

NEXT PHASE

THE TOWN PLANNING EXPERTS

Planning Application

To Arun District Council

For two dwellings on land at Springfields, Chichester Road, Bersted, PO21 5EE

On behalf of Mr C. Thorne

PLANNING DESIGN AND ACCESS STATEMENT

August 2019



0520/03

Land at Springfields – Planning Statement

PLANNING DESIGN AND ACCESS STATEMENT

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On behalf of Mr C. Thorne

August 2019

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CONTENTS

Item	Description
1.0	Introduction
2.0	Site Location and Proposed Development
3.0	Planning Policy Assessment

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH PLANS THAT ACCOMPANY
THE PLANNING APPLICATION.

1.1 INTRODUCTION

1.2 This Planning Design and Access Statement (*“Statement”*) is written on behalf of Mr C. Thorne, under the Town and County Planning Act 1990 to Arun District Council, for the consideration of the proposed delivery of two dwellings to be positioned on a parcel of land within the landholding adjoining Springfields, Chichester Road, Bognor Regis, West Sussex. The application is made on behalf of Mr C. Thorne, (*“the Applicant”*) who seeks full planning permission for the proposal.

1.3 The predominant objective of the application is to deliver further residential development to that previously secured on a plot of land to the immediate south under planning application reference BE/51/18/PL in 2018 for the provision of two dwellings that can be incorporated sensitively within the site in a manner that contributes to localised housing supply without impacting detrimentally upon surrounding built and natural landscapes.

1.4 This statement will demonstrate that the proposal would represent an appropriate form of residential development outside the settlement boundary, and where possible fully comply with policy in respect of the Development Plan and the NPPF. It will demonstrate that the scale, form, layout and appearance of the proposal will be acceptable for the site within the context of its immediate and wider locality and it will demonstrate that there is no further environmental harm associated with the scheme.

1.5 Objectives

The predominant objective of this submission is to consider the following:

- Consider the nature of development, including its purpose and immediate and adjacent physical characteristics and the effects on them.

- Describe and define the physical characteristics of the new dwellings and advise on how they relate to the character of the surrounding area.
- Identify the proposed access for the development and define its suitability for the proposal and the impact on the highway; and
- To provide sustainable environmental benefits by improving the environmental impact on local receptors, providing beneficial mitigation and creating an amenity that can be defined as sustainable development.

1.6 The design process can be summarised as follows:

- Stage 1 – Analysis: Research and analyse the physical, environmental, economic and social considerations
- Stage 2 – Concepts: Establish the design vision, set out the principles and parameters
- Stage 3 - Design Developments: Test and refine the design, potentially including a selected and preferred option; and
- Stage 4 - Final Designs: Final refinements and preparation of the final design and assembly of all the supporting material included

1.7 The application's accordance with the Development Plan is identified within the consideration of appropriate and pertinent planning policies, with reference to its most recent planning history and with reference to the National Planning Policy Framework.

1.8 This statement also briefly examines any issues in relation to material considerations that are considered pertinent to the scheme. This submission has taken into consideration the advice and requirements of the National Planning Policy Guidance (NPPG) (as updated).

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

2.1 Site Location

The application site is located within Arun District, in the southeast of West Sussex. The site is located to the northwest of Bognor Regis along Chichester Road and is situated outside of the built up area boundary of North Bersted. Springfields lies 0.3 miles (0.5km) from the beginning of North Bersted and the settlement boundary and is located along the A259 providing access to the Chichester bypass (A27) to the northwest and the Bognor bypass and Bognor Regis to the southeast; providing access to the wider road network.

2.2 The application site consists of a 0.3 hectare parcel of land to the immediate north of a parcel of land given over to planning permission BE/51/18/PL for the delivery of a single family dwelling. The site consists of mown grass and is located at the tip of a ribbon of residential properties on the northeastern/eastern side of Chichester Road; but is considered to be in a semi-rural locality with agricultural fields to its northeast and on the opposite side of Chichester Road. The original Springfields properties are single storey bungalow with only ground floor principle windows and the aforementioned planning permission secured on the land that sits between the Springfields property and the application boundary provides a large family home across 1.5 storeys.

