



PLANNING, DESIGN AND
ACCESS STATEMENT

Full application for a pair of semi detached houses at
**Land west of Fontwell Avenue,
Eastergate, West Sussex**

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1. Introduction

This Planning, Design and Access Statement is provided in support of a full application for the proposed construction of a pair of semi detached dwellings with associated works to provide access, parking and turning. The proposal site is located in Eastergate, West Sussex. Planning permission has previously been granted for three detached dwellings (AL/95/13). This application relates to plot 2 of the original granted planning permission.

This application is submitted on behalf of the owner of plot 2, Mr Norgate and should be read in conjunction with the site plan (existing and proposed), the location plan, floor plans and elevations and street scene drawings.

2. Site Description.

The area of land to which this planning application relates is the central portion of the 3 separately owned plots, which is 1,799.13m² in size. The site is located on Fontwell Avenue and is part of the established residential area. The adjacent plot immediately to the north was subject to a planning application that was granted on Feb 1st 2017 with the reference AL/121/16/PL. That plot was subdivided for a pair of semi detached dwellings where 1 detached house was originally granted.

Residential properties are located on both sides of Fontwell Avenue to the immediate north and south sides of the site; whilst the rear adjoins a scrap yard with open fields further west. Dwellings are generally one and two storey detached properties with some semi-detached and they vary in design and size. The sizes of the plots that surround these neighbouring dwellings vary considerably as does the distances between the dwellings.

The properties will be positioned adjacent to Fontwell Road in a linear layout with ample sized front and rear garden. The access would run along the site frontage, parallel but set back from Fontwell Avenue which leads to a driveway and turning area in front of the property.

3. Planning Policy.

A. National Policy Context

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and at that time the policies in the Framework came into use, with immediate effect. This guidance is now the most up-to-date government guidance and replaces all planning policy statements/guidance that were previously in place.

The focus of the new NPPF is achieving sustainable development, the definition of which is summarised in paragraph 6 as being the whole of paragraph's 18-219 of the Framework. Paragraph 7 goes further as it specifies that there are three dimensions to sustainable development: economic, social and environmental. Under the social role it states that the planning system should provide *"the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment..."*

Under paragraph 11, the NPPF confirms that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan.

Paragraph 14 is an important element of the NPPF. It states that: *"at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking."* It details that objectively assessed needs, such as housing, have to be met unless *"any adverse impact of doing so would significantly and demonstrably outweigh the benefits"*. This is assessed against all the policies of the NPPF, as a whole, or specific policies relating to SSSI, Green Belt, Local Green Space, AONB, Heritage Coast, National Park, designated heritage assets, flood risk locations and coastal erosion. It also states that decision makers should be *"approving development proposals that accord with the development plan without delay"*.

The NPPF advises that a set of 12 core land-use planning principles should underpin both plan-making and decision-taking, and these principles are listed under paragraph 17. Although NPPF omits the working that was present in the draft which referred to the default position of "yes" to applications for sustainable development, it does retain the significant change that requires a response to market signals. Each of the bullet points are important, but of particular notes is No. 4 where it states the need to *"always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"* and no. 5, where it details that account should be had of the character of different areas. Finally No. 11 which requires development to be focused *"in locations which are or can be sustainable."*

Section 4 is entitled 'Promoting Sustainable Transport'. Under paragraph 29 it advises that different policies and measure are required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. This section also highlights the importance of LPA's and/or developers working with transport providers, and also that Travel Plans are key documents. With reference to car parking, paragraph 39, states that if a LPA provides local parking standards, account should be had of *"the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles"*.

Section 6 of the NPPF is entitled 'Delivering a wide choice of high quality homes'. It seeks to *"boost, significantly"* the supply of housing, whilst placing more reliance on windfall sites as a source of housing supply. Realistic historic windfall delivery rates and expected future trends are legitimate sources of supply.

Paragraph 49 states *“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites”*.

