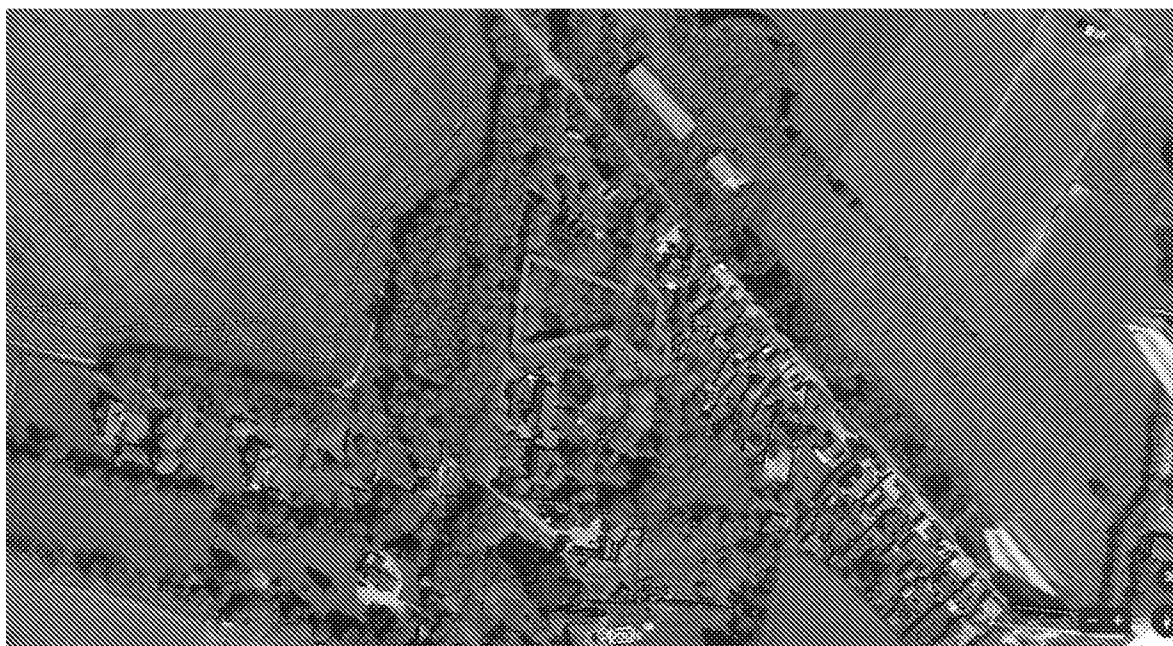


Supporting Design & Access Statement (DAS)

Land to the South of Sundown Littleheath Road Fontwell BN18 0SR

Introduction

This statement is in support of a new 4 bedroom residential C3 Class dwelling on land to the South of Sundown, Littleheath Road Fontwell West Sussex BN18 0SR.



Aerial Image (Site within Red Line)

Site Description & Locality Description

The application site is a parcel of land which formed a portion of the garden to Sundown located at the semi rural junction of Littleheath Road and Dukes Road in the Parish of Aldingbourne. Sundown has an



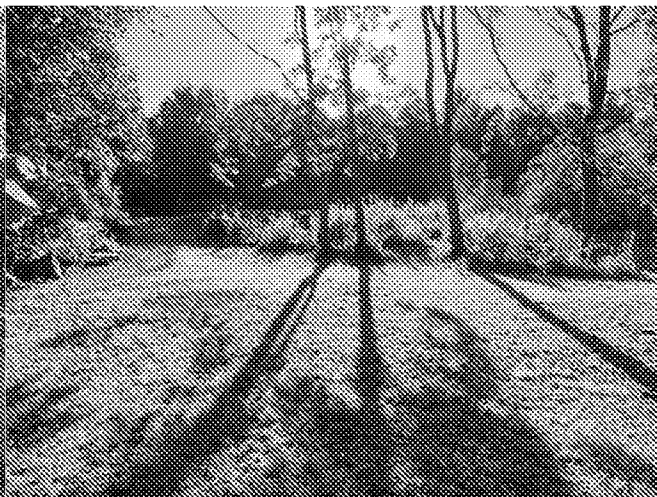
overall plot area of 5259m² of which 1778m² is proposed for the application site. Access to the application site is gained directly off Littleheath Road on the Western Boundary, South West corner, though an existing vehicular gate access point.

The site is fronted, by a fence and hedging (Western boundary), with mature laurel hedging to the South and scrub bushes and trees to the Eastern boundaries. The Northern Boundary is a timber fence that splits the application site from the host site, Sundown.

The site has two distinct levels, an upper level for the front portion (West) of the site and a lower section to the rear (East) which has a number of tall self-seeded trees and a steep bushed embankment.



View Eastwards



View Westwards

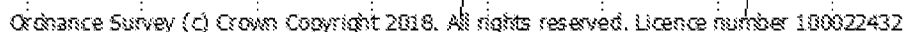
The site is also confirmed to be:

- Within a Flood Zone 1 with no specific flood issues
- Not within the grounds of a Listed Property and not containing a listed Building
- Not within a conservation area
- External to the Southdowns National Park Boundary
- Does not contain a scheduled monument or is a scheduled monument
- No TPO trees are identified on the site known as Sundown or adjoining sites
- The site is not occupied under an agricultural tenancy or an agreement that has been terminated



Sundown (South Elevation)

The current property Sundown, which has one of the larger plots in Littleheath Road, is a relatively small 3 bedroom bungalow on a very large plot, which produces a very low density of dwellings per hectare, resulting in underutilised and inefficient use of land in a residential setting.



Due to the site location and setting a Phase 1 Ecology Assessment has been undertaken by Ecosupport during May 2019 and a separate report prepared, which supports the LPA's Biodiversity Checklist, which is also included within the application package. This report has been submitted as part of the application package. Ecosupport outlined the aim of the assessment under section 2 of their report which noted:

- Identify current land use and distribution of broad habitat types including plant communities of ecological importance

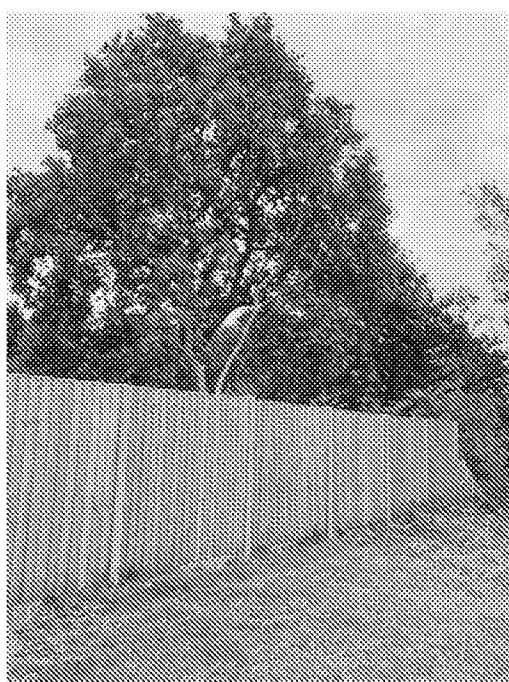
- ARUN DISTRICT COUNCIL AL/62/19/PL

- *Assess the ecological value of the site*
- *Identify any signs of protected species and potential features that may support them*
- *Identify all relevant legislation and policy* • *Make recommendations for further survey work as appropriate*
- *Make recommendations for appropriate enhancements.*

