
Land west of New Barn Lane, North Bersted

Submission of Full Application on behalf of Linden Homes South

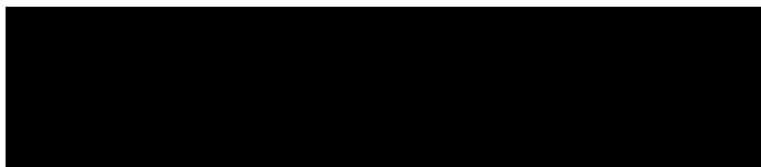
Planning Statement

July 2018

Land west of New Barn Lane, North Bersted
Planning Statement
On behalf of
Linden Homes South

Project Ref:	28189/A5/JS	28189/A3/JS
Status:	Draft	Final
Issue/Rev:	1	2
Date:	22/06/2018	11/07/2018
Prepared by:	Jen Samuelson	Jen Samuelson
Checked by:	Rebecca Horrocks	Rebecca Horrocks

The Blade
Abbey Square
Reading
RG1 3BE



Ref: 28189/A5/JS

Date: July 2018

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 PLANNING CONTEXT	3
3.0 SITE DESCRIPTION AND SURROUNDINGS	6
4.0 THE DEVELOPMENT PROPOSALS	7
5.0 PLANNING POLICY FRAMEWORK	8
6.0 CONSULTATION	21
7.0 ASSESSMENT OF PROPOSALS	24
8.0 CONCLUSIONS	40

1.0 INTRODUCTION

1.1 Barton Willmore has been instructed by Linden Homes South to prepare and submit a Full Application for the erection of 10 dwellings on the north eastern corner of the site known as 'Land west of New Barn Lane'.

1.2 The site has a relevant planning history, which is discussed in more detail within Section 2, outline planning permission which was granted under Ref: BE/142/15/OUT for:

“Outline application with some matters reserved for a mix of up to 90 No. residential units, associated open space, landscaping, access & car parking. This application is a Departure from the Development Plan”.

1.3 The above permission was subsequently amended under a Section 73 application to vary conditions 3 and 23 to allow for variation to the vehicular access. This was approved under Ref. BE/18/17/PL on 5 May 2017. An application for RMA was approved by the Council in December 2017 under reference BE/113/17/RES and pursuant to BE/18/17/PL.

1.4 The outline parameter plans and permitted Reserved Matters layout included the erection of 9 dwellings on the parcel of land subject to this application.

1.5 As such, this full application seeks permission for the erection of 10 dwellings and associated works. The site would be accessed through the wider site, and in accordance with the agreed Access under BE/18/17/PL.

1.6 Alongside this application, a separate application has been submitted for a revised Reserved Matters Permission for 90 dwellings on the remainder of the site granted outline permission. This is discussed further within the Planning Statement below.

Structure of Statement

1.7 **Chapter 2.0 (Planning Context)** of this statement sets out the relevant planning history to developing this site.

1.8 **Chapter 3.0 (Site Description and Surroundings)** discusses the physical characteristics of the site and its immediate surroundings.

- 1.9 **Chapter 4.0 (The Development Proposals)** provides a description of the development proposals.
- 1.10 **Chapter 5.0 (Planning Policy Framework)** summarises the relevant policies from the National Planning Policy Framework (NPPF) and provides a summary of the adopted local planning policies which any full application will fall to be considered by.
- 1.11 **Chapter 6.0 (Consultation)** sets out the consultation which was undertaken to inform the proposals.
- 1.12 **Chapter 7.0 (Assessment of Proposals)** provides details of the material submitted as part of this full application and includes commentary on how the proposals comply with adopted and emerging planning policy.
- 1.13 **Chapter 8.0 (Conclusion)** summarises that the application should be approved on the grounds that the proposals for the site accord with adopted Planning Policy, as well as retaining the principles of the outline permission for this part of the site.

Figure 2: Parameter Plan: Green Infrastructure

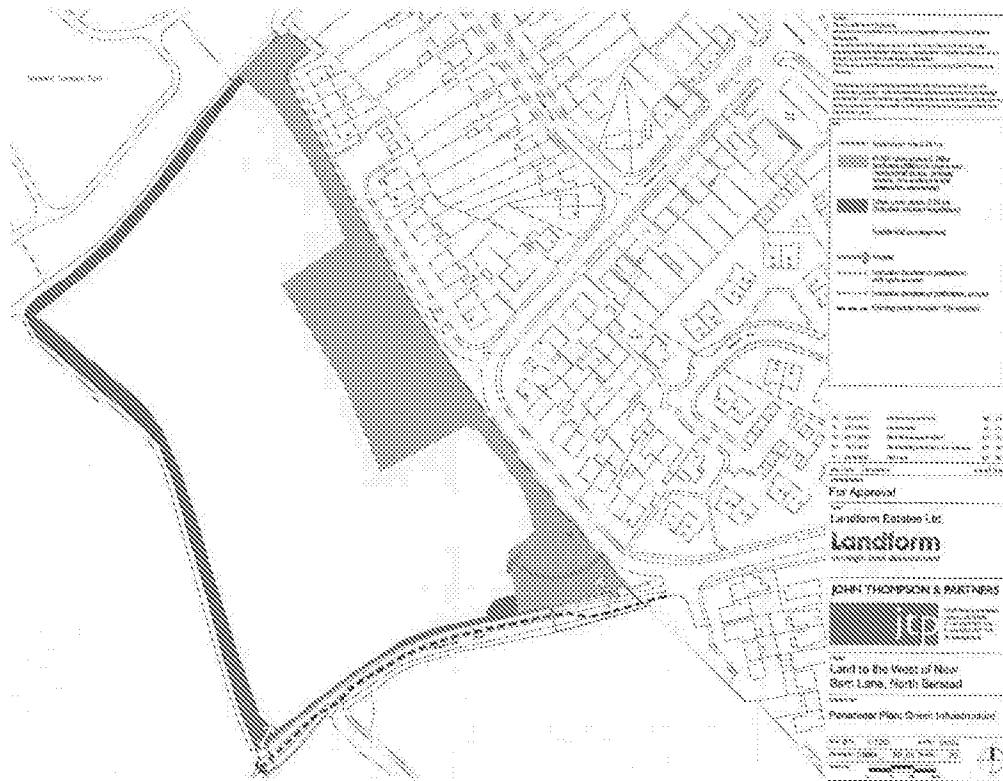
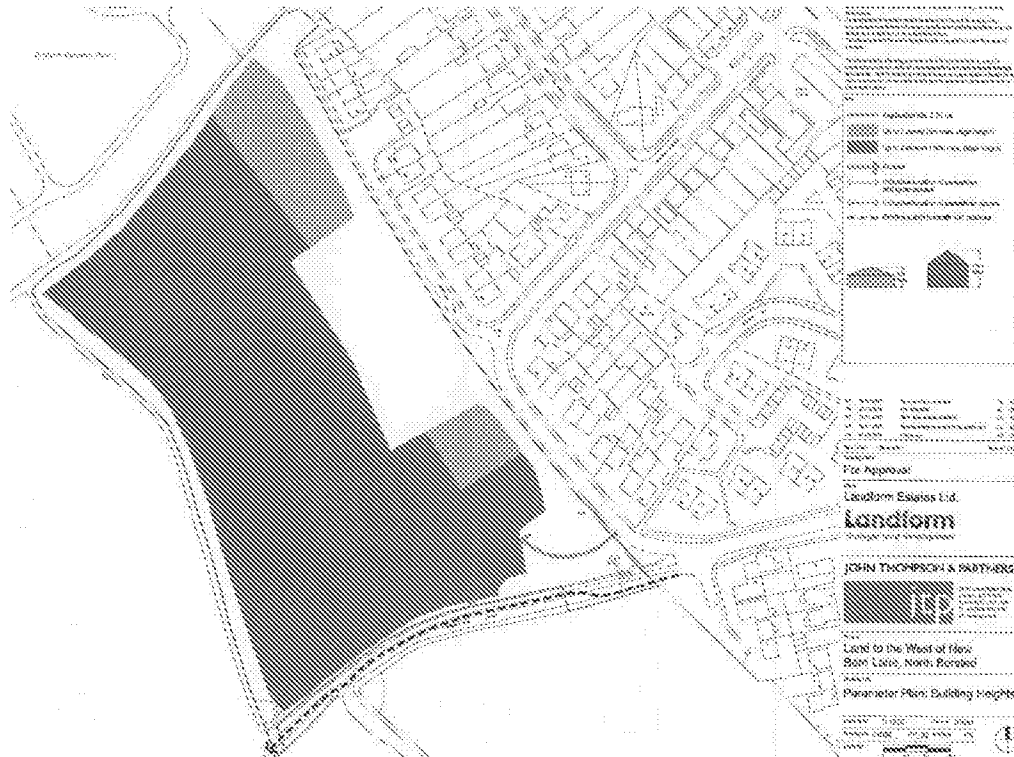


