

Batcheller Monkhouse

Land at Byfields and Nightingale Cottage
Nyton Road, Westergate

Planning, Design and Access Statement

June 2020

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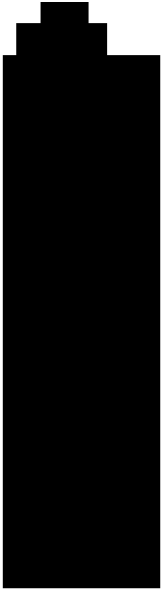
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Batcheller
Monkhouse

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CLARE BARTLETT MPTOP, PHMA
Head of Planning, Partner



1. Introduction

This Planning, Design and Access Statement has been prepared in support of a planning application for the following:

Demolition of 2no. existing dwellings and the erection of 7no. dwellings, with associated parking, bin store, alterations to the existing access and the extension of the existing footway.

The application is made on behalf of Ms Elizabeth Halton and Ms Siobhan Hickie.

This statement sets out the details of the site, the background to and details of the proposals and an appraisal of the scheme against all relevant planning policies.

2. Site Description and Surrounding Area

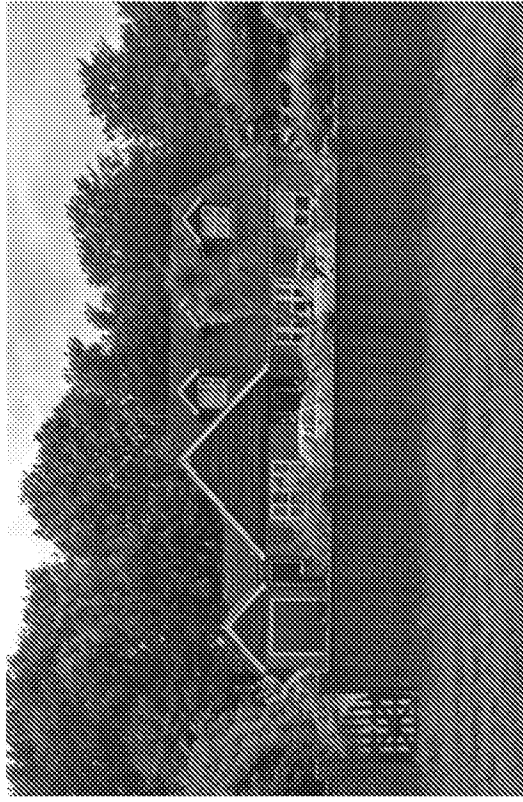
The Site

The application site lies partly within the built-up area boundary of Westergate on a 0.28 hectare plot.



The site comprises two residential detached properties known as Byfields and Nightingale Cottage.

Byfields is a large 1.5 storey house of modern construction sited within a large plot measuring approximately 1900sqm. There is garden to all sides of the property which has direct vehicular access on to Nyton Road.



Byfields

There is a 3.4m grassed verge in front of the property which connects the site to a made pathway that leads into the centre of Westergate and to Barnham.

Byfields lies within the built up area boundary of Westergate.

Nightingale Cottage is a two storey property with a single storey extension on the southern side and three outbuildings. The plot extends to approximately 764sqm.

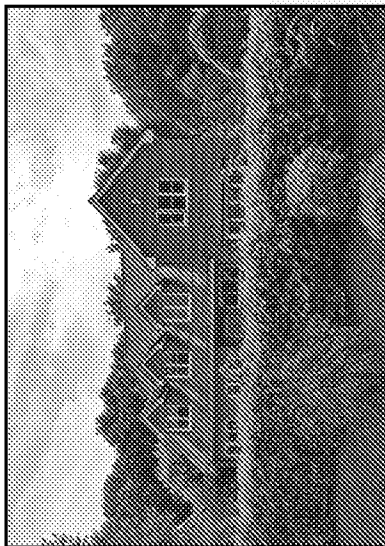


Nightingale Cottage

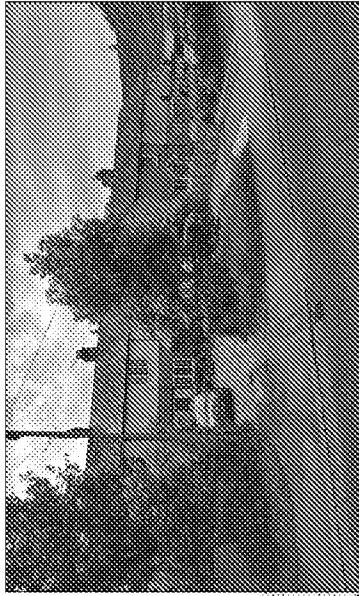
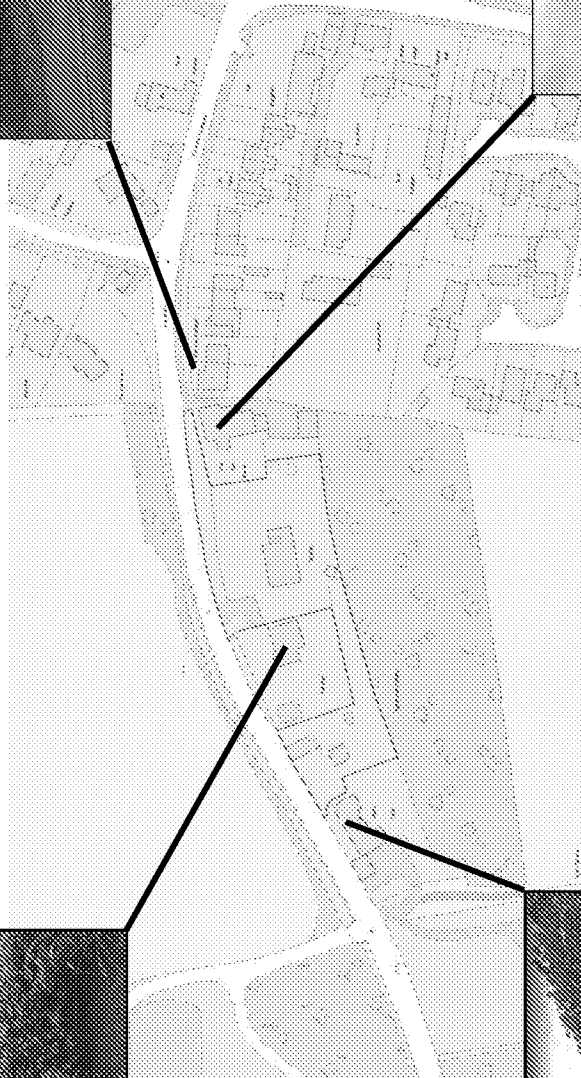
The property has direct access on to Nyton Road. Whilst it lies outside the built-up area boundary it does lie within a row of houses, separated from Byfields by one other property (Mill View).

Surroundings

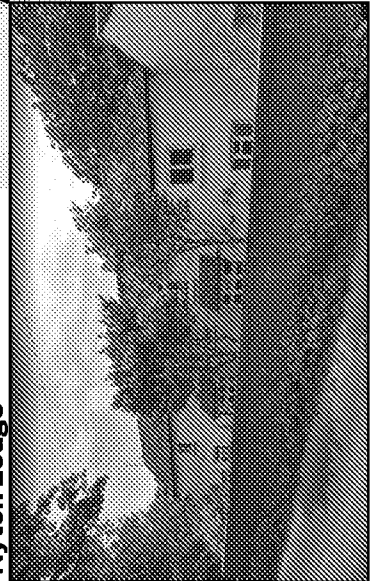
The site lies in a row of houses all fronting Nyton Road. To the east of the site are residential properties, to the south is a lightly wooded area, to the north is Nyton Road with farmland beyond, and to the west is a residential property known as Nyton Lodge. Nyton Lodge is Grade II listed,



