

## **Planning / Design and Access Statement**

### **Proposal:**

**Construction of 2No. dwellings and alterations to existing dwelling**

### **Site:**

**L'Apache, Westergate Street, Woodgate, Westergate**

### **Client:**

**Mr & Mrs Le Cheminant**

**Ref: PLAN 1183 / September 2018**

**Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA**

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## **1. Introduction**

- 1.1 This statement has been prepared on behalf of our client Mr and Mrs Le Cheminant, to accompany the planning application for the construction of 2no. dwellings on land adjacent to the existing property, L'Apache.
- 1.2 This supporting Planning, Design & Access Statement sets out the detail of the proposal, which is described and appraised having regard to the following aspects:
- Physical Context – explains the physical context of the site and its surroundings;
  - Planning Context – relevant planning history of the site and broad policy requirements;
  - Use – the purpose of the proposed development;
  - Amount – the extent of development on the site;
  - Scale – details of the physical size of the proposed development;
  - Layout – the relationship of the proposed development to the site and its setting;
  - Appearance – details of materials, style and impact upon the existing and neighbouring properties;
  - Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
  - Access – access to the proposed development and associated parking;
- 1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.
- 1.4 The application is submitted to secure full planning permission for the construction of a 2no. dwellinghouses and associated works to the existing dwelling.

## **2. The Site and Its Surroundings**

- 2.1 The site comprises the residential curtilage of L'Apache, which is a detached bungalow set within a large plot. There are a number of existing outbuildings within the site to the west and north of the main dwelling. These outbuildings include a garage and mobile home. A large garden area is located to the front, side and rear of the site.

- 2.2 The site itself is located at the eastern end of a private access road and adjoins open arable land to the east. The railway line is located to the south and neighbouring gardens to the north. 3 further residential properties are located to the east, which are accessed via the shared access road. The closest neighbouring property is Caigers Lodge to the west. This is a bungalow with no first floor windows. It has a large car port structure on the boundary towards the front and a large garage behind. Its rear garden also wraps around the northern boundary of the site and there is a barn building within this land.

### **3. The Application Proposal**

#### Design Principles

- 3.1 A key factor of the development is the retention of the existing bungalow. It is proposed that this will be re-furbished with accommodation re-organised to provide living spaces at the rear with access to the private rear garden. Bedrooms will be retained on the eastern side and the south where the existing conservatory will be retained. Improved privacy for the front garden will be provided by the planting of a new hedge. The existing outbuildings will be removed.
- 3.2 The two new dwellings have been designed as a pair of semi-detached units located to the east of the existing bungalow. They have been designed with a shared vehicular access utilising the existing vehicular access to the retained bungalow. The living accommodation has been located at the rear to take advantage of the private rear gardens.
- 3.3 Double glazed sealed windows will be included to provide improved acoustic performance for the new dwellings. This will be sufficient to deal with any excess noise from the adjacent railway as advised in the separate noise survey and report.
- 3.4 For details of the proposed drainage please refer to the drainage engineers report.

#### Use and Amount

- 3.5 The existing residential use of the site will remain with the existing bungalow retained and two new dwellings constructed. The new dwellings are both 3 bedroom semi-detached units (124 m<sup>2</sup>) with 2 car spaces each. The existing bungalow will retain the existing double garage and parking for 4 cars. The site area is 0.195ha and the density proposed is 15 dwellings/ha.

#### Layout, Scale and Massing

- 3.6 The new units have been aligned with the existing bungalow and will share a vehicular access to the existing access road. They have been designed to have a low eaves level adjacent to the existing bungalow to reduce the height and massing. They have also been designed with two linked gables facing south and north. This helps reduce the visual bulk of the new development and emphasises that they are two linked units and not one large building. The buildings have single storey living areas at the rear. This helps reduce the overall massing of the units and helps integrate the new development with the existing bungalow.

#### Landscaping

- 3.7 Please refer to the Landscape Architect proposals. There are no significant existing trees but the proposal incorporates some new trees together with hedges to reinforce the new boundaries. The new development will enhance the 'streetscape' to the existing private road with new landscaping to replace the current open feel of the site.