Figure 3: Parameter Plan: Building Heights



- 2.5 Matters relating to detailed appearance, landscaping, layout and scale of the development were all reserved for future consideration. In addition, the Council applied 28 conditions, including a number of pre-commencement conditions as well as advisory notes.
- 2.6 A Reserved Matters application was submitted to the Council in September 2017 and approved in December 2017 under application reference BE/113/17/RES which incorporated a layout for 90 dwellings, together with requisite open and amenity space, affordable housing and sustainable drainage systems.
- 2.7 Whilst this application is not subject to the parameters of the outline permission, Linden Homes South are keen to ensure that this application would respect those parameters which have been previously consulted on and required on this part of the site, including the single storey building heights area. Furthermore, there is recognition that this application is located on part of a wider site, and therefore Linden Homes seek to ensure that this part of the site integrates and follows the principles of the outline permission.
- 2.8 Alongside this application, a separate Reserved Matters application has been submitted which seeks a revised schedule of accommodation and layout to that previously approved. It is intended that the two applications are considered alongside each other.

3.0 SITE DESCRIPTION AND SURROUNDINGS

- 3.1 North Bersted is located to the north of Bognor Regis, and is suburban in character, comprising predominantly 1950s and 1960s dwellings of one and two storeys with some local services and facilities, including a primary and secondary school.
- 3.2 The Site is located to the west of New Barn Lane, adjacent to the existing settlement boundary. The site area subject to this application comprises 0.57 ha and is located in the north east corner of a wider development site that currently comprises agricultural land and is generally flat and broadly rectangular in shape.
- 3.3 There are no buildings on the site, but there are existing residential dwellings to the east and the Orchard Caravan Park to the north. To the south of the site is a public footpath (no. 134) that continues to the open fields to the west and links the site to Chichester Road, via Brazwick Avenue, to the east. Beyond the public footpath, to the south, there is a community centre with associated playing fields, known as the Jubilee Recreation Ground.
- 3.4 The site is located within walking distance of local services, including The Regis Secondary School and Southway Primary School.
- 3.5 The applicant, Linden Homes South, have commenced development of the site under the approved Reserved Matters layout. However, in the event that this application is granted, the intention is to build this part of site out in accordance with this scheme.

4.0 THE DEVELOPMENT PROPOSALS

4.1 This application seeks full planning permission for the erection of 10 dwellings on the area outlined in red. The red site line includes the access and internal road layout approved under BE/18/17/PL and BE/113/17/RES.

4.2 The proposal includes 10 dwellings, of which 3 are proposed to be affordable units. Given the application site is located within the wider site that previously received outline and reserved matters permission, and is subject to a concurrent Reserved Matters application, it would be served by the open space and drainage included within the wider site. Technical reports have been commissioned to support this application which demonstrate that the provision of open space and drainage infrastructure on the wider site, together with surrounding highway capacity, would be able to satisfactorily accommodate the additional 10 units proposed under this application.

4.3 Overall, this application includes the following key components, which are discussed in further detail in the Assessment of Proposals chapter of this statement:

- 10 dwellings (comprising a mix of 2 and 3 bed dwellings in the form of bungalows and houses)
- 3 affordable homes (30%) with a mix of shared ownership and affordable rent tenure
- Density of 17.5 dwellings per hectare (low density)
- Compliance with the parameter plans approved under the previous outline permission with regard to land use and building heights on the site.
- New vehicular access from New Barn Lane, as approved under BE/18/17/PL
- Access route in accordance with approved Reserved Matters (BE/113/17/RES)
- Provision of 21 car parking spaces (20 allocated and 1 unallocated/visitor spaces).

5.0 PLANNING POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 recognises that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.

National Planning Policy Framework

- 5.2 Relevant national planning policy is to be found in the National Planning Policy Framework (NPPF), published in March 2012. The relevant sections of the NPPF are summarised in the following table with consideration of how this application accords with the relevant sections. Further detail on all these aspects are included in Section 8 of this statement and within the accompanying Design and Access Statement.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Presumption in favour of sustainable development - Paragraph 14	• Approve development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: ○ any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or ○ specific policies in this Framework indicate development should be restricted.	The principle of development for housing development on this site has been established previously under the outline permission BE/18/17/PL. The Reserved Matters permission BE/113/17/PL included 9 dwellings within the area subject to this application, which has specifically established the principle of development on this site, together with the scale and design of dwellings that have been considered acceptable.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Core Principles – paragraph 17	Of particular relevance to this application are: 2 - Place Making Use a creative exercise to find ways to enhance and improve the places in which people live their lives. 4 – Design and amenity Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; 5 – Supporting thriving rural communities Take account of the different roles and character of different areas including supporting thriving rural communities 7 – Natural Environment Contribute to conserving and enhancing the natural environment and reducing pollution. 11 - Sustainable transport Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. Whilst this application is not bound by the previous outline permission on the site, the principles used still follow those established within the outline application and parameter plans, as well as that approved under the original Reserved Matters (BE/113/17/RES). Detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst respecting and enhancing the character of the area. Section 8 of this statement and the accompanying Design and Access Statement set out in detail the approach taken to develop these detailed proposals.

