

PLANNING POLICY MATRIX

Proposed erection of 10 dwellings on land adjacent to Ryefields Farmhouse, Oak Tree Lane, Woodgate PO20 3GU

Application reference: AL/118/18/OUT
Arun Local Plan (2018) – Policy H SP2

Policy Requirement / Objective	Compliance	Remarks
Have regard to a Masterplan endorsed by the Council	yes	The only Masterplan currently available is Drg 00605B. SK008. The proposed development will conform to the land use and development pattern shown on the Masterplan.
Key requirement (a) Integrate appropriately with surrounding communities through an appropriate design, particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport.	yes	Pedestrian, cycling and vehicular access to existing local facilities and public transport via Oak Tree Lane. Footpath/cycling connections (possibly vehicular) to new primary school, local centre, employment and recreational green spaces as shown on Masterplan.
Key requirement (b) Ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognizable and likely to be permanent.	yes	The application site will ultimately lie entirely within an urban area and will not adjoin any countryside area.
Key requirement (c) Protects, conserves or enhances the natural environment, landscapes and biodiversity.	yes	The site has no ecological significance at present or special landscape value. New landscaping has the potential to enhance biodiversity.
Key requirement (d) Incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces.	yes	The site is too small to provide an area of important new green space but is close to linear green space along the railway line and main N-S linear green space shown on the Masterplan.
Key requirement (e) Extend, enhance and reinforce strategic green infrastructure and publicly accessible open space.	yes	The site is too small to provide an area of important new green space but is close to linear green space along the railway line and main N-S linear green space shown on the Masterplan.

Key requirement (f) New community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses.	N/A	The site is not proposed as a location for a community hub on the Masterplan but is accessible to the proposed location.
Key requirement (g) Where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required.	N/A	The site does not lie within any existing village centre.
Key requirement (h) Where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community group.	N/A	There are no community buildings proposed on or near the site.
Key requirement (i) Integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c.	yes	The site itself is accessible to the proposed local centre and community hub shown on the Masterplan and Oak Tree Lane is a potential pedestrian and cycle link between the new local centre and Woodgate / Westergate local facilities with vehicular access being proposed along Woodgate Road to the south.
Key requirement (j) Ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport.	yes	There is walkable access to existing facilities in Woodgate/Westergate and to the proposed new local centres shown on the Masterplan.
Key requirement (k) Address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network.	yes	The proposal is very small-scale and low traffic generation. It can be easily accommodated by the local highway network.
Key requirement (l) Positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions.	yes	The proposal is very small-scale and is capable of connection to existing sw systems and wider strategic solutions. A suitable condition can be imposed to secure details.
Key requirement (m) Maintain and enhance any important features, characteristics and assets of the local area.	N/A	There are no important features, characteristics or assets on the site.

Key requirement (n) Provide for the required infrastructure that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan.	yes	Through financial contributions as deemed to be relevant and necessary.
Key requirement (o) Enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District.	N/A	The site is too small-scale to play a role in this respect.
Key requirement (p) Consider inclusion of an area of the sites for Self-Build and Custom Build and	N/A	The proposed development site is too small to make any material contribution to self-build but Custom Build options can be considered.
Key requirement (q) Consider the delivery of an area as a site for Gypsy and Traveller accommodation.	N/A	The site is too small and does not demonstrate a basic suitability for Gypsy and Traveller accommodation.

C: TURNBULL LAND S.6654 land adj Ryefields farm: planning policy matrix-policy H SP2 220119