

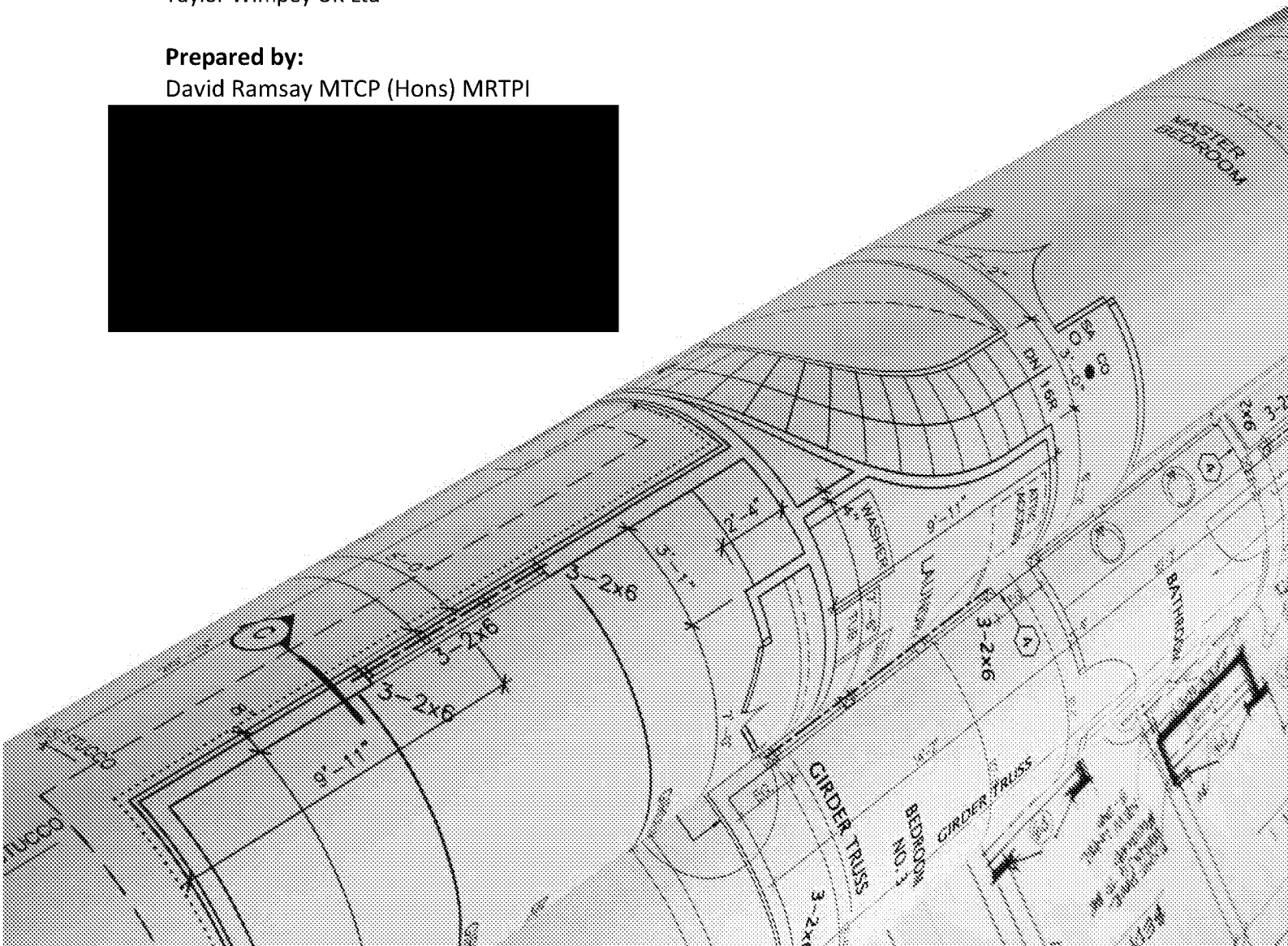
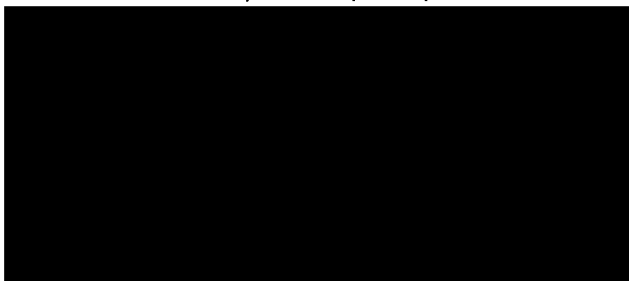
Planning Statement