At Paragraph 51 *this guidance states that “Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings...”*

Paragraph 54 relates specifically to housing in rural areas, noting that *“Local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.”*

Para 55 notes that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their
- place of work in the countryside; or
- where such development would represent the optimal viable use of a
- heritage asset or would be appropriate enabling development to secure
- the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling.”

Section 7 discusses the need for good design. Under paragraph 58 the NPPF provides what appears to be a clearer and more robust approach to design that in PPS1 paragraph 33-39.

The NPPF wishes to avoid unnecessary prescription or details (paragraph 59), whilst the key criteria of scale, density, massing, height, landscape, layout, materials, access, relationship to neighbouring buildings and relation to the local area more generally remain. Paragraph 58 expands on this by stating that developments should: *“function well and add to the overall quality of the area... establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit... optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses... respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping”*.

Finally. The crucial caveat of PPS2 paragraph 35 remains within the NPPF. That is that good design goes far beyond aesthetic considerations, with paragraph 61 specifically referring to “*integration of new development into the natural and historic environment.*”

B. Local Planning Policy

(i) The Arun District Local Plan

This document continues to be the most relevant local planning policy document. As shown on FIG 1. The application site is defined as being outside of (albeit immediately opposite) the defined built-up area boundary.

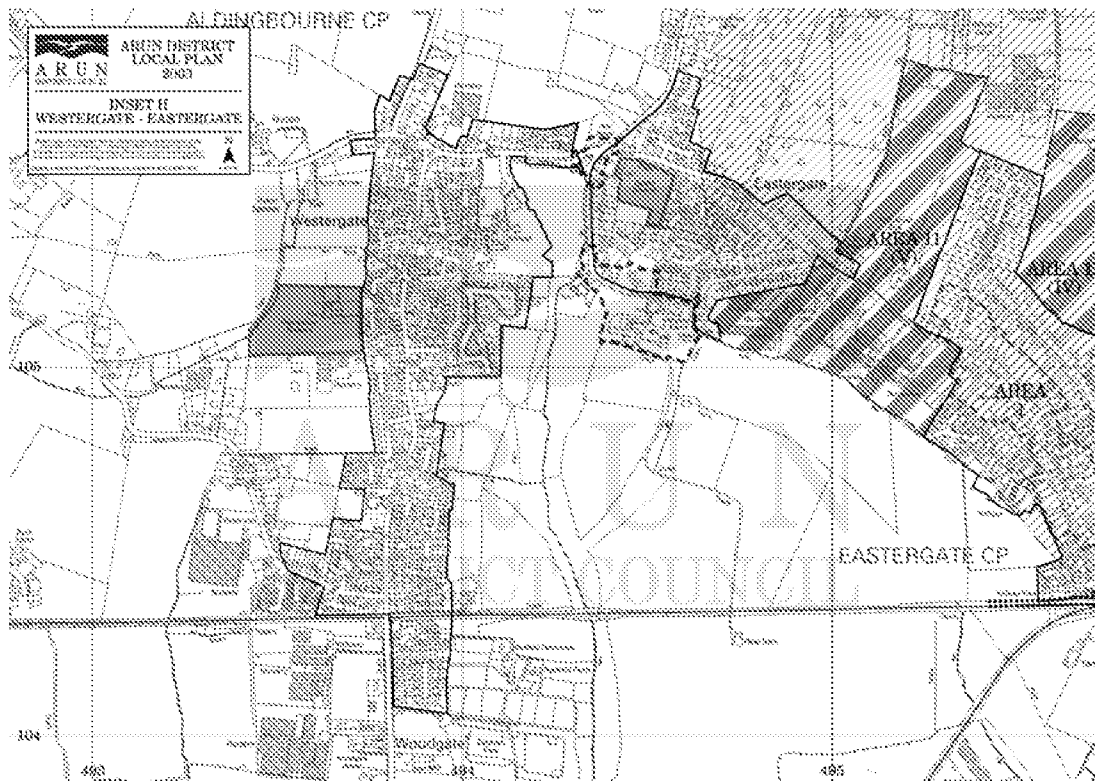


Fig 1. An extract from Inset Map H of the Arun District Local Plan

The following saved plans are considered of relevants:-

Saved **policy GEN2** defines built-up area boundaries outside which saved **Policy GEN3** resists development, in order to protect the countryside for its own sake.

