

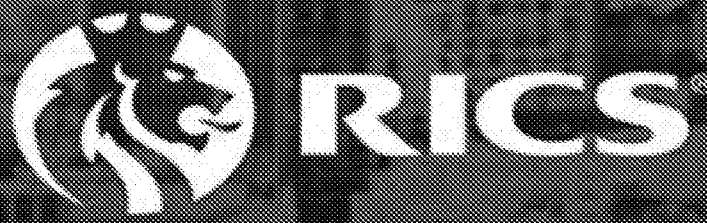
Planning Permission for the delivery of a single Dan-wood house.

Land adjoining Springfields
Chichester Road
Bognor Regis
West Sussex
PO21 5EE

On behalf of Mr C Thorne

DESIGN AND ACCESS STATEMENT

April 2018



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THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING PLANS AND STATEMENTS SUBMITTED AS PART OF THE
APPLICATION

1.0 INTRODUCTION

1.1 This Design and Access Statement (Statement) is written on behalf of Mr C Thorne under the Town and Country Planning Act 1990 to Arun District Council under consideration for the proposed delivery of a single Dan-wood designed dwelling to be positioned on a parcel of land known as Land adjoining Springfields, Chichester Road, Bognor Regis, West Sussex. The application is made on behalf of Mr C Thorne (Applicant) who seeks full planning permission for the proposal.

1.2 The predominant objective of the application is to deliver a residential development by demonstrating that the proposed development can be sensitively incorporated into the site, and does not impact detrimentally on the surrounding built and natural landscape and which contributes to the districts housing supply. This statement will demonstrate that the proposal would represent an appropriate form of residential development outside of the settlement boundary, and where possible will fully comply with policy in respect of the Development Plan and the NPPF. It will contend that the scale, form, layout and appearance of

the proposal would be acceptable for this site. It will be contended that the proposal would have a satisfactory relationship between the proposed building and the neighbouring residential properties. It will further be contended that the vehicular access and parking arrangements would be acceptable in highway terms.

1.3 Objectives

- Consider the nature of the development, including its purpose and immediate and adjacent physical characteristics and its effect on them;
- Describe and define the physical characteristics of the new dwelling 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 environment benefits by improving the environmental impact on local receptors, providing beneficial

mitigation and creating an amenity that can be defined as sustainable development.

1.4 The design process can be summarised as:

- 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 development: test and refine the design, potentially including selecting a preferred option; and
- Stage 4: final design: final refinement and preparation of the final design and assembly of all supporting material including.

