

Planning Statement including Affordable Housing Statement and Statement of Conformity with S106

**Reserved matters application for the approval of
appearance, landscaping, layout and scale for the
construction of up to 89 residential dwellings together
with open space, landscaping and associated
infrastructure, with access taken from Meadow Way
pursuant to outline permission AL/178/22/OUT**

Land to the Rear of Meadow Way, Westergate

Submission on behalf of
Barratt Redrow (Southern Counties)

April 2026



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Town Planning ► Development Consultancy



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1. Introduction

- 1.1 Henry Adams LLP has been instructed by Barratt Redrow (Southern Counties) to prepare this planning statement in support of an application for the approval of reserved matters in respect of outline planning permission AL/178/22/OUT. The outline planning permission was granted on appeal in October 2023 for *'Outline planning application with all matters reserved, other than principal means of access and demolition of 24 Meadow Way, for the construction of up to 89 residential dwellings, with access taken from Meadow Way, together with the provision of open space, landscaping and associated infrastructure'* (APP/C3810/W/23/3323858).
- 1.2 A previous application for the approval of reserved matters was refused and dismissed on appeal in 2025 (AL/50/24/RES). An application that was considered concurrently to the appeal process and included amendments to the scheme beyond those that were presented during the appeal process was also refused (AL/137/24/RES).
- 1.3 Following the dismissal of the appeal, a pre-application inquiry (PAA/111/25) was submitted to Arun District Council in November 2025 with a further amended scheme that sought to address the key concerns raised by the Inspector in the appeal decision. The response highlighted a number of positive changes but suggested further work was needed on 'the clustering of affordable housing, open space and play provision, interface distances, garden depths, parking space distribution, and the overall spaciousness and 'feel' of the layout.
- 1.4 This application proposal has therefore been designed to address the comments of the Inspector on the scheme refused under AL/50/24 and the areas highlighted for further consideration under the most recent pre-application response.
- 1.5 As before, the application seeks approval of details relating to the appearance, landscaping, scale and layout of the proposal for 89 dwellings. Matters including access (including demolition of 24 Meadow Way) were determined at the outline stage. This planning statement describes the site and its surroundings, the application proposal and the planning policy context against which the proposal is then assessed. It will also set out the reasons for the dismissal of the appeal proposal and how this proposal seeks to overcome them. It should be read in conjunction with the design and access statement, plans, reports and other documentation forming this submission, a list of which is set out in the covering letter, and documents supporting the outline planning permission.

2. **Description of Site and its Surroundings**

- 2.1 The site consists of an area of approximately 3.8 hectares and largely comprises agricultural land with a generally flat topography bordered by hedgerows and trees. At the western end is an existing access off Hook Lane whilst to the eastern end the application site includes no. 24 Meadow Way which will be demolished to form the new vehicular access.
- 2.2 To the south of the site is a recently built residential development in 'Toop Gardens' and Hasler Grove, as well as more established housing around the south-west and south-east corners of the site. The housing is separated from the site by a public footpath (PROW 299). To the east are existing residential dwellings along Meadow Way whilst to the west is a single detached dwelling. To the north is fields and agricultural buildings.
- 2.3 The site is located to the south-west of Westergate which is defined as a 'Large Village' in the adopted Arun Local Plan (2018) and together with Barnham and Eastergate forms a Local Service Centre as identified in the ADC Settlement Hierarchy Study 2025. It is immediately adjacent to the built-up area boundary. To the south-east lies the adjoining settlement of Woodgate.
- 2.4 The Government's Flood Map for Planning confirms that the site is situated within Flood Zone 1, meaning it has a very low risk of flooding. The site is located in the very low surface water flood risk category (less than a 1 in 1,000-year risk of flooding).
- 2.5 The site is within a Sharp Sands and Gravel Minerals Safeguarding Area, however the site itself holds fine grained and poorly graded sand, chalk and clayey terrace deposits, none of which is commercially viable and worth extracting.

3. **Planning History**

- 3.1 As mentioned earlier, the following planning history is relevant to this proposal:

Application Number	Application Proposal	Decision
AL/178/22/OUT	Outline planning application with all matters reserved, except principal means of access and demolition of 24 Meadow Way, for the construction of up to 89 No residential dwellings, with access taken from Meadow Way, together with the provision of open	Refused and appeal allowed

	space, landscaping and associated infrastructure.	
AL/50/24/RES	Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission AL/178/22/OUT) for the construction of up to 89 residential dwellings, open space, and associated works.	Refused and appeal dismissed
AL/137/24/RES	Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES).	Refused
AL/41/25/DOC	Approval of details reserved by condition imposed under reference AL/178/22/OUT relating to condition number 14 - archaeological work.	Approved

4. **Proposal**

- 4.1 The site benefits from an outline permission for the construction of up to 89 residential dwellings. The access from Meadow Way was approved at outline stage with the appearance landscaping, layout and scale being reserved for subsequent approval. This application seeks the approval of those details as well as other matters which were required by conditions imposed on the outline permission. A table incorporated later in this section, sets out the details that are submitted pursuant to those conditions.
- 4.2 The parameters plan that was approved by condition 3 of the outline permission showed the green infrastructure and open space to be at the eastern end of the site along with a narrow strip along the northern and southern boundaries.



