



PLANNING STATEMENT

LAND ADJACENT TO WOODGATE NURSERIES WOODGATE, WEST SUSSEX

October 2021

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LAND ADJACENT TO WOODGATE NURSERIES WOODGATE, WEST SUSSEX



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This document has been prepared by Luken Beck mdp on behalf of Hanbury Properties (AM) Ltd. to help prepare for the submission of an outline planning application for the residential development of the site. All illustrations and maps are not to scale and only for diagrammatic and illustrative purposes.

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Executive Summary

The proposed development site adjacent to Woodgate Nurseries comprises a number of fields that wrap around Woodgate House to the south of Woodgate in the Parish of Aldingbourne, Arun, West Sussex and is in a sustainable location in proximity to a range of local facilities and services.

The application, which this statement supports, seeks **outline planning permission** for the construction of *up to* 95 dwellings, including a provision of 30% affordable homes, with associated access and landscaping works. **Details of 'access' are included** but the remainder are reserved for future consideration (i.e. 'Layout', 'Scale', 'Appearance', 'Landscaping'). That being said this statement, in conjunction with other supporting information (particularly within the Design and Access Statement) provide additional information that describe the parameters of development.

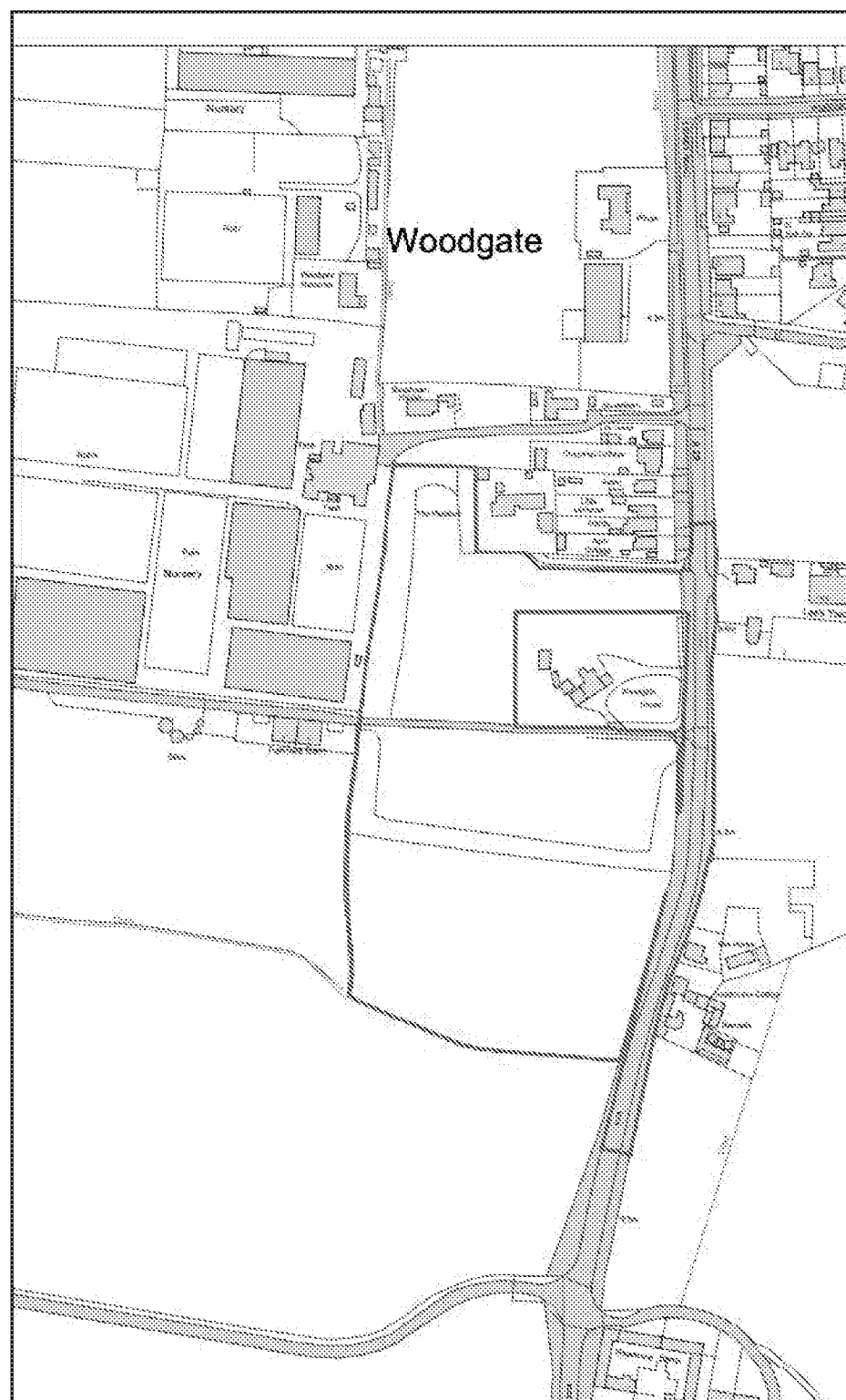
The proposed development site is well contained behind existing residential dwellings, dense vegetation and the A29 providing a logical spatial expansion to the settlement.

The proposed works will see the creation of a **new access to Lidsey Road / A29** whilst retaining the existing private access to the fields beyond the site and will incorporate large areas of landscaped open space including green buffers to the boundaries as well as a **large public open space to the west** incorporating an attenuation basin.

The proposal will involve predominantly 2 storey dwellings (mostly detached, semi-detached and short form terraced housing), at an appropriate density to reflect the areas semi-rural character.

The proposals provide the opportunities for;

- **Up to 95 new dwellings** of a range of sizes, types and tenures, including the provision of **30% designated Affordable Housing** to meet local housing need.
- A **high-quality, well-designed scheme** that takes reference from the local character of Woodgate in both its layout and vernacular, with a density appropriate to the local area.
- A **new parkland area and equipped play areas** for the enjoyment of existing and new residents, as well as green infrastructure including enhanced vegetation and 'SuDS' drainage attenuation.
- The **retention and enhancement of vegetation** along the site boundaries and within the site to soften visual impacts of the development and improve the biodiversity value of the site.
- The creation of **new pedestrian and cycle routes** to improve permeability between the site and services and facilities in Woodgate and Westergate.
- **Good quality vehicle and cycle parking provision** which will be provided in line with local policy requirements, including electric vehicle charging.
- Housing which **meets high standards of sustainable construction**, energy and water efficiency



Images

Above: Extent of Outline Application site area (in red) - Extract from Ordnance Survey

Right: Illustrative Masterplan showing 95 dwellings, open space etc. - Davies Landscape Architects



Introduction

This Planning Statement has been produced by Luken Beck on behalf of Hanbury Properties (AM) Ltd to accompany an Outline planning application for the development of 'Land Adjacent to Woodgate Nurseries, Woodgate, West Sussex'. This statement has been produced by Luken Beck with contributions from the wider design team, setting out the design and development aspirations for the site including a development framework and how the design has evolved.

The statement contains a summary of the site context, an interpretation of relevant planning policy as well as planning justification for the scheme. This statement has been informed by the following supporting technical documents and should be read in conjunction with these following documents:

- Design & Access Statement, produced by Davies Landscape Architects
- Landscape and Visual Assessment, produced by Davies Landscape Architects
- Agricultural Land Classification and Soil Resources Report, produced by Reading Agricultural Consultants
- Desk Based Archaeological Assessment, produced by ArcDAS
- Ecological Impact Assessment, by The Ecology Co-Op
- Flood Risk Assessment and Drainage Statement, by Fortridge
- Statement of Community Involvement, produced by BECG
- Transport Assessment and Travel Plan, produced by Highgate Transportation
- Air Quality Assessment, produced by Phlorum
- Noise Impact Assessment, produced by 24Acoustics
- Ground Contamination / Phase 1 Geotechnical by Ashdown Site Investigation
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by Barrell Tree Consultancy

The proposed development involves the erection of up to 95 dwellings, of which 30% will be affordable to meet local housing need, of a range of tenures and sizes that have been sensitively designed to reflect the semi-rural character of the site and surrounds on the edge of the existing settlement of Woodgate. Careful consideration has been given within the design of the proposed development to ensure it sits comfortably within the wider landscape and provision has been made for significant amounts of open space and a LEAP.

The proposed development will bring a number of ecological and landscape enhancements including the retention and enhancement of existing vegetation, whilst incorporating usable areas of open space for both existing and future residents. The proposal sits within a well-contained site, that is accessed from Lidsey Road and is of an appropriate density and scale for its attractive setting.

The proposals will respond positively with the existing dwelling at Woodgate House and integrates with the existing residential development to the north, making a logical and modest spatial expansion.

The details of the site and proposed development will be detailed in subsequent sections.



Proposals for residential development on the site have been subject to both a pre-application submission and a formal request for EIA screening, both to Arun District Council under references PAA/20/21 and AL/104/21/ESO (respectively) in Summer 2021.

Pre-application

The District Council has confirmed that without prejudice to the formal application that the development site is sustainably located given its close proximity to the existing BUAB and a number of local services and facilities within walking distance.

Given the District's Housing Land Supply position (last confirmed by the Council to be in the region of 3.3 years in December 2020) it was confirmed that providing the proposals can demonstrate compliance with relevant specified policies they would be acceptable in principle.

Screening for Environmental Impact Assessment (EIA)

Following submission of the formal request for 'EIA screening' in the District Council gave consideration to the potential for significant environmental effects from proposals for 'up to 95 dwellings' on this site in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Identifying the project within Section 10(b) of Schedule 2 of the above regulations the District Council has confirmed that;

- the site is not itself 'sensitive' for the purposes of EIA, nor in proximity to any areas defined as 'sensitive'
- the proposals do not meet the thresholds for development of this type

Consequently, the District Council confirmed their opinion that this scale and type of proposal would not constitute EIA development and does not require the submission of an Environmental Statement.



Site and Surroundings

Site Location & Description

The site of the proposed residential development is located adjacent to Woodgate Nurseries, Woodgate, West Sussex, 1 mile to the south of the village of Westergate and 4 miles to the north of the town of Bognor Regis (via the A29).

The proposal currently sits outside a defined built-up area boundary, however, the site is situated adjacent to the west of a Strategic Housing Allocation as prescribed within the Adopted Arun Local Plan. Furthermore, the built-up area boundary is located on the other side of a house and private drive to the proposed development site and therefore, the proposals are not spatially isolated from the rest of the settlement. The site is not subject to any significant spatial designations.

The site covers an approximate total area of 3.5 hectares and comprises three agricultural fields, two to the south of Woodgate House that are regular in shape and one irregular field to the rear and north.

The site benefits from a relatively flat topography, and is visible from the A29 which runs along its south eastern boundary as the road runs into Woodgate. The eastern boundary adjoins Woodgate House, whilst the northern and north eastern boundaries abut existing residential dwellings. To the south and west of the site is open countryside and agricultural / horticultural holdings.

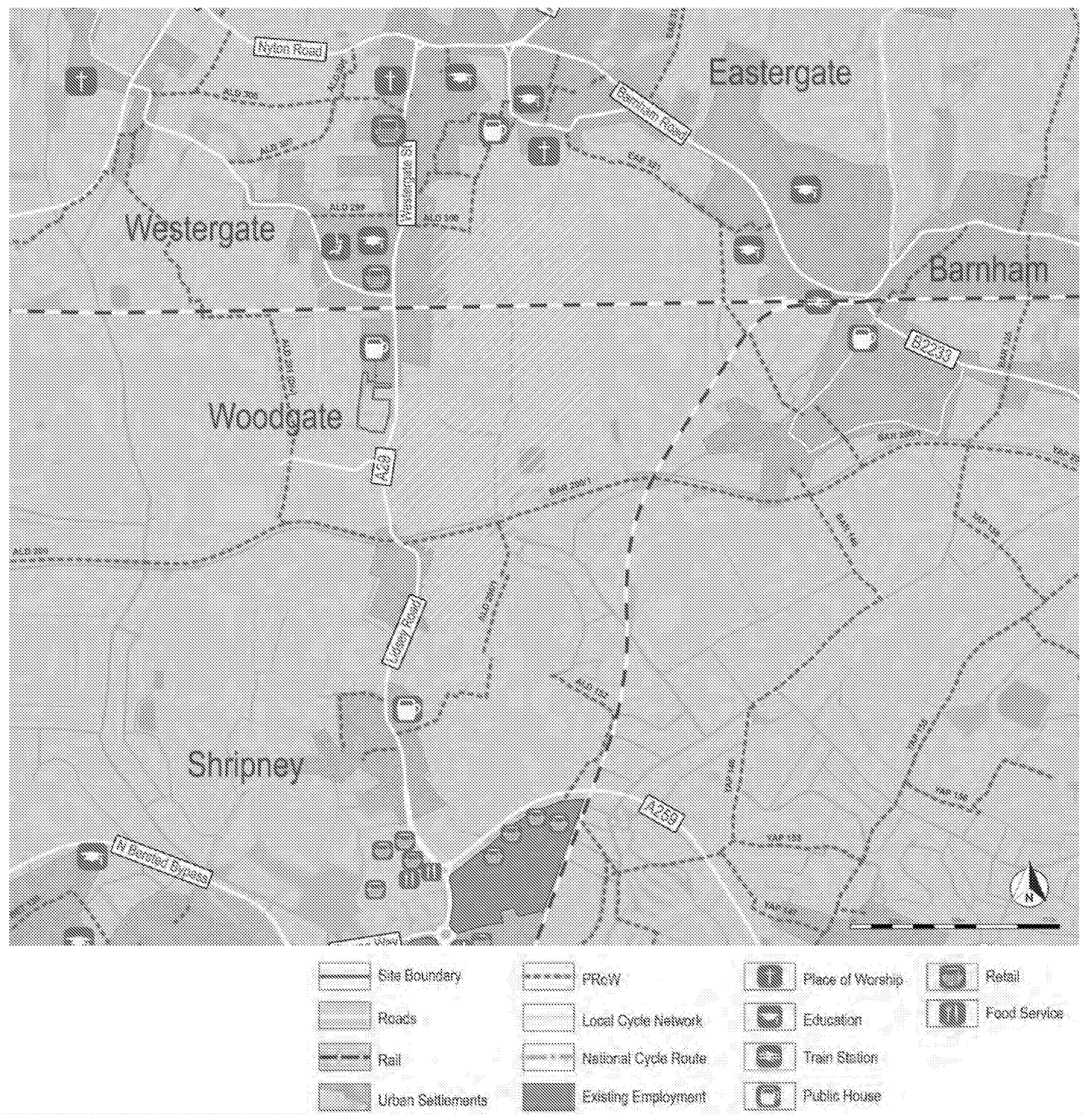
The site is not located within the setting of any heritage assets, however, the southern section of the site does lie within an SSSI Impact Zone and the northern section of the site sits within the 12km buffer of the Singleton & Cocking Tunnels SAC.

