx> [Accessed: 13/11/2019]

2.2 Employment and Enterprise in Arun

2.2.1 In economic terms, Arun is relatively prosperous when compared to the national average. However, it performs below average for the South East region. Economic baseline data gathered by SQW Consulting⁴, indicates that the largest employment sectors within the District are distribution, hotels and restaurants, which provide around 30% of jobs. This is followed by public administration, education and health at 27%. Around 12% of jobs are in manufacturing, which is above the South East average. The economy of Arun is characterised by the presence of a large number of small and medium enterprises (SMES) with less than 11 employees, which account for around 86% of the District's business establishments.

Employment Land Supply

2.2.2 The 2017 Employment and Enterprise Background Paper⁵ was prepared by the Council to set out the context and supporting information to inform the approach to planning for employment space needs in the District for the ALP period 2011-2031. This background paper includes a review of the estimated requirements for employment floorspace drawing on the latest evidence.

2.2.3 The conclusion of 2017 paper is that there is a sufficient supply of employment space in quantitative terms to meet forecasted demand. Notwithstanding the anticipated overall quantitative surplus, qualitative factors such as the character, quality and suitability of employment land and floorspace also need to be considered when aligning current and future demand with supply. As such, when qualitative factors are taken into account the demand/supply position is narrower.

2.2.4 Ensuring an adequate choice of types of sites and employment space is important to meet the needs of different employment sectors and the Council's aims for diversity of employment opportunities.

⁴ Development of an Economic Strategy for Arun, Economic Baseline, July 2009 prepared by SQW Consulting

⁵ Arun Local Plan Economy and Enterprise Background Technical Paper. March 2017

2.3 Angmering

2.3.1 Located in West Sussex, the village of Angmering lies just off the A27 corridors to the west of Chichester and east of Worthing. As noted above, these two urban centres serve as major employment centres locally and regionally.

Employment opportunities

2.3.2 Angmering has a relatively modest offering of employment opportunities, insofar as there are some shops and facilities (e.g. a pub, restaurant and school) but these will invariably provide only limited employment opportunities. There is also some purpose-built employment space available in Angmering to serve the needs of modern businesses, in particular small to medium enterprises.

2.3.3 The proposal site currently has a small area of employment land providing approximately 1,389m² (14,951ft²) gross commercial floorspace. There are presently nine businesses operating from the site, including vehicle repair shops and a pvc window showroom and workshop. The wider land holding is used for storage (cars and caravans). These businesses operate from various converted Second World War utilitarian structures in varying degrees of disrepair, projecting an overall poor aesthetic appearance. It is our understanding that there are 16 full time equivalent (FTE) and 4 part time equivalent (PTE) employees based on site at the present time⁶.

2.3.4 Notwithstanding that the commercial area on the site supports some economic activity and employment, the economic and employment potential of the site is not being maximised.

Sports and Recreation Provision

2.3.5 Angmering has a relatively limited range of outdoor playing pitches and sports facilities. Existing sports pitches include those used by the local rugby club (east of Roundstone Lane), those located to the east of Station Road south of The Angmering School, and those at Angmering Sports & Social Club (which forms part of the Palmer Road Recreation Ground). Other areas of open green space are available in the settlement, providing recreational opportunities. Overall, however, there is an identified deficit in playing pitch and sports and recreational facilities in Angmering (and more widely in the District).

2.3.6 Palmer Road Recreation Ground lies immediately to the south of the proposal site. The recreation ground comprises approximately four football pitches of various sizes, a cricket

⁶ Information sourced from landowner via their agent (Batcheller Monkhouse)

pitch, a multi-use games area (MUGA), and a pavilion which is home to Angmering Sports & Social Club. Presently the pavilion is available for use only on a limited basis, and exclusively at weekends. The use of the pavilion currently relies on a sole volunteer who locks and unlocks the facility on a Saturday and Sunday.

3 POLICY POSITION

3.1 Employment and Enterprise

3.1.1 The Arun Local Plan (ALP) was adopted in July 2018. It sets out the strategic vision and planning objectives across Arun District for the period 2011 to 2031.

3.1.2 One of the strategic objectives of the ALP is to:

“... strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the development of business support and partnerships.”

