

Appendix 6 Land East of Orchard Gardens 2016-31 Emerging Plan Policies

PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	SD SP1	SD SP1 Sustainable Development		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 proactively 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). Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/ or adopted Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise. Where there are no relevant policies in this Local Plan (and where relevant, with policies in Neighbourhood Development Plans) development proposed will be approved without delay unless material considerations indicate otherwise - taking into account whether: a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b. Specific policies in that Framework indicate that development should be restricted. This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.	The proposal is adjacent to the existing village of Westergate. In the 2007 Arun Settlement Sustainability Study Westergate was rated as having fair to excellent accessibility to 10 out of 13 categories. It was second only to Eastergate in the overall facilities assessment and is unusual in having both primary and secondary schools. Like many villages it does not rate well in the employment availability since employment is understandably allocated largely in the Bognor and Littlehampton areas. However since the report the A259 has been realigned and employment land at Enterprise Bognor Regis has come into use. These are both just 3.5km down the A29 from the site. This employment land, including the new Rolls Royce facility, and pre-existing employment areas within Bognor are within the 5km cycling distance for commuting. Public Transport is assessed as very poor because the methodology ignored bus services if there were fewer than 3 per hour. In this case there is a bus service, within 300m of the site, linking Westergate to both Bognor Regis and to Barnham Station. A further bus service linking the village to Chichester and Barnham is 1300m away.

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Emerging	SD SP2	SD SP2 Built up boundary			Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies. The boundaries can be altered by a development plan document or a Neighbourhood Development Plan - providing these do not reduce the coverage of a Built-Up Area Boundary.	The site is outside the built up area as defined by the policies maps but is within the Barnham Eastergate Westergate Site Specific area for development. It therefore complies with this policy. It is also adjacent to the existing built up area on two sides and separated from the countryside by an existing tree line and ditch which are to be retained. Regardless of the Site Specific allocation this site is suitable for immediate development for housing provision and is well located to provide this as a natural extension of the built up area without any significant impact on the surrounding countryside or coalescence with nearby settlements.
Emerging	C SP1	C SP1 Countryside			Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is: a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (a) to (c) or (f). The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.	The site is outside the built up area as defined by the policies maps but is within the Barnham Eastergate Westergate Site Specific area for development. It therefore complies with this policy. It is also adjacent to the existing built up area on two sides and separated from the countryside by an existing tree line and ditch which are to be retained. Regardless of the Site Specific allocation this site is suitable for immediate development for housing provision and is well located to provide this as a natural extension of the built up area without any significant impact on the surrounding countryside or coalescence with nearby settlements.

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Emerging	GI SP1	GI SP1 Green Infrastructure		The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text. Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.	The proposal does not affect any Green Infrastructure identified in the plan. Development on this land leaves the farmland to the east alongside the rife available for an enhanced green corridor in accordance with the masterplan for the Barnham Eastergate Westergate allocation. That also provides separation and distinction between the existing village and the bulk of the new development.
Emerging	SD SP3	SD SP3 Gaps between settlements			The proposal does not fall within any of the defined gaps between settlements. By virtue of being alongside the existing built up area and extending that built up area by only 90m eastwards to an existing treeline it will not affect the separation of Westergate from Barnham in Landscape terms.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	LAN DM1	LAN DM1 Protection of Landscape character.		Policy LAN DM1 Protection of landscape character Development will be permitted where: a. Landscape character, including its natural features, are conserved or enhanced; b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park All proposed development either adjoining or in close proximity to the South Downs National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views in to and out of the South Downs National Park. Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park. Developments shall also be consistent with all other Local Plan policies.	In the 2006 HDA Landscape Study the site is identified as being in the Westergate Eastern Fringes, Landscape Character Area (LCA) 14. LCA14 is assessed as having limited scenic beauty, slight landscape value and low/medium capacity for development. It is assessed as having substantial sensitivity because it, along with Westergate/Barnham Coastal Plain LCA17, forms the separation between Westergate and Barnham. The proposed site is adjacent to the existing built up area and is screened from the surrounding countryside by an existing tree line and ditch along the eastern boundary which are to be retained. The site is therefore suitable for development in landscape terms; it is distinct from the countryside by virtue of its eastern boundary, it does not affect LCA17 which remains as separation between the villages, it does not affect views into or out of the National Park. The site is suitable for development with access off Orchard Gardens, subject to protection of boundary vegetation.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	SO DM1	SO DM1 Soils		Policy SO DM1 Soils Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term. The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that: a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity); b. That any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and c. The proposed development meets the requirements of the countryside policy and/or equine development policy. Where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless: d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site; e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England (37) ; f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (38); and g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development. Developments shall also be consistent with all other Local Plan policies.	When last classified the site was classed as Grade 2. Together with land now developed as Belle Meade Close it was a small scale horticultural unit. It has been unfarmed for many years. It is distinct from the larger scale open field farmland to the east and has never been farmed with that. Changes in horticulture mean that growing media other than soil are often used in glass houses and poly tunnels so horticulture can take place on lesser grade land elsewhere in the district if it is required. The overall impact of the loss of this land is therefore negligible in food production terms and is outweighed by the need for development..