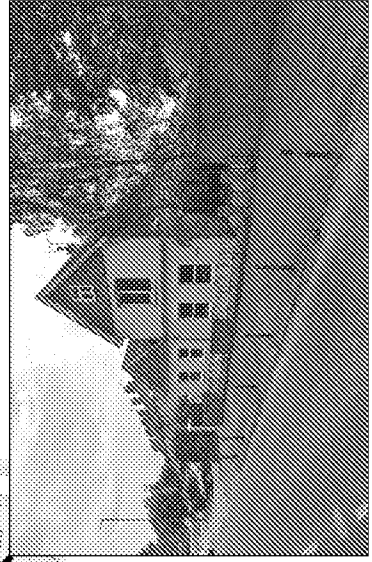
Mill View



Elm Tree Cottages



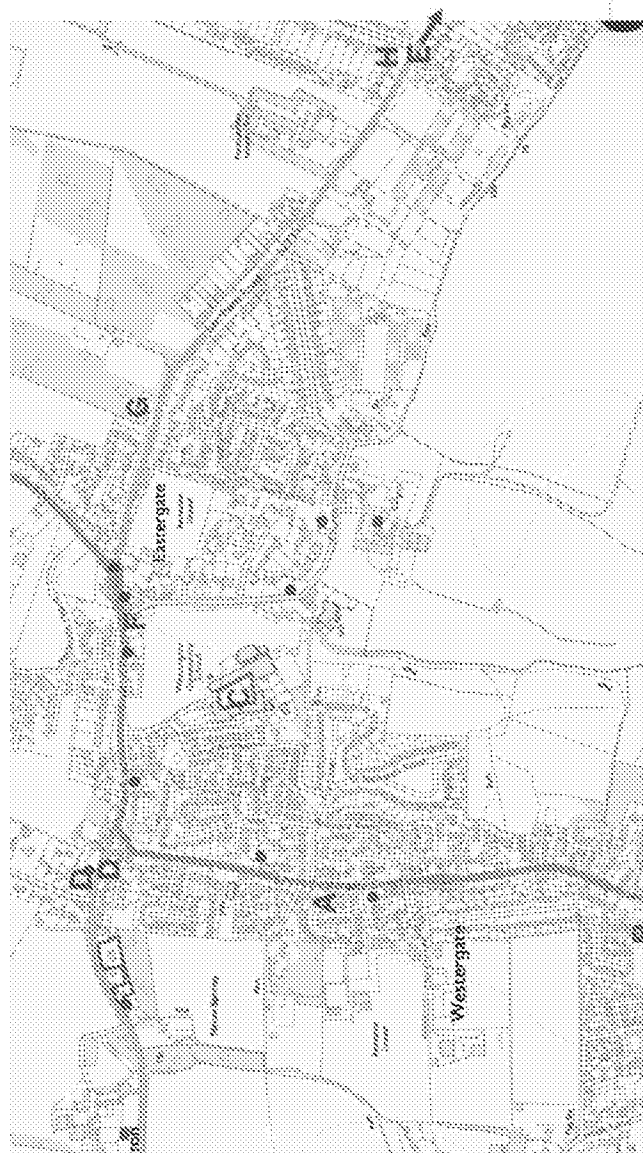
Nyton Lodge



The Old Stores

Both Byfields and Nightingale Cottage are accessed independently and directly on to Nyton Road. Nyton Road has a pavement which begins 64m to the east of Byfields' access. The pavement provides a pedestrian link to local shops and services detailed below.

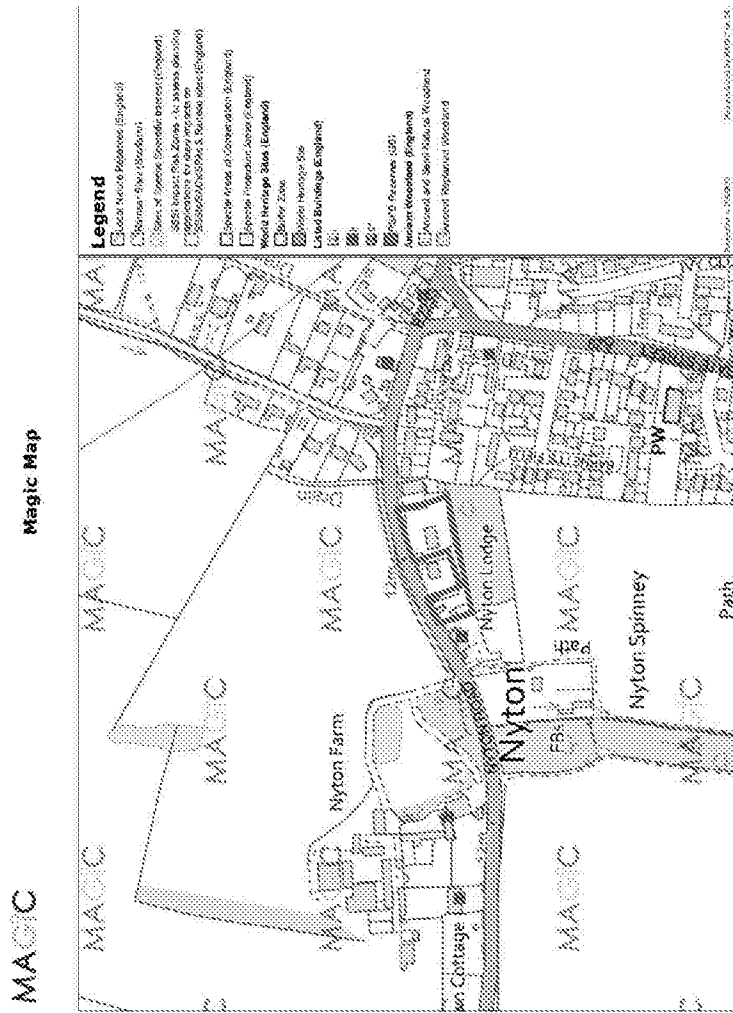
Map Ref	Facility	Address	Distance from site
A	Grocery Shop	Hirange, Westergate Street	0.4 miles
B	Primary School	Aldingbourne Primary School, Westergate Street	0.7 miles
C	Secondary School	Ormiston Six Villages Academy	0.4 miles
D	Bus Stop	Nyton Road (Compass Services 85 and 85A between Arundel and Chichester)	120 metres
E	Train Station	Barnham Train Station	1.7 miles
F	Post Office	Eastergate Post Office, Nyton Road	0.4 miles
G	Doctors Surgery	The Croft Surgery	0.5 miles
H	Dentist Surgery	Chantry House Dental Practice	1 mile



3000 Questions

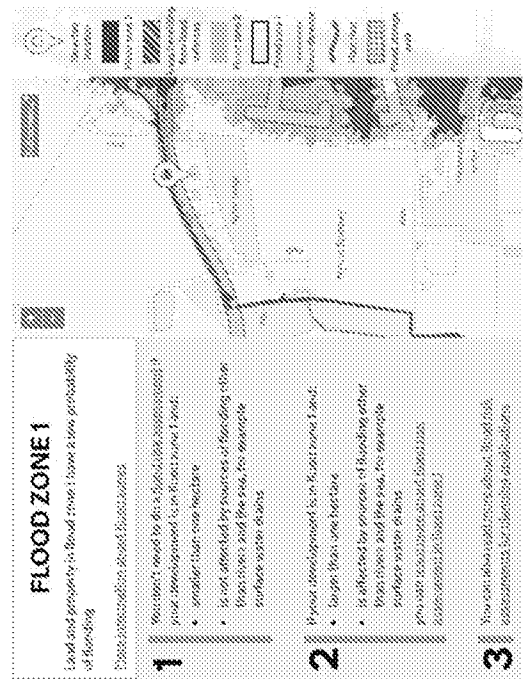
The site itself is not subject to any environmental designations. The site comprises mainly cultivated amenity grassland with some bare ground and buildings of limited ecological value.

A search was undertaken on the MAGIC website resource and no statutory or non-statutory designated sites were identified within 1km of the site's boundaries.



The entirety of the site lies within Flood Zone 1 which has a low probability of flooding.

The site is also at very low risk of flooding from surface water, rivers and the sea.