Context & Local Facilities

The proposed residential development at the Land Adjacent to Woodgate Nurseries sits outside a defined Built-Up Area Boundary. Given its location to the south west of Woodgate, the site is defined by its semi-rural character with a variety of residential dwellings, agricultural and horticultural holdings and open fields in the surrounds. The site is well contained sitting behind Woodgate House, whilst dense vegetation defines its boundaries in the south and west. The site is partially visible on its eastern boundary from the A29 as you enter Woodgate from the south.

Lidsey Road runs along the eastern boundary of the site and will provide the access to the site from the surrounds, which runs between Bognor Regis and Westergate. There are opportunities for a new pedestrian / cycle path to be provided to the development site. The site is located within comfortable walking distance of a range of key facilities and services found within Woodgate including a local shop, pub and Aldingbourne Primary School. Additional facilities including a secondary school, medical facilities, recreation ground and village hall are located in nearby Westergate. Public transport services are provided by buses linking Bognor Regis, Westergate and Yapton. More frequent bus services are provided through Westergate to Chichester and Arundel. The accompanying Pre-application Technical Note by Highgate Transportation sets out the proximity of the site to a range of existing services (at Table 2.6), which is repeated below.

Service/Facility	Walk Distance (from main site access)
Prince of Wales public house	450m
Aldingbourne Primary School	800m
Hirange Supermarket	1.4km
Aldingbourne Community Sports Centre	1.6km
Esso Petrol Filling Station including store and car wash	1.9km
Ormiston Six Villages Academy	2.2km
Central Convenience Store with Post Office	2.2km
Eastergate CE Primary School	2.5km
The Croft Surgery (GP)	2.5km
Eastergate Parish Hall	2.5km
Chantry House Dental Practice	3.4km



The site and surroundings including local facilities (Source: Davies Landscape Architects, 2021).

Site Planning History & Relevant Adjacent Site Permissions

Application Site

The application site area does not have any recent planning history that is of relevance to this pre-application.

There are several sites, two of which proximate, which support the development of this site under the “presumption in favour...” as a reasonably accessible and therefore sustainable site now and into the future with the realisation of the BEW Strategic Allocation under Local Plan policy H SP1 c. The following are relevant precedents:

Land North of Lee's Yard, Lidsey Road, Woodgate PO20 3SU

Outline planning permission was granted (AL/21/20/OUT) on the 22nd October 2020 for this nearby site on the east side of Lidsey Road. The site is semi-rural in character, outside the built up area boundary and sits between development either side along the A29 as well as opposite residential development. The site has a caravan park located to the rear (east) and industrial uses ('Lees Yard') to the south.

The permission grants detailed consent for 'access' but all other matters reserved, for the erection of 38 No. dwellings. The scheme specifically includes for 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2-bed houses, with communal work hub & associated car parking & landscaping in the description of development. The application was a resubmission of AL/57/18/OUT which saw outline planning permission refused for 30 dwellings on the site.

In granting consent ultimately officers gave consideration to the location of the site contending that the suitability / accessibility of the site would improve as a consequence of the BEW allocation being brought forward by H SP1c of the local plan. Officers also gave

support to the scheme as a result of 'various localised sustainable transport improvements' proposed and also secured by the opposite Wings Nursery site. Officers noted the site and scheme contrary to the development plan, but the Council supported the scheme applying the presumption in favour of sustainable development under the NPPF.

Wings Nursery Lidsey Road, Woodgate, Aldingbourne

This site lies on neighbouring land to the north of this pre-application site. It has outline planning permission (AL/32/19/OUT), which was granted for 55 No. dwellings, access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works. This was resubmission following refusal of a previous outline application for the same (AL/115/17/OUT).

The scheme secured highway improvements comprising of;

- a widened footway on the western side of the A29 from the main (southern) site access up-to the southern edge of the car park serving the Prince of Wales Public House;
- a footway on the east side of road taken from junction of the Willows Caravan Park (the access to the AL/57/18/OUT site) access road to Lee's Yard; and
- Bus stops, shelters and real-time passenger information contribution (and/or works).

Officers noted the site and scheme contrary to the development plan, but the Council supported the scheme applying the presumption in favour of sustainable development under the NPPF.

Thakeham Homes has since submitted further applications, seeking 81 dwellings (AL/46/20/PL, this was withdrawn in September 2020) and 71 dwellings from the site (AL/20/21/PL) which is currently under consideration by the Council.

The Cottage, Shripney Road, Shripney

This site has the great relevance to the appeal scheme, due to its more isolated location and mitigation secured making it reasonably accessible. Outline planning permission was granted by the Council ('BE/63/17/OUT') in January 2018 for a development of 21 dwellings with details of access included. The development included provision of a new crossing and footway along/over the A29 allowing pedestrian connection to Bognor Regis to the south and movements to and from existing bus stops. This also included the replacement of an existing dwelling on the site and its curtilage. Permission was granted six months before the adoption of the latest Arun Local Plan. The site was recognised to be contrary to the spatial policies in the former local plan in force (at that time), the Bersted Neighbourhood Plan or the advanced draft emerging Local Plan policies.

A subsequent outline application ('BE/69/19/OUT') was allowed in 2020 on appeal for "up-to 31 no. houses and flats" on the site. The Inspector considered the scheme was sufficiently accessible to encourage alternate forms of transport other than private car journeys.



Aerial View facing south showing relationship of site to edge of Woodgate, exiting the village

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An Environmental Objective: To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of

land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. "

Paragraph 73 elaborates further on the above highlighting;

"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)... "

The NPPF provides guidance on design matters in its chapter 'Achieving Well-Designed Places' in which Paragraph 126 sets out that;

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."

Paragraphs 130, 131, 132, and 134 provide additional advice;

"130. Planning policies and decisions should ensure that developments;

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that ... opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible...

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

National Design Guide

Additional guidance by national government is provided within the National Design Guide published in October 2019 and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

*"The National Planning Policy Framework makes clear **that creating high quality buildings and places is fundamental to what the planning and development process should achieve**. The National Design Guide illustrates how well-designed places are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning proactive guidance on design process and tools."*

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

Context is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.

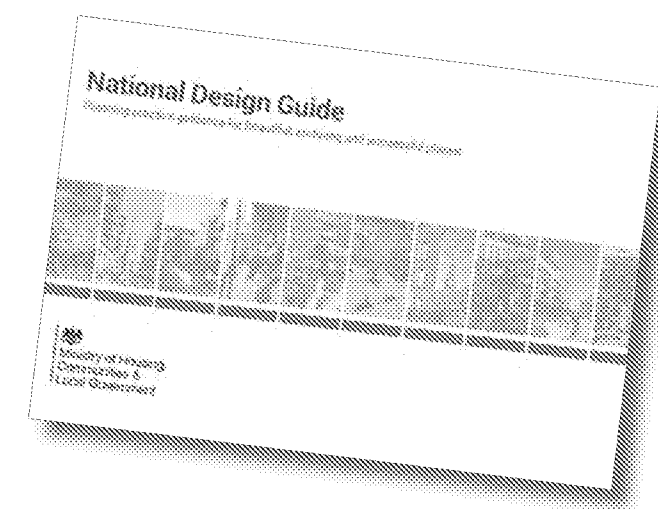
Identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking; ensure sustainable development through the promotion of accessible local public transport, services and facilities; contain recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and contain memorable features or groupings of buildings, spaces, use or activities that create a sense of place and promote inclusion and cohesion.

Movement patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that: are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality; promotes activity and social interaction; and incorporates green infrastructure.

Nature contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

Public Spaces are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.



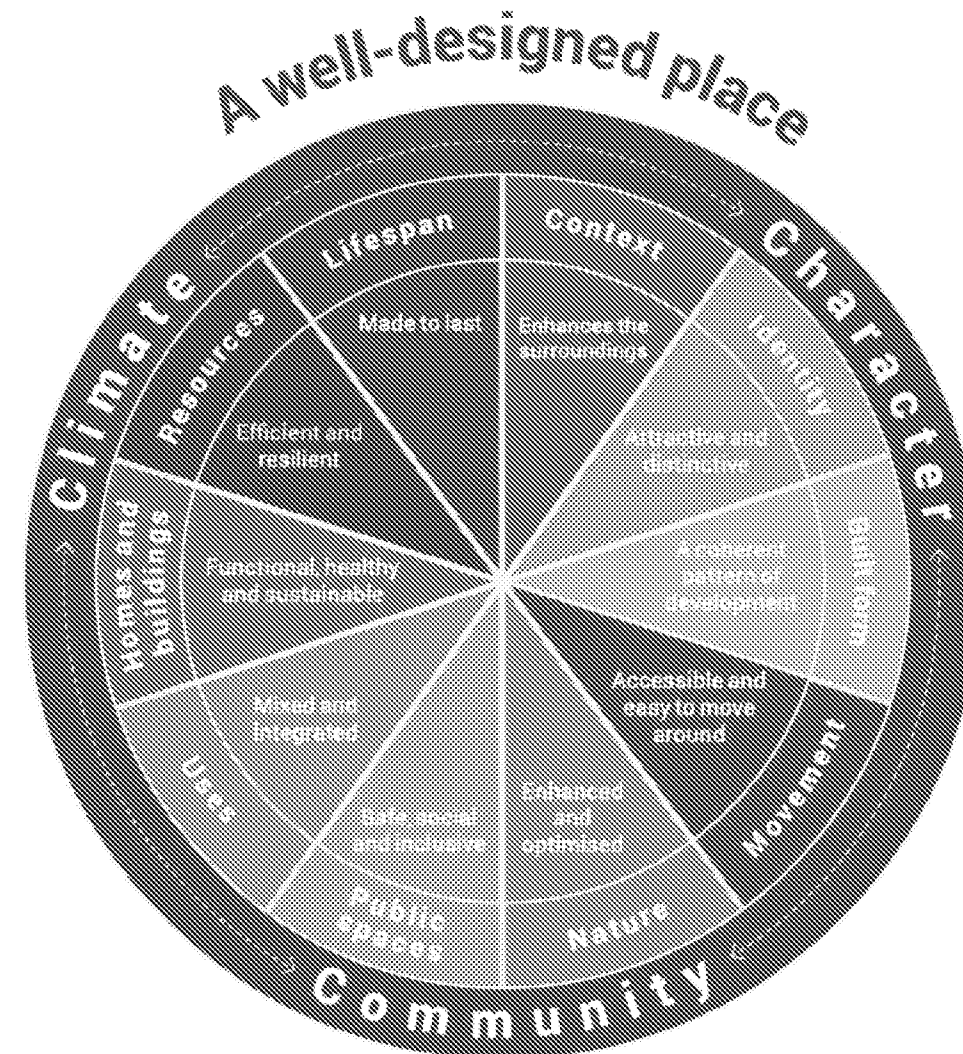
Uses mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlight well-designed places as having: a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure neutral and socially inclusive.

Homes and Buildings are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

Resources that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

Lifespan of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use

and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.