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Emerging	H DM1	H DM1 Housing Mix		The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 10 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation (of three bedrooms or more), based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA) or the most up to date version of the SHMA. The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis. Proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate that wherever it is practicable, Lifetime Homes criteria have been incorporated into the design. Developments shall also be consistent with all other Local Plan Policies.	The proposal is for a mix of houses, bungalows and flats of different sizes ranging from 1-4 bedrooms. After consultation with the Affordable housing officer this provides the required mix for affordable rented and intermediate housing. This is an outline application only and provision of self build could be considered at detail stage as can Lifetime Home criteria. The inclusion of 5 bungalows and 6 ground floor flats with gardens means that almost 20% of the proposed dwellings are suitable for ground floor only living.

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Emerging	H SP2	H SP2 Affordable Housing		For all developments of 15 residential units or more the Council will require 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance. Where it can be proven, however, that either of the above are non-viable options, then off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). Where it can be proven that this second option is also non-viable, then payment of a commuted sum in lieu of either on-site or off-site affordable housing provision, (prescribed in a planning obligation) as determined by the Council, will be considered sufficient. The Council will negotiate the affordable housing tenure mix on development sites from an initial default position of 80% rent and 20% intermediate market housing. Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus. Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers. All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement. Developments shall also be consistent with all other Local Plan policies.	This is an outline application with the site layout being indicative only. The exact number and type of units is a reserved matter. The application is for over 15 units so under Arun District Council Affordable Housing policy 30% of those units are to be affordable. The indicative layout shows space for 57 units which would mean 17 affordable units. Following consultation with Arun District Council's Housing Strategy and Enabling Manager, Andy Elder, the Council's affordable housing requirement for this site will be satisfied by 17 units as follows: Affordable Rent Total 9 units comprising 4 x 2 bed flats, 2 x 1 bed flats and 3 x 2 bed houses. Intermediate Total 8 units comprising 2 x 2 bed flats, 4 x 1 bed flats and 2 x 2 bed houses. The indicative layout provides for this with the units distributed over the whole site rather than being in enclaves. Ensuring this affordable housing is provided is dealt with in the heads of terms for the draft s106 agreement. The draft Aldingbourne Neighbourhood plan (ANP) seeks to ensure that Affordable Housing units are occupied by existing residents of Aldingbourne, with an Aldingbourne connection meeting one of several categories. The applicant would support this but is aware that many registered social housing providers are reluctant to accept such restrictions. By providing for the allocated plots to be made available, complete with services, at 45% of market value this could allow time for a local co-operative to form to provide such housing rather than a regional housing association.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	D SP1			Policy D SP1 Design All development proposals should be of good quality and demonstrate a high standard of design. 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 consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.	See Design and Access Statement
Emerging	D DM1	Aspects of form and design quality		When considering any application for development the Council will have regard to the following aspects:	These aspects are considered below.
Emerging	D DM1	Aspects of form and design quality	1.Character	1. Character. Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.	The context of the site is considered in the design and access statement
Emerging	D DM1	Aspects of form and design quality	2. Appearance/attractiveness	2. Appearance/attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.	These are reserved matters but the principles are established in the design and access statement
Emerging	D DM1	Aspects of form and design quality	3. Impact	3. Impact. Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.	This has been considered in the illustrative layout. Bungalows have been positioned near to existing bungalows . Only 6 two storey houses back onto existing housing. These 6 houses are 3 pairs of semis so will not have an overbearing presence on the existing terraced housing.
Emerging	D DM1	Aspects of form and design quality	4. Innovation	4. Innovation. Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so	Innovative construction techniques might be considered as part of a detailed matter but the context of the development limits the extent to which innovative design could be incorporated.

