

PLANNING POLICY / PRECEDENT STATEMENT

Proposed Development of a Mews of 6 Residential Dwellings

within the grounds known broadly as West Barn, Old Dairy Lane, Norton, Aldingbourne PO20 3AF

The impetus for this Planning Application has been provided by the recent Planning Decision to Grant Permission on an adjacent piece of land to the application site for a new residential dwelling in the hamlet of Norton (Arun Planning Reference: AL/34/20/PL).

Application AL/34/20/PL similarly shares access from Old Dairy Land and provides a positive precedent for the approval of proposals within this present application.

The scope of this document is limited to the consideration of Proposing Dwellings in this so deemed sustainable location to satisfy the Arun District Council 5 Year Housing Land Supply shortfall. Other material Planning Considerations have been assessed favourably through previous Planning Application ref: AL/59/16/PL.

With Reference to The Case Officers Report for AL/34/20/PL (quoted in italics below) pertinent text to this present application are made in *bold italic purple*. Any Reference to 1 bed dwelling has been amended in bold italic brown text to *6 number 2 bedroom dwellings* as for this windfall site similar and parallel conclusions can now be drawn through the precedent.

Other Material Considerations:

(1) The Councils Current Housing Land Supply

The Council's Authority Monitoring Report (AMR) was considered at the Planning Policy Local Plan Sub-Committee on the 18th June and showed the Council could no longer demonstrate a 5-year Housing Land Supply (HLS) as is required by the NPPF. The 2017/18 AMR showed there was currently a 4.7 year supply. The AMR for 2018/19 which was presented at December 2019's Planning Policy Sub-Committee shows that the HLS was 3.7 years. A recent appeal decision cites the Council as having a 2.9 year supply.

The Council's Action Plan (June 2019) makes a series of recommendations to boost housing delivery. This includes use of the 'presumption in favour of sustainable development' until such time as a 5-year housing land supply is re-established. It recommends applications be invited from landowners and developers on 'deliverable' HELAA sites to re-establish a 5 year HLS.

(2) NPPF's Presumption in Favour of Sustainable Development

Paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

ALP Policy SD SP1 states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work to secure development that contributes to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Para 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the Neighbourhood Plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are

not all applicable because the Neighbourhood Plan is more than 2 years old. Therefore, the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

The proposal for ~~1 new dwelling~~ 6 number 2 bedroom dwellings meets the economic objective, in terms of providing a small level of employment for the construction industry undertaking the internal and external works, contributing to Council Tax receipts and local spending. This provides benefit to the local economy and weighs in the schemes' favour. The proposal meets the social objective, making a contribution of ~~1 new home~~ 6 number 2 bedroom dwellings to the housing supply. CIL receipts could be used to contribute towards infrastructure, providing further benefit to the local community. This social benefit weighs in the schemes' favour.

The site is in a relatively environmentally sustainable location (from a transport perspective) in just over 1km walking or cycling distance to shops, services and facilities in Westergate village, which offers bus routes towards Barnham railway station. Whilst the private car would be required for longer distances, residents would not need to rely on a car to be able to live comfortably at this location.

Para 11(d) of the NPPF states permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. The addition of this ~~1 bed dwelling~~ 6 number 2 bedroom dwellings in the countryside, reasonably close to local facilities and services would satisfy the NPPF's definition of sustainable development. The benefits arising from the proposal have been noted above and would not be outweighed by the adverse impact of the permanent residential use in the open countryside. For this reason, the application benefits from the presumption in favour of sustainable development.

Conclusion on Matters of Principle:

The principle of development, in the countryside outside the BUAB, is contrary to policies in the Development Plan. Due to the Council's lack of housing land supply, the NPPF 'presumption in favour of sustainable development' is engaged. There are no adverse impacts (as set out in the sections below) which would significantly and demonstrably outweigh the benefits of the proposal.

NAB/LAB: 14/08/2020

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