Arun Local Development Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 require all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun is led by the Arun Local Plan 2011 - 2031 (adopted 2018) and is supported by the West Sussex Mineral and Waste Plans, Neighbourhood Plans and relevant Supplementary Planning Guidance. The following policies are of relevance to the proposed development;

Adopted Arun Local Plan 2011 - 2031 (July 2018)

- **Policy SD SP1 - Sustainable Development:** Indicates a positive approach by the Council in favour of sustainable development, as required by the NPPF, to secure development that will contribute to the social, economic and environmental conditions of the district.
- **Policy SD SP1a - Strategic Approach:** Highlights the aspirations to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services including through providing for growth of the sustainable villages whilst maintaining their setting within the open countryside; providing for the housing needs of the community by delivering 20,000 homes; and support development which protects, conserves and enhances the built environment.
- **Policy SD SP2 - Built-Up Area Boundary:** States that development should be focused within Built-Up Area Boundaries, and these will be supported subject to consideration of other policies.

- **Policy GI SP1 - Green Infrastructure and Development:** Requires all major development proposals to protect and enhances the existing Green Infrastructure assets and the connections between them, to provide a joined up Green Infrastructure Network. The Network should be protected from light pollution.

- **Policy LANDM1 - Protection of Landscape Character:** Requires development to respect the landscape, with special regard to the South Downs National Park, and the historic character and development pattern of settlements of the locality.

- **Policy H SP1 - The Housing Requirement:** States that within the plan period 2011 - 2031 at least 20,000 new homes will be accommodated within Arun District, including 1,120 dwellings per annum in 2020/21 and 1,310 dwellings per annum in 2021/22 - 2025/26.

- **Policy H DM1 - Housing Mix:** Specifies that a mix of dwelling types and sizes are required. Developments of 11 units or more should include a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Tenure mix shall be negotiated on a case by case basis having regard to the SHMA. The housing provided should take account of the needs of older people.

- **Policy AH SP2 - Affordable Housing:** For developments of 11 units or more a minimum of 30% affordable housing will be required, with an affordable mix of 75% rent and 25% intermediate housing. Affordable housing should be visually

indistinguishable from market housing with large groups of single tenure dwellings or property types avoided. Affordable housing mix should comprise the following;

1 bedroom	35-40%
2 bedroom	35-40%
3 bedroom	15-20%
4+ bedroom	5-10%

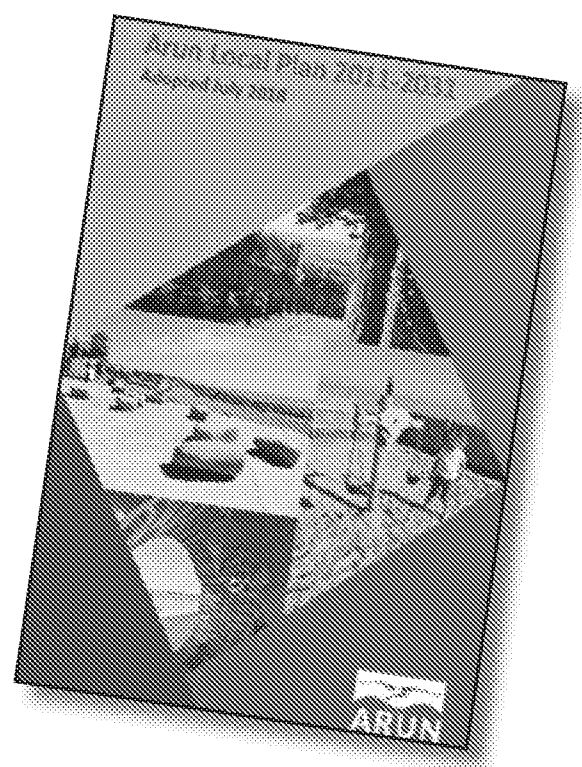
- **Policy D SP1 - Design:** Seeks the efficient use of land that reflects the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural detailing which should be derived from a thorough site analysis and context appraisal.

- **Policy D DM1 - Aspects of Form and Design Quality:** Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale. Development should also comply with the Arun Design Guide.

- **Policy D DM2 - Internal Space Standards:** Requires the provision of internal spaces of an appropriate size to meet the requirements of all occupants and their changing needs.

- **Policy ECC SP1 - Adapting to Climate Change:** Development will be supported which is located and designed to adapt to climate change impacts, notably flooding, water stress, health impacts from extreme temperatures and richness of biodiversity, taking account of location, water efficiency, shade/solar gain, green infrastructure connectivity, layout and massing, building

resilience to extreme weather events and capacity of drainage systems.



- **Policy ECC SP2 - Energy and Climate Change Mitigation:** New residential development will be expected to be energy efficient, reflecting current standards. Design and layout should promote energy efficiency and incorporate decentralised, renewable and low carbon energy systems, such as solar panels. All major developments must produce 10% of total predicted energy requirements from renewable or low carbon sources, unless demonstrated to be unviable.
- **Policy HWB SP1 - Health and Wellbeing:** All development should be designed to maximise the impact it can make to

promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.

- **Policy OSR DM1 - Open Space, Sport and Recreation:** Housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. Developments should have regard to Secure by Design guidance.
- **Policy T SP1 - Transport and Development:** States that all new development should provide safe access on to the highway network, reduces congestion, works to tackle climate change and promote healthy lifestyles, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- **Policy T DM1 - Sustainable Travel and Public Rights of Way:** New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks must be available and accessible to all members of the community. Proposals must be within easy access of established public transport services and sustainable transport infrastructure, make provision for cycling and pedestrian facilities to meet County Council Parking Standards and contribute towards the provision of a joined up

cycle network and PRow network.

- **Policy HER SP1 - The Historic Environment:** Supports proposals that conserve or enhance the historic environment of the District including designated heritage assets including listed buildings, structures, conservation areas and their settings as well as non-designated heritage assets.
- **Policy HER DM1 - Listed Buildings:** Proposals affecting Listed Buildings will be required to protect, and where possible enhance the setting of the building.
- **Policy ENV SP1 - Natural Environment:** States that the preservation, restoration and enhancement of biodiversity and the natural environment through the development process will be encouraged, and where possible the creation of new habitats and areas for species will be supported.
- **Policy ENV DM4 - Protection of Trees:** Ensures that trees that are subject to Tree Preservation Orders, located within a Conservation Area or contribute to local amenity are protected.
- **Policy ENV DM5 - Development and Biodiversity:** Seeks to achieve a net gain in biodiversity and protect existing habitats on site, through incorporating elements of biodiversity and establishing links between habitat areas and open spaces.
- **Policy W SP1 - Water:** States that water efficiency measures will be encouraged in order to protect water resources and enhance the quality of the water environment. Developments will be encouraged to make active use of surface water as a design feature.

- **Policy W DM1 - Water Supply and Quality:** Requires sufficient water supplies to be available prior to occupation of a development and that adequate foul drainage capacity exists or can be provided to meet the needs of a development.
- **Policy W DM3 - Sustainable Urban Drainage Systems:** Requires development to incorporate SUDS drainage, appropriate to the size of development. Potential source control features include; green roofs; permeable driveways and parking; soakaways; water harvesting and storage.
- **Policy WM DM1 - Waste Management:** Development proposals over £300,000 in cost must identify the volume and type of materials to be excavated and maximise opportunities to re-use material on site. New residential development must ensure that kerbside waste collection is possible.
- **Policy QE SP1 - Quality of the Environment:** All development should contribute positively to the quality of the environment and not have a significant negative impact on residential amenity.
- **Policy QE DM1 - Noise Pollution:** Residential development will likely be experienced from road, rail or air in proximity to certain infrastructure features/locations, including sections of the A29. Development proposals potentially affected must be supported by a noise exposure category assessment and designed to ensure residents will not be affected by noise. They must also consider the likely level of exposure including any forecast increases that might reasonably be expected in the foreseeable future.

- **Policy QE DM2 - Light Pollution:** Outdoor lighting must not adversely impact neighbouring uses or the wider landscape, particularly the South Downs Dark Sky Reserve.
- **Policy QE DM3 - Air Pollution:** Major development proposals must mitigate negative impacts on air quality by maximising provision of cycling and pedestrian facilities and encouraging cleaner transport fuels such as by electric car charging points

West Sussex Joint Minerals Plan 2018 & West Sussex Waste Local Plan 2014

County wide planning policy on minerals and waste designate areas and sites for safeguarding and protection to ensure adequate ongoing access to resources. Whilst it is noted that the site sits alongside a Waste Infrastructure Consultation Area, the site is not constrained by any spatial designations nor does it lie within a safeguarding area.

Supplementary Planning Guidance

In addition to the adopted Arun Local Plan, the following Supplementary Planning Documents are considered to be relevant to the proposals;

- Arun Design Guide SPD
- Arun Parking Standards SPD
- Conservation Areas SPD
- Open Space and Recreation Standards SPD
- Arun Community Infrastructure Levy Charging Schedule

The Arun Design Guide SPD advises on the design of new residential developments in the District. For density, the guidance advises in villages locations developers should aim for between 15-25 dwellings per hectare, with lower densities positively relating to the edges of built up areas. A minimum back to back dimension of 21m is advised, with building orientations maximising solar gain and a minimum rear garden depth of 10.5m.

The Arun Parking Standards SPD sets out the following provision of car parking spaces, cycle parking spaces and electric vehicle charging spaces in residential developments:

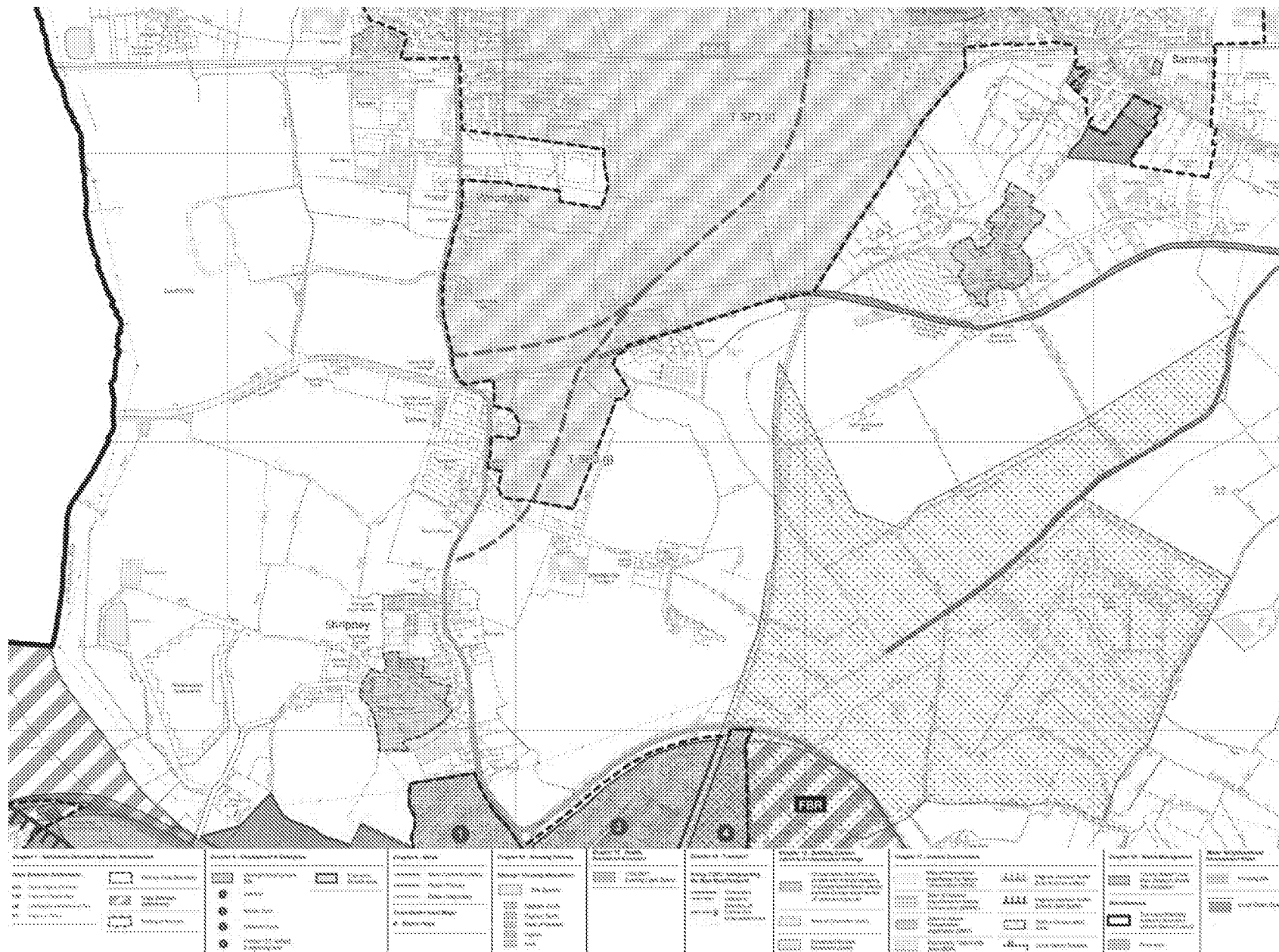
Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 4 rooms (1 & 2 bed)	1 space (if communal storage area, same as 1 & 2 bed house)
Flats	4+ rooms (3+ bed)	1 space

Car Parking Spaces

Year	% of Parking Spaces with Active EV Charging Points Houses with a driveway and garage	% of Parking Spaces with Active EV Charging Points All other developments
2018	100	20
2023	100	30
2028	100	50
2033	100	100

Cycle Parking Spaces (Recommended)

Electric Vehicle Parking Spaces with Charging Points



Arun Local Plan Policy Map showing Woodgate, Shripney and the surrounds alongside the relevant spatial policies in the area.

