



PLANNING & DESIGN ACCESS STATEMENT

THE GRANGE, WESTERGATE STREET, WESTERGATE, PO20 3SQ

CONTENTS

1.0	INTRODUCTION	2
2.0	THE SITE AND ITS PLANNING HISTORY	4
3.0	CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL	5
4.0	RELEVANT PLANNING POLICIES	12
5.0	CONCLUSION AND RECOMMENDATION	16

1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of HD Developments. It accompanies a detailed planning application for the erection of 2no. 1.5 storey dwellings, a detached garage block and an associated scheme of hard and soft landscaping on land at The Grange, Westergate.
- 1.2 The site lies within the built-up area boundary and also lies on the edge of a strategic housing land allocation (as defined by the Arun Local Plan 2011-2031 Policy Map 2) so benefits from a highly sustainable location. The site is also subject to the 'Made' Aldingbourne Neighbourhood Plan 2014-2034.
- 1.3 As shown in the Flood Risk map below (reproduced from the Environment Agency website), the application site lies within flood zone 1 (least liable to flood).

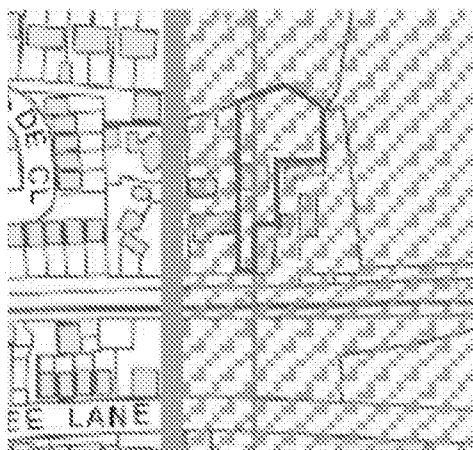


Fig 1 The Site

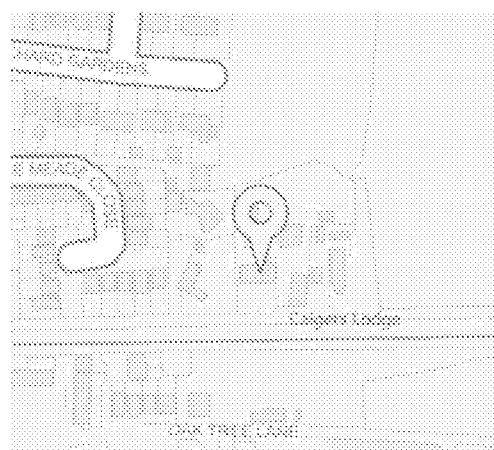
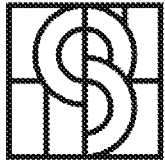


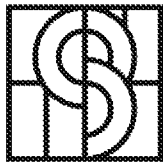
Fig 2 Flood Map Extract

- 1.4 The proposed scheme of development includes for the demolition of two outbuildings and subsequent erection of 2no. 1.5 storey detached chalet-style dwellings, a detached 4-bay garage block providing occupiers of each dwelling with 2no. covered spaces with a further 6no. uncovered spaces also provided in front of the garage block and along the new access drive and an associated scheme of soft landscaping. In broad planning terms, the aim of the proposal is to make more efficient and effective use of this previously developed, sustainably located and particularly generously sized existing residential plot.



