

Planning Statement

Land to the East of Lidsey Road, Woodgate

SHW



February 2018

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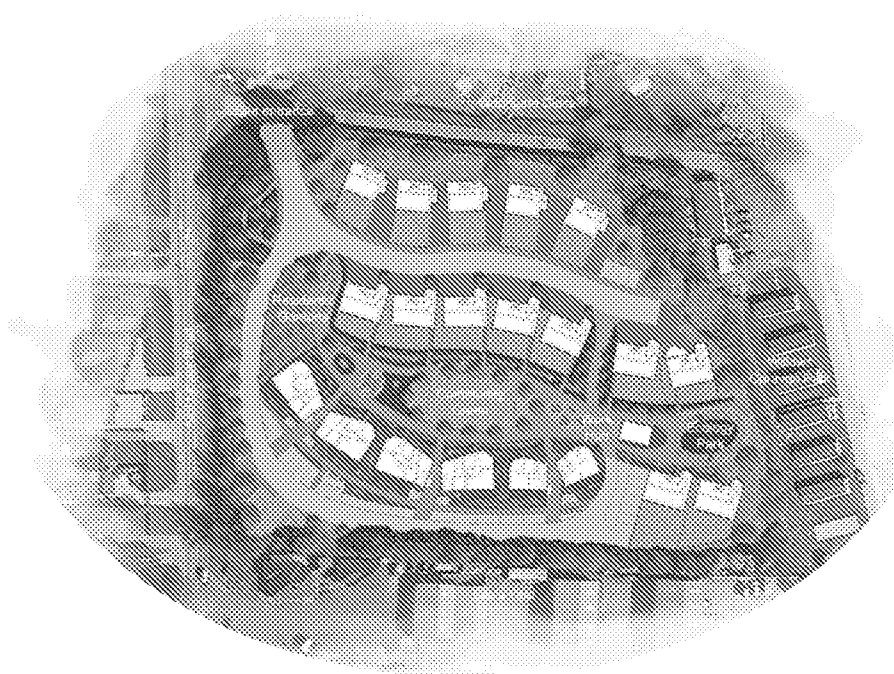
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Introduction

This Planning Statement is in support of an Outline Planning Application for the erection of dwellings (4 x 4-bed houses, 10 x 3-bed houses and 4 x 3-bed apartments, 8 x 2-bed apartments and 4 x 1-bed apartments), communal work hub with associated car parking and landscaping.

This statement should be read in conjunction with the submitted existing and proposed plans, Transport Statement, Landscaping Assessment, Ecology Reports, Flood Risk Assessment, Tree Surveys, Drainage Statements and Topographical Survey.

This statement provides information on the background to the site, relationship to surrounding buildings, planning policy at a national, and local level and an assessment and justification of the proposal. The statement has been prepared in full accordance with Government guidance, including DCLG Guidance on information requirements and validation for planning applications.



Site and Surroundings

The site is located south of Westergate, on a predominately flat paddock to the east of the A29. At present, the existing site is vacant pasture land, being grazed sporadically only for maintenance. It presents no demand for agriculture use, being permanently physically separated from any larger farm holding. Therefore, the location of the site represents an ideal in-fill site to complement the existing village.

Located adjacent to the development boundary, the site is enclosed on all sides, with existing residential use to the north, the Willows Caravan Park to the east and a small industrial estate (Lee's Park) to the south. To the west is the A29/Lidsey Road.



Location of 11no. static caravans
See Planning History

Site and surroundings

Planning History

Application reference: AL/75/14/OUT
Address: Woodgate Farm, Westerfield Street
Description: Outline application for residential development to the west of the site comprising two residential dwellings
Date of decision: Approved January 2015
Key remarks from Arun District Council:
'It is noted that the NPPF states at paragraph 49 that: "Housing applications should be considered in the context of the presumption in favour of sustainable development"

Application reference: AL/39/13
Address: Land west of Westergate Street, east of Hook Lane
Description: Outline application for proposed demolition of Oakdene and erection of a residential development of up to 79no. dwellings
Date of decision: Appeal allowed February 2015
Key remarks from The Planning Inspectorate:
'Where there is no identified 5 year supply, applications for housing schemes should be considered in the context on the presumption in favour of sustainable development. The National Policy Framework also recognises that, in rural areas, housing should be located where it would enhance or maintain the vitality of rural communities'

Application reference: AL/99/15/PL
Address: The Gatehouse, Lidsey Road
Description: Demolition of existing dwelling & outbuildings and erection of 4no. 2 bedroom dwellings
Date of decision: Approved February 2016
Key remarks from Arun District Council:
'The proposal introduces two storey dwellings onto a plot which currently has a single storey dwelling'
'It is not considered that the proposal is overdevelopment'