(Source: Arun District Council, 2018)

Arun Interim Housing Statement

Arun District Council introduced an Interim Housing Statement in March 2021 to help speed up decision making and invite suitable sized housing applications on deliverable sites within the right locations to help address the significant shortfall in housing supply.

Whilst this statement does not introduce new policy, it sets out criteria to help speed up determinations.

The criteria is measured using a traffic light system to determine the suitability of a site for residential development with sites scored as Green encouraged and likely to be determined positively, Orange encourages where sustainable when assessed against local and national planning policy, and Red where development is not encouraged.

The criteria covers issues relating to the principle of development, the location of the development in relation to settlements, impact on the historic and natural environment, climate change, flood risk and minerals safeguarding areas.

The proposed development is appraised against the criteria set out by the Interim Housing Statement (in Section 5 of this document).

Aldingbourne Neighbourhood Plan

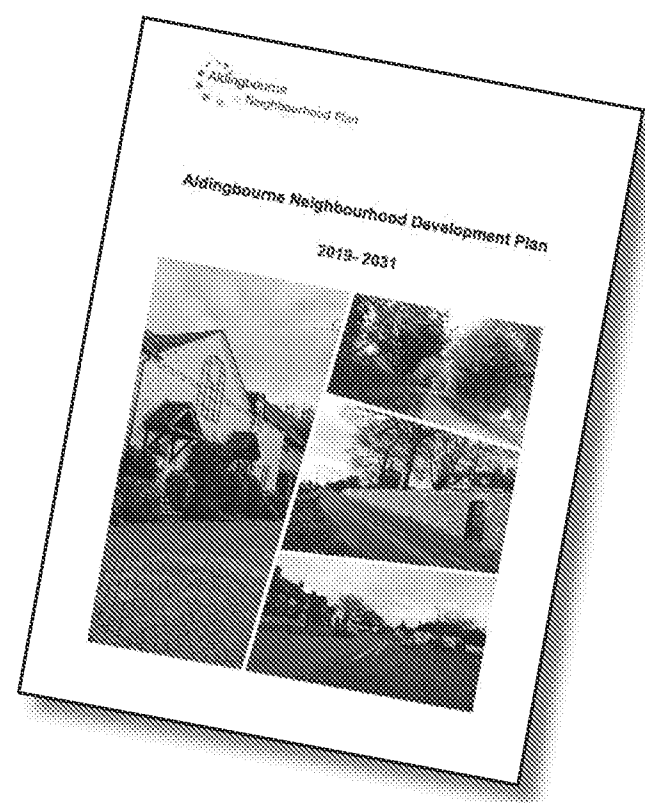
Adopted Aldingbourne Parish Neighbourhood Plan 2019 - 2031

The site sits within the Aldingbourne Parish, which benefits from a Neighbourhood Plan. The Aldingbourne Neighbourhood Plan was 'Made' on 14th July 2021, and as such the plan is a material consideration in any planning determination within the Parish.

The policies of relevance include:

- **Policy H1 2019 - Providing Housing to meet District Council**

Allocation: Permission will be granted within the Plan period for housing on land identified within the Proposals Map.



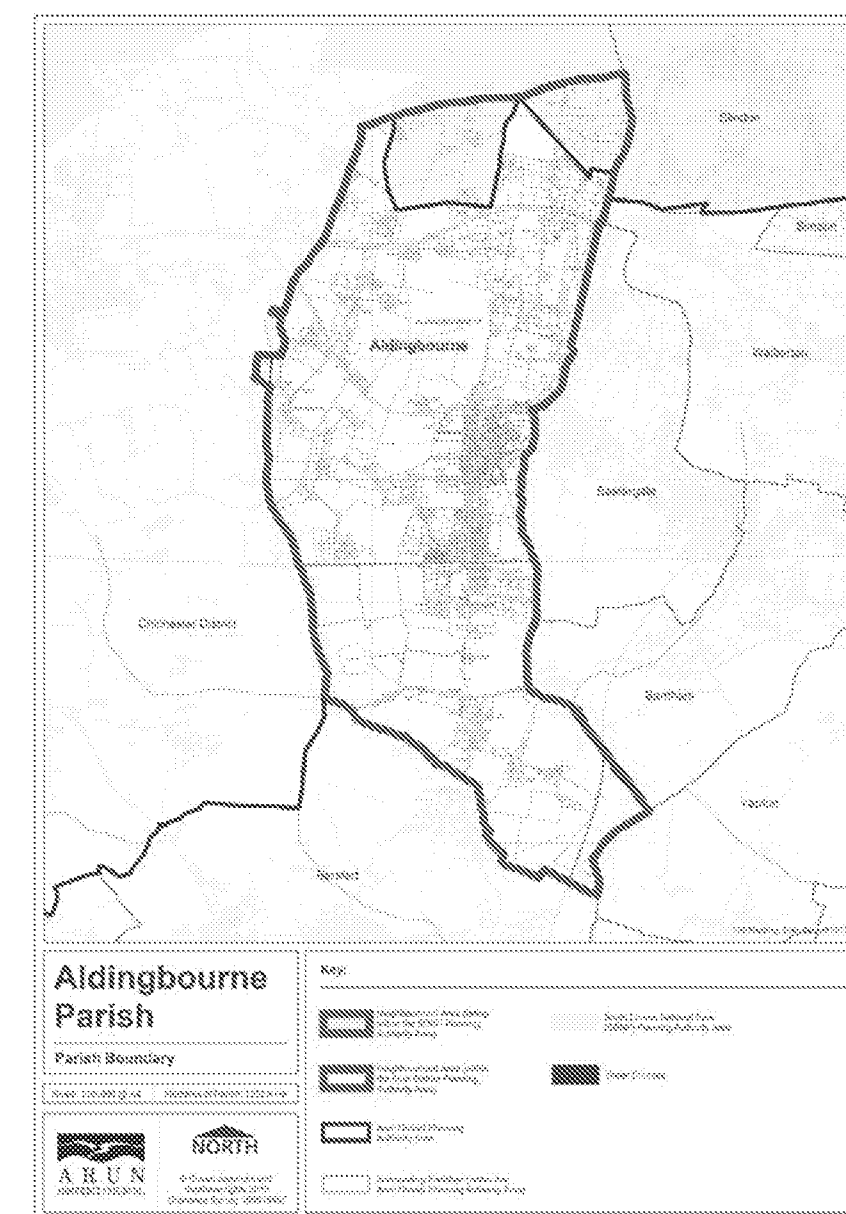
- **Policy H2 - Housing Mix:** Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.
- **Policy H3 - Housing Density:** The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- **Policy H4 - Affordable Housing:** Any proposal for 10 or more new dwellings should include 40% affordable units, unless this can be demonstrated to make the scheme unviable. The size and tenure of affordable units should reflect latest available housing needs evidence.
- **Policy H7 - Development in the Vicinity of Businesses:** Proposals within the vicinity of businesses which are inherently noisy will not be supported.
- **Policy H8 - Outdoor Space:** All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.
- **Policy H9 - Attention to Detail:** The following must be considered early in the design process and be integrated into the scheme; bin stores and recycling facilities; cycle stores; meter boxes; lighting; flues and ventilation; gutters and pipes; and other features.
- **Policy EH1 - Built-Up Area Boundary:** Proposals for development within the built-up area boundary of Westergate,

defined on Map E (as amended 2019) will generally be permitted, subject to meeting the requirements of other policies set out in the Plan. Proposals for development outside of the BUAB will not be supported except where there is a demonstrable shortfall of housing land supply and having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that the following criteria can: i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term; ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy; iii. the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements; iv. there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods; v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs; vi. there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding; vii. the development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.

- **Policy EH3 - Development of Agricultural Land:** Proposals for development on the 'best and most versatile' agricultural land shown on Map B, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria: It supports the diversification of an agricultural enterprise or other

land-based rural business; and The need for the development clearly outweighs the harm.

- **Policy EH5 - Surface Water Management:** New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal: a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development; b). Would make appropriate provision for accommodating the surface water and foul water arising from the development.
- **Policy EH6 - Protection of Trees and Hedgerows:** Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss. Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.
- **Policy EH10 - Unlit Village Status:** Development proposals which detract from the unlit environments of the Parish will not



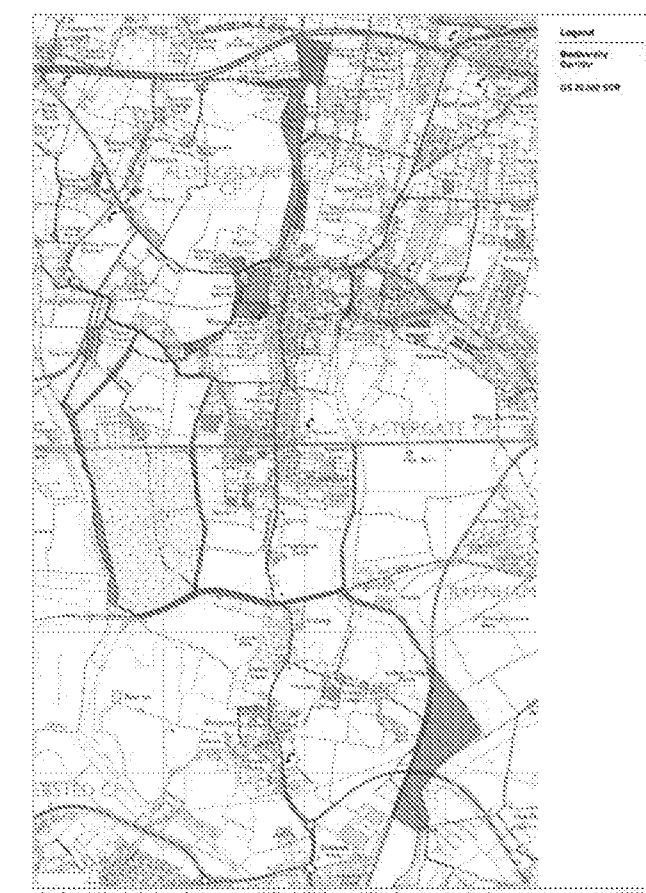
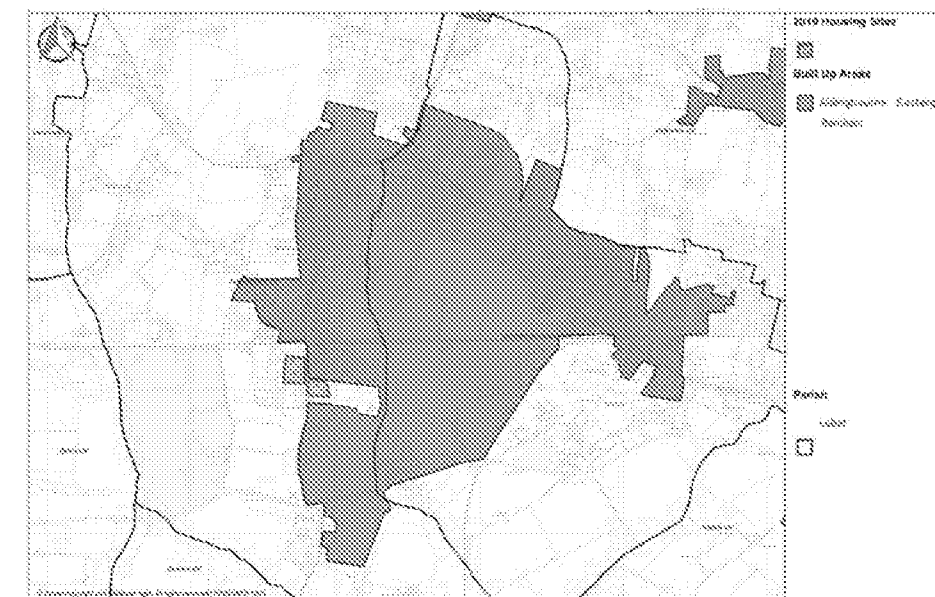
Neighbourhood Plan Area (Source: Aldingbourne Parish Neighbourhood Plan, 2019)

be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

- **Policy EH12 2019 - Protection of Bat Habitats:** In order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites. Care must also be taken through development design to ensure that such retained features are not affected by artificial lighting. Where these corridors are used by roosting feeding or commuting bats, development within 50 metres will be resisted.
- **Policy GA1 - Promoting Sustainable Movement:** Development proposals that increase travel demand will be supported where they can demonstrate that: they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy; they are located in places accessible to public and

community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services; they do not result in the loss of any existing footpaths or cycle paths.

- **Policy GA2 - Footpath and Cycle Network:** Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted.
- **Policy GA3 - Parking and New Development:** Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.
- **Policy EE8 - Communications Infrastructure:** All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/ additional connectivity for the Parish as a whole.
- **Policy LC4 - Provision of Allotments:** Proposals that contribute to the provision of allotments either by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy, will be supported. The Council will not support development of land currently used as Traditional Orchards (see Evidence Base 24).