Historical Designations

There is a Grade II listed building immediately to the east (Nyton Lodge), list entry no. 1027702. The listing describes the property as being an 18th century two storey building, faced with flints with brick dressings and quoins all now painted. Two modern bays have been installed on the ground floor.



Nyton Lodge

Planning History

The site has been the subject of the following applications:

Planning Application Reference AL/131/05 - Land east of Byfields

Outline application for a detached house and garage

Withdrawn 23.01.06

Planning Application Reference AL/84/02 – Land to east of Byfields

Outline application for detached dwelling

Application refused 06.12.02 , Appeal outcome unknown

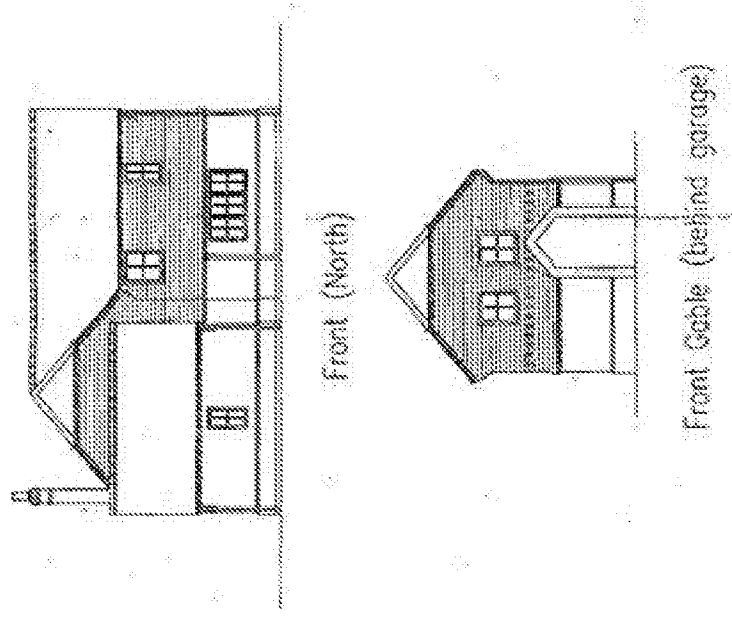
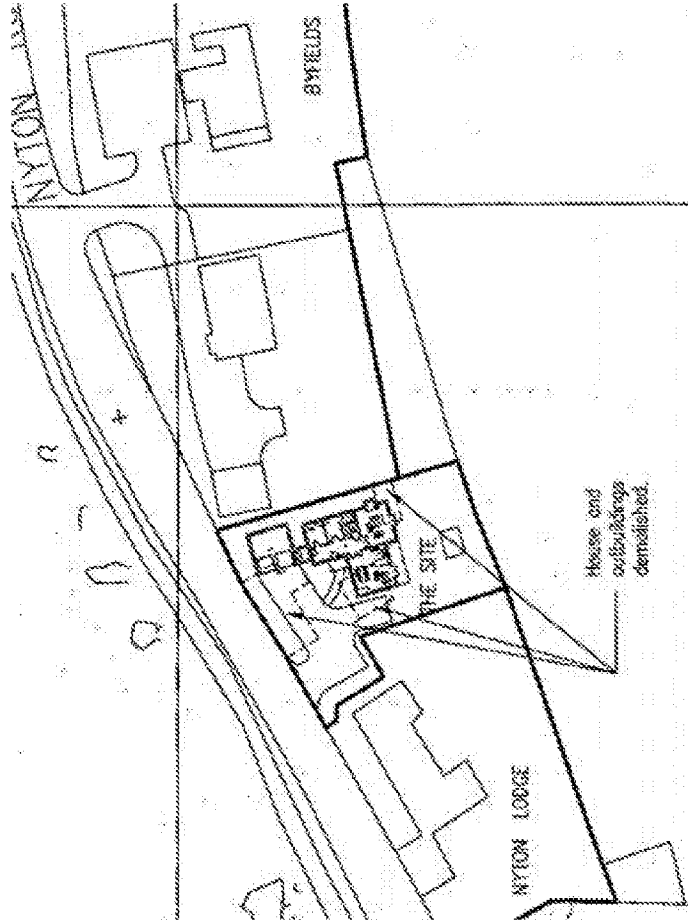
Planning Application Reference AL/25/02 - East Garden of Byfields

Outline application for 1 detached 2 bedroom cottage and single garage

Application refused 10.05.02, Appeal dismissed.

Planning Application Reference AL/15/13 – Nightingale Cottage

Renewal of unimplemented planning permission AL/26/10 for demolition of existing home and outbuildings and erection of 5 bedroom house with attached garage.



Approved Plans for the redevelopment of Nightingale Cottage

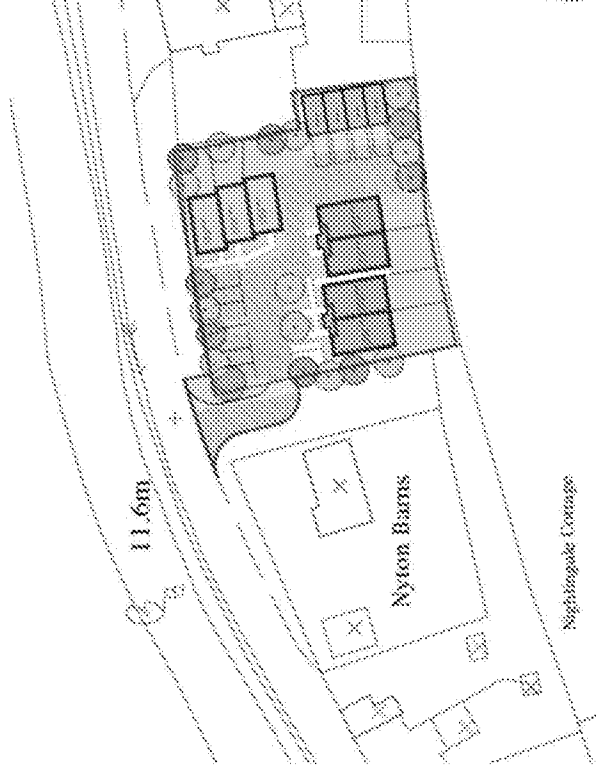
Application approved 02.04.13

Pre-Application

A pre-application submission was made to Arun District Council in November 2015 relating to a proposed redevelopment of Byfields. The proposal was for the demolition of the existing house and the erection of 7 no. houses. A copy of the pre-application advice received is attached at Appendix A.

In summary, the advice confirmed the following:

- No real common building line / sense of character along this part of Nyton Road
- No general objections to the proposed layout
- As there are existing dwellings side on to Nyton Road this arrangement is acceptable, however the flank elevation fronting Nyton Road should not be plain or featureless.
- Use of attractive rural materials or window detailing will be important.
- In terms of scale, the new development should take account of its surroundings. An element of 2 storey could be acceptable but the overriding scale should be 1.5 storeys.
- No immediate concerns about the relationship of the proposed dwellings to existing properties. At least 20m is provided between Old Stores and there are no windows in the side of Mill View that could be affected.
- Good sized gap between Mill View and the closest proposed dwelling so there should be no impacts on the amount of sunlight enjoyed by Mill View.
- The shared access is well away from the neighbouring property so its increased use will not be detrimental to amenity.
- Policy at the time required gardens to be at least 10m deep, however this policy has since been deleted.
- A commuted sum in lieu of on-site affordable housing will be sought (no longer required for developments of less than 11 units)
- 16 car parking spaces would be required alongside secure cycle parking



Pre-Application Layout

3. Planning Policy

Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the relevant development plan comprises the Arun Local Plan 2011-2031 (adopted July 2018), the Aldingbourne Neighbourhood Plan 2014-2034 (adopted November 2016) and the West Sussex Joint Minerals Local Plan (adopted July 2018)

The National Planning Policy Framework is a material consideration.