Application reference: AL/90/13
Address: Architectural Plants, Lidsey Road
Description: Change of use from agricultural nursery to allow the sitting of 11no. static caravans and associated amenities
Date of decision: Approved February 2014
Key remarks from Arun District Council:
'The site lies in a countryside location outside the built-up boundary where the principle of development is generally considered unacceptable. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location'. 'The Council's economic regeneration team are also clearly supportive of the proposal in respect of the economic benefits that it will bring'

Application Reference: A/142/16/OUT
Address: Merry England Nursery, Dappers Lane, Angmering.
Description: Outline application with some matters reserved for the demolition of existing buildings and erection of 18No. dwellings.
Date of Decision: Approved June 2017.
Key Remarks from Arun District Council:
"The development would introduce dwellings, roads and car parking in place of the residential dwelling, barns and stables. The proposal results in a significant increase in the level of development on the site. It must be considered that whilst the site situated outside of the built area boundary, an established residential estate is situated to the west of Dappers Lane adjacent to the site, which falls within the build up area boundary. The east of Dappers Lane features sporadic residential development of various designs and styles, with some commercial development to the north and south of the site. The undersupply of housing within the area means that there is a compelling need to find sustainable housing sites that can be delivered in the short/medium term to assist Arun DC meet its housing target. The proposed development, based upon the details submitted, is not considered to result in any adverse impact which significantly or demonstrable outweigh the benefits of the proposed scheme".

In addition, a more recent Appeal Decision in Arun District Council is relevant:

Appeal Reference: APP/C3810/W/17/3170059
Address: Land to the south of Ford Lane/east of North End Road, Yapton
Description: Outline planning application for up to 100 dwellings (up to 30% affordable housing)
Date of Decision: 15 January 2018
Key remarks by the Planning Inspector:
'the Secretary of State acknowledged that the proposal would conflict with Policies GEN2 and GEN3 of the Arun District Local Plan (ADLP), which deal with settlement boundaries and countryside protection respectively, as well as YNP policies BB1 and H15. However, in acknowledging that as Policies GEN2, GEN3 and BB1 are out-of-date, and that as the district's housing land supply was only 1.9 years, he considered these policies carried limited weight.'

Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and other Development Plan Documents.

National Planning Policy Framework (NPPF)

In March 2012, the new National Planning Policy Framework was published. This set the tone for future Local Plan Policy and is a material consideration in the decision making process.

Paragraph 17 sets out the 12 planning principles which underpin the National Framework. These include, among others:

- Proactively drive and support sustainable economic development to deliver the homes and business that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunity for growth. The plan should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the green belts around them, recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant developments in locations which are or can be sustainable.

Paragraph 49 confirms that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local Planning Authority cannot demonstrate a 5 year supply of deliverable housing sites.

Paragraph 50 sets out the need to deliver a wide range of high quality homes to create sustainable, inclusive and mixed communities, which include families with children, older people and people with disabilities.

Paragraph 56 stresses the importance of design within the built environment. The design is a key aspect of sustainable development and contributes positively to making places better for people. Development should add to the quality of the area, establish a strong sense of place and respond to local character and history. It should be visually attractive as a result of good architecture and appropriate landscaping (Paragraph 58).

Paragraph 118 further prescribes that when determining Planning Applications, local Planning Authorities should aim to conserve and enhance by diversity by applying the following principles:

1. A significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impact), adequately mitigated or as a last result compensated for, then planning permission should be refused.
2. Opportunities to incorporate by diversity in and around developments should be encouraged.
3. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, development in that location clearly outweigh the loss.

Local Plan Policy

Policies of the Arun District Local Plan (adopted 2003) are the main development document until adoption of the new Local Plan 2011-2031. Saved Policy GEN2 states that 'outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies'.

Saved Policy GEN3 further clarifies that 'outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless amongst others it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).'

Recent decisions confirm the lack of adequate housing supply in the absence of an up to date Local Plan, it is considered that policies GEN2 and GEN3 have limited weight in decision making.

Saved Policy GEN7 states that 'planning permission will only be granted for schemes displaying high quality design and layout. Development will be permitted provided it:

- makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private 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;
- provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.'

Saved Policy DEV17 outlines provision of affordable housing policy. It was updated in August 2010 to reflect growing need for affordable housing in the area to read 'for developments of 15 or more units an affordable housing provision of 30% across the board should be required. The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application.'

The Council is working on a new Local Plan, but this has not been adopted at this stage.

Aldingbourne Neighbourhood Development Plan

Policy H1 states that proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness.

Policy H2 states that proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.

Policy H3 states that the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

Policy EH1 states that proposals for development within the built-up area boundary of Westergate will generally be permitted, subject to meeting the requirements of other policies set out in the Plan.

Policy LC3 states that the provision of buildings for community use will be supported provided that:

- their design and scale are in keeping with the local character and;
- the impact on the residential amenity is acceptable.

Housing and Employment Land Availability Assessment

The Housing & Economic Land Availability Assessment (HELAA) is one of several technical reports that the Council is required to produce to underpin the emerging Local Plan.