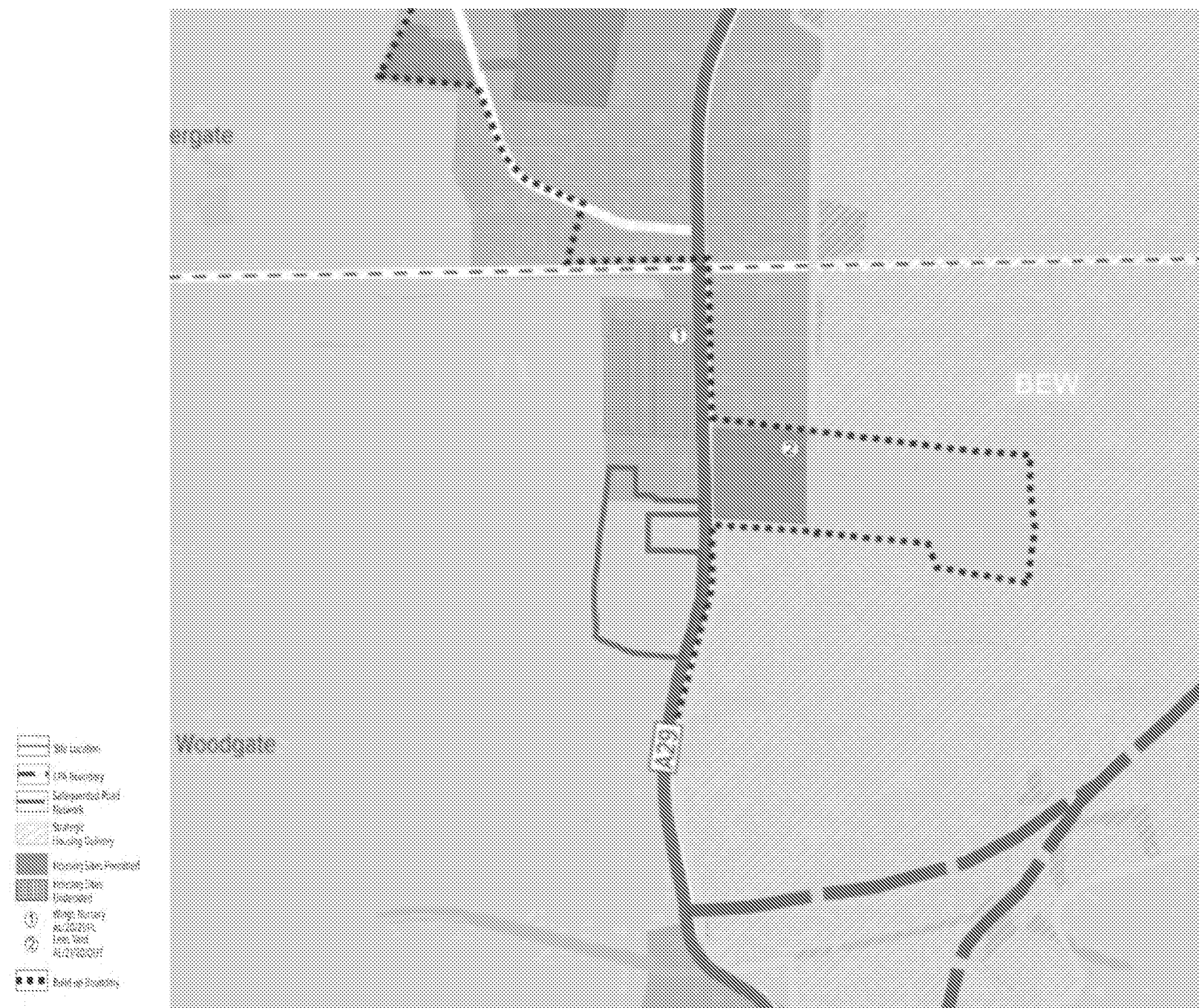
Defined Built-Up Area and Biodiversity Corridors (Source: Aldingbourne Parish Neighbourhood Plan, 2019)

Policy Context Map

The map produced by Davies Landscape Architects shows the proposed development site sitting adjacent to the Built-Up Area Boundary which encompasses the Strategic Housing Delivery site.

Also shown are existing sites with consent for residential development around the site (see Section 2 - Site Planning History & Relevant Adjacent Site Permissions).

The application site and proposals provide for a logical and well-contained expansion to the built-up area boundary to help the District in addressing the current shortfall in housing.



Development Proposals

Proposed Development Scheme

The application is seeking Outline Planning Permission for the development of 'up to' 95 dwellings with associated works including landscaping and access. The illustrative layout depicts an indicative housing mix made up by (up to) 66 market dwellings and 29 affordable dwellings. Having regard to coverage, 95 dwellings would provide a gross density of 27.14 dwellings per hectare (dph). This is considered to be an appropriate density given the Interim Housing Statement's aspirations for a maximised density when parking, accessibility and landscaping are taken into account. . The proposed mix of new homes comprises the following;

INDICATIVE DWELLING MIX		
Dwelling Size	Number	%r
1 bedroom house	7	6.65%
2 bedroom flat	18	17%
2 bedroom house	37	35.15%
3 bedroom house	30	28.5%
4 bedroom house	3	2.85%
TOTAL	95	

The proposals include details of access for consideration at this outline stage. The vehicular access strategy comprises of a new access route into the site via a T-Junction with ghost island right turn to the south of the existing access to the site which will be retained to ensure access to Woodgate House and to the agricultural uses beyond to the west.

The proposals will see the retention and enhancement of existing vegetation and significant trees along the eastern boundary with the A29. The scheme includes the provision of a new foot way along the site frontage linking the existing foot way and those proposed by other proximate consented development to the north of the site

providing a safe pedestrian access route to the site from Woodgate and Westergate where local services and facilities are located.

The proposed indicative masterplan comprises a mix of detached, semi-detached and terraced housing generally projecting to a height of 2/2.5 storeys utilising a traditional, vernacular design which is sympathetic to local character. The proposed development will incorporate a high quality informal public open space with a minimum of 500m2 of play space in combined LAP / LEAP as well as incorporating SUDs. The proposals will result in a high quality development that will compliment the existing settlement without causing any unacceptable detrimental harm on the surrounding character.

In summary, the scheme proposes a well designed development of up to 95 dwellings providing;

- 1, 2, 3, and 4 bedroom houses and apartments
- Policy compliant affordable housing
- A mix of detached, semi-detached and terraced housing
- Generally a 2 and 2.5 storey scale of development
- Traditional, vernacular design which is sympathetic to local character
- Sustainable and efficient construction
- High quality informal public open space also comprising a minimum of 500sqm of play space in a combined LAP / LEAP incorporating SUDs.
- A new and continued access from Lidsey Road
- Policy compliant ancillary provisions including parking and refuse.

Illustrative Masterplan



LAND ADJACENT TO WOODGATE NURSERIES

Affordable Homes Statement

The application seeks planning permission for the erection of up to 95 dwellings, which will include the provision of 30% affordable homes in line with Policy H DM1. The illustrative masterplan which supports this application demonstrates how a policy compliant mix can be achieved. The proposed indicative mix of housing follows the requirements of Policy AH SP2 with up to 66 market units and up to 29 affordable units providing a range of housing types, sizes and tenures. The number and size of each unit is as follows;

AFFORDABLE DWELLINGS			
Dwelling Size	Number	%r	SHMA Req.
1 bedroom house	7	25%	35-40%
2 bedroom flat	6	20%	35-40%
2 bedroom house	7	25%	"
3 bedroom house	9	30%	15-20%
TOTAL	29		
MARKET DWELLINGS			
Dwelling Size	Number	%r	SHMA Req.
1 bedroom house	0	0%	5-10%
2 bedroom flat	12	18%	40-45%
2 bedroom house	30	45%	"
3 bedroom house	21	32%	35-40%
4 bedroom house	3	5%	10-15%
TOTAL	66		

'Tenure Blind'

Housing tenures would be well balanced with affordable dwellings suitably 'pepper-potted' throughout the site. Affordable Housing will be designed to be tenure blind to ensure they are indistinguishable from the market dwellings to ensure cohesion and inclusiveness within the development.

Responsive to local needs

It is expected that the overall number and likely mix of affordable units will be subject to agreement under the Section 106 agreement and informed by close consultation with officers and the Council's Housing team.

The indicative housing mix has been presented to follow SHMA recommendations and local housing need as presently understood, whilst also taking into account the semi-rural nature of the site owing to its location just beyond the settlement boundary.

Statement of Community Involvement

Hanbury Properties have been committed from the outset to inform the local community about the development proposals, involving the community and stakeholders in the development and evolution of the scheme. A thorough consultation process was undertaken to inform and involve the local community during the pre-application phase involving the public, parish and district councils in accordance with the NPPF.

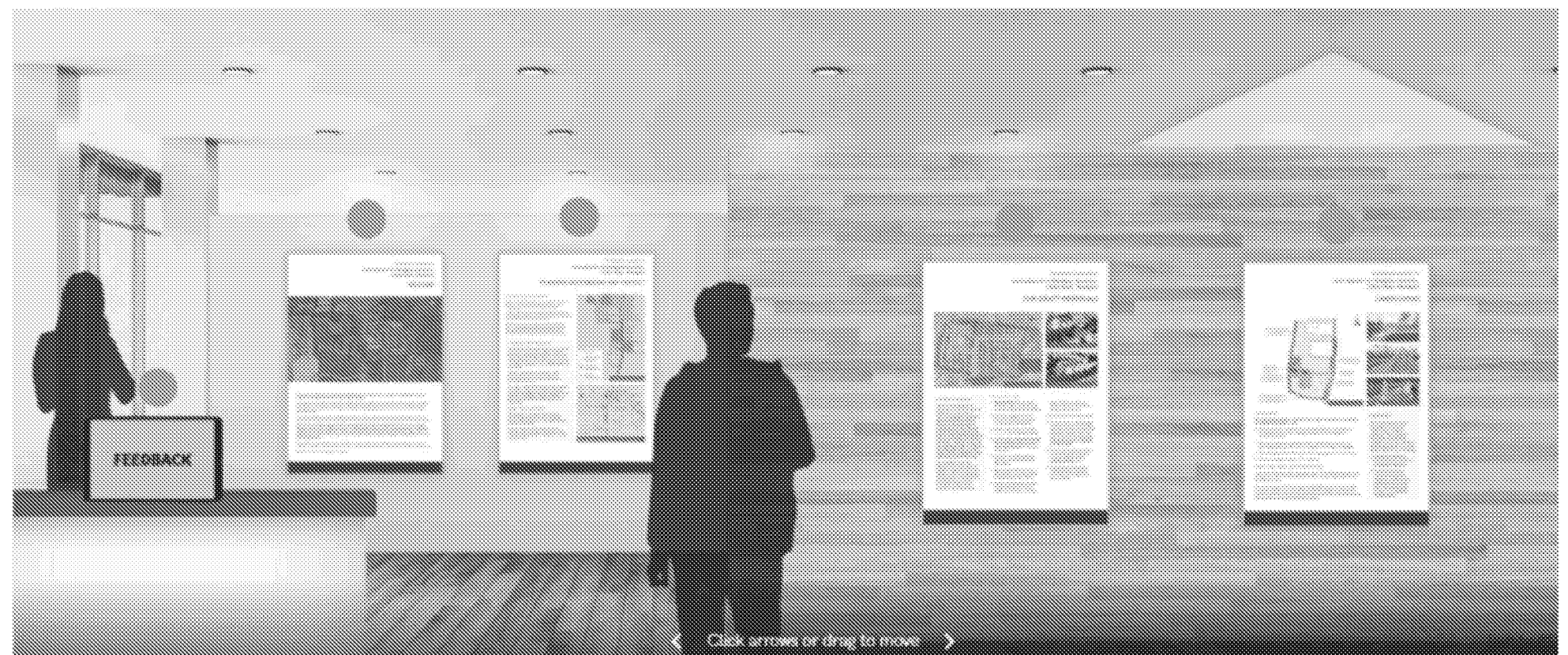
Due to the ongoing COVID-19 situation, a public face-to-face exhibition could not be held. Instead the residents and stakeholders were given the opportunity to review the proposals and give feedback via a range of different channels including a website, freephone information line and project email address. The virtual exhibition was held between the 9th August 2021 and 23rd August 2021 where an invitation to attend was sent to 685 stakeholders and local residents on Friday 6th August. The response included only very few comments.

Concerns raised by feedback related to the need for new homes, a concern relating to the provision of school and GP services; loss of views; and a concern relating to the fear of habitat loss.

All these matters have been reviewed and addressed as appropriate in both the supporting Statement of Community Involvement prepared by BECG and the technical reports submitted as part of this application for Outline planning permission.



The area of consultation engagement



Screenshot of the virtual exhibition

Planning Justification

Principle of Development

The proposed development is located outside the defined built-up area boundary as defined by the Arun Local Development Framework and Aldingbourne Neighbourhood Plan and is therefore subject to additional policy restrictions owing to its countryside location through Policies EH1 and SD SP1. Nonetheless, the site is located adjacent to a strategic development allocation and the built-up area boundary is located some 40m from the site on the opposite side of a private house and driveway.