National Planning Policy Framework

The NPPF (2019) sets out the three dimensions to sustainable development: economic, social and environmental within Paragraph 8. These dimensions give rise to the need for the planning system to perform a number of roles, namely:

- an 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 coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11c confirms that for decision taking this means approving development proposals that accord with the development plan without delay. Paragraph 11d states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

Footnote 7 clarifies that for applications involving the provision of housing, Paragraph 11d also includes situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer (as identified below), or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

Paragraph 117 seeks to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. Planning authorities are required to meet their Objectively Assessed Need for housing in a way that makes as much use as possible of previously developed or 'brownfield land'.

Authorities are also required in Paragraph 73 to identify and update annually a supply of specific deliverable sites sufficient to provide 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.

This supply should also include a buffer of either a 5% to ensure choice and competition in the market for land; 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or a recently adopted plan; or 20% where there has been significant under delivery of housing over the previous three years (below 85% of the housing requirement measured against the Housing Delivery Test).

Paragraph 75 states that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.

Paragraphs 14 relates to Neighbourhood Plans and states that where the presumption in favour of sustainable development applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided that all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

Paragraphs 4.7, 4.8 and 4.9 above are of particular relevance to this application as Arun District Council do not currently have an up to date Five Year Housing Land Supply (as set out below), are below 95% of the local planning authority's housing requirements of February 2019, and the relevant neighbourhood plan is more than two years old.

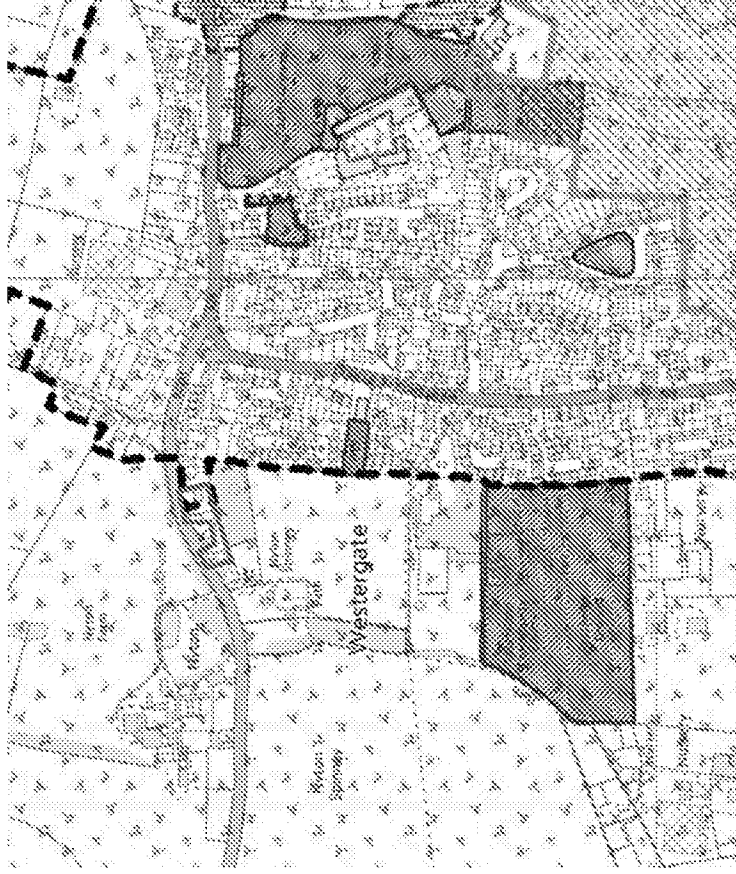
Finally, Chapter 14 of the NPPF relates to the challenge of climate change, flooding and coastal change. Paragraph 163 states that development should only be allowed in areas at risk of flooding where, in consideration of a site-specific flood risk assessment, it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Arun Local Plan (2011-2031)

The Arun Local Plan was adopted in July 2018 and sets out the long-term vision for the District until 2031.

The accompanying Proposals Map identifies the Byfields part of the site as lying within the built-up area boundary, with Nightingale Cottage lying outside. The site also lies within a Sharp Sand and Gravel Minerals Safeguarding Area.



Proposals Map Extract (Application Site outlined in red)

Policies that are considered to be of relevance to the proposals are as follows:

Policy SD SP1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.

Policy SD SP1a confirms the Council's aim to provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure. It states that strategy is to provide for development in the countryside area which reflects its character and role as the coastal plain and encourage the effective use of previously developed land, provided that it is not of a high environmental value.

Policy C SP1 relates to areas outside the Built-Up Area boundary and states that land will be defined as countryside. Development will be restricted to specific uses. It continues to note that the Council will take into account cumulative impact of development in the consideration of planning applications and early consideration will need to be given to landscape and biodiversity enhancement, recreation provision and access routes.

Policy GI SP1 states that all major development must be designed to protect and enhance existing green infrastructure assets and the connections between them, to ensure a joined up Green Infrastructure Network.

Policy H SP1 states that at least 20,000 new homes will be accommodated in the District between 2011-2031. Strategic housing sites are allocated providing for 10,750 homes. Additional non-strategic allocations will be made across the District through Neighbourhood Plans and a Non-Strategic Site Allocations document.

Policy H DM1 requires a mix of dwelling types and sizes to be provided that adhere to the latest Homes and Communities Agency design guidance. Developments of less than 11 units are not required to provide affordable housing.

Policy LAN DM1 requires development to respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development patterns of settlements should be respected.

Policy HER DM1 relates to listed buildings. Proposals affecting listed buildings will be required to preserve or enhance the historic character, qualities and special interest of the buildings. The setting of the building should be protected, and where possible enhanced.

Westergate is one of the ‘six villages’, located close to Eastergate and Barnham which all share many facilities such as schools, shops and healthcare facilities. The Local Plan states that Westergate, alongside other villages, will develop its role as ‘a well-connected large village serving inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services, supported by improved transport links.’

West Sussex Joint Minerals Local Plan

Policy M9 relates to the safeguarding of mineral reserves against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:

- Mineral sterilisation will not occur; or
- It is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
- The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Aldingbourne Neighbourhood Plan (made November 2016)

Policy H1 requires housing proposals to be of high quality design that reflects the local character and reinforces local distinctiveness.

Policy H2 requires a housing mix of housing types, sizes and tenures to be provided to meet local needs.

Policy H3 requires the density of new development to be appropriate to its location.

Policy H4 requires affordable housing to be provided as part of schemes of 10 or more dwellings.

Policy H6 supports residential developments on infill and redevelopment sites within the built up area boundary subject to set criteria.

Policy H8 requires all new dwellings to be provided with outdoor amenity space of adequate size and quality.

Policy H9 requires various items to be considered and included within a scheme, including bin and cycle stores, meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes and telephone lines.

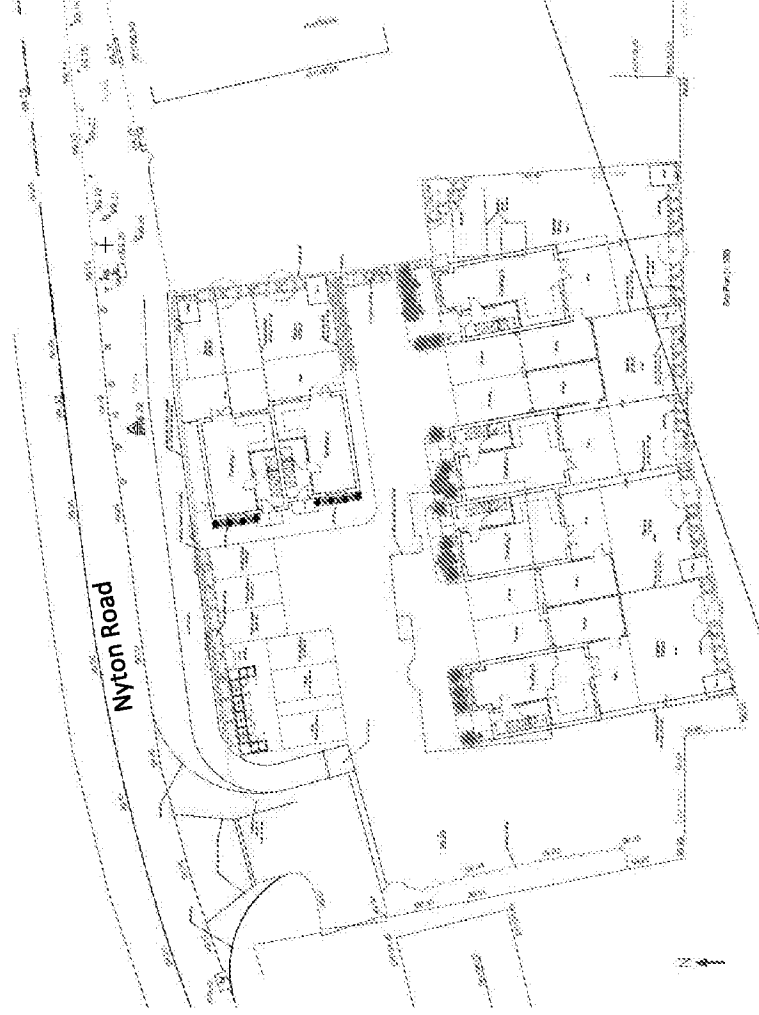
Policy EH1 supports proposals within the built-up area boundary of Westergate subject to meeting the requirements of other plan policies. Proposals for development outside of the built-up area boundary that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure.