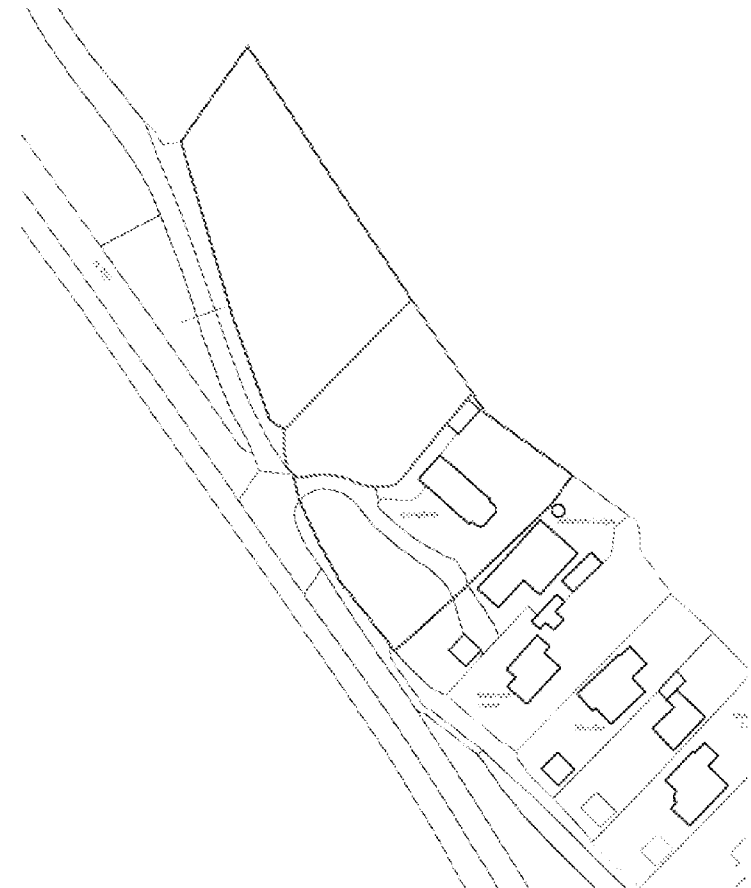
2.0 **EXISTING CONTEXT**

2.1 **Location**

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

2.2 The application site is located 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 15minutes walking time; and Tescos Express being located 0.8miles (1.3km) from the site. The application site is within 161metres approximately 2-3minutes walking time of two bus stops offering services towards

Portsmouth and Chichester and Littlehampton and Felpham. The site is not within or adjacent to a Conservation Area.



2.3 **Site**

The site has an Agricultural Land Classification (ALC) of Grade 2 – best and most versatile agricultural land. The land is not however, being utilised in association with any agricultural activities and comprises of grassland. The land currently benefits from an agricultural access off an access road off the Chichester Road.

2.4 The proposed dwelling is to be accessed via the existent access set back off the Chichester Road and accessible by an existent access road. Residential development fronts the road to the south-east and continues on Babsham Lane, with commercial development further to the north-west of the site. The properties within the area are a mixture of two-storey detached, semi-detached and terraced properties interspersed with detached single-storey designs.

2.5 The existent tree line bounding the site between Springfields will be retained ensuring the significant visual contribution they make to the wider area is also retained.



3.0 PROPOSED DEVELOPMENT

3.1 Use

The Use Class will change to become C3 (dwellinghouse), in that the land will be used to sit upon it one dwelling. The proposal looks to deliver a 1 ½ storey dwelling of a Dan-wood house design.

3.2 Amount & Scale

It is proposed to deliver one, 1 ½ storey four bedroomed dwelling. The footprint of the proposed dwelling is 17320mm x 12520mm x 7634mm (L x W x H) equalling a total GIA of 239sqm.

3.3 Layout

The proposed dwelling has been orientated so that the main residential fenestration fronts Chichester Road. This is to emulate the frontage of neighbouring properties and the orientation of the existent dwellings to maintain a linear pattern of development.

