



Town and Country Planning Act 1990

Planning Statement

Land at Dalloway Road, Arundel

Erection of 4no. dwellings

PREPARED BY

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1 INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of Mr William Gibbons in support of a planning application for the following:

Erection of 4 x 3 bedroom dwellings

- 1.2 This Planning Statement sets out the relevant background to assist the planning authority in its determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.

- 1.3 The application is supported by the following documents and plans:

- Planning application forms
- Design and Access Statement
- Preliminary Ecological Appraisal
- Arboricultural Survey
- Biodiversity Checklist
- Topographical Survey
- Site Location Plan
- Existing Site Plan
- Proposed Block Plan
- Proposed Elevations and Sections Plan

- Proposed Plan Types and Typical Sections
- Proposed Trees to be Removed Plan
- Validation Checklist
- Planning Application Summary

2 THE SITE

- 2.1 The application site extends to 0.7 hectares. The site is rectangular in shape and slopes downwards to the south-east corner. The site is currently treed with a public footpath running from east to west through the southern section.
- 2.2 There is no vehicular access to the site, however it borders both Dalloway Road and Priory Lane. Currently there is pedestrian access via Dalloway Road and Priory Lane, which connects to a network of footpaths leading to Arundel town centre.
- 2.3 The site is bordered to the north by residential properties situated on Birch Close. To the east is Dalloway Road which is a residential road and to the west is Priory Lane with woodland beyond. To the south of the site is farmland.
- 2.4 Dalloway Road is a lit residential road and connects with Ford Road and Torton Hill Road which connect the site to Arundel town centre via Ford Road where local shops and services can be found. The site is 0.7 miles from a grocery store and a post office which are accessible via a made and lit footpath.
- 2.5 The site has good transport links. Arundel train station is 1.3 miles away, which runs services between London and Bognor. The Arundel community bus stop is 0.2 miles away, with the Compass Travel and Stagecoach service bus stop 0.4 miles away. The A27 is 0.6 miles away linking the site with Chichester and Worthing.
- 2.6 Table 1 below details the proximity of the site to local services and facilities.

Table 1 – Services and Facilities close to the Application Site

Facility	Details	Distance from site
Schools	Arundel C of E Primary School	0.6 miles
	Littlehampton Academy (Secondary)	4.8 miles
Shops	Tortington Sub Post Office	0.7 miles
	Sparks Yard	0.9 miles
Healthcare	Arundel Surgery (GP)	0.6 miles
	Lloyds Pharmacy	0.6 miles
Community Facilities	Arundel Scout Hall	0.6 miles
	The Kings Arms	0.8 miles
Leisure Facilities	Arundel Cricket Ground	0.9 miles
	Arundel Lido	1.2 miles
Bus Stops	Dalloway Road	0.2 miles
Railway Station	Arundel Train Station	1.3 miles

3 THE PROPOSAL

3.1 The planning application seeks full planning permission for the erection of 4no detached dwellings.

3.2 The details of the proposed dwellings are provided in Table 2 below.

Plot No.	No. of bedrooms	Floor Area	No. of parking spaces
Plot 1	3 bedrooms	265.8sqm	2
Plot 2	3 bedrooms	265.8sqm	2
Plot 3	3 bedrooms	265.8sqm	2
Plot 4	3 bedrooms	246.2sqm	2

3.3 The houses are orientated in a similar direction to the existing houses on Birch Close to the north to maximise solar gain and day-lighting into each dwelling. The houses are located at varying distances of between 7- 9 metres away from the northern boundary line of Birch Close. A number of the existing trees are retained along this boundary, with a chestnut pale timber fence line, supported with hedging and shrubbery.

3.4 There would be a need to remove a number of trees on the site, although the majority would be retained and additional planting undertaken. None of the trees are protected however the site does form an area of Ancient Woodland.

3.5 Refuse and recycling bins would be provided within each plot.

- 3.6 Vehicular access would be gained via Priory Lane. Pedestrians would be able to use the existing footpath running through the southern section of the site connecting in with the existing pavement on Dalloway Road.
- 3.7 Parking would be provided within the confines of each plot. There is space for at least 2 cars to park on each driveway. There is also ample space within each plot for cycle parking to be provided.
- 3.8 The proposal falls under the threshold for affordable housing.

4 PLANNING BACKGROUND

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan unless material considerations indicate otherwise. Currently the Development Plan for the site comprises the saved policies of the adopted Arun District Local Plan (2003) and the Littlehampton Neighbourhood Plan (2014). Material considerations include the National Planning Policy Framework (NPPF).