4. Proposed Development

The planning application proposes the demolition of Byfields and Nightingale Cottage and the erection of seven dwellings. Six dwellings are proposed on the site of Byfields, and one dwelling on the site of Nightingale Cottage.

Byfields

The new dwellings would be arranged along the southern and eastern boundaries of the site as 2 x semi-detached and 4 x link-detached dwellings.

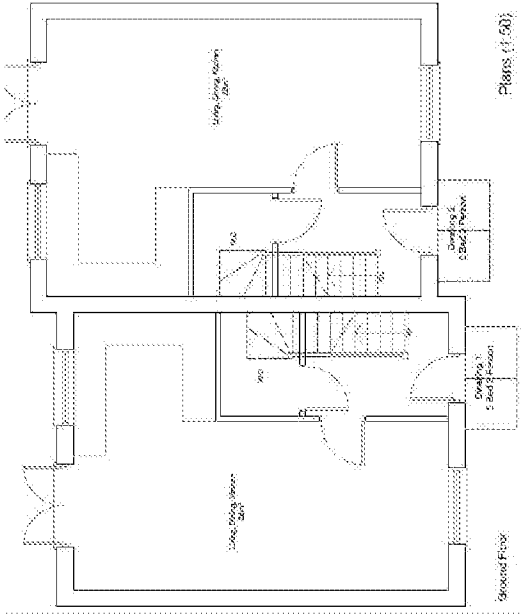
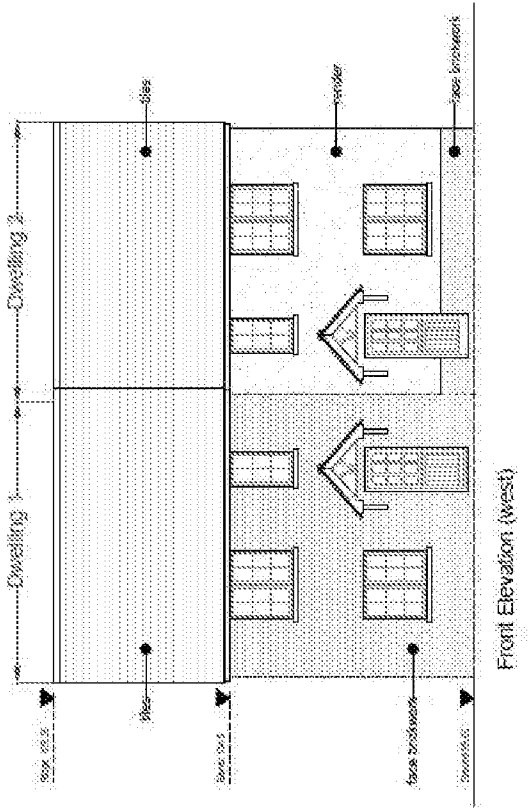


Proposed Site Layout

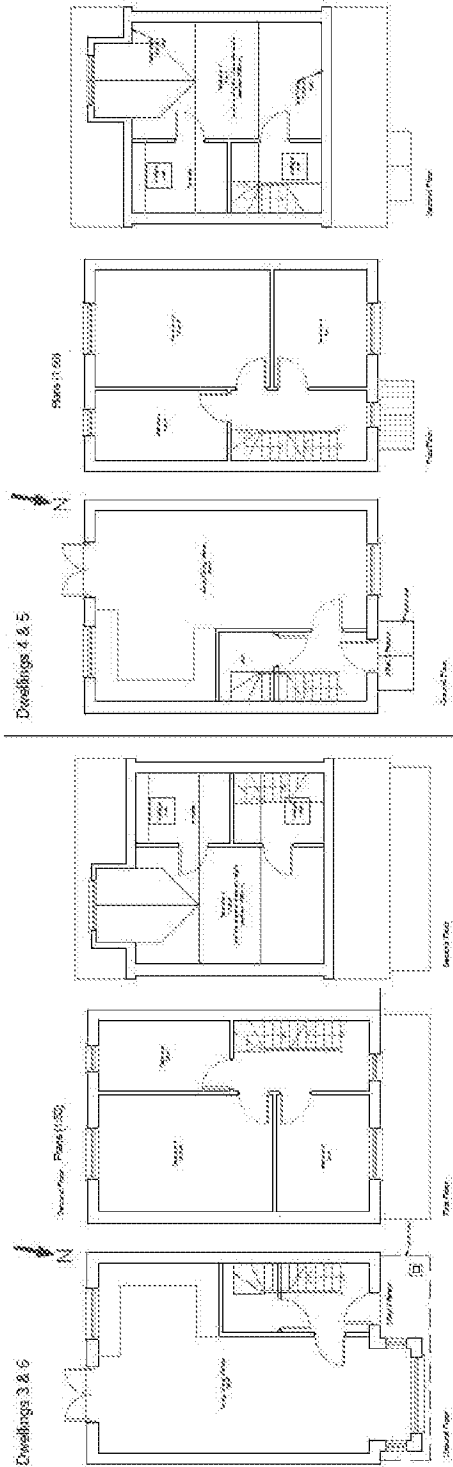
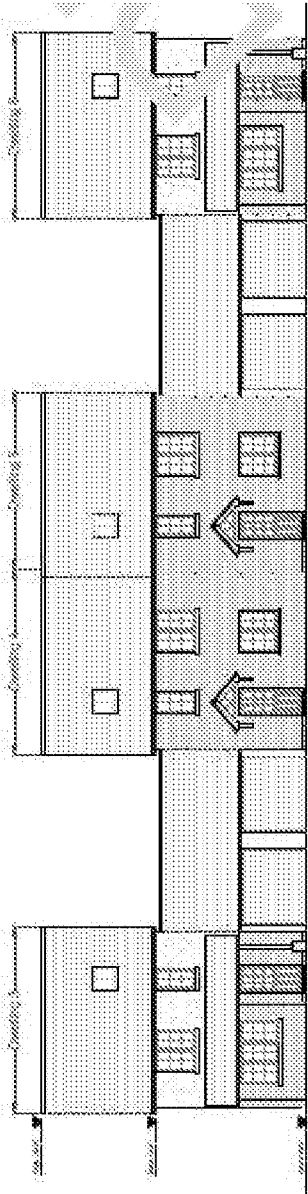
The houses would provide the following accommodation:

Unit No.	Floorspace (sqm)	No. of Bedrooms	Size of Garden (sqm)	No. of car parking spaces
1	70	2	56.5	2
2	70	2	48.5	2
3	102.6	3	151	2
4	99.19	3	91.5	2
5	99.19	3	74.6	2
6	102.6	3	76.6	2

Units 1 and 2 would be oriented east-west with an open plan kitchen, dining and living area with WC on the ground floor, and two bedrooms with family bathroom on the first floor. Car parking for both properties would be provided as allocated bays along the site frontage.

