

Recommendation Report for Planning Permission

REF NO: BE/119/20/PL

LOCATION: Land West of New Barn Lane
Bersted
PO21 5DN

PROPOSAL: 1 No. detached house. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	The application seeks planning permission for the erection of one detached house on a piece of land adjoining a larger development of 50 dwellings, currently under construction by the applicant.
SITE AREA	0.23 Hectares
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The north-eastern boundary of the site adjoins the rear garden of No.10 Winston Crescent and a single garage and driveway belonging to No.8 Winston Crescent. Part of the boundary is defined by a 1.3m high timber fence. Elsewhere it is characterised by overgrown shrubs and brambles. The south-eastern boundary comprises an open grass verge along the west side of Winston Crescent and trees and vegetation on the edge of Jubilee Playing Field, which lies to the south.
SITE CHARACTERISTICS	The plot is approximately rectangular in shape. It is currently vacant and it is overgrown with shrubs and brambles. Land to the west has been cleared, where the development of 50 new homes, associated roads, drainage and other related infrastructure has begun.
CHARACTER OF LOCALITY	The site is located to the north-west of Bognor Regis on the edge of the North Bersted neighbourhood. To the north of the site, there is a terrace of three bungalows with access from Winston Crescent. To the east, there are similar bungalows on the opposite side of Winston Crescent. The Jubilee Playing Field lies to south. Two-storey houses and an apartment block are currently under construction on land to the west.

RELEVANT SITE HISTORY

BE/106/19/PL	Change of use of land to residential curtilage associated with planning permission BE/77/16/OUT.	ApproveConditionally 28-04-20
BE/103/19/RES	Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.	ApproveConditionally 28-04-20
BE/40/18/PL	New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces.	ApproveConditionally 13-07-18
BE/77/16/OUT	Outline application with all matters reserved for up to 50 residential units, landscaping, amenity space, car & cycle parking, roads, service & drainage infrastructure & other associated works. Departure from the Development plan.	Called In by DCLG/SD 09-01-17 Appeal: Allowed+Conditions 12-02-18

Planning permission BE/106/19/PL was granted by Arun District Council on 28 April 2020 for a change of use of a small piece of land adjoining the north-west boundary of the application site to form a residential curtilage for an apartment building. The apartment building is to be constructed in accordance with the outline planning permission BE/77/16/OUT and the approved reserved matters BE/103/19/RES.

BE/77/16/OUT and BE/103/19/RES relate to the field immediately to the west of the application site.

Planning permission BE/40/18/PL relates to the access arrangements at New Barn Lane serving the development permitted under BE/77/16/OUT and BE/103/19/RES, which would in turn serve the site the subject the current application.

Condition 5 of the approval of reserved matters BE/103/19/RES requires the submission and approval of full details of a footpath linking the site with Winston Crescent. Such details have not yet been approved, but the route of the footpath would need to cross part of the current application site to connect with Winston Crescent.

REPRESENTATIONS

Bersted Parish Council has "No Objection".

A local resident has expressed concern that the footpath, linking the houses west of the application site with Winston Crescent, will lead to additional car parking on the west side of Winston Crescent and the grass verge.

COMMENTS ON REPRESENTATIONS RECEIVED:

The representations are noted and considered as appropriate in the conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC - HIGHWAYS AUTHORITY

No highway safety concerns and the proposal would not result in 'severe' cumulative impacts on the operation of the highway network. Three conditions are recommended if the local planning authority is minded to approve the application:

1. to secure the provision and retention of car parking spaces;
2. to secure the provision of covered and secure cycle parking spaces; and
3. to secure the provision of electric vehicle charging facilities.

WSCC - FIRE AND RESCUE

Recommend the imposition of conditions to secure the provision of an additional fire hydrant.

ADC ENVIRONMENTAL HEALTH

No objection to this application.

ADC DRAINAGE ENGINEER

A holding objection is raised to this application. The proposal will result in additional impermeable area(s) draining to the wider site. It must be demonstrated that there is adequate capacity within the wider site proposals. Full details of the proposed surface water drainage are required to be submitted prior to the determination of this application. The drainage strategy submitted as part of this application is outdated and does not relate to this application.

