

PLANNING DESIGN & ACCESS STATEMENT

SPRINGFIELD HOOK LANE ALDINGBOURNE PO20 3TE

AUGUST 2020

CONTENTS

1.0	INTRODUCTION	2
2.0	THE SITE & SURROUNDINGS	4
3.0	PLANNING HISTORY OF THE SITE	7
4.0	CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL	10
5.0	RELEVANT PLANNING POLICY	15
6.0	CONCLUSION	20

1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Domusea Developments Ltd. It accompanies a full planning application for the construction of nine dwellings and associated works on land adjacent at Springfield, Hook Lane, Aldingbourne, PO20 3TE. This application has been prepared following the refusal of planning application refs: AL/51/19/PL and AL/27/20/PL and has been informed by officer feedback on the previous schemes for ten and nine units respectively.
- 1.2 The application site is located within the Built-Up Area Boundary of Aldingbourne where new residential development is acceptable in principle providing it accords with other national and local planning policies. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide an additional unit of housing and achieving the aims of sustainable development.
- 1.3 Plans and information submitted in support of the application comprise the following:
- Location Plan no. 1186/DP101. Rev 01
 - Proposed Block Plan no. 1186/DP102 Rev 01
 - Context Plan no. 1186/DP103 Rev 01
 - Proposed Site Plan no. 1186/DP104 Rev 01
 - Plot 1 Floor Plans no. 1186/DP105 Rev 01
 - Plot 1 Elevations no. 1186/DP106 Rev 01
 - Plots 2 & 3 Floor Plans no. 1186/DP107 Rev 01
 - Plots 2 & 3 Elevations no. 1186/DP108 Rev 01
 - Plots 4 & 5 Floor Plans no. 1186/DP109 Rev 01
 - Plots 4 & 5 Elevations no. 1186/DP110 Rev 01
 - Plot 6 Floor Plans no. 1186/DP111 Rev 01
 - Plot 6 Elevations no. 1186/DP112 Rev 01
 - Plot 7 Floor Plans no. 1186/DP113 Rev 01
 - Plot 7 Elevations no. 1186/DP114 Rev 01
 - Plots 8 & 9 Floor Plans no. 1186/DP115 Rev 01
 - Plots 8 & 9 Elevations no. 1186/DP116 Rev 01
 - Ecology Enhancements Plan no. 1186/DP117 Rev 01
 - Tree Retentions & Protection Plan no. LLD1680-ARB-DWG-002 Rev 08

- Arboricultural Impact Assessment
- Existing Tree Schedule
- Preliminary Ecological Appraisal
- Reptile Survey Report
- Planning, Design & Access Statement

2.0 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the eastern side of Hook Lane within the parish of Aldingbourne and within the Built-Up Area Boundary. The area is characterised by a variety of housing types from the linear development of detached and semi-detached two-storey dwellings and bungalows fronting Hook Lane, to the higher density developments of St. John's Close and Belle Meade Close to the south east of the application site.