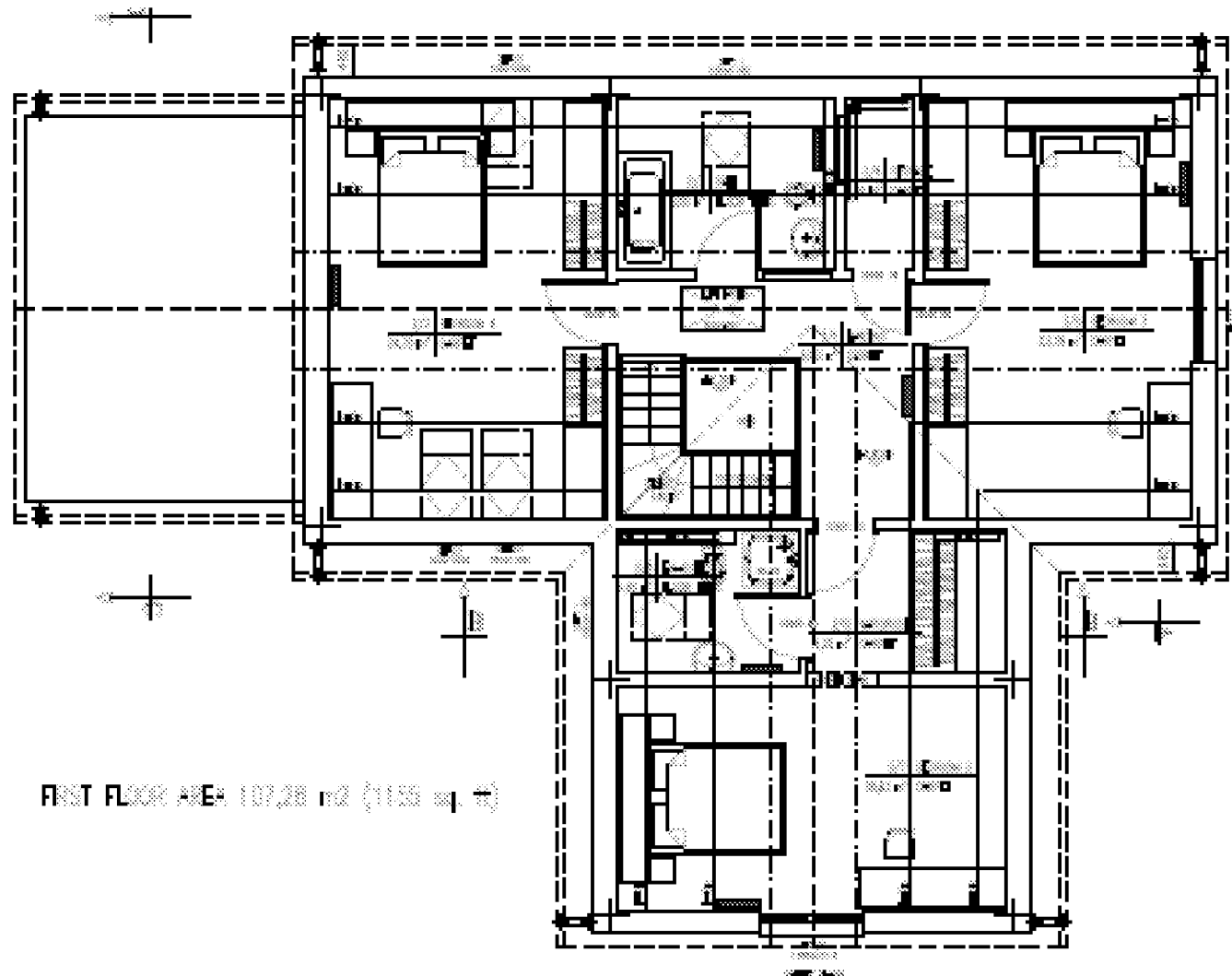
3.4 Floor Plan

The front door on this chalet style 1 ½ storey four-bedroomed dwelling opens into a hallway that leads off to the downstairs shower room and study. There is a single ground floor bedroom to the rear of the dwelling, with the remainder of the ground floor being set out for an additional hall space and open plan living/kitchen/dining area with enclosed utility room to the rear. Access to the rear of the property is offered through both the ground floor bedroom and the central hallway. The first floor is accessible via the staircase provided within the additional hallway leading to the landing space above. There are three bedrooms and a family bathroom accessed of the landing, with Bedroom 2 provided with an ensuite.

3.5 Appearance

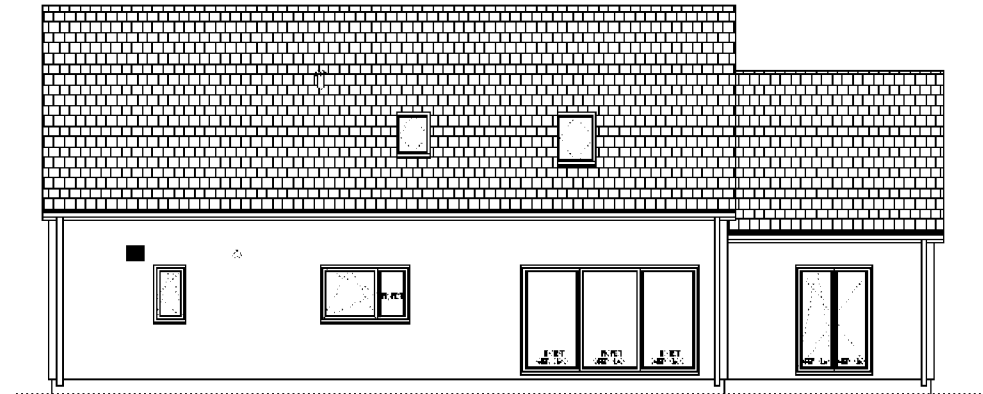
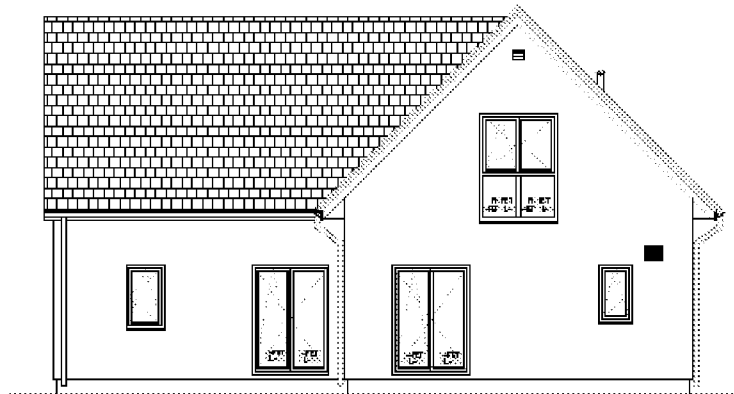
The property is a prefabricated Dan-wood house incorporating an external façade of white render with timber cladding as shown upon the provided plans. If required further details of the proposed materials can be agreed as a condition.

