

ECE Planning

Planning Statement

The Old Blacksmiths Yard, Angmering

May 2019



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Project Name: The Old Blacksmith's Yard

Location The Old Blacksmith's Yard, Water Lane,
Angmering

Client: Mr Dominic Espezel

File Reference: P1595

Issue	Date	Author	Checked	Notes
PL1	17/04/2019	LW	HJ	Initial Draft
PL2	03/05/2019	LW	HJ	Revised Draft

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1. Introduction

- 1.1. This planning statement has been produced on behalf of Mr Dominic Espezel in support of a planning application for:

“The erection of a pair of semi-detached three bedroom dwellings with associated landscaping, vehicle access and car parking on land at the Old Blacksmiths Yard, Angmering, West Sussex”.

- 1.2. The applicant is a local resident who has a long-standing interest with Angmering and the surrounding area. The applicant is seeking planning permission for traditional high quality designed dwellings to provide suitable family homes fostering their relationship with the local area. The proposal will utilise sustainable land contributing to the local housing supply.
- 1.3. This statement sets out the relevant background for the determination of the planning application including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposal and an assessment of the relevant planning considerations.
- 1.4. In support of the application, this Statement will examine relevant planning policy and guidance. The proposals for the site have been informed by the National Planning Policy Framework, the National Planning Practice Guidance, the Arun Local Plan, and the Angmering Neighbourhood Plan.
- 1.5. This application for planning permission is supported by the following documents, drawings and plans:
- Application Form and Notices;
 - Design and Access Statement;
 - Transport Technical Note;
 - Ecological Impact Assessment;
 - Arboricultural Impact Assessment;
 - Drainage Statement; and
 - Accompanying Drawings and Plan.

2. The Site



Figure 1. Approximate Location Plan (Source, Google Maps 2019)

- 2.1. The site is located within the settlement boundary of Angmering, on the southern edge of Water Lane, West Sussex (please see figure 1). The site is located on the eastern edge of the village near to neighbouring residential development with good access to local facilities. There are a number of strategic housing developments and approved residential applications opposite and behind the site.
- 2.2. The site consists of informal car parking land made up of vehicle hardstanding and overgrown vegetation around the site's boundary. The site is currently disused but was used previously by the Arun Angling fishing shop to the west of the site as informal overspill car parking.



Figure 2. View of site facing south west (Source, Google Maps 2019)

- 2.3. The adjacent Arun Angling building is a single storey pitched roof building, which is set at a lower ground level than the application site. The general character of the area is semi-rural and the character of the street scene is fairly mixed with a number of detached and semi-detached properties located off Water Lane.

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- 2.4. The site is located within a very sustainable location with Angmering train station being approximately 2 km from the site, which has regular services to Brighton and London Victoria. There is also bus stop located approximately 200m and provides an hourly service to Littlehampton, Shoreham and Worthing. The site is also located in walking distance to the Angmering village centre.
- 2.5. The application site is not located within the high risk flood zone, but a watercourse does run adjacent to the site on the southern boundary, which has been taken into consideration as part of the development.