For housing, ADLP saved **policy GEN5** sets a District target of 8,700 new dwellings between 1996 and 2011, a figure that was based on gross totals before losses in the former West Sussex County Structure Plan.

Saved **Policy GEN7** is a general policy that relates to The Form of New Development and states that “*planning permission will only be granted for schemes displaying high quality design and layout*”. Developments are considered in relation to a number of criteria.

Saved **Policy GEN8** relates to the Development and provision of infrastructure and notes that “*development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time.*” Whilst saved **Policy GEN20** relates specifically to the provision of open space within new development.

Saved **Policy GEN9** relates to Foul and Surface Water Drainage, whilst saved **Policy GEN12** relates to Parking in new development.

(ii) Emerging Local Plan

The Arun District Local Plan 2011-2013 was submitted on 30th January 2015 for independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Local Plan sets out a vision for the future of Arun District up to 2031. The Council have previously suggested that in determining development proposals at this time, regard should be given to the policies contained within this emerging Local Plan, as it is considered that some weight in the planning balance can now be given to this document. However, this weight must be tempered by the fact that the Plan is still to undergo its examination in public.

Further, we have been recently made aware that the inspector appointed to examine Arun District Councils has now issued his preliminary findings on the soundness of this emerging Local Plan. The Council originally proposed a housing requirement of 580 dwellings per annum based, however, following an appeal, and consideration of fresh evidence at the examination, the Council agreed that the figure of 580 dpa did not reflect the full objectively assessed need for the district. The Council subsequently submitted a revised figure stating that the appropriate housing requirement was for 641 dpa. However, the latest update for the Council by GL Hearn indicates that the OAN figure could be 758 dpa. The Council had sought a 6 month suspension of the examination while it consults on this figure and identifies land to deliver this requirement.

However, the inspector has concluded that the figure of 641 dpa still needs to be subject to proper consultation including discussion as to whether 641 dpa is representative of the full objectively assessed need of the district. He notes that the figure falls well short of the GL Hearn updated figure of 758 dpa. In the circumstances the Inspector has considered that a six month suspension would not be appropriate because it would not allow sufficient time to consider the implications of providing for 641 dpa or possibly the higher figure, and the need to possibly prepare a new plan that was substantially different from the submitted one. The inspector has noted the Council's wish to proceed with adopting a plan with the 641 dpa figure in order to avoid "planning by appear" but he considered that the Council would still be vulnerable to challenges based on the GL Hearn updated figure of 758 dpa. The inspector has therefore recommended that the Council suspends its plan for a longer period than is usual - suggesting 12-18 months - in order to allow the Council to undertake the necessary remedial work to the plan. The Council is to respond with a timetable.

Given this recent change in circumstances, we consider that no weight can be attributed to this emerging local plan at this time. Nonetheless, it is our view that we are fully compliant with the guidance contained within this document.

(iii) Aldingbourne Parish Neighbourhood Plan (2011-2034)

The neighbourhood Plan (NP) has been submitted to the Examiner. It is understood that the Examiner undertook a public hearing on 22nd September 2015. The Examiner's report has now been issued. This has recommended that further work be undertaken, and hence the NP reverts back to the Reg. 14 stage (pre-submission consultation and publicity). Therefore the NP is subject to change, and is currently not close to being adopted. Therefore the policies and objectives outlined in the NP cannot be given any weight at this time.

