

An aerial photograph of a rural landscape. In the foreground, there are large, flat fields. A road or path runs through the middle of the image, curving slightly. In the background, there are more fields and some trees. The overall tone is grey and slightly desaturated.

# LAND AT WOODGATE NURSERIES

PLANNING STATEMENT July 2024

## Document Revisions

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## Main Contributors

Nigel Jarvis

Clare Whitehead

Issued By

Clare Whitehead

**Approved By**

Nigel Jarvis

## Disclaimer

This document has been prepared by Luken Beck on behalf of our client for the purposes set out in this statement. All drawings within this document are not to scale and only for diagrammatic and illustrative purposes. This document should be read in conjunction with the supporting technical reports, plans and drawings.

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**Hanbury Properties Ltd**

17 Northgate Chichester, West Sussex, PO19 1BJ  
www.hanburyproperties.co.uk



## Planning

30 Carlton Crescent, Southampton SO15 2EW  
www.lukenbeck.com

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## LAND AT WOODGATE NURSERIES PLANNING STATEMENT

# INTRODUCTION

# Introduction

This statement has been produced by Luken Beck on behalf of Hanbury Properties (AM) Ltd to accompany a an Outline Planning Application for the development on “Land at Woodgate Nurseries, Woodgate”.

## Background & Planning History

The site is available now and has been identified as a site that is both suitable and therefore deliverable for residential development by the Council’s recent HELAA.

The site hosts former horticultural buildings of scale, as well as significant areas of hardstanding. It is accessed via the A29, sits adjacent to others which Arun District Council has already granted consent for housing development, including Thakeham Homes’ 71 dwelling scheme to the east (Ref: AL/20/21/PL) and sites with outline permission for up to 250 homes (Ref: AL/129/21/OUT & AL/70/23/OUT) to the south.

In granting these previous planning consents the Council’ has determined the area is sustainable and well connected to the existing built up area and local facilities and services, whilst recognising the overriding benefits of addressing urgently the housing supply issues in the district.

### AL/20/21/PL (Thakeham Homes’ site)

Full planning permission was granted in February 2022 for 71 dwellings on land adjacent to the application site. This has been implemented and the construction programme is significantly advanced.

### AL/129/21/OUT

Outline permission has also already been granted for residential development on the adjacent parcel to the south surrounding Woodgate House. Outline permission was granted on the 22<sup>nd</sup> August 2022. That provides detailed consent for access from the A29 and permission in outline for:

- › Up to 95 new homes at 27dph (gross) - 30% Affordable Housing
- › Public open space.
- › 1no. LAP and LEAP
- › Access from A29/Lidsey road and new footway works enhancing part of the A29
- › Good quality vehicle and cycle parking provision

- › High standards of sustainable construction, energy and water efficiency

### AL/70/23/OUT

A further outline permission, for 155 homes, including policy compliant affordable housing and public open space was granted subsequently in October (2023). This established the principle also of relying on the access approved in AL/129/21/OUT which this application scheme will also use as it has sufficient capacity to serve the overall combined level of development and is preferable in highway terms to the existing site access. The latter will be closed to vehicular traffic as part of this scheme to the benefit of the existing A29.

## Summary of Proposals

The application seeks outline permission for the following development with all matters, other than access, reserved for future consideration. The proposals consider the redevelopment of the site for a residential (C3) use comprising:

- › ‘Up to’ 130 dwellings with 30% affordable housing (up to 39 no.)
- › Circa 2.7ha of Green Infrastructure providing:
  - › Public Open Space including play facilities comprising 1 x LEAP with community growing areas set in high quality landscape framework
  - › A ‘Walk and Play’ trail through the north to south corridor
  - › Dedicated footpath and cycle paths alongside roads and independently through the layout
- › Access from the A29 with associated off-site improvements
- › Policy compliant provisions of parking including e.g. parking, cycle storage etc.
- › Sustainable construction via modern specification housing

## Purpose of this Document

This Planning Statement summarises the planning context for the site and its surroundings, sets out the relevant planning policy and guidance that serve as the appropriate framework for determining this application and provides an assessment of the proposals in that context

## Application Context

This outline application reserves ‘layout’, ‘appearance’, ‘scale’ and ‘landscaping’ for future consideration.

To enable an assessment of the principle and parameters of the development proposed, the application proposals include an illustrative masterplan demonstrating the capacity of the site to host the full quantum of 130 new homes in a high quality scheme, that seeks to be policy compliant in all respects.

The application includes the following independent reports and statements:

| Document                                  | Author                           |
|-------------------------------------------|----------------------------------|
| Air Quality Assessment                    | Phlorum                          |
| Ecological Impact Assessment              | The Ecology Co-op                |
| Arboricultural Impact Assessment          | Barrell Tree Consultancy         |
| Agricultural Assessment                   | Reading Agricultural Consultants |
| Archaeological Desk Based Study           | Development Archaeology Services |
| Design & Access Statement                 | Davies Landscape Architects      |
| Flood Risk Assessment & Drainage Strategy | Fortridge                        |
| Ground Contamination Risk Assessment      | Ashdown Site Investigation       |
| Landscape & Visual Impact Assessment      | Davies Landscape Architects      |
| Noise Impact Assessment                   | 24 Acoustics                     |
| Planning Statement                        | Luken Beck                       |
| Transport Assessment                      | Highgate Transport               |
| Waste Infrastructure Statement            | TetraTech                        |
| Residential Travel Plan                   | Highgate Transport               |

## Pre-Application

National planning policy encourages pre-application engagement and front loading noting early engagement can improve outcomes and the effectiveness of the planning system for all involved (NPPF39). The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits (NPPF41).

The site had already been concluded by the Council's Housing & Economic Land Availability Assessment to be available, suitable and achievable within a short term (5 year) period for residential development by the Council's recent HELAA. The site is therefore 'deliverable'.

A pre-application request was submitted to Arun District Council in April 2024, with a response received in May 2024 (ref: PAA/29/24). This was based upon a proposal of up to 140 dwellings and public open space. Concurrently an EIA screening request was submitted to and considered by the Council (concluding the scheme did not meet EIA thresholds and an Environmental Statement would not be required).

The Council's pre-application response outlines that the site is considered accessible and sustainably located. This is because the proposed scheme is directly adjacent to the present 'Built Up Area Boundary defined by the 2018 Local Plan' and close to a number of existing local facilities, services and sustainably public transport opportunities. In the near future the site will also benefit from the delivery of planned development and infrastructure in the BEW strategic allocation site set out by the local plan.

Further advice was given from by Council's internal consultees on various material considerations, along with detail on the information necessary to support an application.

This feedback has been thoroughly taken into account in the preparation of this outline planning application and the illustrative masterplan has seen a series of significant improvements made. These are detailed within section 4 of this statement.