- 4.3 However, despite following the parameters plan at the reserved matters stage, the planning Inspector that considered the proposal following the refusal of planning permission AL/50/24, was concerned about the lack of usable open space in the development area and considered that more meaningful open space, rather than just landscaped areas was required. The layout for this proposal has, therefore, been amended to take onboard these comments and those of the planning officers.
- 4.4 In these comments, Officers have referred back to the indicative layout for the outline application that incorporated open space (albeit largely swales) through the centre of the site. In response, the layout now includes an open space including a LAP on the south side of the central spine road between plots 64 and 71 and a linear green corridor that runs northwards to the shared surface route across the top of the site which incorporates a trim trail. The Council has previously acknowledged the trim trail as being an acceptable replacement for a second LAP. The LEAP and other green infrastructure continues to be sited on the eastern side of the site forming part of a green gateway at the entrance to the site.
- 4.5 In addition to the revision to the layout to incorporate central areas of open space, the flatted development previously proposed has been removed and the house types amended, not only to ensure that 89 homes can still be delivered on the site, but to ensure that interface distances and rear garden depths/areas are appropriate and the other matters such as clustering of affordable housing and character/sense of place has been incorporated. These matters are all dealt with in the section on planning considerations.
- 4.6 The dwellings are proposed to comprise 62 market units and 27 affordable units which will include affordable rent, first homes and shared ownership. The affordable dwellings will be between 1 and 4 bedrooms and comprise dwellings and maisonettes. 2 no. will be M4(3) and 15 no. will be M4(2) compliant. The dwellings will all be two storey and designed to be tenure blind. The affordable accommodation schedule is as follows:

	Affordable Rent	Shared Ownership	First Homes	Percentage
1 bed	8		2	37%
2 bed	7		5	44%
3 bed	2	2		15%
4 bed	1			4%
Total	18	2	7	100%*

*(Percentages may not add to 100% due to rounding)

- 4.7 The market dwellings will be a mix of detached, semi-detached and terraced dwellings of between 2 and 5 bedrooms as set out in the following table. There will be 27 no. M4(2) and 2 no. M4(3) compliant dwellings. All dwellings will all be two storeys in height.

	Total Dwellings	Percentage
2 bed	15	24%
3 bed	30	48%
4 bed	14	23%
5 bed	3	5%
Total	62	100%

- 4.8 The Design and Access Statement that accompanies this submission provides details on the design and layout of the site.
- 4.9 The reserved matters submission also includes a number of documents to reflect the requirements of the outline permission. The relevant information submitted in accordance the outline conditions is summarised below:

Outline Condition Number & Requirements	Documents submitted
3. The Reserved Matters (RM) is to be in accordance with: - Site location plan 1318.01; - Parameter plan 13.18.03; - Proposed Site Access drawing 1809023-04 Revision C; - Improvements to Pedestrian Route and Bus Stops at Westergate Street drawing 1809023-06 Revision B; and Hook Lane Pedestrian / Cycle Access Arrangement drawing 1809023-07 Revision A	Relevant to this reserved matters application is the site location plan, which remains unchanged. The submitted documents (planning statement and design and access statement) set out how the proposal accords with the parameters plan. The layout drawing shows the details of the pedestrian/cycle route onto Hook Lane and the highway improvement plans from the outline approval remain unchanged.
4. The RM must include details of: - Existing trees/hedges, landscaping (including 2:1 new planting & native trees),	The following documents are submitted in response to this condition: - Tree Constraints Plan - Tree Schedule