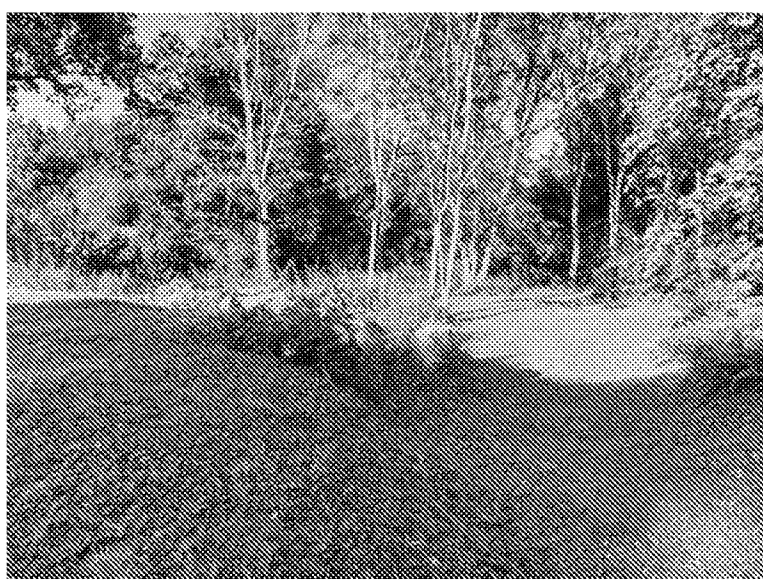
The site contains a number of trees and mature hedging, which has also been noted in the Phase 1 Ecology Assessment. The oak tree on the Southern Boundary is not in the best of condition with poor structure and form and would be classified as low value.. The trees to the rear of the site provide some ecology and ecosystem for wildlife. None of the trees on the site or adjoining site are covered by a TPO.



Existing Oak Tree on Southern Boundary



Tree in Sundown North of Boundary



Trees to lower rear portion of the site

Whilst the site falls outside the “built up area boundary” (BUAB) as noted under the Arun Local Plan and Aldingbourne Neighbourhood Plan, it does sit within a eclectic mix of some 30 existing dwellings which border it’s Northern, Southern and Easterly boundaries. The residential properties form two distinct formats, with Dukes Road being of long narrow style plots and Littleheath Road being of larger more irregular shaped sites of varying sizes and houses of different floor areas. The surrounding properties in Littleheath Road and Dukes Road have been extended over the years and are now much larger than their original size, providing accommodation for a greater population.

The most recent enlargement being at Oaklands in Littleheath Road which borders the application site. Oaklands recently received approval by Arun District Council, Ref AI/137/18/HH, to more than double in size from a GIA at 72m² as a two bed bungalow to a 4 bedroom bungalow with a new GIA of 168m², an increase of some 134%, plus a new detached garage close to the Western front boundary (*the equivalent to a new dwelling*) with a GIA of 96.6m² (areas extracted from application drawings under reference AI/137/18/HH.) (GIA – Gross Internal Area)

The table below demonstrates the amount of growth locally to the application site. Ultimately this has increased the local population and also improved the vitality of the area along with improving the economic, social and environmental aspects of the area. Whilst mostly householder applications and not new dwellings, this does demonstrate the popularity of the area as somewhere where people want to live in a semi rural location, which isn’t isolated and can provide sustainable modes of transport and access to the countryside.

LPA Reference No	Property	Works
Littleheath Road		
AL/137/18/11	Oaklands	Extension & Garage, increase in bedrooms 2 to 4
AL/127/16/HH	The Thatched House	Single storey rear extension
AI/55/15/HH	Sangers	Conversion of garage to habitable space and single storey extension
AL/28/11	Pine Trees	Single storey rear extension
AL/37/06	Sangers	First Floor Extension
Dukes Road		
AL/59/14/HH	No. 3	Single to 2 storey dwelling 2 to 3 bed upgrade
AL/105/10	No. 12	First Floor Extension
AL/42/11	No.2	First Floor Extension
AL/91/10	No.20	First Floor Extension & Rear Extension
AL/28/07	No.8	Rear & Loft Extension (2 to 3 bedroom upgrade)

(Information from Arun District Council Planning Portal July 2019)

Back in June 2017 a pre-enquiry was submitted to Arun District Council, under the previous local plan (Ref PAA/65/17 – Mr S Davis) and commented that the LPA could not support the proposal for a single new dwelling as it was in the countryside and outside the built up area and where potential occupants would be reliant on the private car.

Since this date it is understood that Arun DC have still been unable to securely put in place sufficient housing to achieve a 5 year supply, due to various large scale schemes being refused or not being able to be constructed in the medium term. It is understood that whilst Aldingbourne note that they have exceeded the supply under the new Policy H1 SP1, it must be noted that these are only outline applications that still need substantial input before they reach a level that they could be relied on to be built in the medium term.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF Annex 2)

The images below show the access paths and road crossing points which are close to the main roundabout at Fontwell meaning that the LPA and WSCC Highways have given thought to locals crossing the A27 at this point, which is within the reducing traffic speed zone. The paths are surfaced in tarmac and street lighting is also provided.

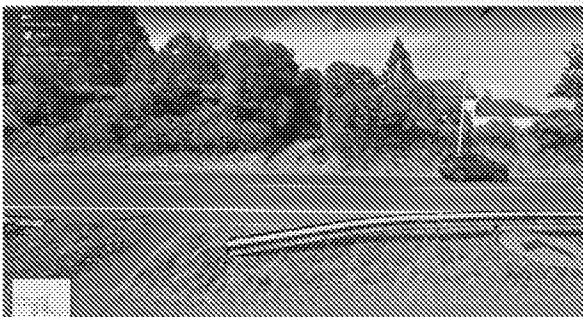
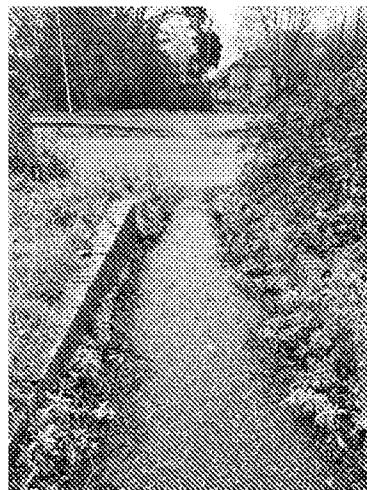
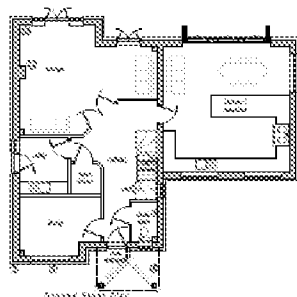


Image towards Daisy Lane crossing point
(courtesy of GoogleEarth)