National Planning Policy Framework

- 4.2 The NPPF sets out a presumption in favour of sustainable development (paragraph 14) which for decision taking means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.
- 4.3 Paragraph 7 of the NPPF sets out the three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, namely:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.4 Paragraph 47 seeks to ‘boost significantly the supply of housing’. Planning authorities are required to meet their full Objectively Assessment Need for market and housing in the housing market area as far as it is consistent with the policies set out in the NPPF. Authorities are also required to identify and update annually a supply of specific deliverable sites sufficient to provide five year’s worth of housing with either a 5% or 20% buffer depending on the local authority’s record of housing delivery.

4.5 Paragraph 49 requires housing application to be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the planning authority cannot demonstrate a five year supply of deliverable housing sites. In such a circumstance, paragraph 14 of the NPPF is engaged.

4.6 Paragraph 198 states that planning permission should not normally be granted where it would conflict with a neighbourhood plan that has been brought in to force. However, a Ministerial Statement issued on 12th December 2016 confirmed that where a planning authority has less than a three year supply of deliverable housing sites and a neighbourhood plan is more than two years old that plan can be considered out of date.

- 4.7 Paragraphs 3.4 and 3.5 above are of particular relevance to this application as Arun District Council can currently only demonstrate less than two years housing land supply, and the neighbourhood plan is more than two years old.

Saved Policies of the Arun District Local Plan (2003)

- 4.8 The accompanying Proposals Map identifies the site as lying adjacent to the settlement boundary of Arundel on its southern edge. The site also lies within Area 6.
- 4.9 Policies that are considered to be of relevance to the proposals are as follows:
- 4.10 Policy GEN2 states that development will be permitted within the built-up area boundaries subject to other policies in the plan. Outside of the built-up area boundaries development will not be permitted unless it is consistent with other plan policies.
- 4.11 Policy GEN3 relates to the protection of the countryside and states that outside the built-up area the countryside will be safeguarded for its own sake.
- 4.12 Policy GEN 4 relates to location and transport, it states permission will be given where the need to travel is minimised and it does not add to road congestion.
- 4.13 Policy GEN7 requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics
- 4.14 Policy GEN9 requires development proposals to demonstrate that either adequate drainage capacity exists or can be provided.
- 4.15 Policy GEN12 requires developments to provide appropriate levels of car parking.
- 4.16 Policy GEN15 requires developments to provide safe and attractive facilities for cyclists and pedestrians where appropriate.

- 4.17 Policy GEN28 states that development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless the benefits of the proposed development outweigh the amenity value of the trees or it would be in the interests of good arboricultural practice.
- 4.18 Policy DEV17 (as amended) seeks 30% of new dwellings within schemes of 15 units or more to be affordable.
- 4.19 Policy AREA6 resists the development of allotment sites where it is considered that a loss of amenity will occur. An exception to this may be allowed where improved facilities for allotment holders can be provided or a suitable alternative site provided. Although the site lies within this area it does not comprise allotments.
- 4.20 The Arun District Local Plan provides for the district's development needs up to 2011 and policies for the supply and distribution of housing are therefore considered to be out of date.

Emerging Arun Local Plan

- 4.21 The Council are in the process of preparing a new Local Plan. The publication version made provision for 580 dwellings per annum in the period 2011 – 2031. However, following an examination hearing session in January 2016 and in light of further evidence the objectively assessed need is considered to be 919 dwellings per annum.
- 4.22 The accompanying Proposals Map identifies the site as lying adjacent to the settlement boundary of Arundel. The site lies outside the Setting of Arundel and Biodiversity Opportunity Area which affect adjoining land.
- 4.23 Policy SD SP1 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

- 4.24 Policy H SP1 (as amended by the main modification which was subject to consultation in April and May 2017) provides for 20,000 new homes to be provided through the Local Plan between 2011 – 2031. Prescribed housing numbers for each town/village and neighbourhood plan are now proposed to be removed and replaced within a more flexible figure for non-strategic sites to provide 1250 dwellings through Neighbourhood Plans or a Small Site Allocations DPD.
- 4.25 The Council's most recent Local Development Scheme sets out the timetable for the plan's Examination and suggests the Examination being held in the summer of 2017 with adoption of the plan happening in the winter of 2017. However, this timetable has slipped with preliminary hearings for the Examination now planned to take place in September 2017.
- 4.26 Having regard to the provisions of paragraph 216 of the NPPF and given the early stage of plan preparation it is considered that limited weight can be attached to the policies contained within it.

