

PLANNING, DESIGN & ACCESS STATEMENT

Planning application for the erection of 8 no. dwellings,
access, and associated works

at:

Bridge Cottage and The Old Cottage
Lidsey Road
Lidsey
PO22 9PH

On behalf of:
Domusea Developments Ltd

August 2019



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Domusea Developments Ltd. It accompanies a planning application for the erection of eight no. dwellings, access roads, and associated works at The Old Cottage and Bridge Cottage, Lidsey.
- 1.2 It follows the submission of a larger application for 27 units on the site in 2018 registered under LA Ref AL/20/18/OUT. The application was subsequently refused.
- 1.3 The application proposal pays regard to the 'Made' Aldingbourne Neighbourhood Plan (2016) and the adopted Local Plan in terms of general design and layout considerations, affordable housing and housing mix. The housing mix complies with the requirements of the Council's Housing Strategy and Enabling Manager and comprises 2 x 2 bed, 2 x 3 bed, 2 x 4 bed and 2 x 5 bed unit overall.
- 1.4 Plans and information submitted in support of the revised application comprise the following:
- Location Plan: 1042/SK01 Rev 01
 - Proposed Block Plan: 1042/SK02 Rev 01
 - Proposed Site Plan: 1042/SK03 Rev 01
 - Plots 1 & 8 - Proposed Floor Plans: 1042/SK04 Rev 01
 - Plots 1 & 8 - Proposed Elevations: 1042/SK05 Rev 01
 - Plot 2 - Proposed Floor Plans: 1042/SK06 Rev 01
 - Plot 2 - Proposed Elevations: 1042/SK07 Rev 01
 - Plot 3 - Proposed Floor Plans: 1042/SK08 Rev 01
 - Plot 3 - Proposed Elevations: 1042/SK09 Rev 01
 - Plots 4 & 7 - Proposed Floor Plans: 1042/SK10 Rev 01
 - Plots 4 & 7 - Proposed Elevations: 1042/SK11 Rev 01
 - Plots 5 & 6 - Proposed Floor Plans: 1042/SK12 Rev 01
 - Plot 5 & 6 - Proposed Elevations: 1042/SK13 Rev 01
 - Existing Tree Schedule
 - Tree Constraints Plan LLD1387-ARB-DWG-001 Rev 00
 - Arboricultural Impact Assessment
 - Biodiversity Appraisal & Bat Assessment
 - Planning, Design & Access Statement
 - Highways Technical Note – Mayer Brown

2.0 THE SITE

- 2.1 The application site extends to approximately 1.12 hectares and comprises two large detached dwellings, associated outbuildings, areas of hardstanding and residential garden land. It forms part of the Barnham/Eastergate/Westergate (BEW) strategic allocation (SD5) (shown below).

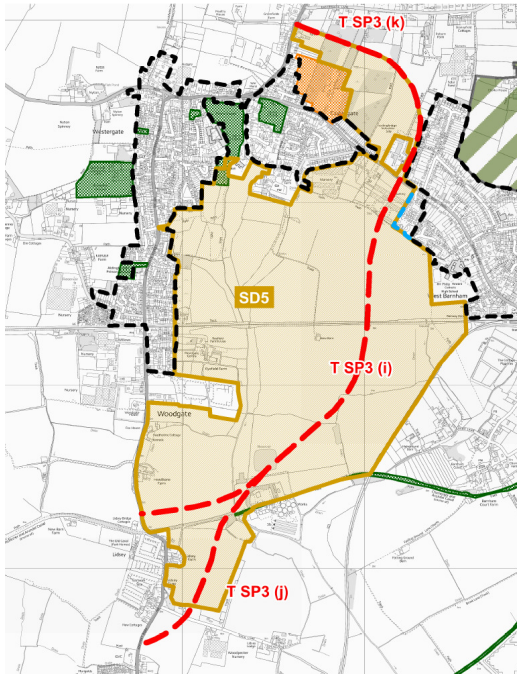


Fig 1: Local Plan Extract SD5.

- 2.2 The site is located in the lower south-west corner of Fig1 on the eastern side of Lidsey Road (A29) and currently has three access points onto the main road, two serving the Old Cottage and one serving Bridge Cottage. The A29 links the site to Bognor Regis to the south.