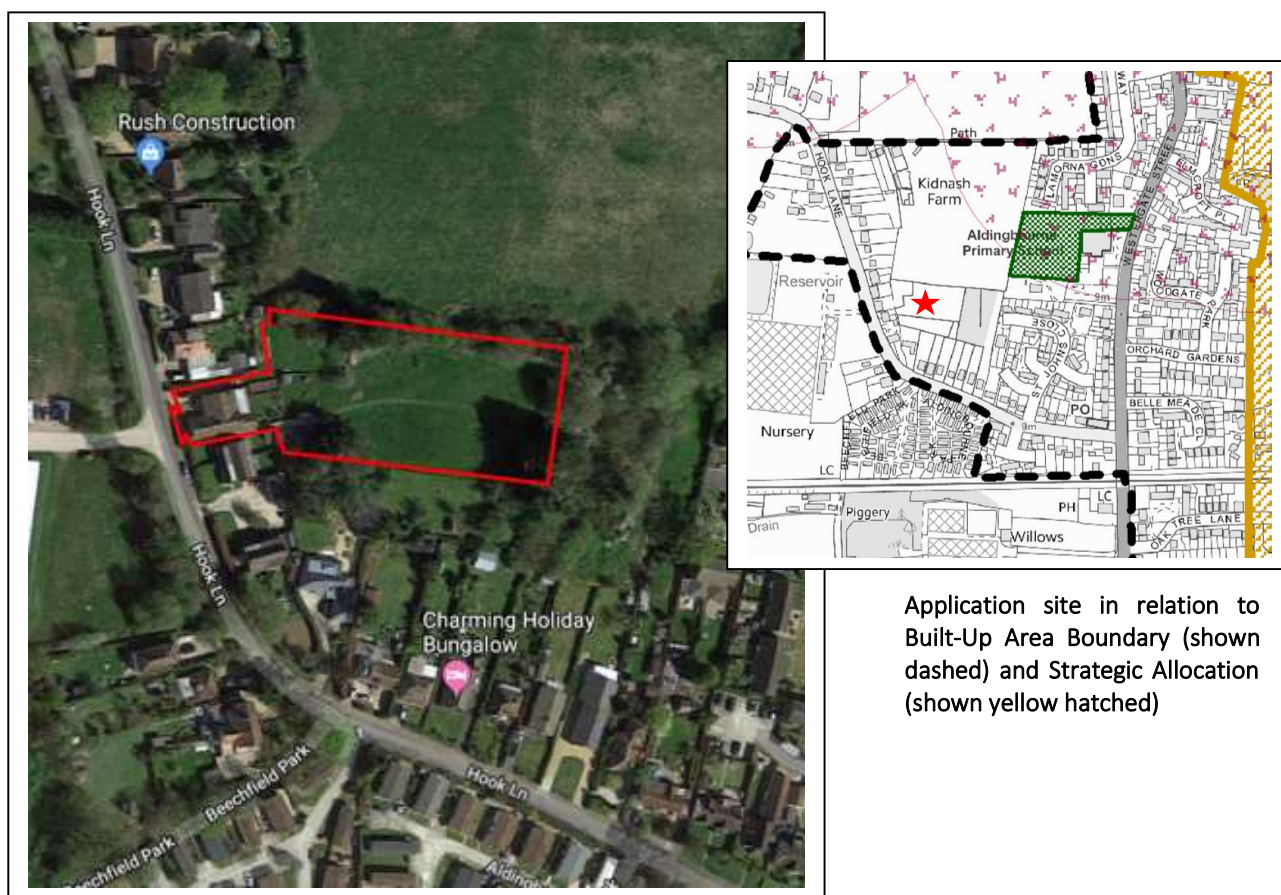


Fig 1 - Google aerial view of the site

- 2.2 Springfield is a modest detached bungalow set between chalet style properties, situated within a linear pattern of development fronting Hook Lane. Residential development extends north fronting the highway on the eastern side of Hook Lane, whilst to the western side residential development is more sporadic and a large plant nursery 'Fleurie Nursery' is situated on land opposite the application site.

- 2.3 The application property is situated within a substantial plot measuring 0.46 hectares. The property is set adjacent to the highway with an area of hardstanding and vehicular access to the north of the dwelling. At the road frontage the site measures 17 metres wide for roughly the depth of Springfield. Beyond the existing dwelling the site widens and forms a large rectangular plot measuring approximately 43 metres deep by 85 metres wide. Immediately to the north a large field accessed from Hook Lane has been comprehensively developed with 79 new 2, 3 and 4-bed houses by David Wilson Homes. The site known as 'The Furlongs' was approved under AL/39/13/OUT and built out under reserved matters LA Ref: AL/107/16/RES, see below.



Fig 2 - Land west of Hook Lane 'The Furlongs' AL/10/16/RES permission for 79 houses

- 2.4 In addition land at Barnside, on the western side of Hook Lane above Fleurie Nursery, has permission under LA Ref: AL/8/6/OUT for a development of 14 new homes, allowed on appeal. Initially allowed on appeal in March 2017 the decision was quashed by the High Court and the appeal was re-examined. A second Inspector's decision was subsequently issued in May 2018, superseding the initial decision but also allowing the outline application for 14 houses. The reserved matters application was approved by Arun District Council in July 2019, the site plan for which is included below.