3.1.3 The provision of sufficient commercial floorspace in accessible and sustainable locations is essential to addressing business and employment needs in Arun. It is also important in helping to reduce the high-level of out-commuting that the District experiences. Although the ALP puts emphasis on the need to protect existing viable employment land from other forms of development, it is supportive of proposals that seek to re-use and enhance present commercial premises or re-develop sites for alternative business uses/premises.

3.1.4 Policy EMP DM1 (Employment Land: Development Management) outlines at ‘1. Enhancement of employment premises and sites’ that the Council will promote and support positive measures to upgrade and regenerate existing employment areas in the District through:

“a. Supporting appropriate proposals for development/re-development of employment floorspace, upgrading or modernisation of existing premises and/or proposals which make more efficient use of under-used employment sites and premises; and

b. Working with landowners and developers to achieve better management of employment areas, including measures which increase sustainability and reduce crime.”

3.1.5 The ALP draws support for this position from the Arun Economic Strategy 2009-2026⁷. The Economic Strategy identifies that some of the economic issues (e.g. low rates of business formation) in the District could be addressed, in part, by the provision of well-located

⁷ Arun Economic Strategy ‘Open for Business’ (September 2009)

employment sites; good quality modern premises; premises suitable for business start-up companies; and premises suitable for small businesses.

- 3.1.6 It is important to have a diversified employment base to secure a long term, prospering and resilient local economy. As stated at paragraph 83 of the NPPF (2019), to secure a prosperous rural economy:

“Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”

- 3.1.7 Whilst the exact specifications for the commercial floorspace to be provided would be determined at the Reserved Matters stage, the remodelled and regenerated employment space within the development will secure long-term socio-economic benefits. This includes providing suitable accommodation for small and medium-sized enterprises (SMEs) to grow, supporting higher-quality employment and income generation, and making more efficient use of the employment land.

- 3.1.8 When considering the application proposals in the context of the ALP, the broad aim of which is clearly to encourage and support new and existing rural businesses and economic development, the proposals accord with the Council’s aims and objectives.

3.2 Community and Social Infrastructure

- 3.2.1 The maintenance and enhancement of existing infrastructure and the provision of new infrastructure is required to support Arun’s vision for growth as set out in the ALP.

- 3.2.2 The types of infrastructure needed cover a wide range of local facilities and services, including transport, education, health facilities, social infrastructure (e.g. community centres), open space provision, and green infrastructure and public rights of way improvements. Ensuring that local communities are able to access the facilities and services they require without undue inconvenience or needing to travel long distances is essential in meeting the strategic objectives of the ALP.

- 3.2.3 ALP Policy INF SP1 (Infrastructure provision and implementation) is supportive of development proposals which provide or contribute towards the infrastructure needs of occupiers and users of the development and the existing community. Policy OSR SM1 Open Space, Sport & Recreation seeks to protect and enhance existing open space, sports and

cultural facilities, and requires that new housing development, regardless of size, makes provision for and/or contributions to recreation and leisure facilities.

- 3.2.4 Current open space and social infrastructure is deemed by Angmering Parish Council (APC) to be inadequate to serve the local community's needs. This is reflected in the made Angmering Neighbourhood Plan (ANP) 2015, which notes that additional playing pitches and facilities would be a valued and appreciated provision on existing open spaces, such as Palmer Road Recreation Ground. Adequate pavilion/changing room and toilet facilities must be included in any new provision as a minimum requirement.
- 3.2.5 The emerging Public Open Spaces Standard SPD specifically identifies the Palmer Road Recreation Ground in Angmering as one of three priority community sports hub sites in the District. These 'hub sites' are of District-wide importance and offer the opportunity to create multi-sport facilities that provide a quality offer and range of provision, including a range of sport associated support facilities.
- 3.2.6 When considering the proposals in the context of the ALP, emerging Sports Strategy, emerging Arun Public Open Space Standards SPD, and the made Angmering Neighbourhood Plan, the proposals accord with ADC's and APC's aims and objectives. Importantly in the context of this statement, the proposed development (which provides the land required to deliver the sports hub aspiration) will help unlock the employment generating and economic potential of the sports hub.

4 SOCIAL AND ECONOMIC BENEFITS

4.1.1 As outlined earlier in this statement, the planning application was submitted alongside a suite of supporting documentation. This included a Socio-Economic Sustainability Statement, which set out an assessment of the social and economic benefits that could be secured by the delivery of the residential aspect of the proposals. It stopped short of considering the economic and employment benefits that arise from the proposed commercial floorspace however (and the economic growth and employment potential unlocked by enabling the Council and Parish Council to realise the aspiration to deliver a new sports hub).