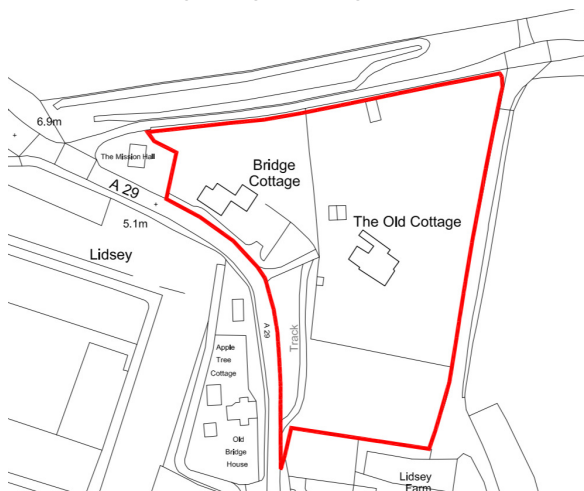


Fig 2: Location Plan.

- 2.3 Lidsey is located within the parish of Aldingbourne which has a population of 3,800 people. Bognor Regis is the nearest town which is located approximately 3.5 miles to the south and provides a wide range of shops and services. Other facilities are located within Aldingbourne, Barnham and Yapton respectively.
- 2.4 A masterplan has been endorsed by Arun District Council for Policy HSP2c (Appendix 1). This masterplan remains at a consultation stage but shows the site (below) as being 'Additional land within site allocation'.



Fig 3: Endorsed Masterplan extract.

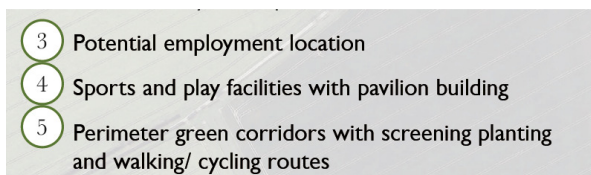


Fig 4: Endorsed Masterplan key

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the revised National Planning Policy Framework (February 2019), the Arun District Local Plan 2011-2031 adopted July 2018 and the 'Made' Aldingbourne Neighbourhood Development Plan. The Arun Annual Monitoring Report (AMR) is relevant for the purposes of clarifying the Council's Housing Land Supply. All are referred to below.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 11 retains the presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with the development plan without delay; or
- where there are no relevant development plan policies or the policies which are most important for determining the application are out of date (which includes (footnote 7) situations where the Council cannot demonstrate a 5 year supply of deliverable sites, granting permission unless:
 - The application of policies in the 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.

- 3.3 Paragraph 14 sets out the policy position for housing applications that conflict with a Neighbourhood Plan. It states that the adverse impact of allowing development in conflict with a Neighbourhood Plan is only likely to 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; and

d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.

3.4 In all other regards, planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales (paragraph 47.

3.5 At this stage we would therefore summarise the position as this:

- The application site is within an identified strategic development location in an up to date adopted Local Plan.
- Development proposals that accord with the Development Plan should be approved without delay
- The proposal is in conflict with the Aldingbourne Neighbourhood Plan as it is not an allocated development site in that Plan. However that Plan is more than two years old and the land supply of the planning authority is less than three years.
- The adverse impacts of allowing the development in conflict with the Neighbourhood Plan do not therefore outweigh the self-evident benefits of housing delivery of an a more recently allocated Local Plan site.

Adopted 2018 Arun Local Plan

3.6 The Arun Local Plan 2011-2031 was adopted in July 2018. Of significance to this application is **Policy HSP2c** which allocates the application site within a larger strategic land allocation at Barnham/Eastergate/Westergate of at least 2,300 dwellings over the plan period and up to 3000 in total with a further 700 post 2031. In all cases, Policy HSP2 states that development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.

3.7 **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. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development.

- 3.8 **Policy DDM1** is a complimentary policy addressing aspects of form and design quality. It covers 13 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. These are all matters that will be dealt with at reserved matters stage.
- 3.9 **Policy DDM2** concerns internal space standards. It states the planning authority will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs in accordance with Nationally Described Space Standards.
- 3.10 **Policy OSR DM1** requires open space to be in accordance with the council's open space study. Policies **ENVSP1**, **ENVDM3** and **ENVDM5** all encourage the preservation and enhancement of biodiversity and **ENV DM4** supports development where TPO trees or others contributing to local amenity are protected. Biodiversity interest and the Tree Constraints are dealt with in the supporting statements submitted in support of the application. 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. The open space is shown on the layout plan and the car parking requirements are explained in the Transport Statement of Escher Silverman.

