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Planning and Affordable Housing Statement

The Cottage, Shripney Road

December 2019



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Project Name: The Cottage, Shripney Road

Location The Cottage, Shripney Road, Bognor Regis,
PO22 9PA

Client: Castle Property Developments

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1. Introduction

1.1. This Planning and Affordable Housing statement has been prepared by ECE Planning Ltd on behalf of Castle Property Developments in support of the Phase 2 Reserved Matters application for the development of 20 dwellings at The Cottage, Shripney Road, Bognor.

1.2. This application is for:

Approval of Reserved Matters following Outline consent (Reference BE/131/18/PL) relating to the layout, scale, appearance and landscaping for the erection of 20 dwellings (phase 2 of the outline consent) consisting of 2 no. one bedroom flats, 4 no. two bedroom flats, 2 no. two bedroom houses, 8 no. three bedroom houses and 4 no. four bedroom houses with associated parking and landscaping.

1.3. Details of access were approved under Outline permission (reference BE/63/17/OUT). This Reserved Matters application specifically addresses planning condition 1 of the Outline permission (BE/131/18/PL):

1.4. *The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of the planning permission under BE/63/17/OUT (18 January 2018).*

*(a) Layout;
(b) Scale;
(c) Appearance;
(d) Landscaping.*

1.5. This statement sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations.

1.6. This Reserved Matters application is supported by the following documentation and drawings:

**Planning Application Form and Notices
Planning and Affordable Housing Statement
Plans and Elevations
Design & Access Statement
Hard & Soft Landscaping Scheme
Detailed Drainage Design
Transport Note
Validation Checklist
Biodiversity Checklist**

2. The Site

- 2.1. The site is located adjacent to the A29 and to the east of Shripney Road and comprises a residential property known as 'The Cottage' as well as a number of out-buildings previously used for agricultural purposes. There is a public footpath (footpath 151) running east-west to the south of the site.
- 2.2. The site is generally level, rising gradually towards the eastern boundary and has a range of trees, a number of which are subject to a Tree Preservation Order, mainly situated around the perimeter. The application site has a total area measuring 0.72ha and is currently accessed via Shripney Road.