4.1.2 Our intention in the following section is not to repeat the findings of the socio-economic statement but to analyse the likely socio-economic benefits that will be secured from the commercial element of our proposals. This primarily involves calculating the employment potential of the proposed B1/B2 floorspace. Employment is important for social and economic wellbeing, and the employment potential of commercial accommodation serves as useful proxy measure for economic activity (the higher the level of employment sustained, the greater the level of economic output will be).

4.1.3 Having considered the comments of the Council's Economic Regeneration Officer (see appendix 1), we have reviewed our proposals and now propose an increased level of commercial Use Class B1 / B2 floor area, which will be spread over two-storeys. The gross floor area now being offered is up to 1,393m² (15,000ft²), which is equivalent in quantitative terms to the existing commercial floorspace (gross) provided on site.

4.1.4 To reflect the increased level of provision (when compared to the submitted application proposal) the description of development should be changed to:

“Outline planning for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs) and vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road; and land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow). All matters reserved except for means of access.”

4.1.5 The application proposal establishes the parameters of up to 1,393 sq. m (15,000 sq. ft) being provided within 2 storey buildings being delivered on the site, along with the provision of sufficient levels of car parking. As per the recommendations of the Council's Economic

Regeneration Officer, we are not being prescriptive about the precise range of unit sizes to be delivered at this outline stage. The proposed commercial space will be flexible and could be sub-divided and expanded to respond to the needs of businesses (and include units of 500 and 1,000 sq. ft as recommended by the Council's Economic Regeneration Officer, through to 2,500 sq. ft units). It will be capable of supporting a range of uses including small office or sub-divided serviced office space or industrial workshop space.

- 4.1.6 The exact details of the commercial B1/B2 floorspace will be determined at Reserved Matters stage and be reflective of the needs of the expected end-users and market demand. For the purposes of this report (and notwithstanding the commitments provided above) we have assumed a split of 6 equally sized units (of 2,500 sq. ft), purely for the purposes of the employment generation calculations. There will be slight variations in this, depending on the precise mix of unit sizes and uses delivered pursuant to the Reserved Matters applications. The Reserved Matters submission will be underpinned by local market evidence on need for commercial floorspace so that provision is tailored to requirements.

4.2 Employment generation

4.2.1 Based on our application proposals, we have made some realistic assumptions about the indicative levels of employment generation created by the proposed B1/B2 units. Calculations following the Homes & Communities Agency (HCA) Employment Density Guide 2015 have been used to inform the potential employment generation of our proposals. Since its publication, The Employment Density Guide (the Guide) has become a 'go to' resource for built environment and economic professionals underpinning a range of impact assessments and appraisals, policy development and strategy production.

Net Internal Area (NIA)

4.2.2 The Guide recommends that the relevant floorspace metrics are used consistently throughout a project's development, appraisal and evaluation. In this instance, the appropriate floorspace metric is Net Internal Area (NIA)⁸.

4.2.3 The NIA for each commercial unit is as follows:

Use Class	Gross Floor Area (m ²)	Net Internal Area (m ²) (assumed 25% reduction from gross floor area)
B1a Offices (Finance & Insurance)	116	87
B2 Industrial & Manufacturing	116	87

Initial and Full Occupation

4.2.4 Actual employment for a yet-to-be-built proposal is difficult to predict. However, to assist with this process it is important that only the initial occupancy is considered allowing scope for future growth and expansion. Floorspace is used to inform the evaluation.

⁸ Net Internal Area (NIA) - this is commonly referred to as the net lettable or 'usable' area of offices and retail units. It includes entrance halls, kitchens and cleaners' cupboards, but excludes corridors, internal walls, stairwells, lifts, WCs and other communal areas. It is a widely used metric and is the recognised method for marketing, valuation, property management and rating for offices, shops and supermarkets.

4.2.5 Given the nature and location of the proposed commercial accommodation in this instance, it would be realistic to assume an initial occupancy rate of 75% and allow the remainder for future growth and expansion of the business.

