

n.j.a town planning Ltd

APPLICATIONS & APPEALS SERVICES

WALNUT TREE COTTAGE
SHRIPNEY LANE
SHRIPNEY
WEST SUSSEX
PO22 9NR

ERECTION OF DETACHED SINGLE STOREY,
TWO BEDROOM DWELLING

PLANNING, DESIGN
& ACCESS & HERITAGE STATEMENT

NJA/19/112

JULY 2019



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1.0 INTRODUCTION

1.1 Planning permission is sought for the subdivision of the garden to Walnut Tree Cottage for the erection of a detached single storey, two bedroom dwelling in order to make efficient use of the side garden to the property. The resultant property will be provided with garaging and private amenity space.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;

- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Heritage** – the impact of the proposal upon heritage assets;
- **Access** – access to the development and parking provision.

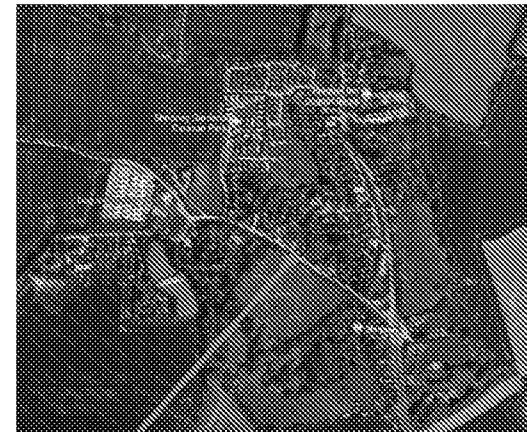
1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

- 2.1 Walnut Tree Cottage occupies a broadly square plot fronting Shripney Lane to its southern boundary from which access is taken. The site is located within the settlement of Shripney and is positioned within a predominately residential area to the south of the village, albeit outside of any settlement policy boundary.
- 2.2 The property is set within a landscaped curtilage which is demarcated from the highway by a low stone wall which extends northwards into the garden to demarcate the front garden to the dwelling. To the east of the dwelling sits the access from the highway with the driveway extending north parallel to the dwelling as well as east to connect to a detached double garage. To the rear of the dwelling, the garden extends across the full width of the plot with the boundaries demarcated by both walls and vegetation.
- 2.3 The dwelling itself is an attractive two storey white rendered dwelling sitting under a pitched slate roof with brick chimneys rising above. To the north east of the

dwelling sits a detached annexe constructed from brick which is currently used as a holiday let.

- 2.4 Walnut Tree Cottage sits with residential properties to the north, east and west of similar character and form with the wider area illustrating variations in the local architectural style commensurate with the period of build, giving no overriding architectural uniformity to the appearance of the area. The properties sit within varying sized plots and the area has a mature verdant character. To the south of the site sits a collection of paddocks which are screened to the highway by hedgerow.



Walnut Tree Cottage

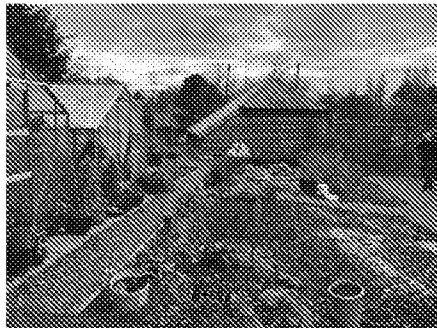
2.5 The site lies within the Shripney Conservation Area and whilst Walnut Tree Cottage is not listed, it is within proximity to the Grade II listed buildings of Shripney House and Pottery positioned to the northwest. The site is also within Flood Zone 1 according to the Environment Agency therefore is at the lowest risk of flooding and is additionally at low risk of pluvial flood risk. There are no public rights of way crossing the site, with the nearest extending parallel to the east and northern boundaries of the site and continuing in an easterly direction along Barn Lane.

2.6 The settlement of Shripney lies a very short distance to the north of Bognor Regis and has convenient access to the facilities and services via the A29. The site is also in close proximity to the Shripney Retail Park which provides day to day needs located at the southern end of Shripney Road. The village also contains two public houses. The nearest railway station is in Bognor Regis.

2.7 The images adjacent and below illustrate the site.



Views of Walnut Tree Cottage and its driveway



Views of annexe and garage

Views through and across the rear garden



Views through and across the rear garden

3.0 PLANNING HISTORY

3.1 Walnut Tree Cottage lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals the following planning history:

- BE/67/14/HH – Demolition of existing garage, erection of oak framed detached garage in new position, new vehicular entrance gate. Permission granted 28.07.2014.
- BE/47/12 – Annexe at Walnut Tree Cottage – Proposed use of annexe as a holiday let. Permission granted 28.05.2012.
- BE/82/10/CLP – Application for a lawful development certificate for a proposed use for the conversion of garage to annexe. Issued 13.09.2010.
- BE/47/99 – Proposed 3 bed cottage and rebuild garage. Refused 20.09.1999. Appeal dismissed 28.04.2000.
- BE/62/91 – Amendments to the size and roof of garage and driveway dimensions to that previously approved. Permission granted 27.08.1991.
- BE/16/90 – Provision of new double garage and driveway and external refurbishment of Walnut Tree Cottage. Permission granted 19.03.1990.
- BE/50/88 – Outline application for new cottage and double garage. Refused 03.05.1988. Appeal dismissed 20.03.1989.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF (2019) sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards***

sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.” This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