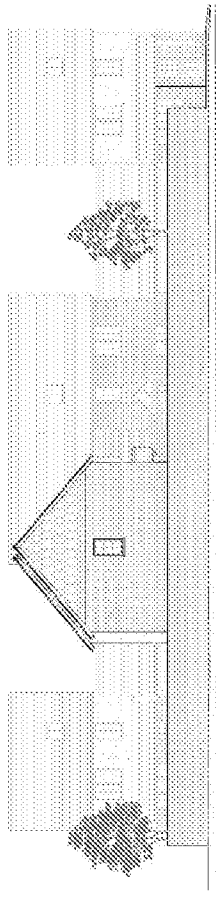


Units 3-6 would be sited along the southern boundary and oriented north-south. An open plan kitchen, dining and living room with WC would be located on the ground floor, two bedrooms and family bathroom on the first floor, with a master ensuite bedroom within the roof space. Each house would be provided with a garage and second parking space to the front.



The dwellings would sit very slightly lower than The Old Store with a maximum ridge height of 8.5m and eaves height of 4.95m.

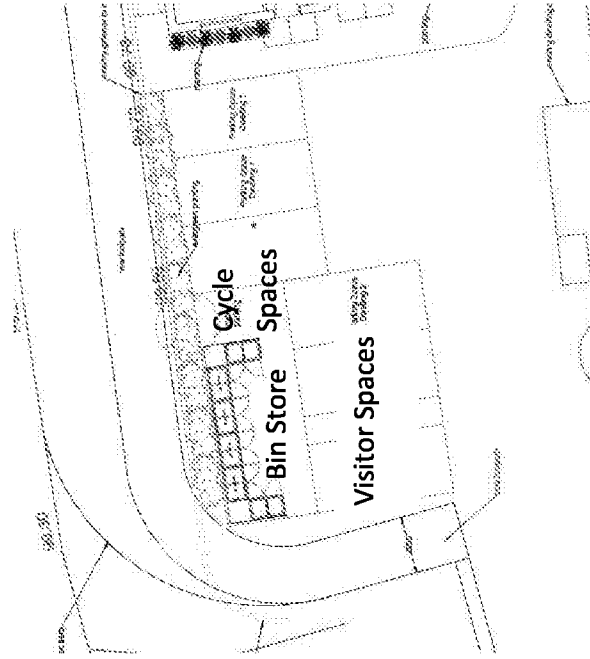
The houses have been designed to reflect materials and detailing found within the local area with use of render, tile hanging and face brickwork on elevations, with



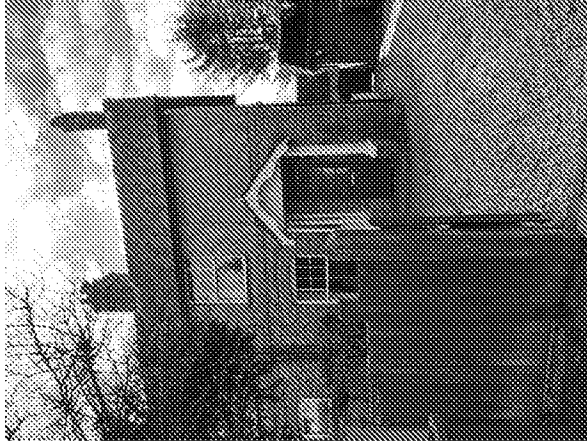
View from Nynton Road

A bin store would be provided close to the site entrance for ease of collection. This would be within 30 metres of each house.

A cycle parking area would be provided alongside. Two visitor car parking spaces are also provided.



The Old Stores



Elm Tree Cottages



Nynton Lodge

The scheme has been designed to meet National Space Standards and has been guided by the Arun District Design Guide. Whilst the Design Guide is currently in draft form it has been adhered to wherever possible in the interests of good design and to ensure a high quality standard of living and amenity. In particular the following are features of the development:

- All dwellings meet national minimum housing space standards
- Distance of at least 23m between rear of Units 1 and 2 and side elevation of The Old Stores
- Distance between Mill View and the nearest dwelling is preserved at 12metres with no facing windows
- Majority of dwellings are south facing to maximise natural daylight and sunlight entering the properties
- Houses sited around a central courtyard providing a sense of enclosure and community and enhancing natural surveillance
- All houses have a planted privacy strip
- Shared space access area
- 2 metre long front gardens to each property
- Rear private gardens sited so as to maximise privacy and of regular shape to maximise available space. Whilst the gardens serving 1 and 2 are slightly less than 10.5 m (9.8m and 9.7m), the neighbouring The Old Store is 14 metres away from the boundary providing suitable separation space to preserve neighbouring amenity.
- Access to rear gardens possible either through a side gate (Units 1, 2, 3 and 6) or garage (Units 4 and 5).
- Bin store provided within 30m of each property sited close to the site entrance for ease of collection.
- 2 allocated car parking spaces with charging points per dwelling plus 2 visitor spaces and cycle parking facilities. Located close to the site entrance for ease of recognition.
- Provision of a pavement along side Nyton Road to connect the site to the existing pavement.

Access and Parking

The development will be served via the existing access on to Nynton Road. The access will be widened to 6 metres with a bellmouth radii of 8 metres to allow for vehicles to pass at the site entrance. With the demolition of Nightingale Cottage and the associated wall, visibility splays of 2.4m x 69m (eastbound) and 2.4m x 78m (westbound) can be achieved. This is the required visibility for the 85th percentile speeds recorded on Nynton Road between 24th and 30th March 2017 (please see Appendix B) of 36.9mph (eastbound) and 39.8mph (westbound).

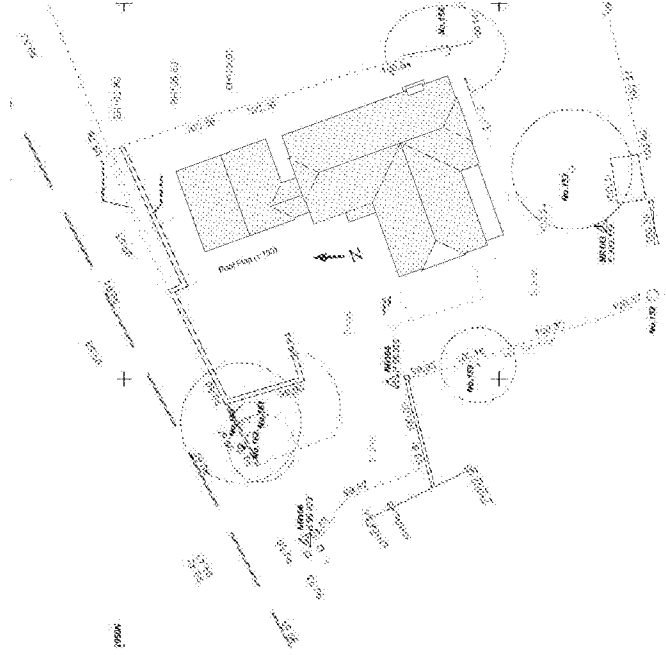
Currently the existing footway on the southern side of Nynton Road terminates approximately 60m east of the proposed site access, with a grass verge connecting the site to the footway. As part of the development proposals, a new 2 metre wide footway will be provided flanking the eastern side of the access road which will tie into the existing footway along Nynton Road.

Fire tender and refuse vehicle access is provided within the site with a 10 metre wide strip along the western boundary retained to allow for such vehicles to reverse and leave the site in a forward gear.

All houses will be provided with 2 allocated spaces and a shed for cycle storage. 2 visitor spaces and a cycle store will also be provided. All residents bays will be provided with a charging point.

