

PLANNING STATEMENT (ADDENDUM)

**APPLICATION
BY
TURNBULL LAND**

**LAND ADJ TO
RYEFIELDS FARMHOUSE
OAK TREE LANE
WOODGATE PO20 3GU**

ERECTION OF 10 HOUSES

APPLICATION REF: AL/118/18/OUT

January 2019



INTRODUCTION

1. This addendum Planning Statement has been prepared by Sigma Planning Services in relation to Application AL/118/18/OUT to address issues raised in the course of consideration of the application.
2. The application is in outline with all matters, apart from access and layout, reserved for subsequent approval. It was submitted on 25th October 2018, validated on 6 November 2018 and proposes the erection of 10 dwellings comprising one 3-bedroom detached dwelling, two 3-bedroom semi-detached, four 4-bedroom semi-detached and three 4-bedroom detached houses. The new housing is to be located within the garden of Ryefields Farmhouse and will be accessed from Oak Tree Lane to the west. The houses will be arranged with frontage onto a short service road running parallel to the existing private, unsurfaced track that extends from Oak Tree Lane. Ryefields Farmhouse, a detached dwelling, will be retained within a reduced, but still substantial, curtilage. The new housing will therefore effectively provide an infill between Ryefields Farmhouse and housing in Oak Tree Lane which will create a natural extension of the existing housing in that road.

DEVELOPMENT PLAN

3. Planning Law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
4. The Development Plan in this case is the Arun Local Plan 2011 – 2031 which was adopted in July 2018 and Aldingbourne Neighbourhood Plan – made on 9 November 2016. On the Local Plan Proposals Map the site is shown as lying within the settlement boundary of the settlements of Barnham, Eastergate, Westergate and Woodgate. It also lies within the Barnham, Eastergate and Watergate (BEW) Strategic Housing Allocation SD5. The policies of the Development Plan that are most relevant to this application are therefore:-

Policy SD SP2 – Built-up Area Boundary – new development is to be focused within the Built-up Area Boundaries and will be permitted, subject to consideration against other policies in the Local Plan.

Policy H SP2 – Strategic Site Allocations – 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.

Policy H SP2c – Inland Arun, Barnham/Eastergate/Westergate (SD5) – development proposals must demonstrate compliance with ten key design and infrastructure requirements.

5. Development on the application site is therefore acceptable in principle subject to compliance with other policies in the Plan.

6. The Consortium promoting the delivery of Strategic Site Allocation SD5 have produced an Illustrative Masterplan (Drg No 00605B SK 008) and a further layout is believed to be in preparation. One of the members of the Consortium – Cala Homes – has submitted a planning application for 101 dwellings (AL/15/17/OL) on land to the east of Westergate which is awaiting determination. Turnbull Land have had regard to these documents/proposals in preparing their scheme to the extent that they bear upon their proposed development. It is concluded that on the basis of available evidence there is no conflict between the various proposals.
7. Government Policy, set out in the NPPF, is a material consideration that is capable of over-riding policies in the Development Plan. Paragraph 67 of the NPPF requires Local Planning Authorities to identify a sufficient supply and mix of the sites, taking into account their availability, suitability and likely economic viability, to provide specific deliverable sites for years 1 – 5 of the Plan period and broad locations for growth for years 6 – 10. We are now in year 8 of the Plan period and broad locations, such as SD5 should be delivering housing.
8. Paragraph 73 of the NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Arun District Council are currently unable to demonstrate a five-year supply of deliverable housing sites in accordance with this requirement. The 'tilted balance' set out in Paragraph 11(d)(ii) of the NPPF is therefore engaged and planning permission for housing should be granted, unless 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.
9. This is the policy background against which this application must be judged. The Applicant considers that their proposal is in accordance with the policies of the Development Plan and should therefore be approved. Any conflict must be balanced against the pressing need for new housing to be delivered across the District and the test of NPPF Paragraph 11.
10. The Planning Officer in this case has raised a number of questions about the proposal arising from consultation responses and consideration of the submitted details. This addendum seeks to specifically address those matters.

ECOLOGY

11. A Phase 1 Habitat survey has been requested. This has now been carried out and is submitted under separate cover. No important or protected fauna or flora have been identified on the site.

FLOOD RISK

12. The site lies within Flood Zone 1 which is the area of lowest flood risk and new residential development is specifically directed to such areas. Local ground water considerations require a suitable drainage strategy to be designed and the details are likely to require infiltration tests to be carried out before a final scheme is

approved. Such details can be suitably secured by condition on the outline planning permission.

HIGHWAYS

13. West Sussex County Highways consultation response seeks further information and this is provided as follows:-

Commercial Traffic – from observation and local knowledge the traffic associated with the business uses located further down the unmade track to the east of the application site is very light – of the order of less than a total of 10 vehicle trips in and out during the peak hour and lower levels during the day. The vehicles involved are mainly cars and light vans with the occasional trailer and very few HGVs. This is a very low-key use and does not give rise to any concerns of local highway impact.

Pedestrian Access – Pedestrian access to the site will be along Oak Tree Lane which has footpaths on both sides up to the turning head – which lies about 11 m to the west of the application site boundary. The private unmade track that extends beyond the turning head runs along the full length of the application site frontage, serving Ryefields Farmhouse and the converted farm building beyond. The Applicant has access rights over the unmade track but is unable to commit to it being upgraded, although this is likely to occur in the post-development scenario and is an aspiration of the developer. Assessed on the current situation, pedestrians would utilise the proposed service road within the development site as a shared surface and then walk along the unmade track for a length of about 11 m to reach the footpath in Oak Tree Lane. Given the very low level of traffic, the straight road with good visibility, the unmade condition of the road that keeps speeds very low and the short distance involved, this is not considered to raise any significant highway hazards.