- 4.5 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that ***'Local planning authorities should approach decisions on proposed development in a positive and creative way.'***
- 4.6 Chapter 5 addresses the supply of new homes. It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore reinforces the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. This sets out that the Government has the objective to boost supply through strategic policies that identify sufficient housing land to come forward that is deliverable, suitable and available.
- 4.7 Paragraph 68 in particular identifies that ***'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'***. Paragraph 77 provides guidance on rural housing by advising that ***'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.'***
- 4.8 Paragraph 78 is also relevant where it states ***"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."*** The proposal would accord with paragraph 78 which should be afforded weight where the NPPF forms the more up to date policy position than the development plan.
- 4.9 Paragraph 79 addresses the issue of isolated homes, this replaces the former paragraph 55 of the NPPF (2012) and sets out that ***"Planning policies and decisions should avoid the development of isolated homes in the countryside...."***. This proposal is not deemed to result in any isolated home in this countryside location whereby it is located within a settlement that benefits from good access to local facilities and services and is not physically or visually separated from nearby built form.

- 4.10 The drive to support rural areas is additionally reinforced in Chapter 6 which confirms in paragraph 84 that ‘to meet local business and community needs in rural areas’, sites may have to be found that are ‘adjacent to or beyond existing settlements, and in locations that are not well served by public transport’. This should equally apply to the location of new housing with the key to acceptability being that the development is sensitive to the surroundings and has no unacceptable highways impact. Encouragement is given to **‘sites that are physically well-related to existing settlements’**.
- 4.11 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.
- 4.12 Chapter 11 of the NPPF requires that development makes effective use of land with Paragraph 117 advocating that **“Planning policies and decisions should promote an effective use of land in meeting the need for homes and**

other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”. Paragraph 121 requires that a positive approach is taken to applications for alternative uses.

- 4.13 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 127 sets out a number of tests for achieving high quality development set out within paragraph 127, which includes ensuring that developments (in summary):
- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character, including the surrounding landscape setting.
- 4.14 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and

by minimising impacts on biodiversity. This is continued within paragraph 174 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

4.15 In reinforcing the publicity that the building of new homes at present rates is not enough to meet demand, the NPPF promotes the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

4.16 The Framework requires the delivery of a wide choice of high quality homes in areas where people want to live, creating sustainable, inclusive and mixed communities. The intrinsic character and beauty of the countryside should also be recognised (paragraph 17).

4.17 Section 16 of the NPPF gives regard to the historic environment and requires a positive strategy to be given to the desirability of preserving and enhancing the significance of heritage assets. This states that in determining applications account should be taken of the desirability of sustaining and enhancing the significance of assets and putting them to viable uses consistent with their conservation. This includes also having regard to the potential impacts of development upon the significance of a heritage asset and its setting.

4.18 The NPPF states that any development likely to lead to substantial harm or loss of a heritage asset is likely to be refused consent unless this harm is outweighed by matters of public benefit. The consideration of the impact upon the significance of a designated heritage asset requires great weight to be given to the asset's conservation.

Local Planning Policy

4.19 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Bersted Neighbourhood Plan 2014-2029 which was made in November 2014.

Arun Local Plan 2011 – 2031

4.20 The relevant Local Plan policies to this development proposal comprise:

- Policy SD SP1 – Sustainable development
- Policy SD SP1a – Strategic Approach
- Policy C SP1 – Countryside
- Policy H SP1 – The Housing Requirement
- Policy H SP2a – Strategic Allocations
- Policy D SP1 - Design
- Policy D DM1 - Aspects of form and design quality
- Policy D DM2 - Internal Space Standards
- Policy ECC SP2 – Energy and Climate change mitigation
- Policy T SP1 - Transport and Development
- Policy HER SP1 – The Historic Environment

- Policy ENV SP1 – Natural Environment
- Policy ENV DM5 – Development and biodiversity
- Policy DM3 – Conservation Areas
- Policy W DM1 – Water supply and quality
- Policy W DM3 - Sustainable Urban Drainage Systems

4.21 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.

4.22 Policy SD SP1a (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns, including Bognor Regis, whilst also enabling development that provides for the growth of sustainable villages in the countryside, to meet the housing needs of the community by delivering 20,000 homes and protecting the natural and built environment.

4.23 Policy C SP1 (Countryside) recognises areas defined as the countryside will be recognised for its intrinsic character and beauty. Development will be permitted in the

countryside which meets stated criteria, such as being for agriculture, recreation, the rural economy and which otherwise accords with other policies in the Plan.

- 4.24 Policy H SP1 (The Housing Requirement) confirms that within the plan period of 2011-2031, at least 20,000 new homes will be accommodated within the District.
- 4.25 Policy H SP2a sets out the details of the strategic allocations within the Local Plan to deliver the greatest proportions of housing. This includes allocation SD3 for the West of Bersted for the provision of 2,500 dwellings together with new recreation, education and community facilities.
- 4.26 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.27 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees

and woodland, solar gain, public realm, layout, public art, density, scale and form.

- 4.28 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.
- 4.29 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.
- 4.30 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.31 Policy HER SP1 (The Historic Environment) affords the highest level of protection to designated heritage assets and requires that they are conserved and enhanced in a manner appropriate to their significance.
- 4.32 Policy HER DM3 (Conservation Areas) sets a framework for considering new development within Conservation Areas whereby criteria require proposals to provide appropriate

levels of sensitivity, have regard to traditional features, and should not harm important views into or out from the Conservation Area.