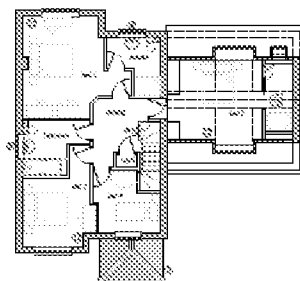


Applicant photo of crossing access at Daisy Lane

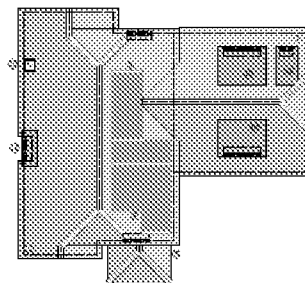
Proposal & Design



Ground Floor Plan



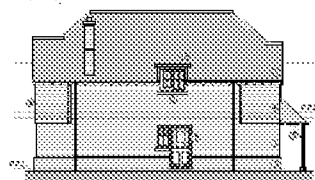
First Floor Plan



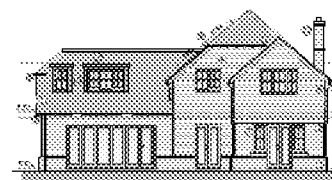
Roof Plan



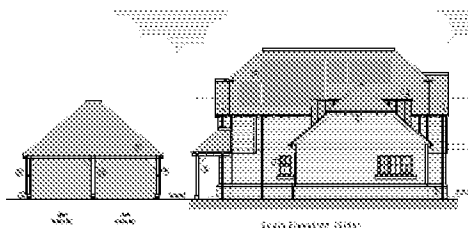
West Elevation (Elev)



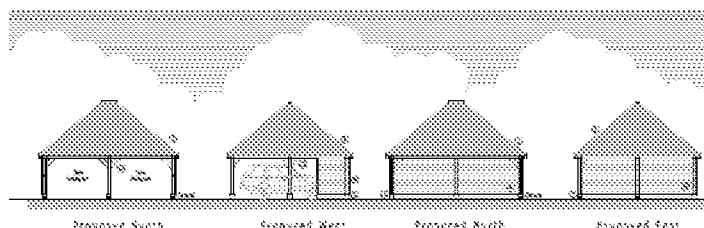
North Elevation (Elev)



East Elevation (Elev)



South Elevation (Elev)



Proposed South Side Elevation

Proposed West Side Elevation

Proposed North Side Elevation

Proposed East Side Elevation

Proposed Images of new Dwelling and detached Garage

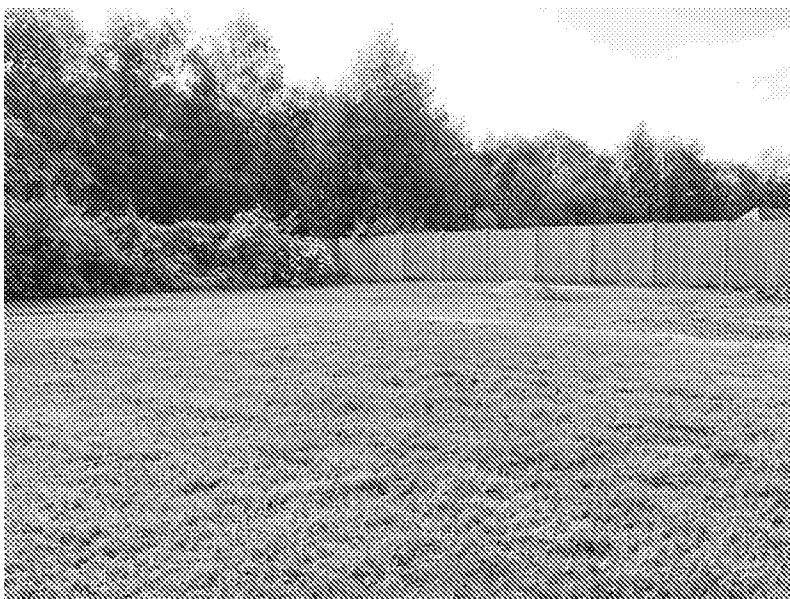
The proposal under the application is to sub-divide the existing Sundown site into two separate sites and erect a 4 bedroom dwelling with a detached two bay double garage under a pitched mixed gable and hipped roof using a highly energy efficient form of construction and technology base, to provide a dwelling that reduces it's impact on the natural environment and embodies renewable energy at its heart, helping to reduce greenhouse gas emissions, providing a low carbon home for the future, which will set as an example of what can be done with high quality design and planning. The GIA for the dwelling is 191.65 m² and 37m² for the open car port area, which equates to a built area of 12.8% of the overall plot area.



Street Scene Littleheath Road

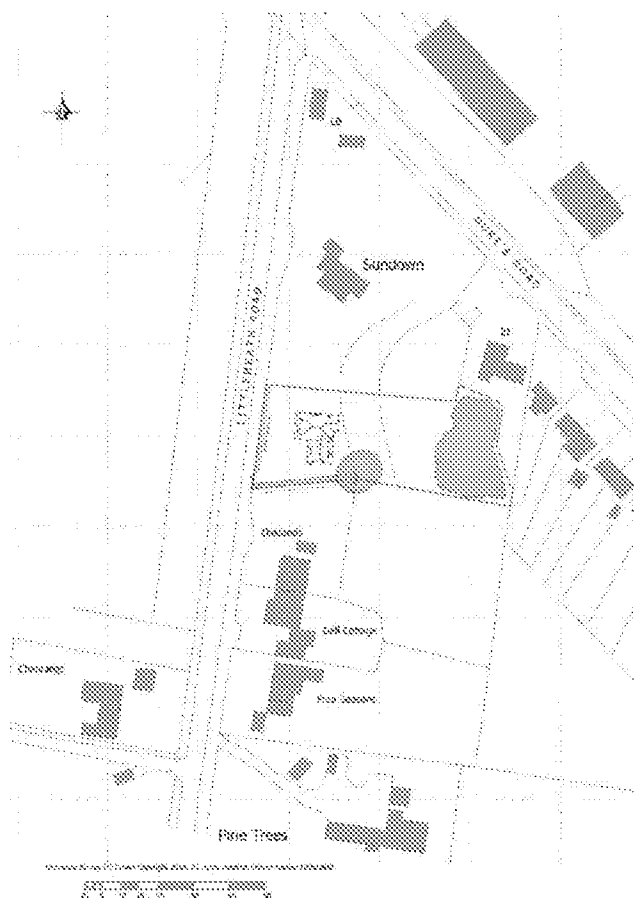
The proposal is sympathetic to its environment and uses a mixture of timber cladding and face brickwork to soften its façade and provide a dwelling that sits comfortably within the semi rural setting. The siting of the structure also respects the general “building frontage line” and is set back from the principle access point allowing for Littleheath Road to retain its semi rural feeling with hedges and soft verges. This in turn respects the close boundary of the South Downs National Park and the surrounding area. . The building orientation also ensures that the PV panels are not the first element to hit the eyes when viewing the property.

The siting of the dwelling and its principal viewing windows are orientated in a East / West direction which fully respects the amenities of the surrounding properties and will have minimal impact if any, on overlooking onto neighbouring amenity areas.