#### Access

- 3.8 The new dwellings will be provided with level access to the front doors and from the living areas to the garden. Ground floor WC's with outward opening doors have been included as required by the Building Regulations.
- 3.9 The site is generally flat and a level approach from car parking areas to the front door will be provided using self-draining block paving. Vehicular access will be provided to the private road for each unit utilising the current access to the retained bungalow. Cars will be able to turn on site and exit in a forward gear. The private road is essentially a cul-de-sac and serves a number of other units closer to the public road. The proposed development will have only a minor impact on the current use of the road.

#### 4. **Planning History**

- 4.1 The application site has been subject to a number of planning applications, which are listed below.

|                    |                                                       |                                                                                                                                               |                       |
|--------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>AL/8/04/CLE</b> | L'Apache, Westergate Street, Aldingbourne             | Application for a Certificate of Lawfulness for an existing use as a residential caravan                                                      | Refused               |
| <b>AL/59/97</b>    | Land adjoining L'Apache, Westergate Street            | Change of use of agricultural land to garden land to be used by adjoining property                                                            | App Cond with S106    |
| <b>AL/49/95</b>    | L'Apache, Westergate, Street, Aldingbourne            | Toilet extension and conservatory                                                                                                             | Approve Conditionally |
| <b>AL/108/89</b>   | L'Apache, Woodgate, Aldingbourne                      | Provision of pitched roof, over flat roofed area at rear of property                                                                          | Approve Conditionally |
| <b>AL/43/87</b>    | L'Apache, Westergate Street, Aldingbourne, Chichester | Lounge extension to existing bungalow, demolition of existing garage and erection of 1 bedroom granny annexe with double garage and courtyard | Approve Conditionally |

- 4.2 It is considered that AL/59/97 is of most relevance, as there is a Section 106 legal agreement attached to that permission, which restricts the use of garden land to east of the dwelling and the forms of planting which are permitted.
- 4.3 This obligation would need to be discharged in the event of planning permission being granted, as it would no longer serve a useful planning purpose

#### 5. **Planning Policy and Guidance**

##### Legislative background

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

##### National Planning Policy Framework

- 5.2 The revised NPPF (July 2018) states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The

Framework seeks to ensure that planning applications are determined in accordance with the development plan.

- 5.3 Paragraph 10 states that in order for sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 5.4 Paragraph 11 (replaces former paragraph 14) sets out that for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.5 Footnote 6 to criteria d. i. listed above now provides an exhaustive list of restrictive policies, under which the presumption in favour would not apply.
- 5.6 Paragraph 12 goes on to confirm that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that

will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.9 Paragraph 91 'Promoting healthy and safe communities' confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 5.10 Paragraph 117 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Section 12 of the revised framework sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Specifically, this section of the NPPF sets out that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### Local Plan Policy

- 5.13 Local Policy is contained within the recently adopted Local Plan 2011-2031. The adoption of the Local Plan supersedes policies contained within the former Local Plan 2003. The new Local Plan sets out the Council's strategic approach to development within the District.
- 5.14 Policy SD SP1 - Sustainable development sets out that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).
- 5.15 Policy SD SP1a - Strategic Approach sets out that it seeks to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services
- 5.16 Policy SD SP2 – Built-up Area Boundary states that Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 5.17 Policy GI SP1 - Green Infrastructure and development sets out the existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- 5.18 Policy D SP1 – Design states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character,

materials, finish, architectural details and nearby habitats of the site and local area.

- 5.19 Policy D DM1 - Aspects of form and design quality confirms that when considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, density, scale and aspects of form and design quality.
- 5.20 Policy D DM2 - Internal space standards states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards are considered to provide guidance only.
- 5.21 Policy ECC SP1 - Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- 5.22 Policy ECC SP2 - Energy and climate change mitigation confirms that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
  - b. Use design and layout to promote energy efficiency; and
  - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.
- 5.23 Policy H SP1 sets out the Council's housing targets for the period between 2011/12 and 2031/32. It includes a proposal under ref SD5 for 2,300 houses at Barnham/Eastergate/Westergate. As such, policies H SP2 and H SP2c are relevant. H SP2 sets out a number of requirements applicable to all 11 of the strategic allocations. In particular, it states that:

*"Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the*

*respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout."*

- 5.24 Policy H SP2c Inland Arun Barnham/Eastergate/Westergate (SD5) sets out at strategic housing allocation for the above site. This allocation is located around Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). The application site forms part of this allocation.