The site is in a sustainable location as it lies in proximity to a range of key facilities and services meaning it is within comfortable walking distance of the site with opportunities for future residents to use sustainable transport modes including buses.

At present Arun District is unable to demonstrate a 5 year housing land supply, with the latest position standing at 3.3 years and the 2020 Housing Delivery Test standing at 61% with a presumption in favour of sustainable development in place as a result. Paragraph 11d of the NPPF sets out the following:

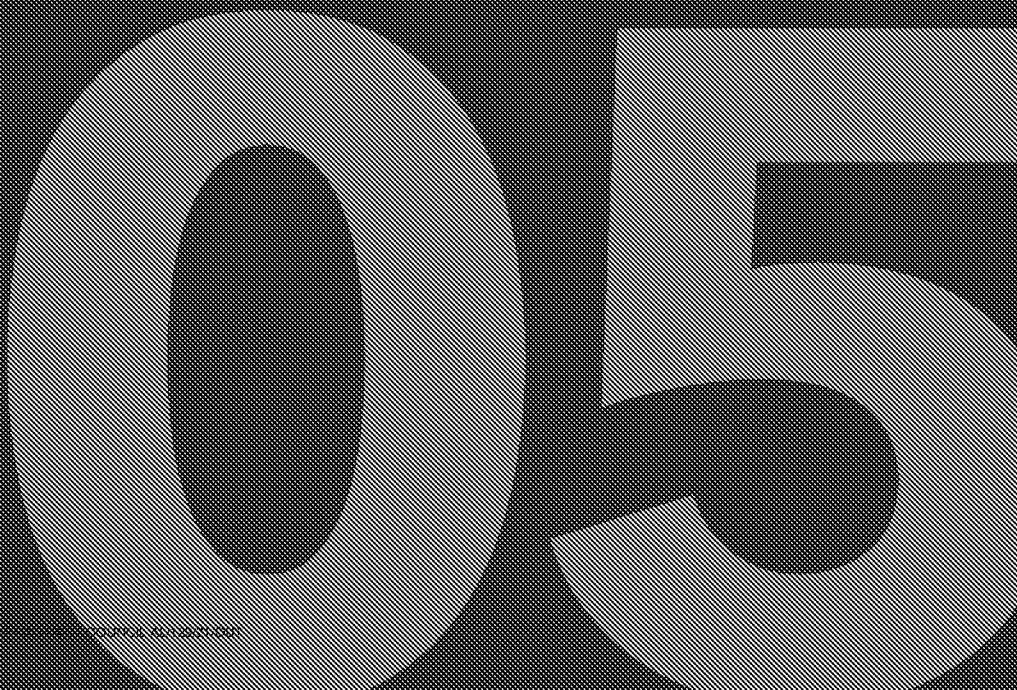
*"Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means... where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance providing a clear reason for refusing the development proposed or 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."*

Particular consideration should be given to Footnote 8 given it states that where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years that there should be a presumption in favour of development.

Paragraph 14 elaborates further in this regard stating;

"14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and*
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years."*



While the Aldingbourne Neighbourhood Plan has recently been updated, for a variety of reasons it must be carefully considered whether paragraph 14 is engaged or not. One amongst these is the fact that the land supply calculation by ADC is now some 10 months old and may be less than 3 years supply. In this case however, policy EH1 is nonetheless supportive of this site, reducing the importance of this aspect.

Taking the above matters into consideration, it would seem clear that the overarching stance of both the National Planning Policy Framework and Policies SD SP1, SP1a and SP2 of the Arun Local Plan and EH1 of the Neighbourhood Plan is a presumption in favour of sustainable developments. The proposal is considered to be acceptable in principle having regard to the three objectives of sustainable development namely;

A Social Role: by supporting the creation of new, high quality, fit for purpose homes in a sustainable location close to existing facilities and services that will benefit both new and existing residents of a mixed vibrant community, whilst supporting both the Arun District's and Aldingbourne Parish's housing needs and providing an important contribution to the District's 5-year housing land supply.

An Economic Role: by contributing to the local economy both throughout the construction of development, and post-construction. The proposed development, by a locally based developer, would result in the creation of jobs and wages during the construction phase and will contribute to the overall long-term prosperity of residents and businesses in the District of Arun in perpetuity.

An Environmental Role: by improving and enhancing the setting of the wider countryside by developing a thoughtfully designed development within a well-contained site that will have a minimal impact on the open character of the countryside beyond the village with vegetation to the south and west of the site and significant amounts of open space whilst retaining vegetation and trees.

In addition to the above-mentioned considerations, the interim Arun Housing Statement seeks to support the development of sustainable sites to help address the District's unmet housing need.

The proposal meets the criteria set out within the Interim Statement as set out in this document and this has been confirmed by the Local Planning Authority in their pre-application response. Whilst the site scores red for being located outside the BUAB, it scores amber for being adjacent to the BUAB and the site is therefore considered to be suitable for sustainable development given it meets all the other specified criteria.

With regards to the criteria set out within Policy EH1, it has been judged by the Council within their pre-application response that the proposals are proportionate to the housing supply shortfall as defined by the Local Plan. The development can be delivered in the short term.

The Landscape Officer has not objected to the proposals within the pre-application and is satisfied that the proposals can be comfortably contained within the site.

The proposal is of a suitable density for the semi-rural nature of the site, whilst the Council has confirmed that no Environmental Impact Assessment is required given the site does not significantly impact upon any sensitive sites nor does it lie within 50m of any protected ANDP biodiversity corridors. The proposals sit within comfortable walking distance of a number of key facilities and services with opportunities for a modal shift to sustainable transport options,

The supporting technical reports submitted as part of this application confirm that there would be no unacceptable impacts on the surrounds.

Therefore the proposals are considered to be acceptable in principle with regards to the NPPF and Policies SD SP1, SP1a, SP2 and EH1 of the Arun Local Development Framework given it meets the relevant specified criteria of relevant planning policies and interim statements, and the ongoing urgent housing need that faces the District at present.

Summary of Interim Housing Statement Criterion Assessment

Does the site avoid impacts on any national habitat, landscape or heritage designation?	YES	Located adjacent to the BUAB?	YES	Avoids Sharp Sand Minerals Safeguarding Area?	YES
Is the site 'Deliverable'?	YES	Avoids coalescence and the retains the Gaps between settlements?	YES	Within a MSA but less than 10 dwellings / 0.5ha?	N/A
Is the site situated in a sustainable location adjacent to a bus, walking and cycling routes?	YES	Avoids, protects and conserves the best and most versatile / productive soils?	YES	Protects Existing and Contributes New Open Space?	YES
Is the density maximised taking into account accessibility and parking?	YES	Protects Arundel and is not within the named policy locations for Historic Environment?	YES	Avoids and Protects Local Green Space (as seen in Neighbourhood Plans)?	YES
Does the proposal achieve a well-designed place?	YES	Protects and conserves the Conservation Area?	YES	Flood Risk Requirements to be addressed?	YES
Does the proposal address climate change and a low carbon future?	YES	Protects and conserves Areas of Character?	YES	Viable development taking into account 100 year Climate Change Contour Flood Allowance?	YES
Does the proposal address climate change flooding and vulnerability over the lifetime of the development?	YES	Protects and conserves Scheduled Ancient Monuments?	YES	Adapting to Climate Change, Energy and Renewable Energy?	YES
Does the proposal have regard to the Marine Policy Statement?	N/A	Protects and conserves sites of National Importance for Nature Conservation?	YES	Addresses Water Supply, Quality & Efficiency?	YES
Does the proposal protect and conserve wildlife and habitats whilst achieving a net gain in biodiversity?	YES	Protects and conserves sites of Importance for Nature Conservation?	YES	Promoted within an evidence 5 year delivery trajectory and signed statement of common ground?	
Conserves and enhances the Historic Environment?	YES	Protects and conserves Local Nature Reserves?	YES	Viable Density and Yield?	YES
Safeguards minerals and allows abstraction?	YES	Sympathetic to Biodiversity Opportunity Area?	YES	All releavant evidence and studies are included to ensure the application can be validated?	YES
Within the BUAB and Settlement Hierarchy?	NO	Biodiversity Net Gain achieved?	YES		
		Address Requirements of Pagham Harbour Zone B?	YES		

Landscape

A landscaping strategy has been prepared to support the application and create a high-quality landscape within the development for both existing and future residents whilst also bringing ecological benefits to the site to ensure a net gain in biodiversity at the site. The landscape strategy ensures the retention of existing significant trees and vegetation whilst also ensuring the impacts of the development on the surrounds are adequately softened.

A Landscape and Visual Assessment has been undertaken by Davies Landscape Architects which has been submitted as part of this Outline planning application. The LVA concludes that the site has a high / moderate capacity for housing development at the site, due to its lack of positive contribution to key features of landscape character, due to limited visibility and due to the weak settlement boundary.

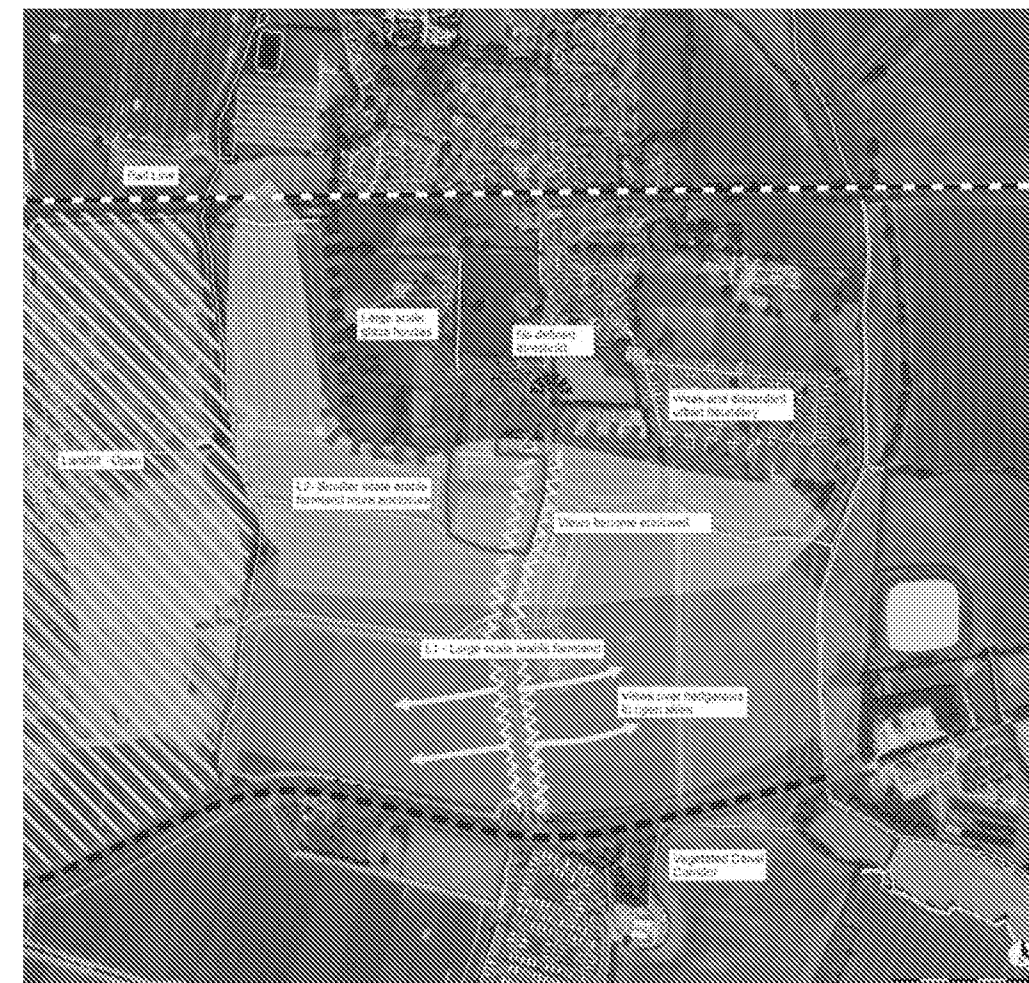
The landscape framework principles are incorporated into the Illustrative Masterplan and provides a sound basis for improvement and enhancement that will help improve the setting by softening views of the development from the settlement approach and providing improved connectivity from key landscape features and habitats.

With regard to the landscape character of the surrounding vicinity in which the site sits, given the area has been historically influenced and degraded by various types of development it is considered to be in a low/moderate condition with limited quality. The defined Built-Up Area Boundary does not effectively tie in with the encroachment of development south of the railway line, and the southern boundary of the development site provides a well-defined permanent feature that would provide a more defensible boundary. In addition, the proposal will see the replacement of conifers with native boundaries will help

improve the key landscape features of the area whilst enhancement of the field with species-rich grassland will improve the setting and biodiversity value of the site. The proposed development will square off the existing irregular settlement boundary in this vicinity.