Dwelling First Floor Plan



FIRST FLOOR AREA: 107.28 m² (1155 sq. ft.)

Dwelling Elevations



3.6 **Landscaping**

A Tree Survey in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations) was conducted on 6th March 2018. The report concluded that though the retention of the category C trees may be desirable in context with their surroundings they are considered to be of limited value and an unnecessary or unreasonable constraint to development, whilst collectively the category B class trees make a significant visual contribution to the wider locality

3.7 The proposed layout plan demonstrates that the existing tree line forming the boundary between the application site and Springfields will not be impacted upon by the development, with the trees to be retained and root protection zones established incorporating all the trees; to

continue to act as a natural screen minimising views of the development from the neighbouring Springfields and retaining their importance in the wider visual amenities of the surrounding open countryside.

3.8 **Access and Parking**

The proposal is to be accessed via the existent access set back off the Chichester Road and accessible by an existent access road and entry gate. The driveway provides sufficient manoeuvrability within the site for ease of access to the dwellinghouse and ample parking is provided in front of the dwellinghouse. The driveway 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.



Existent and proposed access for development



Existent and Proposed Access off the A529 (Chichester Road)

4.0 PLANNING POLICY & CONTEXT

4.1 Planning History.

The following applications have previously been submitted on the site:

- BE/75/19/CLE – Lawful development certificate for existing land to be used as residential. Withdrawn: 27th July 2016.
- BE/105/15/PL – Continuance of use without compliance with condition 2 imposed under BE/19/61/A relating to occupancy of dwelling. Withdrawn: 27th July 2015.
- BE/19/61/C – Revised plot plan for agricultural bungalow. Approved: 7th November 1962.

4.2 Planning Policy

The proposal falls within the Local Planning Authority of Arun District Council. Planning Policy for the District comprises of:

- Arun District Council Local Plan 2003 Saved Policies
- Publication Version of the Local Plan (October 2014)
- Bersted Neighbourhood Plan 2014
- Supplementary Planning Guidance

- National Planning Policy Framework (NPPF, 2012)

4.3 Local Policy

The Publication Version of the Local Plan (October 2014) is currently undergoing a Main Modifications Consultation following on from the publication of the Inspectors ‘Interim Views’. It is considered that limited weighting can be given to the plan at this time, however potentially relevant policies have been identified within this section of the report from the Publication Version of the Local Plan, notwithstanding any potential modifications that may occur.

4.4 It is also considered that as the Local Plan is yet to be adopted strategic policies with regards to housing in the 2003 plan are not up-to-date as they have not been saved and that the figure in the Authority Monitoring Report 2016-2017 and the figure within the emerging Local Plan are used to consider the Districts position with regards to demonstrating a five year housing land supply. As such, while the Annual Monitoring Report in January 2018 shows that the Council has

a 2.08year supply of housing. The Arun Local Plan Implementation Strategy March 2017 submitted as part of the evidence base for the emerging Local Plan demonstrates a five year housing land supply of 1.92years. As such the Council are not currently in a strong position in being able to demonstrate a robust five year housing land supply as required by Paragraph 49 of the NPPF. As the Council currently cannot deliver a five year housing land supply the tilted balance of Paragraph 14 applies that where there is a presumption in favour of sustainable development and where relevant policies contained in the Development Plan are out-of-date granting permission unless

“

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefit, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in the Framework indicate development should be restricted.”*

4.5 As such it is considered that the Councils policy position with regards to the weighting that can be afforded to the plan and strategic policies, in particular those in relation to housing should be assessed against Paragraph 216 of the NPPF which advises limited weight should be given to the Councils Local Plan position depending on the position of the emerging plan and the extent to which issues are unresolved and their degree of consistency with the National Framework.