Land at Nyton Road and Northfields Lane, Westergate and Land off Fontwell Avenue, Eastergate

Report date: December 2018

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1 Introduction

- 1.1. This planning statement is written on behalf of Taylor Wimpey Plc in support of a full application for 70 dwellings including 30% affordable housing at land at Nyton Road and Northfields Lane, Westergate, and Land off Fontwell Avenue, Eastergate. This would result in an additional 25 dwellings to that previously approved on the site, including 8 affordable dwellings.
- 1.2. This statement provides the reasoned planning case for the proposed development by assessing the proposed development against the adopted Planning Policy Framework (National and Local Planning Policy).
- 1.3. The planning application is supported by a series of environmental and technical reports as agreed with the Local Planning Authority including:
 - Design and access statement
 - Ecological report
 - Transport assessment
 - Drainage strategy
 - Travel plan

2 Site and Surroundings

- 2.1. The application site forms part of a wider site consented under outline application AL61/13 and subsequent reserved matters application AL/102/17/RES as detailed in section 3 below.
- 2.2. The wider site lies immediately adjacent to the northern settlement area boundary of Westergate and west of the edge of Eastergate. It is accessed via the south and east from the A29 Fontwell Avenue and to the west via Northfields Lane.
- 2.3. The application site is in the northern end of the main development site as shown below:



- 2.4. Westergate is identified as one of the 'six villages' that also include Aldingbourne, Eastergate, Wallberton, Yapton and Barnham.
- 2.5. The site is bounded to the west via residential development located along Northfields Lane. To the north west it is bounded by woodland screening adjacent to the land. To the west of Northfields Lane there are large open fields and to the north are generally small field boundaries, woodland planting and scattered residential property. To the south of the site are properties fronting the A29 Nyton Road which range from larger detached houses with generous gardens to smaller, more densely laid out houses at Barnett Close.
- 2.6. To the south east of the site are older properties within Eastergate Conservation Area close to the war memorial roundabout where the A29 meets the B2233 Barnham Road running east to west.
- 2.7. To the east and north east of the site is a car breakers yard with scattered residential development beyond it along Fontwell Avenue.
- 2.8. The site lies opposite the Westergate Community School and close to Eastergate CE Primary School. The Six Villages Sports Centre is also opposite the site with open space and recreational facilities also found in close proximity at Eastergate Sport Field and Aldingbourne Community Sport Centre.
- 2.9. The site is not subject to any environmental designations nor are there any designations in close proximity.
- 2.10. There are a number of trees and hedgerows within the site which will be retained as part of the landscaping of the proposed development.
- 2.11. The majority of the site is located in Flood Zone 1 with low annual risk of flooding. A Flood Risk Assessment was approved with the outline consent which, along with the Drainage Strategy submitted with the reserved matters, have helped inform the scheme design.
- 2.12. There are no public footpaths crossing the site although the site is surrounded on three sides by Northfields Lane, Nyton Road and Fontwell Avenue which all have footways and pedestrian routes which will connect to the remainder of Westergate village to the south. Northfields Lane (to the west of the site) is identified by Aldingbourne Parish Council as a potential greenway, allowing improved cycle and pedestrian links in the area.

3 Planning History

- 3.1. The section sets out the planning history for the site and major planning applications for residential development in the surrounding area.

The Site

- 3.2. A reserved matters planning application reference AL/102/17/RES for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings including 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping. The application was approved in January 2018.
- 3.3. This followed the outline planning application reference AL61/13, which was submitted to Arun District Council dated 7 August 2013. The application was for the demolition of the existing glasshouses, bungalow, stables and outbuildings and the residential development of up to 268 dwellings including 30% affordable housing (incorporating 60 senior living units) with associated access, public open space and landscaping. This application was refused by notice dated 14 February 2014.