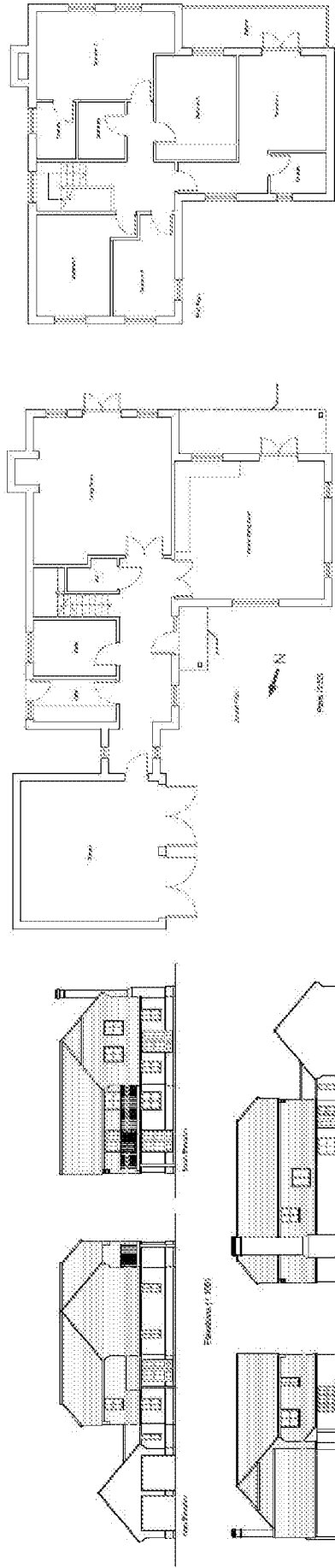
Nightingale Cottage

Following the demolition of the existing cottage and outbuildings, a replacement dwelling is proposed to be erected. The replacement dwelling would be set back slightly from Nynton Road and a new boundary wall provided.



The house would provide the following accommodation:

Unit No.	Floorspace (sqm)	No. of Bedrooms	Size of Garden (sqm)	No. of car parking spaces
1	189	5	270	4



The house would be oriented north-south with a kitchen/diner, living room, study, utility room and wc at ground floor level. Two en-suite bedrooms, three further bedrooms and a family bathroom would be provided at first floor level. A double garage provides parking for two cars plus storage space. A gravelled area to the west of the house provides a further parking area for visitors.

The dwelling is almost identical to the previously approved scheme with a slight tweak to the first floor plan to ensure bedroom 5 meets the minimum space standards. The dwelling would have a height to ridge of 7.81m and height to eaves of 4.95m. Proposed materials include tile hanging and render with a tiled roof.

There is ample space within the plot for a bin store and space for bicycles to be stored.

Access to the site remains as existing, directly on to Nyton Road.

Pre-Application Response

A summary of how the scheme responds to the pre-application comments is provided below.

Topic	Summary of Comments	Response within the Planning Application
Layout	As there is no common building line/sense of character along this part of Nyton Road there are no general objections to the layout proposed.	The layout plan submitted with the planning application broadly follows the L-shaped arrangement of the pre-application submission, albeit with one less unit.
Design	There are other properties side on to Nyton Road which the proposed configuration would reflect. The flank elevation fronting the road should not be plain or featureless	Agreed. Units 1 and 2 are oriented to reflect the orientation of The Old Stores.
Scale	Although The Old Stores has 2 defined storeys, both Byfields and Mill View are considered to be 1.5 storeys. Whilst an element of 2 storey within the scheme could be acceptable, the overriding scale of the new dwellings should be 1.5 storeys.	The scale of properties on Nyton Road varies, from Mill View which is 1.5 storeys to The Old Stores which appears partly as 3 storeys from its most prominent elevation. The majority of other properties on Nyton Road are 2 storeys. The scheme has therefore been designed to appear as 2 storeys and of similar height to The Old Stores. There is a gap of over 12 metres between unit 6 and Mill View which is considered to provide adequate separation to ensure the former does not appear overbearing.
Amenity	No immediate concerns as to the relationship of the proposed dwellings to existing properties. Sufficient interface distance of at least 20m provided to the front of The Old Stores whilst there are no windows in the side of Mill View that could be affected by overlooking. Furthermore there is a good sized gap between Mill View and the closest proposed dwelling such that there should be no impacts on the amount of sunlight enjoyed by Mill View. The shared access is also well away from the neighbouring property and so the increased use should not be detrimental to their amenity.	The distance between The Old Stores and the nearest properties has been increased slightly. There are no side windows proposed in the elevation of unit 6 to preserve the privacy of Mill View. The area in between Mill View and unit 6 will be used for the turning of refuse, emergency and larger vehicles only.

Bin storage	Each unit should be provided within the equivalent of 240 litres of waste storage/bins. The same storage space should be provided for recyclable materials. Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across. Maximum pulling distance for 240 litre bins is 50 metres.	Each dwelling will be provided with a bin store close to the site entrance providing adequate space for both a refuse and recycling bin. All houses are within 30 metres of a bin store.
Affordable housing	Affordable housing provision of 15% will be sought from developments of 1-14 units.	This policy has since changed and affordable housing is no longer required for developments of less than 11 dwellings.
Amenity Space provision	Policy D DM3 of the Arun Local Plan requires gardens to be at least 10m deep, in part to achieve a back to back interface distance of 20m but also to provide a usable space. This standard could be relaxed if a garden was say 10m wide and/or if there was no potential for there to be a dwelling to the rear. The policy also sets out an area requirement in respect of terraced properties of 50sqm and in respect of small semi or detached properties of 85sqm. None of the gardens shown on the pre-app scheme comply with either the area or depth standards.	Policy D DM3 has now been removed from the Local Plan, however gardens have been provided in uniform shape to ensure they maximise the amount of usable space. All gardens provide more than 50sqm of space except for one which provides 48sqm. There are no properties to the rear of units 3-6 which could be overlooked. Interface distance of units 1 and 2 to The Old Stores is 23 metres.
Car parking	The proposal would result in a total demand of 16 spaces (based on 2 allocated spaces per dwelling). Secure cycle parking should also be provided within the curtilage.	2 parking spaces and a shed for cycle storage per house are provided, plus 2 visitor spaces and a visitor's cycle parking area.

Climate Change	Applicants should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting, a general minimal energy use, including Carbon Dioxide reduction.	The development will utilise high level insulation, A or A+ white goods, water reduction fittings, energy efficient light bulbs and electric vehicle charge points.
Flood Risk	Nyton Road and its edges are subject to Flood Zone 2/3 designations. The Council's Drainage Engineer has confirmed that the layout does not place properties in areas of Flood Zone 2 or 3.	The site including the access lies within Flood Zone 1.
Surface Water Drainage	Any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles.	It is requested that this be conditioned which will allow for the undertaking of groundwater monitoring over the next winter period.
Trees	BS5827:2012 recommendations should be observed where there are trees which might have an impact on the development proposals and vice versa that a full tree survey is undertaken and an Arboricultural Impact Assessment prepared to include the Root Protection Areas of these trees and show this on a plan. The report should detail how any potential adverse impact on the trees will be avoided and works undertaken outside of the RPAs and the shelterbelt screens fenced off with protective fencing.	A full tree survey, Arboricultural Impact Assessment and Method Statement have been prepared and are submitted with the planning application. The report confirms that the majority of trees on site would be retained and the development proposals are situated outside major tree root protection areas. 8 trees require full or partial removal all of which are Category C trees with the exception of an acer and pine tree. For every tree removed two will be planted.
Ecology	Development will need to avoid impacts on protected species or provide mitigation or compensation where this is not possible.	A Preliminary Ecological Appraisal, Phase 1 and 2 survey have been undertaken of the site and wider area. Based on the findings of the assessment, bat emergence surveys were undertaken for Byfields, Nightingale Cottage and a small barn within its grounds. Presence/absence surveys for reptiles, a Habitat Suitability Index assessment and further surveys of a pond for GCN were also undertaken. With appropriate mitigation in place no significant impacts are anticipated to occur.

Public Open Space	Developments of 7 dwellings or more are expected to provide open space on site. A commuted payments towards children's play equipment and/or informal recreation equipment will be sought.	This is now superseded policy. On-site open space provision is now only required for schemes of 15 units or more. A contribution for open space is required for schemes of 10 units or more, or 9 units or more for play space.
Landscape	A full landscape scheme should be submitted for approval. Any trees which provide valuable screening should be retained, particularly those adjoining the settlement boundary.	It is requested that this be conditioned.