4. Planning history/Pre-Application Advice

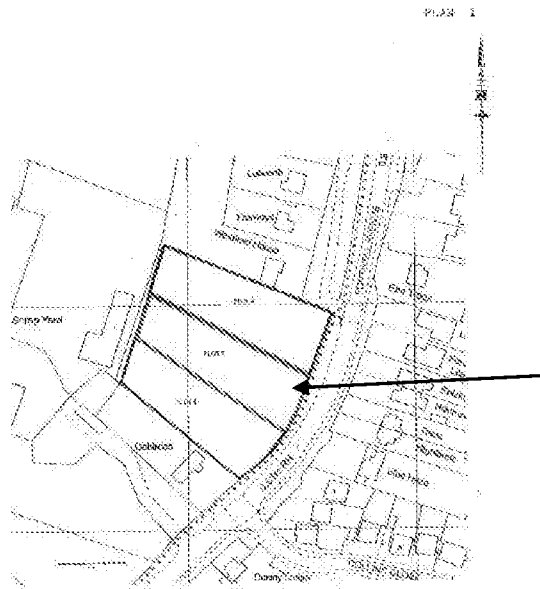
Planning ref: AL/121/16/PL: Full planning permission for the erection of a pair of semi detached houses on land adjacent. Granted

Planning ref: AL/106/15/OUT: Outline planning application for 5 no. detached houses with garaging. Refused. Appeal Dismissed (ref APP/C3810/W/16/3143757)

Planning ref: AL/95/13: Outline planning application for 3 no. detached houses with garaging - This is a departure from the development plan. Approved Conditionally

Planning ref: AL/122/87: Outline dwellings on Land west of Fontwell Avenue, Eastergate. Refused. Appeal Dismissed (ref APP/C3810/A/88/089063).

5. Setting/Character



Fontwell Avenue forms the main A29 on the approach to Eastergate from the A27 to the north. This approach to Eastergate is outside the defined boundaries of the settlement, within the countryside, but predominantly comprises of large detached and semi-detached bungalows and houses, of varied designs and styles set behind mature hedges and substantial front gardens with a variety of gaps between buildings.

Plot 2 is a subdivision in the centre of the larger site that has a previous approval in outline for 3 detached dwellings. This plot it is intended to divide again roughly in half and erect a pair of semi detached properties, similar in size and with larger gardens to the house houses opposite and further north on the same stretch of the street.

6. Use

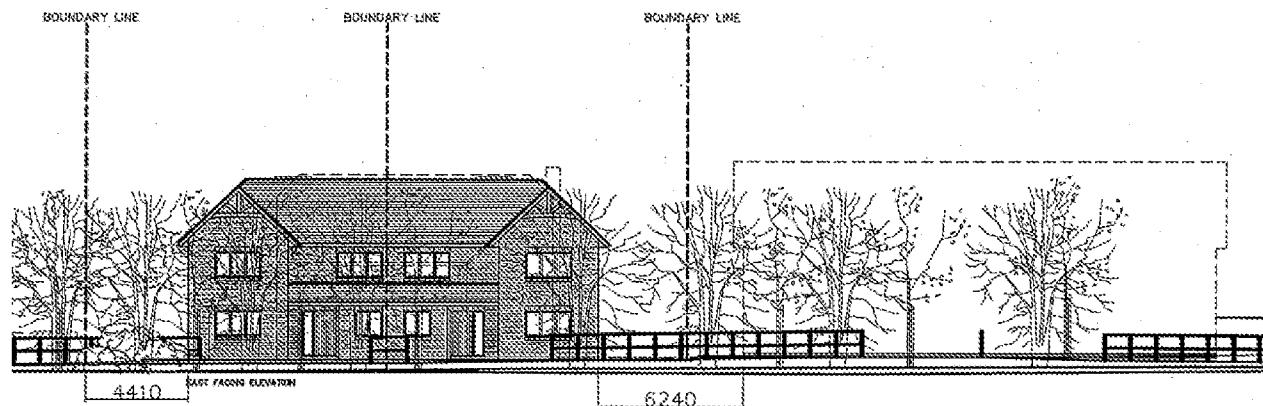
The site is currently an area of grassed land and plot 2 is 1799.13m². The site has not been used for any purpose. The whole site, shown as plots 1, 2 and 3 historically had planning permission for three detached houses. Plot 3 (to the north) now has consent to 2 semi detached dwellings. This proposal is for a two detached modern family houses to be built on plot 2 in place of one of the three originally detached houses.