- 3.4. A planning appeal was then submitted against the refusal of planning permission (reference APP/C3810/A/14/2217385). This appeal was allowed by a decision dated 23 February 2015 and is subject to 24 conditions.
- 3.5. The Inspector allowed the appeal mainly on the basis of a sub 5 year housing land supply in Arun. The key more detailed points were as follows:
- Character — the development of the site would not significantly impact on the surrounding landscape nor views of it. Any harm arising from the development would be localised and would allow compliance with adopted policies GEN 2 and 3.
 - Flooding / drainage — the outline proposals would not increase flooding elsewhere and would comply with adopted policy GEN 9
 - Highways — WSCC Highways did not consider that the impact of the proposed development to be severe and no highway reasons for refusal were offered.
 - Living conditions — the Inspector commented that there would be no discernable impacts on living conditions of local residents
 - Biodiversity — there would be no adverse impacts on protected species
 - Infrastructure - contributions secured by legal agreement under section 106 of the Town and Country Planning Act 1990 except for the contribution to the realignment of the A29 which was deemed unnecessary.

Surrounding Area

- 3.6. A planning application was submitted on 3 February 2017 by Cala Homes (AL/15/17/PL). This is a hybrid application with the first part being a full application for 101 dwellings with new access and associated works and the second part being an outline planning application with all matters reserved for 249 dwellings with access and associated works on land to the east of Westergate, Westergate Street, Watergate PO20 3QR. This application is still under consideration by Arun District Council.
- 3.7. We are also aware of the allocation for 2,500 houses which are allocated in the area around Westergate/Eastergate / Barnham.

4 Proposed Development

- 4.1. The proposed development is for 70 dwellings at land at Nyton Road and Northfields Lane, Westergate, and Land off Fontwell Avenue, Eastergate. The proposed development comprises a net increase of 25 dwellings within the application site area compared to that approved under application reference AL/102/17/RES. The number of houses in the application site will therefore number a total of 70 dwellings.
- 4.2. In terms of affordable housing – 8 three bed houses are proposed which equates to 32% affordable housing as a proportion of the 25 additional units proposed. Across the wider site, 30% affordable would still be achieved.
- 4.3. As per the accommodation schedule submitted with the planning application, the proposed residential development comprises the following mix:

Open Market Sale

- 2 x two bed houses

- 30 x three bed houses.
- 30 x four bed houses.

Affordable Housing (Residential)

- 8 x 3 bed houses (as 32% of the net increase of 25).

TOTAL of 70 houses

- 4.4. The tenure of the affordable housing provision is proposed to be split 50% Affordable Rent and 50% shared ownership.
- 4.5. The proposed development reflects the edge of settlement location and incorporates a mix of two to two and a half storey dwellings.
- 4.6. The existing trees on site are proposed to be retained. As per the approved reserved matters application, the proposed development includes provision for a significant proportion of new tree and hedgerow planting as part of a landscape buffer to the site boundaries, to enhance existing trees and hedgerows within the site and create significant areas for ecological enhancement.
- 4.7. Over 2.57 hectares of public open space is proposed within the wider site masterplan, taking account of existing trees and landscaping around the northern access road.
- 4.8. As per the outline consent and reserved matters, the main vehicular access will be from the A29/Fontwell Avenue where an access currently exists. Emergency access is proposed via Northfields Lane which is proposed to remain as a farm track with access for emergency vehicles only. A pedestrian/cycle access is also proposed from Nyton Lane.
- 4.9. A full description of the scheme design and its development is set out within the Design and Access Statement which accompanies this application.

5 Planning Policy Context

- 5.1. The planning policy context is formed of the National Planning Policy Framework (NPPF), the adopted Arun District Local Plan (2003), the Arun District Local Plan 2011-2031 (adopted July 2018) and the Aldingbourne Neighbourhood Development Plan 2014-2034 (adopted September 2016).

National Planning Policy Framework 2018

- 5.2. The key theme running through the NPPF is sustainable development. Paragraph 8 of the NPPF outlines three dimensions to sustainable development which are as follows:-
 - The economic role contributing to building a strong responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and co-ordinating development requirements including the provision of infrastructure.
 - A social role supporting strong and vibrant, healthy communities by providing a supply of housing to meet the housing needs of present and future generations, and by creating high quality built environments which support local services that reflect the community's needs and supports its health, social and cultural wellbeing.
 - An environmental role contributing to protecting and enhancing a natural built and historic environment and as part of this, helping to improve bio-diversity using natural resources

prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

- 5.3. Paragraph 10 of the NPPF details that development proposals should be determined in accordance with the Development Plan and in paragraph 12, that this should be an up to date Local Plan. Where the proposed development accords with the up to date Local Plan, it should be approved.
- 5.4. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means:
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - 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 provides 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.
- 5.5. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6. Paragraph 72 states that 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. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:
 - consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
 - ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
 - set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;
 - make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations).
- 5.7. Paragraph 73 states that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should 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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 5.8. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 5.9. Paragraph 102 states that transport issues should be considered from the earliest stages of development proposals, so that:
- the potential impacts of development on transport networks can be addressed;
 - opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - opportunities to promote walking, cycling and public transport use are identified and pursued;
 - the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
- 5.10. Paragraph 105 states that if setting local parking standards for residential and non-residential development, policies should take into account:
- the accessibility of the development;
 - the type, mix and use of development;
 - the availability of and opportunities for public transport;
 - local car ownership levels; and
 - the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 5.11. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.12. Paragraph 118 states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes.
- 5.13. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - local market conditions and viability;
 - the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

- the importance of securing well-designed, attractive and healthy places.

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- the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

5.15. Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

5.16. Paragraph 124 states that the creation of high quality 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.17. Paragraph 127 of the framework states Planning policies and decisions should ensure that developments:

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

- 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;
- 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
- 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.

Arun District Local Plan 2003 Saved Policies

- 5.18. Given the age of the Local Plan and time taken since adoption, the relevant policies for consideration in respect of this planning application are considered below. These are known as the 'Saved Policies'.
- 5.19. Policy GEN2 of the adopted Local Plan states that outside the defined built up areas development or redevelopment will not be permitted unless it is consistent with other policies in the Local Plan.
- 5.20. Furthermore Policy GEN3 identifies that the countryside will be safeguarded for its own sake. Development will not be permitted unless it is for a specific purpose mentioned in the Local Plan.
- 5.21. Given that the site benefits from outline planning permission, the principle of development has been considered acceptable by a Planning Inspector which therefore supersedes the application of these two policies.
- 5.22. Policy GEN7 states that planning permission will only be permitted if it demonstrates a high standard of design and layout. Development will only be permitted if:
- Makes sufficient use of land and buildings and in the case of new residential development, achieves net densities of 30 dwellings per hectare;
 - Demonstrates that it responds positively to the identified characteristics and resource of the site and area to create attractive places and spaces with the needs of local people in mind and respects and enhances local distinctiveness;
 - Promotes sustainable development, including effective use and conservation of energy and reducing the need to travel, particularly by car;
 - Does not have an unacceptable adverse impact on adjoining occupiers' land, uses or property and, where relevant, facilitates the development of adjoining sites;
 - Takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
 - Retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
 - Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; and
 - Provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.
- 5.23. Policy GEN8 states that development will not be permitted unless the infrastructure and facilities made necessary by the development are available or will be provided at the appropriate time. This is considered to have been covered within the requirements of the legal agreement signed as

part of the outline application pursuant to Section 106 of the Town and Country Planning Act 1990.

- 5.24. Policy GEN9 states that development which will material increase foul and/or surface water discharges will be refused unless the LPA is satisfied that either adequate drainage firstly exists or appropriate drainage capacity can be provided as part of the development.
- 5.25. Policy GEN12 relates to parking in the development.
- 5.26. Policy GEN20 states that residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1000 people and play equipment to meet the needs of the development as detailed within the Supplementary Planning Guidance.
- 5.27. Saved Policy DEV17 sets out the requirements for affordable housing on residential development sites although Arun District Council approved an interim affordable housing policy in August 2010 that requires developments of 15 or more units to provide 30% of the total residential units as affordable housing. 30% affordable housing is proposed in the proposed development.

Arun District Local Plan 2011-2031 (Adopted July 2018)