4.2.6 The occupancy of each commercial unit is therefore calculated as follows:

	Approach
B1a Offices	
NIA	87m ² NIA
Occupation	Despite a floor area of 87m ² only 75% is initially occupied, therefore the initial occupancy is calculated as: $87\text{m}^2 \times 75\% = 65\text{m}^2$
Note:	The remaining unoccupied floorspace is: $87\text{m}^2 - 65\text{m}^2 = 22\text{m}^2$
B2 Industrial and Manufacturing	
NIA	87m ² NIA
Occupation	Despite a floor area of 87m ² only 75% is initially occupied, therefore occupancy is calculated as: $87\text{m}^2 \times 75\% = 65\text{m}^2$
Note:	The remaining unoccupied floorspace is: $87\text{m}^2 - 65\text{m}^2 = 22\text{m}^2$

Employment Densities

4.2.7 Employment density refers to the average floorspace (in m²) per FTE member of staff. It is used as a measure of intensity of building use and an indicator of how much space each person occupies within that workplace.

4.2.8 For the assumed building classification, the Guide provides the most appropriate employment densities as follows:

Use Class	Sub-Category	Density (m ²)
B1a	General Office (Finance & Insurance)	10
B2	Industrial & Manufacturing	36

4.2.9 Employment density refers to the average floorspace (in m²) per FTE member of staff. It is used as a measure of intensity of building use and an indicator of how much space each person occupies within that workplace.

Employment Generation

4.2.10 Based on the above, the employment generation for each commercial unit is calculated as follows:

	Approach
B1a General Office (Finance & Insurance)	
NIA	87m ² NIA
Appraisal	Applying the benchmark of 10m ² per FTE to NIA floorspace: 87m ² ÷ 10m ² = 8.7 FTE
Evaluation	Assuming a floor area of 87m ² with 65m ² initially occupied, employment is calculated as: 65m ² ÷ 10m ² = 6.5 FTE
Note:	The remaining unoccupied floorspace is: 87m ² – 65m ² = 22m ² Equating to a potential additional capacity of: 22m ² ÷ 10 = 2.22 FTE

B2 Industrial and Manufacturing	
NIA	87m ² NIA
Appraisal	Applying the benchmark of 36m ² per FTE to NIA floorspace: 87m ² ÷ 36m ² = 2.42 FTE
Evaluation	Assuming a floor area of 87m ² with 65m ² initially occupied, employment is calculated as: 65m ² ÷ 36m ² = 1.81 FTE
Note:	The remaining unoccupied floorspace is: 87m ² – 65m ² = 22m ² Equating to a potential additional capacity of: 22m ² ÷ 36 = 0.61 FTE

- 4.2.11 The above employment generation figures are indicative only and the actual commercial floorspace delivered on the site will need to be explored further and determined at the Reserved Matters stage.
- 4.2.12 Our calculations suggest that each commercial B1/B2 unit could potentially provide 8.31 FTE (i.e. at 75% initial occupancy) employees with a potential additional capacity of 2.83 FTE (i.e. at 100% occupancy).
- 4.2.13 Collectively, the B1/2 units could provide 49.86 FTE (i.e. at 75% initial occupancy) with a potential additional capacity of 16.98 FTE (i.e. at 100% occupancy). At full occupation, the commercial floorspace could support around 48 FTE employees more than the existing on-site commercial accommodation. For the purposes of comparison 2 existing PTE have been assumed to equate to 1 existing FTE.
- 4.2.14 Based on the revised proposals the development will not lead to a quantitative loss of floorspace and will provide a qualitative improvement in the quality of the space provided and an increase in employment generation compared to the existing on-site commercial accommodation. It is likely that the new purpose-built B1/B2 units would lead to a more diversified and higher quality employment provision that better meet the needs of contemporary businesses. The new commercial floorspace would also provide improved opportunities for existing SMEs and business start-ups in the local area (and across the whole of the District) to continue to operate and grow.

4.2.15 Additionally, further socio-economic benefits will be delivered by the proposals. The cost of construction of the B1/B2 units would generate a level of expenditure sufficient to support a number of FTE jobs and FTE indirect jobs in associated built environment industries. Besides this, new employment space can make an important contribution to the vitality and viability of settlements. New businesses and their employees would be expected to generate additional expenditure and spending power that would support existing and future facilities and services in Angmering for the benefit of the local populace and economy.

4.3 Car Parking

4.3.1 Commercial businesses require ancillary infrastructure to function effectively, such as car parking. The Development Framework Plan (DFP) that accompanies the application proposals currently shows a provision of 28 car parking spaces based on an assumption of 1 space per 215ft² floor area. An additional 10% allowance for visitor spaces has been allowed.