4.33 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.

4.34 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.

4.35 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.

4.36 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the

provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

Bersted Neighbourhood Plan 2014-29

4.37 The application site lies within the Neighbourhood Plan Designation Area for the 'Bersted Neighbourhood Plan'. The Neighbourhood Plan was made in November 2014. Relevant policies to the consideration of the proposal comprise:

- Policy ES1 – Design of new development
- Policy ES5 – Building Design
- Policy ES6 – Protection of trees
- Policy ES7 – Development outside of the Built Up Area Boundary
- Policy HDQ2 – Integration of new housing
- Policy HDQ3 – Windfall Sites
- Policy HDQ5 – Design of new housing
- Policy HDQ6 – Outdoor Space
- Policy HDQ7 – Attention to Detail

- Policy HDQ8 – Car Parking

- 4.38 Policy ES1 (Design of new development) sets out that new development should be of a high quality design and contribution to local character.
- 4.39 Policy ES5 (Building Design) sets out that new buildings should contribute positively to the historic character and provide for the conservation and enhancement of Conservation Areas.
- 4.40 Policy ES6 (Protection of Trees) ensures that development retains trees of good arboricultural and amenity value.
- 4.41 Policy EN7 (Development outside of the Built Up Area Boundary) does not support development outside of built up areas.
- 4.42 Policy HDQ2 (Integration of new housing) ensures that new homes are well connected to the surrounding area and are visually integrated with their surroundings.
- 4.43 Policy HDQ3 (Windfall Sites) permits small residential developments on infill site.
- 4.44 Policy HDQ5 (Design of new housing) requires new housing to be of a high quality and designed to reflect local character.
- 4.45 Policy HDQ6 (Outdoor Space) requires that all new dwellings are provided with private amenity space.
- 4.46 Policy HDQ7 (Attention to detail) lists required items to be considered early in the design process to ensure integration into a final design, these include waste and recycling storage, meter boxes, gutters and pipes.
- 4.47 Policy HDQ8 (Car Parking) requires new development to have adequate car parking with a minimum of two spaces per property.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The Arun Local Plan Policy SD SP1 provides a positive approach to new development that represents sustainable development that also meets the needs of the community through growth of existing settlements. This includes meeting the housing needs whilst also protecting the natural and built environment (Policy SD SP1a). Walnut Tree Cottage is located within a small settlement and it is proposed to make efficient use of the curtilage to provide a modest single storey, detached two bedroom dwelling. The property would be served by the existing detached garage and have its own access from the highway.
- 5.2 Policy H SP1 of the Local Plan confirms that over the period it will be providing at least 20,000 new homes, to include 847 windfall sites. This proposal would contribute towards this high level of windfall sites required and also provide development within the Parish which is to receive 2,500 dwellings through a strategic allocation within Policy H SP2a.

- 5.3 It is accepted that the proposed development is located outside of a Built up Area boundary and would not accord with the stated criteria of Policy C SP1 and the Neighbourhood Plan Policy EN7 however it is necessary to consider these Development Plan policies having regard to the NPPF as a more up to date material planning consideration.

Housing distribution

- 5.4 The NPPF (paragraph 59) states that 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.
- 5.5 Paragraph 65 requires local planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. In particular, planning policies should identify a supply of specific, deliverable sites for years 1 to 5 of the plan period and specific, developable sites or broad locations for

growth for years 6-10 and where possible, for years 11-15 of the plan. It is also recognised at paragraph 68 that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and such sites can often be built out relatively quickly.

5.6 In examining housing need, the most up to date Authority Monitoring Report available (Council website) is that of 2016-2017 (published January 2018) which pre-dates the adoption of the Local Plan. This states that the Council's land supply position sits at 2.08 years supply at the 31st March 2017. With this reported position being the most up to date available data, the Council is unable to demonstrate the provision of the required 5 years housing land supply, therefore a positive consideration should be afforded to the development proposal in the tilted balance as required by Paragraph 11 of the NPPF with a proactive approach to housing set out in Paragraph 14 of the NPPF.

5.7 The presumption in favour of sustainable development in relation to housing has also received judgement at the highest level, by the Supreme Court in the cases of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LP v Cheshire East

Borough Council [2017]. These cases examined the (then) paragraph 49 of the NPPF and clarified that in the absence of a five year housing land supply, the (then) paragraph 14 presumption in favour of sustainable development will be triggered.

5.8 The Supreme Court reinforced that it is a matter of planning judgement as to the weight housing policies are given; however policies affecting housing supply will have reduced weight in the tilted balance with there being an overriding need to boost the supply of housing except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects. The judgement considers that, in the absence of a five-year supply of housing land, the decision-taker can apply a tilted balance and proportionally apply weight to secure an adequate supply of housing rather than applying a rigid approach to the development plan.

5.9 The provision of this windfall site, whilst providing only a single unit, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. This site meets this requirement being limited in impact and also

being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme given that the development would make efficient use of land without any significant or demonstrable harm arising.