- 5.28. The new Local Plan was adopted in July 2018 and forms the basis for considering applications in the District, together with the saved policies in the 2003 Plan as detailed above.
- 5.29. Policy H SP1 sets out the Council's strategy for the provision of 20,000 new homes through the Local Plan period. Whilst the principle of development on the site is not in question, it should be noted that the site will deliver a total of 293 dwellings (net increase of 25 on the extant consent) which will contribute significantly towards reaching the 20,000 dwellings required by the Local Plan.
- 5.30. Policy H DM1 relates to housing mix. The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest HCA design guidance. For developments of 11 or more the Council shall require a balance mix of market and affordable dwelling sizes including family sizes accommodation, based on the most up to date SHMA recommendations. The policy states that the tenure mix for development schemes shall be negotiated on a case by case basis (our emphasis) taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHLA. In terms of the affordable housing, Policy AH SP2 states that for all developments in excess of 11 residential units, the Council will require a minimum of 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance. 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. The affordable dwelling mix should comprise the following range of homes:
 - One bedroom — 35-40%
 - Two bedroom — 35-40%
 - Three bedroom — 15-20%
 - Four plus bedroom — 5-10%.
- 5.31. The recently adopted Local Plan asserts that Arun has one of the highest older populations when compared to other Local Authority areas in the county. Having regard to the age profile of the district, the Council recognises the need to support provision of continuing care facilities for the elderly which may take the form of [inter alia] sheltered housing.
- 5.32. Policy H DM2 states that new and extended independent living and care homes will be permitted (notwithstanding that this development has an outline consent including an extra care scheme).

Design

- 5.33. The new Local Plan seeks to secure high quality development and places great importance in a holistic approach to good planning and good design being integral to quality of life. Policy D SP1 states that all development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives in forming sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must reflect the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, character materials, finish, architectural details and nearby habitats of the site and local area.
- 5.34. Policy D DM1 sets out a number of aspects of form and design quality that officers will consider in the determination of planning applications. It states that when considering any application for development the Council will have regard to the following aspects:
- Character — make the best possible use of the available land by reflecting or improving on the character of the site and surrounding area in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features.
 - Appearance/attractiveness — demonstrate a high standards of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
 - Impact — have a minimal impact to users and occupiers of nearby property and land.
 - Innovation — raises the standard of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
 - Adaptability — acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants, changes in wider work and social trends and be able to accommodate potential differing uses of public space.
 - Crime prevention — provide security measures that make places feel safer.
 - Trees and woodland — all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
 - Solar gain — within the constraints of the site and the local context, development proposals should maximise sunlight and passive solar energy.
 - Public realm — provide an enhanced layout, streets and public spaces so they are an attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture and facilities for bicycle storage.
 - Layout (movement) — utilise existing networks or improve access by delivery of a variety of integrated networks to and from residential areas, commercial zoned, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.
 - Layout (legibility) — deliver or contribute to the navigation within new or existing development scheme through the use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography) and/or a variety of detail within the public realm.
 - Public art — public art should be incorporated into schemes where there is capacity to do so. This could encompass a wide variety of elements to include art as part of the design of buildings and developments, landscaping, planting, street furniture, signage and lighting in the public realm which is accessible to all.

- Density — the density of new housing will make efficient use of land by providing a mix of development types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations.
 - Scale — the scale of the development should keep within the general confines of the overall character of the locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.
 - Aspects of form and design quality — development should also comply with the Arun District Council design guide.
- 5.35. Policy D DM2 states that the Planning Authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally described standards will provide guidance but development will be encouraged to make the most efficient use of land.
- 5.36. Policy D DM3 sets out the Planning Authority's expectations on external space standards. It states that the minimum garden depth should be 10m. The width should normally be the width of the dwelling. It then goes on to state the garden areas for various types of dwelling.
- Two bedroom terraced — 50 sq m
Three bedroom terraced — 65 sq m
 - Small semi or detached (three bedroom max) — 85 sq m
 - Large semi or detached — 100 sq m.
- 5.37. For flatted developments requirements range from 4 sq m for a one bedroom apartment to 9 sq m for a six bedroom apartment.
- 5.38. Policy ECC SP1 explains that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding, water stress, health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- 5.39. In order to achieve this the development must be designed to take account of the following issues:
- Location;
 - Water efficiency;
 - Shade/cooling, ventilation, solar gain;
 - Connectivity to the green infrastructure network;
 - Layout and massing;
 - Resilience of buildings and building materials to extreme weather events and; and
 - Capacity of drainage systems and incorporation of Sustainable Urban Drainage Systems (SUDS).
- 5.40. Policy CC SP2 seeks for all new residential and commercial development to meet the current energy efficiency standards, use design and layout to promote energy efficiency and incorporate decentralised, renewable and low carbon energy supply systems where possible. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable.

5.41. The Council's health and wellbeing objectives are outlined in Policy HWB SP1 which states that 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 (including outdoor fitness equipment) and safe, well promoted walking and cycling routes;
- Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- Ensuring that arts and cultural facilities are accessible to all residents and visitors in the district.