Five Year Housing Land Supply Position

- 4.27 A Housing Implementation Strategy has been produced to support the modifications to the emerging Local Plan housing policies and this document identifies the current five year housing land supply situation. The current housing land supply cited (with a 'policy off' position) is 1.92 years.
- 4.28 A report to the Local Plan Sub-Committee recommended to Full Council that planning applications should be invited on sites identified as being 'deliverable' by the Housing and Economic Land Availability Assessment where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. This was due to the shortfall in housing land supply since the start of the plan period in 2011.

- 4.29 The site has not been presented for consideration as part of the HELAA. However, it is in our view deliverable and would constitute a sustainable form of development. The site is therefore presented for consideration in keeping with the thrust of this report.

Arundel Neighbourhood Plan (2014)

- 4.30 The site lies within the jurisdiction of the Arundel Neighbourhood Plan which was adopted in 2014.
- 4.31 Policy 1 of the Neighbourhood Plan states the presumption in favour of sustainable development will apply to development proposals. Planning permission will be permitted where the Neighbourhood Plan development policies are out of date or silent.
- 4.32 The Neighbourhood Plan sets out a number of objectives for the Arundel Parish which include the need to:
- Plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car
 - To plan for climate change and work in harmony with the environment to conserve natural resources
- 4.33 The plan provides for the development of a minimum of 60 homes between 2014 – 2029, with at least 29 of these proposed on three allocated sites at River Road, the former Castle Stables and the old gas works on Ford Road. A further 24 dwellings are proposed on land at Fitzalan Road should it become available for development. There are flood risk issues associated with both the Fitzalan Road site and Ford Road site which may affect their deliverability.
- 4.34 The remaining 7 houses are expected to come forward on windfall sites, ie sites not yet identified.

- 4.35 Notwithstanding the above, the discussion at paragraphs 4.6 and 4.7 above indicates that limited weight can be attached to policies within the Neighbourhood Plan relating to the supply and distribution of housing.

Other Designations

- 4.36 The site is located within an area of ancient woodland.
- 4.37 The site does not lie close to or within the setting of a listed building.
- 4.38 The site is located within Flood Zone 1 with a low probability of flooding.

Planning History

- 4.3.4 The site has not been the subject of any previous planning applications.

5 APPRAISAL

5.1 The main issues in the determination of the planning application are considered to be as follows:

- Principle of Development
- Design and Appearance
- Ecology
- Trees
- Highways

5.2 These issues are considered in further detail below.

Principle of Development

5.3 The application site lies outside but adjacent to the settlement boundary of Arundel and as such is located within the countryside. Saved Policy GEN2 of the Arun Local Plan (2003) states that outside of the built-up area boundaries development will not generally be permitted. Policy GEN3 also states that the countryside should be protected for its own sake and that new development should be consistent with its use and aims. However, the Council acknowledge that these policies are out of date given the 5 year housing supply position

5.4 Further, whilst the Aundel Neighbourhood Plan does not identify the site as a housing allocation, as the Council are only able to demonstrate less than 3 years housing land supply and the plan is more than 2 years old the policies relating to the supply of housing must be considered 'out-of-date' under paragraph 49 of the NPPF. This is in accordance with the written ministerial statement discussed in paragraphs 4.6 and 4.7 above.

- 5.5 Thus paragraph 49 of the NPPF is engaged and the planning application falls to be determined against paragraph 14 of the NPPF which sets out a presumption in favour of sustainable development.
- 5.6 The proposal is considered to perform the three roles of sustainability as defined by the NPPF. In relation to the environmental role, whilst the site is designated as Ancient Woodland it represents a very small proportion (1.1%) of the Tottington Common Ancient Woodland and is detached from it by roads and existing housing. Unlike the remainder of the Tottington Common Ancient Woodland, the application site is not designated as a Biodiversity Opportunity Area. The site is also already subject to a degree of human activity in terms of pedestrian traffic on the footpath which runs through the site.
- 5.7 Policy GEN28 does allow for the loss of Ancient Woodland where the benefits of the proposed development outweigh the amenity value of the trees. In this instance, the significant housing shortfall in the district is considered to outweigh the small percentage loss of this isolated area of Ancient Woodland.
- 5.8 The footpath running through the site together with existing trees that border the path would remain, limiting the loss of amenity value.
- 5.9 The site is unaffected by any other statutory environmental designations and the proposal is therefore considered to perform the environmental role of sustainability.
- 5.10 In relation to the social aspect of sustainable development, the proposal would provide much needed housing in an accessible location. The site is located adjacent to an existing residential area within walking distance to a wide range of shops, services and public transport options. The location would enable new residents to integrate with the existing community.