Fig 3 - Proposed site plan for Barnside, Hook Lane. LA Ref: AL/33/19/RES

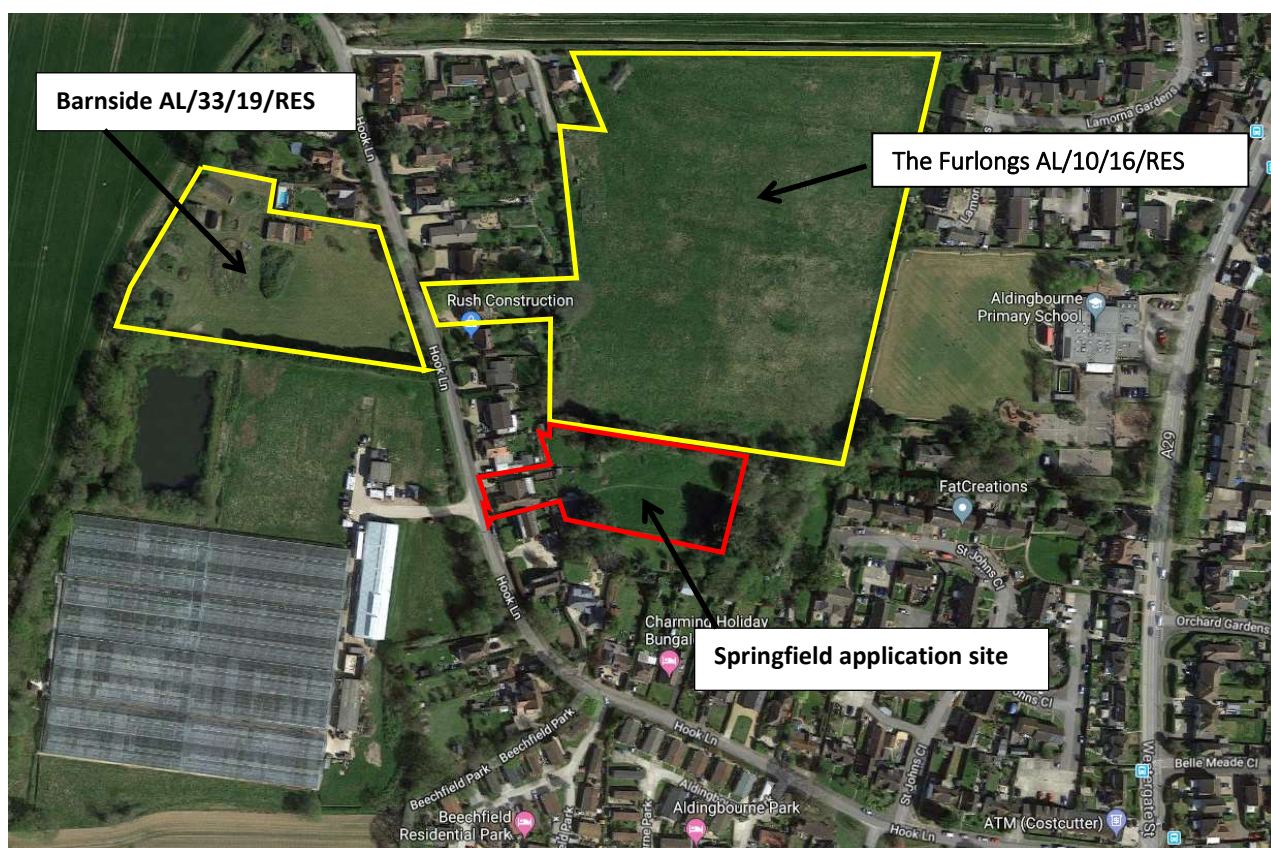


Fig 4 – Application site in context of recent permissions

3.0 PLANNING HISTORY OF THE SITE

- 3.1 Planning application LA Ref: AP/51/19/PL was submitted to Arun District Council in June 2019 and to date a decision has not been made on the proposal for the demolition of Springfield and the erection of 10 no. dwellings, access, landscaping and associated works. This application is currently being appealed on the grounds of non-determination. The application was refused on 27th March on the grounds of overdevelopment of the site leading to unacceptable loss or harm to trees and for failing to meet parking standards. The original site plan for the proposed scheme for ten houses is shown below.