2.3 The application site sits within reasonable distance of a number of local facilities and amenities with the Royal Oak, Bartons Primary School and Bersted Park Community Centre being located approximately 0.7 miles (1.1km) from the site; approximately 15 minutes walking time; and Tesco Express being located 0.8 miles (1.3km) from the site. The application site is within 170 metres, approximately 2-3 minute walking time, of two bus stops offering services towards Portsmouth and Chichester and Little Hampton and Felpham. The site is not within or adjacent to a conservation area.

- 2.4 The aforementioned planning permission secured for the single dwelling to the immediate south of the application boundary was identified by the council within their Officer's Report as a site that is *"sustainably located given that there is a petrol station shop within a walk (using pavements/hard surface footpaths) of only 685 metres and bus stops (using the same surfaces) within 235 or 278 metres"*.
- 2.5 The site whilst formerly forming part of an agricultural land classification is not being utilised in association with any agricultural activities and comprises of grassland. The land currently benefits from an agricultural access via an access road off the Chichester Road, which is used for the recently secured planning permission.
- 2.6 The proposed plots are to be accessed via the existing access set back off the Chichester Road and accessible by the existing access road. Residential development fronts the road to the southeast and continues on Babsham Lane, with commercial development further to the northwest of the site. Properties within the area are a mixture of two storey detached, semi-detached and terraced properties interspersed with detached single storey designs.

2.7 Proposed Development

Use:

The use class of the land will change to become C3 (Dwelling House) and the land will be used to site upon it two dwellings. The proposal is to deliver two x 1.5 storey dwellings of a similar aesthetic design to that secured within planning permission BE/51/18/PL to the south. The dwellings will each consist of four bedroom family homes of 238m² gross internal area (GIA). The ridge height of the properties sits at 350mm taller than the aforementioned approved dwelling however the eaves are significantly lower by 850mm. The proposal has sought to take design reference from

- the previous permission to the immediate south in order to provide three independent family homes served by the same access infrastructure.
- 2.8 The proposals have been orientated so that the main residential fenestration fronts onto Chichester Road so as to emulate the frontage of neighbouring properties and the orientation of the existing dwellings to maintain a linear pattern of development.
- 2.9 This allows for the implementation of significant landscape planting to provide a natural screen to the immediate north of the landholding; so as to provide a definitive naturalised end to the ribbon development stretching northwards. The landscape scheme to be implemented to the northern most element of the site is sought to be addressed via planning condition.
- 2.10 The proposals are considered to offer high quality family homes for the benefit of the need and provision of localised housing supply.
- 2.11 Access and Parking
- The proposal is to have access via the existing access set back off Chichester Road and accessible by an existing access road and gate entry. The driveway provides sufficient manoeuvrability within the site for ease of access to the dwelling houses and ample parking is provided in front of the dwelling houses. The driveways and associated hardstanding have been designed to be sufficient in scale to allow for parked vehicles and the entry and exit from the site of vehicles in a forward gear.

3.0 PLANNING POLICY ASSESSMENT

3.1 The statutory planning policies for Arun District Council comprise of:

- Arun Local Plan 2011–31
- West Sussex County Council’s Waste and Minerals Plans
- Bersted Neighbourhood Plan 2014
- National Planning Policy Framework
- National Planning Practice Guidance

3.2 Planning History

The most pertinent planning history for the site consists of the following:

- Planning application BE/51/18/PL – 1 No. dwelling at Springfields, Chichester Road, PO21 5EE
Approved 7th September 2018

3.3 The pertinent policies associated with the development consist of the following:

- Arun Local Plan 2011–31
 - CSP1 – Countryside
 - DDM1 – Aspects of Form and Design Quality
 - DDM2 – Internal Space Standards
 - DSP1 – Design
 - ECCSP2 – Energy and Climate Change Mitigation
 - ENVDM2 – Pagham Harbour
 - ENVDM4 – Protection of Trees
 - ENVDM5 – Development of Biodiversity
 - HSP1 – Housing Allocation and Housing Requirement
 - QEDM2 – Light Pollution
 - QESP1 – Quality of the Environment