1.5 Plans and information submitted in support of the proposed scheme of development comprise:

- » Location Plan
- » Block Plan
- » Context Plan
- » Roof/Site Plan
- » Plot 1 & 2 (Handed) Proposed Ground and First Floor Plans
- » Plot 1 Proposed Elevations
- » Plot 2 Proposed Elevations
- » Garage Proposed Plan and Elevations
- » Existing Site Plan
- » Existing Tree Schedule – Lizard Landscape Design and Ecology
- » Tree Constraints Plan – Lizard Landscape Design and Ecology
- » Preliminary Ecological Appraisal - Lizard Landscape Design and Ecology
- » Planning Design & Access Statement – Smith Simmons & Partners



2.0 THE SITE AND ITS PLANNING HISTORY

The Site

- 2.1 The application site comprises existing garden land which is L-shaped and approximately 0.22ha in size. It occupies a position on the eastern edge of the settlement of Westergate. A residential plot lies to the immediate east. The site wraps around the northern boundary of this neighbouring plot. Open fields lie to the east and north of both plots. A railway line lies to the south, on the other side of the lane.
- 2.2 Existing development comprises two residential outbuildings on existing garden land to the eastern side of the residential property at The Grange, Westergate. All of the site's boundaries are marked by mature vegetation. A private access lane which adjoins the site's southern boundary connects the site with Lidsey Road/Westergate Street, which is an A-classified road that is subject to a speed limit of 30mph.

Planning History

- 2.3 The site's planning history covers a period from 1992 to 2001. In summary, these applications include two applications made for extensions to outbuildings – one of which was refused, the other approved, and two certificate of lawfulness applications – both of which related to the existing use of land.
- 2.4 Of particular relevance to the proposals is an application which was recently approved to redevelop existing garden land at the neighbouring plot to the east, L'Apache (LA Ref AL/103/18/PL). The approved scheme proposes introducing a pair of two storey, semi-detached dwellings immediately east of L'Apache. Although this planning permission has not yet been implemented, it was granted in February 2019 so remains extant. The approved footprint is shown on the submitted Block Plan - extract below.

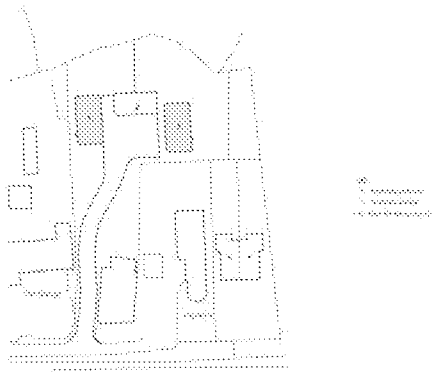


Fig 3 Block Plan

3.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment & Evaluation

- 3.1 The application site is located within an extended part of the built-up area boundary as shown on Arun Local Plan 2011-2031 Policy Map 2 which comprises, to a large extent, the Barnham, Eastergate and Westergate (BEW) strategic allocation. It is however, noted that it lies outside the built-up area boundary of the 'Made' Aldingbourne Neighbourhood Plan 2014-2029. Despite this conflict, the built-up area boundary identified in the more recently adopted Arun Local Plan (July 2018) clearly prevails over the built-up area boundary that is defined in the Aldingbourne Neighbourhood Plan (November 2016).

Design and Appearance

- 3.2 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the vicinity of the site – namely at Belle Mead Close to the east. These dwellings use a mix of brick and weatherboarding with clay tiles on the roofs. Accordingly, the proposed dwellings will have a brickwork/render finish at lower level, timber weatherboarding on the upper walls with clay tiled roofs. The garage block will be constructed using weatherboarding and clay tiles.

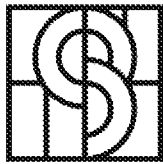
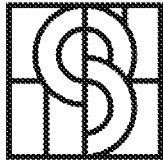


Fig 4 Plot 1 Proposed Elevations

- 3.3 The design and appearance of the proposed development is therefore considered to accord with Local Plan Policies D SP1 and D DM1(1 and 2), Policy H1 of the Neighbourhood Plan and the relevant sections of the recently adopted Arun District Design Guide.