boundary treatments including hedgehog gaps, - External lighting, - POS & play provision, - Biodiversity Gain , - Reptile mitigation strategy - Biodiversity enhancement strategy.	- Arboricultural Method Assessment - Detailed hard and soft landscaping drawings – D3555 -FAB-00-XX-DR-L-1000 to 1002 and D3555-FAB-00-XX-DR-L-5000 - Street Lighting Layout - Street Lighting Design Risk Assessment - Proposed Equipment Schedule - Lighting Calculation - Update Walkover - Biodiversity Net Gain Assessment - Reptile Mitigation Strategy - Biodiversity Enhancement Strategy
5. The RM submission should include: - Electric vehicle charging points (EVCP), - a levels survey, - cycle storage details (including elevations) - A coloured materials schedule	The following documents are submitted in response to this condition: - Car Charging Points - BARR250904 PAL.01 P2 - Levels Strategy Sheet 1 and 2 - B0457-1510 & 1511 Rev P6 - Cycle Storage Plan - BARR250904 PAL.01 P2 - Materials Plan - BARR250904 DBML.01 P2
6. The RM is to include details of any temporary sales areas.	The following documents are submitted in response to this condition: - Sales Area Plan - BARR250904 SAP.01 P2
7. The RM is to include details of the provision of M4(2) and M4(3) housing to meet the council's policies.	The Site Layout Drawing BARR250904 SL.01 identifies the location of the M4(2) and M4(3), which reflect the requirements of the Council. M4(2) and M4(3) dwellings are also listed on the submitted Accommodation Schedule
8. The RM is to include details of roads, paths, and parking areas.	The following documents are submitted in response to this condition: - Site Layout Plan – BARR250904 SL.01 A - Parking Allocation Layout – BARR250904 PAL.01 P2 - Vehicle Tracking Fire Appliance BO457-1700_P9

	- Vehicle Tracking Refuse Vehicle Sheet BO457-1702_P9 - Vehicle Tracking Private Vehicle BO457-1704_P7
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5. **Local Consultation**

5.1 The applicant met with the Parish Council in January this year. The following matters were discussed:

- Highways
 - There were concerns about the highway safety in Meadow Way however this application is not proposing any changes to the access arrangements that were approved at the outline stage.
 - Local parking issues were raised however this application meets its own parking requirements including the need for visitor spaces that have been located on the entrance road to serve the open space.
 - In terms of construction traffic and access to the site, this will be controlled by the Local Planning Authority as it is likely that the submission of a Construction Environmental Management Plan will be required by condition.
- Play Area
 - Queries were raised about litter bins in the open space and are included as shown on the submitted landscaping details.
 - The Parish again raised the matter of the need for the additional play space and would prefer a community orchard. The Local Planning Authority has consistently required the provision of a LEAP and 2 no. LAPs. In this case, the second LAP is replaced by a trim trail but the principle of the amount of amenity space and play is controlled by the Council's Planning Guidance.
- Ecology
 - There were concerns about the date of the most recent ecology reports which were thought to be 2021. However, the reports were updated in 2024 and have been updated again for this submission.
- Flooding
 - Concerns were raised about the size of the drainage basin and general flooding matters raised. The application is accompanied by a detailed drainage strategy that is based on that which was considered at the last appeal during which the Council withdrew its objection on flood risk grounds and the Inspector found no reason to disagree with the information. It is anticipated that the proposed

strategy will not result in any objection on flood risk grounds and further details will be considered through a discharge of condition application pursuant to the outline planning conditions.

- Lighting
 - The Parish Council referenced its dark skies policies. A lighting strategy is included with the application with all lighting kept to a minimum in the interests of dark skies and protection of wildlife whilst ensuring safe movement through the site.
- Social Housing
 - Concerns were raised about affordable housing along the southern boundary, the distance to the boundary, overlooking and crime.
 - The scheme has been amended to move some of the affordable northwards into the site and provide market housing on the southern boundary. A greater buffer zone has been provided along the southern boundary, and all properties are situated side onto the existing dwellings to the south which precludes overlooking windows. The dwellings are appropriate distance in accordance with the Design Guide and the tenure of affordable units accords with Council's requirements.
- Size and Massing
 - The site no longer includes 2.5 storey development and all dwellings are two storey which accords with the parameters established at the outline stage. There are appropriate distances between all existing and proposed dwellings to ensure that two storey development does not impact on amenities and the scale is not incompatible with the character of the locality as set out in the submitted design and Access Statement.

6. Planning Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 6.2 At the national level, the National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development which comprises three overarching objectives; economic, social and environmental. It states that the three objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). It is a material consideration that carries substantial weight.