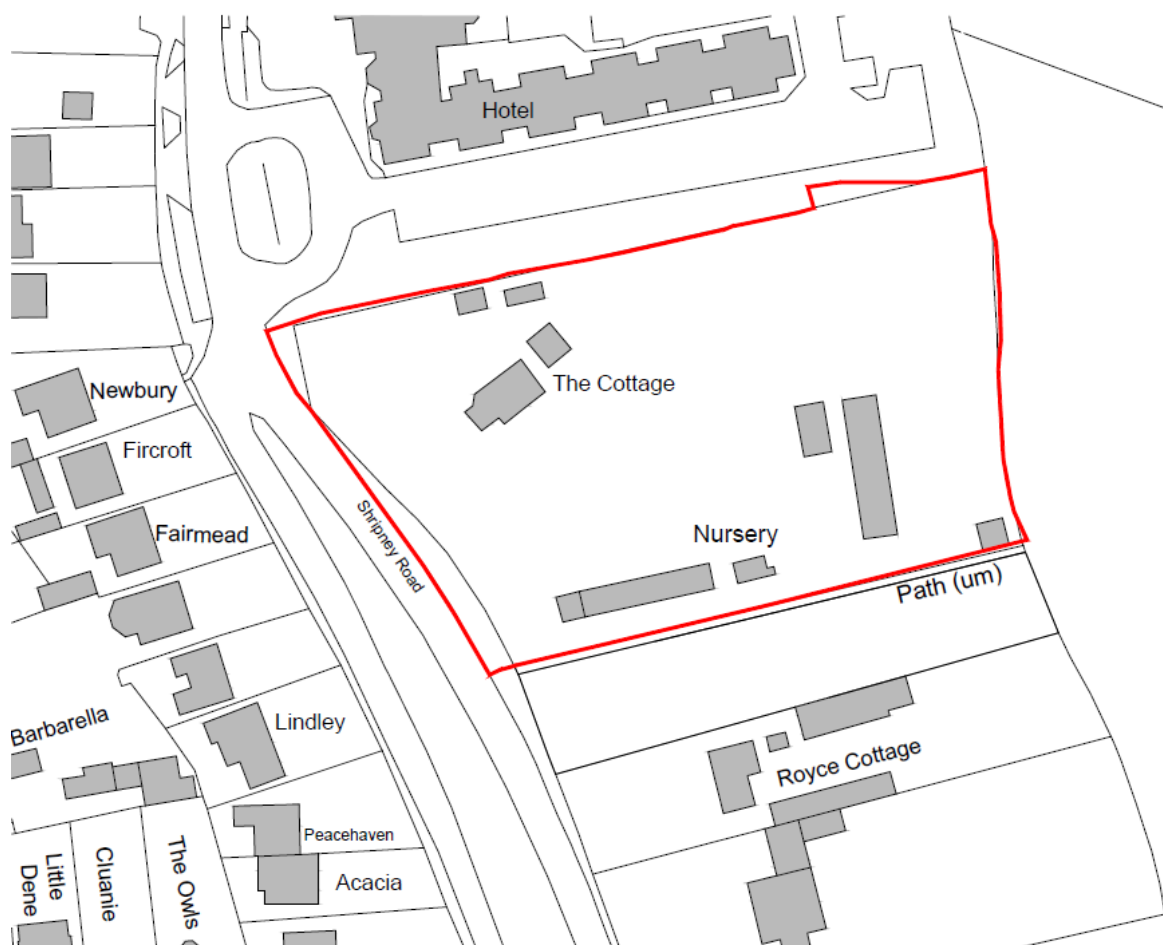


Figure 1: Site Location Plan

- 2.3. The surrounding area is considered to be semi-rural in character. However, immediately to the north of the site is the Robin Hood Pub and recently extended Premier Inn, part of which comprises a large two-storey structure facing the road. To the south of the site is a residential property known as 'Royce Cottage'. To the east (rear) of the site there is a ditch and arable field in open countryside. The western side of the A29, opposite the site, is built-up with chalet bungalows and two/two and a half storey residential properties, including a cul-de-sac style development at Barn Lane. Further to the west and north-west are residential and holiday caravan park sites (Pemberton Leisure Homes, Shripney Garden Caravan Park, and Marigolds Park Homes).

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- 2.4. Despite the site's semi-rural location outside of the built up area boundary, it is still sustainable and benefits from a bus stop located approximately 85m from the site on Shripney Road. Bognor Regis Train Station is located 2.4km from the site to the south and Barnham Train Station is located approximately 2.9km away to the north east. In addition to this, the site is located approximately 1.8km from Bognor Regis super stores Tesco and Sainsburys. The site therefore benefits from close proximity to a number of key local services.
- 2.5. The site is located outside the built-up area and is not located within a conservation area nor is it located within an area at risk of flooding.

3.2. **BE/63/17/OUT** – Outline planning application with some matters reserved (Access only) for 20No. houses & flats, 1No. replacement dwelling (21No. units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29) and new footway both along the site frontage and across the A29 traffic island, all following the demolition of the existing dwelling & outbuildings. This application is a Departure from the Development Plan. **Approved January 2018.**



3.4. It is therefore considered that this previous planning consent established the principle of development on the site and this is explored in further detail in section 6 of this Planning Statement.

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- 3.5. **BE/131/18/PL** - Variation of conditions following the grant of BE/63/17/OUT relating to conditions 3-approved plans, 6-distinguish between the two phases of development so protective fencing for whole site is not required for just Phase 1 & any fencing is commensurate with phase of development being constructed, 7-Phase 1 can commence prior to construction of new vehicular access, 8- Phase 1 can commence prior to submission of plans & details incorporating the recommendations of the Road Safety Audit, 9-winter groundwater monitoring is only required for development on Phase 2, 10-refer to development on Phase 2 only as development on Phase 1 will not result in the discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse on site, 11-level of detail required regarding maintenance & management of SuDS system is commensurate with the relevant phase of development, 12-only refer to development on Phase 2, 14-SuDS management manual is submitted to local planning authority prior to construction of Phase 2 only, 15-Phase 1 can be occupied prior to construction of pedestrian access footways/crossing points, 16-Phase 1 development can be occupied prior to provision of visibility splays at proposed site vehicular access, 17-Phase 1 dwelling can be occupied prior to required installation of electric vehicle charging points & 18-allow development on Phase 1 to be occupied prior to implementation of SuDS scheme for the whole development (Phase 1 & 2) & prior to provision of as-built drawings & completion report. **Approved 29 April 2019.**
- 3.6. The above planning consent allows for a phased approach to implementation of the outline consent for 21 units.
- 3.7. **BE/58/19/RES** - Application for approval of reserved matters following outline permission BE/63/17/OUT & variation of condition BE/131/18/PL for replacement dwelling at the southern end of site (Phase 1) – **Approved 4 October 2019.**