4.6 **Arun District Council Local Plan 2003 Saved Policies**

The following policies are considered most pertinent to the application:

- Policy GEN2 Built-up Area Boundary
- Policy GEN3 Protection of the Countryside
- Policy GEN5 Provision of New Residential Development
- Policy GEN7 The Form of New Development
- Policy GEN12 Parking New Development

4.7 The application site sits outside of the built-up area boundary as defined in Policy GEN2. Policy GEN2 advises that development or

redevelopment outside the built-up area boundaries will not be permitted unless it is consistent with other Local Plan policies; in order to meet the aim of sustainability by locating development in areas with existing services, infrastructure and facilities. The application is located outside of the built-up area and forms part of an existent row of built form sited outside of the boundary and within reasonable walking distance of the services and amenities of the nearby built-area via the lit Chichester Road. It is considered as the Council cannot demonstrate a five year housing land supply that as such, in accordance with the NPPF, policies for the supply of housing should not be considered up-to-date; it is considered that Policy GEN2 is one such policy as it seeks to restrict housing.

- 4.8 The application site provides a natural extension to the existent built-form and is within reasonable distance of North Bersted and Bognor Regis to support the wider socio-economic vitality of the surrounding area, as such it is considered given the sustainable location of the proposal that the development does not have a significant detrimental

impact on the openness of the countryside and as such, whilst the proposal does not meet the criteria as outlined in Policy GEN3 as the Council cannot demonstrate a five year housing land supply that consideration should be given to sites outside of built-up area boundaries and within sustainable locations; as demonstrated by the application site.

- 4.9 Policy GEN5 whilst considered to form part of the 'saved policies' under the Arun Local Plan it is considered as the policy is for the supply of housing that the policy is therefore out of date and is afforded no weighting.
- 4.10 The proposed scheme demonstrates a high quality design and layout with the siting of the proposal taking into consideration the location of Springfields and neighbouring properties to provide a sufficient separation distance between Springfields and the proposed development to ensure there are negligible impacts on neighbouring amenities; furthered by the proposed chalet bungalow design considered to have a lesser impact on Springfields in terms of visual intrusion. Further to this,

it is considered that the site has been laid out to provide well designed and adequate amenity space provision providing a sufficient private residential garden as part of the proposed scheme; in accordance with guidance provided in Policy GEN7.

4.11 Policy GEN12 considers parking in new developments and the need for on-site parking provision. It is considered that sufficient hard-standing is provided to provide parking facilities in line with policy requirements and to ensure manoeuvrability of vehicles within the site to enter and exit the site in a forward gear.

4.12 **Publication Version of the Local Plan (October 2014)**

The following policies are considered to have limited weighting to the application in consideration of the status of the emerging plan and in accordance with Paragraph 216 of the NPPF.

- Policy C SP1 Countryside
- Policy D DM1 Aspects of Form and Design Quality
- Policy D SP1 Design

- Policy QE SP1 Quality of the Environment
- Policy SD SP1 Sustainable Development
- Policy SD SP2 Built-Up Area Boundary
- Policy T SP1 Transport and Development

4.13 **Bersted Neighbourhood Plan 2014**

The Neighbourhood Plan was adopted in 2014 and covers a fifteen year period between 2014-2029 setting out objectives on key identified themes inclusive of business, tourism, community, leisure and housing. The Ministerial Statement ‘Neighbourhood Planning: Witten Statement’ (December 2016) sets out that neighbourhood plans should not be deemed out of date under Paragraph 49 of the NPPF if all of the following circumstances arise at the time the decision is made:

“

- *this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *the neighbourhood plan allocates sites for housing; and*

- *the local planning authority can demonstrate a three year supply of deliverable housing sites.”*