Overall the response confirmed the principle of the redevelopment to be acceptable. The number of dwellings has been reduced to size to address the concern raised about overdevelopment, and this has allowed garden sizes to be increased to ensure adequate amenity space is provided.

5. Appraisal

The main issues in the consideration of the planning application are considered to be as follows:

- Principle of development
- Design and Appearance
- Residential amenity
- Flood Risk
- Access and parking
- Ecology
- Heritage
- Trees

These issues are considered in detail below.

Principle of Development

The principle of the proposed development fully accords with the objectives of both national and local planning policy guidance. The proposed scheme seeks to make efficient and effective use of a previously developed, sustainably located site. The site lies mainly within the built up area boundary where policy SD SP2 states development should be focused. The principle of residential development on this part (Byfields) of the site is therefore acceptable, subject to compliance with other policies. Nightingale Cottage lies outside the settlement boundary and therefore within the countryside where Policy C SP1 states only certain forms of development will be permitted. Whilst this does not typically support open market housing, the application proposes a replacement house on a one for one basis which will not increase the amount of activity generated by the site.

In addition, Arun District Council is currently unable to demonstrate a 5 year housing land supply and is at 68% of their housing requirement per the Housing Delivery Test 2019 measurement. Paragraph 11d of the NPPF is therefore engaged and policies relating to the supply of housing, which includes built up area boundaries, can be considered out of date. The application falls to be determined against the presumption in favour of sustainable development.

The proposal is considered to perform the three roles of sustainability as defined by the NPPF. In relation to the environmental role, the site is unaffected by any statutory designations. The ecological appraisal identified a bat roost within the Byfields property and therefore a licence will be required for the development to proceed.. Ecological enhancements will be provided to ensure the scheme provides biodiversity gains such as the inclusion of bat boxes, planting of trees and a hedgerow along southern and eastern boundaries.

In relation to the social aspect of sustainable development, the proposal would provide much needed housing in an accessible location close to an area of significant planned growth. The delivery of 7 dwellings (net gain of 5) in a District with a significant and serious housing shortfall is a benefit to which significant weight should be attached.. The location would enable new residents to integrate with the existing community.

In relation to the economic role of sustainable development, the construction phase would generate a number of jobs, whilst the new residents would increase spend in local shops and facilities helping to support the local economy. Local trades people would also be required for the maintenance of the dwellings once occupied. The development would also generate Council Tax payments.

The proposal is therefore considered to constitute sustainable development and the principle is acceptable.

Design and Appearance

Nyton Road features a variety of house styles and sizes and is of varied character comprising 1.5-3 storey terraced and detached houses. The proposed dwellings would have the appearance of two storey dwellings, with units 3-6 having accommodation within the roofspace although this would only be apparent from the north where views are heavily screened by existing woodland.

The heights of all dwellings are very slightly lower than The Old Stores to ensure they will not dominate and the arrangement of houses on the site mimics the orientation of houses elsewhere on Nyton Road.

The proposed dwelling I the Nightingale Cottage part of the site is identical externally to that previously approved.

The design of the houses reflects detailing and materials found locally. Use of tile hanging, brickwork and render with tiled roofs can be found on properties along Nyton Road. Porches and tiled roofs are also a local feature.

Residential Amenity

Units 1 and 2 are sited over 23 metres away from The Old Stores which is considered to provide adequate spacing to ensure no overlooking will result. The other nearest property to the Byfields part of the site is Mill View. Unit 6 would be sited closest to this property however would be 12 metres away from on with no facing windows on either property. There are no properties directly behind the site with the nearest property to the south being over 60 metres away at an oblique angle.

The area in between Unit 6 and Mill View is to be used for the turning of refuse and emergency vehicles so would only be used occasionally.

The proposed replacement property on the Nightingale Cottage site would be sited in the same position as the consented scheme, over 14 metres away from the side elevation of Nyton Lodge.

The proposal has been designed to maintain suitable distances between existing properties to ensure neighbouring amenity will not be significantly affected.

Flood Risk

The site lies within flood zone 1, an area of land with low probability of flooding where all land uses are appropriate. The site is also at low risk from surface water flooding and of negligible risk of ground water flooding.

There is a sewer located across the south of the site which the development is proposed to connect into. All properties are sited more than 3 metres away from the line of the sewer.

Access and Parking

A 6 metre wide access will be provided allowing for vehicles to pass each other. Visibility splays of 2.4m x 69m (eastbound) and 2.4m x 78m (westbound) can be achieved which is the required visibility for the 85th percentile speeds recorded on Nyton Road of 36.9mph (eastbound) and 39.8mph (westbound).

The provision of a footway across the existing grass verge to the start of the existing footway will provide a continuous pedestrian link into Westergate and Barnham. The site is also well served by bus services.

Fire tender and refuse vehicle access is provided within the Byfields part of the site with a 10 metre wide strip along the western boundary retained to allow for such vehicles to reverse and leave the site in a forward gear. Such access to the Nightingale Cottage site will remain as existing.

All houses on the Byfields part of the site will be provided with 2 allocated spaces and a shed for cycle storage. 2 visitor spaces and a cycle store will also be provided. All residents bays will be provided with a charging point. The replacement Nightingale Cottage will have a double bay garage with space for at least a further 2 cars within the gravelled driveway.

Ecology

A Phase 1 Habitat Survey and Preliminary Ecological Appraisal were undertaken in September 2017. Based on the findings of these surveys further ecological survey work (bat emergence and activity surveys, reptile and great crested newt surveys) was completed in 2018. The entire application site and land to the south lying outside of the application site formed the survey area. The surveys identified the following:

- The presence of at least 8 species of foraging and commuting bats including barbastelle
- A low population of slow worms within suitable habitat contained by the southern parcel of land
- A low population of great crested newts within two ponds 290m and 365m south west of the site
- A common pipistrelle bat roost within the Byfields property

As the proposed development involves the demolition of the existing residential dwelling, the destruction of a common pipistrelle day roost cannot be avoided and, in the absence of mitigation, this could potentially result in harm to individual bats. Therefore, a European Protected Species (EPS) Mitigation licence will be required for the development to legally proceed. Based on the results of the survey, this development will be eligible for registration under the Bat Mitigation Class Licence issued by Natural England and held by certain registered consultants.

As a result of the proposed construction zone being of comprised of mown amenity grassland, hardstanding, scattered trees and a variegated garden hedge, the proposed development will have no foreseeable negative impacts on slow worms or great crested newts through habitat loss and/or killing/injury during site preparation and construction.

The submitted report recommends a sensitive lighting scheme to avoid light spillage onto the woodland edge habitat to the southern boundary. Also ecological enhancements such as the in planting of native species-rich hedgerows, scattered trees and inclusion of bat boxes upon the proposed dwellings

Heritage

The replacement to Nightingale Cottage will be sited next to Grade II listed Nyton Lodge. The proposed dwelling is identical to that previously approved on the site, except for a tweak to the internal layout to ensure all bedrooms comply with national space standards. There will therefore be no new effects as a result of the development.

Trees

An Arboricultural Impact Assessment has been undertaken. The report confirms that the majority of trees on site would be retained and the development proposals are situated outside major tree root protection areas. 8 trees require full or partial removal all of which are Category C trees with the exception of an acer and pine tree. For every tree removed two will be planted.

6. Summary

This Planning, Design and Access Statement has been prepared on behalf of Ms Elizabeth Halton and Ms Siobhan Hickie in support of a full planning application at Byfields and Nightingale Cottage, Nyton Road, Westergate for the following development:

Demolition of 2no. existing dwellings and the erection of 7no. Dwellings, with associated parking, bin store, alterations to the existing access and the extension of the existing footway.

The site is located within a sustainable location with good access to a range of shops and services including public transport nodes. The site lies mainly within the built-up area and constitutes an efficient and effective use of land.

The scheme would deliver much needed housing in the district and would meet the requirements of national and local planning policy.