The HELAA is a technical and theoretical assessment of sites which could potentially contribute towards the future supply of housing and employment land within the Local Planning Authority Area (LPAA). As a consequence, the HELAA does not set policy, but provides background evidence on the potential availability of sites.

The site in question is assigned the reference WE8. The Suitability Summary is as follows:

Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.

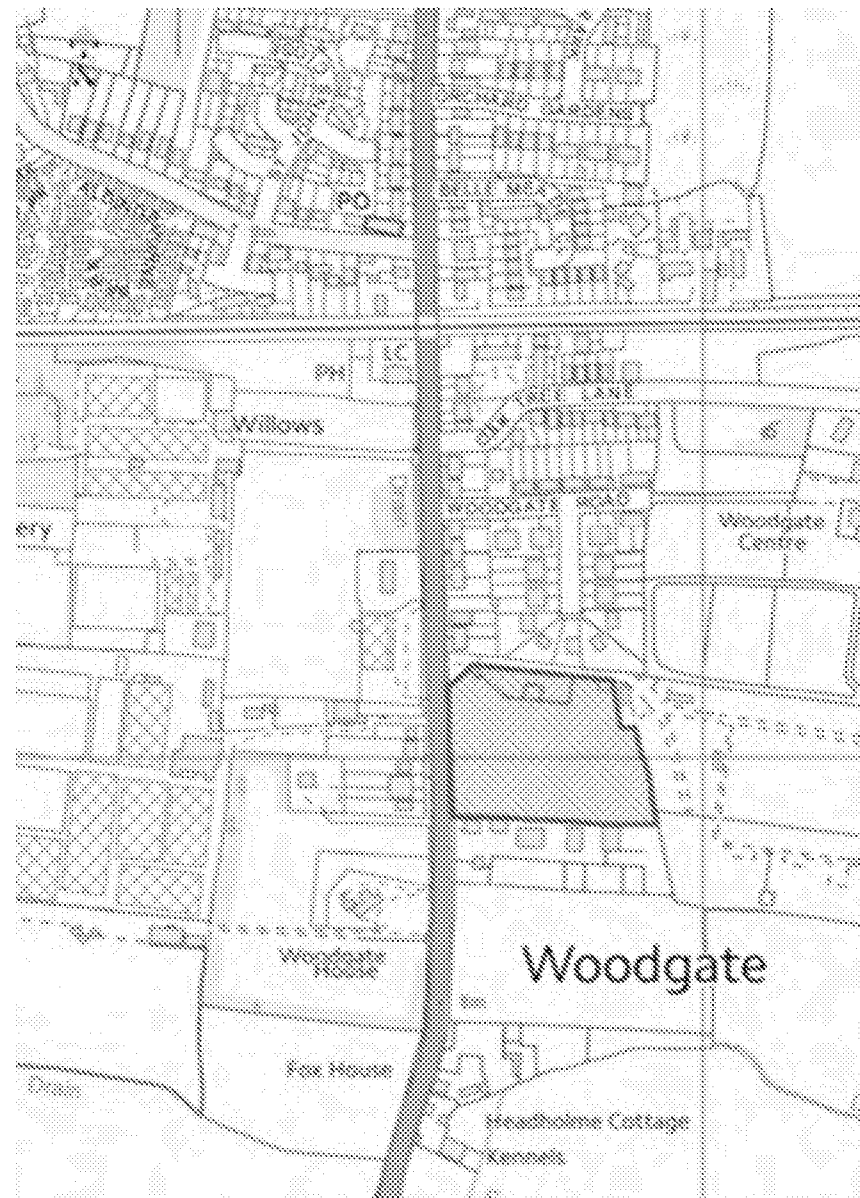
The Availability Summary is as follows:

The site was promoted during the May 2016 Consultation as available in the next 5 years.

The Achievability Summary is as follows:

According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.

The Projected Potential Yields as set out in the HELAA anticipates 35-37 dwellings in the period 2019-20.