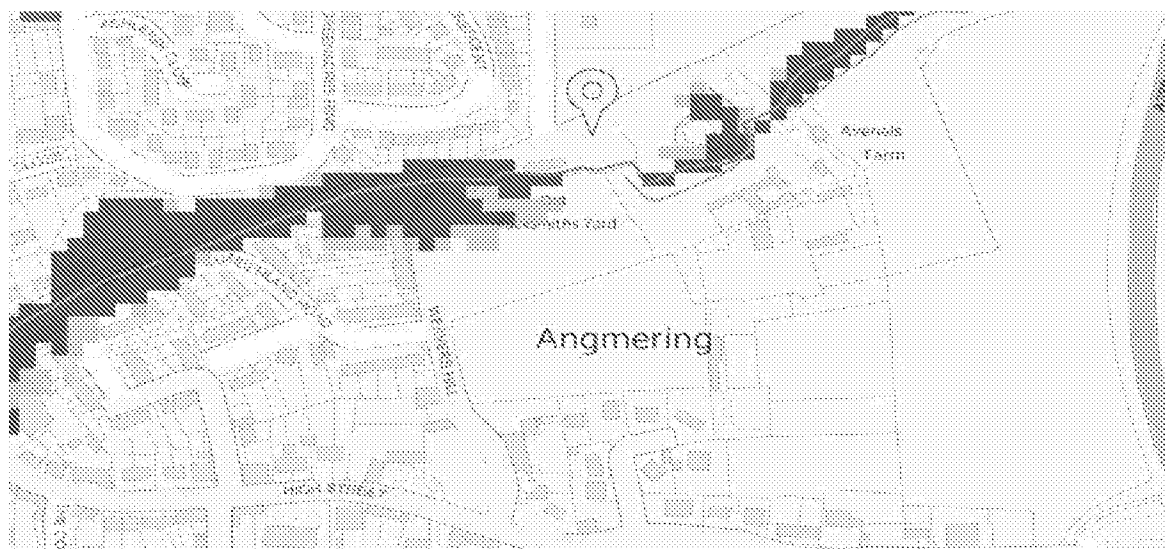


Figure 3. Flooding Map (Source, Environmental Agency Flooding Map 2019)

3. Planning History

- 3.1. The Council's online planning register has been reviewed and the following is considered to be the most relevant to the current application. The following is ordered chronologically with the most recent pre-application first.

Pre-Application Advice 15th March 2019

- 3.2. Pre-application advice was received by the Council on the 15th March 2019 in which the change of use of land to residential purposes was considered acceptable. The case officer concluded within the pre-application advice:

"Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to the advice provided within this report".

- 3.3. A number of positive comments were raised as part of this pre-application advice consisting of:

- *The inset dormers in the western dwelling are considered an appropriate feature with regard to its location and setting;*
- *The proposed dwellings as located would not cause a significant loss of amenity to each other or to neighbouring dwellings and therefore would be considered as shown on plan to be acceptable;*
- *The rear gardens have a depth of approx. 10 metres and are considered to comply with policy DM1 of the Arun Local Plan relating to amenity space provision;*
- *The accessibility and sustainability of the site is considered to be enhanced through the presence of an existing footway running along the northern side of Water Lane close to the proposed development;*
- *Arun District Council Drainage Engineers have not raised an objection to the scheme however they have expressed concern given that the site is adjacent to areas at risk from flooding and have recommended that a flood resilient design be used. On this basis, the application is considered capable of complying with the relevant development plan policies in this respect;*
- *The proposal is likely to be acceptable due to the impact on the setting of Listed Building 'Avenals Barn';*
- *It is not considered that the proposed development will adversely harm the existing environment at night (or after 4pm in winter).*

- 3.4. The pre-application supports the proposal in principle subject to further investigation of the following:

- **Landscaping**
- **Trees and Ecology**
- **Flood Risk and Drainage**
- **Lighting**
- **Transport, Highways and Access**

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- 3.5. Various technical reports have been produced and submitted, which investigates the points listed above in further detail. These reports have been discussed further in Section 6 of the Planning Statement.
- 3.6. Other applications that are considered relevant in the vicinity of the site are outlined below.
- 3.7. **A/98/18/HH, Demolition of existing garden room & outbuildings & erection of oak framed orangery & pool building extension; Approved 21/09/18**
- 3.8. **A/155/17/OUT. Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan. Approved. 11/04/18**
- 3.9. **A/75/17/PL. 4 No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan. Approved.11/04/18.**
- 3.10. **A/30/99. Redevelopment of existing building and change of use. Ecclesden Pine, Water Lane, Approved, 21/06/1999.**

4. The Proposal

- 4.1. The application for Full Planning Permission seeks to deliver a new pair of three bed semi-detached cottage style dwellings. The proposed dwellings will be situated within the application site area of 0.064 Hectares. The proposal is considered to make efficient use of underutilised land within the settlement boundary of Angmering, resulting in two new dwellings, which will be suitable for family occupation.