NATURAL ENGLAND

Since the application will result in a net increase in residential accommodation, impacts upon the coastal Special Protection Area(s) and Ramsar Sites(s) may result from increased recreational disturbance. Measures are in place to manage these potential impacts. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate the potential recreational impacts of the development on the site(s). Nevertheless, the proposed development and the application of these measures, to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed via an appropriate assessment in accordance with the Habitats Regulations.

COMMENTS ON CONSULTATION RESPONSES:

The consultation responses are noted and are addressed in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Policy H SP2a West of Bersted (SD3) Strategic Housing Allocation
Pagham Harbour Buffer Zone B (5km)

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design

ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
HSP2A	HSP2a Greater Bognor Regis Urban Area
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water
INFSP1	INF SP1 Infrastructure provision and implementation

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
Bersted Neighbourhood Plan 2014 Policy ES2	Surface water management
Bersted Neighbourhood Plan 2014 Policy GA1	Pedestrian and Cycle Connections
Bersted Neighbourhood Plan 2014 Policy HDQ2	Integration of new housing
Bersted Neighbourhood Plan 2014 Policy HDQ5	Design of new housing development
Bersted Neighbourhood Plan 2014 Policy HDQ6	Outdoor space
Bersted Neighbourhood Plan 2014 Policy HDQ8	Car parking

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Bersted Neighbourhood Plan was made in November 2014. Relevant Bersted Neighbourhood Plan

policies have been taken into account and are addressed in the Conclusions section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is located within a strategic housing allocation inside the built-up area boundary in compliance with the Development Plan.

However, the proposal does not comply with the Development Plan because of its impact on the character and appearance of the area, its impact upon the living conditions of the occupiers of the neighbouring property, a failure to demonstrate satisfactory drainage and the absence of a contribution towards the infrastructure needed to support the strategic housing allocation.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal the subject of this application gives rise to the following main issues:

1. Whether the principle of the development accords with the policies of the development plan;
2. The effect of the proposed development on the character and appearance of the area;
3. The effect of the proposed development on the living conditions of the occupiers of No.10 Winston Crescent;
4. Whether the proposed development would be satisfactorily drained;
5. Whether satisfactory mitigation can be provided for the impact of the development on Pagham Harbour; and
6. Whether the proposal contributes towards the infrastructure and services needed to support development.

PRINCIPLE

Policy H SP1 of the Arun Local Plan 2011-2031 sets out the overall provision of at least 20,000 new homes phased over the plan period. The policy allocates 2,500 units to the strategic housing site (SD3) West of Bersted. The application site is within the West of Bersted strategic allocation in Policy H SP1 and the proposed dwelling would count towards the 2,500 units within the plan period.

Policy H SP2 of the Local Plan requires development proposals within the Strategic Site Allocations to be comprehensively planned and to have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.

A masterplan for this part of the West of Bersted strategic allocation has not been endorsed by the Council. However, the principle of the development of land to the west of this site was established with the grant of outline planning permission (BE/77/16/OUT) for up to 50 dwellings in 2018. A Framework

Plan was approved at that stage to guide a future application for the approval of reserved matters. The Framework Plan did not show potential development of the land the subject of the current application site. The land was shown as part of an existing hedgerow and open space (in the same manner as the verge along the south-western side of Winston Crescent).

Policy H SP2 also lists key requirements to be met by development proposals within the Strategic Site Allocations. The requirements include:

- Integrating appropriately with surrounding communities through an appropriate design, particularly where they adjoin;
- Protecting, conserving or enhancing the natural environment, landscapes and biodiversity;
- Incorporating high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces;
- Extending, enhancing and reinforcing strategic green infrastructure and publicly accessible open space;
- Responding positively to sustainable water management;
- Maintaining and enhancing any important features, characteristics and assets of the local area; and
- Providing for the required infrastructure that relates to that particular allocation.

These requirements are considered in further detail in the sections that follow.

Policy H SP2a of the Local Plan focuses on the "Greater Bognor Regis Urban Area" and includes the West of Bersted strategic allocation. The policy sets out key design and infrastructure requirements for this specific allocation. These include road, pedestrian and cycle links to the wider area.