4.3.2 Having now considered the emerging ADC Parking Standards SPD (October 2019) it is apparent this was an overprovision based on the original submitted proposals.

4.3.3 This draft SPD (October 2019) sets out the vehicular parking provision standards for B1 and B2 uses as follows:

Use Class	Vehicular
B1	1 space per 30m ² . Up to threshold of 500m ² in less accessible areas
B2	1 space per 40m ²

4.3.4 The calculation below shows the proposed car parking recommended by these standards based on the increased floor area now being proposed.

B1a General Office (Finance & Insurance)	
NIA	87m ² NIA
Appraisal	Applying the benchmark of 1 space per 30m ² NIA floorspace: $87\text{m}^2 \div 30\text{m}^2 = 2.9$ car parking spaces

B2 Industrial and Manufacturing	
NIA	87m ² NIA
Appraisal	Applying the benchmark of 1 space per 40m ² NIA floorspace: 87m ² ÷ 40m ² = 2.1 car parking spaces

4.3.5 Each unit would require a total of 5 car parking spaces, therefore a total of 30 car parking spaces would be applicable to our proposals. An additional 10% (3) visitors spaces will be provided as part of the scheme along with one medium/heavy goods vehicle parking space.

4.4 Social and Community Infrastructure

4.4.1 Through the gifting of land, the application proposals directly help facilitate APC and ADC to meet their aspirations in respect of the Arun Playing Pitch Assessment (2016), the emerging Arun Public Open Space Standards Supplementary Planning Document (SPD), the made Angmering Neighbourhood Plan (2015) and the release of secured s.106 funding from previous planning permissions relating to the redevelopment of the Palmer Road Recreation Ground.

4.4.2 The exact specifications of the redeveloped recreation ground and new sports hub is to be determined at a later stage and does not form part of our application proposals. Notwithstanding this, the gifting of land to facilitate the remodelling of the existing playing pitch provision and enable the development of the sports hub clearly accords with District and Parish Council's vision and objectives for the Palmer Road Recreation Ground. The sports hub (and the important employment generation and economic benefits that flow from this) will not happen without the land to be delivered through the proposed development package.

4.4.3 Without the additional land, the aspirations of ADC and APC could not be fully realised, and a simple remodelling exercise could not provide the additional pitch provision that would be compliant with national guidance and regulation (Sport England, Football Foundation, etc.).

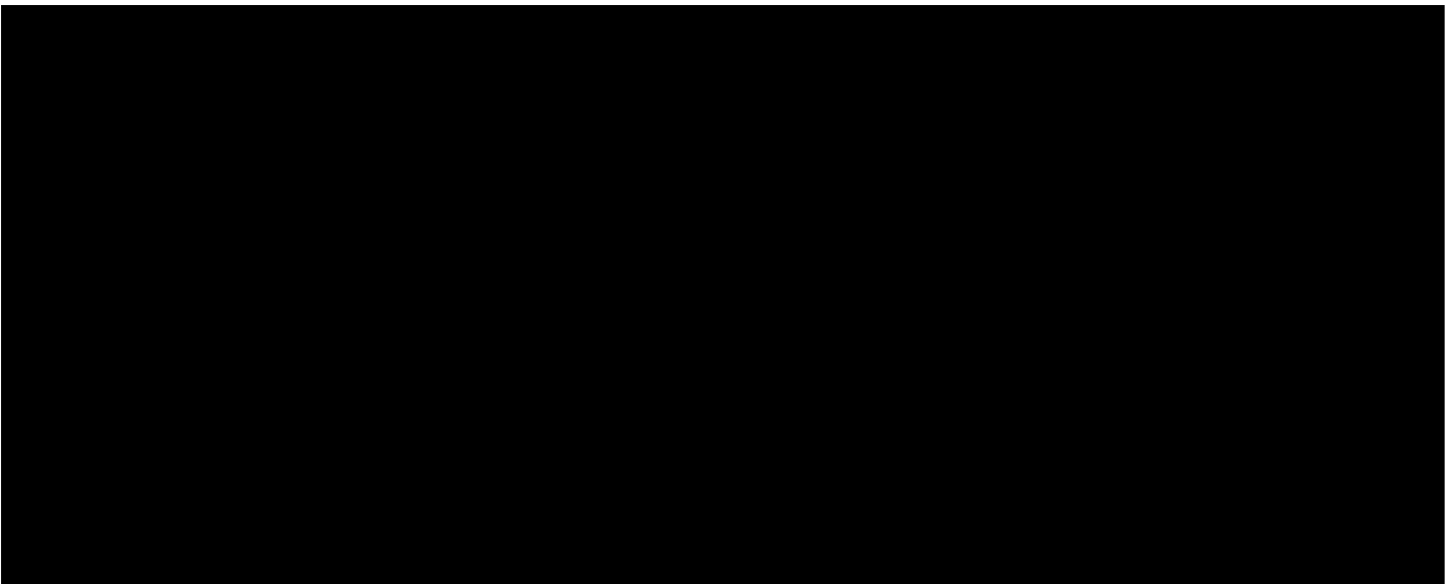
4.4.4 A new sports hub in Angmering would make a significant and considerable contribution to the local economy and social fabric of the settlement. Though this is yet to be assigned a designated use, it can provide positively for the requirements of a growing village such as Angmering.