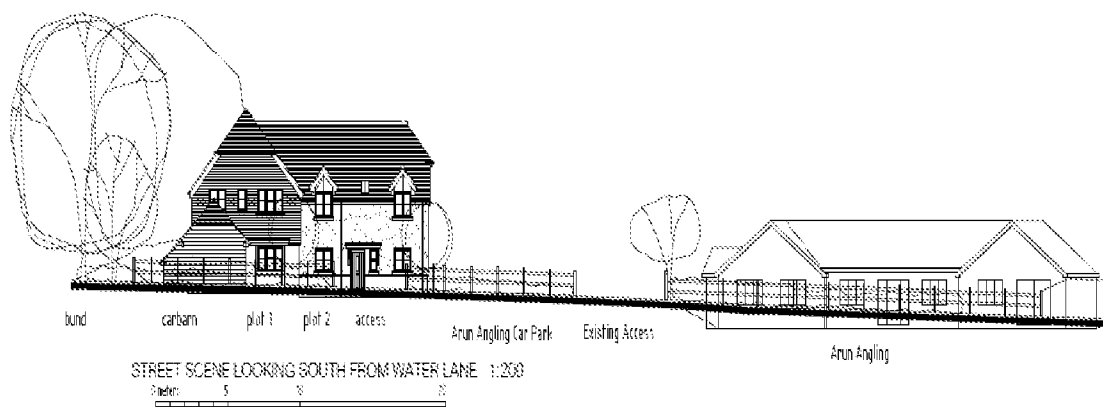


Figure 4. Street Scene Facing South

- 4.2. The front elevations will consist of a plain clay tile roof while the external walls will be faced with white render and brick plinth on the ground floor, and tile hanging to the first floor. The windows and car barn will be timber reflecting a more rural appearance. The use of these materials will be fairly traditional; please refer to suite drawings for full details on materials. The rear elevation will also consist of the same materials as the front elevation.
- 4.3. The proposed dwelling will be in a 'T' form and layout to reflect a more rural appearance and will be similar in scale and height to the surrounding development in Angmering, and careful consideration has been taken to ensure the design and layout of the new dwellings will limit any potential overlooking into nearby premises. The main habitable rooms will have windows facing north/south to allow sufficient sunlight into the properties.



Figure 5. Proposed Southern Elevation

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- 4.4. Private amenity space has been proposed and is available to the rear of the house for the proposed garden areas and is demarcated by a post and rail fence on the southern boundary. There is also sufficient space available to the front of the dwellings, including vehicle parking for 4 cars (2 spaces per dwelling). The proposal also contains lockable bike storage for both dwellings.
- 4.5. A new safe and accessible vehicle access and crossover is proposed to the front of the site. The adjacent Arun Angling building's access will remain as existing to the north west of the site.
- 4.6. Refuse and recycling storage will be located to the front of the properties on hardstanding.
- 4.7. Planting is proposed on all of the boundaries and a new post and rail fence will be incorporated to the side and rear boundaries.

5. Policy Overview

5.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that in making any determination under the Planning Acts the determination should be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan (excluding minerals and waste) for the area consists of the following:

- The Arun Local Plan 2018;
- Proposals Map; and
- The Angmering Neighbourhood Plan 2015

The National Planning Policy Framework 2018

5.1.2. The NPPF (2018) is a material consideration in the determination of all planning applications. Those relevant parts of the NPPF in the consideration of Application relate to the delivery of a wide choice of high quality homes, the requirement for good design, the promotion of sustainable transport, and the presumption in favour of sustainable development.

5.1.3. The role of developments in providing for sustainable development cannot be underestimated, with the delivery of two high quality residential units which make efficient and effective use of an existing residential site. This is supported under the provisions of **Paragraph 8** of the NPPF.