- 5.11 In relation to the economic role of sustainable development, the construction phase would generate a number of jobs, whilst the new residents would increase spend in local shops and facilities helping to support the local economy. Local trades people would also be required for the maintenance of the dwellings and open space once occupied. The development would also generate Council Tax payments.
- 5.12 The proposal is therefore considered to constitute sustainable development in accordance with the NPPF.
- 5.13 The development could also be implemented without prejudice to the emerging plan or infrastructure delivery.

Design and Appearance

- 5.14 Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics.
- 5.15 Central Government advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area.
- 5.16 The site would be seen as an extension of the Dalloway Road and Birch Close housing developments which are characterised by detached houses on good sized plots. The layout and positioning of houses reflects the arrangement of houses immediately to the north.
- 5.17 The sizes of the dwellings are generous and above the national space standards for housing. The gardens also comply with the external space standards as set out in the emerging Local Plan and are a minimum of 100sqm in area and at least 10m deep.

- 5.18 The proposal falls under the threshold for the provision of open space on site and therefore a commuted sum towards off-site provision may be payable.
- 5.19 The proposal is therefore considered to be in keeping with the area and of an acceptable design and appearance that relates well to its surroundings.

Ecology

- 5.20 A Preliminary Ecological Appraisal was undertaken on 19th April 2017 to appraise the existing ecological resource within the site and surrounding area.
- 5.21 The appraisal confirmed the site's designation as Ancient Woodland. However, as mentioned previously it forms part of the Tottington Common Ancient Woodland but is physically detached from it and represents a very small proportion (1.1%) of it. Further, unlike the remainder of the Tottington Common Ancient Woodland, the application site is not designated as a Biodiversity Opportunity Area in the emerging Arun Local Plan. The site is also already subject to a degree of human activity in terms of pedestrian traffic on the footpath which runs through the site.
- 5.22 Policy GEN28 does allow for the loss of Ancient Woodland where the benefits of the proposed development outweigh the amenity value of the trees. In this instance, the significant housing shortfall in the district is considered to outweigh the small percentage loss of this isolated area of Ancient Woodland.
- 5.23 The footpath running through the site together with existing trees that border the path would remain, limiting the loss of amenity value.

Trees

- 5.24 A number of trees are required to be removed although the majority are to be retained. The majority of these are Category B and C trees, and two are Category A trees. In the context of the remaining extent of Ancient Woodland this loss is not considered to be significant.

Highways

- 5.25 The site would be accessed via Priory Lane on a straight stretch of road with good visibility in each direction. The existing footpath running through the site would be retained and would provide a pedestrian link through the site to Dalloway Road to the east.
- 5.26 Car parking would be provided within each plot on private driveways. 2-3 spaces would be provided per house. This is consistent with the West Sussex County Council Parking Demand Calculator which suggests the parking demand for the proposal would be 9 spaces.
- 5.27 Cycle parking can readily be provided within each plot.

6 DRAFT HEADS OF TERMS

6.1 Planning Obligations may only be used where they satisfy the relevant tests and are necessary to make the development acceptable in planning terms.

6.2 The proposed development is considered to accord with planning policy, and contributions towards the following are likely to be required through a S106 obligation:

- Education

- Libraries

- Fire & Rescue

- Open Space

7 SUMMARY

- 7.1 The proposed development would provide 4 x 3 bed dwellings on a site in close proximity to a wide range of services and facilities in Arundel.
- 7.2 The site could be developed without prejudice to the emerging plan or infrastructure delivery.
- 7.3 Arun District Council are not able to demonstrate a five year housing land supply. Many of the policies within the adopted Local Plan are now time-expired, and the plan does not provide for the district's housing needs beyond 2011. As such, paragraph 14 of the NPPF is engaged and the proposal falls to be determined against the presumption in favour of sustainable development.
- 7.4 The proposal is considered to perform the three roles of sustainability as defined by the NPPF.
- 7.5 The proposal would also provide much needed family housing in an area with a significant shortage.
- 7.6 The dwellings would be located adjacent to an existing residential area in walking distance to a wide range of shops, services and public transport options. The location would enable new residents to integrate with the existing community.
- 7.7 The proposal is considered to provide significant social, environmental and economic benefits in accordance with paragraph 14 of the NPPF. We therefore consider planning permission should be granted.