Aldingbourne Parish Neighbourhood Plan

- 3.13 The Aldingbourne Neighbourhood Plan covers the period 2014-2034. It was 'Made' in November 2016 and is more than 2 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.

5 Year Housing Land Supply

- 3.14 Arun District Council's last Annual Monitoring Report (AMR) was published in January 2018. It confirms that including a 20% buffer the Council could only show a **2.08 year** housing land supply.
- 3.15 Due to the on-going uncertainty over Government announcements, the Council has decided not to update its AMR until it has been provided with the following:
- Results of the Housing Delivery Test from Government that were due to be published in November 2018

- Confirmation from Government on the Standard Housing Methodology following the consultation in October 2018, and,
- Confirmation from Government on the definition of 'deliverable' following the consultation in October

- 3.16 In the absence of up to date housing delivery information from the Council, Domusea has therefore instructed consultants to carry out its own 5 year land supply assessment. The summary table shown overleaf compares the Council's own land supply assessment of **2.08 years** for the period 2017-2022 against its own assessment and updates them for the 2018-2023 and 2019-2024 scenarios. The assessment has been optimistic on assumed housing delivery at other strategic allocations such as at Pagham where housing sites have been included despite real delay in them coming forward as a result of confirmed Judicial Review proceedings.
- 3.17 The 5 year land supply assessment shows a generally declining rate of delivery both for the Council's and the Consultant's position. The Council's supply is shown to reduce to **1.78 years** supply for the 2019-2024 scenario and the Consultants own assessment shows a supply of just **1.69 - 1.89 year** supply for the different scenarios.

**ARUN DISTRICT COUNCIL
SUMMARY OF 5 YEAR HLS SCENARIOS**

		2017-2022		2018-2023		2019-2024	
		Adopted Housing Requirement - 919 DPA		Adopted Housing Requirement - 919 DPA		Adopted Housing Requirement - 919 DPA	
		ADC	IL	ADC	IL	ADC	IL
SEDFIELD	Syr HLS Requirement inc. appropriate shortfall/surplus	6,434	6,434	6,641	6,641	7,044	7,044
	Buffer Percentage (Taken from HDT from 1st April 18)	20%	20%	5%	5%	5%	5%
	Buffer	1,287	1,287	332	332	352	352
	Requirement including Buffer	7,721	7,721	6,973	6,973	7,396	7,396
	Assessment of Supply	3,218	2,917	2,867	2,598	2,636	2,501
	Surplus (Shortfall)	-4,503	-4,804	-4,106	-4,375	-4,761	-4,895
	Surplus (Shortfall) Percentage of Requirement	-58.32%	-62.22%	-58.88%	-62.74%	-64.36%	-66.19%
	Years Supply out of five	2.08	1.89	2.06	1.86	1.78	1.69
	Supply as a %age of Requirement	42%	38%	41%	37%	36%	34%
ADC Position							
IL Position							

Conclusions on Policy

- 3.18 The application proposal is on land identified for strategic development of up to 2,300 dwellings for the period to 2031 in the recently adopted Arun Local Plan. Because of

constraints on housing delivery on other confirmed housing allocations, the Council also has a significant land supply shortfall of less than 2 years.

3.19 At the local Parish level, the planning application is in conflict 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 will only outweigh the benefits in this case if the 3 NPPF tests are **all** met. They are not met 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 pre dates the adoption of the 2018 Local Plan and the confirmed strategic allocation for the parish in **Policy HSP2c**.

3.20 In accordance with Paragraph 11 and footnote 7 of the NPPF the presumption in favour of sustainable development is therefore engaged for this application. It states that where the development plan is absent, silent or relevant policies are out-of-date, 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 this Framework taken as a whole or there are other specific policies that indicate development should be restricted.

3.21 There are no adverse impacts which would outweigh the benefits of granting planning permission. The application site is an allocated site in a recently adopted Local Plan. It is not constrained by flood risk, biodiversity or heritage considerations. Whilst it is a modest development of 8 dwellings on a standalone site the presumption in favour of sustainable development exists with the development contributing to the District Council's pressing 5 year housing land supply shortfall of only **1.89 years** for the 2017-22 period.