View North West of main building area (Former Sundown garden area)

Material Considerations



The proposal encourages redevelopment and efficient land use within the existing residential area by splitting the large existing residential site (NPPF 118 d, 122), thus reducing the need to sprawl into green belt zones and open countryside (NPPF 133, 134)

Whilst the site falls outside the BUAB it is intrinsically embedded within a residential setting and as such would not cause any harm to the wider countryside by increasing visual impact or cause the loss of any important high quality farm land or impact the availability of sharp sand and gravel within a minerals safeguarded area.

It should be noted that the proposal is for a single infill dwelling and not a significant development and as such would meet with the NPPF 103 statement and should therefore be fully supported by the LPA in this semi rural location.

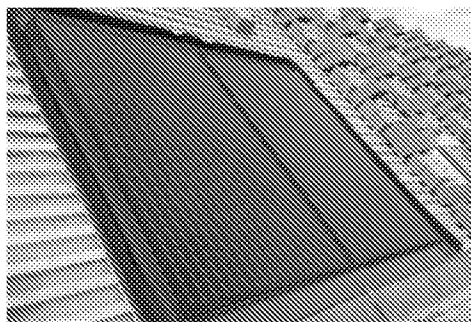
The design team has compared the efficiencies of a traditionally constructed dwelling with a standard gas supply to one which utilises renewable sources and materials to meet the needs of NPPF 131, ALP Policy ECC SP2 and ECC DM1. Whilst the table below is an initial design review it does show the improvements to sustainability through high levels of design and use of available technology that fits within the site area and does not harm the surrounding area or cause un-neighbourly interference.

Rev	Construction	Heating System	PV (kWp)	DER/TER (%)	Energy kWh/Year	New Energy Consumption	Energy reduction (%)
A	Brick and Block	Gas System Boiler	0	-11.87% (Fail)	16289.2213	Baseline (100%)	0.00
B	Brick and Block	Gas System Boiler	2.5 (-2136.141 kWh)	28.01	14153.0803	86.89	13.11
C	Brick and Block	ASHP	0	17.9	8612.9832	52.88	47.12
E	Brick and Block	GSHP	0	34.26	7193.154	44.16	55.84
F	Timber Frame	ASHP	0	23.45	7989.7924	49.05	50.95
G	Timber Frame	GSHP	0	38.62	6675.3364	40.99	59.02
J	Timber Frame	GSHP	2.5 (-2136.141 kWh)	63.25	4539.1955	27.87	72.13

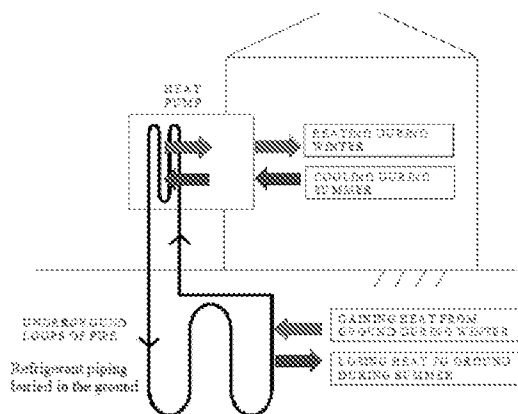
Table A: Design review options for climate mitigation

A = Baseline standard dwelling J = Adopted proposal (Red Box)

The scheme proposes to adopt renewable energy formats in the form of PV, (Solar panels to the South elevation) and a ground source heating pump (GSHP) system to encourage a more sustainable and low carbon energy form of living which is essential to help reduce greenhouse gas emissions and mitigate climate change, along with utilising a timber frame structure as the use a primary form of construction that creates a carbon bank dwelling. NPPF 131 notes that “*great weigh should be given to outstanding or innovative designs that promote high levels of sustainability*”.



Solar Photovoltaic Panels (PV)



Ground Source Heat Pump (GSHP)

As can be clearly seen in Table A, a Ground Source Heat Pump (GSHP) set up can dramatically improve the carbon emissions from a dwelling and given the available space the proposal is to install a vertical type closed loop arrangement, which along with 10 No. PV roof panels on the Southern Elevation will provide considerably more than the minimum 10% of the total predicted energy requirements for the dwelling (ALP ECC SP2). As can be seen from the extract of the SAP Assessment the scheme achieves a 32% energy reduction from renewables, which far exceeds the LPA's Policy of 10%

Results Summary

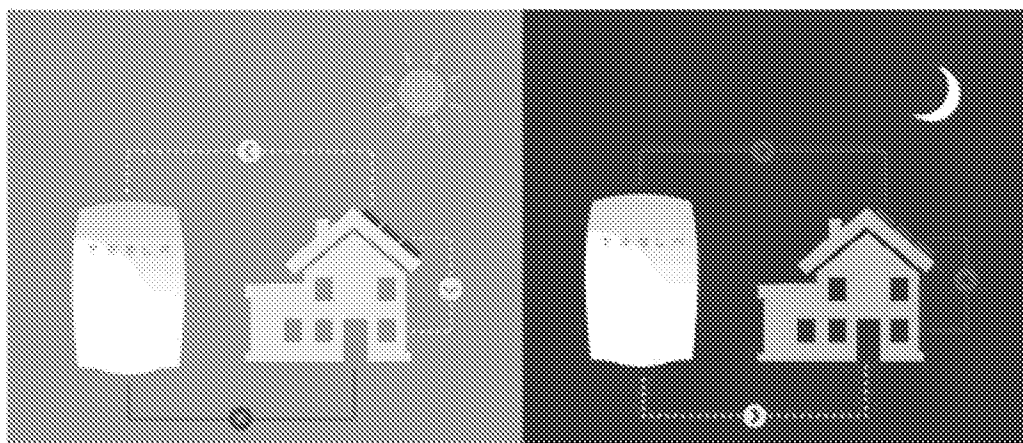
Option J Performance

Conditioned Energy	6675kWh/yr
Energy Reduction From PV	2136kWh
Energy Reduction From Renewables	32%
Final Conditioned Consumption	4539kWh

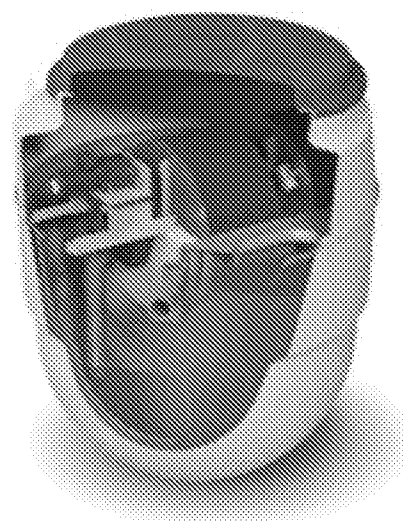
Revision J (Timber Frame + GSHP)	
Energy User	kWh/Year
Water Heating	1017.244
Space Heating (Main System)	3651.341
Space Heating (Secondary System)	1400.617
Pumps & Fans	30
Lighting	576.1345
	6675.3365
PV output	-2136.141
	4539.1955

Extract from Sap Report No. SAP-0669 prepared by Abacus Energy

Tesla produce a range of batteries for energy storage from the roof PV panels. Currently these are not included within the SAPs for the dwelling as the software does not allow the inclusion but this is change in the near future, during 2020.