Visibility Splays – a plan showing visibility available from the entrance of the proposed service road onto the unmade track is attached. Vehicle speeds along the track are low and visibility is more than adequate in both directions.

Swept Paths – a plan showing swept paths through the access into the proposed service road is attached confirming the practicality of the proposed arrangement.

Street Lighting – no new adoptable highway will be created and therefore no new street lighting is proposed, although this could be provided within the service road if required.

Connectivity – the proposed development will enjoy good pedestrian and vehicular connectivity with the existing settlements of Woodgate and Westergate. Based upon the current Masterplan, Oak Tree Lane appears to be unlikely to play any significant role in the future road network serving the proposed Strategic Site Allocation, although it could provide a connection for pedestrian routes in due course. The development will therefore function as a natural extension of the Oak Tree Lane cul-de-sac with a neutral/benign impact upon the wider development proposal and can be easily absorbed into the overall development pattern with no foreseeable problem as a result.

In highway terms it can therefore be judged on its merits in relation to the existing local highway network, having regard to the very small scale of the development and its location adjoining the existing settlement on the edge of the Strategic Allocation site.

COMPREHENSIVE DEVELOPMENT

14. Turnbull Land have made contact with representatives of the SD5 Consortium as requested by the Planning Officer and the situation is:-

- the Consortium are still engaged in technical work and do not have a finalised layout at this stage;
- the illustrative Masterplan, Drg 00605B SK008 is currently the only reference guide to the strategic site proposals that can be made available;
- there are no specific proposals for the application site;
- no approach has been made to enquire about purchase of the land for inclusion in the wider scheme;
- the illustrative Masterplan shows residential development on this part of the strategic site with a local access road running parallel to the railway line. The proposed development is consistent with this land use and pattern.

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15. A letter has been submitted by Lichfields on behalf of the Church Commissioners, CEG and Hanbury Properties by way of a consultation response to the subject application. This raises the generic point about compliance with Local Plan Policy H SP2. The Applicant considers that the criteria of Policy H SP2 are met and this is addressed later in this Addendum document. Two further points are raised and in response the Applicant states:-

1. The proposal does not 'create' a cul-de-sac but simply provides a logical extension of an existing one. There are good links to existing services and public transport and services that are adequate to support the proposal without any reliance upon new services to be provided in due course as part of the strategic allocations. Nevertheless, the opportunity exists to include Oak Tree Lane within the proposed footpath network serving the new strategic development and thereby providing links to new facilities and open space areas. Indeed this form of integration with the existing settlement of Woodgate is to be expected and encouraged. The proposed development does nothing to prevent such links from being provided and, although not dependant on them, could form a part of this integrated approach.
2. The Applicant is willing to negotiate a fair and reasonable financial contribution towards the provision of new local services and infrastructure to the extent that it is reasonably relation to the development project and is not duplicated by other requirements or the introduction of CIL. The

Local Planning Authority have been requested to provide details of any suggested financial contributions, justification for their imposition and confirmation of compliance with Paragraph 122 of the CIL Regulations 2010.

16. It is concluded that there is nothing contained in the illustrative Masterplan or identified by the promoters of the strategic allocation that would amount to evidence of being prejudicial to the preparation and implementation of the wider development. Without clear evidence of such prejudice it would be inappropriate to refuse planning consent for that reason. In any event, having regard to the comparative scale of the proposed developments and the physical limitations imposed by the railway line and the adjoining existing settlement pattern it is difficult to conceive how any such prejudice might arise or materially constrain future opportunities for the design of the wider scheme.
17. The proposed development is consistent with the requirements of Policies H SP2 and H SP2c of the Arun Local Plan and this is demonstrated by the attached Matrix of Compliance.

DESIGN

18. Aldingbourne Parish Council have raised concerns about the proposed development, ostensibly on the basis of design. Policy H1 of their Neighbourhood Plan requires that proposals for new housing should be of a high quality design that reflects local character and reinforces local distinctiveness. The illustrative drawings accompanying the application show one way that this can be achieved for the proposed development and, in the Applicant's view, this would be a high quality design that is consistent with and indeed better than local character exemplified by development in Oak Tree Lane. However, this is an outline application and matters of scale, appearance and landscaping are reserved for subsequent approval. Matters of design are more properly considered at that stage.

CONCLUSIONS

19. For the above reasons it is considered that:-
 - the site lies within the built-up settlement boundary and the proposed development is therefore acceptable in principle. It provides a logical addition to the existing settlement pattern and will have no material impact upon its surroundings;
 - further information and expert reports have been provided by the Applicant and these do not reveal any material issues or concerns;
 - there is no evidence to show that the proposal is of a scale, form or in a location where it might materially prejudice the design or implementation of the wider strategic housing allocation of which it forms part;

- there is a pressing need for the delivery of new housing in the area and planning policy acknowledges the important contribution that small and medium-sized sites, such as this, can make to meeting the housing requirement of an area (NPPF Paragraph 68);
- the proposal is consistent with Development Plan policies and with the policies of the NPPF viewed as a whole. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits.

Planning permission should therefore be granted.

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