5.10 In having regard to the timing of the latest available Authority Monitoring Report for 2016-2017 against the adoption of the Local Plan in 2018, it is also recognised that both these documents also pre-date the publication of the latest NPPF in February 2019. The NPPF has brought with it changes to how a five year housing land supply is to be calculated, having regard to a changing definition of the term 'deliverable' for bringing sites forward. This is now defined in the NPPF to comprise 'Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

5.11 The new definition reverses the previous position that a site with planning permission is presumed to be deliverable, unless proven otherwise. It is for the Council to

demonstrate that there is clear evidence that a site would come forward. If not, then paragraph 11d of the NPPF comes into force which applies a presumption in favour of sustainable development where development plan policies are out of date.

5.12 The difficulty in assessing 'deliverability' relies upon an assessment of production relates of developers. This can be influenced by matters such as:

- responding to the housing market;
- development of associated infrastructure and utilities to enable physical readiness for occupation;
- availability of skills and labour;
- availability of finance;
- availability of materials;
- mortgage funding for those wishing to buy.

5.13 As cited within *St Modwen Developments Ltd v SSCLG* [2017], 'the local planning authority can only do so much, that is to maintain a five year supply of deliverable housing land. The market, comprising house builders, finance and purchasers has to do the rest'. This reiterates the importance of the Council to plan positively and act proactively when smaller and more deliverable sites do

come forward. This is pertinent where, until the Council provides clear evidence within an up to date Monitoring Report of its housing provision, reliance on sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should be treated with a fair degree of circumspection.

Development outside of built up area boundaries

- 5.14 In addition to the presumption in favour of sustainable housing development, the NPPF additionally accepts that development, even residential development, can occur outside of settlement policy boundaries when having regard to paragraphs 68, 78 and 79 of the NPPF. Paragraph 68 drives forward contributions to the rural economy and community and Paragraph 78 provides for development in countryside locations where the site is not located in an 'isolated location' in order to promote sustainable development. It is stated that housing should be located **'where it will enhance or maintain the vitality of rural communities'**.

- 5.15 The interpretation of 'isolated' was subjected to scrutiny (November 2017) within the High Court case of Braintree DC v SSCLG. The Judgement found that new homes should be considered 'isolated' only if they were positioned "far away from other places, buildings, or people, remote.." utilising the ordinary English definition. This Judgement provides for opportunities to consider countryside locations for new residential development, with the drive for housebuilding strongly reinforced within the revised NPPF.

- 5.16 Furthermore, paragraph 14 of the Judgement states that 'it is consistent with the Framework that sustainable transport opportunities are likely to be more limited in rural areas' therefore further acknowledging that rural areas should not necessarily preclude new development as indicated at paragraph 78 of the NPPF which states that in order to promote sustainable development in rural areas 'housing should be located where it will enhance or maintain the vitality of rural communities'.

- 5.17 In addition to paragraph 78, the NPPF at paragraph 103 states that whilst the planning system should actively manage patterns of growth in support of the Framework's

sustainability objectives (set out at paragraph 102 in respect of transport issues), it acknowledges that ‘...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’.

- 5.18 It is therefore reiterated that the site’s location within the countryside does not necessarily make it ‘unsustainable’ simply by definition. Indeed, the Council has acted positively to development in the countryside, such as at ‘The Cottage, Shripney Road’ where permission has been granted for 20 new units and one replacement dwelling under reference BE/63/17/OUT which was most recently revised under reference BE/131/18/PL in April 2019. In this case, not only is it demonstrated that the site is not located within ‘isolated’ countryside (given the proximity to the settlement and surrounding built form) the proposal contributes to the vitality of the local rural community with occupiers of the new dwellings very likely to use local services and facilities which in turn helps local villages to grow and thrive, as encouraged by paragraph 78 of the Framework.

- 5.19 The proposal at Walnut Tree Cottage is similarly not isolated from other dwellings or development where there is a wide range of local services and facilities just a short distance away. Whilst occupiers of the new dwelling will likely use the private car, many of the day-to-day trips may be short ones, particularly as Shripney is well connected to other towns within the District and further away. It is therefore considered that the site is sustainably located.

Previously developed land

- 5.20 In addition to the location of the development within a sustainable location, the NPPF strives for the efficient use of land as detailed within Chapter 11. Furthermore, the first criteria of HDPF Policy 33 sets out to ‘**Make efficient use of land, and prioritise the use of previously developed land...**’.
- 5.21 The NPPF provides a definition of ‘previously developed land’ which excludes, amongst other criteria, ‘land in built-up areas such as residential gardens....’. This site is not located within a ‘built-up area’ having regard to the relationship to any settlement boundary adopted within the Arun Local Plan. The garden to Walnut Tree Cottage should therefore be seen as ‘previously developed land’ and acceptable for

development, with the provision of a windfall site through the subdivision of gardens accepted within the Neighbourhood Plan.

Conclusion on the principle of development

5.22 In addressing the objectives of sustainable development, the proposal would bring economic benefits associated with the construction process and also a contribution towards local services and facilities from use by future occupiers. There is also likely to be local spending as a new home owner makes a house their home. The occupants are likely to support the local community thus having a social role within this part of the village. Finally, the development would seek to retain the existing boundary vegetation whilst also adopting current energy efficient standards fulfilling the environmental objective. All three strands of sustainable development can therefore be met simultaneously from permitting this development.

5.23 This Statement demonstrates that having regard to NPPF paragraph 11, there are no adverse impacts of granting planning permission that would significantly or

demonstrably outweigh the benefits when assessed against the policies of the NPPF when taken as a whole. The proposed development will make a small but important contribution to housing land supply within the District and in particular to the Council's windfall target. In having regard to NPPF paragraph 68 in particular, the site is deliverable now and for the reasons set out; it is sustainably located and would make efficient use of land.