5.42. Furthermore, Policy OSR DM1 seeks to retain existing open space and to require additional open space, sport and recreation facilities in new developments. For larger scale developments, the quantity standard should be used to help determine the requirements for open space provision as part of the development. Plan pitch provision should be in accordance with the guidance set out in the Plain Pitch Strategy.

5.43. The Council's transport and development policies are set out in Policy T SP1. The principle of the residential development of the site has been confirmed by the outline decision. The policy requires the proposals to incorporate appropriate levels of parking in line with the West Sussex County Council Guidance on Parking Provision and the Arun Design Guide taking into account the consideration of the impact of development upon on-street parking. The proposals should be supported by an effective and deliverable Transport Assessment which demonstrates that the transport effect on the development on the local and strategy and road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable. The approach to transport should explain how the development has been designed to:

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements and have access to high quality public transport facilities;
- Create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter;
- Incorporate facilities for charging electric and plug in hybrid vehicles;
- Consider the needs of people with disabilities by all major transport.

5.44. Furthermore Policy T DM1 states that 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.

Historic Environment

5.45. Policy HER SP1 states that the Local Planning Authority will grant planning permission for development proposals that conserve or enhance the historic environment of the district. Specifically, for Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting. Specifically, Policy HER DM3 states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area provided that new buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings.

Natural Environment

- 5.46. Policy ENV DM4 seeks to secure the protection of trees, particularly those which are subject to Tree Preservation Orders (TPO). Where there are existing trees on or adjacent to a development site, developers shall be required to provide land and tree surveys, tree constraint plan, an arboricultural impact assessment. These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Aldingbourne Neighbourhood Development Plan 2014-2034

- 5.47. Policies within the Neighbourhood Plan have been considered during the development of the proposed scheme. Of particular note the following:
- Policy H1 — Quality of Design — this requires high quality design that reflects local character and reinforces local distinctiveness.
 - 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 the developments meet Lifetime Homes Standards or its equivalent will be supported.
 - Policy H4 — Affordable Housing. Any proposal for ten or more new dwellings should include 40% affordable units.
 - Policy H8 — Outdoor Space — all new dwellings must include an outdoor amenity space of adequate size and quality, either has a private garden or shared amenity area. Policy H9 — Attention to Detail. This policy seeks early consideration in the design process in respect of the location of items such as bin stores and recycling facilities, cycle stores, meter boxes, lighting, flues and ventilation ducts, gutters and pipes and satellite dishes/telephone lines.
 - 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 will be resisted unless the need for, and benefits of, development in that location clearly outweigh the loss.
 - Policy EH9 — Conservation Areas. Development proposals affecting the two Conservation Areas within the parish will only be supported where they preserve or enhance their character, setting and appearance.
 - Policy GA3 — Parking and new Development. Proposals must provide adequate parking 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.

6 Summary of Preapplication Discussions

- 6.1. In accordance with discussions with planning officers prior to the submission of the planning application, pre-application discussions have been undertaken as follows:
- Formal pre-application submission to David Easton of Arun District Council followed by a meeting to discuss the proposals on 6 October 2018. Key points of discussion were follows:
 - Increase in density on the site and whether this was in character with the wider site.
 - Housing mix / streetscene along the northern boundary of the site.
 - Layout of the northern and western boundaries.

- Quantity of open space provision which needs to meet the requirements of the wider site and add up to 2.27ha.