#### Aldingbourne Neighbourhood Development Plan (ANDP)

- 5.25 The Aldingbourne Neighbourhood Development Plan (ANP) was made (adopted) in October 2016 on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the emerging Arun Local Plan.
- 5.26 Map E of the ANDP includes a BUAB drawn around the settlement of Westergate which includes most of the properties fronting this private road except to two most east properties.
- 5.27 Policy EH1, which relates to the protection of Countryside, states that development outside of the built-up area boundary, that does not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available. Policy GA1 states that proposals that increase travel demand are to be located in places accessible to public and community transport.

## **6. Planning Assessment**

- 6.1 The assessment of the application is made in line with the newly adopted Local Plan, which is considered to support the proposed development for the reasons discussed below.

#### Principle of Development

- 6.2 The site the subject of this application is located within the wider strategic housing allocation, identified under policy H SP2c Inland Arun Barnham/Eastergate/Westergate (SD5). This proposes an allocation of circa 3,000 dwellings across the current and future plan period. Whilst this policy and Policy

H SP1 sets out a requirement for strategic housing sites to be compressively master planned, it is considered that this scheme, which proposes just 2 dwellings, within the defined curtilage of an existing dwelling should not be subjected to the wider master planning requirements.

- 6.3 Through a pre-application enquiry, advice was sought as to whether the principle of development for the erection of two dwellings would be deemed appropriate and also considered acceptable in principle, outside the master planning process. The Council's officers confirmed the following in their response:

*"we would not seek to enforce a master-planned approach if you are proposing only a couple of additional dwellings. On this basis, such a proposal would likely be found acceptable in principle based on it being on previously developed land and within the built up area boundary."*

- 6.4 It is noted that the proposed development would conflict with the Neighbourhood Plan, which was adopted in 2016. However, it is considered that the more recently adopted Local Plan would take precedent here and the allocations therein.
- 6.5 Given the Officer advice received, together with the site now forming part of housing allocation, it is considered that the principle of the development should be considered acceptable, and that the application can be determined outside of the master planning process.

#### Sustainability

- 6.6 The NPPF refers to three elements which contribute to sustainable development; social, environmental and economic which cannot be considered in isolation as they are mutually dependent. The location of the development is driven by availability of land to the rear of 10 Barrack Lane, which is unconstrained, with the exception of the protected trees on the site boundary.
- 6.7 Economically, whilst only of a small scale, the construction of the proposed dwelling would have a positive economic benefit.
- 6.8 In terms of the social element to sustainability, the proposal provides two residential dwellings, in a sustainable location. The dwellings would be suitable for families as well as those looking to down size. It can therefore be concluded that the development as proposed represents sustainable development.

### Design and Layout

- 6.9 The proposed dwelling is designed to a high standard and would be finished as such. The dwellings are of a modern design, with the material proposed for construction reflecting those seen in the locality.
- 6.10 The Council in considering the pre-application enquiry had raised concerns with the introduction of 2-storey properties at this point along the access road and the surrounding area. It is accepted that the property on site is a bungalow, so too is the property to the west, Caigers Lodge. However, within the wider area, 2-storey properties prevail.
- 6.11 To show a transition between the existing and proposed, the dwellings have been designed so as to have the appearance and scale of a 1 and ½ storey dwelling. It is accepted that the proposed dwellings continue to be of a greater scale, however, it is considered the proposals now show an appropriate transition in scale, which would sit comfortably within the street scene.
- 6.12 Parking provision is provided to the front of the proposed dwelling, with a large driveway and hardstanding maintained for the existing property, L'Apache. Bin storage / collection could also be suitable located within the generous plots, to ensure suitable refuse collection is achievable.
- 6.13 In terms of the internal space, the proposed accommodation would provide 124 square metres of floorspace. This exceeds the requirements of the Nationally Described Space Standard, which state that a three bedroom single storey property should provide at least 84 square metres.
- 6.14 Accordingly, the proposals are considered to be compliant with the requirements of policies D DM1 and D DM2 of the Local Plan.