Relevant sections of the NPPF	Key policy requirements	Application compliance
	12 – Heath social and community needs Take account of and support local strategies to improve and deliver sufficient community and cultural facilities and services to meet local needs.	These matters were considered under the reserved matters application (BE/113/17/RES) and were considered to be acceptable.
Promoting Sustainable Transport – paragraphs 35,36 and 39	Paragraph 35 Identifies a number of considerations in designing and laying out schemes including prioritising pedestrian and cycle movements, ensuring access to high quality public transport, considering the needs of people with disabilities and incorporating facilities for charging plug-in and other ultra-low emission vehicles. Paragraph 36 The value of a Travel Plan as a tool to deliver sustainable transport. Paragraph 39 Discusses the factors that should be taken into account in setting local parking standards.	The design and layout of the wider site has been designed to encourage pedestrians and cyclists. This site would integrate into the wider footpath and cyclist strategy of the site through integration of footpaths and landscaping with the remainder of the site. In addition, cycle usage through the site is encouraged through the provision of cycle stores for every dwelling and the wider site incorporates traffic slowing measures throughout the development to encourage a pedestrian and cycle friendly environment. The level of parking provided is considered to be appropriate taking into account the local standards sought, the site's location within North Bersted and its proximity to facilities and services and public transport connections.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Delivering a wide choice of high quality homes – paragraph 50	Paragraph 50 Requires that local authorities should plan for a mix of housing types, size, tenure and range to meet the differing needs of their communities.	This development will provide 3 new affordable dwellings and a range of house types, sizes and tenures that will comply with this policy. This is described in more detail at section 8 of this statement.
Requiring good design – paragraph 57, 58, 59, 61 and 62.	Paragraph 57 The importance of planning positively for high quality and inclusive design across all aspects of a development, including individual buildings and private space, is underlined. Paragraph 58 Developments should improve the quality of an area in the long term, establishing a strong sense of place which is safe, accessible and visually attractive. Development should also optimise the potential of the site and respond appropriately to local character and history of the area. Paragraphs 61 and 62 The integration of new development into the natural, built and historic environment is encouraged.	As mentioned under the accordance with the NPPF core principles the details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application and that agreed under the original Reserved Matters application for this part of the site. Therefore, the design, style and character of the buildings proposed on the site have been agreed previously.
Promoting healthy communities	Highlights that well designed developments can aid social interaction and help to create healthy inclusive communities. The importance in involving local communities in planning for their areas is also highlighted.	From the outline stage a creative design process has been genuinely informed by the community and the feedback received. The site benefits from good connectivity by a range of modes to local services and facilities and the proposals have sought to integrate

Relevant sections of the NPPF	Key policy requirements	Application compliance
		both with these local centres and the surrounding landscape.
Conserving and enhancing the natural environment	Sets out how development should contribute to the conservation and enhancement of the natural environment, including by minimising the impacts on biodiversity and providing net gains where possible.	The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst respecting and enhancing the character of the area. Biodiversity and ecological issues have been previously addressed at the approved outline. This application includes ecology statements to demonstrate that the proposal would not have an impact on biodiversity.

Draft NPPF2

- 5.3 A consultation version of the revised NPPF was published in March 2018 and is proposed for final publication in summer 2018. Given the timescales for determination, the revised NPPF may be relevant for consideration in the determination of this application. However, the proposed changes do not appear to significantly affect the tilted balance and considerations to be made for this application.
- 5.4 The draft NPPF2 sets out a transition period with regard to emerging Local Plans. Where a Plan has been submitted to the Secretary of State within 6 months of the Final Publication of the NPPF2, it shall be considered under the original NPPF document. Given the stage of preparation that the Arun Local Plan is currently at, the policies of the draft NPPF2 would not apply. Therefore, it is relevant to consider this application under the original NPPF and adopted/emerging Local policies.
- 5.5 If in due course it becomes clear that the revised NPPF will be relevant to the determination of this application, a supplementary statement shall be provided. However, at this stage, the adopted NPPF and development plan contain the relevant policy considerations for this application.

Local Planning Policy Context

- 5.6 The development plan consists of the Arun District Local Plan 2003, West Sussex Joint Waste and Minerals Plans, and Bersted Neighbourhood Plan 2014. The Council's Annual Monitoring Report (2016/2017) published in January 2018 sets out that the Council has 2.08 years worth of housing land supply. As such, according to Paragraph 49 of the NPPF and the Written Ministerial Statement on Neighbourhood Planning 2016, the policies for the supply of housing within the Local Plan 2003 and the Bersted Neighbourhood Plan 2014 are considered to be out of date.
- 5.7 A new local plan is in preparation and following the publication of the Inspector's final report on 5 July 2018 is due to be adopted on 18 July 2018. At this point it will supersede the previous policies of the 2003 Local Plan and will become the Development Plan for determination of applications.
- 5.8 The table below provides a summary of the policies that are of most relevance to this proposal with regard to both the adopted and emerging plans, and a brief outline of how the application accords with them. More details on the specific aspects of the application can be found in Section 8 of this statement, the Design and Access Statement and other supporting plans and documents submitted alongside the application.

Saved Policies of the Arun District Local Plan 2003;

Modified Arun Local Plan (January 2018); and Bersted Neighbourhood Development Plan (2014)

Policy	Requirements	Application compliance
General (GEN1, GEN3, GEN5; SD SP1, C SP1, H SP1; ES7)	Confirms the Council's commitment to delivering sustainable development. The Local Plan 2003 sets out the requirement for 8,700 homes across the plan period up to 2011. The emerging Local Plan sets out the strategic approach to providing 20,000 homes up to 2031.	As per the Council's Authority Monitoring Report (2018), at the time of submission, the Council cannot demonstrate a 5 year supply of housing, with only 2.08 years' worth of housing land supply. As such, the ministerial statement for neighbourhood planning is not engaged as the Council cannot demonstrate 3 years worth of supply.

Policy	Requirements	Application compliance
	The land surrounding the site is proposed to be allocated for 2,500 dwellings in the emerging Local Plan.	Therefore, the presumption in favour of sustainable development should be applied. As per paragraph 14 of the NPPF, development should be permitted unless there are adverse impacts that outweigh the benefits of the scheme. It is recognised that the Council are due to adopt the emerging Local Plan in mid July. At which point, a 5 year supply of housing will be demonstrated and the presumption in favour of sustainable development would not be engaged. Nevertheless, it is a material consideration that there is extant permission on the site for housing. Furthermore, the site is located within the Built Up Area Boundary where the Local Plan seeks to focus development. The additional 10 units on the site would make a modest contribution to the housing supply in the short term.
Form of New Development (GEN7)	Development will be permitted that makes efficient use of land, responds to the characteristics of the site, does not have an adverse impact on adjoining occupiers, allows for safe movement of pedestrians and vehicles, and provides for vehicle parking in accordance with standards.	The application proposes to increase the number of units physically on this site by 1, in comparison to the approved layout under BE/113/17/RES. This will improve the efficiency of the land, whilst retaining the character and appearance approved previously. The proposal allows for safe movement of pedestrians and vehicles, and the street network has been approved previously.

Policy	Requirements	Application compliance
Housing type, tenure and mix (H DM1; HDQ4)	Seeks to: • deliver a balanced mix of market and affordable dwelling sizes based on SHMA recommendations. • provide a proportion of housing to meet Lifetime Homes Standard	The proposed development would include a mix of 2 and 3 bedroom units, including 3 affordable units (30%) to contribute to the Council's affordable supply of housing. The proposed mix would contribute to the identified need for 2 and 3 bed units within the Council's Housing Needs Assessment 2016. 50% of the dwellings would be wheelchair accessible and meet Lifetime Homes Standards.
Affordable Housing on Residential Development Sites (DEV 17; AH SP2)	Requires the provision of affordable housing on major housing developments. The emerging local plan policy quantifies this at 30% provision of affordable housing.	Whilst the emerging Local Plan does not require affordable housing on sites of this size, Linden Homes are committed to providing appropriate levels of affordable housing when considering Land west of New Barn Lane as a whole. Therefore, this application provides the 30% affordable housing target sought in the emerging local plan.
Provision of open space (GEN20; OSR DM1)	Requires contribution to or provision of public open space and play equipment to meet the needs of the development, in accordance with relevant strategies.	The site is located within the wider land area owned by Linden Homes that is both granted outline and Reserved Matters permission for housing and subject to a revised Reserved Matters application. The wider site includes a large area of open space, including two LAPs and a LEAP. The green open space provided on the site would be sufficient to accommodate the additional 10 units proposed by this application, as discussed further below under Section 7.