The National Planning Policy Framework (NPPF) supports the effective use of land in meeting the need for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions (paragraph 117).

Therefore, the principle of erecting a detached house on the application site, which comprises part of the West of Bersted strategic housing allocation, is considered to be acceptable provided that the land is not needed to meet one or more of the key requirements identified in Policies H SP2 and H SP2a of the Local Plan and subject to compliance with the detailed requirements of H SP2, as considered further below.

CHARACTER AND APPEARANCE

The proposed development is the erection of a two-storey detached house. Elevations and floor plans accompanying the application show a detached version of the same house type that has been permitted to be constructed in semi-detached form on land immediately to the west. The proposed house would occupy a slightly wider plot than the semi-detached houses and would have a slightly longer rear garden. However, it would follow the same building line as all five of the houses on a shared driveway facing Jubilee Playing Field and would have the same minimal amount of private amenity space at the front. The external materials for the walls and roof of the proposed house would comprise the same brick and tiles as those specified for the pair of houses immediately to the west. Therefore, the proposed dwelling would be of the same character and appearance as houses currently under construction on land to the west.

In contrast, to the east of the site, Winston Crescent is characterised by detached, semi-detached and terraced bungalows. The bungalows occupy larger plots and feature gardens at both the front and the rear. Some have gardens also to the side. The front elevations of the bungalows are angled towards the road, rather than facing it directly.

Policy D SP1 of the Arun Local Plan 2011-2031 requires development proposals to make efficient use of land but reflect the characteristics of the site and local area. Policy D DM1 lists 15 aspects of form and

design quality that the Council will take into account when considering an application, including character and appearance.

Policy ES1 of the Bersted Neighbourhood Plan 2014-2029 deals with the design of new development and expects proposals to respond to the specific character of the site and its local surroundings. Policy HDQ2 of the Neighbourhood Plan requires new homes to be visually integrated with their surroundings.

The main characteristic of the site is that it is undeveloped. It contains existing vegetation and its appearance is natural. It provides an area of open space that will soften the impact of new housing, being built to the west, on the established residential area to the east. It will assist the transition between single-storey dwellings in the east and two-storey dwellings to the west.

The proposed development reflects only the character and appearance of new housing under construction to the west. It does not recognise the character and appearance of existing housing to the east or the role that the site performs in providing a satisfactory transition between the two areas.

The proposed development would bring two-storey housing closer to Winston Crescent. It would be prominent in views from this road and its proximity to the bungalow at No.10 Winston Crescent would make it an alien and discordant feature in the street scene.

Therefore, the proposed development does not accord with local plan policies D SP1 and D DM1 or neighbourhood plan policies ES1 and HDQ2.

LIVING CONDITIONS

The north-eastern boundary of the application site adjoins the rear garden of No.10 Winston Crescent and a single garage and driveway belonging to No.8 Winston Crescent. No.10 Winston Crescent is an end of terrace bungalow, with windows serving habitable rooms on the east, south and west elevations. The bungalow appeared to be unoccupied at the time of a site visit in December 2020, which coincided with the public consultation period.

The submitted Block Plan (18256 P202 Rev. A) shows the proposed dwelling sited a distance of between 1.1m and 1.6m from the north-eastern boundary of the site.

Policy D DM1 of the Arun Local Plan 2011-2031 includes 'Impact' and the 'Arun District Council Design Guide' among aspects of form and design quality that the Council will take into account when considering an application. The policy requires development to have minimal impact upon users and occupiers of nearby property and land, for example, by avoiding significant loss of sunlight, privacy and outlook. Part H.04 of the Arun District Design Guide SPD January 2021 deals with residential amenity. The guide advises that a minimum distance of 14m should be provided between habitable rooms and the side gable of an adjacent property.

The minimum distance between the window in the south elevation of No.10 Winston Crescent and the side gable of the proposed house would be approximately 8m, across a south-facing garden. The applicant has stated that the only flank window would serve a landing facing south-west (on the other side of the proposed house) into the adjacent development site. Nonetheless, the proposed development does not meet the recommended minimum distance set out in the design guide. The side elevation of the proposed house would be angled towards the bungalow and, with a height of 8.2m to the ridge, it is considered that it would be overbearing and overshadow this property.