Scale

- 3.4 The proposal is for 2no. detached 1.5 storey houses, with a shared, detached garage block and with additional driveway parking space. Given that detached dwellings of varying scales exist in the vicinity of the site, the proposed introduction of 2no. 1.5 storey buildings in this location is considered appropriate.
- 3.5 The proposed development comprises 2no. 1.5 storey dwellings with a shared detached garage block. Both dwellings will provide 4 bedrooms – one of which will benefit from ensuite facilities. Each dwelling will also provide a shared bathroom, lounge, kitchen-diner, shower/wc room and a utility room.



- 3.6 The site area measures 2230m² (0.22ha). The Gross Internal Area (GIA) proposed for Plots 1 and 2 (including the detached garage block) is 376m². The existing outbuildings which are proposed for demolition have a GIA of 192 m². Therefore the proposed scheme will result in a GIA increase of 184m².
- 3.7 It is considered the designs of the proposed dwellings and the wider proposed site layout has led to a well-proportioned scheme, whereby the proposed plots provide sufficient amenity space and compare favourably with other nearby properties. They would provide an appropriate scale and density of development which would be consistent with surrounding residential development in the area and in turn, provide much needed additional housing in Westergate without harming existing local character. Accordingly, the proposal is considered to accord with Local Plan policies D SP1 and D DM1(13 and 14).

Site Layout

- 3.8 The proposed layout aims to make an efficient and effective use of the residential land available. Both of the detached dwellings will be 4-bed units and located parallel to one another - yet separated by approximately 18 metres of shared hardstanding (which will also accommodate the shared garage block). The dormer windows proposed for Plot 1's east roof slope and Plot 2's west roof slope will serve bathrooms so as to mitigate overlooking of one another. Similarly, no windows are proposed for Plot 1's west roof slope or Plot 2's east roof slope so as to mitigate potential for overlooking into adjoining plots.
- 3.9 Both dwellings will benefit from shared use of the proposed detached garage block with additional driveway parking. A further 2no. visitor parking spaces will be provided along the eastern edge of the proposed access drive – immediately opposite the proposed bin collection point.

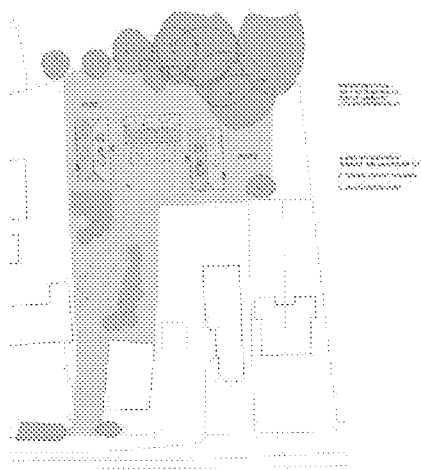


Fig 5 Proposed Site Plan

- 3.10 All parking areas will use permeable paving and the number of spaces, including visitor spaces is in accordance with Arun District Council's Parking Standards Supplementary Planning Document Jan 2020. The proposed layout is considered to be in accordance with Policy D DM1(10 and 11) of the Local Plan.

Amenity Spaces

- 3.11 Each unit will benefit from extensive rear gardens, predominately orientated to the north and east. It is considered that such a provision will be more than adequate to serve the intended occupiers of the proposed dwellings. The proposal will therefore provide good quality, private outdoor amenity space so will accord with Policy H8 of the Neighbourhood Plan. The internal accommodation provided for within the proposed dwellings will similarly comply with guidance contained within the Nationally Described Space Standards and will also be in accordance with Policy D DM2. of the Local Plan.

Access and Parking

- 3.12 The proposed dwellings would be served by the existing access drive which leads off of the private lane although following improvements. The scheme will provide for adequate turning and parking provision for each dwelling. The shared bin collection point store will be located within the required bin dragging distance for the refuse operatives – approximately halfway along the length of the access drive.
- 3.13 Given the modest scale of development proposed, it is considered that it would not generate an unacceptable level of additional traffic that would overburden the highway network. It is also important to note that in their assessment of the scheme proposed for the adjacent site (AL/103/18/PL), the Local Highway Authority offered no objections. The proposal therefore accords with Local Plan Policy T SP1.
- 3.14 The site is located within easy access of established public transport services and will also provide 4no. car parking spaces for each dwelling with a further 2no. spaces provided immediately adjacent to the access road - for use by visitors. The proposed level of on-site car parking is in accordance with West Sussex County Council's current standards and therefore also complies with Local Plan Policy GA3.