5.1.4. **Paragraph 11** promotes the presumption in favour of sustainable development and confirms that development proposals that accord with the development plan are to be approved without delay; and where there are no development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission: unless specific policies in the NPPF indicate otherwise or it would result in an adverse impact which would demonstrably outweigh the benefits.

5.1.5. **Section 5** is particularly applicable to this application as it is concerned about delivering a sufficient supply of homes for the District.

5.1.6. **Section 9** promotes sustainable transport and how this can be delivered through the planning system. **Paragraph 103** states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Additionally **paragraph 109** states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’*.

5.1.7. **Section 11** encourages the effective use of land and **paragraph 118** states that *“planning policies and decisions should:*

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

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- 5.1.8. In this regard, the proposals seek to make efficient and effective re-use of underutilised land within the settlement boundary of Angmering to provide two new residential units which would be a small but valuable contribution towards Arun's Housing identified housing need.
- 5.1.9. **Section 12** of the NPPF seeks to demonstrate the Government's commitment to good design and states at **paragraph 124** that *'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'*. The proposals have given full consideration to this requirement of high quality design within the Framework.
- 5.1.10. In conclusion it is strongly argued that the proposals have considered fully those objectives of the National Planning Policy Framework.
- 5.1.11. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and is seen to be fully compliant with it.

Strategic Planning Policy – Arun Local Plan 2018

- 5.1.12. The recently adopted Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The following policies in the Local Plan are considered relevant to this application:
- 5.1.13. **Policy SD SP1 – Sustainable Development** states that *'when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development ... proposals can be approved wherever possible...'*
- 5.1.14. **Policy H SP1** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031). 847 of these homes are to be delivered via windfall sites which would include the application site.
- 5.1.15. The provision of two new dwellings as a result of this planning application would provide a relatively small but valuable contribution to meeting Arun's challenging housing requirement.
- 5.1.16. **Policy D SP1 – Design** states that *'All development proposals should seek efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details...'*. This policy is further supported by **Policy D DM1 Aspects of Form and Design Quality**.
- 5.1.17. As aforementioned, Water Lane does not have an established vernacular and consists of a mixture of house types. This proposal responds sympathetically to the immediacy of the site. This full planning application is supported by a Design and Access Statement and the layout seeks to reflect the characteristics of the site and the surrounding area.
- 5.1.18. **Policy D DM2 - Internal Space Standards** states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance. The proposed development meets the Nationally Described Space Standards.

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- 5.1.19. **Policy T SP1 Transport and Development** ensures that development provides safe access onto the highway network; contributes to highway improvements and promotes sustainable transport, including the use of the cycle, pedestrian and bridleway network. This Policy also states that the Council will support development, which is designed to reduce the need to travel by car, incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision.
- 5.1.20. The car parking spaces provided as part of this development is in accordance with the WSCC Parking standards. The proposals are considered to reduce the need to travel and promote sustainable transport through both the location of the development in relation to public transport and key local services and the provision of secure cycle storage for bikes
- 5.1.21. **Policy HER SP1 The Historic Environment** states the local planning authority for development proposals will grant planning permission that conserve or enhance the historic environment of the district. The proposal is not located near to any listed buildings and is not located within a Conservation Area. The proposed development will therefore not have any impact on the historic environment of Angmering.
- 5.1.22. **Policy ENV SP1 Natural Environment** states the Council will encourage and promote the preservation restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of non-designated sites.
- 5.1.23. **Policy ENV DM4 Protection of Trees** states proper provision must be made for the protection and management of tree or areas of woodland on-site where undertaking development.
- 5.1.24. **Policy ENV DM5 Development and Biodiversity** states development schemes shall seek to achieve a gain in biodiversity and protect existing habitats on site. Where there is evidence of protected species applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.
- 5.1.25. This planning application is supported by an Arboricultural Impact Assessment and Ecology Impact Appraisal. The conclusions and recommendations have been outlined in further detail in Section 6 of this Statement.
- 5.1.26. **Policy W SP1 Water** states the Council will support development that is appropriately located, taking account of flood risk and promotes the incorporation of mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improved water quality. **Policy W DM3** also covers sustainable drainage systems appropriate to the size of the development.
- 5.1.27. A Drainage Strategy has been submitted as part of this planning application, which is outlined in further detail in Section 6 of this Statement.
- 5.1.28. **Policy QE SP1 Quality of the Environment** states the Council requires all development to contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment within the district.
- 5.1.29. The proposal provides a more than satisfactory environment for existing and future occupants, including adequate provision for daylight/sunlight, privacy and private outdoor space.