Fig 5. Original site layout plan SK04 Rev 01

- 3.2 Following comments received by Arun's Tree Officer regarding protection of trees to the northern boundary the site layout was amended twice with the final iteration being SK04 Rev 04, which was read in parallel with amended Tree Retention & Protection Plan ref: LLD1680-ARB-DWG-002 Rev 04. Whilst a number of the trees to the northern site boundary are considered to be Category C trees and of low quality it is accepted that they provide a level of amenity to the site and offer separation from the new housing development at 'The Furlongs' to the north. As such every effort was taken to achieve their retention and protection by a package of mitigation measures that were approved by Lizard Landscapes. The final amended site layout plan SK04 Rev 04 is shown below at Fig 6.



Fig 6. Site layout plan – final iteration SK04 Rev 04

- 3.3 In order to better protect trees built form was relocated; repositioning Plots 2, 3 and 4 to provide more usable garden areas and to safeguard against future pressure on the trees; and moved away from root protection areas; and hardstanding and garaging reduced to achieve greater separation distances from the northern boundary. Protection measures included designated ground protection zones during construction and a tree protection zone between Plots 2 and 3 involving no-dig geo-cellular hard surface construction, along with protective fencing and limited tree pruning works.
- 3.4 However in his response dated 22nd January 2020 Arun’s Tree Officer maintained his objection to the proposals stating: ‘...Irrespective of any successful implementation of such an ambitious suite of mitigation measures; the change in land use over the likely rooting area of retained trees and future residential pressure to prune the same, persist as undesirable outcomes from permitting this scheme as it stands’. The appeal against non-determination was submitted on 16th March 2020 and a decision is now awaited.
- 3.5 Subsequently an application for nine houses (LA Ref: AP/27/20/PL) was submitted in March 2020. This application responded further to the Tree Officer’s comments by removing all built form from the northern site boundary and reducing the number of units from ten to nine in order to sit comfortably to the southern and eastern boundaries. The site plan for the revised layout of nine houses is shown below:



Fig 7. Site layout plan SK04 Rev 05

3.6 This second application was refused on 26th June 2020 for the sole reason:

The proposed scheme represents an overdevelopment of the site and results in unacceptable harm to existing trees of high amenity value in conflict with policy ENV DM4 of the Arun Local Plan, policy EH6 of the Aldingbourne Neighbourhood Development Plan and paragraph 170 of the National Planning Policy Framework.

3.7 The current application has been further amended and is submitted to address the concerns raised by the LPA's tree officer following the two previous planning applications. Appeal decisions are awaited on both applications, the initial application for ten dwellings and the more recent application for nine houses.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The site is located within the Built-Up Area Boundary of Aldingbourne. Springfield is a substantial plot located firmly within the built-up area in a semi-rural position on Hook Lane and currently comprises a detached bungalow as shown below at Figure 5. The redevelopment of the site for nine houses would make a positive contribution to housing supply and make more effective use of this large site, contained within existing built form and seen in the context of the 79 new houses to The Furlongs to the immediate north of the site.



Fig 7. Application site outline in red

Design Principles and Appearance

- 4.2 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as tiled roofs with timber style cladding or tile hanging to the gables and upper floors, and red stock brick work. A detached chalet style house (Plot 1) is proposed fronting Hook Lane and adjacent to the proposed access road serving the eight houses to the

rear, following the linear pattern of existing development to the road frontage.