## Stakeholder and Community Engagement

Hanbury Properties is committed to consulting with local communities regarding its development schemes. A Statement of Community Involvement (SCI) accompanies this application detailing the efforts made to engage with stakeholders and existing residents in the vicinity of the site prior to making this application.

The local community in Woodgate and other stakeholders were consulted and invited to feed back on the draft proposals via a virtual exhibition of the scheme held for over two weeks in June (running Thursday 6th June to Sunday 23<sup>rd</sup>).

The exhibition was widely promoted to the local community with notice distributed by post to 1,000 households, which included details on how residents and other important local stakeholders could review the proposals along with a feedback form and return postage. The distribution area is shown at Map 1.

A total of 23 responses were received. The feedback including some positive points, such as support for infrastructure improvements in the village that could be unlocked by the development as well as concern that there is a lack of the same to support already approved and more housing in the area. This included a number of concerns particularly regarding capacity in the local road network. Respondee's felt more facilities, including school places, doctor's surgery places and indoor sport/leisure facilities were required. There was acknowledgement by just over a third of respondees that they knew local families that would benefit from affordable housing, which might enable them to stay in the area. There was concern however the Affordable Housing would not be genuinely affordable, for local people, misunderstanding its definition and controls on how it is delivered (see Housing Statement). Please refer to the submitted SCI for a detailed analysis.

The project team has carefully reviewed all the feedback received, and the main comments raised have been addressed within this document and the wider material submitted as part of the application including analysis later in this statement. Points regarding affordable housing are considered in the Housing Statement section, while the implications for infrastructure are set out in the main considerations section.



Map 1: Distribution area for leaflets advertising community consultation

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# SITE AND SURROUNDINGS

# Site Context

## Site Location & Description

The site is located to the west of Lidsey Road, Woodgate, West Sussex, approximately 1 mile to the south of Westergate and approximately 4 miles to the north of Bognor Regis along the A29.

The site covers an area of around 8.1 hectares comprising the former horticultural uses and structures and agricultural land adjacent. The site offers a relatively flat topography.

The site and its disused glasshouses/horticultural and other buildings and structures towards the centre do not feature prominently in public views and those views are heavily filtered by housing to the east and north, or by substantial mature planting. There is an existing access off Woodgate Lane to the east, with a track to the horticultural buildings. The site has glimpsed views from the A29 which runs along its eastern boundary as it enters Woodgate although it is well screened by existing hedgerows and tree cover. The northern boundary is marked by the railway, with the approved development site at Wings Nursery to the east and two other approved residential development sites to the south, with currently open land and agricultural / horticultural uses. It can be concluded the site is well contained sitting in a location that will not have significant adverse effects on the landscape character or visual amenity of 'countryside'.

The site is not sensitive or subject to any statutory environmental designations. The site does not lie within any statutory or non-statutory sites for nature conservation, there are no designated sites situated within 2km of the site boundary and no Natura 2000 sites situated within 7km of the site. The site does however lie marginally within the Singleton and Cocking Tunnels SAC zone of influence (12km).

The site is not located within the setting of any heritage assets, however, the southern section of the site does lie within an SSSI Impact Zone.

## Site Context & Local Facilities

The approved residential developments granted adjacent (AL/70/23/OUT, AL/129/21/OUT, AL/20/21/PL) also sat outside the defined Built-Up Area Boundary. Indeed so have the Wings Nursery and Land North of Lees Yard sites in the immediate vicinity.

The site is located within walking distance of a range of key facilities and services found within Woodgate including a local shop, pub and Aldingbourne Primary School. Additional facilities including a secondary school, medical facilities, recreation ground and village hall are located in nearby Westergate. Public transport services are provided by buses linking Bognor Regis, Westergate and Yapton. More frequent bus services are provided through Westergate to Chichester and Arundel.

To the east of the A29, land forms part of a substantial local plan allocation. Policy SD5 BEW of the Arun Local Plan allocates for a mixed-use development comprising the erection of at least 3,000 homes, alongside infrastructure including new primary and secondary schools, community facilities, public open space, sports and retail provision. Application schemes are currently under consideration for 3 phases of the BEW development including over 2,000 homes and several of the above facilities. BEW will significantly enhance the availability of facilities.

## Site Planning History

The following permissions are considered to be relevant to this application's consideration:

[1] On 'Land West of Lidsey Road (A29)' adjacent to this land. Outline permission was granted in October 2023 for up to 155 dwellings with formal and informal public open space, landscaping, drainage and other works. (AL/70/23/OUT)

[2] On 'Land adjacent to Woodgate Nurseries' adjacent to this land. Outline permission was granted in 2022 for a new access from the A29, as well as pedestrian improvements, and up to 95 new homes, and public open space. (AL/129/21/OUT)

[3] Land West of Lidsey Road (A29) Lidsey  
Outline planning permission was then granted in October 2023 with all matters reserved except access, for residential development of the land adjacent to AL/129/21/OUT's site, for up to a further 155 dwellings, public open space, landscaping, drainage and other associated works. This utilises the access for the former scheme.

[4] Wings Nursery Lidsey Road, Woodgate, Aldingbourne  
The adjacent Thakeham scheme for 71 no. dwellings, access

arrangements, sustainable drainage measures, public open space, landscaping & all other associated works. The delivery of the February 2022 full planning permission is well advanced (AL/20/21/PL).