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5.1.30. **Policy QE DM2 Light Pollution** states planning permission for proposals, which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance where there should be no adverse impact on neighbouring uses or the wider landscape, light levels being the minimum required for security and working purposes, minimise potential glare and spillage; and the degree to which outdoor lighting can be powered by on-site renewable resources.

5.1.31. Lighting as part of the proposal will be kept to a minimum.

Other Relevant Development Policies - Angmering Neighbourhood Plan

5.1.32. The Angmering Neighbourhood Plan was made on the 11th March 2015, and forms part of the Statutory Development Plan for this part of the District. The following represents the most relevant Planning Policies, which have been taken into consideration as part of this planning application.

5.1.33. **Policy HD1 Built Up Area Boundary** states that development of Angmering village shall be focussed within the built up area boundary and will generally be permitted subject to meeting other policies within the local plan.

5.1.34. The application site is excluded from the Angmering Neighbourhood Plan Built Up Area Boundary but included within the Local Plan Built up area boundary. Although this is the case, the Local Plan is the most up to date Development Plan Document for the site, therefore the Local Plan takes precedence over Neighbourhood Plan Policies. This was confirmed within the pre-application advice received (please see Appendix A).

5.1.35. **Policy HD4: Materials** Developments by virtue of their materials are clearly inharmonious with the immediate surrounding area will generally be refused. Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area.

5.1.36. **Policy HD5: Built Form** states that developments must be properly demonstrate how they have considered the impact of the proposed built form of their surroundings. No new buildings will be permitted over 2.5 storey unless it can be demonstrated that the proposal would be in keeping with its surroundings. New Development must pay particular attention to integration with both the character of nearby developments as well as its landscape setting. New development must not adversely impact the setting of the SDNP. **Policy HD6 Housing Layout and Design** also deals with matters of design, which seeks high quality built design.

5.1.37. The proposal will be built to reflect the existing character and nature of the landscape and local built environment.

5.1.38. **Policy HD8 Parking for New Development** states the Plan will support the WSCC parking standards and encourages all new development to follow them.

5.1.39. As outlined above, the proposals are considered to reduce the need to travel and promote sustainable transport through both the location of the development in relation to public transport and key local services and the provision of secure cycle storage for bikes.

5.1.40. **Policy EH3 Flood Prevention** states any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas.

5.1.41. The Drainage Strategy as submitted as part of this planning application demonstrates that the development will not increase flood risk elsewhere.

6. Planning Appraisal

6.1 Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

**Principle of Development;
Design, Form and Appearance;
Residential Amenity;
Heritage
Access and Parking;
Flood Risk and Drainage
Landscape, Arboriculture and Ecology**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2 Principle of Development

6.2.1 According to the Local Plan 2018, the application site is located within the built up area boundary of Angmering on brownfield land, and is sustainably located with good transport connectivity to the local and wider area. The proposals have full regard for the pillars of sustainability set out in the NPPF.

6.2.2 Within the Angmering Neighbourhood Plan, the site is however located outside the Angmering built up area boundary. Paragraph 20 of the NPPF states once a Neighbourhood Plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. The Local Plan was adopted in 2018 after the adoption of the Angmering NP, and is therefore considered more up to date taking precedence over existing Neighbourhood Plan Policies. Additionally, the Council have acknowledged as part of the pre-application advice that the site is considered to be within the built up area boundary of Angmering.