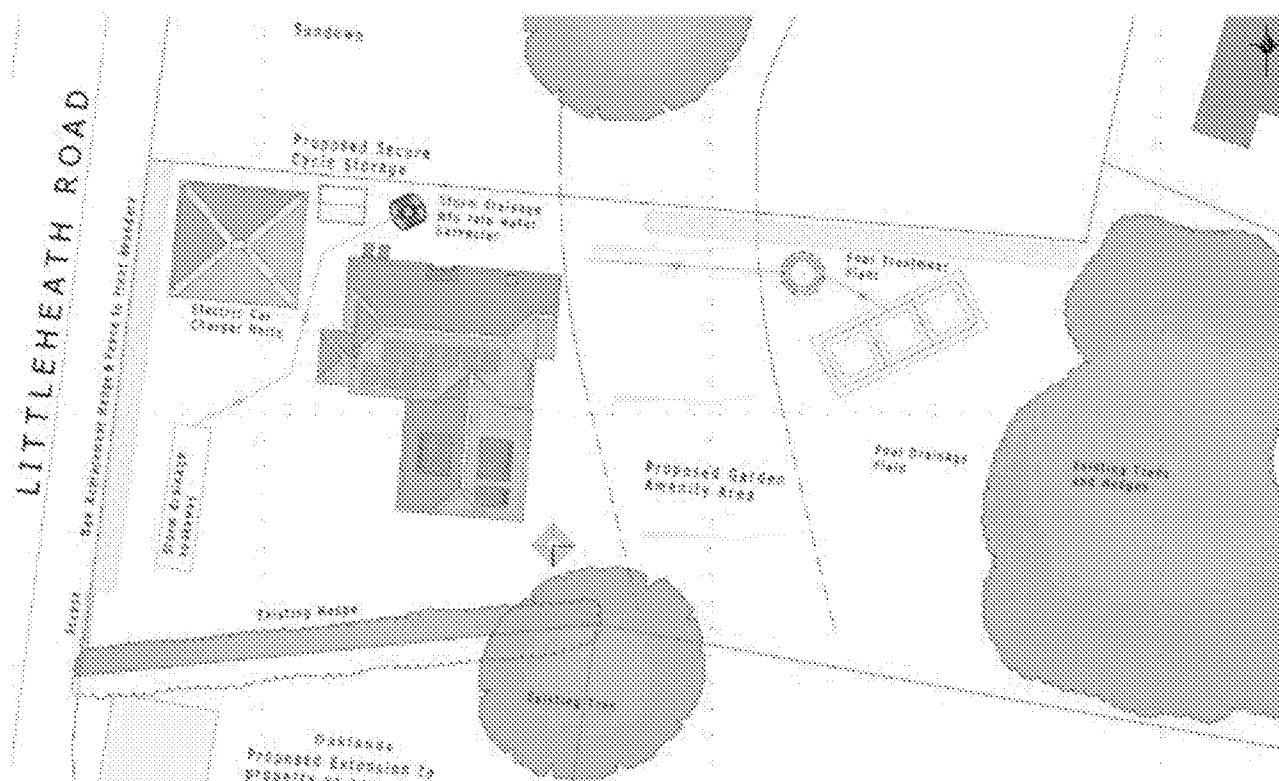


Normally, this process happens over the course of a day: when the sun is high in the sky and your solar panels are producing more electricity than you can use, the surplus energy is stored in your Tesla Battery. As the sun goes down and your solar panel production decreases, you draw on the electricity that you stored during the sunniest part of the day. Essentially, the Powerwall helps you balance out your electricity production and usage over the course of the day.



Whilst the site is not connected to a public drainage system, like many of it's neighbours in Littleheath Road, the site has sufficient space for a Klargestar style treatment plant, which provides a sustainable form of drainage and infiltration, which mitigates against discharging into the Lidsey Wastewater Treatment Works.

From initial site investigations the infiltration rate is very effective and more than sufficient to deal with the water treated by the treatment plant. Should the infiltration prove too quick a bed of sand can be provided to slow the percolation rate. This sand also acts as an addition filter for the treated water and further improves the water quality



The scheme proposes to adopt a SUDS storm water drainage system with a rain water harvesting tank to enable reuse of as much roof storm water as possible within the dwelling and garden use (ALP Policy W DM3). This also assists in reducing the amount of surface water discharging back to the soil and assists in reducing the amount of potable water used by each occupant.

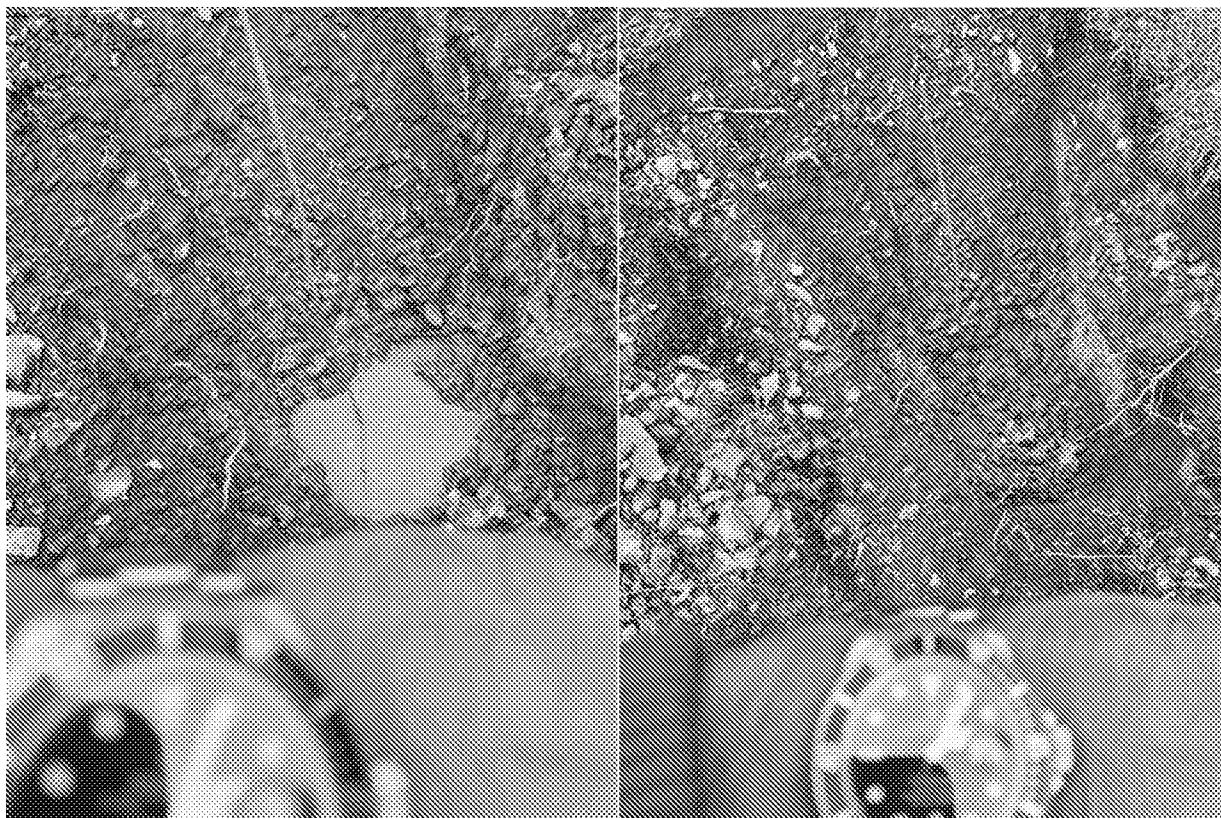


Image of initial test taken on site within a 300 x 300 test hole at 800mm depth.