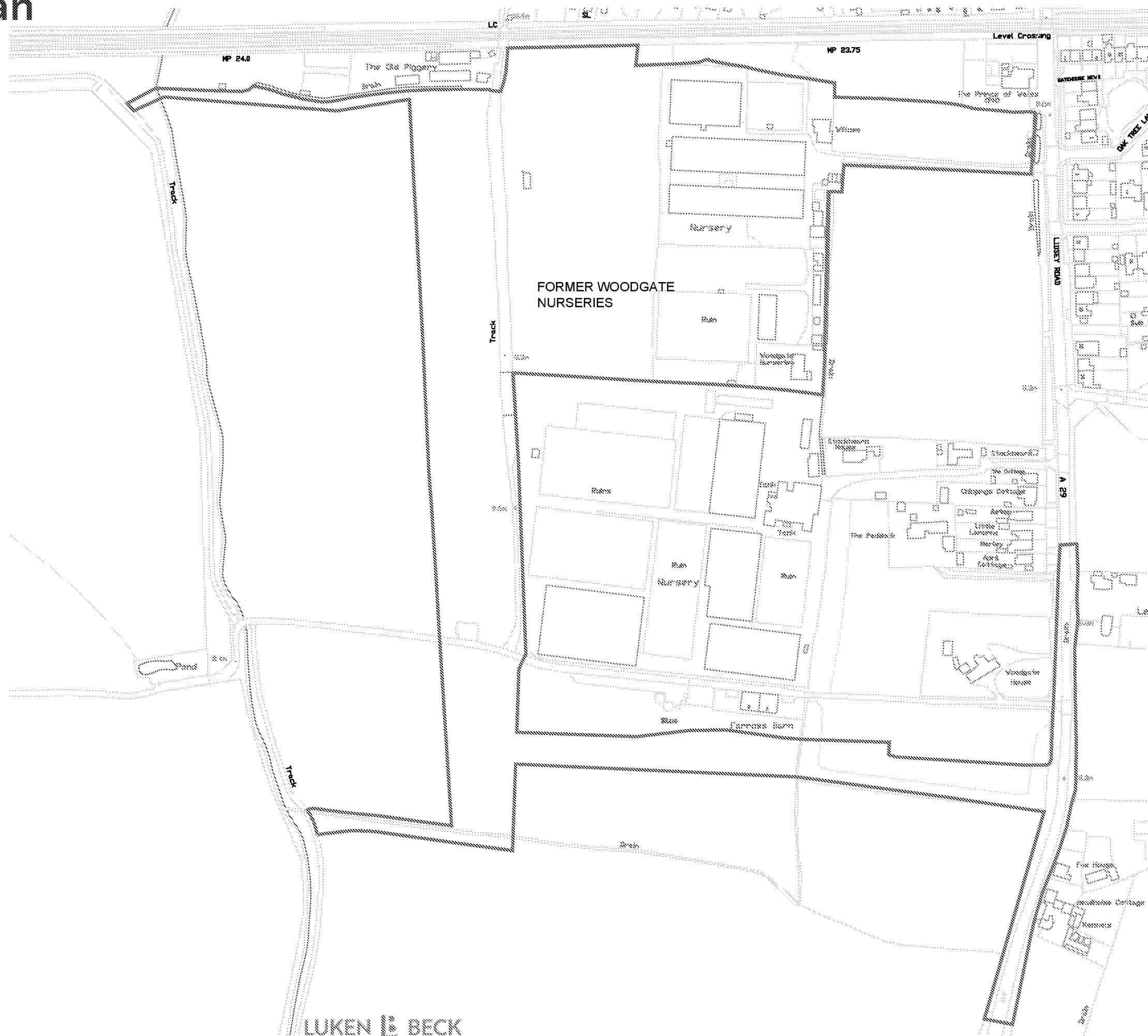
[5] Land North of Lee's Yard, Lidsey Road, Woodgate  
Outline planning permission was granted (AL/21/20/OUT) on the 22nd October 2020 for 38 No. dwellings.

[6] Woodgate Centre, Lidsey Road, Woodgate (BEW)

In November the ADC Planning Committee resolved to grant full planning permission (AL/107/21/PL) for Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings. This is a part of the BEW allocation, located south of the Barnham railway line and crossing.

[7] The Cottage, Shripney Road, Shripney

Outline planning permission was granted (BE/69/19/OUT) on appeal for "up-to 31 no. houses and flats" on the site. The Inspector considered the scheme was sufficiently accessible to encourage alternate forms of transport other than private car journeys. More recently in October 2022 full planning permission was granted (BE/176/21/PL) for a 66 bedroom care home with associated access, parking and landscaping.

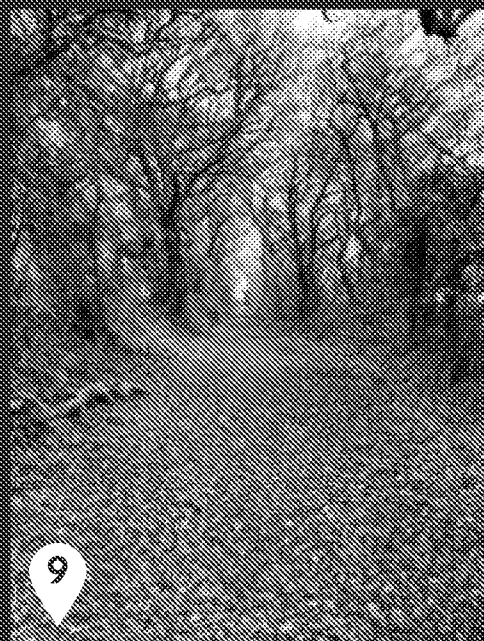
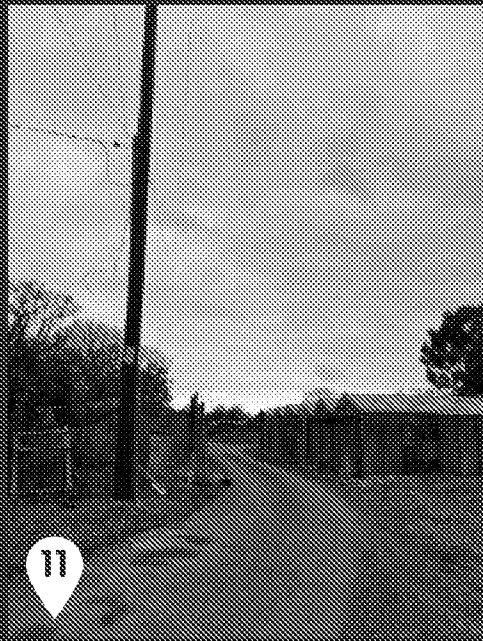
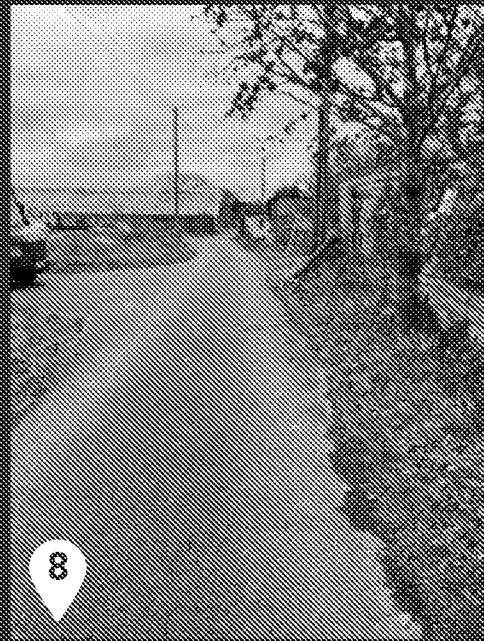
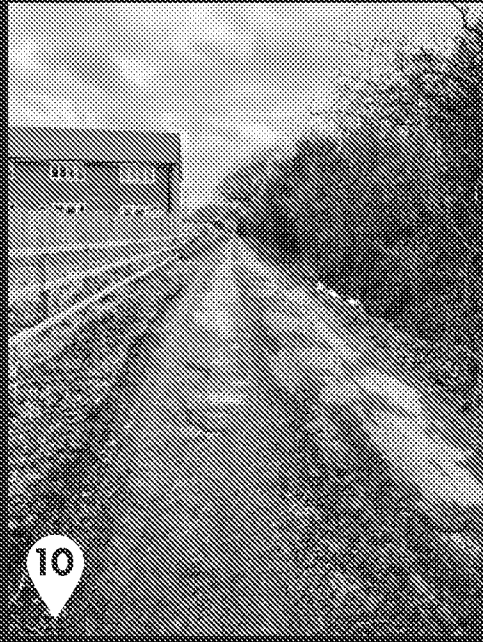
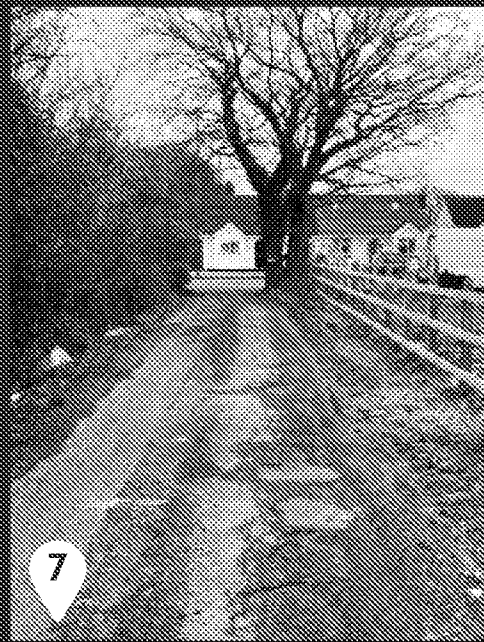