The proposal is for a high quality pair of semi detached two storey residential houses of individual design. They are for residential use only and they are intended to provide two new, economical, low maintenance and super insulated dwelling houses. Scandia-Hus houses provide for a good quality of life, by way of much higher than usual levels of specification and insulation, which in addition helps to enhance and improve and raise the standards of housing towards the vision of the future.

7. Layout

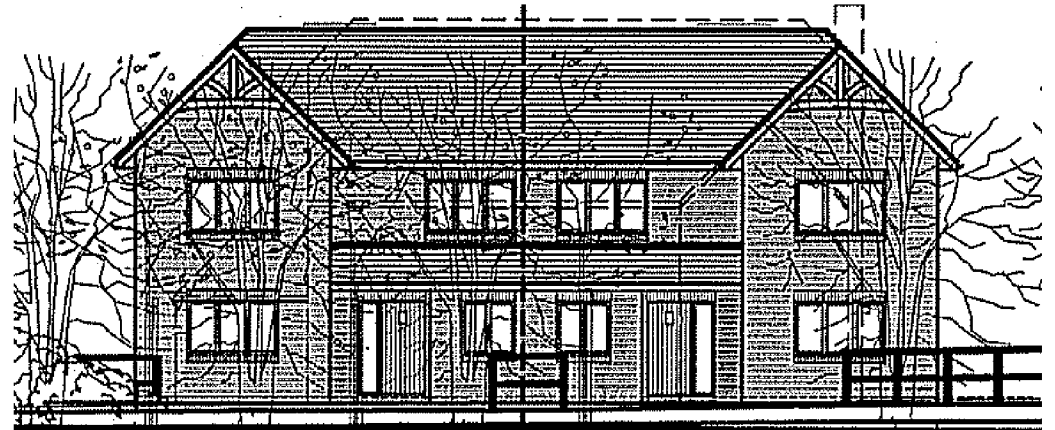
The current site has been sub-divided into three equal plots. The northern section will have two new semi-detached houses to the right hand side of the application site, the application site has consent for a detached house (planning permission approved reference AL/95/13). The proposed dwellings have been orientated to take full advantage of the plot shape and leave sufficient gaps between the properties as shown below and on the street scene drawing. A new access road will be created leading to all properties from Fontwell Avenue, with a turning area for vehicles at the end of the cul-de-sac.

8. Appearance, Amount and Scale



The applicant proposes a new scheme for a pair of semi detached dwellings that have been designed to sit comfortably in their surroundings, with simple traditional forms. The height of the proposed property is consistent to that of the existing neighbouring properties and of the consented scheme on plot 1 for a pair of semi detached houses. This can be seen on the street scene and site plan/site survey drawings.

The council recently refused a scheme a five dwellings on the site and the inspector dismissed the appeal, he concluded in his report dated 7th June 2016 that the location of the detached dwelling on plot 1 of the