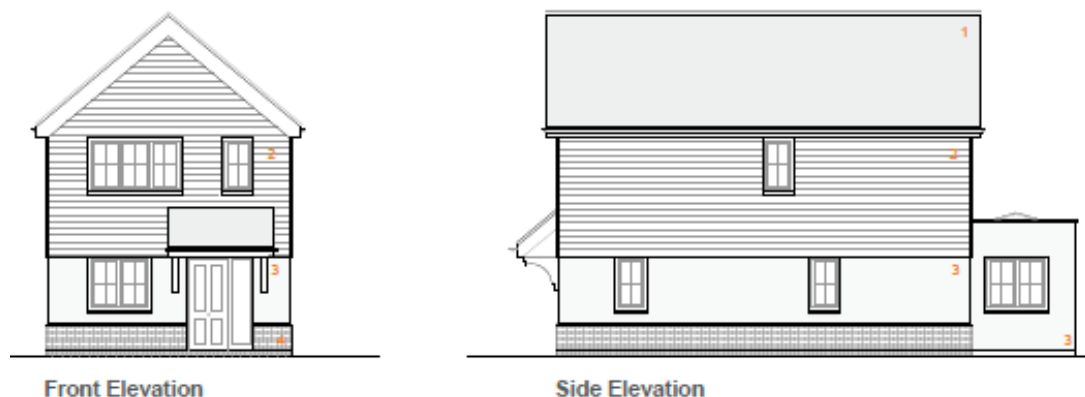
4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The application site is located within the strategic land allocation at Barnham-Eastergate-Westergate as set out in the Arun Local Plan at Policy HSP2c, situated between the villages of Shripney to the south and Woodgate & Westergate to the north. The site is situated on the edge of open farm land on the busy A29 and opposite Lidsey Caravan Park. The proposal seeks to develop the garden land surrounding the two existing dwellings The Old Cottage and Bridge Cottage with 8 no. detached houses, varying from two to five bedrooms, to create a high quality development in keeping with its surroundings and providing a good mix of dwellings, including small and medium sized homes.

Design Principles and Appearance

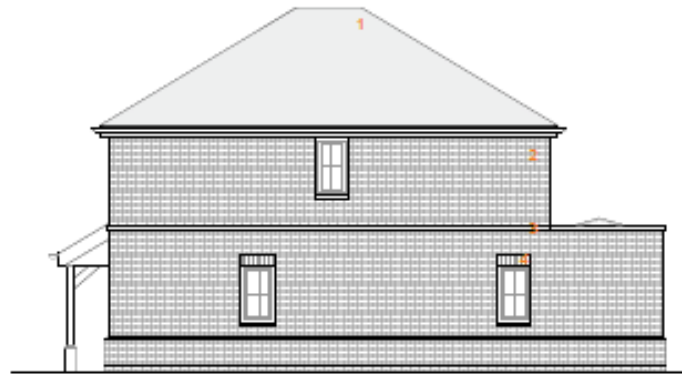
- 4.2 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area, such as a mix of slate and clay tiled roofs, painted weather boarding, render and red/orange brickwork, with feature windows and oak framed porches to add interest and variety within the street scene. The proposed dwellings will accord with design policies in the adopted Arun Local Plan (Policy DSP1 and DDM1), and the 'Made' Aldingbourne Neighbourhood Plan, in order to assimilate with existing built form. Examples of the elevation treatments proposed to the new dwellings are shown below.



Extract Elevations - Plots 1 & 8



Front Elevation



Side Elevation

Extract Elevations - Plot 2



Front Elevation



Side Elevation

Extract Elevations – Plot 3

Layout

- 4.3 The application site comprises plots at Bridge Cottage and The Old Cottage forming a large plot covering 1.12 hectares. The site benefits from 3 no. vehicular accesses, two serving the Old Cottage and one serving Bridge Cottage, with the main access to The Old Cottage widened to serve the new development. The site benefits from mature landscaping, particularly to the north and west, with well-established hedgerow to the east. The proposed site layout has been influenced by the position of feature trees (as shown on the proposed plan) to ensure established planting is retained, to preserve the character of the site; and in order to protect the amenities of neighbouring residential occupiers. An extract of the proposed site layout plan is included below.