- 4.3 The scheme has been amended with the access road re-sited to the southern site boundary in order to afford more protection to the trees to the northern site boundary. The proposal remains arranged in a cul-de-sac arrangement beyond the site frontage with a development of detached and semi-detached two-storey houses with varying roof forms and complimentary materials palette. Plots 2 to 7 form a linear pattern of development orientated south with Plots 8 & 9 facing into the site to the eastern boundary and flanking the turning head. Properties all have gardens in excess of 10 metres. Parking is proposed to hard standings, with each property benefitting from 2 or 3 no. parking spaces per dwelling, with Plot 1 incorporating an integral garage, as shown on the site plan below.



Fig 8. Proposed site layout plan

Layout

- 4.4 The application site is a large plot covering 0.46 hectares. The layout of the proposed dwellings has been thoroughly considered in terms of the trees to the northern site boundary, separation distances between dwellings and the placement of fenestration; in order to protect the amenities of neighbouring residential occupiers.
- 4.5 The location of the linear row of houses within the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. The replacement frontage

property would have a rear garden of approximately 10m deep and retain sufficient space within the plot for an access to serve the rear development. Gardens to plots 2 and 3, the smaller 2-bed units, extend to 17m in length with the larger 3 and 4-bed properties having garden depths of approximately 10-15m, with Plot 11 set within a spacious corner plot.

- 4.6 The application site forms a rectangular plot of land approximately 43 metres wide point past the frontage property and extending a total of 115 metres back from the highway. The proposed development has been designed to make appropriate and effective use of the residential land available. The nine dwellings are proposed in an arrangement with a house to the site frontage, flanking the access road with Little Acres to the south, and a cul-de-sac arrangement of eight two-storey houses fronting the access. Parking is proposed at two to three spaces per dwelling with seven further unallocated or visitor spaces giving a total of 30 parking spaces to serve the development.
- 4.7 Separation distances between the development and existing dwellings is more than sufficient to prevent overlooking or overshadowing of neighbouring properties, due to existing dwelling orientation. To the north properties at The Furlongs are separated from the application site by the road serving the new development and tree screening to the shared boundary. Separation distance to the closest property to the south from the proposed development is approximately 18 metres and at an oblique angle where overlooking would not occur. Due to the orientation of the eastern properties east-west and the separation distance across the turning head overlooking within the site would also not occur.
- 4.8 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 4.9 The proposal is for nine houses, 2 no. 2-bed, 3 no. 3-bed and 4 no. 4-bed dwellings on a large plot of previously developed land measuring 0.46 hectares. The scale of the development is responsive to the site's surroundings with higher density development at The Furlongs to the north and houses to the east. The elevational drawings submitted show the proposed dwellings would not exceed 8 metres in height. Roof forms vary from able to half-hipped in order to order variety and interest to the street scene and reduce mass and bulk. The ridge height accords generally with built form in the vicinity.

- 4.10 It is considered the house designs and revised site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the surrounding form of residential development locally to provide much needed additional housing within the district without resulting in harm to the character of the area, whilst protecting the trees within and adjacent to the application site.

Amount and Use

- 4.11 The proposed development comprises nine houses on a site measuring 0.46 hectares. The scheme comprises a well-balanced layout and appropriate house design for its location within existing residential development. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.12 The proposals would result in a new access arrangement from Hook Lane to the south of the newly developed Plot 1, measuring 4.8m wide and with required visibility splays in order to serve the nine dwellings. The scheme would provide adequate turning and parking provision for each house and turning head at the eastern end in order that refuse vehicles are able to access the site. Each dwelling would benefit from two to 3 parking spaces and six further unallocated spaces for visitors resulting in a total of 29 parking spaces to serve the development.
- 4.13 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The existing access arrangement will be utilised and improved allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscaping

- 4.14 The site benefits from a well landscaped northern boundary with mature trees and planting. The proposals have been fully informed by a tree survey including a tree constraints and protection plan to ensure the proposed development would not adversely affect existing landscaping that positively contribute to the amenity of the area. A small number of low-quality trees are proposed to be removed in order to facilitate the development. The revised site layout has been designed in order to move built form and hard standings giving sufficient distance to the trees forming the northern boundary, avoiding root protection areas and the requirements for extensive mitigation measures. It is accepted that landscaping could be controlled by condition in the usual way.