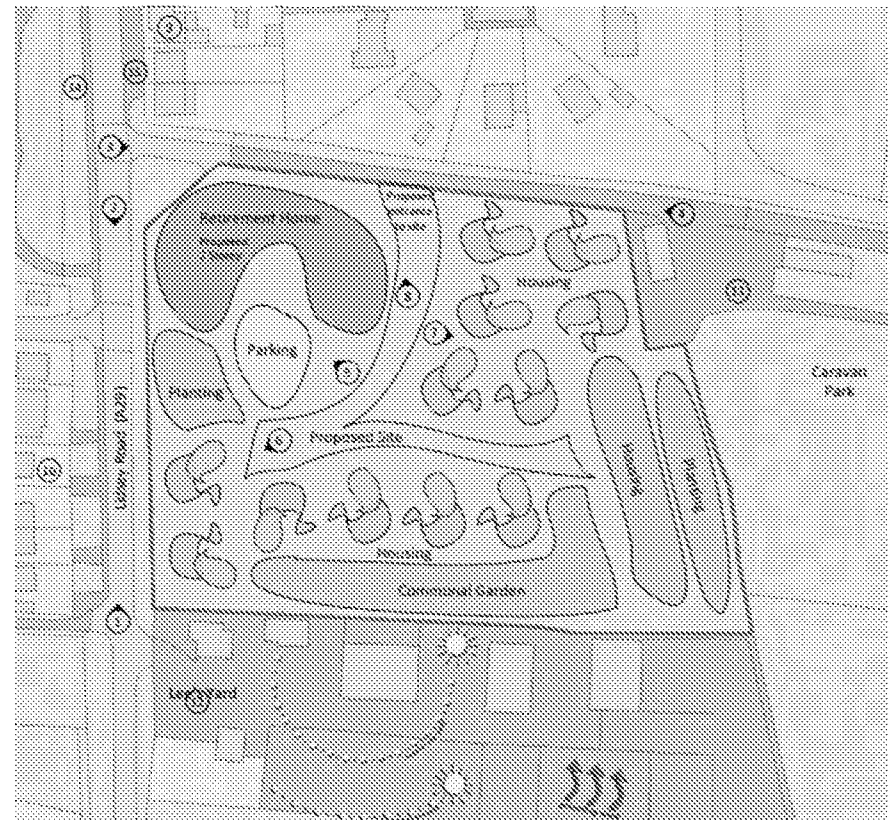
A Pre-Application request was submitted on 28th July 2016. The Pre-Application submission was accompanied with a site appraisal, which identified a potential housing scheme with mixed tenure, a Sheltered Housing Scheme as well as private and public amenity space. The proposals at that stage were fluid and did not comprise exact layouts or densities.

To summarise the feedback given, the Officer stated in their response dated 9th September 2016:

"Within Westgate there is reasonable provision and distribution of local shops, including a Post Office, Convenience Store and small Spar shop at the ESSO petrol filling station. There is also one Public House, The Prince of Wales, which is located to the north of the site. There are two restaurants and a café. The Aldingbourne Community Sports Centre and Six Villages Sports Centre provide a range of local clubs and societies. The Parish is served by two schools, Aldingbourne Primary School and Ormiston Six Villages Academy. St Philip Howard Secondary School is at Barnham. The nearest Doctors' Surgery is in Eastergate, which is outside a reasonable walking distance. However, as with the Woodgate Centre site, the community facilities are removed from the site to the north of the railway line. The railway line is busy and the crossing barriers are frequently closed, leading to delays for those crossing. This provides a disincentive to those accessing schools and facilities on foot. The village stores and Post Office are within walking distance from the site, but again is north of the railway line and only provide for top-up shopping. The other stores are to the north of Westergate and not within a reasonable walking distance. Residents would be likely to travel to Bognor Regis by car for main shopping trips.

The proposal would not comply with development plan as it lies outside the built up area boundary. Whilst it is recognised there is currently an unmet need for housing with Arun District, this would not outweigh the principle of housing development in an unsustainable location. The proposed development would be in an unsustainable location and would not provide development sufficiently accessible to local services, which would encourage travel by car, impacting adversely on the use of natural resources and the need to adapt to climate change. The application should bear in mind that sustainability of the site may improve if the proposed Barnham/Eastergate/Westergate allocation is brought forward for development (as outlined in policy HSP1 of the Arun Local Plan Publication Version 2014).

The proposed allocation would mean that community, health, education and retail facilities would be provided at a new local centre, which, depending on where it is located in relation to the site, may have the potential to improve the sustainability of the site as a location for housing."



Indicative Plans submitted as part of the Pre-Application submission

Planning Statement

Parish Council Pre-Application Discussions

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In April 2016, the applicant also sought to engage with the Parish Council and enclosed a letter stating:

"We believe that the development of the site could contribute towards enhancing the character of the village as well as being a real benefit to the Parish. The indicative plans provided aim only to provide the Parish with our preliminary thoughts for the redevelopment of the site. We would be grateful for your involvement at these initial stages and work in partnership with us to help shape the development into a proposal that can be favourable to the Parish."

However, shortly afterwards, we received the following response:

"Dear Mr Bateman,

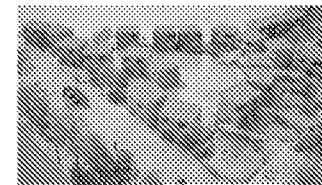
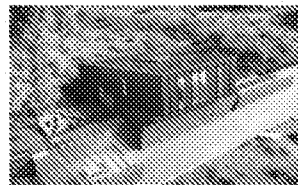
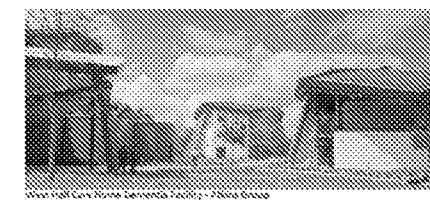
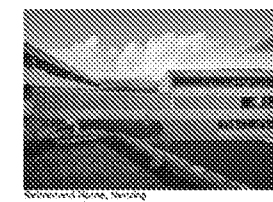
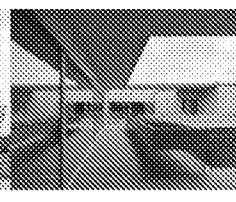
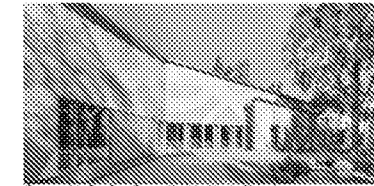
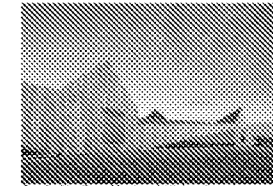
The Council considered this matter at its Planning Committee meeting on 10th May 2016. The land is outside of the settlement area and so the Council, in order to remain consistent with its policy on such development, could not support any proposal for the site at this time. The emerging Aldingbourne NDP is nearly at Reg 15, and Arun is currently consulting on its Local Plan (sites) so it is possible that the situation may change in the future however the Council will have to decline your suggested meeting at this time.

Kind Regards

Joanne Brown"

The formal minutes to the Parish Council Meeting stated:

"Development East of Lidsey Rd Meeting with developer – the Committee considered this request however it was agreed that as the site was outside the SPA then in order to be consistent in its approach to such sites, the Council would have to decline."



Indicative Plans submitted as part of the Pre-Application submission

Introduction

The principal issues in relation to this development are as follows:-

- Principle of development
- Design and form and appearance
- Housing mix
- Affordable housing
- Residential amenity
- Ecology
- Agricultural
- Access and parking
- Drainage and flood risk
- Sustainable development

These issues are discussed independently below however are inherently linked and have been considered as such throughout the preparation of the proposals.

Principle of Development

The site is identified in the adopted Arun District Local Plan 2003 and the made Aldingbourne Neighbourhood Plan as being outside the settlement boundary for Woodgate.

Saved Policy GEN2 of the Adopted Local Plan states that outside of the built up areas boundaries development will not generally be permitted. Policy GEN3 confirms that all land outside the defined built up area boundaries is “countryside” which is protected “for its own sake”. The application scheme is contrary to policies GEN2 and GEN3. These policies were defiant having regard to development requirement as they were understood in 2003 and the Adopted Local Plan made for provision only for the period covered by the plan which was 1996 to 2011.

The Adopted Local Plan does not seek to identify, let alone plan for, the Objectively Assessed Need for housing as required by paragraph 47 of the National Planning Policy Framework. As such, it is wholly inconsistent with this fundamental element of the National Planning Policy Framework.

Policy GEN3 states that it seeks to protect the countryside for its own sake. This approach is contrary to the requirements to the framework which adopts a more positive approach. Paragraph 17 of the framework provides core land use planning principles and states that planning should “take account of the different roles and character of different areas, promoting the vitality of our main urban area, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”. The difference of approach between Green Belt and countryside is relevant as it requires the character and beauty of the countryside to be recognised whereas the Green Belt should be protected.

Paragraph 109 makes clear also that protection applies only to valued landscapes. It is clear that the application is not the subject of any national or local level landscape quality designations, and is not a valued landscape in terms of the Framework.

The recent Appeal Decision referred to earlier makes clear the distinction between out of date policies in relation to paragraph 49. It is clear therefore that local plan policies GEN2 and GEN3 are inconsistent with the core elements of the Framework and therefore should only carry little or very limited weight.

As set out in recent Appeal Decisions, the Council cannot demonstrate the required 5 year land supply – which stands at approximately 1.9 years. As such, relevant policies for the supply of housing (which includes GEN2) and relevant Neighbourhood Plan policies are also considered to be out of date having regard to the provisions of paragraph 49 having regard of the framework.

On 12th December 2016 the Minister of State for Housing and Planning issued a Written and Ministerial Statement in respect of neighbourhood planning in respect of responding specifically to circumstances where Neighbourhood Plans are in the Governments view are undermined because of a Local Planning Authority cannot demonstrate a 5 year land supply. The WMS clarifies that policies for the supply of housing in made Neighbourhood Plans should not be considered out of date under paragraph 49 of the Framework where all of the following circumstances arise at the time the decision is made. The circumstances are:-

- This Written Ministerial Statement is less than 2 years old or the Neighbourhood Plan has been part of the development plan for 2 years or less;

- The Neighbourhood Plan allocates sites for housing and;
- The local Planning Authority can demonstrate a 3 year supply of deliverable housing sites.

Given that the Housing Land Supply equates to approximately 1.9 years, the relevant policies and the Neighbourhood Plan are considered out of date.