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Emerging	D DM1	Aspects of form and design quality	5. Adaptability	5. Adaptability. Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.	The inclusion of 5 bungalows and 6 ground floor flats with gardens means that almost 20% of the proposed dwellings are suitable for ground floor only living. Only 6 of the properties currently use roofspace for accommodation. The others could be extended into the roof in the future freeing up ground floor space for adaptation.
Emerging	D DM1	Aspects of form and design quality	6. Crime prevention	6. Crime prevention. Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.	The proposal is for detached and semi detached properties obviating the need for shared rear accesses. Similarly every property has onsite parking so there are no vulnerable rear shared parking courts. Extra parking is in full view of residents and passers by at the entrance to the development and adjacent to the open space. The public open space is adjacent to the treeline and ditch to enhance biodiversity rather than being a sterile central area surrounded by housing. It is overlooked by properties at the north end and by first floor kitchens from flats. In accordance with the principles in 'Secured by design' further security and surveillance could be achieved by requiring rear gardens to be 1.5m high topped with 300mm trellis. This is appropriate for parking courts so can apply to open space. A gable window could also be included in the house at the southern end for increased surveillance of the open space.
Emerging	D DM1	Aspects of form and design quality	7. Trees and woodland	7. Trees and woodland. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.	Detailed landscaping design is a reserved matter but the principle behind the landscaping is retention of the existing tree screen along the East boundary and locating the open space adjacent to that boundary. The principle of adding trees is shown by illustrative layout incorporating additional trees in tree lined street sections.
Emerging	D DM1	Aspects of form and design quality	8. Solar gain	8. Solar gain. Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.	The shape of the site and need to meet other policies on garden size and depth do not allow for a general east-west street pattern. The illustrative layout shows that over 20% of the units are in east-west street sections

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Emerging	D DM1	Aspects of form and design quality	9. Realm	Public	9. Public realm. Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.	The layout is kept simple to allow for development of a street scene rather than being a series of cul-de-sacs. It provides an area of public open space accessible to existing residents of Woodgate Park who otherwise have no such space.
Emerging	D DM1	Aspects of form and design quality	10. Movement	Layout-	10. Layout – movement. Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well	The access to and from the proposal site uses existing routes without creating any demand for new routes. The illustrative layout has footpaths for pedestrian access to, and within, the site together with traffic calming measures to limit speed to 20mph in accordance with the Government manual for streets.
Emerging	D DM1	Aspects of form and design quality	11. Legibility	Layout-	11. Layout – legibility. Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).	The layout is simple allowing instinctive consecutive numbering around the development. And legible. Consecutive numbering could be used

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Emerging	D DM1	Aspects of form and design quality	12. Public Art	12. Public art Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.	Detailed landscaping design is a reserved matter but could include public art.
Emerging	D DM1	Aspects of form and design quality	13. Density	13.Density The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. More specific standards can be found either within individual neighbourhood plans or the Arun Design Guide.	At 32 dwellings per hectare(dph) this makes efficient use of land but is below the 38dph of the adjacent Woodgate Park development. Orchard Gardens, leading to the site, is a lower density development of bungalows. This is recognised in the design proposal by positioning bungalows in large plots at the entrance to the site, rather than two storey housing on smaller plots.
Emerging	D DM1	Aspects of form and design quality	14. Scale	14. Scale The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions. Developments with respect to all of the above shall also be consistent with all other Local Plan policies.	The illustrative layout is for single storey and two storey housing with only a few of the two storey housing having attic floors. Unlike other developments the flats are in small two storey blocks of 4. By following this principle in a detailed application the scale is similar to the surrounding housing and bungalows

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Emerging	D DM2	D DM2 Internal Space Standards		Extract from Nationally described Space Standard: Flats - 1b2p 50sq m, 2B3p 61 sq m. Bungalows - 2b3p 61sq m 3b4p 74sq m. 2 storey House 2b3p 70sq m, 3b4p 84sq m. 2.5 storey house - 4b5p 103sq m.	The footprints of the buildings shown in the illustrative layout allow for floor areas to meet National Space standards with individual unit floor areas shown in the Housing Schedule Appendix