Policy	Requirements	Application compliance
Landscape (GEN27; LAN DM1)	Seeks to protect the character of the landscapes and the historic character and development of settlements within the District.	The landscape and relationship of the development to both the surrounding countryside and settlement, has been considered in detail to ensure that the development shall integrate into the existing urban form whilst respecting and enhancing the character of the landscape.
Tree protection (GEN28; ENV DM4; ES6)	Seeks to prevent development where there is damage to or loss of protected trees, Ancient Woodland or trees within Conservation Areas. Where trees are lost, would require the same number of trees to be replaced. Identifies the requirements for planning applications, tree protection measures and management plans.	A tree survey, protection plan and arboricultural impact assessment have been submitted in support of this application, which identify proposed protection measures for retained and proposed trees. The measures proposed were considered to be acceptable on this site under the approved Reserved Matters (BE/113/17/RES) and have not been amended under this application.
Biodiversity (GEN23, GEN29, GEN30; ENV DM5)	Seeks a net gain in biodiversity. Requires consideration of protected species through appropriate surveys and mitigation measures, as well as protection and enhancement of local habitats.	A Biodiversity Checklist has been submitted with this application. Ecological surveys have been submitted with this application, which demonstrate that there would be no harm to protected species. This was agreed under the previous outline and reserved matters applications approved on the site which are extant.
Sustainable Construction (GEN24; ECC SP1, ECC SP2)	Expects development to facilitate water and energy efficiency. The emerging Local Plan requires 10% of total predicted energy requirements to be produced from renewable or low carbon energy generation on site.	The proposals address energy efficiency at a number of levels. Details of the energy efficiency initiatives which are to be integrated into the overall scheme can be found in the accompanying Energy Statement.

Policy	Requirements	Application compliance
Flood risk, Surface water and foul water drainage (GEN9, GEN11; W DM2, W DM3; ES2)	Provides the framework within which flood risk is considered. The emerging local plan requires that in areas at risk of flooding, development will only be permitted where the usual sequential/ exception tests have been satisfied and a flood risk assessment undertaken demonstrating safe access and egress and that flood risk would not be increased elsewhere. Policy requires that developments demonstrate existing drainage capacity exists or appropriate capacity can be provided so as to not include flooding on or off site. The emerging Local Plan requires Sustainable Drainage Systems to be included within major and minor development proposals.	A Flood Risk Assessment and Drainage Strategy has been submitted to support this application. The drainage strategy for the wider site includes surface water sewers, attenuation tanks and an attenuation basin. The water would be discharged from the site at a greenfield rate. The FRA and Drainage Strategy demonstrate that the wider strategy on the site is able to accommodate the 10 units proposed under this application.
Pollution and contamination (GEN31, GEN32, GEN33; OE DM1, OE DM2, OE DM4)	With regard to contaminated land, development will be permitted provided the Council is satisfied that appropriate remedial measures can be undertaken. Development must not result in pollution that harms the health and safety of communities and their environments.	A contaminated land assessment has been submitted to support this application which shows that there is no onsite contamination, although some potential from off-site contamination. The site had been considered acceptable. A lighting strategy has been submitted with this application to show that there would be no harm by way of the lighting proposed to the surrounding area.

Policy	Requirements	Application compliance
	Where pollution is caused, or where development is sensitive to pollution, permission would only be granted where appropriate mitigation is secured and the pollution has been minimised.	
Green Infrastructure (GI SP1)	The emerging local plan provides that all developments must protect and enhance existing Green Infrastructure (GI), and provide opportunities to connect existing GI and enhance it where possible.	The wider scheme includes the provision of a large area of open space, to provide valuable amenity and recreational space that promotes healthy lifestyles and a sense of community. As shown in Section 7 below, the provision of open space and green infrastructure on the wider site and within the blue line would meet the Council's open space standards for the additional 10 units.
Design (GEN18; D SP1, D DM1, D DM2, D DM3; ES1, HDQ2, HDQ5-7)	Requires development to be of a high-quality design and integrated into its surroundings with appropriate internal and external space provision. Requires development to include crime prevention measures through high quality design and layout.	The proposed design, appearance and layout has been informed by the character of North Bersted and proposes traditional house forms, with a varied material choice to ensure that it will integrate with its surroundings. The style of dwellings remains the same as that accepted under the Reserved Matters application granted on the site. As such, the design, style and types of homes have already been accepted on this site. The layout promotes natural surveillance over public open space and the street network, which will create a safer environment.
Transport and movement (GEN4, GEN15,	Promotes the fullest use of sustainable transport modes, encouraging reduced dependence on the private motor car.	In order to promote sustainable transport modes, a Travel Plan has been submitted with this application.

Policy	Requirements	Application compliance
GEN16; T SP1; T DM1; GA1)	Development proposals will be expected to include a range of mitigation measures to aid this objective including seeking measures to improve public transport routes, improving the quality and quantity of cycle and pedestrian links and ensuring that new highway infrastructure helps to mitigate the impact of development.	The access strategy proposed reflects that set out within the outline planning application and is in full accordance with the relevant highways and transportation policies of the development plan. A Transport Statement has also been submitted which demonstrates that the additional 10 units on the site, together with the 90 units on the remainder of the site, would be satisfactorily accommodated and would not prejudice highway safety. The submitted tracking plans contained within the Transport Statement demonstrate that refuse and fire appliance vehicles, as well as estate cars, can successfully manoeuvre throughout the site. Pedestrian paths have been designed into the scheme, connecting to the public open space and wider site, which from there connect to wider public footpath networks and services.
Parking provision (GEN12; HDQ8)	Requires that developments provide sufficient parking spaces to meet the adopted Parking Standards.	The proposal provides sufficient parking to meet the allocated parking standards for cycle and car parking. One visitor parking space is provided within the site, with additional visitor parking provided in close proximity within the wider site.

Policy	Requirements	Application compliance
		The amount of visitor parking provided within the wider site is greater than that required and therefore, there would be no deficit in parking terms.
Infrastructure (GENB; INF SP1)	Requires that where the provision or improvement of infrastructure is necessary to serve new development, or mitigate its impact, this should be provided either on or off-site, or through financial contributions.	The applicant is willing to enter into a legal agreement to cover any additional infrastructure contributions required from the additional 10 units on the site, and is willing to discuss the most appropriate route for this. It is suggested that a Unilateral Undertaking is submitted to provide the additional contributions.

6.0 CONSULTATION

6.1 The programme of community engagement for the preparation and design of the proposals at Land west of New Barn Lane has, from the outset, been designed to not only reflect the latest guidelines but also best practice in terms of the policies set out in the Localism Bill and the National Planning Policy Framework ('the Framework').

6.2 The Localism Bill was introduced to Parliament on the 13th December 2010, and was given Royal Assent on the 15th November 2011, becoming an Act and enshrining the need to consult into law.

6.3 The Framework was published by the Government on the 27th March 2012. It forms a key part of the Government's reform of the planning system. It states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. Particular regard has been had to paragraph 188 of the Framework, which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community"

6.4 Arun District Council adopted their Statement of Community Involvement (SCI) in April 2012. In relation to major development proposals, the Council's SCI encourages engagement with interested parties, stakeholders and communities as early as possible in order to add value to the process and the outcomes. Examples of how to engage are given, and range from public meetings, public exhibitions, workshops and the meeting with the town and parish councils to mail drops, neighbour notifications and use of websites.

6.5 The sub headings below set out the wider consultation that has been undertaken on this site for the various stages of application. These are relevant to this application as they have all informed the proposal set out within this application.