Proposed Layout Plan

Scale

- 4.4 The proposal is for 8 no. houses, comprising 2 no. 2-bed, 2 no. 3-bed, 2 no. 4-bed and 2 no. 5-bed two-storey dwellings. There are no external space standards to comply with, but private amenity space to each dwelling is generous, with all gardens exceeding 10 metres in length. Policy DDM2 advises that internal space standards should pay regard to the Nationally Described Space Standards. This is achieved with all proposed house types. The smallest 2-bed unit is 80m² and compares with the nationally prescribed standard of 79m² for a two-storey 2-bed unit.
- 4.5 It is considered the house designs and 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 existing residential development.

Amount and Use

- 4.6 The proposed development comprises eight additional houses on a site measuring 1.12 hectares, a density of 9 dwellings per hectare. The scheme comprises a well-balanced layout and appropriate house design for its location within its semi-rural location. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of the land for residential use in line with development plan guidance.

Access

- 4.7 The development is accessed from Lidsey Road with visibility splays of 2.4m x 67m to the left and 2.4m x 68m to the right. As explained in the Transport Note of Mayer Brown all landscaping within the splay will be kept at 600mm in height so as not to obstruct sight lines.
- 4.8 The proposed vehicular access through the site will be by means of an access road provided to a width of 4.8 metres. Furthermore, all dwellings will be within 45 metres of the internal access road, which runs through the development, and therefore access for fire appliances to individual properties would not be required. The swept path analysis shows the site can be accessed by refuse vehicles with bin storage within the curtilage of each dwelling.
- 4.9 The car parking standard of the highway authority is expressed as a maximum and for each dwelling up to 3 bedrooms 2 car spaces and 1 space for visitors are suggested where possible. For each dwelling with 4 or more bedrooms the maximum of 3 garages or car spaces and 1 space for visitors is suggested. Each dwelling will be provided with two dedicated car parking spaces (16 in total), bike and bin storage with 3 unallocated car parking spaces provided within the site. The proposed provision therefore complies with standards and the estimated demand for car parking
- 4.10 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to result in harm to 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

- 4.11 The site benefits from well landscaped boundaries 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 high quality landscaping

that positively contribute to the amenity of the area. A number of low quality trees are proposed to be removed in order to facilitate the development. It is considered the landscaping proposals can be conditioned in the usual way.

Infrastructure & Services

- 4.16 The site is within flood zone 1 which is least liable to flood. The site will connect to the existing foul water sewer in Lidsey Road. Proposed surface water drainage will use a combination of soakaways and permeable paving. This proposal will utilise the preferred option for surface water drainage from a new development as defined by the Environment Agency in their Sustainable Urban Drainage System (SUDS) hierarchy of sustainability. Any infrastructure costs contribution arising from the development will be paid in accordance with the Council's Infrastructure Delivery Plan (IDP) for the strategic development allocation.

5.0 CONCLUSION

- 5.1 This application is for 8 no. dwellings on land allocated for up to 2,300 dwellings at Barnham/Eastergate/Westergate in **Policy HSP2c** of the adopted 2018 Arun Local Plan. The policy requires development to be comprehensively planned and have regard to a masterplan endorsed by the Council.
- 5.2 Whilst the site is not allocated in the 'Made' 2016 Aldingbourne Neighbourhood Plan this is more than 2 years old and predates the 2018 Local Plan allocation for 2,300 dwellings. As Arun District has less than a 3 year housing land supply, the Neighbourhood Plan is also out of date for the purposes of the NPPF.
- 5.3 In accordance with Paragraph 11 of the NPPF the presumption in favour of sustainable development is therefore engaged for this application. It states that where the development plan is absent, silent or relevant policies are out-of-date, 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 this Framework taken as a whole or there are other specific policies that indicate development should be restricted.
- 5.4 As this statement has shown, there are no adverse impacts which would outweigh the benefits of granting planning permission. The application site is within an allocated site for 2,300 units and is not constrained by flood risk, biodiversity or heritage considerations. It is acceptable both a standalone site and as an early phase of the wider allocation. Given the small scale nature of the proposal there is no prematurity reason why the site should not come forward immediately. It will contribute to the District Council's pressing 5 year land supply shortfall of less than 2 years.
- 5.5 There are no highway safety reasons for withholding planning permission. Parking and space standards are met by the proposed layout. The proposed foul and surface water drainage arrangements are satisfactory and meet the Local Plan requirements for the site. As such we therefore request that the application is granted planning permission at the earliest opportunity.