### Neighbour amenity

- 6.15 The proposed dwelling is sited and designed so as to protect the amenity of all existing adjoining properties. The proposed dwellings would sit alongside an existing bungalow at L'Apache, however, given that the proposals are designed so that they have a reduced ridge and eaves height, the layout ensures these properties will sit side by side, and the proposed dwelling will not impact on the principle windows to the front and rear of the property. Some remodelling is proposed to the existing dwelling, to improve the layout and use of the floorspace, which is considered to improve the amenity for future occupants.

- 6.16 In terms of the amenity of future occupants of the proposed dwelling, this is considered to be acceptable with suitable internal and external space provided. Some overlooking could be achieved from the proposed dwellings into the rear garden of the existing property; however, this would be at an oblique angle and would not result in direct overlooking.
- 6.17 The proposed design would therefore ensure that the amenity of adjoining properties would be preserved and a suitable living environment would be achieved for future occupants.

#### Access

- 6.18 Paragraph 108 of the NPPF states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - b) safe and suitable access to the site can be achieved for all users; and
  - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 6.19 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.20 Paragraph 111 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 6.21 The application is supported by a Transport Statement, which follows engagement with WSCC Highway Authority. The Statement confirms that the private road on which the development stands utilises access from Lidsey Road, a 30mph carriageway.

- 6.22 The site is considered accessible with bus stops on Lidsey Road, allowing for travel to Bognor Regis and other surrounding areas, as well as Barnham Rail Station, just 2 miles from the site.
- 6.23 An investigation into Personal Injury Accident data between 2015-2017, in vicinity of the site, demonstrates no existing safety concerns with the local road network. A total of 8 parking spaces are proposed for the three dwellings, which has been deemed as acceptable under WSCC guidelines.
- 6.24 The current servicing arrangements for L'Apache and the other 4 dwellings which utilise access onto this private lane will remain the same for the new development.
- 6.25 The proposed development is not considered to have an impact on the operation or safety of the local road network and Paul Basham Associates would therefore encourage West Sussex County Council highways officers to look favourably on this application from a highways perspective.

#### Impact on Trees

- 6.26 The application site includes a number trees on the boundary of the site, which have been assessed and considered as part of the proposed design and layout of the scheme. It is not considered that the proposal would result in the removal of any existing trees within the site, which are largely located to the northern part of the garden area serving the existing dwellings. These trees screen the site from the north and provide a landscape buffer.
- 6.27 As shown of the tree protection drawing, prepared by Ramsay and Co Landscape Architecture, all trees on site can be retained and protected during construction works.
- 6.28 Additionally, the dwellings are set away from the trees and sufficient garden area is provided beyond the crown of surrounding trees so as to avoid any pressure for their removal in the future.
- 6.29 Subject to the development being carried out in accordance with the proposed recommendations, the development would ensure that the surrounding trees will be protected.

### Foul and Surface Water Drainage

6.30 Local Plan Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The policy goes on to confirm that proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.

6.31 The site is located within the 'Barnham Special Consultation Area' which is subject to special development control consultation procedures with Southern Water services and the Environment Agency apply to this area. Recently there have been significant pollution problems associated with an inadequate foul sewer network which is unable to cope especially in times of high rainfall. In light of this, the Environment Agency is advising that proposals for new development should be resisted because they are likely to increase the pollution risk to local watercourses.

6.32 This is a matter that has been discussed during the pre-application enquiry, and the following advice has been offered by the Council's officers:

*"A sustainable drainage system must be employed for the new development. The design should follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The first option in this respect is to investigate the discharge of surface water to ground via infiltration."*

....