The rear elevation of the proposed house would have two (bedroom) windows at first floor level. While this elevation is not angled towards the bungalow, the proximity of the proposed house to the bungalow

(7.5m between the nearest points) would afford diagonal views into its rear garden. Consequently, there would be some overlooking from the proposed house and a loss of privacy for the bungalow.

The proximity of the proposed house and its orientation would be overbearing and overshadow No.10 Winston Crescent, harming the living conditions of the occupiers. The proximity of the proposed house would also lead to some overlooking of the rear garden of No. 10 Winston Crescent and a loss of privacy for its occupiers. Therefore, the proposed development does not accord with local plan policy D DM1 or the Arun District Design Guide SPD 2021.

DRAINAGE

Policies W SP1 and W DM3 of the Arun Local Plan 2011-2031 require all development proposals to identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of the development, at an early stage of the design process.

Policy ES2 of the Bersted Neighbourhood Plan 2014-2029 requires surface water management measures for development proposals to ensure that the risk of flooding is not significantly increased, and it supports the use of SUDS where appropriate.

The proposed development would increase the impermeable area of the site draining to the wider area.

The application includes a Flood Risk Assessment dated 15/04/2016 and a Surface & Foul Water Drainage Technical Note dated September 2019. Both relate to the adjoining land to the west. The submitted drainage strategy is outdated and it does not relate specifically to this application.

Therefore, inadequate information has been provided to demonstrate that the proposed development would be satisfactorily drained, contrary to Policies W SP1 and W DM3 of the Local Plan and Policy ES2 of the Neighbourhood Plan.

PAGHAM HARBOUR

The application site lies within the Pagham Harbour Buffer Zone B (0-5km). Policy ENV DM2 of the Local Plan requires all new residential development within this area to (i) contribute towards the agreed strategic approach to access management and (ii) create easily accessible new green spaces for recreation within or adjacent to the development site.

The applicant has submitted a Unilateral Undertaking, containing a planning obligation to pay an Access Management Contribution to the Council on or before the date of commencement of the development. The Access Management Contribution is towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the development.

The adjoining development to the west includes areas of public open space and footpaths around the edges of the site, as well as a link to the public right of way (footpath no. 134) which runs to the north-west. The Jubilee Playing Field to the south also provides opportunities for outdoor recreation.

The proposed development is considered to accord with Policy ENV DM2 of the Local Plan.

INFRASTRUCTURE

Policies H SP2 and H SP2a of the Arun Local Plan 2011-2031 require development proposals within the strategic site allocations to provide for the required infrastructure in accordance with Policy INF SP1 and the Infrastructure Delivery Plan.

There is no liability to pay CIL within the West of Bersted (SD3) Strategic Housing Allocation. Infrastructure requirements are to be met on site or through planning obligations instead.

The applicant's covering letter acknowledged that a s.106 agreement would be required to secure contributions towards necessary infrastructure in accordance with the CIL Regulations.

At the time of preparing this report, a draft s.106 agreement to secure such contributions does not exist.

OTHER MATTERS

Parking Provision

The proposal includes the provision of two car parking spaces and a cycle storage facility in accordance with Policies T SP1 and T DM1 of the Arun Local Plan 2011-2031, Policies HDQ7 and HDQ8 of the Bersted Neighbourhood Plan 2014-2029 and the Parking Standards Supplementary Planning Document January 2020. The provision of these facilities and electric vehicle charging apparatus would be capable of being secured through the use of appropriately worded conditions.

Pedestrian Facilities

The submitted Block Plan (18256 P202 Rev. A) shows the provision of a footpath crossing part of the site and linking the development to the west with the grass verge on the south-western side of Winston Crescent. Further details of the footpath and its implementation would be capable of being secured through the use of an appropriately worded planning condition. This would accord with Policies H SP2 (a), H SP2a, T SP1 and T DM1 of the Local Plan and Policies GA1 and HDQ2 of the Neighbourhood Plan.