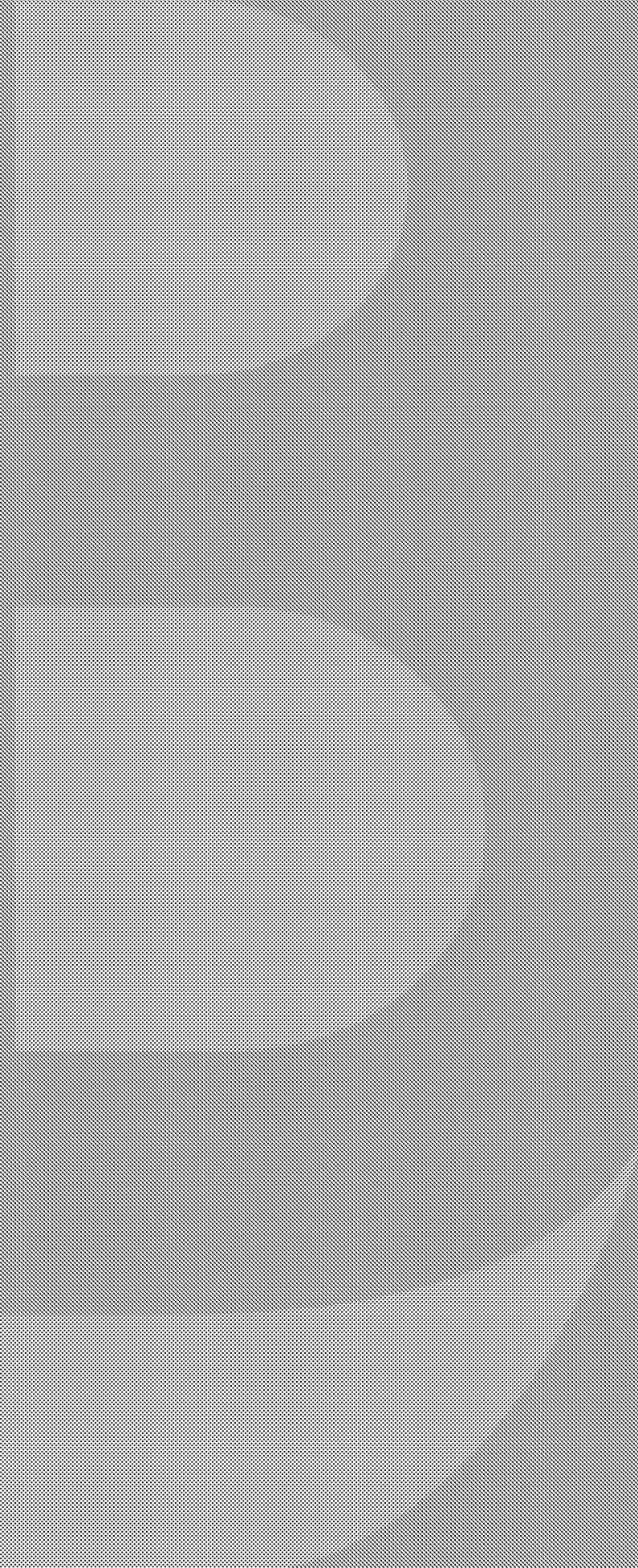
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Site Photographs

SITE CONTEXT





# PLANNING POLICY

# National Policy

## National Planning Policy Framework (NPPF)

Guidance is provided in the form of the NPPF, published in December 2023, which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

**An Economic Objective:** To help build a strong, responsive and competitive economy ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.

**A Social Objective:** To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering well-designed, beautiful and safe places with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being and

**An Environmental Objective:** To contribute to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The incoming government has outlined its intentions to reaffirm mandatory housing requirements for Local Planning Authorities through national policy, and has set out its legislative ambitions, most recently via the King's Speech for planning reform and to drive housebuilding growth across the country.

Paragraph 10 continues;

*"So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development..."*

It confirms in Paragraph 11 that in decision-taking this means (inter alia);

*"c) approving development proposals that accord with an up-to-date development plan without delay*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i) 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*

*ii) 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"*

With respect to decision-making, Paragraph 38 of the NPPF advises;

*"Local planning authorities should approach decisions to proposed development in a positive and creative way. They should use the full*

*range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

On pre-application engagement, Paragraph 39 states;

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties..."*

Paragraph 41 continues;

*"The more issues that can be resolved at pre-application stage [...] the greater the benefits."*

Paragraph 47 states;

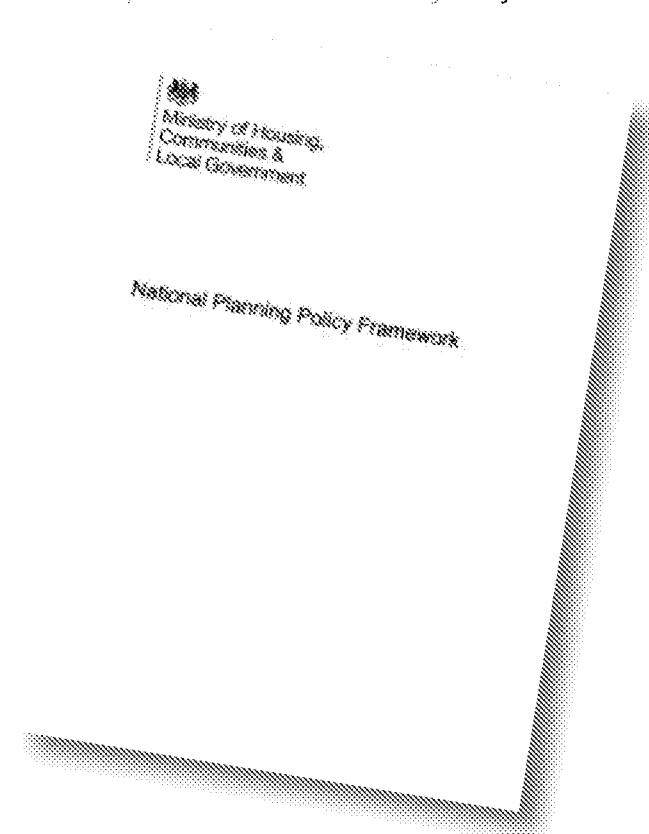
*"applications for planning permission [should] be determined in accordance with the development plan, unless material considerations indicate otherwise"*