- 4.4.5 Further to discussions earlier in the year that have shaped our application, it is anticipated that the sports hub could be operated by an independent specialist operator, such as Freedom Leisure, who would operate the facilities on a more commercial basis than at present. The employment generation from this above and beyond the existing volunteer run operation could be significant although we have no experience of the detailed operation of such facilities so are unable to carry out a detailed analysis.
- 4.4.6 The application proposals directly respond to local needs and will contribute to meeting the objectives of the ANP, as well as ADC's emerging sports strategy and open spaces standards SPD. Through the gifting of land, the proposals will facilitate the remodelling of the playing pitch provision and delivery of a new multipurpose sports hub at the Palmer Road Recreation Ground. Playing pitches require ancillary facilities, such as changing rooms, toilets, and parking. It is envisaged that the sports hub will comprise a range of facilities, including changing rooms, toilets, reception and office, kitchen, bar and café, treatment room/drop-in room for doctor/dentist, club room/hall/function room, and outdoor patio/terrace space.
- 4.4.7 The provision of remodelled playing pitches and a sports hub at the Palmer Road Recreation Ground, which will enable a range of outdoor sports to share ancillary and social facilities, is an effective way of serving the needs of the community. Angmering Parish Council are supportive of the application proposals and the amount of land which they will gift for the remodelling of the existing playing pitch provision, which will ultimately enable the creation of the new community sports hub at the recreation ground.

5 CONCLUSION

- 5.1.1 One of the strategic objectives of the ALP (2018) is to strengthen Arun's economic base and increase local job opportunities. The provision of appropriate and adequate commercial floorspace is essential to achieving this objective.
- 5.1.2 The proposed development (as amended) will deliver up to 15,000ft² (1,393m²) of flexible, high-quality B1/B2 commercial floorspace on the application site. The proposed development will deliver an equivalent level of floorspace to the existing site in quantitative terms; but, will provide a significant qualitative improvement in the floorspace provided and an increase in the employment generating potential, when compared to the existing on-site commercial accommodation.
- 5.1.3 Our calculations demonstrate that the proposed B1/B2 commercial floorspace could provide 49.86 FTE (at 75% initial occupancy) with a potential additional capacity of 16.98 FTE (at 100% occupancy). At full occupation, the commercial floorspace could support around 48 FTE employees more than the existing on-site commercial accommodation currently supports.
- 5.1.4 Further socio-economic benefits will be delivered by the new commercial floorspace. This includes jobs generated during the construction and operation of the B1/B2 units. Moreover, the new businesses are expected to generate additional expending and spending power that will support and even promote new facilities and services locally.
- 5.1.5 The proposals also offer a positive approach to realising the aspirations of ADC and APC in respect of the Palmer Road Recreation Ground – including enabling the release of s.106 funding secured from previous planning permissions relating to the redevelopment of the Palmer Road Recreation Ground. Through the gifting land of land, the proposals will facilitate the remodelling of the existing playing pitches and the provision of a new sports hub. A new sports hub in Angmering would make a significant and considerable contribution to the local economy and social fabric of Angmering.

Appendix 1



From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 18 October 2019 13:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/122/19/OUT - Land off Arundel Road, Angmering

Please upload the email below onto Ocella which is the consultation response from Economic Regeneration to A/122/19/OUT.