Community engagement for outline planning application

- 6.6 The Planning Statement submitted with the outline planning application details the considerable public consultation exercises undertaken between the applicant and the community, Parish Council and local planning authority.
- 6.7 Formal events held included a meeting with Bersted Parish Council in July 2015 and a public exhibition/ Question and Answer Session in September 2015 and allowed for the consultant team to answer any questions from residents and explain the detailed pre-application proposals. Furthermore, a consultation flyer was prepared and circulated to residents living in the North Bersted area.
- 6.8 Following the consultation exercises, a design response was prepared and included within the Design and Access Statement to show how the issues and comments raised had been addressed. The Transport Assessment, Flood Risk Assessment and Foul Water Strategy were also updated to reflect on the comments raised.
- 6.9 The success of the community engagement at that time was demonstrated by the granting of outline planning application.

Original Reserved Matters engagement

- 6.10 A range of community consultation was undertaken for the first Reserved Matters (BE/113/17/RES), which included a drop-in event for the local community and stakeholders, a meeting with Bersted Parish Council, a newsletter invitation to the drop-in event and pre-paid reply card for those who could not attend the event, a website and an information line and consultation email address.
- 6.11 A Statement of Community Involvement (SCI) was produced to support that application which detailed the community consultation undertaken with relation to this Reserved Matters Application. It further provided a detailed breakdown of feedback received from the above consultation methods, including the comments received.
- 6.12 The comments and issues raised from the consultation exercises were incorporated into the scheme, where relevant, although it is noted that a large number of comments were received on matters that were addressed at outline stage such as traffic, flooding and access.

Subsequent community consultation

- 6.13 Since the approval of the first Reserved Matters on this site, Linden Homes South have engaged with the Parish Council in order to discuss the proposed changes to the layout which are sought under this application, and why this is being sought. The revised layout continues to take on board the comments made during the previous consultation events. The Parish were understanding of the need for smaller homes and the revised strategy, and were appreciative of the continued engagement.
- 6.14 Linden Homes have further engaged with the Local Planning Authority prior to the submission of this application, in order to discuss the proposed strategy and changes. The Council raised no overall concern with regard to the proposal but advised that the technical information would need to demonstrate that there is sufficient capacity to accommodate the additional units on the site. As discussed in Section 7, and the technical reports, we can confirm that there is capacity in technical terms for an additional 10 units on the site.

7.0 ASSESSMENT OF PROPOSALS

Principle of Development

- 7.1 At the time of submission, the site lies outside the settlement boundary defined on the Proposals Map and Policy GEN2 of the Local Plan 2003. At this point, the Council cannot currently demonstrate a 5 year housing land supply, with the latest Authority Monitoring Report (January 2018) setting out a supply of 2.08 years.
- 7.2 Paragraph 49 of the Framework states that “*relevant policies for the supply of housing should not be considered up to date*” when the Local Planning Authority “*cannot demonstrate a five-year supply of deliverable housing sites*”.
- 7.3 Given Council’s housing land supply position, and recent case law¹ with regard to ‘*relevant policies for the supply of housing*’, GEN2 would be considered out of date. As such the presumption in favour of sustainable development contained within paragraph 14 of the NPPF, is engaged. Therefore, development should be granted unless any adverse impact would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, or specific policies indicate development should be restricted.
- 7.4 The specific policies are set out in Footnote 9 of the NPPF, and do not apply to this application. Therefore, the planning balance should consider whether any adverse impacts significantly or demonstrably outweigh the benefits.
- 7.5 In this regard, whilst the site is located outside the current settlement boundary of Bersted, it is well located to the existing settlement and its facilities and services and is therefore considered to be a sustainable location for growth.
- 7.6 However, during the course of this application the Council’s emerging Local Plan will be adopted, following the publication of the Inspector’s Final Report on 5 July 2018. At this point, the Council will be able to demonstrate a 5 year housing land supply, and the site will be located within the Built Up Area Boundary, where Policy SD SP2 seeks to focus growth. The site will also no longer be located within a Strategic Gap. Therefore, the proposed 10 units under this application would be in compliance with the Council’s strategy for development.

¹ Suffolk Coastal and Richborough Estates cases (2017)

- 7.7 It is also material that the principle of the development of the application site has been established through the granting of outline planning permission. The outline and Reserved Matters permissions discussed within Section 2 (Planning Context) are extant, and therefore a material planning consideration to the determination of this application.
- 7.8 A Reserved Matters application has been granted approval on this site (ref. BE/113/17/RES), which has established the principles of:
- Appearance and scale of homes
 - Proposed internal road layout
 - Sustainable Drainage System detailed size and design
 - Landscaping strategy
- 7.9 These matters are relevant to the determination of this application, as the proposed layout, scale and design of the dwellings remain as approved and extant on the site.
- 7.10 We demonstrate within the sections set out below that the proposed development would provide benefit to the community and surrounding area through a modest contribution to housing supply and provision of a high quality development.

Housing mix, including Affordable Housing

- 7.11 Policy DEV17 of the Local Plan 2003 requires developments of 25 or more dwellings to provide affordable housing on site. Policy AH SP2 requires that developments of 11 units or more provide 30% affordable housing, and Policy H DM1 seeks a balanced mix of market and affordable dwellings sizes and that a proportion of housing be provided to meet the needs of older people.
- 7.12 The submitted site layout seeks permission for 10 dwellings, and whilst this does not meet the threshold of Policies DEV17 or AH SP2, 3 (30%) will be affordable. The table below indicates the housing mix which will be provided:

Type	Tenure	Quantity
2 bed bungalow	Market	2
3 bed house	Market	5
Sub Total		7
2 bed bungalow	Affordable rent	1
2 bed bungalow	Affordable shared ownership	1
3 bed bungalow	Affordable shared ownership	1
Sub Total		3
Total		10

7.13 The proposed mix would provide in total 4 x 2-bed units and 6 x 3-bed units. This would accord with the Housing Needs Assessment 2016 which identifies a need for predominantly 2 and 3 bed units.

7.14 Furthermore, given that the site is located within a wider development site, that has extant permission for 90 units, and a current revised RM application, it is relevant to consider the site as a whole in terms of housing mix provided to contribute to local need. The table below shows the comparison of the permitted mix, proposed mix, the proposed mix for the site as a whole (100 units) and the mix set out within the Housing Needs Assessment 2016. It is clear that the proposed mix is overall in greater conformity with the Housing Needs 2016 than that permitted, particularly with regard to 2, 3 and 4 bed units, and therefore would help to provide additional small units to meet the needs of the area.

Comparison housing mix table						
Unit size	Permitted 90 unit scheme under BE/113/17/RES (%)		Combined 100 unit mix (%)		2016 Housing Needs mix (%)	
	Market	Affordable	Market	Affordable	Market	Affordable
1 bed	0	22.2	0.0	20	9.3	40
2 bed	19	63	32.8	53.3	41.4	32.9
3 bed	58.7	14.8	52.4	26.7	36.9	24
4 bed	22.2	0	12.8	0	12.4	3.1

7.15 As such, the proposal complies with policy DEV17 of the Arun District Local Plan 2003, policies H DM1 and AH SP2 of the emerging Local Plan and policy HDQ4 of the Bersted Neighbourhood Plan with regard to housing mix and affordable housing provision.

7.16 As discussed within the accompanying Design and Access Statement, the layout and appearance, of the scheme has been designed so as to ensure a tenure blind development.

This has been carried through to the design and quality of the affordable housing units within the development, which would not be easily distinguishable from the market housing units.

- 7.17 In order to ensure inclusivity within the site, the proposed development includes 5 units which are specifically adapted to support wheelchair users. Wheelchair parking spaces have also been provided in close proximity to these units.
- 7.18 Overall, the proposed mix of market and affordable housing would be in broad accordance with the Coastal West Sussex SHMA Update Arun Summary 2012 and Housing Needs Assessment update 2016, with the proposal providing 2 and 3 bed units to provide for the identified need.