On the status of Emerging Plans, paragraph 49 is of relevance;

*"in the context of [...] the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in [...] limited circumstances"*

On delivering and maintaining a sufficient supply of new homes, Paragraph 60 sets out;

*"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community"*



Paragraph 73 continues;

*"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way..."*

Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites to provide **a minimum of five years' worth of housing** unless the criteria in Paragraph 76 are met:

*"...for decision making purposes if the following criteria are met:*

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded."*

In all other circumstances, local planning authorities should provide a minimum of five years supply, or a minimum of four years' worth of housing if the provisions of Paragraph 226 apply.

Footnote 8 states:

*"this includes, for applications involving the provision of housing, situations where*

- (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in Paragraph 77) and does not benefit from the provisions of paragraph 76 [...]"*

In Annex 1, Paragraph 226 states:

*"...for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of*

*a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76..."*

With respect to design of any proposals, the NPPF provides guidance in its chapter 'Achieving Well-Designed and Beautiful Places' in which Paragraph 131 sets out that;

*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."*

Paragraphs 135, 136, 137 and 139 provide additional advice;

*"Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the*

*fear of crime, do not undermine the quality of life or community cohesion and resilience."*

*"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that ... opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible..."*

*"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*

*"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

## National Design Guide (NDG)

Additional guidance by national government is provided within the National Design Guide, amended in January 2021, and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

"The National Planning Policy Framework makes clear **that creating high quality buildings and places is fundamental to what the planning and development process should achieve**. This National Design Guide, and the Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful, can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

**Context** is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.

**Identity** or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

**Built Form** is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking.

**Movement** patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality.

**Nature** contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

**Public Spaces** are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.

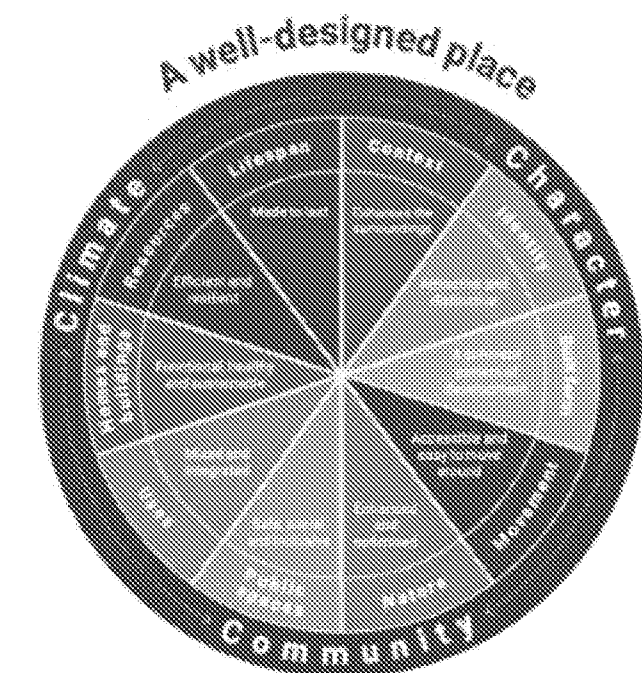
**Uses** mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlight well-designed places as having a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure

neutral and socially inclusive.

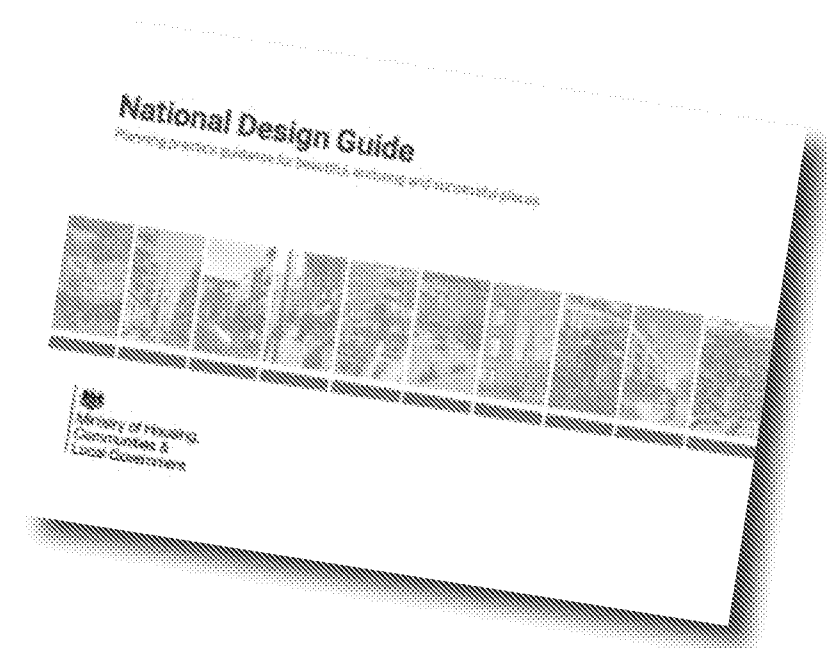
**Homes and Buildings** are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

**Resources** that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

**Lifespan** of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.



The ten characteristics of well-designed places



# Local Planning Policy

## Arun Local Development Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun District Council (ADC) comprises various documents and guidance which form material planning considerations. These include;

Adopted Arun Local Plan 2011-2031 (adopted July 2018)  
West Sussex Joint Minerals Plan 2018  
West Sussex Joint Water Local Plan 2014  
Aldingbourne Parish Neighbourhood Plan 2014-2034