- 6.3 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking, the presumption in favour of sustainable development 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 protects areas or assets of particular importance provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'
- 6.4 This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (footnote 8), planning permission should be granted. As the Council cannot currently demonstrate a 5-year HLS (as considered further below), paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is engaged. The only caveat to this is set out above under paragraphs 11(d)(i) and (ii).
- 6.5 Paragraph 11(d)(i) relates to footnote 7 and this sets out the areas and assets that should be protected. The application site does not include, is not adjacent to, nor does the proposal negatively impact upon any of the designations listed in footnote 7. Furthermore, it states that the policies that relate to them should only prevent the granting of permission where there are strong reasons for refusing development. Where there are no strong reasons, paragraph 11(d)(ii) requires any adverse impacts to significantly and demonstrably outweigh the benefits of the development.
- 6.6 Paragraph 78 deals with the requirement for Local Planning Authorities ("LPAs") to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The most recent Annual Monitoring Report (2024-2025) indicates that there is currently only a 3.23 year supply of housing. The annual need calculated using the Standard Methodology (as the Local Plan

is out of date) is 1,476 dwellings. Whilst this site is not a large site, nevertheless it is a site with outline planning permission that could be brought forward to deliver 89 new homes with 27 of those being affordable. The presumption in favour of sustainable development is engaged and only where any adverse impacts significantly and demonstrably outweigh the benefits of the development should the application be refused.

- 6.7 In establishing need, paragraph 63 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. This includes affordable housing. Paragraph 71 encourages mixed tenure sites as they can provide a range of benefits and states that such sites can include a mixture of ownership and rental tenures.
- 6.8 Other parts of the NPPF that are most relevant to the consideration of the application include:
- Achieving appropriate densities – paragraphs 129 and 130
 - Design – paragraphs 131, 135 and 136
 - Natural Environment – paragraphs 187, 193 and 198

National Design Guide

- 6.9 In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 139 of the NPPF which states that permission should be refused for development that is not well designed that fails 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.
- 6.10 The proposed development is considered to be of a high-quality design and designed in accordance with both national and local design guidance. In the previous refusals, the Council did not contend that the scheme is contrary to the National Design guidance but relied on its own adopted design SPD. This amended scheme has endeavoured to address any conflicts with the Design Guide that the appeal Inspector found to be determinative.
- 6.11 The Development Plan for this site comprises:
- Arun Local Plan 2011-2031

- Aldingbourne Neighbourhood Development Plan (2021)
- West Sussex Waste and Minerals Plan

6.12 The most relevant policies of the Local Plan and Neighbourhood Plan are set out below:

Arun Local Plan

- Policy AH SP2 - Affordable Housing
- Policy D DM1 – Aspects of form and design quality
- Policy D DM2 Internal space standards
- Policy D SP1 – Design
- Policy ENV SP1 Natural Environment
- Policy ENV DM4 – Protection of trees
- Policy ENV DM5 – Development and Biodiversity
- Policy H DM1 Housing mix
- Policy QE DM3 – Air Pollution
- Policy QE SP1 – Quality of the environment
- Policy OSR DM1 – Open Space, sport & Recreation
- Policy T DM1 Sustainable Travel and Public Rights of Way
- Policy T SP1 – Transport and Development
- Policy W DM3 Sustainable Urban Drainage Systems

Aldingbourne Neighbourhood Development Plan

- Policy H3 – Housing Density
- Policy H4 – Affordable Housing
- Policy H8 – Outdoor Space
- Policy EH5 – Surface Water Management
- Policy EH6 – Protection of trees and hedgerows
- Policy GA1 – Promoting sustainable travel
- Policy GA3 – Parking and new development

6.13 The following Supplementary Planning Documents (SPDs) are also relevant to this proposal:

- Arun District Design Guide SPD – 2024
- Arun District Council Parking Standards SPD – 2020
- Arun District Open Space, Playing Pitches, Indoor and Built Sports Facilities – 2020
- Arun District Council Interim Housing Statement – 2021

7. Planning Considerations

Principle

- 7.1 The principle of development has been established by the approval of outline application (AL/178/22/OUT). This granted outline planning application with all matters reserved, other than principal means of access and demolition of 24 Meadow Way, for the construction of up to 89 residential dwellings, with access taken from Meadow Way, subject to conditions.
- 7.2 The parameters plan indicated the majority of the green infrastructure and open space on the eastern side of the site, with additional green space identified as landscape buffers to the north and south of the site, which included existing field hedgerow boundaries. To the western end of the site, the developable areas were shown to abut the site's western boundary, where it adjoins the extensive curtilage of neighbouring residential property, which includes a number of protected trees on its boundary and within its ownership.
- 7.3 Whilst the previously submitted schemes were in accordance with the parameters plan in terms of these overarching objectives, the appeal Inspector considering application AL/50/24, was of the view that the residential development area should also include meaningful open space as it was referenced as such on the parameter plan and he felt it was necessary to provide a high quality environment within the site. Overall, the Inspector accepted that the scheme provided the required amount of open space, play provision and green infrastructure but it was the distribution of the space that was of concern. He also found no requirement to provide a buffer along the western boundary of the site to protect overhanging protected trees and saw no reason why a protected tree cannot overhang a garden.
- 7.4 This revised scheme has sought to address the specific matters raised by the Inspector whilst remaining in accordance with the parameters plan. To this end, open space has been incorporated into the central areas of the developed area in the form of a green corridor and amenity space/LAP, rear gardens have been maintained adjacent to the western boundary and open space/LEAP maintained to the east of the site. The details of how the proposal accords with the 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' Supplementary Planning Document (SPD) will be set out in the relevant section below.
- 7.5 This revised scheme also seeks to overcome the other matters raised by the Inspector in his decision letter. He acknowledged that individually not all his concerns result in unacceptable development, but taken together he felt they outweighed the benefits. As demonstrated in the sections below, it is submitted that this scheme has overcome those