Design, layout and visual amenity

- 7.19 Policies GEN7 and GEN18 of the Local Plan 2003 set out that development should be of a high quality and include measures to prevent crime. Policy D SP1 and D DM1 of the emerging Local Plan sets out that development should make efficient use of land and reflect the characteristics of the local area, with consideration given to high quality architecture, adaptability, layout, public realm and crime prevention among other matters.
- 7.20 Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the extant outline and reserved matters applications.
- 7.21 Whilst this application is not tied to the parameter plans set out under the outline permission on the site, the proposed layout has sought to adhere to them. As such, the proposed development area is retained within the 'residential' zone on the Land Use Parameter plan agreed at outline stage. The access route follows that approved under Reserved Matters application BE/113/17/RES, with the single access to the south east of the site. The layout includes a perimeter block structure as the basis of the urban form, promoting natural surveillance and crime prevention on the adjacent public realm and streetscene.

- 7.22 The street network would be pedestrian oriented, with pedestrian paths, dropped kerbs and tactile paving at appropriate crossing points on the primary road, and shared surfaces in certain locations for pedestrian priority. The site is connected to the wider development site through footpaths that link to the adjacent open space area, which additionally connects to the footpath to the south.
- 7.23 The proposed layout and positioning of buildings was approved under the extant Reserved Matters application BE/113/17/RES, with a minor change to the garden layouts as a result of an additional unit being proposed on the site. As such, the layout, block structure and street network has been previously agreed.
- 7.24 As per the Building Heights parameter plan, the development consists of bungalows and two storey dwellings, with the bungalows located to the east of the site. The two storey dwellings are located outside of the single storey zone on the outline parameter plans, and therefore the development would continue to respect the character of the surrounding area. It is a material consideration that the heights have been approved previously, under extant Reserved Matters application BE/113/17/RES.
- 7.25 Overall, the proposed layout would provide a key frontage facing New Barn Lane and the adjacent open space to the south, with a variety of street types that reflect their primary or secondary nature. The design and layout would create a distinct urban form which responds positively to the character and appearance of the area and creates a strong sense of place.
- 7.26 The external appearance of the development is discussed in detail within the accompanying Design and Access Statement. The proposed appearance, style and design of the dwellings remains as approved under the extant Reserved Matters application, and therefore have been considered acceptable. The proposed appearances demonstrate the context analysis which has been undertaken of the local area, identifying local vernacular and those aspects which have been carried forward to influence the external design of the dwellings.
- 7.27 The proposals include the use of various design features, materials and architectural elements to create design interest within the development as a whole. These principles have been previously agreed under the original Reserved Matters permission and remain unchanged under this application. Therefore, they have been considered acceptable.

- 7.28 As such, the proposed design, appearance, scale and layout are in accordance with Policies GEN7 and GEN18 of the Local Plan 2003 and Policy D SP1 and D DM1 of the emerging Local Plan.

Residential amenity

- 7.29 Policy GEN7 seeks that developments not have an adverse impact on neighbouring uses and occupiers.
- 7.30 Full and detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. A full analysis of the relationship of the proposed development with existing neighbouring amenity is contained in the accompanying Design and Access Statement.
- 7.31 Similarly, the development has been designed to ensure that good standards of amenity are provided for future occupants. Relationships between dwellings have been carefully considered to provide high quality private amenity space which is not unacceptable overlooked or overshadowed. Generous proportions of public open space will be provided, and the public realm has been designed to ensure good natural surveillance and safe environments for people to walk, cycle and play.

- 7.32 As such, the proposal is in accordance with GEN7 of the Local Plan 2003.

Landscape and Arboriculture

- 7.33 The landscape proposals are considered to be of fundamental importance in creating the appropriate setting for the proposed development and its integration into the existing urban form. The strategy relating to the landscape proposals is set out in detail in the accompanying Design and Access Statement and accompanying landscape plans and documents.

- 7.34 The landscaping strategy seeks to maintain a naturalistic character to the site's boundaries, having due regard to the relationship between the development and New Barn Lane to the east, the adjacent footpath to the south, the open land to the west and the caravan park to the north. The landscape strategy within the wider site seeks to include the retention of the tree line along the northern boundary, and a linear landscaped buffer along the eastern and western boundaries.
- 7.35 Throughout the site, street trees, hedging and grass areas would create an attractive, green development that would integrate with the sites rural surroundings to the west.
- 7.36 A Soft Landscape Management and Maintenance Plan has been submitted to support this application which fully details who is responsible for the maintenance and management of the landscaped areas, the required works to be undertaken by the responsible party, and at what frequency this should be done.
- 7.37 Policy GEN28 of the Local Plan 2003 relates to the protection of trees which have been designated as TPOs, are identified as Ancient Woodland or in a Conservation Area. The proposed development site does not include any of these protected tree features, and therefore would comply with this policy.
- 7.38 Nevertheless, an Arboricultural Impact Assessment/ Method Statement and a Tree Report have been submitted in support of this application which identify the tree constraints on the site and the proposed methodology for the trees identified for removal, retention or planting on the Tree Protection Plan. This will ensure that any trees for retention are protected and trees to be planted have the best opportunity to survive and mature.
- 7.39 Overall, the development proposal has taken great consideration of landscaping, to ensure that it creates a high quality development. The site subject to this application has followed the principles agreed under the extant Reserved Matters application in order that the cumulative effect of the landscaping would be to create an attractive development for future residents that integrates with its surroundings and encourages biodiversity enhancement.
- 7.40 It is relevant that the landscaping strategy has previously been considered acceptable under the original Reserved Matters application.

Open space and amenity space

- 7.41 Policy GEN20 of the Local Plan 2003 seeks that development provide public open space to meet a standard of 2.4 hectares per 1000 people together with play equipment. The Open Space and Recreation Standards (2000) provide further guidance in this regard and requires 24sqm of open space per person. Policy OSR DM1 of the emerging Local Plan sets out that open space should be provided in accordance with the guidance set out within the current Open Space Study (set out above), and any open space should meet the quality standards set out in that document.
- 7.42 As discussed previously, the site is located within the wider development site, where a separate Reserved Matters application has been submitted concurrently with this application.
- 7.43 The Reserved Matters application include a substantial area of open space, totalling 1 hectare and including 0.76ha of public open space and 0.24 of other green space, such as retained vegetation buffers on the western, northern and southern boundaries.
- 7.44 When the 10 units are combined with the surrounding proposed 90 unit scheme (cumulatively totalling 100 units on the site) and considered against the Council's adopted Open Space and Recreation Standards (2000), the total amount of open space required would be approximately 0.5ha. Therefore, it is evident that there is sufficient open space within the wider site to accommodate the 10 units proposed under this application.
- 7.45 Within the surrounding development site, there are a total of two Local Areas of Play (LAPs) and a Local Equipped Area of Play (LEAP), as well as a swale and open green space. When considered against the Open Space and Recreation Standards (2000), the number of LAPs and LEAPs would remain appropriate, especially considering the change in overall mix on the site towards smaller units that would accommodate smaller families or downsizers, rather than the larger families that would live within the larger units permitted previously. Therefore, when compared against the permitted scheme on the site, there would not be a significant increase in the number of children likely to be using the play space.
- 7.46 The proposed development site would overlook the adjacent green space to the south and would help to ensure natural surveillance of the public space.
- 7.47 The proposed development will also include tree planting along the internal street network

to create a high quality, attractive public realm.

- 7.48 Overall, the site as a whole will provide sufficient open space to accommodate the additional 10 units proposed under this application, in accordance with adopted and emerging local policy, and the adopted standards.