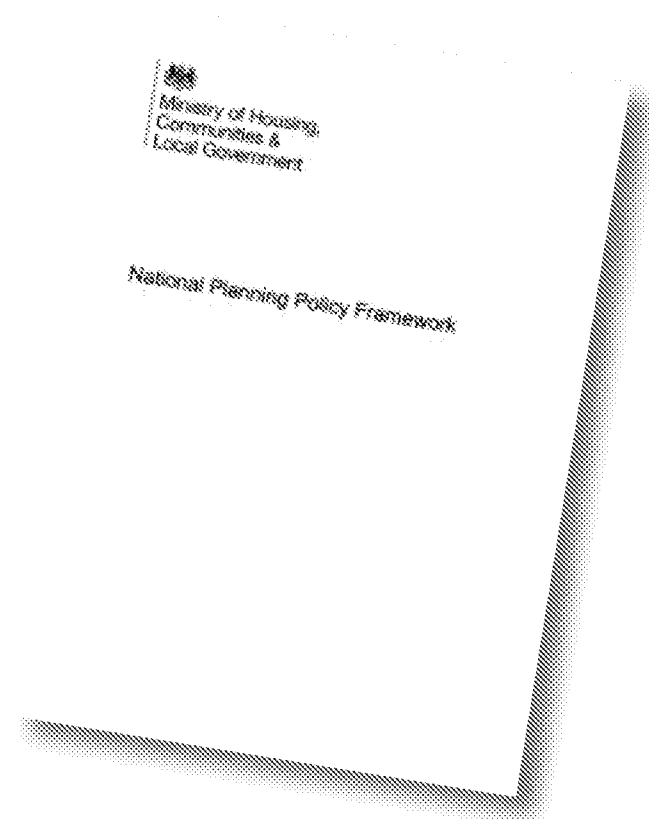
## Adopted Arun Local Plan 2011 - 2031 (July 2018)

- › **Policy SD SPI – Sustainable Development:** Indicates a positive approach by the Council in favour of sustainable development, as required by the NPPF, to secure development that will contribute to the social, economic and environmental conditions of the district.
- › **Policy SD SPIa – Strategic Approach:** Highlights the aspirations to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services including through providing for growth of the sustainable villages whilst maintaining their setting within the open countryside, providing for the housing needs of the community by delivering 20,000 homes; and support development which protects, conserves and enhances the built environment.
- › **Policy SDSP2–Built-Up Area Boundary:** States that development should be focused within Built-Up Area Boundaries, and these will be supported subject to consideration of other policies.
- › **Policy GI SPI–Green Infrastructure and Development:** Requires all major development proposals to protect and enhances the existing Green Infrastructure assets and the connections between them, to provide a joined up Green Infrastructure Network, which should be protected from light pollution.

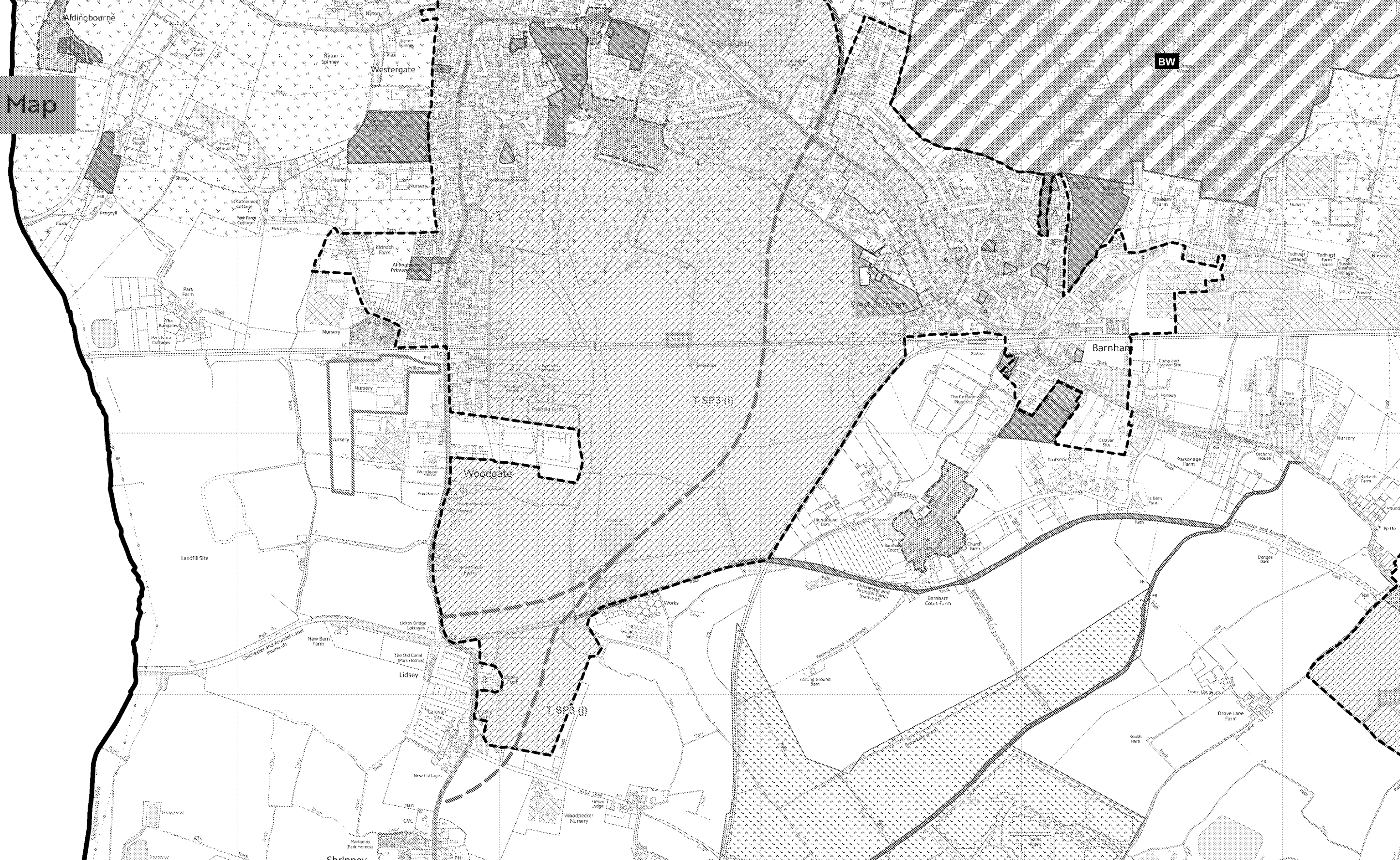
- › **Policy LAN DMI – Protection of Landscape Character:** Requires development to respect the landscape, with special regard to the South Downs National Park, and the historic character and development pattern of settlements of the locality.
- › **Policy H SPI – The Housing Requirement:** States that within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated within Arun District, including 1,120 dwellings per annum in 2020/21 and 1,310 dwellings per annum in 2021/22 – 2025/26. In Yapton, 500 units are allocated in strategic housing sites whilst additional non-strategic allocations will be made in the Neighbourhood Plan.
- › **Policy H DMI – Housing Mix:** Specifies that a mix of dwelling types and sizes are required. Developments of 11 units or more should include a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Tenure mix shall be negotiated on a case by case basis having regard to the SHMA. The housing provided should take account of the needs of older people.
- › **Policy D SPI – Design:** Seeks the efficient use of land that reflects the characteristics of the site and local area in their layout,

landscaping, density, mix, scale, massing, character, materials, finish and architectural detailing which should be derived from a thorough site analysis and context appraisal.