The potential of views of the development is restricted to the immediate locality, and with the exception of views from residential properties to the north and within the eastern section of the site, it is considered that the enhancement of boundaries will mitigate any views towards the development. Whilst glimpsed views will be experienced along the A29, this is not considered to be out of character with the current approach and can be softened through effective landscaping and boundary treatments. The views from existing dwellings will be sensitively approached and can include measures such as enhanced boundary treatment, careful positioning and setting back the development from boundaries.

It is considered that the proposals are in compliance with Policy LAN DM 1 which seeks development to respect the landscape and development pattern of settlements in the locality, and Policies ENV SP1, DM4 and DM5 of the Arun Local Plan that encourages high-quality open spaces that retain and enhance habitats and biodiversity. In addition, the proposals are considered to comply with the relevant landscape related criteria of the Interim Housing Statement and Policies H1, EH1, EH2 and EH6 of both the Aldingbourne Neighbourhood Plan 2.



Existing landscape site features (Source: Davies Landscape Architects, 2021).

Transport, Highways & Access

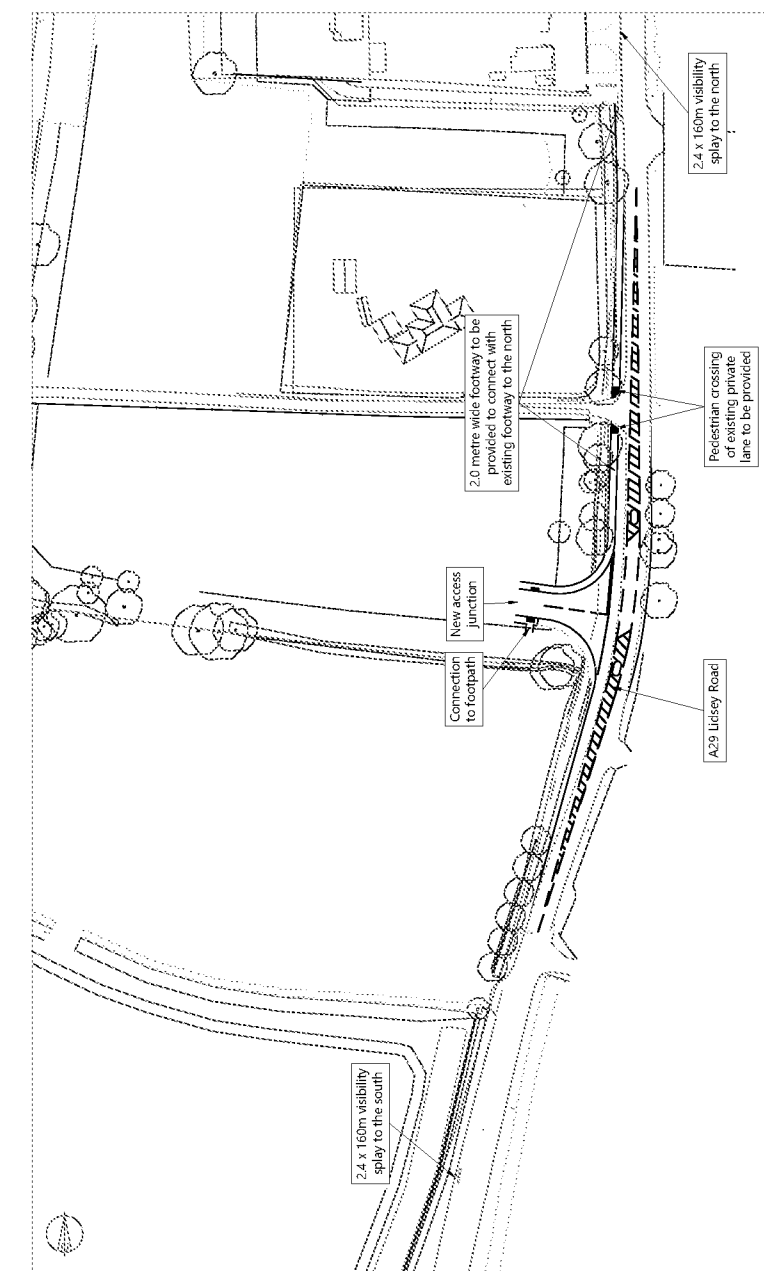
The planning submission is supported by a Transport Assessment produced by Highgate Transport which sets out the impact of the development in transport related terms, as well as providing details relating to the proposed access for the site.

Currently, the site is accessed via a private access lane which is shared with fields to the west of the site. The illustrative layout shows that to deter use of the existing private access route, no properties need to be accessed from this road, with appropriate mitigation measures implemented to deter vehicles from accessing it given it is unsuitable to support the development as its main access. A new access will be provided from the A29 via 'T-Junction' to the south of the existing access with an internal route provided throughout the site, which will be offered for adoption. The proposed access arrangement incorporates a ghost island right turn lane. Full details of this access and junction are provided within the supporting Transport Assessment.

With regard to sustainable modes of transport, the proposal will include a new footway junction to the existing footway along the western side of the A29 to provide a safe space for pedestrians and cycles to commute to Woodgate and Westergate in the north where the local facilities are situated such as the local shop and schools. This will encourage a modal shift through a viable, safe alternative to cars. Cycle parking will be provided in the development in line with the specified standards, including garages large enough to accommodate cycle storage in addition to car parking and secure, undercover cycle storage provided for dwellings without garages. Car Parking will be provided in line with the relevant standards, with each dwelling benefiting from off-street parking and additional visitor

parking provided in lay-bys at a ratio of one parking space for every five dwellings. Consideration has also been given to the waste and recycling collection, with suitable turning heads for refuse vehicles and ensuring distances between bin stores and collection points are provided under 20m.

The Transport Assessment concludes that the proposed site access arrangements are appropriate and that suitable measures can be adequately implemented to deter the use of the existing access lane and junction by future residents of the proposed dwellings. A review of the proposals has also indicated that the development proposal would not result in significant impacts upon the Woodgate Level Crossing, and a Travel Plan can be secured by way of planning condition. Taking into consideration the above strategy, it is considered that the indicative proposal is in line with the aspirations of Paragraph 110 of the NPPF which seeks to ensure all new developments give priority to sustainable transport uses and encourage a modal shift. These aspirations are reflected within Policies T SP1 and T DM1 of the Arun Local Plan which seeks to reduce demand on travel by car and ensure that proposed development does not have an unacceptable impact on the local highway network. The proposals are also in line with Policies H9, GA1 and GA3 of the Aldingbourne Neighbourhood Plan 2 which seek to reduce reliance on vehicle use, ensure relevant parking standards are met and details such as refuse collection are considered from the inception of the design process.



Proposed access layout for the development (Source: Highgate Transportation, 2021) - See Appendix 5, Transport Assessment

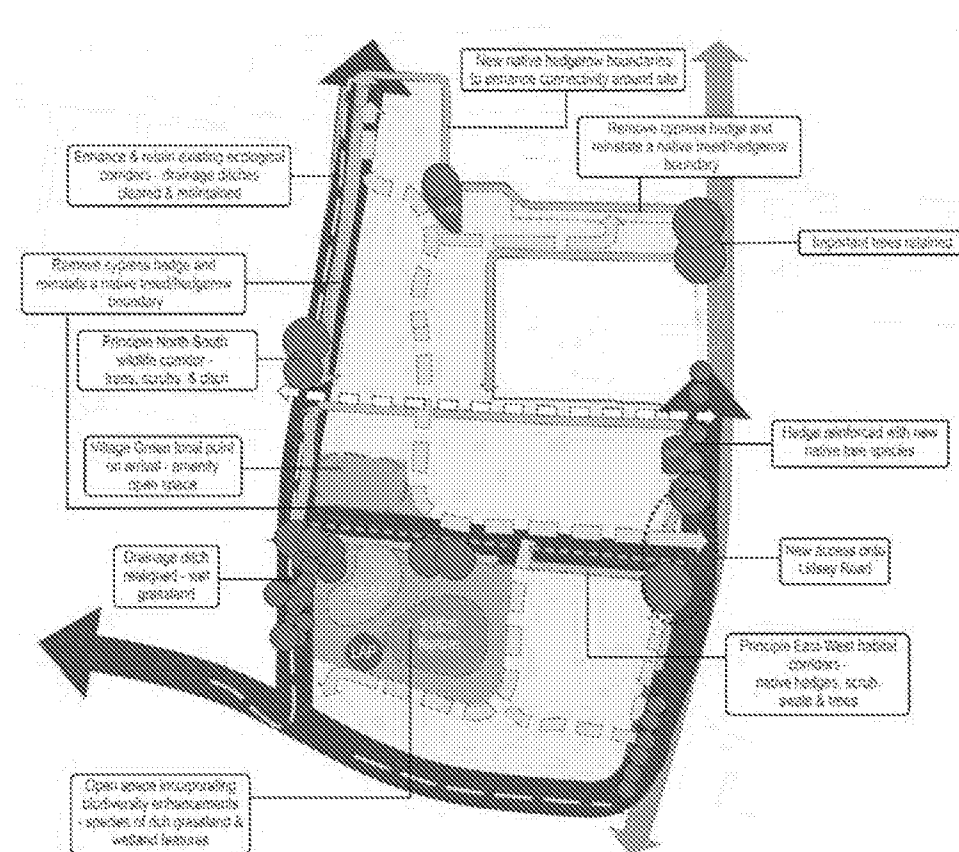
Biodiversity & Ecology

The planning submission is supported by an Ecological Impact Assessment and Biodiversity Impact Calculation, prepared by the Ecology Co-Op in August / September 2021. The EIA contains details of Phase 2 habitat surveys undertaken at the site, following a Preliminary Ecological Appraisal and Phase 1 survey undertaken previously. The document presents the findings on both construction and operational phases of the development, with consideration given to both designated sites and protected species. The document confirms that the proposals will have a negligible impact on the Brooks LNR which is located 1.6km from the site, whilst a review of species including badgers, bats, breeding and overwintering birds, common dormice, great crested newts, reptiles and riparian wildlife has confirmed that the proposals will not result in any unacceptable impacts on these species providing suitable mitigation and enhancement measures are provided. Whilst there are some concerns raised to impact on local populations of hedgehog this is not considered to be significant beyond the site with adequate mitigation including boundaries with appropriate fencing.

Taking into consideration the ongoing evolution of planning policy towards securing a net gain in biodiversity as set out within the revised 2021 NPPF, the Biodiversity Impact Calculation concludes that the proposals will likely gain in 1.04 habitat units totalling a 20.46% net gain in biodiversity utilising the Biodiversity Metric 2.0 Calculation. With regard to linear features, the proposal will result in a 10.93% net gain. This demonstrates that the proposal would involve the net gain in both habitat and hedgerow units and no further offsetting is necessary from the proposals. With consideration to the above, the scheme is not considered to be contrary to Local Plan Policies ENV SP1 or ENV DM5.

Trees

With regard to trees, an Arboricultural Assessment and Method Statement, as well as a Tree Protection Plan, has been prepared by Barrell Tree Consultants in support of this Outline application. The document confirms that no Class A or B trees are to be removed or pruned as part of the proposals, however, a number of Class C low-quality cypress and red cedar trees are to be removed but it has been concluded that this will not result in any unacceptable impacts and would, in fact, result in a betterment given it would result in a more positive alignment to the broader landscape character. With consideration to the above, the scheme is not considered to be contrary to Local Plan Policy ENV DM4 and Neighbourhood Plan

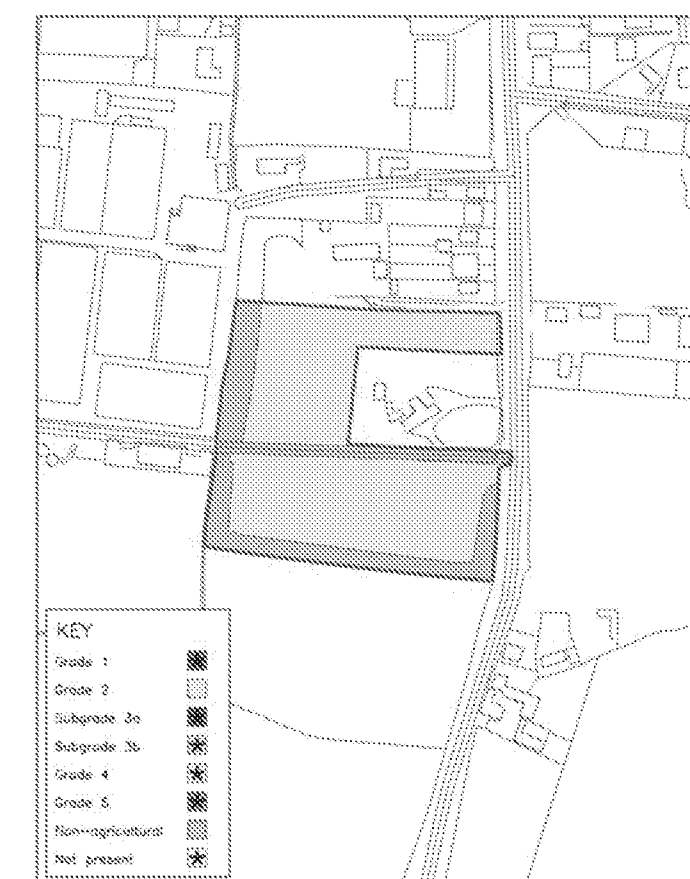


Green Infrastructure Strategy (Source: Davies Landscape Architects, 2021).