4. The Proposal

- 4.1. As set out within the Introduction, this application seeks the approval of **appearance, landscaping, layout, and scale** reserved matters. The principle of development is well established through the Outline approval along with the access point into the site.
- 4.2. In line with phase 2 of the outline consent, this application proposes 20 dwellings comprising the following:
- 2 no. one bedroom flats
 - 4 no. two bedroom flats
 - 2 no. two bedroom houses
 - 8 no. three bedroom houses
 - 4 no. four bedroom houses
- 4.3. Detailed elevations and streetscenes have been submitted with this application and show that the flat block and 4 bed dwellings facing the road would be 2 ½ storeys in height (incorporating modest dormer windows) whereas the remainder of the dwellings would be two-storey. The materials proposed would comprise slate roof tiles, red and grey brick and timber weatherboarding.
- 4.4. The residential units are all set back significantly from the front of the site behind the communal green areas of public open space. This area of open space totals 1,374 sqm.
- 4.5. The proposed semi-detached houses all have their own private gardens. In addition, it should be noted that there is a public footpath along the southern boundary of the site leading to countryside to the east of the site providing significant recreation benefits.
- 4.5.1. A total of 42 parking spaces will be provided in line with the parking requirements of the Bersted Neighbourhood Plan as well as Arun Council's emerging parking standards (Arun District Council Parking Standards Supplementary Planning Document 2020). All of the houses will have car barns and 6 visitor spaces will also be provided. There will be one cycle space per flat (located within communal stores), and 2 cycle spaces per house.
- 4.6. 30% affordable housing will be provided in the form of the 6 flats. These units will be rented.
- 4.7. The majority of trees on the site will be retained, including all the trees subject to a Tree Preservation Order. While a number of trees will be removed to facilitate the development, these are predominantly comprised of Category C trees. The proposed layout will not require any additional trees to be removed beyond that already approved under the extant outline consent BE/131/18/OUT.
- 4.8. A detailed hard and soft landscaping scheme has been submitted with the planning application. The following is proposed:
- Hard landscaping - a combination of permeable block paving and asphalt surfacing is proposed.

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- Soft landscaping – Retention of existing shrubs and hedgerows along the boundary in addition to native mixed-species shrub planting, flowering grassland areas, shade tolerant lawn, and ornamental bulb and feature planting.

4.9. A combination of 1.8m high closeboarded fencing is proposed on the boundaries between properties and 0.45m high chestnut cleft fencing is proposed along the front boundaries of properties.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the Arun District Local Plan (2018) and the Bersted Neighbourhood Plan (2014). The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also material considerations.
- 5.1.3. This section considers how the proposed redevelopment complies with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 with a revised version published in February 2019. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (**paragraph 11**). There are three dimensions to sustainable development: *social, economic and environmental* which are identified at **paragraph 8**.
- 5.2.2. Most relevant to this application is **Section 12** of the NPPF which is concerned about development ‘*achieving well-designed places*’ and under **paragraph 127** it states that ‘*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.’*

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- 5.2.3. Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. 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 the proposed conversion is seen to be fully compliant with it.

5.4. Arun Local Plan 2018

- 5.4.1. 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:

- 5.4.2. **Policy AH SP2 Affordable Housing** states that *'for all developments of 11 residential units or more the Council will require a minimum of 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.'*

- 5.4.3. **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**.

- 5.4.4. This outline application is supported by a Design and Access Statement and the layout, although indicative at this stage, seeks to reflect the characteristics of the site and the surrounding area.

- 5.4.5. **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.

5.5. Bersted Neighbourhood Plan (2014)

- 5.5.1. The policy most relevant to proposed application is **Policy ES1: Design of New Development** which states the following:

'New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location.'

- 5.5.2. **Policy ES6: Protection of trees** states that *'development proposals must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value.'*

- 5.5.3. The proposed development has been designed to ensure all key trees on the site are retained, including those subject to a Tree Preservation Order.