Time taken to empty hole was approximately 3 minutes (180 seconds). From previous experience this type of material normally provides a filtration rate "f" in the region of 2.77×10^{-4} , which in terms of a "VP" is 12 for foul drainage design.

Whilst not a formal BRE365 test it does demonstrate the porosity of the soil and allows for a preliminary soakaway design to be carried out. Below is a design for the storm water soakaway using a 1:100 yr storm with 40% climate change and 0% through the base of the soakaway and as can be seen the size based on a 1.0m wide excavation is 9.0m, 7.0m for a 1.5m wide and 6m for a 2.0m wide. The soakaway is also quite shallow with a total depth of 1.5m. Further tests to be carried out post planning to a full BRE 365 recommendation and the applicant accepts a pre-commencement condition on this matter.

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Land to South of Sundown

Section:	Roof Storm Water Soakaway PRELIM	Job No:	17-1197	Revision:	
		Prepared By:	PH	Page:	SW
				Date:	18/07/2018

ALTERNATIVE SOAKAWAY SIZES			
	trench soakaways		
	1050	1500	2050
width of trench [mm]	1050	1500	2050
required trench length [m]	12.00	9.43	7.55
	ring soakaways		
	1050	1350	1500
diameter of ring [mm]	1050	1350	1500
required pit diameter [m]	3.11	3.11	3.11

* Based on effective depth and number of pits as in Soakaway Data table

SUMMARY OF CALCULATIONS	
critical design rainfall duration t_{crit}	60 min
required storage volume V_{req}	8.34 m ³
provided storage volume V_{prov}	9.12 m ³
utilisation factor	0.91 OK
required time to discharge 50% t_{50}	0.76 hours
utilisation factor	0.03 OK

GENERAL DATA	
site location:	England and Wales
soakaway type:	geocellular units
impermeable area drained to soakaway A [m ²]	252
60 min rainfall depth of 5 year return period R [mm]	20
M5-60 to M5-24 rainfall ratio γ	0.40
allowance for climate change:	40%

SOAKAWAY DATA	
soakaway width W [m]	2.00
soakaway length L [m]	8.00
total depth from ground level T_h [m]	1.00
depth to drain invert level T_d [m]	0.30
soakaway effective depth T_{eff} [m]	0.60
free volume in infill aggregate [m ³]	95

SOIL INFILTRATION DATA	
allowance for infiltration through soakaway base:	No
available on-site infiltration test results: Q Yes $\otimes$ No	
soil infiltration rate T [m/h]	2.77E-04

REQUIRED STORAGE CAPACITY PER RAINFALL DURATION													
rainfall duration [min]	rainfall factor Z	M5-D rainfall [mm]	M15-D			M30-D			M100-D			outflow from soakaway [m ³]	required storage [m ³]
			ZZ	rainfall [mm]	inflow [m ³]	ZZ	rainfall [mm]	inflow [m ³]	ZZ	rainfall [mm]	inflow [m ³]		
5	0.37	7.47	1.20	12.58	3.17	1.46	15.24	3.84	1.85	19.33	4.87	0.50	4.37
10	0.52	10.47	1.22	17.90	4.51	1.49	21.98	5.51	1.92	28.10	7.08	1.00	6.08
15	0.63	12.67	1.23	21.82	5.50	1.51	26.77	6.75	1.95	34.63	8.73	1.50	7.23
30	0.80	16.07	1.26	27.80	7.03	1.53	34.42	8.87	2.00	44.95	11.33	2.99	8.34
60	1.00	20.00	1.24	34.72	8.79	1.54	43.21	10.89	2.03	56.84	14.32	5.98	8.34
120	1.21	24.13	1.24	41.80	10.56	1.54	51.88	13.07	2.04	68.03	17.14	11.87	5.18
240	1.45	28.93	1.22	48.99	12.50	1.52	61.47	15.49	1.98	80.14	20.20	23.93	0.00
360	1.60	32.57	1.21	54.49	13.73	1.50	67.51	17.01	1.95	87.70	22.16	35.90	0.00
600	1.79	35.57	1.20	60.36	15.21	1.48	74.51	18.90	1.92	95.58	24.33	55.83	0.00
1440	2.24	44.50	1.18	74.03	18.56	1.44	90.59	22.83	1.85	116.13	28.27	143.80	0.00

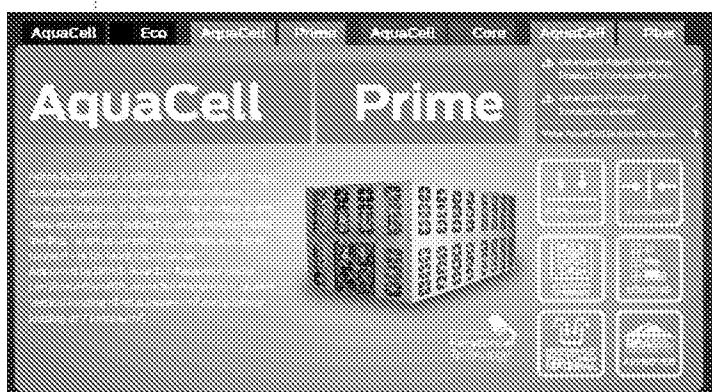
* ZZ is growth factor from M5 rainfall

Spreadsheets provided by: www.YourSpreadsheets.co.uk

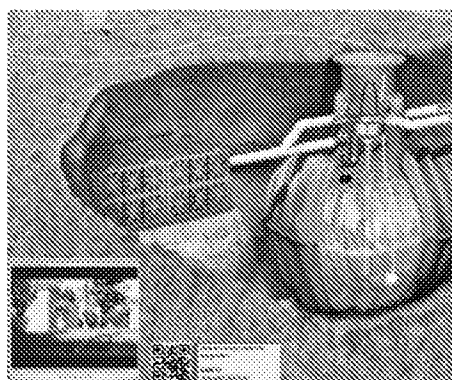
calculations are based on: BRE Guidelines (Digest 268)

Preliminary Storm Water Soakaway Design

(at M100-D with 40% Climate Change and 10% Urban Creep)



Soakaway Aquacells or equivalent



GRAF Rain Harvester tank

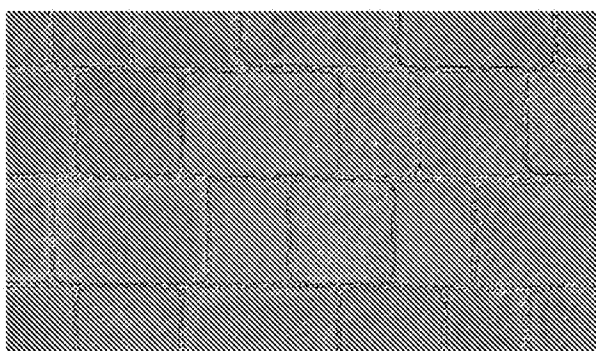
This water can be used in the garden, washing cars and within toilets within the dwelling, thus reducing further the demand on potable water and ensuring the fresh water resource is used where it is most required (drinking, cooking and personal hygiene).