Amount and Use

- 3.15 The amount of development is considered to be appropriate in context with the surrounding residential development and would make far more efficient use of this land within the recently extended built up area for residential use – which is in line with the Council's guidance.
- 3.16 In accordance with Local Plan Policy AH SP2, as the proposed scheme will only result in a net gain of 2no. residential units, there is no requirement for the provision of affordable housing contributions. Furthermore, in terms of internal space standards, Policy D DM2 advises that regard must be paid to nationally described space standards. For two storey 4 bed dwellings, the national standard is a minimum of 115m² GIA. The proposed 4 bed dwellings will provide in excess of this minimum GIA size standard.

Landscaping and Arboriculture

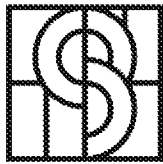
- 3.17 The site benefits from a well landscaped boundaries with mature trees/hedgerow. The proposals have been fully informed by a tree survey including a tree constraints plan to ensure the proposed development would not adversely affect existing landscaping that makes a positive contribution to the amenity of the area. The proposals also include for additional soft landscaping on either side of the proposed access drive. This will take the form of trees, hedges and lawned areas. The proposed scheme of hard and soft landscaping is considered appropriate to its location and therefore in accordance with Local Plan Policy D DM1(1).
- 3.18 A total of 3no. Category C trees are proposed to be removed in order to facilitate the development. Whilst all of the site's trees are subject to a Tree Preservation Order, it is not considered that the removed of the three that have been identified will have an unacceptable impact on the purpose of the Order as originally made. Policy ENV DM4 requires a tree survey, tree constraints plan and arboricultural method statement to be submitted to explain the impact of a development on exiting trees. A tee survey and constraints plan is accordingly submitted. The tree protection plan will be submitted in due course.

Ecology

- 3.19 Policy ENV DM5 of the Local Plan requires development schemes to seek to achieve a net gain in biodiversity and protect existing habitats on the site and also encourages schemes to incorporate elements of biodiversity as well as landscape features minimising adverse impacts on existing habitats.
- 3.20 A Preliminary Ecological Appraisal has concluded that the site is of negligible ecological value. It does, however recommend that Phase 2 surveys are undertaken in relation to reptiles.

Noise

- 3.21 Local Plan Policy QE DM1 states that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses. It is noted that in



respect of the recently approved residential scheme for the neighbouring plot (AL/103/18/PL), a noise assessment was submitted – given the proximity of the railway line being located approximately 28 metres to the south.

- 3.22 The assessment recommended noise mitigation measures comprising enhanced thermal double glazing would be sufficient to the ground floor kitchens and living areas in both of the semi-detached houses. It also recommended that the bedrooms located on the southern elevation which would overlook the railway line would require enhanced glazing and acoustic trickle vents.
- 3.23 The southern elevation of the dwelling which is proposed for Plot 2 at The Grange will be approximately 38 metres further north when measured from the southern elevation of the aforementioned pair of semi-detached houses. For this reason, it is considered that both of the dwellings proposed for The Grange will be a sufficient distance away from the railway line so will not require any noise mitigation.

Renewable Energy

- 3.24 Policy ECC SP2 of the Local Plan requires all residential development to demonstrate that it will (i) achieve energy efficiency measures, (ii) use design and layout to promote energy efficiency and (iii) incorporate decentralised renewable energy. Both of the proposed dwellings will benefit from photovoltaic panels on one of their roof slopes and have three of their five habitable rooms located at the southern end of the property to maximise the solar gain through windows in the southern elevation.