- SDSP1 – Sustainable Development
- SDSP3 – Gaps Between Settlements
- SODM1 – Soils
- TSP1 – Transport and Development
- Bersted Neighbourhood Plan
 - Policy ES1 – Design and New Development
 - Policy ES2 – Surface Water Management
 - Policy ES3 – Protecting the Strategic Gap/Green Infrastructure Corridor
 - Policy ES5 – Build Design
 - Policy ES6 – Protection of Trees
 - Policy ES7 – Development Outside of the Built Up Area Boundary
 - Policy HDQ2 – Integration of New Housing
 - Policy HDQ3 – Windfall Sites
 - Policy HDQ5 – Siting a New Housing Development
 - Policy HDQ6 – Outdoor Space
 - Policy HDQ7 – Attention to Detail
 - Policy HDQ8 – Car Parking

3.4 Material Considerations

Following the adoption of the Arun Local Plan (ALP) on 18th July 2018 it was considered that the council could demonstrate an NPPF compliant 5 year housing supply. However the most recent Annual Monitoring Report covering 2017–2018 (published June 2019) identifies that the ALP could demonstrate that the council had a 5 year housing land supply up until 31st October 2019. The Annual Monitoring Report identifies that further issues had been identified in relation to delivery rates since its adoption and at July 2019 the council considered that they had a 4.7 year supply of housing, as such sitting below a 5 year housing land supply.

- 3.5 According to the council's website further provision on the council's 5 year housing land supply will not be published in an update to the Annual Monitoring Report until results of the Housing Delivery Test from Government that were due to be published in November 2018 plus a Standard Housing Methodology update have been confirmed.
- 3.6 It can therefore be assumed until proven otherwise that the council do not have a 5 year housing supply at the present time. It is considered that this is a material consideration with regard to the application or otherwise of settlement boundaries associated with development otherwise proven to be sustainable.
- 3.7 In any instance the aforementioned planning permission brought forward for BE/51/18/PL provides a fundamental material consideration in relation to this application. The decision identifies that the land in question is sustainable with regards to its ability to access local facilities and infrastructure; the application site sits to the immediate north of this landholding, is served by the same access infrastructure and seeks to implement a definitive landscape buffer to its northern most point so as to provide a naturalised end to the ribbon of development that stretches northwards from the settlement boundary.
- 3.8 In this regard therefore the proposal also considers that it contributes to the strategic gap policies identified within the Local Authority so as to improve the quality of the visual separation of the ribbon development that stretches from the application site southwards so as to provide a definitive end of development and reinforce the quality and robustness of the strategic gap that separates this ribbon development from the land to its north.
- 3.9 With regard to landscape and character therefore it is also considered that the proposal, whilst introducing architectural design of a high quality and of an appropriate scale and
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configuration so as to respect the character and appearance of the immediate locality, also seeks to facilitate the improved interrelationship between the site and the wider landscape by improving the quality of the landscape character to the most immediate northern point of the site so as to strengthen the character of the land with the wider area.

- 3.10 The consideration of the previous planning decision for the adjacent site and the council's current 5 year housing supply provide a basis upon which to assess the site on balance. The application seeks to bring forward two high quality family homes in a sustainable location that contribute to localised housing supply. It does this in a manner that strengthens the opportunity for landscape improvements for the benefit of reinforcing the strategic gap to the immediate north of the site.
- 3.11 Other material benefits as identified in the aforementioned previous planning decision are an increase in council's tax receipts, a new homes bonus payment to the council and it will necessitate the employment of persons to build the dwellings. Therefore there will also be some small scale economic benefits that support the proposal.
- 3.12 Overall therefore with regard to the consideration of the scheme against the Local Plan and the consideration of the three arms of sustainability in NPPF terms, it is considered that the development is sustainable development. It brings forward a contribution of family homes in a locality that requires housing supply; the provision is of a high design quality that facilitates an improved interrelationship between the site and its wider landscape locality and offers the opportunity to improve landscape quality within the site whilst bringing forward a development that does not offer any detrimental harm to surrounding receptors.

- 3.13 The proposal is considered to accord with socioeconomic and environmental factors and should be defined as sustainable development, that which should be supported in planning terms. It is respectfully requested that the application is supported and planning permission is granted for the proposal.

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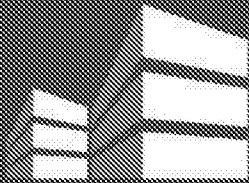


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