6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1, D DM1, D DM2 and the Neighbourhood Plan Policies HDQ6, 6 and 7 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.
- 6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is intended to be sensitive to the site and its surroundings whilst also making efficient use of land. The unit proposed is to be modest in size and by virtue of its design and positioning within the plot, will sit subservient to Walnut Tree Cottage to ensure that this

characterful dwelling remains prominent in the street scene.

- 6.3 The proposal also has regard to providing a unit that is tailored to the needs of the expected occupants as required by Policy D DM2 of the Local Plan. In particular, the property is limited to two bedrooms and upon a single level only and is intended as such to provide an opportunity for the current occupiers of Walnut Cottage to downsize whilst enabling them also to remain living in Shripney. The proposal is also to provide adequate internal circulation and storage space to account for long terms needs and also as needs change according to the occupants, whether this be for the current applicants or future occupants in perpetuity.

Figure 1: Proposed block plan



- 6.4 Policy D DM1 (Aspects of form and design quality) is prescriptive in its criteria for the assessment of new development. As such the criteria are individually addressed below.

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.*
- 2. Appearance/attractiveness
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.*

- 6.5 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together.
- 6.6 Walnut Tree Cottage occupies a large site compared to dwellings in its immediate vicinity with the property positioned to the south west corner. This provides an ideal opportunity to make efficient use of the remainder of the

plot for an infill property whilst still providing large gardens, detached garages and driveways for both properties without the plots appearing cramped or overdeveloped in the street scene. The proposal would therefore reflect with the character of the area in terms of plot size.

- 6.7 The scale and massing of the proposed property is to sit subservient to Walnut Tree Cottage which is two storeys in height and prominent to the street frontage. This is achieved by positioning the new dwelling centrally to the plot and behind the existing double detached garage that sits to the east of the existing dwelling. With the proposed property being single storey, the effect will reduce any prominence of the new property and would retain a hierarchy within the street scene.

- 6.8 To further conform with the character of the area, the property will have space about its elevations and whilst extending across the width of the plot retains ample space between Walnut Tree Cottage itself and Old Cottage to the east to ensure that any cramped appearance in the street scene does not arise. The design of the dwelling pushes the remainder of the massing to the rear which reduces the impact of the property. The large plot also ensures that the

development retains a modest dwelling in relation to the overall plot size compared to many other dwellings in the locality, such as Pottery, Shripney House, Barn End and Rambler Cottage as nearby examples. The density is therefore appropriate to the character of the area and no adverse effects in terms of massing will arise.

6.9 The design of the property as seen from the street will replicate the appearance of a boundary wall dividing the front and rear gardens to Walnut Tree Cottage as opposed to appearing as a distinct traditionally formed property. This intends to fully respect the form of Walnut Tree Cottage and enable the new dwelling to have a recessive impact in the street scene. This effect will be furthered by the use of brick and flint within the external elevation to the street to sit commensurate with materials found locally and the character of the area. This approach seeks to reinforce the impression that the dwelling is a further garden structure and this effect is further achieved by ensuring that there are minimal embellishments and fenestration within the southern elevation and no distinct focal point.

6.10 The effect is further achieved by sitting the property mainly under a flat roof with the exception of the raised roof

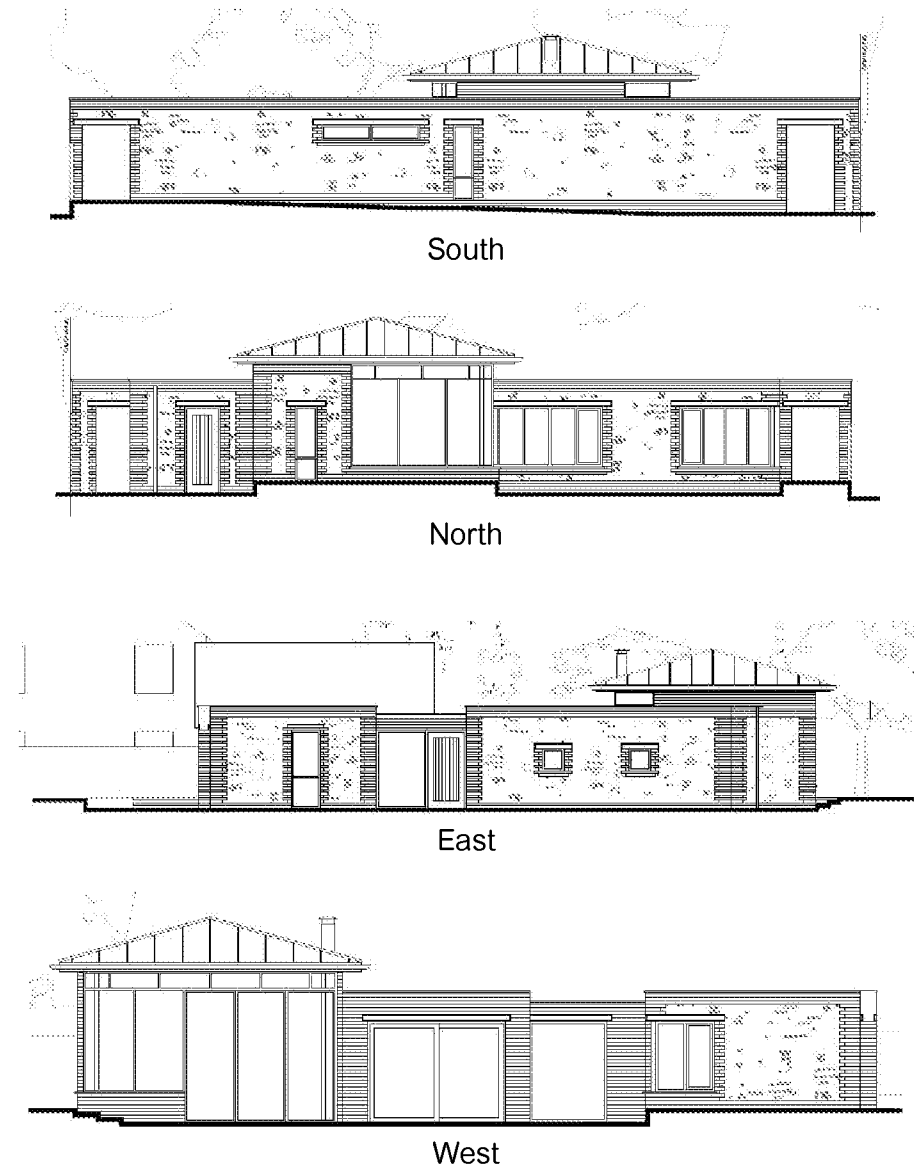
central to the core of the property. This element, with its additional height would however sit deeper within the plot, thus pushing the additional height further from the public vantage points in the street. This would create the impression of a further garden building positioned to the rear in public views and would also sit behind the detached garage which would remain the most prominent aspect of the residential unit. The property would therefore appear sensitive to the character of the area.