Surface and Foul Water Drainage

- 3.25 Local Plan Policy W DM1 states that development which will materially increase foul water discharges will be refused unless the Local Planning Authority (LPA) is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Similarly, any proposal which increases flood risk elsewhere will be refused. To meet these policy requirements, a drainage statement is currently being prepared and will be submitted imminently.

4.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

- 4.1 Paragraph 10 of the NPPF states: *'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.'* Paragraph 11 states:

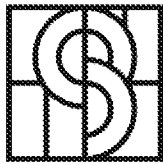
'For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay or; d) 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:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. 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.'*

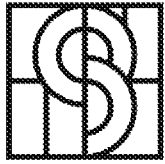
- 4.2 Paragraph 12 states: *'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.'* Indeed, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined *'in accordance with the development plan unless material considerations indicate otherwise.'*

- 4.3 In this case, the development plan comprises the Arun Local Plan 2011-2031 and the Made Aidingbourne Neighbourhood Plan 2014-2029. As explained within paragraph 3.1 above, despite the principle of development being in conflict with the Neighbourhood Plan, the more recently adopted Local Plan takes a permissive stance towards providing new housing within the newly extended built-up areas. In this respect, and in accordance with NPPF paragraph 11 c), the development plan is considered 'up-to-date'.



Arun Local Plan 2011-2031

- 4.4 Policy H SP1 of the Arun Local Plan sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. This policy allocates 2,300 units to be provided in the BEW strategic allocation (SD5) within the plan period. The application site, which comprises residential garden land located off Westergate Street lies within the BEW strategic allocation as shown on Policy Map 2.
- 4.5 Policy H SP2 states: *'Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout'*. However, it is argued that given the site's size and location, it would be unreasonable and inappropriate for the Council to insist on its inclusion in the wider site masterplan. On this point, it is important to note that in the assessment of the recently approved scheme to redevelop existing garden land at the neighbouring plot to the east, L'Apache (LA Ref AL/103/18/PL), the District Council were satisfied that clear, mitigating circumstances existed to justify a departure from the policy.
- 4.6 It should similarly be noted that Policy H SP2 sets out specific requirements for the BEW allocation in terms of key design, environmental and infrastructure requirements. However, due to the small size and location of the site, the key design aspects set out in the policy are too high level to apply to this proposal.
- 4.7 However, notwithstanding this view, it is acknowledged that in their assessment of the proposal for the neighbouring plot (LA Ref AL/103/18/PL), the Council recognised that the key infrastructure which is required to be delivered under Policy H SP2 was expected to come forward on the larger parts of the BEW strategic allocation (SD5). It was however, also noted by Officers that the cost of the infrastructure, including strategic highway improvements, was expected to be funded through proportional developer contributions from applications as they come forward (e.g. towards education, healthcare etc). However, as the wider Consortium for the larger part of the strategic allocation did not raise any objections re. the lack of contributions from the neighbouring scheme, and also given the small size and location of the site, the Council concluded that a zero infrastructure contribution was acceptable in that instance. For the same reasons, it is considered that the same conclusion

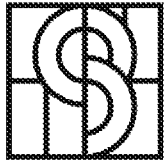


should be reached in respect of the current proposal for The Grange – given the distinct similarities in both the size of the site and its location.

- 4.8 In respect of LA Ref AL/103/18/PL and having had due regard to the aforementioned relevant Local Plan policies, the Council concluded that the proposed number of dwellings, given the modest size and location of the site and constituted an acceptable and appropriate form of development for the BEW strategic allocation. For the same reasons, it is respectfully considered that that same conclusion can be reached in relation to the scheme of development that is currently proposed for land at The Grange.