6.2.3 Furthermore, the pre-application advice acknowledged:

“The change of use of the land for residential use is considered a material change of use from a nil use. The site is adjacent to and within a residential area within the built up area boundary and therefore the change of use of land to use for residential purposes is considered acceptable”. The proposed development in principle development does not conflict with an up-to-date Local Development Plan and there are no material considerations to indicate otherwise a recommendation for approval in principle would be compliant with the NPPF subject to compliance with other policies within the Local Development Plan relevant to residential development”.

6.2.4 The proposed development is therefore considered as being accepted in principle.

6.3 Design, Form and Appearance

6.3.1 The design, form and appearance of the proposed development has given full consideration to how the application site will sit within its context with neighbouring properties and the character of the local area. The design of the proposed development adopts a high quality architectural approach and will revitalise and enhance the visual amenity of the locality.

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- 6.3.2 The proposal for two dwellings will make efficient use of the existing site without constituting overdevelopment. The proposal for two semi-detached dwellings will also be commensurate in height and scale with the surrounding built environment in Angmering and will not dominate the street scene.
- 6.3.3 The proposed dwellings have been set back to the south of the site in order to create a consistent building line with the adjacent Arun Angling building. This will also help to reduce noise generated from vehicles using Water Lane on any potential occupiers of the proposed development.
- 6.3.4 The potential use of clay tiles, and render as an external facing material of the dwelling will enhance the local distinctiveness of the proposal. The use of timber on the car barn and dwelling windows will also reflect a more rural feel to the proposal. The use of half hipped roof will also enhance the setting of the site to reflect a more traditional appearance consistent with the surrounding built form.
- 6.3.5 The proposal contains north / south facing windows for habitable rooms in which sufficient sunlight and daylight can be provided for future occupants to maximise potential solar gain. A number of sustainable construction methods will also be used such as low energy lighting, efficient low carbon energy sources to reduce the environmental impact of the proposed development.
- 6.3.6 External lighting will also be kept in a minimum to avoid any light spillage on surrounding landscape.
- 6.3.7 A Design and Access Statement has been submitted, which deals with details of design in further detail.

6.4 Residential Amenity

- 6.4.1 This section focuses on both the effects of the proposed development on the existing neighbouring properties, as well as the future occupiers of the proposed development.
- 6.4.2 The proposed development has been designed with full regard to the neighbouring properties. The layout, scale, form and height of the buildings have responded to the context of the site and the height of the proposed development reflects neighbouring properties which are two storeys to the north and west.
- 6.4.3 The nearby Arun Angling building does not contain any windows directly facing onto the proposal. The proposal contains only two small windows facing west, therefore, outlook to the west will be limited. The proposal itself is therefore not considered to result in an overbearing or harmful development and will respect fully the amenities and privacy of occupiers of the existing neighbouring properties.
- 6.4.4 In relation to the occupation of the development the proposal would not lead to any increase in noise and disturbance and the residential nature of the scheme is entirely appropriate for this location.
- 6.4.5 In respect of future occupiers the scheme has been designed to provide for the highest quality living environments with units that meet space standards. The proposal also provides external amenity space via private gardens.

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- 6.4.6 Overall the scheme is considered to protect fully the amenities of potential occupiers and provide for the highest quality living environment for future occupiers. The pre-application advice received also considered the proposal to not cause any detrimental impacts on amenity. The proposal is therefore in accordance with the relevant Development Plan Policies.

6.5 Heritage

- 6.5.1 The site is not located within the Angmering Conservation Area, however Avenals Barn, a Grade II listed building is located to the south of the site. The application site is densely screened to the south of the site by vegetation where the provision of two sensitively modest size dwellings will not impact negatively on the heritage asset. Additionally, given the distance located between the proposal and the listed building, the proposal is considered to not impact on the setting of the building in accordance with Local Plan Policy HER DM1.
- 6.5.2 The pre-application advice also acknowledged that the proposal is likely to be acceptable due to the impact of the setting of the listed building Avenals Barn.