Due to the shortfall, this triggers the operation of the tilted balance in the second part of paragraph 14 of the NPPF and permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF's policies taken as a whole, or where specific policies and the NPPF indicate development should be restricted.

The proposal is entirely compliant with emerging policy and housing strategy for Arun District Council which seeks to encourage applications on deliverable HELAA sites in the short term. There is a clear acknowledgement therefore that further development outside of the built up area boundary is acceptable in Woodgate and this is established in the Housing Implementation Strategy. As already referred to, the HELAA in relation to the site expects the element to be developed in the period 2019-20.

It is therefore considered that in this context, the principle development is acceptable.

Design, Form and Appearance

The proposal is considered to be entirely in keeping with the character of the surrounding area and consists of the detached dwellings, a small collection of apartments as well as a communal work hub. Given the position and boundary treatments of the site, views in and out are greatly reduced.

The proposal, given the shape and size of the site, has sought to introduce a form of development which respects the existing character which also emphasises landscaping and greenery at its heart.

The access is positioned off a private access to the rear caravan park with the eye drawn to the landscaping and green spaces by way of the wooded trail, trees, communal orchard and allotments. The dwellings are spaced around a communal green with car parking provided in strategic areas so that the prevailing aspect of the scheme is a freeflowing movement of people as opposed to vehicles.

Importantly, the dwellings are brought in from all boundaries to maintain a positive relationship with the Willows Caravan Park to the east and the industrial estate to the South.

The retained vegetation and proposed increase planting on boundaries will maintain and enhance existing tree lined and vegetated nature of the site. The proposal will be visible from Lidsey Road at a limited point with the emphasis being on green spaces.

The dwellings have been designed to have significant architectural merit with a mixture of contemporary materials and an orientation to maximise the south aspect for amenity and outside space.

Housing Mix

The proposed development consists of a mix of one, two and three bed apartments together with three bed and four bed detached houses.

The policies contained within the adopted Arun Local Plan, the emerging Arun Plan and the Neighbourhood Plan seek a mix of housing for new development sites to include an element of small units. The proposed development provides for a wide mix of both property types and sizes, which is aimed to meet the needs of the community.

Affordable Housing

Saved policy DEV17 outlines a requirement for affordable housing on sites of 15 or more units. The requirement is of 30%.

The site delivers 30 units and is therefore liable for the provision of affordable housing.

The development therefore includes 10 affordable units in accordance with this 30% requirement. These comprise a mix of 1, 2 and 3 bed units.

Residential Amenity

The proposed development is not seen to impact upon the amenity of the surrounding properties and neighbouring development. The proposed development site is bounded by hedgerows and trees on all sides.

The significant distances between the proposed development and the existing development on Lidsey Road are considered to be entirely acceptable in residential amenity terms.

Furthermore, it is intended that the site will witness further landscape enhancements.

The site to the south is used as an industrial estate. However, it is noted that the boundary line between the industrial estate and the proposed site is boarded by a significant tree buffer. It is therefore, considered that there is no impact on future residential amenity by way of this industrial estate.

Ecology

With regards to ecology, a preliminary ecological appraisal by Lizard Landscape Design & Ecology was completed in July 2017. The aim of the report was to identify major habitats including those for protected species and to recommend any follow up surveys or reports required to support a future planning application.

The report concluded that further Reptile Surveys will be required together with considerations towards bats and great crested newts. No evidence was found of activities of badgers on the site.

The follow up Reptile Survey was concluded in September 2017. This included the laying of 20 artificial refugia for a period of 13 days prior to the commencement surveys. 7 surveys were then conducted over a period of time. No reptiles were recorded during the survey.

Given the findings of the ecological reports, it is confirmed that the development will have no impact on protected species.

Arboricultural

The proposal seeks to retain trees where possible. In this respect the mature trees on the site boundaries are proposed for retention.

The limited number of trees to be removed includes 3 trees, a hedge and 2 small sections of the coniferous tree line. The supportive report confirms that all trees and hedges proposed for removal are of low quality and value. Additionally, minor surgery works will be required to fall low value tree lines to unhindered site access and to accommodate site design proposals.

A series of mechanisms have been put forward to demonstrate how the development can be accommodated without impacting on route protection areas.

The Arboricultural Impact Assessment finds that the proposed development would be found to be acceptable in arboricultural terms assuming that mitigation and careful construction techniques are considered as set out within the document.

Access and Parking

The proposals are accompanied by a Transport Statement. This confirms that the trip rates having been determined using the TRICS database, only adds a small number of trips on Lidsey Road in the peak hours - having a negligible impact on the wider network.

Additionally, the proposed access is existing and currently serves the Willows Caravan Park. Whilst there is a right turn lane ghost island which provides access onto the A29, the access onto the A29 will be improved with a new length of footway on the South side.

The report confirms that there are local shops and amenities which are within walking distance to the site including a primary school and the A29 has footways on both sides providing pedestrian access to the site.