4.14 It is considered in this instance that the written ministerial statement on Neighbourhood Planning is not engaged, due to the Councils inability to demonstrate a 3year supply of housing land. This is further confirmed within Paragraphs 12 and 13 of the decision notice on appeal reference: APP/C3810/V/17/3166900 for Land West of New Barn decided on 12th February 2018. It is further considered that though the proposal conflicts with Paragraph 198 of the Framework, which states that where a planning application conflicts with a Neighbourhood Plan that has been brought into force, planning permission should not normally be granted. However, the housing requirement for the District has significantly increased since the Neighbourhood Plan was produced, as such, whilst the proposal provides a single dwelling to the housing supply it is considered that given the severe housing shortage and the substantially increased housing need that this considered conflict carries limited weight, and as such limited weight should be applied to the

Neighbourhood Plan in particular with regards to policies considering housing development. However, potentially relevant policies have been identified within this section of the report.

4.15 The following policies are considered to have limited weighting to the application in consideration of the Councils inability to provide a five year housing land supply and the substantial housing need within the District:

- Policy ES1 Design of new development
- Policy ES3 Protecting the Strategic Gap
- Policy ES5 Building Design
- Policy ES7 Development outside of the built up area
- Policy HDQ5 Design of new housing
- Policy HDQ6 Outdoor Space
- Policy HDQ7 Attention to detail
- Policy HDQ8 Car Parking

4.16 **National Planning Policy Framework (NPPF)**

The Framework sets out the Government’s requirements of the planning system and it’s a material consideration in planning decisions. The main objective of the NPPF is to push the planning system to contribute towards the achievement of sustainable development through the performance of three mutually dependent roles: an economic role, a social role and an environmental role. In Paragraphs 9 and 10 of the NPPF it states that:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*

- *improving the conditions in which people live, work, travel and take leisure;*
- *widening the choice of high quality homes.*

Plans and decision need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.”

4.17 In their decision-making role as much as in their plan making role, local planning authorities are encouraged to be positive towards sustainable development.

- *Paragraph 186 “Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground”*
- *Paragraph 187 “Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable*

development were possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

- 4.18 Paragraph 49 states *“Housing Applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”* It has been demonstrated throughout this section that the Local Planning Authority cannot clearly demonstrate a five year housing land supply, and as such, the primary purpose of Paragraph 49 is to trigger the tilted balance of Paragraph 14 where a Local Planning Authority cannot demonstrate a five year supply as is the case with Arun District Council.
- 4.19 The Framework states that the presumption in favour of sustainable development should be seen as a golden thread running through both

plan making and decision taking. It has been demonstrated that there are a number of facilities and services in North Bersted which would provide some provision, there are also two bus stops within approximately 161 metres of the site offering services to Portsmouth and Chichester as well as providing access to the Bognor Regis Train Station which has services to London. As such, it is acknowledged that the location of the site would not remove all reliance on the car; it is considered, however, that the application site is in a location that offers viable alternatives to car based travel.

- 4.20 It is also considered that the development would support the economic role in connection with requirements for the construction of the dwellings, and the occupants would provide some support for the local facilities which would contribute to maintaining or enhancing the vitality of the community. It is recognised that any economic gains from a single dwelling would be limited, but it is considered nonetheless that there would be some benefit to the local community. Further to this, it is considered the proposal would provide benefits with regards to the

social dimensions through a modest contribution towards the districts housing stock, in consideration of the Council's 5year housing land supply and the aims of the Framework to boost significantly the supply of housing.

- 4.21 It is acknowledged that Paragraph 55 identifies that Local Planning Authorities should avoid new isolated homes in the countryside unless where special circumstances exist. The site is located within a loose ribbon of development extending along Chichester Road and onto Babsham Lane leading toward North Bersted; with further industrial buildings and dwellings to the north-west along the A259. As such, it is considered that whilst the proposal may be outside of the built-up-area boundary it is not considered isolated in the terms set out in Paragraph 55 and therefore does not require to meet the exceptional circumstances outlined within said paragraph.

4.22 **Chapter 7 Requiring Good Design**

Paragraph 56 states that: *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* It is considered that good design is reflected in the proposed layout of the development site and the overall design of the proposed dwelling. The design has taken into consideration the rural context of the site and the chalet style bungalow is considered to have a lesser visual impact on the existent neighbouring property at Springfields and the wider area to incorporate on the site a residential development which does not impinge harm on surrounding receptors.