Water usage can be limited to 110 litres per person per day through the use of water efficient appliances and fittings and along with sustainable forms of energy the dwelling is well placed to reduce environmental impacts.

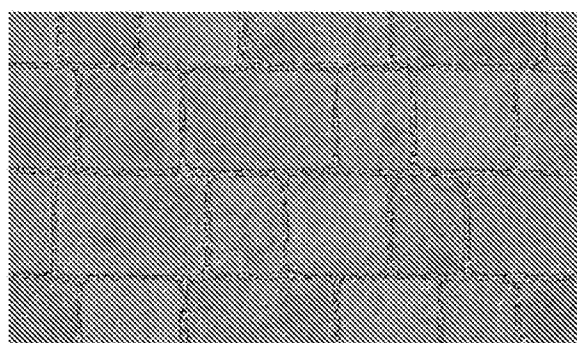
Ample space is available for the 240 litre storage of waste and recycle waste bins plus storage for the re-use of items like uncooked kitchen waste and garden waste on site which can be composted and reused on the site. Travel distance for road side collect are well under the requirements of 50m for the 240 L style bins and due to the upper level of the site being level in topography and space between the site and the highway, kerbside positioning of bins is within the recommendations of ALP WM DM1 and would not hinder general highway traffic or cause a general nuisance.

Parking areas are to be either paved with a permeable block paving or migratory gravel (or a mixture of) to aid water dispersion and filtration, therefore not adding to the cumulative impact of dispersing off site. (Drive areas can also have a migratory gravel finish, but the extent of this will be dependant on part M1 requirements.)

Access paths are paved to provide a flush access to the front door and a smooth non migrator finish in accordance with the Approved Building Regulation Documents Part M1.



Brett Aqua Permeable Block Paving (Charcoal)



Brett Aqua Permeable Block Paving (Brindle)

Brett Aqua Permeable Block Paving (Charcoal & Brindle)

Sustainable Travel under the environmental objective (NPPF 8c) is also achievable adding to the overall sustainability of the proposal which contributes to the overall low carbon reducing proposal.

“Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.” (NPPF Annex 2: Glossary)

- ◆ Aldingbourne
- Neighbourhood Plan

Map D- Footpath and Cycle Path network - Policy GA2



Local Cycle Routes (Site marked by Orange Square)

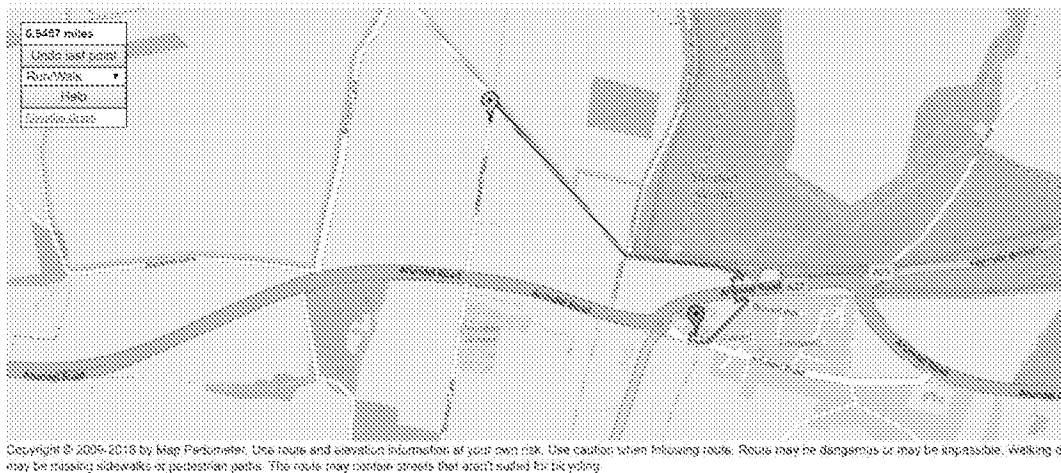
Whilst every effort is to position a property within a BUAB, this is not always possible given the other opportunities on sites that are under-utilised and inefficiently used. Sustainable transport is another part in the cog of “sustainability” wheel. The site as we know is outside the BUAB and is a infill dwelling that is a



H J CONCEPTS LTD

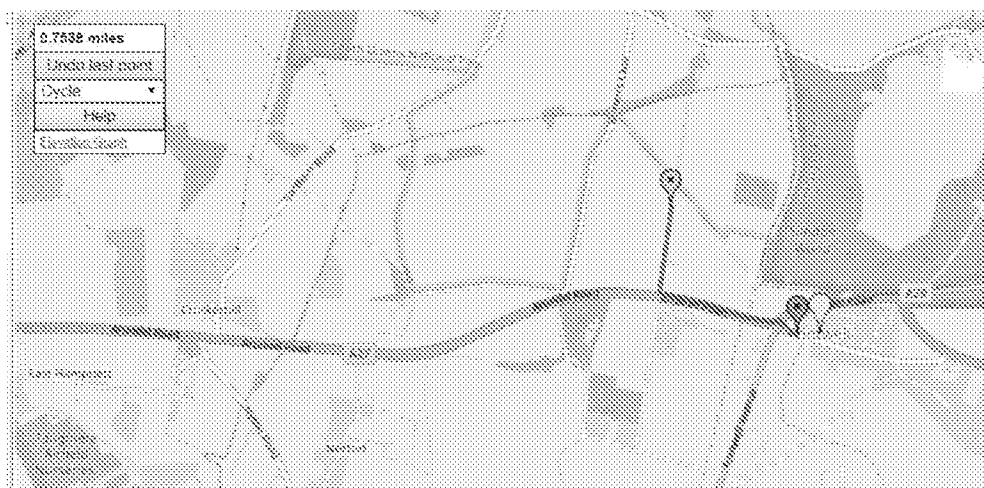


one off single property and not a significant or major development within an existing community of some 30 dwellings. Sustainable travel to a nearby village facility (NPPF 78) is achievable a number of modes, “including walking and cycling, low and ultra low emission vehicles, car sharing” With regard to cycling a route via access along Dukes Road to the facilities in Arundel Road via the underpass off Orchard Way. The distance noted by the website “Pedometer” is 1.52 km



Map and route courtesy of mappedometer.com

It should be noted that there are other routes available, that would use the A27 and whilst not ideal at rush hour traffic times, they are available at other times of the day for cycling. These routes would also shorten the overall distance to the local amenities thus providing an alternative mode of transport, as can be seen on the image below (1.2km)



Map and route courtesy of mappedometer.com

The site has more than sufficient space for the parking and turning of vehicles and for allowing for small delivery vehicles, which are now an everyday occurrence with online shopping. The proposal has storage for 4 cycles within the integral garage,

Whilst the reliance on the private motor car cannot be eliminated, facilities are included for charging electric vehicles which can eliminate emissions and provide for a more sustainable form of transport plus the option of car sharing with adjoining neighbours.