- › **Policy D DMI – Aspects of Form and Design Quality:** Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale. Development should also comply with the Arun Design Guide.
- › **Policy AH SP2 – Affordable Housing:** For developments of 11 units or more a minimum of 30% affordable housing will be required, with an affordable mix of 75% rent and 25% intermediate housing. Affordable housing should be visually indistinguishable from market housing with large groups of single tenure dwellings or property types avoided. Affordable housing mix should comprise the following:
  - 1 bedroom 35-40%
  - 2 bedroom 35-40%
  - 3 bedroom 15-20%
  - 4+ bedroom 5-10%
- › **Policy D DM2 – Internal Space Standards:** Requires the provision of internal spaces of an appropriate size to meet the requirements of all occupants and their changing needs.
- › **Policy ECC SPI – Adapting to Climate Change:** Development will be supported which is located and designed to adapt to climate change impacts, notably flooding, water stress, health impacts from extreme temperatures and richness of biodiversity, taking account of location, water efficiency, shade/ solar gain, green infrastructure connectivity, layout and massing, building resilience to extreme weather events and capacity of drainage systems.
- › **Policy ECC SP2 – Energy and Climate Change Mitigation:** New residential development will be expected to be energy efficient, reflecting current standards. Design and layout should promote energy efficiency and incorporate decentralised, renewable and low carbon energy systems, such as solar panels. All major developments must produce 10% of total predicted energy requirements from renewable or low carbon sources, unless



Proposals Map



Chapter 7 - Settlement Structure & Green Infrastructure

Gaps Between Settlements:

- AL Arundel to Littlehampton
- BW Barnham to Westerton
- BRC Bognor Regis to Chichester
- FBR Felpham to Bognor Regis
- LM Littlehampton to Littlehampton Sea

- Build-up Area Boundary
- Gaps Between Settlements
- Setting of Arundel

Chapter 8 - Employment & Enterprise

- Economic Growth Area
- Strategic Employment Site
- Salt Box
- Oldlands Farm
- Former LEC Airfield & adjoining land
- Courtwick

Chapter 9 - Retail

- Town Centre Boundary
- Retail - Primary
- Retail - Secondary
- Town Centre Inset Maps:**
- A Arundel**

Chapter 12 - Housing Delivery

- Strategic Housing Allocations:**
- Site Specific
- Committed
- West of Borested
- Littlehampton - West Bank
- BEW
- Farnwell
- Yapton
- Ford
- Climping

Chapter 14 - Health, Recreation & Leisure

- GCR DM1: Existing Open Space

Chapter 15 - Transport

- Green Link: Littlehampton to Arundel
- Policy T SP3: Safeguarding the Main Road Network**
- Committed Indicative Arundel Bypass safeguarded line

Chapter 16 - Building Conservation & Archaeological Heritage

- Conservation Area (For up-to-date info & scale mapping of Conservation Areas, please visit the Conservation section of: [www.arun.gov.uk](http://www.arun.gov.uk))
- Area of Character (AoC)
- Scheduled Ancient Monument (SAM)

demonstrated to be unviable.

- › **Policy HWB SPI – Health and Wellbeing:** All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.
- › **Policy OSR DM1 – Open Space, Sport and Recreation:** Housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. Developments should have regard to Secure by Design guidance.
- › **Policy T SPI – Transport and Development:** States that all new development should provide safe access on to the highway network, reduces congestion, works to tackle climate change and promote healthy lifestyles, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- › **Policy T DM1 – Sustainable Travel and Public Rights of Way:** New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks must be available and accessible to all members of the community. Proposals must be within easy access of established public transport services and sustainable transport infrastructure, make provision for cycling and pedestrian facilities to meet County Council Parking Standards and contribute towards the provision of a joined up cycle network and PRoW network.
- › **Policy HER SPI – The Historic Environment:** Supports proposals that conserve or enhance the historic environment of the District including designated heritage assets including listed buildings, structures, conservation areas and their settings as well as non-designated heritage assets.
- › **Policy HER DM1 – Listed Buildings:** Proposals affecting Listed Buildings will be required to protect, and where possible enhance the setting of the building.

- › **Policy ENV SPI – Natural Environment:** States that the preservation, restoration and enhancement of biodiversity and the natural environment through the development process will be encouraged, and where possible the creation of new habitats and areas for species will be supported.
- › **Policy ENV DM4 – Protection of Trees:** Ensures that tree that are subject to Tree Preservation Orders, located within a Conservation Area or contribute to local amenity are protected.
- › **Policy ENV DM5 – Development and Biodiversity:** Seeks to achieve a net gain in biodiversity and protect existing habitats on site, through incorporating elements of biodiversity and establishing links between habitat areas and open spaces.
- › **Policy W SPI – Water:** States that water efficiency measures will be encouraged in order to protect water resources and enhance the quality of the water environment. Developments will be encouraged to make active use of surface water as a design feature.
- › **Policy W DM1 – Water Supply and Quality:** Requires sufficient water supplies to be available prior to occupation of a development and that adequate foul drainage capacity exists or can be provided to meet the needs of a development.
- › **Policy W DM3 – Sustainable Urban Drainage Systems:** Requires development to incorporate SUDS drainage, appropriate to the size of development. Potential source control features include; green roofs; permeable driveways and parking; soakaways; water harvesting and storage.
- › **Policy WM DM1 – Waste Management:** Development - proposals over £300,000 in cost must identify the volume and type of materials to be excavated and maximise opportunities to re-use material on site. New residential development must ensure that kerbside waste collection is possible.
- › **Policy QE SPI – Quality of the Environment:** All development should contribute positively to the quality of the environment and not have a significant negative impact on residential amenity.
- › **Policy QE DM2 – Light Pollution:** Outdoor lighting must not adversely impact neighbouring uses or the wider landscape, particularly the South Downs Dark Sky Reserve.

- › **Policy QE DM3 – Air Pollution:** Major development proposals must mitigate negative impacts on air quality by maximising provision of cycling and pedestrian facilities and encouraging cleaner transport fuels such as by electric car charging points.

#### **West Sussex Joint Minerals Plan 2018 & West Sussex Waste Local Plan 2014**

- › County wide planning policy on minerals and waste designate areas and sites for safeguarding and protection to ensure adequate ongoing access to resources.
- › Whilst it is noted that the site sits alongside a Waste Infrastructure Consultation Area, the site is not constrained by any spatial designations nor does it lie within a safeguarding area.

## Supplementary Planning Guidance

In addition to the Arun Local Plan, the following Supplementary Planning Documents (SPDs) are considered to be relevant to the proposals:

Arun Design Guide SPD  
Arun Parking Standards SPD  
Conservation Areas SPD  
Open Space and Recreation Standards SPD  
Arun Community Infrastructure Levy Charging Schedule

The Arun Design Guide SPD advises on the design of new residential developments in the District. For density, the guidance advises in villages locations developers should aim for between 15-25 dwellings per hectare, with lower densities positively relating to the edges of built up areas. A minimum back to back dimension of 21m is advised, with building orientations maximising solar gain and a minimum rear garden depth of 10.5m.