Thanks,

Michael

From: Miriam Nicholls <Miriam.Nicholls@arun.gov.uk>
Sent: 18 October 2019 13:11
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: A/122/19/OUT - Land off Arundel Road, Angmering

Hi Michael

Thank you for the reminder.

Economic Development would object to this application on the loss of Employment Land. Policy EMP DM1 refers.

Arun district, along with others in the Coast to Capital region, suffers from an undersupply of commercial space and we wish to protect and increase supply where that is appropriate and possible. We would wish to see this application provide at least the same space as existing and preferably more. The space should be in units that are easily dividable and allow for businesses to grow without the need to relocate. A variety of sizes, 500 sq. ft to 1,000 sq. ft would be preferred for this local site.

Regards

Miriam

Miriam Nicholls | Business Development Manager, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37845 | External: +44 (0) 1903 737845 | E-mail: miriam.nicholls@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk

Visit our Business Partnership web site at www.arunbusinesspartnership.co.uk



Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 14 October 2019 12:26

To: Miriam Nicholls <Miriam.Nicholls@arun.gov.uk>

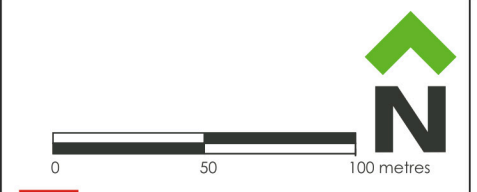
Subject: RE: A/122/19/OUT - Land off Arundel Road, Angmering

Hi Miriam,

Please could you submit a consultation response on A/122/19/OUT – Land off Arundel Road, Angmering.

Kind regards,

Michael



- Site Boundary: **9.10ha**
- Existing Vehicular Circulation
 - Dual Carriageway
 - Secondary Road
- Local Facilities/Services
- South Downs National Park
- Tree Preservation Order Woodland - Poling Furzefield
- Tree Preservation Order
- Public Rights of Way (PRoW)
- Proposed Residential Area: **4.55ha**
Up to **160 dwellings**
- Proposed Main Vehicular, Pedestrian & Cycle Access Point
- Proposed access point into the employment area and 'Sports Hub'
- Proposed Spine Road through the Development
- Proposed Secondary Streets
- Proposed Lanes & Private Drives
- Proposed Shared Surface
- Proposed recreational routes with link to wider PRoW network
- Proposed Location of a Children's Play Area
- Proposed Pedestrian Linkages
- Existing Vegetation
- Proposed Area of Public Open Space:
To include, new tree, thicket and meadow planting, SuDS, football pitches and recreational routes
- Proposed New Hedgerow
- Potential Sustainable Drainage System (SuDS) Feature

INSET 1 - Proposed Employment/Commercial Centre

- Up to 12,500sq.ft (over 2 storeys) flexible B1/B2 units
- 33 x 2.4m x 4.8m Car Parking Spaces - 30 spaces
- - 3 Allocated Visitor Parking Spaces
- 1 x 3.5m x 11.0m Medium/Heavy Goods Vehicle Parking Space

Proposed Angmering 'Sports Hub'

1. Purpose Built Community/Sports Pavilion - Aprx:700m²
 - 4 x Changing Rooms
 - 2 x Officials Changing Rooms
 - Male/Female/Disabled WCs
 - Reception/Office
 - Kitchen & Bar/Cafe
 - Treatment Room/Drop-In Room (Doctor/Dentist)
 - Club Room/Hall/Function Room
 - Internal & External Store/Plant Rooms
 - Outdoor Patio/Terrace Space
2. 150 Parking Spaces (Incl. 8 Disabled Spaces)

Sports Pitch Provision

3. Senior 110m x 70m Football Pitch x 3
4. Junior 40m x 30m Football Pitch x 4
5. Junior 60m x 40m Football Pitch x 1
6. Cricket Square x 1
7. Multi-Use Games Area (MUGA)

** The facilities provided within the Purpose Built Community/Sports Pavilion are based upon previous designs around 700m² footprint, but may differ when designed in detail.*

C	25.11.2019	SB	Client comments addressed
B	20.11.2019	SB	Client comments addressed
Rev	Date	By	Description

CSA environmental

Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
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Project	Land West of Arundel Road, Angmering
Title	Development Framework Plan
Client	Gladman Developments Ltd
Scale	1:2500 @ A3
Date	May 2019
Drawing No.	CSA/3467/136
Drawn	JC
Checked	RR
Rev	C