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Emerging	D DM3	D DM3 External space standards			The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility. In considering the amount of amenity space, the planning authority will take into account back gardens, roof terraces, balconies and in apartment developments, communal gardens. The following standards, as a minimum, shall apply to the gardens of all houses (except apartments): Garden area (sq.m) Note - Minimum Depth should be 10 sq.m. The width will normally be the width of the dwelling. House type 2-bedroom terraced 50 3-bedroom terraced 65 Small Semi or detached (3 bedroom max)85 Large semi or detached 100 Table 13.2 Permitted development extensions must be taken into account in the overall design of the amenity space. Apartment developments will be expected to meet (or exceed) the following standards: Minimum area (sq.m) of private outdoor space per apartment. Number of bedrooms Out door space includes: balconies (minimum of 1.5m in depth), roof gardens, ground level patios or open space directly connected to the apartment. 1 bedroom 4 sq.m 2 bedrooms 5 sq.m 3 bedrooms 6 sq.m 4 bedrooms 7 sq.m 5 bedrooms 8 sq.m 6 bedrooms 9 sq.m Each additional occupant + 1 sq.m. Parking provision will be expected to be of high quality which takes into account the location and the type of scheme in order to provide a balanced, safe, mixed and flexible parking provision. Parking should be sufficient to accommodate ambulant and disabled drivers and, where necessary, lit appropriately at night. Parking provision will be expected to be of high quality which takes into account the location and the type of scheme in order to provide a balanced, safe, mixed and flexible parking provision. Parking should be sufficient to accommodate ambulant and disabled drivers and, where necessary, lit appropriately at night. The design of parking provision must be consistent with current national guidance and all Local Plan policies. All planning applications must be considered against current West Sussex County Council guidance on parking provision. External areas also need to include adequate space for recyclable and non-recyclable waste storage. Developments shall also be consistent with all other Local Plan Policies. Policy Outcomes To provide adequate external private space for all residential development.	The illustrative layout shows how all the houses and bungalows meet or exceed the minimum rear garden depth of 10m. The detached houses and bungalows all have gardens of 100sq m or more. The three bed semi detached houses all have gardens of 85sq m or more. 5 out of the 10 semi-detached 2 bedroom houses have gardens of 85sqm or more. The other 5 show minimum rear garden areas of 66-77 sq m. Whilst this does not meet the 85 sq m objective for all semi-detached houses it is at least 30% larger than the 50 sq m Objective for a 2 bedroom terrace. As semi-detached houses these small houses have individual rear garden access and individual on site parking. The overall external space is therefore better than if they were built as terraces. It would seem that the Objective has not taken these aspects into account. If the Objective were to be enforced in this case then the result would be to amend the layout to provide more terraces, which would be perverse. The ground floor flats can have individual entrance doors on the front of the building with kitchen doors out to rear gardens. The first floor flats can have entrance doors on the sides next to gates leading directly into individual rear gardens. The size of the plots on the illustrative layout allows for this. Alternatively the flats could have communal gardens with individual patios and balconies for the ground and first floor flats respectively. Regard has been had to West Sussex County Council Parking standards and parking is provided in accordance with those. The illustrative layout shows how every unit has on plot parking and accessible rear areas for bicycle and refuse storage. Many of the parking spaces could be widened if neccessary

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Emerging	ECC SP1	ECC SP1 Adapting to Climate Change		CC SP1 Adapting to climate change 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. In order to achieve this, development must be designed to take account of the following issues: a. Location (in relation to flood risk and vulnerability to coastal erosion); b. Water efficiency; c. Shade, cooling, ventilation, solar gain; d. Connectivity to the green infrastructure network; e. Layout and massing; f. Resilience of buildings and building materials to extreme weather events; and g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)	For Fluvial flooding the site lies within Zone 1 on the Environment Agency indicative flood map. It has a low probability of flooding being <0.1% annual probability of flooding. It is therefore suitable for residential development. Surface water will be dealt with by a SUD system so there will not be any increased floodrisk downstream resulting from the development. The layout has been designed to link open space with the existing biodiversity feature of the eastern tree line and ditch. Other aspects of this policy are matters of detailed design.

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Emerging	ECC SP2	ECC SP2 Energy and climate change mitigation		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 standards in Part L of the Building Regulations (or any documentation which supersedes this), or the level of the Code for Sustainable Homes or appropriate BREEAM rating, 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. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible. Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies. In assessing the achievement of these standards the Council will consider: Site constraints; Technical viability; Financial viability; and Delivery of additional benefits. Developments shall also be consistent with all other Local Plan Policies	Energy efficiency of dwellings is a matter for detailed design and building regulations. The scale of this development proposal means that it is unlikely that a low carbon energy generation system for the whole site would be viable given the existing technology. However small scale renewable energy systems on an individual property basis could be considered as part of detailed design.