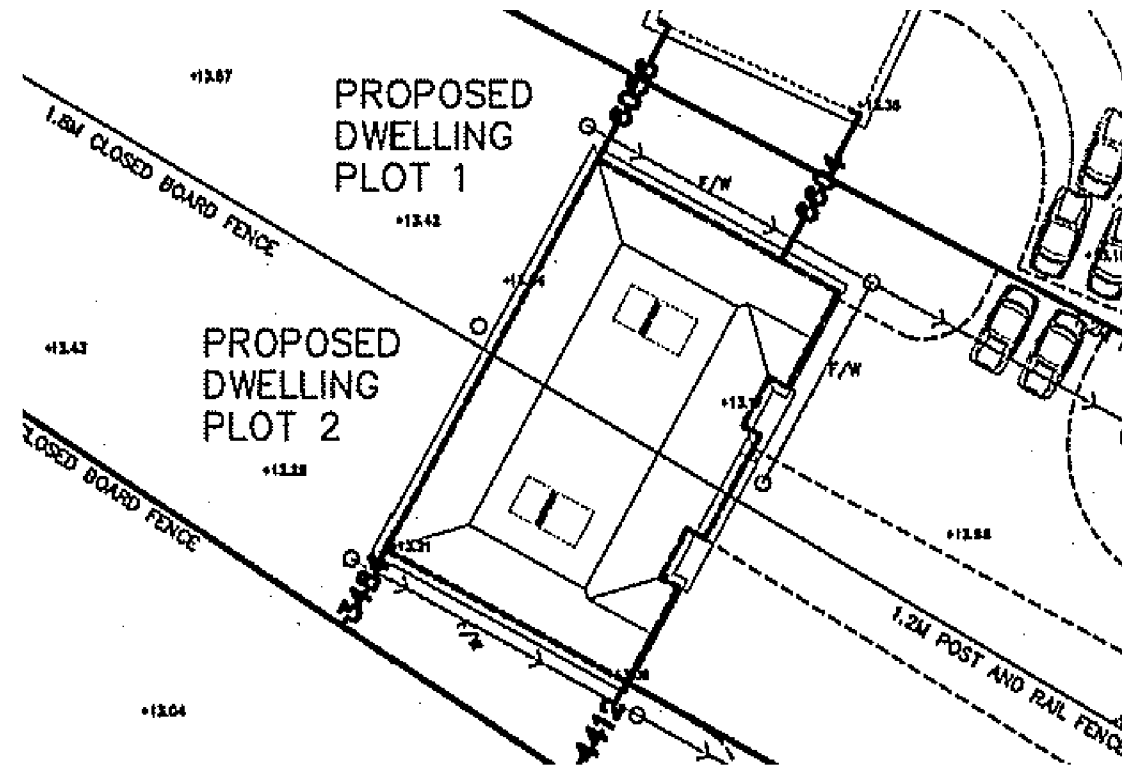


proposed development would harm the living conditions of the neighbouring property Westfield House. The gap between Westfield house and the pair of semi detached houses for plot 1 was considered acceptable therefore we expect the submitted scheme with similar distances to the neighbouring houses to also be acceptable.

The gaps between each property is more than the majority of properties in the road and therefore it can be considered as representative of the general character of the development in the area.

This proposal is a traditional built pair of semi detached houses with pitched roofs to fit in with neighbouring properties.

The elevations are brick with white windows, timber front door.



The proposed semi detached houses sit well on the site with adequate parking and turning space at the front with over 22m from the house to the private access road. The rear gardens extend some 42.m to the rear boundary. The rear gardens of the house will be separated by 1.8m closed board fencing and to the front the driveway will be separated by 1.2m post and rail fences.

Landscaping

The site is currently laid out as an area of unused grassland. The development proposes to newly landscape and enhanced the site to provide a manageable garden. The new drive and turning area will be a permeable gravelled surface. There will be new areas of paved terraces.

All boundary fences with be renewed with 1.8m close boarded fencing in the rear and by the side of each house and 1.2m post and rail fencing to the front.

9. Access and Parking

The access to the site will be via a newly constructed cul-de-sac using the exiting access point from the highway at the north east corner of the site, off the western side of Fontwell Avenue. The access would run along the site frontage, leading to a driveway for each house with a turning space at the end of the new road.

Access to the property and internally is fully Part M compliant in line with current building regulations, all accommodation on the ground floor is level with wide doorways.

10. Energy Use and Sustainability.

The proposed dwelling will be constructed using a Timber Frame package supplied by Scandia-Hus, a company that prides itself in supplying homes that are designed with acute awareness of energy efficiency and low maintenance requirements. The new energy efficient Scandia-Hus, with its high levels of insulation and triple-glazed windows, in conjunction with renewable or sustainable energy, will use energy that can be replenished within a human lifetime and that causes no long-term damage to the environment.

Solar is the most likely sources for heating and domestic hot water, along with a log burning stove. These are all sources that cannot be depleted. Sustainable energy is, without doubt, safer, healthier and environmentally friendlier but, at the same time, very cost effective to buy, install and run. Our aim and the applicants' aim, is to continuously look at reducing the dependency of fossil fuels and, in addition, reduce the carbon footprint. The high levels of pre-fabrication also ensure a high speed of construction on site. Using timber for the structure, and timber plus block and render and slate roof tiles for the external cladding and roof, will ensure the property utilises the best and most sustainable materials but still keep an interesting external appearance.