- 5.5.4. Policy GA1 – Pedestrian and Cycle connections states that *'support will be given to proposals which would increase or improve the network of footpaths, footways and cycleways either by making land available for that purpose or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy.'*

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- 5.5.5. The proposed development will provide a new footpath along the front of the site, adjacent Shripney Road, as well as a crossing point across Shripney Road and will therefore improve the pedestrian environment in this area.
- 5.5.6. **Policy HDQ2 – Integration of new housing** states that *‘proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.’*
- 5.5.7. **Policy HDQ3 – Windfall Sites** states that *‘permission will be granted for small residential developments on infill and redevelopment sites within the Parish subject to the policies of this plan being met.’*
- 5.5.8. The application site would comprise a windfall site and would make a valuable contribution to meeting the housing needs of Bersted Parish.
- 5.5.9. **Policy HDQ4 - Housing mix** states that *‘proposals for new housing must deliver a range of house types and tenures.’*
- 5.5.10. The proposed development seeks to deliver a range of dwellings from 1 bedroom flats to 3 bedroom houses.
- 5.5.11. **Policy HDQ6 – Outdoor space** states that *‘a private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings’.*
- 5.5.12. The proposed development provides public open space to meet the needs of the occupants of the proposed flats, and each of the houses have their own rear private gardens.
- 5.5.13. **HDQ8: Car Parking** states that proposals for new development must have adequate onsite parking to meet current and future needs at a minimum of rate of two spaces per dwelling.
- 5.5.14. In line with this policy, an average of just over 2 parking spaces have been provided for each dwelling and the development therefore complies with this policy.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues which relate to this proposal are as follows:

- Principle of Development
- Layout (Reserved Matters)
- Scale (Reserved Matters)
- Appearance (Reserved Matters)
- Landscape (Reserved Matters)
- Housing Mix
- Affordable Housing Statement
- Residential Amenity
- Transport and Highways
- Flood Risk and Drainage
- Trees
- Ecology
- Sustainability
- Noise

6.2. Principle of Development

6.2.1. Outline planning permission has already been granted for 20 new dwellings on this site (as well as a replacement dwelling to the south) (ref: BE/63/17/OUT) and this consent was recently updated to allow for a phased approach to development under BE/131/18/PL, as set out in section 3 of this Planning Statement. Therefore, despite being outside the Built up Area Boundary, the principle of development has been established.

6.3. Layout (Reserved Matters)

6.3.1. The layout has been described in Chapter 4 but, to summarise, the site layout allows for the following:

- The provision of 20 residential units, all of which meet or exceed the Nationally Described Space Standards
- Spacious plots with gardens at least 10m deep
- Provision of 42 parking spaces (including 6 visitor spaces) in line with the parking requirements of the Bersted Neighbourhood Plan
- Provision of 1 cycle parking space per flat within communal stores and 2 spaces per house within either car barns or sheds
- Two areas of public open space at the front (west) of the site totalling 1,374sqm
- No further loss of trees beyond that already approved under the previous outline consent.

6.3.2. This proposed layout is very similar to the indicative layout submitted with the approved application BE/63/17/OUT but with a few small amendments to enhance the scheme including slight repositioning of dwellings and parking space enhancements.

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6.3.3. Further consideration of the layout is included within the Design & Access Statement submitted with this planning application.

6.4. Scale and Appearance

6.4.1. The semi detached houses range from 2 to 4 bed units. The 2 and 3 bed houses are two-storey whereas the 4 bed units and the flat block (units 1-6) are two and half storeys high and incorporate modest and sympathetic dormer windows.

6.4.2. The scale is considered to be entirely appropriate having regard to the height of surrounding buildings such as the Robin Hood/Premier Inn to the north and the 2 ½ storey buildings on the opposite side of Shripney Road.



Figure 3: Premier Inn adjacent the application site

6.4.3. Whilst the proposed dwellings are of a contemporary design, they have also been informed by the character and architectural styles of the surrounding area and would form a positive addition to the area.

6.4.4. The proposed scheme comprises a mixture of gable end roofs and hipped roofs. The roof design and layout ensures maximum visual permeability throughout the site enabling clear views from Shripney Road through to the countryside to the east.

6.4.5. A sensitive palette of materials is proposed comprising slate roof tiles, red and grey brick and timber weatherboarding.

6.4.6. Appearance and scale are considered further in the Design & Access Statement submitted with this planning application.