6.11 Within the plot itself, the building has variation in its elevations with differing roof heights and fenestration to add interest which would also be reflected within the materials. This approach to the design of the property suggests a hierarchy of primary and secondary modules linked by the entrance hall to the east of the site. The size of the plot also allows for a sensitive approach to be given to the siting of bin and cycle storage to minimise the visual effect of these additional requirements for a residential dwelling with effective use to be made also of the existing detached garage.

6.12 The property would be constructed from a mix of materials to further reflect the aspects of the sit which has a public presentation and that to the rear. The final selection of materials would be appropriate to the character of the area in terms of texture and colour with attention to also be given to the detail, having regard to matters such as meter boxes, flues, lighting, gutters and pipes. In particular, the public facing elevations will be constructed from brick and flint commensurate with finishes found within the area as noted within the Shipley Conservation Area Appraisal. The property would also be constructed using traditional building methods, which is important when considering the use of flintwork and thus demonstrates the careful regard to be given to respecting the sensitivities of the character and appearance of the area.

6.13 Within the plot, the area to be provided for the new property is laid mainly to lawn together with low level planting and boundary hedgerow. It is apparent that there would be some loss of small individual trees that sit within the space but the site would be hard and soft landscaped to ensure that the site continues to respect the character of the area and in turn contributes towards biodiversity interest.

Figure 2: Proposed elevations



3. Impact

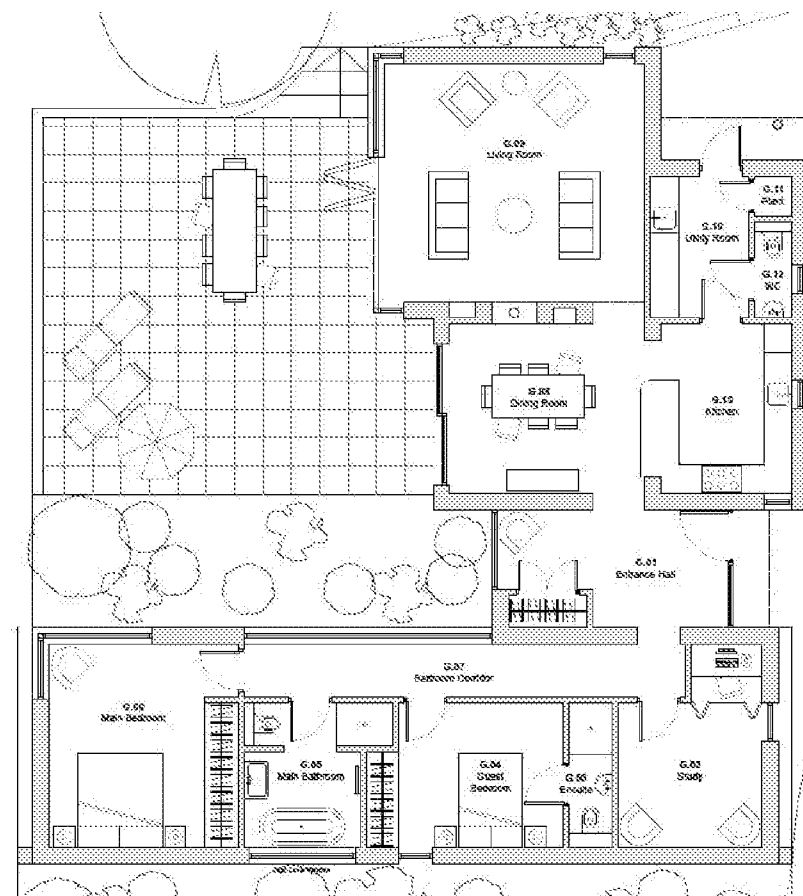
Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

6.14 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the closest residential properties will be Walnut Tree Cottage to the west, Barn Cottage to the north and Old Cottage to the east.