Agricultural Soils

Policy EH6.

An Agricultural Land Classification and Soil Resources report has been prepared by Reading Agricultural Consultants to assess the soil quality of the site. The report concludes that there is one soil type found across the site, which is Grade 2 – Very Good Quality. Having consideration to Policy EH3 of the Aldingbourne Neighbourhood Plan, given the urgent housing need of the District which is failing to meet targets with a declining housing line supply it is considered that the need for housing outweighs the loss of the site for agricultural use.



Soil classification at the site (Source: Reading Agricultural Consultants, 2021).

Flood Risk, Drainage & Utilities

The planning submission is supported by a Flood Risk and Drainage Assessment produced by FortRidge Consulting Limited which provides the approach taken in developing the drainage strategy for the site. The site is located within Flood Zone 1 (Low Risk) and is therefore considered to be suitable for residential development in flood risk terms. The assessment confirms that the site is not located within any tidal areas at risk of flooding, however, the site is at a high risk of groundwater flooding. The Surface Water Flood Risk Map indicates that the site has little potential for surface water flooding and there are no historical records of surface water flooding at the site.

SUDS will be utilised to treat surface water drainage to improve water quality, however, due to the presence of impermeable ground infiltration will not be possible. Attenuation will be provided by detention basins and other SUDS features, which will make use of the site's topography that sees drainage towards the south and east of the site. The discharge rate will be restricted to Greenfield Runoff Rate in line with Arun District Council's policy.

In consideration of the above, the proposals subject to this application are considered to be in line with Policies W SP1, DM1, DM2, DM3 and ECC SP1 which seeks development to have appropriate FRAs and incorporating Sustainable Drainage Systems whilst also adapting to climate change. The proposals are also considered to meet the relevant flooding and drainage criteria of the Interim Housing Statement.



Flood Zone Map showing the site in FZ1 (Source: Environment Agency, 2021).

Archaeology & Heritage

An Archaeological Desk Based Assessment has been undertaken as part of the planning application, which has been informed by the West Sussex Historic Environment Record, the National Heritage List, historic mapping, consultation of published local histories of the area and a site visit. The survey has not identified any nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites within or in close proximity to the site.

The report concludes there is low potential for Bronze Age, Roman, Anglo-Saxon and Medieval archaeology at the site, however, there is high potential for post-medieval – though this is not considered to be significant. It is suggested that a suitable mitigation strategy can be achieved through the imposition of a planning condition, and it is considered there are no significant archaeological grounds for the refusal of permission at the study site.

A review of relevant mapping has shown that the site is not in proximity to any listed structures, with the nearest asset of significance being the Portsmouth Arundel Canal located 500m south of the site. Taking into consideration the above, it is considered that the proposals are in compliance with Policies HER SP1 and HER DM1 of the Arun Local Plan.

Sustainable Design & Construction

A scheme will demonstrate how the development will achieve the applicant's goals of bringing forwards a sustainable development. This will result from a combination of elements. Firstly the merits of the location of the site, and a focus on maximising connectivity for pedestrians and to existing public transport opportunities, will encourage multi modal use, and reduce car dependency.

Dwellings will be designed to conform with prevailing requirements and standards (presently set out by the Building Regulations) in respect of energy efficiency and performance and reducing water consumption.

In addition, as part of a travel plan led approach consideration will be given to appropriate measures to reinforce sustainability such as the use of a proportion of EV charging points to parking spaces/properties so the development can encourage the uptake of ultra low emissions vehicles by occupiers.

The Illustrative Layout is founded on a detailed review of the constraints and opportunities the site provides and retains and enhances the landscape framework, enhancing GI buffers and new retained areas to increase biodiversity within the site.

The development will incorporate SuDS to ensure surface water flows will maintain greenfield run-off rates, and better manage peak flows/ rainfall on to the site by more effectively directing water to positive drainage features.

Impact on Neighbouring Amenity

The proposed development would have minimal impact on the amenity enjoyed at neighbouring properties in the surrounding vicinity.

The adjoining residential properties to the North, at Woodgate House and to the east on the opposite side of the A29 will have no impact on privacy or face overlooking as result of the positioning of the dwellings being carefully considered with adequate separation distances proposed. This will also reduce any sense of overbearing and ensure there is no impact from loss of daylight and sunlight.

The adjoining horticultural nurseries to the west of the site will not be impacted in amenity in terms owing to its nature as a commercial operation and the proposed development would not bring any unacceptable impact on the business operations.

Taking into consideration of the above, it is considered the indicative proposals are in accordance with relevant development management policies in this regard, namely Policy D DM1 of the Arun Local Plan 2018.

Emissions & Pollution

Noise

24Acoustics has assessed the proposals. Their Noise Assessment establishes the baseline for background noise (by way of on site monitoring), which is ostensibly caused by road traffic along the A29 Lidsey Road.

The assessment demonstrates, with reference to the Illustrative Masterplan that noise is not a constraint to development via mitigation for housing in certain parts of the site (proximate to the A29). Such mitigation mentioned includes the use of increased glazing specifications (or MVHR systems where necessary), and intelligent design at the reserved matters stage.

The assessment concludes that the development of the site will not conflict with the goals set out by QE SP1 and meets the requirements under QE DM1. It is suggested that the LPA will seek to add planning conditions to control the assessment of noise and design of mitigation for the detailed planning/implementation stages.

Air Quality

This application includes an Air Quality Assessment. This is provided in response to the pre-application response from officers in August.

The assessment, prepared by Phlorum assesses for the potential impacts from the development during the Construction and Operational Phases and to the new residents of the development once it is completed.

This detailed assessment concludes that matters concerning air quality should not pose any significant obstacles to the proposals noting;

- evidence shows air quality within the surrounding area is good and pollution concentrations across the site are likely to be below the relevant UK Air Quality Strategy standard concentrations
- the site is acceptable for the proposed introduction of new residential receptors
- the need for detailed pollutant dispersion modelling has been screened out using Defra, EPUK and IAQM guidance.
- Increases in pollution concentrations as a result traffic are not expected to have a significant impact on local air quality.
- the proposals include a suite of mitigation measures that would further minimise any air quality impacts.
- during construction, adopting appropriate mitigation measures should prevent any significant air quality effects on the surrounding area

The development notably includes works to reinforce accessibility by non-car modes, including a new footway along the west side of the A29 Lidsey road. The site is proximate to existing bus stops, and the detailed scheme will meet ADC requirements for cycle parking and storage (which will be provided to each property). Cycling will be encouraged in tandem with good quality provision of routes within the layout. The scheme will also provide necessary provision of facilities and infrastructure for ULEV including charging points. It is hoped that the location of the site now, being close to a range of services and facilities to the north of the site, and additionally in future through the BEW mixed use allocation coming forwards, will all help to limit the proportion of car borne movements from the site.

In conclusion the proposals are not considered to conflict with local plan policy QE DM3, however.

Land Contamination

The application is accompanied by a Phase 1 assessment of site which provides a desktop review, site walkover, and the benefit of findings from previous borehole investigations/analysis.

The report identifies the site area has comprised agricultural fields since the earliest mapping in 1874 with no apparent development since.

The site is expected to be underlain by the River Terrace Deposits overlying the London Clay Formation. Previous ground investigation confirmed underlying soils to comprise of shallow topsoil and/or reworked soils, overlying River Terrace Deposits.

The site does not lie within an Environment Agency Source Protection Zone with regard to the protection of the quality of groundwater that is abstracted for potable supply.

The preliminary contamination risk assessment did not identify any potential pollutant linkages with regard to either proposed end users of the site or controlled waters. Ground contamination is therefore not considered to be a constraint on residential development. There is therefore no conflict with development plan policies including ALP policy QE DM4.

Conclusions

Housing Supply

Housing land supply requirements are not being met within Arun District. Through the adoption of an interim policy approach Arun District Council hopes to boost housing pro-actively by supporting of 'deliverable' sites which offer opportunities for sustainable development. The application site can make an important contribution. Indeed these proposals would provide a logical spatial extension to Woodgate.

Scope of the Application

This Outline planning application seeks to gain the Local Planning Authority's approval for the principle and amount of development along with the means of access into the site. While other matters are reserved at this stage, the application is supported by an illustrative masterplan. This shows how the site can accommodate the full quantum of residential development and has been based on robust testing found within the supporting suite of technical assessments accompanying this application.

The Scheme & its benefits

It is important to note the significant benefits of the proposals. These include securing housing, delivering much needed affordable homes, providing public open space and play facilities for the future and existing residents, improving pedestrian connectivity, and supporting the vitality of local community services. These benefits should be given significant weight.

The site is in a sustainable location. Lying adjacent to the Built-Up Area Boundary within the Parish of Aldingbourne it is in comfortable walking distance to a range of local services and facilities, and can easily access the existing public transport network connecting the site (by bus services, 66A and 66C) to Bognor Regis, Barnham and (by train connections) other larger settlements.

Landscape evidence demonstrates these proposals would not infringe significantly on wider landscape character or countryside views beyond Woodgate, due to its visual containment within its boundaries and location adjacent to existing and approved developments and the BEW strategic allocation site.

The proposed illustrative design and layout of the development is sympathetic towards local character. It takes reference from the existing pattern and grain of housing in the adjacent built environment, and seeks to protect (and enhance) the integrity of landscape features as well as the amenities of existing development surrounding the site.

The illustrative masterplan demonstrates that detailed proposals can come forward that are policy compliant. That is its goal at this outline stage. It builds in an appropriate housing mix (based on SHMA evidence), high quality public open space, enhanced Green Infrastructure, the provision of SUDS, and other ecological benefits (including net gain for biodiversity). A maximum 95 dwellings on this ~3.5 hectare site area is shown to provide a sympathetic and contextually appropriate development density of up to 27.14dph (gross). This makes effective and efficient use of land while facilitating a wide mix of housing types and tenures, 30% affordable housing, and policy compliant provision of public open space, parking and other associated requirements.

Through the adoption of CIL, the proposals are likely to provide sums in the region of £750,000 towards infrastructure provision. This includes education, health, social and leisure facilities, waste management, transport, emergency services and other environmental provisions.

Assessment

The proposals meet the criteria of the Interim Housing Statement and are compliant with the goals and policies of the development plan taken as a whole.

As evidenced by the supporting technical assessments the proposals would not have any significant adverse environmental or other effects. In some cases that is subject to mitigation which has been detailed and is robust.

On the basis of the above:

- a) the proposed development at the site should be considered sustainable development; and
- b) it is clear the site offers a suitable location for development that is available now.

Having particular regard to NPPF paragraph 69, this site, can be built out quickly and help support the District in delivering new housing and so addressing its shortfall. There would be no barriers to securing detailed approval (through reserved matters) or completing the development of the site within 5 years. The site is within the control of the applicant and is immediately available for development subject to achieving planning consent.

The submitted application demonstrates the site is 'deliverable', can be built out quickly, and would not lead to any significant adverse environmental impacts.

Conclusion

Accordingly having regard to the key development plan policies and the aims and objectives set out within the NPPF these proposals:

- Help to address the shortfall in housing supply in the District and;
- Provide much needed access to Affordable Housing in the immediate area.
- Represent a logical extension to the south of Woodgate and a site that will integrate/connect in future to the BEW Strategic Site.
- Offers residential development that is, in its own right, in an accessible location.
- Utilise a site that, due to its visual containment within its physical boundaries and landscape position relative to other development, will not have significant adverse effects on landscape character or important countryside views. Indeed available views are limited and generally well screened.
- Will reinforce existing accessibility to non-car modes through the incorporation of highways improvements providing a new foot way along the eastern boundary with the A29, connecting this site and other development to the foot way network, promoting walking and cycling.
- Will deliver a high quality, well designed residential scheme, that both contributes to and takes available opportunities to secure a high level of sustainability through;
 - delivering modern standards of sustainable construction
 - access to high speed broadband networks
 - providing measures which encourage adoption of ULEV including electric car charging provision to plots
 - providing well integrated, high quality public open spaces and play facilities on site

- retaining and enhancing Green Infrastructure and providing a net gain for biodiversity on the site
- ensuring robust drainage provision through Sustainable Urban Drainage Systems with built in climate change resilience to prevent opportunities for on-site or third party flooding
- make the necessary contribution towards local infrastructure demands created by the proposals (~£750,000 in the form of CIL payments, of which 25% will go to the Parish Council to be spent on local projects).

We therefore recommend to Arun District Council that subject to review by statutory consultees and other key stakeholders, these proposals should be capable of being approved without delay.

Against the impacts identified, none of which amount to significant adverse effects, the material benefits of the scheme should carry significant weight and we trust that, further to positive pre-application and community engagement ADC will support this application and grant outline planning permission.



Luken Beck

This document has been prepared by Luken Beck mdp on behalf of our client Hanbury Properties (AM) Ltd.

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