- 4.23 Paragraph 60 *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."*

4.24 Paragraph 61 *“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”*

4.25 National Planning Policy relating to good design advises that though visual appearance and the architecture of individual buildings are very important factors, that securing high quality and inclusive design goes beyond aesthetic considerations. As such, planning policies and decisions should address the connections between people and places and the integration of new development into the natural built and historic environment.

4.26 Considering the criteria of the NPPF, it is considered that the proposal adheres to the definition of sustainable development. The proposed dwellinghouse will complement the character of the area by delivering

a high quality design in keeping with the character of the surrounding built form which are appropriate in terms of their size and scale and integrate into the surrounding built environment, and helps to support and enhance the socio-economic vitality of the district by providing additional housing into the local area.

4.27 **Draft Revised National Planning Policy Framework (March 2018)**

The Draft Revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation, the Draft Revised NPPF is currently undergoing a consultation period which is due to close on the 10th May 2018 with an anticipated adoption timescale for Summer 2018. Upon its adoption the Draft Revised NPPF will supersede the current NPPF adopted in 2012. It is considered that given the stage that the Draft Revised NPPF is currently undergoing and the timescale for adoption that suitable weighting should be given to relevant policies contained within the Draft Revised NPPF.

4.28 Chapter 12 of the Draft Revised NPPF considers achieving well-designed places advising that planning policies and decisions should support the creation of high quality building and places; with plans setting out a clear design vision and expectations so that applications have as much certainty as possible about what is likely to be acceptable. As well as design policies being developed with local communities to ensure they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

4.29 Paragraph 125 of the Draft Revised NPPF states that *"To provide maximum clarity about design expectations, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should not inhibit a suitable degree of variety where this would be unjustified (such as where the existing urban form is already diverse)."*

4.30 Paragraph 126 of the Draft Revised NPPF considers 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 effective landscaping;*
- c) respond 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 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, 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.”

4.31 Considering the criteria of the Draft Revised NPPF, it is considered that the proposal will respect the surrounding area and the wider setting of the open countryside, whilst adding to the overall quality of the area and responding to local character and the surrounding built environment through the provision of a high standard of design.

5.0 CONCLUSION

5.1 The proposed development can be seen to have followed the design process in the following way:

- Stage 1: analysis: research and analyse the physical, environmental, economic and social considerations.
 - The physical, environmental, economic and social constraints and considerations were identified;
 - Further research to consider the constraints and considerations were conducted through a Tree Survey;
 - Consideration was given to the sustainability and accessibility of the site and its location with regards to services and amenities and access to the wider transport network; and
 - Issues and opportunities for the site as a sole entity and within its wider context were considered with consideration being given to the sites location and the wider surrounding site characteristics of residential development within the wider area.
- Stage 2: concepts: Establish the design vision, set out the principles and parameters.
 - A vision for the site was established and principles and parameters were set out in consideration of the wider surrounding site characteristics, the logistical set up of the proposed development site and its location along the Chichester Road;
 - A range of design options and site layouts were drawn to provide a starting point for refining the development and the proposals in consideration to the sites constraints and the wider surrounding site characteristics; and
 - The recommendations included in the Tree Survey had been considered as to how (if required) they could be incorporated into the design.
- Stage 3: Design development: test and refine the design, potentially including selecting a preferred approach.

- The proposals laid out at Stage 2 were refined to provide a fewer number of options, these were then further refined to identifying the scale of the proposed dwelling and the siting within the application site taking into consideration the positioning of the existent trees and their Root Protection Areas;
 - Materials were considered that would complement the surrounding landscape; and
 - The internal access was refined to ensure it provide sufficient manoeuvrability and would incorporate sufficient parking spaces.
- Stage 4: final design: Final refinement and preparation of the final design and assembly of all supporting material including

visual representations appropriate to the scale and type of application.

- A final design was prepared following the final refinement of the proposals identified as the most substantial within Stage 3; and
- The proposed development has drawn on the surrounding character, the existing rural character and the existing built form within the wider area. The development will contribute to the housing within the district of Arun on a parcel of land which forms a bounded site between the existing highway, existing houses in the area, existent boundary treatments and agricultural land; whilst providing a design of which reflects and respects the rural and built characteristics of the surrounding area.



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