*"The proposal is likely to be acceptable provided that a Surface Water Drainage Statement (incorporating a Lidsey Foul Water Treatment Catchment Area Statement) is provided."*

6.33 The application is supported by a surface water drainage strategy and Foul Water Drainage Statement. This confirms that there is a Southern Water sewer records indicate the presence of a 150mm diameter foul water sewer that runs along the private track towards the application site. It is proposed to connect onto this via

the existing private system on site or if levels do not permit this, then via a direct connection into the sewer subject to Southern Water's permission

- 6.34 In terms of surface water, the existing site is understood to discharge to soakaways and it is therefore proposed to maintain this arrangement by constructing two new soakaways. The surface water for the existing refurbished plot is to remain in place subject to physical condition and proximity to the new building. The new parking areas are to be constructed with infiltrating porous blocks.
- 6.34 Subject to the above, the proposal will ensure compliance with Policy W DM3 of the Local Plan and will ensure that flood risk is not increased on or off site as a result of the proposed development and that the proposed sewer connection could be accommodated with increase risk of flood or harm to the natural environment.

#### Noise Pollution

- 6.35 Policy QE DM1 of the Arun Local Plan 2011-2031 states that:

"Residential development likely to experience noise from road, rail or air must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
  - b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future."
- 6.36 The application is supported by a Transportation Noise Assessment to support the proposed development. This was informed by a 4-hour survey carried out on 8 August 2018. This noise exposure category assessment confirms that residents will not be adversely affected by noise, with the site being considered to be negligible to low risk from noise exposure. Accordingly, the assessment confirms that planning permission would not likely be refused on noise grounds, assuming that the mitigation measures as reported in this statement are implemented on site.

#### Ecology

- 6.37 Arun Local Plan 2011-2031 policy ENV DM5 states that:

*"Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.*

- 6.38 Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.
- 6.39 In then goes on to confirm that all developments shall have regard to Natural England's standing advice for protected species.
- 6.40 The application is supported by a Preliminary Ecological Appraisal, prepared by The Ecology Co-op. The Appraisal confirms that the development would see the loss of amenity grassland, scattered scrub, ornamental trees and shrubs. However, there are opportunities to offset the impacts of developing the site through the creation and enhancement of new and existing habitats including bat roosting features and bird nesting features.
- 6.41 The above is addressed through the detailed landscaping scheme prepared, which would introduce new planting and appropriate species, which would result in an improvement to biodiversity on site.
- 6.42 No further surveys were highlighted by the appraisal, therefore, subject to the development being carried out in accordance with the recommendations in the appraisal, the proposal is not considered to impact on any protected species or habitats. The proposal would therefore comply with policy ENV DM5 of the Local Plan.

## **7. Conclusion**

- 7.1 Planning permission is sought for the construction of 2no. dwellings on land adjacent to the existing property L'Apache. The principle of the proposed development is acceptable, given the sites location within the newly allocated strategic housing site allocation, H SP2 Inland Arun Barnham/Eastergate/Westergate (SD5). It is also considered that the scale of the development means that the proposal would not undermine the wider master planning exercise and therefore the application should be determined outside of that process.
- 7.2 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF to encourage sustainable development and its support to deliver a wide choice of high quality homes, to make places better for people and to not stifle innovation. The development is additionally compliant with the relevant Local Plan and Neighbourhood Plan Policies, whereby the development can be achieved without harm to the visual amenities of the locality and provides a comprehensive development within the curtilage of the site.
- 7.3 The proposed siting, scale and design would sit comfortably within the street scene and would not overwhelm the adjacent bungalow, therefore ensuring that the character and appearance of the locality is preserved. The dwellings are modest in size and thus appropriate to the size of the proposed curtilage and would not overdevelop the site. The design is considered to be of a high quality and reflective of the requirements of the Local Plan policies.
- 7.4 In terms of technical matters, the proposed development includes a safe means of access and suitable parking provision for the existing and proposed dwellings. The application is also supported by a Tree Protection Plan, Noise Survey, Drainage Statement and Preliminary Ecological Appraisal, which confirms that the dwelling and means of access can be constructed without harm to protected trees within the site and the development would not harm any protected species/habitats.
- 7.5 With no harm to the amenities of adjacent land owners and a suitable living for future residents, no change to the prevailing character and appearance of the area or harm to the natural environment, it is respectfully requested that planning permission be granted.