7 Development Considerations

Principle of Development

- 7.1. As detailed above, the site benefits from an outline consent for the proposed number and breakdown of residential units. In principle, the proposed development follows and accords with the outline consent and it is therefore considered that it is not necessary to revisit the principle of development of the site in this Statement.
- 7.2. The proposed development follows the broad parameters set out in the indicative Master Plan which accompanied the outline application and the site layout in the reserved matters. It is noted that the access was approved as part of the outline and therefore given that the positions of the accesses from Nyton Road, Fontwell Avenue and Northfields Avenue are in accordance with the outline consent.
- 7.3. In accordance with Policy GEN7, please see below the comment in relation to the 8 criteria of this policy:
 - The proposed development results in a density of which equates to a density of 25.45 dwellings per hectare. This is in accordance with the outline application which allows for a density range of 20-30 dph on the periphery of the site. This is reflective of the edge of settlement location close to the countryside. Furthermore, an increase of density is permitted in areas of high housing need as per paragraph 123 of the NPPF.
 - The proposed development has been designed to respond positively to the identified characteristics of the area such as non-residential streets centred around the central green (which contains the neighbourhood and local equipped areas of play) and allows the retention of the significant trees and hedgerows that are located on site.
 - The site will promote sustainable development as confirmed in the appeal decision and as promoted in the reserved matters application. The sustainability credentials of the proposed development is outlined in the Sustainability Statement which accompanies this application.
 - The site will not have an unacceptable adverse impact on adjoining occupiers' land, uses or property, although it will not facilitate the development of adjacent countryside land.
 - The significant trees and hedgerows have been retained within the proposed plans which will be supplemented by significant additional planting as proposed in the landscape plan.
 - The proposed layout plan shows that the safe movement of pedestrians and vehicles can be undertaken within the development site. The emergency access from Northfields Lane, pedestrian access onto Nyton Road and the main vehicular access from Fontwell Avenue will ensure permeability through the site for both vehicles and pedestrians/cycles and link into the roads through the village to the south.
 - Parking is provided in accordance with Policy GEN12 and West Sussex Parking Standards. Open space will be provided in accordance with Policy GEN20.
- 7.4. In addition to considering the proposed development against the saved policies of the Arun Local Plan, the scheme has been considered against the policies of the new Arun District Local Plan, so far as they are relevant.
- 7.5. The provision of an additional 25 dwellings on the site (taking the total to 293), will contribute to the council's strategy for the provision / supply of 20,000 new homes through the Local Plan

period as set out in Policy H SP1. The increased number of houses proposed in this application will further assist in addressing the shortfall of housing supply.

- 7.6. In accordance with Policy H DM1, a range of dwelling types and sizes is proposed in the scheme as detailed in the Design & Access Statement. As detailed in the Schedule of Accommodation submitted with the planning application, 2, 3, and 4 bedroom dwellings are proposed in the development. It is considered that this is a suitable range of dwellings to conform with Policy H DM1. The mix of affordable dwellings comprises three bedroom houses. The latter is in accordance with Policy H DM2 of the new Local Plan which states that new independent living and care homes will be permitted.
- 7.7. The change in dwelling mix when compared to the outline / reserved matters schemes, replacing some 4 beds with 2/3 bed dwellings, accords with the latest demand in housing market analysis. The revised mix will assist in the saleability of the properties.

Design & Layout

- 7.8. The design of the proposed dwellings and pallet of materials is considered in full in the Design and Access Statement which accompanies the planning application. Traditional style dwellings with pitched roofs are proposed, which reflect the predominant vernacular surrounding the site.
- 7.9. A limited pallet of materials has been selected to reflect the materials present in the surrounding area. As detailed in the Design and Access Statement, these will comprise four types of brick, elements of cladding and flint panels, with elements of tile hanging. Double glazed windows and doors are proposed throughout.
- 7.10. The layout of the proposed development has been considered to make sure that it makes the best possible use of the available land in accordance with the indicative layout plans submitted with the outline application. Notwithstanding that, it is considered that the character and density of the development reflects the surrounding area and the edge of countryside location of the site as indicated in the appeal decision for the outline application. This is also consistent with paragraph 123 of the NPPF.
- 7.11. As detailed in the Design and Access Statement, and the streetscenes of the northern and southern parts of the proposed development parcel demonstrate that a 'loose grain' is retained as far as is possible in this development, whilst maintaining an efficient use of land.

Scale

- 7.12. The proposed development is predominantly two storeys in scale. This reflects the predominant scale of the buildings in the surrounding area. Given the relatively low lying nature of the site, the presence of existing landscaping and the proposals for new landscaping it is unlikely that the site will be overly visible in the landscape. This reflects the views of the planning inspector in the appeal decision for the outline.

Landscaping

- 7.13. Plans and a report detailing the proposed landscape strategy accompanies this reserved matters application. These build upon the original report in support of the outline application in which the Inspector concluded that there would be limited harm to the surrounding countryside and views thereof, and that the proposals would not significantly harm the character and appearance of the surrounding countryside. The Landscape and Visual issues report submitted with this application confirms this opinion. The proposed on site planting will serve to further screen the proposed development from the surrounding area.
- 7.14. The Landscape and Visual Issues report submitted in support of this application concludes that overall it is considered that the landscape design associated with the proposed development

addresses the residual landscape and visual effects identified in the outline assessment and, in our opinion, is in general accordance with the relevant planning policies.