Flood Risk

The proposed site and its environs lie outside of a flood plain as the Environment Agency's flood maps. As such the site is defined by the Environment Agency of having a low probability of flooding of less than 1:1000.



Water Efficiency

Reduction of water consumption

In addition to the dwellings complying with Building Regulations Part G 2010 for water conservation, the development will utilise a combination of 2/4 litre low flush toilets, aerated taps and shower heads to reduce water consumption and achieve less than 110 litres/person/day. Water consuming white goods comprising dishwashers and washing machines are to be triple A rated to consume the minimum level of water viable, in line with currently available best practice. To achieve these standards it is likely that a rainwater harvesting system will be incorporated to achieve the 110 litre target.

Use of external water for garden irrigation, car washing etc will be reduced by the provision of a system to store rainwater for re use in the garden.

The rainwater harvesting system will be considered as part of the overall water conservation / SUDs strategy. Foul water treatment is to taken to mains drains connected on site

Fabric & Orientation

The topography of the site allows the new dwellings to be configured on a North East/South West axis, controlled levels of glazing have been provided. Glazing is distributed evenly around the dwelling providing daylighting and enabling the elevations to respond to site topography. To achieve the best efficiency the heat demand of a property is measured in kWh/m2/year and will achieve the desired standard with the proposed layouts. Heat loss, ventilation, internal and solar gains will be taken into account in specifying the building envelope.

Energy Monitoring and Information

To assist future building occupants in running the proposed house as energy efficiently as possible, devices that can display electricity and primary heating fuel consumption will be provided to enable the running costs and CO2 emissions of the proposed house to be monitored.

Renewable energy & sustainable heat

At detailed design stage various low or zero carbon technologies (LXCT) will be modelled using design stage SAP calculations. This will enable decisions to be made on how to incorporate solar thermal, heat pump, mechanical ventilation with heat recovery ventilation (MVHR), at the detailed design stage to achieve the highest rating.

Lighting

Low energy lighting is to be installed internally and externally to the new dwelling, incorporating LED and compact fluorescent technology.

Appliances

All fixed appliances within the proposed dwelling are to be energy efficient. A+ rated appliances are to be specified throughout to consume the minimum level of energy viable, in line with currently available best practice. A low energy technology such as LED TV's to be used to prevent excessive internal heat gains.

Secure cycle storage

The new dwellings will have secure bicycle storage. Space will be allocated within the curtilage of the dwellings for storage in a secure lockable outbuilding.

Construction Materials**Environmental impact and responsible sourcing of materials used in construction**

Not only the type of materials but the responsible sourcing of both basic and finishing building materials used will be carried out as part of the assessment. Their chain of custody will be analysed and verified throughout the design and construction phases, this will ensure items such as timber have Forest Stewardship Council (FSC) endorsement.

Refuse & recycling provision within dwellings

Landfill waste is collected on a bi-weekly basis each alternate week. The kitchen within the new dwelling will contain 3 No. 12 Litre bins for the separation of recycling within the home and a separate bin for food waste / compost. Kerbside collection carried out by the local authority will provide external containers for the collection of recycling and land fill waste.

11. Summary

The application envisages the construction of a pair of semi detached dwelling houses on unused land previously approved for residential purposes.

The principles of residential dwellings are acceptable.

The new dwellings will be set within an established residential area. The proposed layout and orientation complements the pattern of development nearby.

The design of the dwellings is of high quality. It is appropriate in terms of footprint size and plot size, leaving private rear gardens of a similar size or larger than others in the area. The effect is therefore one of improvement and enhancement of the setting of this site.

The scheme is in full accordance with the requirements of National planning policy and the Local Plan. There are no other material considerations which weigh against the scheme, and we therefore believe planning permission should be granted.

Statement ends