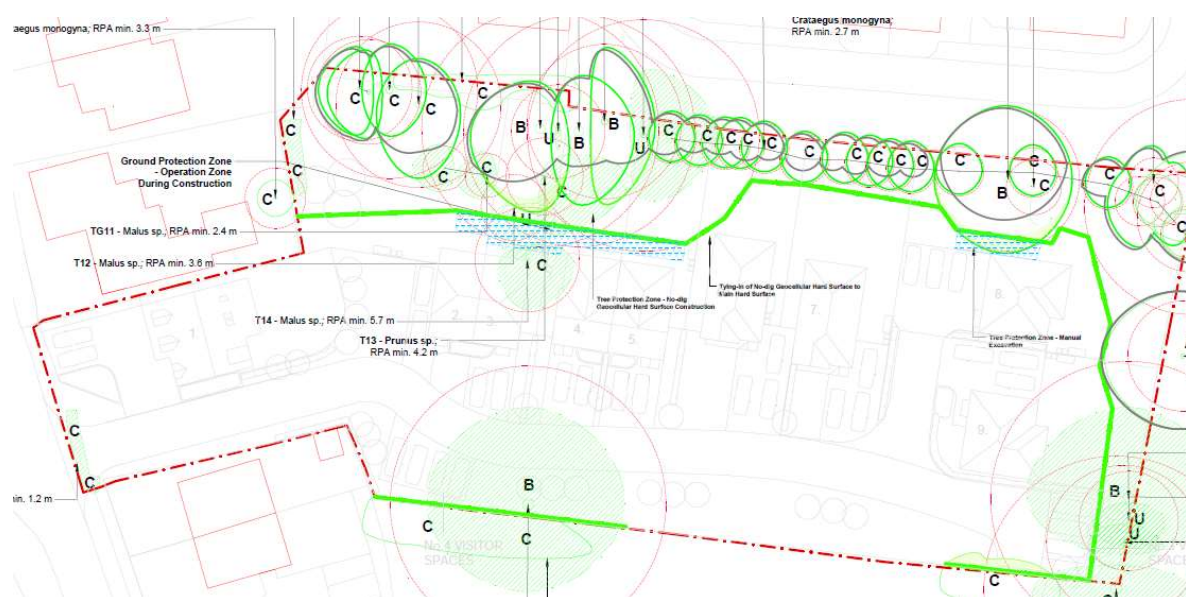


Fig 9. Extract tree protection plan

5.0 RELEVANT PLANNING POLICY

The National Planning Policy Framework 2019

- 5.1 The National Planning Policy Framework (NPPF) was amended in February 2019. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 5.2 Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 5.4 Paragraph 14 states that in situations where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits where all 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.

- 5.5 The 2018 Arun Local Plan is out of date in the context of the District Council's 5-year land supply shortfall. This was only 3.7 years as of December 2019. The Aldingbourne Neighbourhood Plan was 'made' in November 2016 and therefore became part of the development plan more than 2 years ago. Therefore, the four tests of paragraph 14 of the NPPF are not met in this instance and the conflict with the Neighbourhood Plan is outweighed by the benefits of the proposed residential development and the tilted balance in favour of this appeal applies.
- 5.6 Paragraph 68 of the NPPF states that: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: ***support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.***

Adopted 2011-2031 Arun Local Plan

- 5.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are included in Policy H SP1 of the adopted Local Plan. As explained earlier, the application site is located within the Built-Up Area Boundary where new residential development is acceptable in principle.
- 5.8 Policy SDHP1 follows the principles for sustainable development in the NPPF. It states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy SDSP2 – Built-Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 5.9 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy DSP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping,

density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy DDM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.

- 5.10 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity. Policies W SP1 and W DM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.
- 5.11 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 5.12 The Aldingbourne Neighbourhood Plan covers the period 2014-2034. It was 'Made' in November 2016 and is more than two years old. It does not allocate the application site itself for any development. However, the Plan is out of date as it predates the adoption of the 2018 Local Plan and the confirmed strategic allocation for the parish in Policy HSP2c. It is also out of date because of the 5-year land supply shortfall.