Space standards

- 7.49 The Council's current Local Plan (2003) does include policy for external or internal space standards. However, since the adoption of the Local Plan, the Government has published "Nationally Described Standards" which aim to provide local authorities with guidance over appropriate living space standards for new dwellings.
- 7.50 The emerging Local Plan, as consulted on in January 2018, includes policy D DM2 with regard to internal space standards respectively. Policy D DM2 requires that internal spaces are of an appropriate size to meet the requirements of all occupants and their changing needs, using the Nationally Described Standards as guidance.
- 7.51 All the proposed dwellings will meet the internal space standards as per the 'Technical Housing Standards – nationally described space standard'.
- 7.52 Furthermore, all homes would have a usable area of outdoor space and the majority of gardens would be 10m in depth as per the extant Reserved Matters permission on the site. The proposed development has been designed to comply with the space standards as closely as possible and would allow for acceptable living conditions and amenity space for future residents.

Access and accessibility

- 7.53 Policy T SP1 of the emerging Local Plan sets out that the Council will support development that reduces the need to travel by car and where the development has been designed to create safe and secure layouts for all modes of transport. This is set out further within Policy T DM1.

- 7.54 The site benefits from good connectivity to local services and facilities within Bersted and Bognor. The nearest bus stop is located 425m in distance from the centre of the site which provides a regular service to Bognor Regis, Chichester, Havant and Portsmouth. Bognor Regis railway station is 2.7km to the south, with car and cycle parking provision. As such, there are strong sustainable transport links between the site, Bognor Regis and the wider region.
- 7.55 The proposed access is the same as approved under Section 73 application BE/18/17/PL, which sought an amendment to the location of the access granted under the original outline permission on the site. This access arrangement is under construction currently, and has been approved previously.
- 7.56 The proposed layout and access point correspond with that approved under BE/18/17/PL and BE/113/17/RES.
- 7.57 As such, the vehicular access to the site shall be located in the south-east corner of the site, from New Barn Lane. Pedestrian access to the site (contained within the wider development site) runs alongside the access road, and is on average 1.5m in width, and 1.2m minimum width, as well as through the area of open space adjacent to New Barn Lane. This connects to the development site under this application.
- 7.58 The internal road layout has been designed in accordance with the design principles for Manual for Streets (Department for Transport, 2007). The road widths are as approved previously under the Reserved Matters application, and where footpaths are provided they will be on average 1.5m in width. Within the application site, there is an area of shared surface proposed. The swept path analysis plans appended to the Transport Statement demonstrate that refuse and emergency vehicles can manoeuvre throughout the access road to reach the site and dwellings proposed. The internal road network has been agreed at under the original Reserved Matters permission, and therefore has been found acceptable previously.
- 7.59 Overall the access strategy proposed reflects that set out within the extant outline and reserved matters application and therefore has been considered acceptable previously.

Traffic impact and Travel Plan

- 7.60 Policy T SP1 further sets out that development will be permitted an application is supported by a Transport Assessment that demonstrates that impacts on local and strategic network can be satisfactorily accommodated/mitigated, and a Travel Plan is provided that is effective and deliverable.
- 7.61 A Transport Assessment was submitted as part of the outline application. The traffic impact of 90 new homes was accepted at the outline stage with appropriate mitigation secured through the Section 106 agreement.
- 7.62 The Transport Statement submitted with this application demonstrates that the traffic impact was overstated at outline stage, and as a result the additional 10 units on the site would not result in any additional traffic over that agreed at outline stage previously. Given that the report submitted to support the outline permission was accepted by Arun District Council and West Sussex County Council, the lesser impacts identified by the updated traffic generation exercise would be similarly acceptable.
- 7.63 In pursuit of reducing the impact of car travel, the need to travel by car and increasing sustainable travel practices, a Travel Plan has been submitted to support this application.
- 7.64 The Travel Plan will have the following objectives:
- To support a range of sustainable transport alternatives
 - To develop awareness of options for sustainable travel to and from the site
 - To promote car sharing, walking, cycling and public transport use
 - To manage car parking demand across the development and minimise the impacts of car based travel.
- 7.65 The Travel Plan has been previously considered acceptable under the original Reserved Matters application granted on this site and remains the same for this application.

Car parking

- 7.66 The parking strategy for the site has been informed by the parking standards adopted by the Council in 2012, as well as the policies of the Bersted Neighbourhood Plan. The strategy seeks to provide for an appropriate level of parking as per these standards and Policy GEN12 of the Local Plan 2003. Policy T SP1 requires that development meet the parking standards, in line with West Sussex guidance.

- 7.67 As per the Transport Statement, the proposal will provide 21 parking spaces, of which 20 will be allocated and 1 unallocated, or visitor, spaces. The allocated parking provision is in full accordance with the West Sussex County Council parking calculator.
- 7.68 The calculator furthermore sets out a requirement of 3 visitor spaces. Whilst only one visitor parking space is provided within the site boundary subject to this application, given the scale of the scheme, it is considered to be reasonable for the number and size of units proposed. Nevertheless, it is relevant that the wider site, subject to a concurrent Reserved Matters application, provides additional visitor parking above the requirements for 90 units, including nearby spaces to the 10 units proposed under this application. As such, there would be no deficit of parking within the wider site.
- 7.69 The proposal would additionally provide wheelchair spaces to serve the 5 dwellings designed for wheelchair users, these are on plot and directly adjacent to the dwellings they serve.
- 7.70 The access street has been designed to be sufficiently wide to accommodate additional occasional parking without obstructing access for refuse, emergency or fire vehicles.
- 7.71 The proposal includes a mix of driveways, garages and visitor parking which have been designed to ensure that they accord with the principles of creating a safe and inclusive development. All garage spaces meet the minimum internal dimensions of 6mx3m.
- 7.72 As demonstrated above, the proposed parking provision meets the requirements of the Council's Parking Standards, and therefore accords with Policy GEN12 of the Arun District Local Plan 2003 and Policy HDQ8 of the Bersted Neighbourhood Plan 2014.

Cycle parking

- 7.73 This application provides secure storage for cycling within the curtilage of each house in a store or shed. The proposed cycling parking is in compliance with the cycle parking standards of Arun District Council and Policy HDQ7 of the Bersted Neighbourhood Plan 2014.

Bin and recycling storage

- 7.74 Refuse storage is provided on plot either within garages or to the rear of each dwelling.

- 7.75 As discussed previously, and set out within the submitted Transport Statement, provision for servicing of the site is provided with adequate on-site turning facilities for refuse and emergency vehicles, therefore ensuring such vehicles can enter and exit the proposed development site in a forward gear.
- 7.76 In keeping with Manual for Streets guidance (paragraph 6.8.9) and Building Regulations guidance, bins have been located within 25m carry distance of refuse vehicle and within 30m from a resident's boundary.

Sustainability

- 7.77 The proposed development has been designed with the key principles of sustainable development at the heart of the process. The proposals include a number of key sustainable planning principles as follows:
- A sustainable housing mix with a good mix of house types and tenures to meet the lifecycle needs of the community
 - A network of permeable streets and footpaths that connects the site to local facilities and the town centre by foot, cycle and public transport to help reduce trips by private car
 - A surface water drainage strategy designed to address the impact of climate change integrated into the scheme landscaping to minimise any incidents of surface water flooding
 - The integration of waste recycling facilities for all properties with easy to access bin stores located to the rear of properties to help encourage recycling
 - Buildings constructed to the relevant energy efficiency requirements of building regulations including part L and condition 20.

Energy Strategy

- 7.78 Policy GEN24 of the Local Plan 2003 sets out that new developments will be expected to facilitate energy and water efficiencies. Policy ECC SP2 seeks development to be energy efficient in accordance with relevant standards, including 10% of energy to be generated from renewable or low carbon energy generation on site.