matters and overall produces a scheme compliant with relevant standards and design codes indicating that it does now provide a well-designed site with mixed and balanced communities and there is no longer any overriding harm that would outweigh the benefits.

Design, Appearance, Scale and Layout

- 7.6 The overall layout of the site with a central spine road, northern shared surface route and cul-de-sacs to the southern boundary remains the same as the previous reserved matters applications, and largely accords with the original indicative outline layout (apart from the exclusion of the southern access route) as this allows for the efficient layout of the site to enable the delivery the number of homes that have been granted permission at outline stage. There have been no concerns previously raised about the form of the layout, it is the appearance of the development, inter- relationship between properties and overall character that has raised concerns. Each matter that formed part of the previous reasons for refusal will therefore be set out below and commented upon how the concerns have been addressed.

Location of Affordable Housing

- 7.7 Policy AH SP2 of the Local Plan states, inter-alia, *'Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.'*
- 7.8 The appeal Inspector, in determining the last appeal, accepted that the overall approach for developing the site should be for high density development to be located adjacent to the southern boundary. He raised concerns however about affordable homes being only provided in flatted or terraced dwellings, the lack of market terraced properties adjacent to the southern boundary and the fact that the affordable dwellings did not filter out into the wider site where context permitted. There was no concern about the design or materials proposed for the affordable dwellings, but being the only terraced dwellings on the site did, in the Inspector's mind, mean they were distinguishable from the market properties.
- 7.9 The housing mix has been amended so that there are now terraced market dwellings. The market and affordable terraces are located adjacent to the southern boundary in accordance with the acknowledged desire to have the higher development density in the southern part of the site. This aligns with the Council's Design SPD which encourages decreasing scale and density away from settlement edges towards open countryside. Nevertheless, some affordable terraces have been incorporated north of the spine road

whilst the scheme also introduces semi-detached affordable dwellings and maisonettes which are also located along this route and intermixed with the market dwellings. It is therefore submitted, that with the removal of the flatted development, a change in the mix of both affordable and market dwelling types and the relocation of some of the affordable units further into the site the development accords with Policy AH SP2. In particular, the affordable housing is indistinguishable from market housing in terms of both its appearance and property type and is not provided in large groups of single tenure.

Flatted Development

- 7.10 The previously refused schemes included a two and a half storey flatted development at the entrance to the site. Whilst the overall height was in accordance with the parameters plan, the appeal Inspector expressed concern about its size, prominence and relationship with its surroundings and did not consider it a positive focal point for the entrance to the site.
- 7.11 In reconsidering the layout, the decision was taken to remove the flatted development from the scheme, and the smaller affordable units are now provided by 8 no. maisonettes in 4 no. two storey buildings. The maisonettes have the appearance of houses and as such contribute to the aim of ensuring that these smaller affordable rented properties are indistinguishable from other buildings on the development.
- 7.12 The site of the flatted development is now proposed to be occupied by three-bedroom properties that address the entrance to the site (rather than the angle of the road) enabling a spacious frontage that will be landscaped and complements the open space on the northern side of the site's entrance. This will provide for a softer landscaped entrance to the site than the previously proposed flats and a scale of development that is reflected throughout the remainder of the site in a spacious setting that enhances the sense of arrival.

Open Space and Tree Planting

- 7.13 As mentioned earlier, the appeal Inspector was satisfied with the quantum of open space in the previous scheme but considered that the lack of meaningful space within the development area contributed to his concerns about the overall layout. This revised scheme continues to provide in excess of the required open space but incorporates some of this within the centre of the site along with a trim trail that fulfils the requirement for a second LAP. The detailed assessment of the open space and play provision is included in the Landscape Statement produced by the landscape consultants Fabrik and is included in this submission.