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6.5. Landscape

6.5.1. A hard and soft landscaping scheme has been submitted with the planning application. The following is proposed:

- Hard landscaping - a combination of permeable block paving and asphalt surfacing is proposed.
- Soft landscaping – Retention of existing shrubs and hedgerows along the boundary in addition to native mixed-species shrub planting, flowering grassland areas, shade tolerant lawn, and ornamental bulb and feature planting.

6.5.2. A combination of 1.8m high closeboarded fencing is proposed on the boundaries between properties and 0.45m high chestnut cleft fencing is proposed along the front boundaries of properties.

6.6. Housing Mix

6.6.1. Neither the Arun Local Plan 2018 or the Bersted Neighbourhood Plan (2014) prescribe a specific housing mix for market housing but instead seek to ensure balanced mix. Such balance has been provided within the scheme as demonstrated by the following proposed mix:

- 2 no. one bedroom flats
- 4 no. two bedroom flats
- 2 no. two bedroom houses
- 8 no. three bedroom houses
- 4 no. four bedroom houses

6.7. Affordable Housing Statement

6.7.1. This application proposes the development of 20 residential units and, in line with Policy AH SP2 Affordable Housing of the Arun Local Plan, six (30%) of these units will be affordable. It is proposed that the affordable units are comprised of the 2 one-bed flats and the 4 two-bed flats in the proposed flat block.

6.8. Residential Amenity

6.8.1. The layout of the site has been designed to ensure that there are no impacts on the amenities of neighbouring properties to the south or temporary residents of the hotel to the north. Additionally, the layout of the proposed units has been carefully considered to ensure that the relationship between these units is acceptable.

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- 6.8.2. A Reserved Matters application has been approved for a replacement dwelling south of the current outline application site (Phase 1 of Planning application BE/131/18/PL). The proposed replacement dwelling sits in a spacious plot and the distance between this replacement dwelling and the nearest proposed dwellings (plots 16 and 17) are approximately 13m at their closest point which is sufficient to ensure that they would not appear overbearing. The first floor window in the south elevation of the dwelling at plot 17 only serves the staircase of this dwelling and, as a result, would have no privacy implications for the proposed chalet bungalow to the south. There are no first floor windows in the south elevation of the dwelling at plot 16. Given the proposed residential units are located to the north of the proposed chalet bungalow they would have no impact on the light available to the bungalow.

6.9. Transport and Highways

- 6.9.1. The proposed development will provide 42 parking spaces, including 6 visitor spaces, as well as 33 cycle spaces. A number the parking spaces would be provided within car barns.
- 6.9.2. A Transport Note has been produced by transport consultants Motion and has been submitted with this planning application. This Transport Note builds on the Transport Statement submitted with the original outline application (BE/63/17/OUT).
- 6.9.3. The Transport Note concludes that the proposed development provides safe and suitable access for all users, has an acceptable parking provision that meets the parking requirements of the Bersted Neighbourhood Plan as well as Arun Council's emerging parking standards (Arun District Council Parking Standards Supplementary Planning Document 2020), and provides access for deliveries, servicing and emergency vehicles.
- 6.9.4. In line with WSCC Highways Authority standards, 28% of the spaces will have active Electric Vehicle charging facilities with all remaining spaces to have 'passive' provision for these spaces to be upgraded in the future.
- 6.9.5. It should be noted that the vehicular access to the proposed development has already been approved under the original outline consent.(BE/63/17/OUT).

6.10. Flood Risk and Drainage

- 6.10.1. The site is located within Flood Zone 1 and therefore has a low probability of flooding from tidal and fluvial sources. Following the production of a Flood Risk Assessment and Drainage Strategy submitted in support of the previously approved outline application, a detailed drainage design has been produced in support of this application.
- 6.10.2. Having regard to surface water, infiltration is proposed via the soft landscaped areas within the site as well as permeable block paving. An attenuation overflow pond is also proposed at the western end of the site.
- 6.10.3. Having regard to the disposal of foul water, a connection to the local adopted foul sewerage is proposed to the west of the site into the existing foul sewer which runs along Shripney Road. Please note that Southern Water did not have any fundamental objections to the outline planning consent.

6.11. Trees

- 6.11.1. The layout of this Reserved Matters application is very similar to the approved outline scheme and as a result it will not result in the removal of any additional trees beyond the already consented outline application. There will also be no additional impact on any of the remaining trees.