External Space Standards

- 7.15. As detailed in Section 5, the council has set out its external space standards. The majority of the proposed dwellings will accord with these stated space standards. On the few dwellings where this has not been possible, the dwellings have been designed as close to these standards as possible. Notwithstanding this, there is a significant amount of public open space within the site which will provide sufficient public amenity space for the whole site.
- 7.16. Open space is provided on site. The policy requires 2.27ha for the proposed number of dwellings. The proposed development proposes 2.57ha as detailed on the application plans.

Climate Change

- 7.17. To accord with Policy ECC SP1, the development has been designed to take account of its location, providing appropriate layout and massing and connectivity to the green infrastructure network. The site is located in Flood Zone 1 and therefore is at a low risk of flooding.

Health and Well Being

- 7.18. As detailed above, the wider site benefits from a comprehensive and significant provision of outdoor amenity space and infrastructure to encourage physical exercise and healthy living. This includes footpaths and shared surfacing in the proposed road network and walkways around the northern edge of the site. The dwellings all have access to external private or communal amenity space. This is in accordance with Policy HWB SP1.

Transport and Access

- 7.19. The proposed development does not propose any amendments to the site's access arrangements. The site incorporates a total of 206 parking spaces, 21 of which are unallocated.
- 7.20. The Transport Statement submitted with the application concludes that the proposed additional dwellings would result in an additional one trip every 5 minutes on average over a 12 hour period compared with the consented scheme. Therefore it is not anticipated that the proposals would have a significant impact on the operation of the wider highway network.

Historic Environment

- 7.21. As discussed earlier in this document, the wider site boundary is within approximately 80m of the Church Lane Conservation Area. In terms of the impact of the proposed development, the Inspector commented that the site is generally low lying with no significant changes in levels. Although it sits outside the settlement boundary it does not form part of the more open landscape to the west and south. More importantly, the Inspector for the outline scheme concluded that due to the relatively low lying nature of the appeal site and its open character, some of the proposed dwellings would be noticeable when viewed from Fontwell Avenue and to a lesser extent from Nyton Road. However, due to the significant distances between the site boundary and the existing dwellings and, therefore, the Church Lane Conservation Area, the impact on these would not be significant.

Natural Environment

- 7.22. In accordance with Policy ENV DM4, the proposed development will secure the protection of existing trees and hedgerows on the site which will be supplemented by new landscaping. An Arboricultural Impact Assessment, Tree Constraints and Tree Survey is submitted in support of the application. This demonstrates that the applicants have taken a comprehensive view of the retention of existing trees and hedgerows on the site which have been included within the proposed landscaping scheme.

- 7.23. The outline application and subsequent reserved matters application was supported by a range of ecological surveys which concluded that the proposed development of the site would not, following mitigation, cause any significant adverse impacts on protected species. Based on this evidence the County Ecologist did not raise an objection to the outline application.
- 7.24. A phase 1 survey together with bat and dormice surveys have been produced by a qualified ecologist in support of the outline and reserved matters application. In summary, they recognise the potential for a range of protected species on the site, which will not be adversely impacted subject to the mitigation measures being undertaken as per the recommendations in the reports. This reflects the view of the Inspector in the appeal decision.

8 Conclusions

- 8.1. The principle of residential development on this site has been firmly established by the outline and reserved matters permissions granted on the site.
- 8.2. These decisions have set out density parameters, open space standards, parking standards, scale, layout and appearance.
- 8.3. This detailed application seeks to amend the upper section of this site to include a net increase of 25 dwellings above that consented in the outline and subsequent reserved matters (taking the total dwellings to 293). This has been achieved through amending the mix of the proposed dwellings to include more 2 and 3 bed properties which better reflects market demand, whilst providing a greater number of dwellings to assist in meeting housing need.
- 8.4. It should be noted that of the additional 25 units, 8 will be affordable (32%) thus ensuring that a level of 30% affordable will be maintained on site, in line with both adopted planning policy and the original consents.
- 8.5. As detailed in the appeal decision to the outline, negotiated in the reserved matters and is demonstrated in the submission pack there is sufficient capacity in drainage systems and the development of the site will not result in an increase in flooding either on or off site.
- 8.6. Given the above analysis, it is considered that the proposed development will accord with adopted planning policy, including that of the Aldingbourne Neighbourhood Development Plan and this full application for 70 dwellings (net increase of 25 over the extant consents) should therefore be approved.

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