Access to larger commercial centres are within a reasonable distance and can be accessed either by private car or taxis and trains plus the option of car sharing with adjoining neighbours or by cycles. With local national businesses now operating extensive delivery services for locals and further afield, the need to travel for basic essentials is less of an issue, as it can come to you, rather than you having to travel to them, making them a very sustainable mode of obtaining daily essentials.



Local Waitrose at Fontwell

These are travel distances to local centres and are well within easy return reach of electric, ultra low emission vehicles which can be charged via the PV panels on the roof of the proposed dwelling.

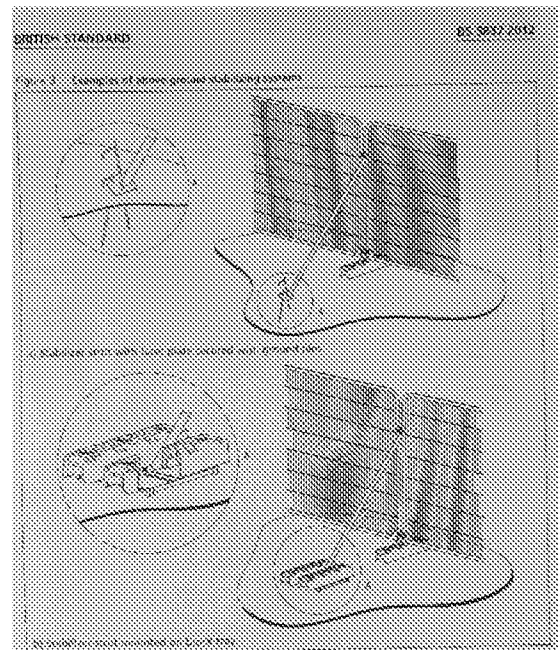
Travel distances non bracket single trip, () round trip

- Chichester cattlemarket carpark 7.8 miles (16 miles)
- Waterloo Square Bognor Regis 7.6 miles (15.2 miles)
- Arundel 5 miles (10 Miles)
- Westgate 3.1 miles (6.2 Miles)
- Petworth 10 Miles (20 Miles)
- Littlehampton 6.7 Miles (13.4 Miles)

Biodiversity & Trees

With regard to Ecology and Biodiversity (ALP ENV DM5) a Phase 1 Ecology Assessment has been undertaken by Ecosupport during May 2019 and a separate report prepared plus the LPA's Biodiversity Checklist completed. This report has been submitted as part of the application package and concluded *"It is considered that the area of impact itself is of limited ecological value. Measures have been detailed to ensure the potential for protected species is taken into consideration and as a result it is considered highly unlikely any notable and/or protected species will be negatively impacted. It is considered that proposals will result in a net gain for biodiversity through the introduction of potential nesting and roosting opportunities and native planting. This will see increased opportunities for wildlife across the site."*

The proposed scheme retains much of the lower area of trees and fauna and as such provide an ecosystem for wildlife. During the works the rear section of the site will be heras fenced off in accordance with BS 5837:2012 6.2.2 and figure 3



Executive Summary

Overall the proposal provides a high quality design, carbon bank and renewable energy forms and utilises an under-utilised large plot.

An in-principle issue arises under ALP Policy C SP1 as the site is located outside the Built-up Area Boundary (BUAB) which restricts this form of development, but given the many other benefits it shouldn't be a primary reason for refusal given that the NPPF 12, *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

Given the list of benefits below, which provide a material consideration and outweigh this issue of being outside the BUAB, it is put forward that on balance the proposal offered within the application, should be supported by the LPA.

Material Considerations & Benefits of the Proposal:

- Making efficient use of existing under-utilised land within a settlement (NPPF 118d & ALP SD SP1)
- Improves and enhances the aesthetics of the area
- New dwelling is not isolated in the countryside and would assist in community vitality
- Re-use of an existing highway access
- Provides an highly energy efficient dwelling with a 32% energy reduction from renewable sources (ALP ECC SP2)
- Is within an area of existing residential buildings, therefore not encouraging sprawl of buildings (NPPF 77 and 133)
- A building that embraces renewable forms of energy and provides a highly energy efficient and sustainable dwelling (NPPF 131)
- Exceeds the requirements of energy and climate change mitigation (ALP Policy ECC SP2)
- Bolsters any 5yr housing supply and can be constructed without delay (NPPF 67)
- adds provisions within windfall site areas relieving pressure on Built-up Area dwellings
- Uses seriously underutilised existing residential dwelling, rather than 1 large house provides two dwellings within the same plot area (NPPF 137 a)
- Provides an opportunity for a Self-Build site (ALP Policy H DM1,SP2 p)
- Provides social, economic and environmental benefits (NPPF 8)
- free up an existing home in a rural community allowing families to live local to each other (ALP Policy H SP3)
- the site has more than sufficient private amenity space
- Achieves a sustainable development under economic – social – environmental objectives (NPPF 8)
- Reduces the impact of coalescence by using an infill site area within an existing residential community, despite being outside the built-up area (ALP Policy SD SP3)
- The site is highly developable with prospects of being available within a short time frame.

The scheme also proposes to introduce additional features that will enhance the biodiversity of the site, with additional hedging and soft landscape elements that encourage both wildlife and flora.

As such Chapter 12 “Achieving well designed places” paragraphs 127. a), b), c), d), e) and f) under the revised NPPF July 2018 are achieved.

In essence the proposal hits all three dimensions within the NPPF 2 “Achieving sustainable development”

- *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”*

Within the Arun District local plan 2011 – 2031 (July 2018) the following policies have been reviewed:

Policy

SD SP1 – Sustainable development

SD SP2 – Built-up Area Boundary

C SP1 – Countryside

H SP3 – Rural Housing and exception sites

D SP1 – Design

D DM1 – Aspects of form and design quality

D DM2 – Internal space standards

ECC SP1 – Adapting to climate change

ECC SP2 - Energy and climate change mitigation

ECC SP2 – Renewable Energy

T SP1 – Transport and Development

T DM1 – Sustainable Travel and Public Rights of Way

ENV DM5 – Development and biodiversity

W DM1 – Water supply and quality

W DM3 – Sustainable Urban Drainage Systems

WM DM1 – Waste management

Conclusion

There are no elements of the proposal that would have any detrimental effects on the neighbours with regard to overlooking or un-neighborly type of development or a harmful impact upon the character or appearance of the setting adjacent to the Southdowns National Park and will visually improve and enhance the adjacent properties setting and environment.

The proposal will not have any adverse impact on any protected species or breeding birds within the site or within the surrounding area or have an impact on any SAC, SPA, SSSI, Ramsar, SINC or Priority Habitat areas.

The proposal will not have any adverse impact on any protected species or breeding birds within the site or within the surrounding area.

On balance it is concluded that the proposals comply with the contents of the NPPF February 2019 and the complying with sufficient policies within the Arun Local Plan providing the LPA with sufficient material evidence to support the application with a presumption in favour of development.