The Arun Parking Standards SPD sets out requirements for the provision of car parking spaces, cycle parking spaces and electric vehicle charging spaces in residential developments;

Open Space and Recreation Standards SPD calculator, confirms the requirements for Public Open Space (POS) within residential developments. The amount of POS required to serve 130 dwellings would be 0.98 hectares and 0.17 hectares of dedicated play spaces.

As set out within the standards the above figures are expectations for exclusive recreational use of the space and should not include multi-functioning areas (for example including SuDS).

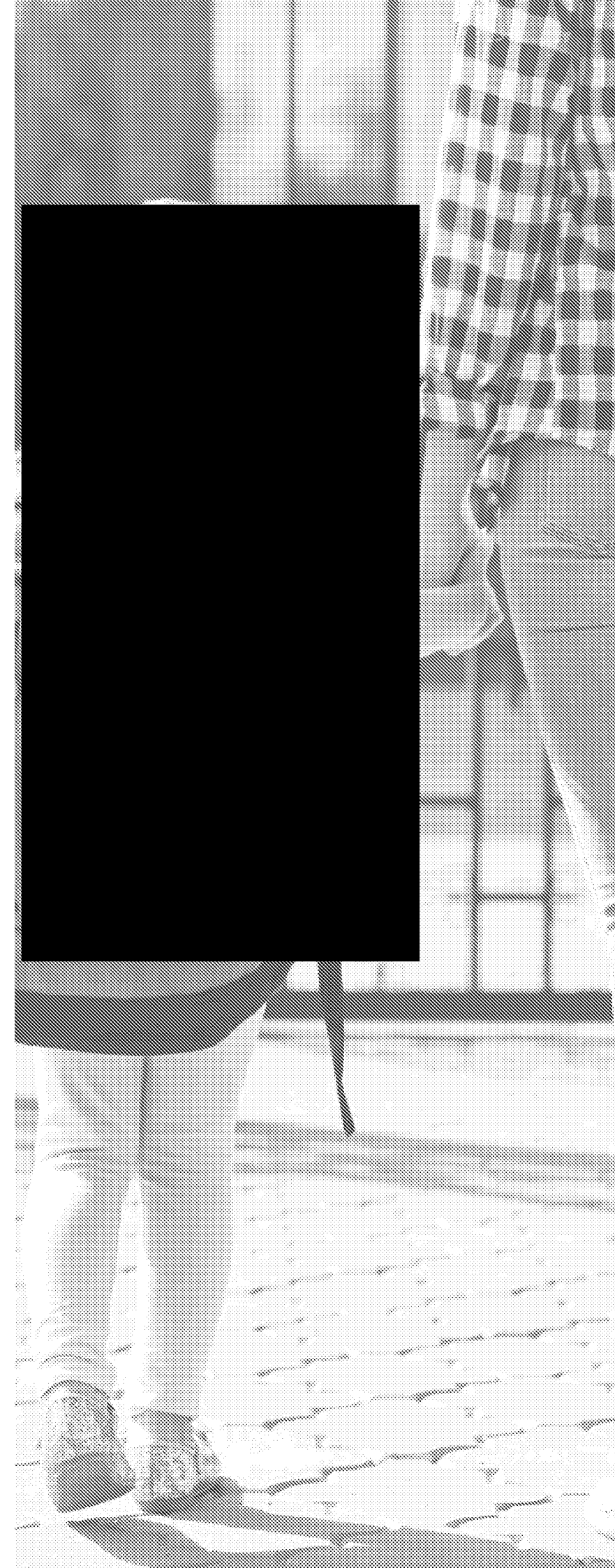
## Arun Interim Housing Statement

Arun District Council introduced an Interim Housing Statement in March 2021 to help speed up decision making and invite suitable sized housing applications on deliverable sites within the right locations to help address the local shortfall in housing supply.

This is being used successfully to identify appropriate sites and prioritise them for the delivery of housing. Whilst the statement does not introduced new policy, it sets out criteria to help speed up determinations. It is working and was relied upon in the recent consideration of AL/129/21/OUT (Land adjacent Woodgate Nurseries) and AL/107/21/PL (Woodgate Centre).

The criteria, measured using a traffic light system to determine the suitability of a site for residential development, has been applied here and the site is considered to accord in full.

Assessment against these criteria are set out in Appendix I.



# Neighbourhood Policy

Aldingbourne Parish Neighbourhood Plan 2014-2034

The site sits within the Aldingbourne Parish, which benefits from a Neighbourhood Plan. The Aldingbourne Neighbourhood Plan was 'Made' in November 2016, and as such the plan is a material consideration in any planning determination within the Parish. Relevant policies to this scheme include:

- › **Policy H1 - Quality of Design:** Proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan.
- › **Policy H2 - Housing Mix:** Proposals for new housing must deliver a range of house types, sizes and tenures and demonstrate they will meet local needs. 25% of homes shall meet (the now defunct) Lifetime Homes standard, or equivalent.
- › **Policy H3 - Housing Density:** The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- › **Policy H4 - Affordable Housing:** Any proposal for 10 or more new dwellings should include 40% affordable units, unless this can be demonstrated to make the scheme unviable. The size and tenure of affordable units should reflect latest available housing needs evidence.
- › **Policy H8 - Outdoor Space:** All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.
- › **Policy H9 - Attention to Detail:** The following must be considered early in the design process and be integrated into the scheme: bin stores and recycling facilities; cycle stores; meter boxes; lighting; flues and ventilation; gutters and pipes; and other features.
- › **Policy EH2 - Green Infrastructure:** New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.

- › **Policy EH6 - Protection of Trees and Hedgerows:** Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless need and benefits clearly outweigh the loss. Development proposals, where appropriate, must be designed to incorporate biodiversity and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

- › **Policy GA1 - Promoting Sustainable Movement:** Development proposals that increase travel demand will be supported where they can demonstrate that they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy; they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services; they do not result in the loss of any existing footpaths or cycle paths.

- › **Policy GA3 - Parking and New Development:** Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.

- › **Policy H4 - Affordable Housing:** Any proposal for 10 or more new dwellings should include 30% affordable units; size and tenure should reflect latest evidence.

- › **Policy EH1 - Built-Up Area Boundary:** Proposals for development of land located outside of the BUAB will not be supported. Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:

- i. the scale of development is proportionate;
- ii. protects local landscape character and wider setting of South Downs National Park and support the dark skies policy;
- iii. is sensitively designed and located and respects the character and built heritage of neighbouring settlements;
- iv. there would be no significant harm to biodiversity, including species, associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;
- v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;
- vi. would have no unacceptable environmental, amenity or traffic implications including increased risk of groundwater flooding;
- vii. is not within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.