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- 6.11.2. An Arboricultural & Planning Integration Report was submitted in support of the consented outline application.

6.12. Ecology

- 6.12.1. The outline planning application was supported by a Preliminary Ecological Appraisal (PEA) and a bat activity survey, prepared by the Ecology Partnership. These reports were updated in late 2018 to support the outline planning application for 31 units on the site. The reports confirm that the site is not designated for its nature conservation value nor does it lie adjacent to any designated sites. The habitats on site are common and widespread throughout the local area and the UK as a whole. The report recommends a number of ecological enhancements that could be provided on site to reduce potential ecological impacts.
- 6.12.2. The bat activity survey undertaken on the site confirmed that none of the five trees considered to have potential for use by bats were actually in use by roosting bats at the time of the survey. However, a pipistrelle was seen to emerge from building 1 (the main existing house) on the dusk survey in September 2016. It was therefore considered that the demolition of this building should be undertaken under Natural England license. The report also includes a mitigation and enhancement strategy which includes, amongst other things, bat tubes, four bat boxes and a sympathetic lighting scheme.
- 6.12.3. The proposed hard and soft landscaping scheme incorporates a number of recommendations included within the PEA such as native mixed species planting and a pond at the western end of the site.

6.13. Sustainability

- 6.13.1. The proposed development will be both energy and water efficient and will, amongst other things, incorporate the following:
- Highly insulated external fabric
 - Low energy lighting
 - All dwellings to have fittings that minimise internal water usage
 - Where practicable, incorporate PV or explore other methods to produce 10% of the total predicted energy requirements from on-site renewable energy generation.
- 6.13.2. Further details regarding the sustainability of the proposed development are included within the Design & Access Statement submitted with this planning application.

6.14. Noise

- 6.14.1. A noise assessment was undertaken by Hilson Moran in support of the approved outline application due to the proximity of the site to Shripney Road. The assessment concluded that suitable internal noise levels can be achieved on the most exposed residential façade with the use of double glazing. Noise levels in private gardens will be compliant with Arun District Council's requirements, and whilst the noise levels in the communal outdoor amenity areas closer to Shripney Road are predicted to exceed the criteria by 5-10db, considering the proximity to Shripney Road, it is not considered practicable to achieve compliant levels in all proposed communal amenity areas.

7. Conclusions

- 7.1. This Planning Statement has been prepared on behalf of Castle Property Developments in support of the Reserved Matters application for the development of 20 residential units (phase 2) at The Cottage, Shripney Road for the following:

Approval of Reserved Matters following Outline consent (Reference BE/131/18/PL) relating to the layout, scale, appearance and landscaping for the erection of 20 dwellings (phase 2 of the outline consent) consisting of 2 no. one bedroom flats, 4 no. two bedroom flats, 2 no. two bedroom houses, 8 no. three bedroom houses and 4 no. four bedroom houses with associated parking and landscaping.

- 7.2. Details of access were approved under Outline permission (reference BE/131/18/PL). This Reserved Matters application specifically addresses planning condition 1 of the Outline permission:

The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of the planning permission under BE/63/17/OUT (18 January 2018).

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

- 7.3. The principle of development on this greenfield site has already been established through an extant planning consent (BE/63/17/OUT) for 20 units on the site.
- 7.4. The proposal is considered to be of a high architectural design quality and the scale, form and materials of the dwellings have been informed by the surrounding character of the area. The layout allows for spacious plots and each house has a garden of a depth of at least 10m. A significant amount of amenity space is also provided at the front (west) of the site as per the approved outline application and the development would be screened by existing trees and vegetation along the front boundary of the site.
- 7.5. Vehicular access is unchanged from the approved extant Outline scheme. The proposal has been tracked to ensure vehicles can access and exit the site safely. The proposed development would provide 42 parking spaces which is one space more than the indicative layout submitted with the approved Outline application, and would comply with the Bersted Neighbourhood Plan as well as the emerging Arun parking standards.
- 7.6. The proposed development will provide 30% affordable housing which is considered to be a significant benefit of the scheme.
- 7.7. It is therefore considered that the proposed development complies with the NPPF and relevant policies in the Arun Local Plan (2018) and the Bersted Neighbourhood Plan (2014). The Council is therefore respectfully requested to grant planning permission for this Reserved Matters application.