6.15 The creation of a new infill property would not result in any harm to the privacy of neighbouring properties with the accommodation at ground floor only. The new fenestration would have views into the rear garden only therefore these views would be enclosed by boundary treatment. Views to the south across the front garden would also provide natural surveillance for security. Given the single storey height, there would be no harmful impacts upon daylight or sunlight.

6.16 The neighbouring properties would receive some disturbance during construction works but this would be over a short duration and therefore not be adversely harmful.

Figure 3 Proposed Floor plan



4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

- 6.17 The development will ensure that required standards of energy efficiency are met as set by Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use. The proposal would therefore be energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

- 6.18 The proposed development is specifically designed to meet the needs of the proposed occupants who would be downsizing from Walnut Tree Cottage and would accommodate their needs in perpetuity. The development

does not include public space therefore this aspect of the criteria is not relevant.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

- 6.19 The property is provided with fenestration that would provide for natural surveillance across the clearly defined public and private areas of the site. The property would also be constructed with appropriate security fixtures.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

- 6.20 The proposed site seeks to retain all existing landscaping as appropriate and will provide new landscaping once complete.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

- 6.21 The orientation of the site is prefixed and would have the front elevation facing south. The design throughout however does seek to maximise natural light within internal spaces through the positioning and size of the fenestration. This would also contribute to internal heating but not result in excessive internal temperatures.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.22 The development is for a single property only which would have a contribution to the street scene but would not be providing for any public realm features.

10. Layout – movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

- 6.23 The property would be provided with its own vehicular and pedestrian access to ensure that the property can provide for off-site parking. This would sit separate to the access for Walnut Tree Cottage. The proposal would also provide for on-site cycle parking.

11. Layout – legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

- 6.24 The proposed development is specifically designed to provide a property that has a recessive appearance in the street scene. This is achieved by not providing focal points such as a principal entrance on the front elevation. However, to ensure that the property remains legible, the

site will be appropriately landscaped to ensure that visitors can identify with the public and private areas of the plot, for instance with a clearly defined footway to the main entrance which is on the side elevation.

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

- 6.25 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

- 6.26 The development seeks to make efficient use of land and, given the large size of the plot to Walnut Tree Cottage, the

proposal can achieve a density that respects the character of the area and would not result in any overdevelopment of the site nor a cramped appearance in the street scene. The density would sit commensurate with the locality.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 6.27 Matters regarding scale and massing have been addressed in relation to criteria 1.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.28 Matters regarding scale and massing have been addressed in relation to criteria 1. No Supplementary Planning Document titled 'Arun District Council Design Guide' could be found on the Council's website therefore it is not possible to specifically refer to this. Notwithstanding this, the proposal is considered to accord with the requirements of the development plan with regard to all aspects of design and is therefore considered to have an

acceptable impact upon the character and appearance of the area.

Natural Environment

6.29 The NPPF requires that local planning authorities should preserve and enhance biodiversity and that new development should adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) require that new development seeks to achieve a net gain in biodiversity and protects existing habitats and protected species on site. The Neighbourhood Plan Policy also seeks to provide for the protection of trees within Policy ES6.

6.30 The site is not located within any area designated for its ecological interest however it is acknowledged to be in a rural location and has potential for providing a suitable habitat for protected species. The proposed development would not result in the demolition of any buildings that are likely to accommodate any protected species and whilst the site would result in new built form, this can be achieved whilst being sensitive to the natural environment.

Notwithstanding this, the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.

6.31 It is intended to retain the natural boundaries to the site which provide a natural wildlife corridor and screening, whilst also contributing to landscape character. The final development would also be appropriately landscaped ensuring that the proposal overall results in no net loss in biodiversity value. There is no conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity, with the proposal also ensuring that the characteristic landscape of the locality would be safeguarded.

6.22 The site sits within an area that is at low risk from fluvial flooding and low risk from pluvial flooding. any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

6.23 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a single dwelling and a connection would be agree with the local water authority under the Water Industry Act 1981.

7.0 HISTORIC ENVIRONMENT

7.0 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering applications which affect the setting of listed buildings and conservation areas, the Local Planning Authority must have special regard to the desirability of preserving or enhancing its setting or any features of special architectural or historic interest which it possesses.

7.2 The NPPF additionally requires a Local Planning Authority to 'identify and assess the significance of a heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset)...'. This assessment should consider the direct and indirect impacts with weight given to the asset's significance and conservation. These requirements are reflected locally within Policy HER SP1 (The Historic Environment) and Policy HER DM3 (Conservation Areas) of the Local Plan and Policy ES5 (Building Design) of the Neighbourhood Plan.

7.3 In first addressing the setting of the nearby Grade II listed buildings of Shripney House and Pottery, these properties are positioned to the northwest of the site. Shripney House was first listed in 1984 within the listing entry stating:

'C18 or earlier. Two storeys. Five windows. the main part of the house has been refaced with rough plaster, now colour-washed khaki. the east end is a C19 addition in red brick with a gabled bay. Tiled roof. Modern casement windows.'