- 7.79 Condition 20 of the extant outline permission on the site requires that at least 10% of the energy supply of that development be secured from renewable or low carbon energy sources, or equivalent fabric first standards that would secure a 10% reduction in energy use.
- 7.80 Whilst this application is not subject to the outline condition set out above, measures have been sought to meet the same standard across this development as the wider development site. The Energy Statement which supports this application and provides further detail in this regard.
- 7.81 In summary, a 9.85% reduction is achieved on this site through improved fabric measures such as improvements to insulation, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures.
- 7.82 Whilst this is marginally short of 10%, when considered alongside the wider site, the site as a whole would achieve a 10.03% reduction in energy through fabric first measures. As such, we consider the site to be acceptable in this regard.

Ecology

- 7.83 Policy GEN30 of the Local Plan 2003 states that development will not be permitted which adversely affects protected species.
- 7.84 The ecological interest in the site has been wholly taken into account throughout the evolution of the development proposals for the site. Submitted in support of this application is an Ecological Report. Crucial to this has been the commissioning of an ecological enhancement scheme which is appended to that report.
- 7.85 The Ecological Enhancement Strategy proposes the following mitigation measures within the wider site, some of which is applicable to the area proposed for development under this application:
- Planting of species-rich wildflower grassland within the open space to the east of the site
 - Temporary protective fencing installed around the treeline adjacent to the northern boundary of the site
 - Avoidance of increased lighting on hedgerows and treelines to protect bats. Furthermore, use of low pressure sodium lamps for external lighting, bolster planting to create additional foraging opportunities, and provision of new roosting

places in the form of bat boxes on mature trees.

- Clearance of vegetation outside of main bird breeding season and provision of nest boxes on retained trees.

7.86 Overall, the proposed development would not be harmful to protected species and would incorporate mitigation measures to provide the opportunity for biodiversity enhancement within the site.

7.87 These proposed mitigation measures were accepted under the original Reserved Matters application (BE/113/17/RES) and therefore the principle and detail has been agreed previously.

Surface Water Drainage

7.88 A Drainage Plan has been submitted to support the application. All houses and roads will drain via gravity to new surface water sewers located within the carriageway. The northern surface water sewers will drain into an attenuation tank situated in the north east open space area. This in turn will drain into the ditch network situated to the north. The southern sewers will drain into the attenuation basin located in the central open space which then drains into the local surface water sewer network situated at the site entrance.

7.89 The discharge from all attenuation features will be controlled to the green field run off rate for the development and sized to store and control the run off from the 1:100 year + 40% climate change storm events as required by the Environment Agency to prevent downstream flooding. The controlled run off from the attenuation basins will discharge into the existing surface water sewers located within New Barn Lane.

Foul Water Drainage

7.90 The accompanying Drainage Statement provides detail with regard to the foul water drainage for this application. This involves drainage by gravity to an existing public sewer system located beyond the east of the site boundary, within New Barn Lane.

7.91 The foul water network will be offered to Southern Water for adoption.

Contaminated land

- 7.92 Policy GEN31 of the Local Plan 2003 seeks for remedial measures where development is close to or on hazardous sites or contaminated land.
- 7.93 A desk based contaminated land and geotechnical assessment is submitted to support this application which identifies that there are no potential on-site sources of contamination. However, a number of potential off-site sources of contamination are identified. This report has been previously considered under the outline permission BE/142/15/OUT, and the site considered acceptable for residential development subject to conditions securing additional information in the event that contamination is found during the course of the application. My client raises no objection a similar condition being imposed on any granting of this application.

Planning Obligations

- 7.94 Linden Homes South are willing to enter into a legal agreement in order to secure any obligations which are necessary, directly related to the development and reasonable in terms of scale and kind to the application, as per the CIL Regulation 2011. The method for securing any contributions shall be discussed during the course of the application, however a Unilateral Undertaking is proposed.

Community Infrastructure Levy (CIL)

- 7.95 Arun District Council is currently in the process of preparing a Community Infrastructure Levy, with previous consultations held in 2015. However, the preparation of CIL and the Regulation 123 list has been put on hold whilst the Local Plan has been prepared.
- 7.96 According to the Council's website, there have been no further developments with regard to a CIL Charging Schedule or Regulation 123 list. Therefore, contributions cannot currently be sought through CIL.

8.0 CONCLUSIONS

- 8.1 This full planning application seeks permission for the erection of 10 dwellings, together with associated works. It is demonstrated within this planning statement how the development proposals will deliver the three strands of sustainable development which the NPPF views as the 'golden thread running through both plan-making and decision-taking.
- 8.2 At the time of submission, the Council does not have a 5 year housing land supply and therefore the presumption in favour of sustainable development applies and a tilted balance is engaged (paragraph 14 of the NPPF). Consequently, policies for the supply of housing, as set out in Section 7 above, are considered to be out of date and afforded limited weight. Paragraph 14 of the NPPF requires developments to be approved without delay unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies of the NPPF taken as a whole.
- 8.3 It is noted that the Council are due to adopt their emerging Local Plan mid July. Therefore, during the determination of this application, the policies contained within the emerging Local Plan will have full weight. At that stage, the Council will be able to demonstrate a 5 year supply of housing and the presumption in favour of sustainable development would not be engaged.
- 8.4 Nevertheless, the site lies within the Built Up Area Boundary, defined by the Proposals map for the emerging Local Plan, where Policy SD SP2 states development should be focused. As such, the principle of development in this location is considered acceptable subject to compliance with other policies contained in the Plan.
- 8.5 There is extant outline and reserved matters permissions on the site. As such, the principle of development on this site has been established. The proposed layout has taken account of the feedback from consultation with officers from Arun District Council, and previous community consultation events including a drop-in event and meeting with the Parish Council. This is evidenced through the retention of bungalows within the majority of the site, as part of the 'single storey' zone set out on the Outline parameter plans.
- 8.6 Careful consideration has been given to the design of the development, to be in keeping with the character of the surrounding area. The Design and Access Statement discusses the analysis, evolution and design approach which has been undertaken in order to inform the scale, design, layout and appearance of the proposed development.

The approach to design, road layout, appearance and scale has been previously agreed under the extant Reserved Matters application on the site.

- 8.7 The proposals provide for a good mixture of dwelling types, including bungalows and two storey dwellings, all with 2 or 3 bedrooms to meet the identified need for these unit sizes. It has been demonstrated that the proposed mix when considered cumulatively across the site would be in greater accordance with the Housing Needs Assessment 2016 than that permitted under BE/113/17/RES, which reflects the market signals identified by Linden Homes South. As such, when considered in isolation, and together with the wider site, the proposed mix is considered to be appropriate for this site and to meet the needs of the local community, in accordance with local policy.
- 8.8 Whilst the emerging Local Plan policy does not require Affordable Housing to be provided on sites of 10 units or less, the proposals will provide for 30% affordable housing to help address local affordable needs and as a benefit to the scheme.
- 8.9 The technical statements which support this application have demonstrated that the open space and drainage strategies for the wider site as a whole can satisfactorily accommodate the additional 10 units, when assessed against the guidance and policy. Furthermore, it is demonstrated that the additional 10 units on the site would not prejudice highway safety and can be satisfactorily accommodated within the wider highway network. Therefore, the proposal would be in accordance with local policy in this regard.
- 8.10 The proposals reflect the principles set out in the outline and reserved matters permissions, and accord with detailed national, local and neighbourhood plan policies. Furthermore, there are no adverse impacts that would outweigh significantly or demonstrably the benefits of the additional 10 units on this site.
- 8.11 As such, we respectfully request that this application be granted without delay.