Housing Land Supply

The local planning authority cannot demonstrate a five year supply of deliverable housing sites. The Authority Monitoring Report published in December 2020 indicates that there is a 3.3-year land supply. Therefore, paragraph 11(d) of the NPPF is engaged.

As the site is not within an area, or would affect an asset, of particular importance, paragraph 11(d)(i) is not relevant to the determination of this application. However, paragraph 11(d)(ii) needs to be applied and this requires an assessment of the proposal against the policies in the Framework taken as a whole.

The Framework recognises 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 (Para. 124). It requires planning decisions to ensure that developments are sympathetic to the surrounding built environment and landscape setting and create places with a high standard of amenity for existing and future users (Para. 127(c)&(f)).

There is conflict with the policies of the development plan and with the Framework. It has been found that the proposed development does not recognise the character and appearance of existing housing to the east or the role that the site performs in providing a satisfactory transition between two distinct residential areas. It would be prominent in views from Winston Crescent and it would be an alien and discordant feature in the street scene. Furthermore, the proximity of the proposed house and its orientation would be overbearing and overshadow No.10 Winston Crescent, harming the living conditions of the occupiers.

The potential for employment opportunities during the construction period would provide an economic benefit. Spending in the local economy by the future occupiers would also represent an economic benefit by supporting local services. However, due to the small scale of the development and the likelihood of construction being undertaken at the same time as houses to the west, these benefits would be very modest.

The provision of one new dwelling as an addition to the neighbourhood's housing stock would amount to a small scale social benefit and contribute to meeting the Council's shortfall in housing supply. Paragraph 59 of the Framework sets out the Government's objective of significantly boosting the supply of homes and Paragraph 68 acknowledges the contribution that small and medium sized sites can make to meeting the housing requirement of an area. Although the development would only have a small impact on overall supply, the provision of an additional dwelling would accord with these provisions of the Framework.

The proposed dwelling would be relatively well located in terms of access to public transport, shops and services which would contribute to reducing reliance on private car use and represent a small environmental benefit.

These benefits would all be small in scale and provide only limited weight in favour of the development.

Given the harm that would be caused by the proposal, it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole. Therefore, planning permission should not be granted in this case.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

The applicant has submitted a Unilateral Undertaking dated 1st January 2021. The Undertaking contains a planning obligation to pay an Access Management Contribution to the Council on or before the date of commencement of the development. The Access Management Contribution is the sum of £871 towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the development.

CIL DETAILS

The site is considered to be within the West of Bersted (SD3) Strategic Housing Allocation, where there is no liability to pay CIL. Infrastructure requirements for the Strategic Housing Allocations are to be met on site or through planning obligations instead.

RECOMMENDATION

REFUSE

- 1 The proposed development fails to recognise the character and appearance of existing housing to the east and the role that the site performs in providing a satisfactory transition between two distinct residential areas. It would be prominent in views from Winston Crescent and its proximity to the bungalow at No.10 Winston Crescent would make it an alien and discordant feature in the street scene. The proposed development is therefore contrary to Policies D SP1 and D DM1 of the Arun Local Plan 2011-2031 and Policies ES1 and HDQ2 of the Bersted Neighbourhood Plan 2014-2029.
- 2 The proximity of the proposed house to the north-eastern boundary of the site and its orientation would be overbearing and overshadow No.10 Winston Crescent, harming the living conditions of the occupiers. The proximity of the proposed house would also lead to some overlooking of the rear garden of No. 10 Winston Crescent and a loss of privacy for its occupiers. Therefore, the proposed development does not accord with Policy D DM1 of the Arun Local Plan 2011-2031 or with the Arun District Design Guide Supplementary Planning Document 2021.
- 3 Inadequate information has been provided to demonstrate that the proposed development would be capable of being drained in a satisfactory manner, contrary to Policies W SP1 and W DM3 of the Arun Local Plan 2011-2031 and Policy ES2 of the Bersted Neighbourhood Plan 2014-2029.
- 4 In the absence of a completed s.106 agreement, the proposed development fails to make any contribution towards the infrastructure needed to support the West of Bersted (SD3) Strategic Housing Allocation, contrary to Policies H SP2, H SP2a and INF SP1 of the Arun Local Plan 2011-2031.