Aldingbourne Neighbourhood Plan 2014-2029

- 4.9 The Aldingbourne Neighbourhood Plan was made in November 2016 on the basis of the saved policies contained within the former Arun Local Plan 2003 and the policies in what was the emerging Local Plan in 2014. Map E of the Aldingbourne Neighbourhood Plan includes a built-up area boundary drawn around the settlement of Westergate which includes most of the properties fronting this private access road except for The Grange and L'Apache. The application site therefore lies outside the built-up area boundary as identified in the Neighbourhood Plan so is classed as countryside.
- 4.10 On this basis, the proposed scheme is therefore understood to be contrary to Policy EH1 of the Aldingbourne Neighbourhood Plan as this maintains that development outside of the built up area boundary, that does not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites area available.
- 4.11 It is however, important to note that in spite of this clear policy conflict the Neighbourhood Plan is currently being reviewed in order to bring it into line with the more recently adopted Local Plan. As part of this review, the built up area boundary is proposed to be altered so as to reflect the built up area boundary that has recently been extended in the Local Plan. A Revised Neighbourhood Development Plan was submitted by Aldingbourne Parish Council to Arun District Council on 21 December 2020.



- 4.12 In this situation, reference should be made to Section 38(5) of the Planning and Compulsory Purchase Act 2004 which states that: 'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document'. Accordingly, as the Local Plan was adopted in July 2018, its policies are to be considered in favour of those in the Neighbourhood Plan. Consequently, although the proposed development is contrary to the Neighbourhood Plan, the built up area boundary has since been revised and the proposal is considered to be acceptable in accordance with the newly adopted Local Plan.
- 4.13 In line with the conclusion on the principle of development that was made by the Council in respect of the neighbouring site, it is similarly considered that the size and scale of the proposed development in relation to the size and location of the land, comprising 2no. additional dwellings on land which lies within the confines of the BEW strategic allocation does not justify the need to masterplan the application site.

5.0 CONCLUSION AND RECOMMENDATION

- 5.1 The application is for the development of 2no. dwellings on underused garden land within the recently extended built-up area. The plot lies adjacent to recently approved housing scheme which proposes the same number of dwellings on a significantly smaller site. It benefits from a highly sustainable location – close to shops, services and facilities. A wide range of recreation and sports facilities, primary, secondary and academy schools, and employment opportunities area readily available in the area. Furthermore, bus services operate along Westergate Street A29 which provide a link with Bognor Regis to the south.
- 5.2 The proposal will deliver 2no. family-sized dwellings for the pressing housing needs for Arun District and its 5-year housing supply that currently stands at just **3.3 years**. In accordance with paragraph 11 of the NPPF, the presumption in favour of sustainable development is engaged for the application. There are no other policies in the NPPF protecting areas or assets of particular importance that provide a clear reason for refusing the development and there are no other adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole.
- 5.3 On the contrary, in line with paragraph 68 c) of the NPPF, the proposal would see the development of a small windfall site within the built-up area. Policy SD SP2 of the Local Plan also encourages new development to be focussed within the built-up area boundaries and policy H6 of the Neighbourhood Plan is wholly supportive of ‘windfall’ residential developments on infill and redevelopment sites.
- 5.4 Overall, the proposed scheme comprises a well-balanced layout which is in keeping with the character and amount of development in the immediate locality. The proposed dwellings are of an appropriate design given the site’s location and make a far more efficient use of land within the built-up area.
- 5.5 The land is not constrained by flood risk and foul and surface water drainage can be accommodated on site with the agreement of Southern Water. As noted in the Ecological Impact Appraisal no protected or notable species would be impacted by the proposals and the Arboricultural Assessment shows that the trees proposed for removal are of low ecological value, and any negative effects caused by their removal would be adequately

mitigated by a replacement planting scheme as part of the proposed scheme.

- 5.6 As there are no other policies protecting assets or areas of particular importance that provide a clear reason for its refusal, and there are no other adverse impacts that outweigh the benefits, we therefore request that the application is granted planning permission at the earliest opportunity.