6.6 Access and Parking

- 6.6.1 A Transport Technical Note has been produced and submitted as part of this application, which demonstrates that the new access and visibility splays meets the required design standards. Additionally the car parking and turning space provided ensures that traffic can enter and leave the site in safely and efficiently.
- 6.6.2 The proposed development is considered to be located in a highly sustainable area, owing to its short distance to Angmering village centre and its transport connectivity to the wider area; as well as its close proximity to key local services.
- 6.6.3 Although the proposed development site is considered to benefit from good sustainable transport connections including safe pedestrian and cycling routes, the proposals incorporate adequate on-site parking provision to meet the need generated by the proposed development. The proposals will provide 4 car parking spaces (2 per dwelling) and cycle storage which will be located to the front of the property; this is a characteristic of the local area.
- 6.6.4 Overall, the Transport Technical Note concludes the following:

“The assessment concludes that the proposed development area can be provided with a safe access that has a minimal impact on the transport network. It is evident that an access can be designed and constructed, to meet appropriate standards, to enable the land at the Old Blacksmith’s Yard to be utilised for future development”.

6.7 Flood Risk and Drainage

- 6.7.1 The site is located within Flood Zone 1 and therefore has a low probability of flooding from tidal and fluvial sources. The site however is located near to an area of pluvial and fluvial flood risk which has been taken into consideration as part of this application.
- 6.7.2 A Drainage Statement has been produced by The Civil Engineering Practice, which details the foul and surface water drainage strategy for the scheme. A surface water drainage system will be used as part of this scheme based on site storage with restricted discharge to the watercourse at the southern boundary thereby mimicking the pre-developed greenfield equivalent runoff. Preliminary calculations have been provided as part of the Drainage Strategy, which demonstrates that surface water drainage can be adequately accommodated within the site.

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6.7.3 In relation to foul water, this will be discharged by gravity to the public foul sewer beneath Water Lane to the northwest of the site.

6.7.4 The proposal is therefore in accordance the Development Plan where adequate drainage can be provided for the site.

6.8 Landscaping, Arboriculture and Ecology

6.8.1 This planning application has been supported by an Arboricultural Impact Assessment and Ecological Impact Assessment prepared by Lizard Landscape Design and Ecology.

6.8.2 The Ecological Impact Assessment confirms that the site is low ecological value with no habitats of interested noted. The site was also found to be of negligible value to roosting bats, however there are surrounding trees outside the application, which has potential for foraging opportunities. A number of mitigation measures have therefore been provided to enhance ecology at the site such as the use of flowering shrubs, provision of nesting boxes for birds and bats, and use of sympathetic lighting.

6.8.3 The Arboricultural Impact Assessment provides appropriate mitigation and tree protection measures in relation to the existing trees on site. The proposal will include appropriate landscaping and boundary screening where possible through the provision of trees and planting to provide appropriate amenity screening in addition to ecology and biodiversity enhancements. These have been annotated on the site layout plan submitted with this planning application.

6.8.4 Overall, the technical reports identify that the proposal will not impact negatively on biodiversity and the wider landscape, and therefore the proposal is in accordance with the relevant Development Plan Policies.

7 Conclusions

- 7.1.1 In conclusion the proposed '*erection of 2no. 3-bedroom semi-detached dwellings*' has been assessed against all relevant National and local planning guidance, policies and all other material considerations and has been found acceptable. The design of the proposal has been fully informed by the context of the site.
- 7.1.2 The design of the proposal in relation to density, layout, scale, mass, bulk and height has been given careful consideration in relation to the context of the site and the impact on residential amenity of existing and proposed neighbouring properties.
- 7.1.3 The proposals represent an opportunity for the effective and efficient use of underutilised land to provide two high quality family dwellings which will revitalise the character and appearance of the locality.
- 7.1.4 There are not considered to be any adverse impacts of the development and the development is considered to be fully consistent with the aims and objectives of both the National Planning Policy Framework and Arun Local Plan.
- 7.1.5 The Council is therefore respectfully requested to grant full planning permission for this development.