- 7.14 In summary, the scheme provides for the following with a total open space and play that exceeds the Council's adopted SPD 'Open Space, Playing Pitches, Indoor and Built Sport Facilities (2020):

OPEN SPACE TYPOLOGY		STANDARD (ha p/1000 pop)	REQUIREMENT (ha/196 pop)	REQUIREMENT (sqm/196 pop)	TOTAL ON SITE PROVISION (ha)	TOTAL ON SITE PROVISION (sqm)
Public Open Space	Parks and Gardens	0.80	0.1568	1568	0.1535	1535
	Amenity Green Space	0.60	0.1176	1176	0.0617	617
	Natural and Semi Natural	1.80	0.3528	3530	0.4148	4148
Total Open Space		3.2	0.6266	6266	0.6300	6300
Play Space	Equipped/ designated play areas (LAPS and LEAPS)	0.25	0.049	490	0.1080	1080
	Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks)	0.30	0.0587	587	-	-
Total Play		0.55	0.1077	1077	0.1080	1080
Allotments	Allotments	off-site contribution	-	-	-	-
TOTAL		3.75ha	0.7343ha	7343sqm	0.7380ha	7380sqm

- 7.15 It is submitted that, with the incorporation of central areas of open space, the overall layout of the scheme has been improved to address concerns about the quality of the environment within the developed area. Whilst this was not a determinative point on its own, the Inspector's other comments on layout such as interface distances and garden sizes have also been addressed and as such the scheme now provides for a high-quality living environment, the benefits of which add weight in the planning balance.

- 7.16 There was no particular concern raised in the previous appeal decision about the amount of tree planting that would take place across the site. It was more about the location of that planting to ensure it contributed to a high-quality environment across the site. The landscape statement accompanying the application demonstrates how 116 no. new trees will be provided across the site within the open spaces (with focal trees provided within these spaces) and now street trees will be provided along all access routes. This planting taken together with the other layout improvements made to this scheme all contribute to an improved overall appearance and sense of place that was considered deficient in previous layouts.

Interface distances

- 7.17 A plan forms part of this submission entitled 'Separation Distance Compliance Plan' (SDCP.01 P2). This demonstrates that all front-to-front distances exceed the minimum standard of 16m. The properties lining the central spine road, an area that drew the most concern from the previous Inspector, largely provide between 18m and 19.5m between

their front elevations, exceeding the 16m minimum. This will therefore provide the sense of spaciousness that the Inspector felt was important, further enhanced by the street trees and areas of open space. It is therefore submitted that this matter has been fully addressed and the separation distances are appropriate and meet the design guide standards.

Protected Trees

- 7.18 A revised Arboricultural Method Statement which incorporates a tree protection plan and tree survey schedule is included with this submission. This demonstrates that all dwellings will be located outside the root protection areas of protected trees and landscape features to be retained on the western boundary.
- 7.19 The large oak tree in the north west corner of the site will partially overhang the garden of Plot 41. However, the relationship of the tree to the garden was previously considered acceptable to the Inspector when he considered it in relation to a similarly sited dwelling in the previous scheme (what was Plot 38). He considered the garden to be large enough that a small amount of debris from the preserved tree on part of it would not be unreasonable.
- 7.20 The relationship of the proposed dwellings in the south-west corner of the site to the preserved Coastal Redwoods was considered by the Inspector. The layout at that time was not materially different from that currently proposed with a terrace of dwellings backing onto the western boundary where the preserved trees are located. The Inspector was not concerned by Plot 48's relationship (now Plot 54) but considered that the gardens to Plots 46 and 47 would be overhung by branches which would cause some inconvenience to occupiers to which he attributed a small amount of adverse weight. The corresponding plots in the new layout are plots 52 and 53, however in this case they do have slightly longer gardens than previously with 11.2m and 12.8m respectively. Whilst it is acknowledged that the point about overhanging branches has not been eliminated in its entirety, there is no greater degree of harm in the planning balance and, on its own, does not such result in such significant and demonstrable harm as to outweigh the benefits of the scheme as a whole. If anything, the longer gardens will lessen the inconvenience and pressure on these redwoods than previously assessed.

Garden Depths

- 7.21 The previously referenced Separation Distance Compliance Plan also shows the length of gardens across the site which, in accordance with the design guide, should be a minimum of 10.5m. The plan shows that some gardens to the terraced properties at the southern end of the site fall slightly short (by about 0.5m) due to the previous of rear access to

adjoining gardens. These gardens tend to be wider however and maintain an overall distance of over 21m between their rear elevations and those backing on to them. The Inspector did not find similar situations on the previous scheme to be unacceptable. Plot 18 is an exception in that it does not have a wider garden and 9.6m length but again, the separation distance meets the standard and that garden is longer than the shortest one considered acceptable on the last scheme.