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Emerging	HWB SP1	HWB SP1 Health and Well being		HWB SP1 Health & wellbeing All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to: a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes. b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District. Where new health, recreation and leisure facilities are planned, these shall be located along public transport corridors that are easily accessible to members of the wider community.	The development will be part of an existing community served by existing sports and recreation spaces. It provides accessible public open space at the south end of the village where there is no such space at the moment. The developer is prepared to make a contribution to improving existing footpaths between the village and Barnham to encourage walking/cycling between the villages.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	OSR DM1	OSR DM1 Open space sport and recreation	1. Protection of open space etc	1. Protection of open space, outdoor sport and recreation facilities Existing open space, outdoor sport and recreational buildings and land, including playing fields, should not be built on unless: a. A robust and up-to-date assessment has been undertaken which has clearly shown the open space, outdoor sport or recreation facilities to be surplus to requirements; or b. The loss resulting from the proposed development would be replaced by equivalent or better provision provision of open space and/or outdoor sport and recreational buildings and/or land which will be assessed in terms of quantity and quality and suitability of location; or c. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss; or d. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available. In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that open space, outdoor sport and recreation facilities can perform. Not all open space, outdoor sport and recreation facilities are of equal merit and some may be available for alternative uses	The development does not affect any land designated as open space or any existing sport and recreational buildings or land.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	OSR DM1	OSR DM1 Open space sport and recreation	2. Open Space	2. Open space, outdoor sport and recreation facilities in new developments All new housing and, where viable, commercial development, will be required to contribute to the provision of additional open space, outdoor sport and recreation facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver open space, outdoor sport and recreation facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant open space, outdoor sport or recreation facility , contributions will be made to strategic projects, identified on the Regulation 123 list, through the Community Infrastructure Levy. Where new play areas are proposed, they shall be located along public routes and spaces. The Council will seek to create formal parks at Pagham, Middleton-on-Sea and Rustington.	In the illustrative layout the main green space is 3014 square metres and other areas total 519 square metres making a total of 3533 square metres or 0.353ha. In the technical appendix the threshold for onsite provision is 20 dwellings for Natural and semi natural green space and 43 units for Amenity Green space. This application is for 57 dwellings which at 2.5 person per dwelling would result in 142 people. At 0.001 ha per person for Natural/semi natural green space and 0.00037 ha pp for Amenity green space a total of 0.195ha (0.00137x142) open space would be required. The design therefore meets this policy. It also provides an EXTRA 0.158ha of open space or 0.0011ha pp. The proposal therefore also contributes to providing space for children and young people at 0.0007ha pp and 0.00025ha pp respectively, totalling 0.00095ha pp.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	OSR DM2	OSR DM1 Open space sport and recreation		3. Protection of indoor sport, arts and cultural facilities Existing indoor sport, arts and cultural facilities should not be built on or redeveloped for other uses unless: a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or b. the loss resulting from the proposed development would be replaced by equivalent or better provision of indoor sport, and/or indoor arts and/or indoor cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or c. the development is for alternative sports, arts or cultural provision, the needs for which clearly outweigh the loss. In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that indoor sport, arts or cultural facilities can perform. Not all indoor sport, arts or cultural facilities are of equal merit and some may be available for alternative uses.	The proposal does not involve the loss of any existing indoor sport, arts or cultural facilities.
Emerging	OSR DM1	OSR DM1 Open space sport and recreation		4. Indoor sport, arts and cultural facilities and new developments All new housing and, where viable, commercial development, will be required to contribute to the provision of additional indoor sport, arts and cultural facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver indoor sport, arts and cultural facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant indoor sport, arts or cultural facilities (the threshold for a new facility on-site), contributions will be made to strategic projects, identified in the ADC Leisure and Cultural Strategy (2013-2018) and on the Regulation 123 list, through the Community Infrastructure Levy.	The proposal does not meet the threshold for on-site provision. There is good local indoor sports and cultural provision at the six villages sports centre, Rifle club, Model railway club, Aldingbourne Community Centre and Methodist Church Hall, all within the village. If the development produces demand in excess of the capacity of the current provision then a contribution should be made to improving existing facilities in the village rather than new provision elsewhere.

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PLAN	Policy Ref	Policy Heading	Policy Sub-heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
Emerging	OSR DM1	OSR DM1 Open space sport and recreation		5. Local Green Space and Neighbourhood Plans By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period. The Local Green Space should be local to the community and not an extensive tract of land. Local Green Space, once designated, is subject to the same strong development restrictions as Green Belt. 216 Arun District Council Arun Local Plan 2011 - 2031 Publication Version 14 Health, Recreation & Leisure	The land involved is not designated as local green space.
Emerging	OSR DM1	OSR DM1 Open space sport and recreation		6. Quality expectations Facilities must meet the minimum technical specification and design guidance set out in the Technical Appendix. Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policie	No new facilities are planned so this is not applicable.