Education, entertainment and community facilities are also within walking distance of the proposed development. Adjacent to the site are bus stops that provide the number 66 service which runs 7 times daily and provides speedy links to Barnham and Bognor Regis.

Regarding the level crossing, the report confirms that trains run through this area about 3 times per hour in each direction (6 x in total). Whilst this causes a minor delay as the barriers go down, this is an average of 34 seconds for each train which is extremely minor in comparison to many other level crossing locations such as Chichester and West Worthing.

Lastly, the Transport Statement confirms that car and cycling parking provision is in accordance with West Sussex County Council standards.

The proposed development is considered to be located within a sustainable location with easy access to a number of services and is able to accommodate the required car and cycle parking required by County Council standards.

Drainage and Flood Risk

The application site is situated within Flood Zone 1 an area of land with low probability of flooding where all land uses are appropriate. However, due to the site size a Flood Risk Assessment is required and has been submitted. In order to address any concerns regarding drainage, a surface water storage pond is proposed on site.

Sustainable Development

As demonstrated above, the relevant policies for the supply of housing in both the adopted Local Plan and Neighbourhood Plan are out of date having regard to the provisions of paragraphs 215 and 49 of the National Planning Policy Framework.

Both of these provisions engage in the second part of paragraph 14 of the Framework relevant to decision taking which states the presumption and favour of Sustainable Development that requires that planning permission should be granted unless any adverse impacts of doing so would **significantly** and **demonstrably** outweigh the benefits,

when assessed against the policies in the Framework taken as a whole - the tilted planning balance that specifically favours the grant of permission.

The proposed benefits of the scheme would notably include:

Economic Benefits

- The creation of construction jobs.
- The creation of other jobs in supply chain and wider construction related activities.
- Additional household expenditure and tax income benefitting the local area.
- On site community work hub.
- New homes bonus

Social Benefit

- The delivery of 30 new homes in a district with a very significant and serious shortfall. Having regard to the objective at paragraph 47 of the framework to boost significantly the supply of housing, this is a benefit to which a significant weight should be afforded.
- 10 affordable dwellings (30%) in accordance with local plan policy.
- Development in a sustainable location in a settlement with a suitable range of facilities to support future residents.
- Housing mix to a wide range of housing types.

Environmental Benefits

- Protecting and enhancing the natural built, and historic environment by developing on a site with no specific environmental or heritage designations, and in a way that would cause no unacceptable harm to the wider landscape and no harm to the significance of heritage assets setting.
- The proposal will deliver a range of measures to improve bio-diversity.
- Landscape enhancements.
- Sustainable form of construction reducing the pressures on energy.
- Communal orchard and allotments to encourage residents to grow their own food.
- Development to include a communal bbq and communal work hub to encourage social interaction.
- A sustainable location of the proposal means that future residents have the option of using sustainable forms of transport for everyday trip to use services/facilities.

It is considered therefore that the proposed development would generate significant economic, social and environmental benefits and there are no adverse impacts that would significantly and demonstrably outweigh said benefits.

Barnham/Eastergate/Westergate

At the Pre-Application Stage, the Planning Officer considered that a development of this site could come after the allocation at Barnham/Eastergate/Westergate had been implemented. The exact comment was:

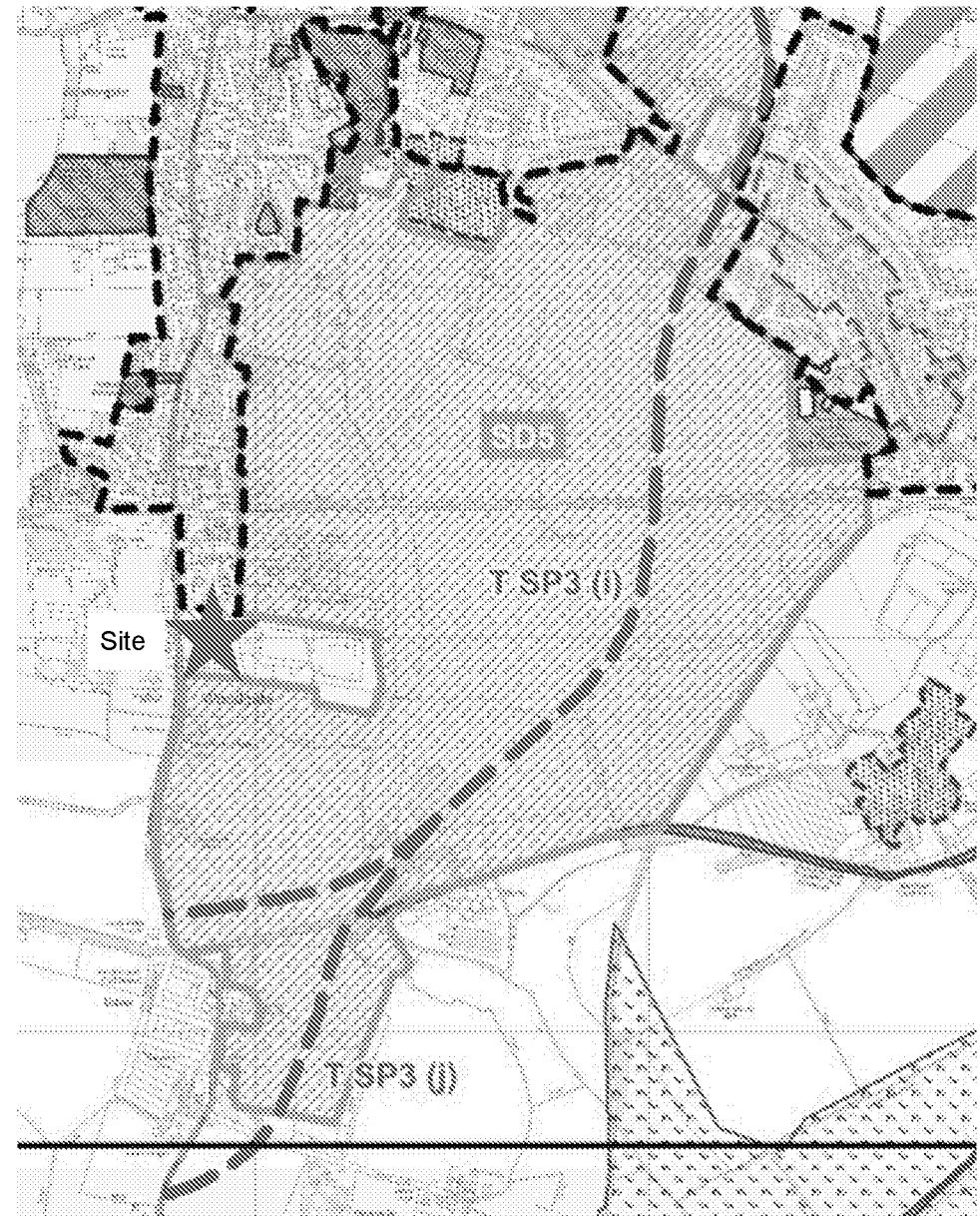
“bear in mind that sustainability of the site may improve if the proposed Barnham/Eastergate/Westergate allocation is brought forward for development”

As it stands, the site in question still forms an allocation in the emerging Local Plan (SD5) and anticipates 2,300-3,000 new homes. Additionally, the A29 would be realigned through the development.

Whilst the Pre-Application Advice received has been used in the basis of the revised proposals now being submitted, there is confusion raised about how the allocation to the east would improve sustainability for Woodgate or the proposed development. It is not clear where any pedestrian or vehicular connectivity would be located, and there are no indications on the exact locations of facilities.

The earlier sections in this document demonstrate how the development achieves and embraces Sustainable Development without the additional allocation and development. Lastly, it is disappointing, that in times of local and regional need for housing, and affordable housing, suitable and policy compliant development is being discouraged “until the time is right”.

The applicant is therefore of the firm view that a policy compliant proposal meets the test of Sustainable Development as set out earlier.



Summary

The application relates to a site which appears in the Housing and Employment Land Availability Assessment and has been assigned the reference WE8. The Local Authority's own assessment confirms the site is suitable for redevelopment and expects homes to be provided in the period 2019-20. This in itself confirms that for these yields to be provided, a planning application and approval would need to be in 2018.

The site is located adjacent to the development boundary of Woodgate as defined in both the Local Plan and Adopted Neighbourhood Plan.

Recent Appeal Decisions have re-confirmed the local authority's lack of a 5 year housing land supply, with the current supply at only 1.9 years. Not only does this confirm that policies regarding development boundaries are no longer relevant but also confirms that the weight attributed to the Neighbourhood Plan is limited to none.

The site comprises of 30 dwellings of a mix of types and sizes. Local Plan Policy requires the site to deliver 30% affordable housing, and the development therefore includes 10 affordable units in accordance with Local Plan Policy.

The density of the site equates to just 19.6 dph which is considered to respect the local character and surrounding context. The site is characterised by the green spaces and was informed by a detailed landscaping strategy which accompanies this submission.

A wide range of ecological surveys have been undertaken, which confirm that there are no designations or protected habitats on site. The supportive Transport Statement, whilst acknowledging the comments made at the pre-application stage, confirmed that the delays caused by the nearby railway crossing are very minor and would not in turn cause new residents to use their car and travel south to access local services. The delays caused by the railway crossing equate to around 34 seconds.

In terms of the National Planning Policy Framework, the redevelopment of this site complies with the provisions of sustainable development and provides for much needed housing and affordable housing for the local community in a sustainable way.

The proposals are therefore fully compliant with the National Planning Policy Framework saved and relevant Local Plan policy and the Adopted Neighbourhood Plan (where relevant).

Aluminium profiled sheet
cladding

Powder coated mild steel
balustrade and balcony

High performance
timber-aluminium composite
windows