- 7.22 Elsewhere, there are a couple of very minor discrepancies (100-200mm shortfall on the rear interface distance and one rear to side distance) however, overall, the scheme is compliant and where there are minor discrepancies, this is not at the expense of a material loss of amenity or privacy.

Accessible Parking

- 7.23 The Inspector expressed concern about the concentration of accessible parking spaces on the eastern part of the site and whilst it did not weigh heavily against the proposal it was a matter for consideration in terms of an overall design rationale. Of the 18 visitor spaces now provided 7 no. are accessible with 2 no. adjacent to the POS at the eastern side of the site, 3 no. on the access road at the western end of the site and 2 no. on the access road running northwards off the central spine road. It is submitted that this improves not only the number of accessible visitor spaces but their distribution across the site. In addition, 4 no. accessible spaces are also provided for the M4(3) dwellings, 3 no. of which are located on the central spine road further enhancing the distribution across the site.

Character areas

- 7.24 The Inspector's comments about character areas largely related to the shortfalls on the overall layout and design based on the lack of central amenity space, narrow spine road and lack of memorable features or clear legibility across the development. He did however consider the density to be acceptable which suggests that the site can deliver 89 homes provided it can be laid out to overcome the identified shortcomings and provide a well-designed development that benefits future occupiers. He also confirms that the approach of higher density at the southern end of the site and lower density at the north of the site is an acceptable approach in principle.
- 7.25 As set out in the preceding sections, the majority of the identified shortcomings have been overcome, with perhaps the largest improvement to the overall character of the site arising from the provision of the central amenity areas, the widening of the central spine road, clear legibility of density with higher density dwellings (and not just affordable) mostly towards the southern side of the site and a much improved layout around the site entrance with the removal of the flatted development.

- 7.26 The accompanying design and access statement explains the design ethos, character areas and use of materials that will bring legibility to the layout, whilst the landscape similarly provides this for the landscaping of the site. It is therefore submitted that the scheme now demonstrates that 89 dwellings can be accommodated on the site whilst meeting the design objectives of the NPPF and Local Plan policy to create well-designed and well-built places that benefit people and communities.

Highways

- 7.27 The proposed access from Meadow Way was approved at the outline stage. The proposed highways strategy seeks to adopt the principal estate roads, with peripheral minor access roads and shared parking areas remaining private.
- 7.28 The adoptable roads will be designed with footways and include suitable pedestrian crossing points throughout the site to support safe movement. Private roads and parking areas will generally operate as shared surface environments.
- 7.29 A 3m shared footway and cycle path is also proposed in the south-western corner of the site, providing a connection to Hook Lane. In addition, three pedestrian links are proposed along the southern boundary, connecting the development to the existing public right of way network and improving wider accessibility. The existing pedestrian crossing on Meadow Way will be upgraded with appropriate tactile paving.
- 7.30 Car parking provision to serve the development is in accordance with ADC's Parking Standards and includes private driveways, garages, visitor spaces and allocated parking bays. In total, 209 allocated car parking spaces are proposed. Of these 209 spaces, 40 are located in detached or integral garages, reducing the visual impact across the site. 4 no. spaces are allocated to the M4(3) dwellings, and 42 no. are associated with the M4(2) compliant dwellings. A further 18 unallocated visitor spaces are provided across the site of which 7 no. are accessible.
- 7.31 As before, the scheme provides for sufficient cycle parking within garages or cycle stores in rear gardens. Refuse storage and collection points are proposed throughout the site.
- 7.32 Information on electric vehicle charging points is included for approval under this application as required by condition no. 5 of the outline approval.

Drainage

- 7.33 The proposed drainage strategy has been developed in accordance with the principles established at outline stage and reflects the approved approach to surface and foul water

management for the site. In response to identified shallow groundwater conditions, the scheme adopts a non-infiltration SuDS approach, incorporating a treatment train comprising lined permeable paving, a lined attenuation basin, and a lined swale.

- 7.34 Surface water runoff is attenuated and discharged at a restricted rate of 3 l/s into the existing watercourse at the south-eastern boundary, ensuring compliance with greenfield runoff requirements up to and including the 1 in 100 year event plus 45% climate change allowance. This approach provides both quantity and quality control, with the SuDS treatment stages delivering pollutant removal rates that exceed the anticipated loadings from the proposed residential development.
- 7.35 Foul water will connect into the existing sewer network at two separate points, helping to balance flows across the site.
- 7.36 The proposal will therefore accord with Local Plan Policy W DM3, which requires developments to identify opportunities to incorporate a range of SuDS appropriate to the size of the development, at an early stage of the design process.