5 Year Housing Land Supply

- 5.13 The December 17th Planning Policy Sub Committee report showed the Council has only a 3.7-year supply. As the application proposal is for a housing development, the presumption in favour of sustainable development (the tilted balance) is therefore engaged for the appeal. There are no other adverse impacts that significantly and demonstrably outweigh the benefits of the proposal and we deal with these in later sections of this statement.

- 5.14 Further in term of housing land supply a recent appeal decision APP/C3810/W/19/3236911 on land adjacent to Bonhams and Flints, Hoe Lane, Flansham, PO22 8NP puts further into question the housing land supply position. At paragraph 49 of the Inspector's report states:

'... I conclude in the main that the appellant's estimate of the extent of the 5YHLS that could be demonstrated was broadly correct, although this should be tempered by including consideration of the 92 dwellings that have subsequently been granted planning permission. This would have the effect of adding approximately 0.1 years supply. This would mean that the Council was able to demonstrate a supply of approximately 2.9 years...'

As such the housing land supply situation is significantly less than the 3.7-year supply stated by the Planning Policy Sub Committee in December 2019.

Conclusions on Policy

- 5.15 The proposal is on land within the Built-Up Area Boundary for Aldingbourne as identified on the policy maps within the adopted Arun Local Plan. The appeal site is located in a sustainable location close to services and amenities and the Local Planning Authority are unable to prove a 5-year housing land supply.
- 5.16 At the local Parish level, the planning application conflicts with the made Aldingbourne Neighbourhood Plan because it is not an allocated Neighbourhood Plan housing site. However as confirmed by paragraph 14 of the NPPF, the adverse impact of allowing the development in conflict with the Neighbourhood Plan does not significantly and demonstrably outweigh the benefits of the proposal because:
- The Neighbourhood Plan is more than 2 years old
 - Arun District has less than a three-year supply of deliverable housing sites, and
 - Housing delivery might also fall below at least 45% of that required over the previous three years.
 - The Neighbourhood Plan is out of date in any event as it predates the adoption of the 2018 Local Plan and the confirmed strategic allocation for the parish in Policy HSP2c.
- 5.17 In accordance with Paragraph 11 and footnote 7 of the NPPF the presumption in favour of sustainable development (the tilted balance) is therefore engaged for this application.

- 5.18 There are no other adverse impacts which would outweigh the benefits of granting planning permission. The appeal site is located adjacent to sites recently considered acceptable for larger housing developments and as such it is identified as a sustainable location for additional housing on a 'windfall site'. It is not constrained by flood risk, biodiversity or heritage considerations. Whilst it is a modest development of nine dwellings on a standalone site the housing mix is in line with requirements and could make an immediate albeit modest contribution to housing need in the short term.

6.0 CONCLUSION

- 6.1 The proposal would provide nine new dwellings to help meet housing need and make a more effective and efficient use of the appeal site as a ‘windfall’ development located sustainably within the Built-Up Area Boundary of Aldingbourne.
- 6.2 Arun District Council cannot demonstrate a 5-year housing land supply and therefore paragraph 11 of the NPPF applies. As a standalone site, the nine dwellings can contribute to the 3.7-year land supply immediately and will not suffer the same long lead in times as the large strategic allocations identified and relied upon heavily to provide the necessary levels of housing provision as set out in the adopted local plan.
- 6.3 The nine dwellings will provide a meaningful contribution to the housing stock with a range of house sizes reflective of a moderate density, loose knit pattern of development, reflective of its current position on Hook Lane and adjacent to recent housing developments.
- 6.4 The proposals would comply with development management principles in terms of housing density and mix, site layout, design and residential amenity, along with all technical issues including highways, drainage, and has been specifically designed to overcome the objections previously raised by the Council’s tree officer.
- 6.5 The reasons set out in this statement provide both individual and cumulative weight to the conclusion that there are significant and overwhelming benefits to the appeal proposal and indicate a strong presumption in favour of granting planning permission in this case.