Ecology and Biodiversity

- 7.37 In terms of Biodiversity, new habitat creation will include native planting, amenity grassland, wetland grassland, wildflower meadow, log piles to support reptile species, hedgehog highway and bat and bird boxes. The submission demonstrates a biodiversity net gain greater than the statutory 10%.
- 7.38 An updated BNG report, metric, Preliminary Ecological Appraisal Addendum and Enhancement Strategy accompanies the application. The documents update the information in the previously submitted reports that were found to be acceptable by the Council's ecologists and met the requirements of conditions 4 and 5 of the outline permission.
- 7.39 In terms of lighting, it is not proposed to include lighting on the dwellings but a lighting strategy for the public areas is included with submission in accordance with outline condition no. 4.

8. Affordable Housing Statement

- 8.1 The required affordable housing provision is set by the S106 Agreement which accords with policy AH SP2 of the Local Plan and policy H4 of the Aldingbourne Neighbourhood Plan. This requires 30% affordable housing provision on-site. Policy AH SP2 states the Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing, however this is superseded by

the S106 Agreement which requires a tenure mix of 67% affordable rent, 8% intermediate and 25% first homes.

- 8.2 In accordance with the S106, the proposal comprises 27 affordable units, equating to 30% of the total housing proposed and the tenure split is in compliance with the S106, as shown in the table below.

	Affordable Rent	Shared Ownership	First Homes
1 bed	8		2
2 bed	7		5
3 bed	2	2	
4 bed	1		
Total (% of Total)	18 (67%)	2 (8%)	7 (25%)

- 8.3 Policy AH SP2 also states the affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise:

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

- 8.4 The proposed affordable housing mix is set out below, which is largely in accordance with Policy AH SP2:

	No. of dwellings	Percentage of Total
1 bed	10	37%
2 bed	12	44%
3 bed	4	15%
4 bed	1	4%
Total	27	100%

9. Conformity with S106

- 9.1 The Outline planning permission is subject to a S106 Planning Legal Agreement which secures the provision of various obligations, including 30% affordable housing, submission of a Travel Plan, Open Space Provision and financial contributions towards Travel Plan monitoring, Education Transport and planning obligation monitoring.
- 9.2 The development proposal's conformity with the S106 affordable housing requirement is set out above.
- 9.3 A detailed Travel Plan will be submitted prior to the commencement of development which will seek to encourage residents to consider and make use of the various transport options available to them for local journeys. This will be in accordance with the Motion Framework Travel Plan November 2022.
- 9.4 Details of public open space have been submitted as part of this Reserved Matters application in accordance with condition 4 of the Outline planning permission. An Open Space Scheme setting out full details of the required public open space and play area(s) within the development and the proposed maintenance and management arrangements for those areas will be submitted to the Council.
- 9.5 The financial contributions towards Travel Plan Monitoring and Education Transport will be made to the County Council within 10 working days of the commencement of development and the planning obligation monitoring fee will be made within 10 days of the grant of the planning permission. This would be in accordance with the S106.

10. Conclusion and Planning Balance

- 10.1 The applicant has carefully considered the comments of the appeal Inspector in relation to application AL/50/24 and to the most recent pre-application response from the planning officer. In this respect, the positive improvements highlighted by the planning officer including more centralised open space, removal of the flatted building and location of affordable housing have been retained and refined whilst areas that attracted negative feedback have been improved, principally in relation to interface distances, parking distribution and overall character.
- 10.2 The scheme will bring the following benefits:
- Provision of 89 new homes, offering a balanced mix of 1, 2, 3, 4 and 5-bedroom properties;

- 30% affordable housing, with the required tenure split between affordable rent, First Homes and shared ownership;
- Homes designed to accessible and adaptable standards (M4(2) and M4(3));
- Vehicular access from Meadow Way, with additional cycle and pedestrian access from Hook Lane to provide local connectivity;
- Delivery of Biodiversity Net Gain and wildlife planting in open spaces and tree planting;
- Provision of public open space including a LAP, LEAP and trim trail;
- High-quality architecture reflecting the local vernacular;
- Sustainable Drainage Systems (SuDS) integrated throughout the development.

10.3 There is also the benefit of bringing this site forward for delivery in an area of housing need and the economic benefits arising from the construction process and from ongoing expenditure into the local economy by future occupants and their families. There are no adverse effects identified through this planning assessment that would significantly and demonstrably outweigh the benefits identified above. As such the local planning authority should apply the presumption in favour of sustainable development, as set out at paragraph 11 of the NPPF.