7.4 To the east of Shripney House is 'Pottery' which is titled on the listing from 1984 as 'Studio Barn'. The listing for this property states:

'Originally a barn, converted into a studio-house. C18. One storey. Flints. Hipped thatched roof. The central wagon entrance has been converted into a large studio window.'

7.5 The proposed development would not sit directly adjacent to these listed properties with Walnut Tree Cottage providing intervening built form. The separation of the site from the Grade II listed dwellings, together with the careful approach

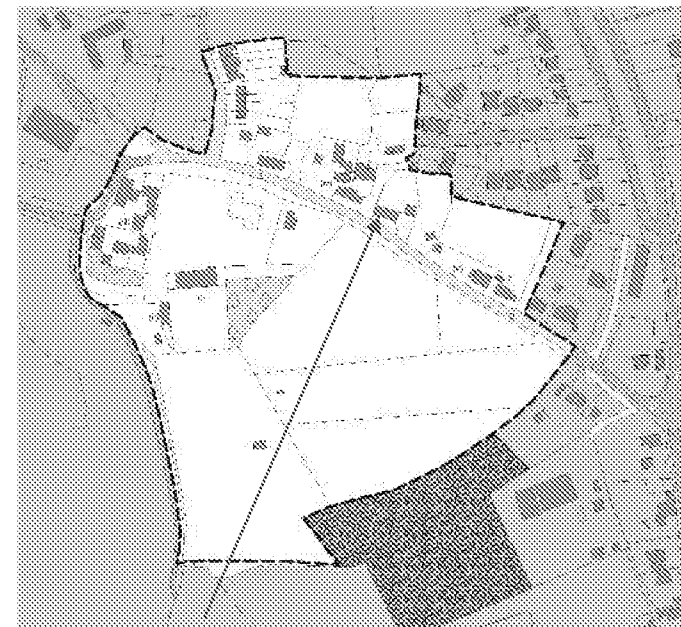
taken to matters of design for the new dwelling, it is considered that the proposal would not result in any adverse harm to the matters of construction and materials for which the buildings were recognised within their listing. The proposal would therefore result in less than substantial harm to the significance of these heritage assets and would preserve their architectural and historic character and appearance.

7.6 The proposal would also sit within the Shripney Conservation Area as designated in 1998 which has its boundary sitting to the north of the application site. The Shripney Conservation Area is recognised for its rural character and informality of layout of properties with space about the built form considered to be important. As set out in the Council's Conservation Areas SPD (October 2000), Walnut Tree Cottage is identified as a property for renovation and interestingly, the Conservation Area Map appears to illustrate the site having already been subdivided in a manner similar to that proposed by this development.

7.7 The proposed development would alter the appearance of the site within the street scene by infilling the space to the side of Walnut Tree Cottage, itself having been extensively and

sensitively restored by the occupants. The design and siting of the proposed dwelling is similarly sensitive with the street scene, the informal layout of properties and space between properties. The development would therefore not encroach upon the features identified in the SPD as important to the character and appearance of the area which will therefore be preserved.

Figure 4: Shripney Conservation Area Map – taken from Council website



Walnut Tree Cottage

- 7.8 Policy HER DM3 (Conservation Areas) sets a number of criteria for considering appropriate development within Conservation Areas. In acknowledging that the proposal would affect the setting of the Shripney Conservation Area, it is considered that these criteria are met. In this regard the proposal is sensitive to the layout, form, scale, detailing, materials, enclosure and spaces created between buildings. The proposal also retains the existing boundaries across the frontage of the site and the siting of the new dwelling, by being set centrally within the plot, would not intrude upon open spaces or viewed from the public domain of Walnut Tree Cottage and other nearby dwellings of interest.
- 7.9 The proposal would also be sensitive to views along the street and also into and from the Conservation Area from nearby public vantage points within the wider landscape. The setting of the character and appearance of the Conservation Area would therefore be preserved.
- 7.10 The development when considered as a whole would have less than substantial harm to heritage assets and accords with the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and the Policies of the Development Plan.

8.0 ACCESS AND PARKING

- 8.1 Local Plan Policy T SP1 (Transport and Development) and Neighbourhood Plan Policy HDQ8 (Car Parking) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 8.2 The development is a traffic generating use however the creation of a single additional property in this location would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway.
- 8.3 The new dwelling would be provided with its own access point which is designed to ensure that space is available for the manoeuvring of vehicles serving the property and would have appropriate visibility onto the public highway to ensure that highway safety would not be compromised. The driveway would retain the existing area of hardstanding to provide for on-site parking which is wholly contained within the planning unit with use of the existing double detached garage. This area is to be retained for

parking in perpetuity and would meet the needs of the occupiers and their visitors.

- 7.4 The retained property of Walnut Tree Cottage would also have continued use of its own driveway and access from the highway ensuring that it too retains onsite parking. The development would therefore retain sufficient parking to meet the Local Planning Authority's parking standards.
- 7.5 Within the site, the resultant dwellings would also be provided with space for cycle storage to ensure that encouragement can be given to use of alternatives to the car. The proposal therefore accords with the Development Plan policies addressing transportation.

9.0 INFRASTRUCTURE

- 9.1 The Local Plan is concerned with the infrastructure requirements of new developments. The provision of an additional dwelling at this site would not add significantly to the demand for local infrastructure services. As set out within the NPPF (2019), the development would also not qualify for affordable housing. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.

10.0 CONCLUSION

- 10.1 Planning permission is sought for the erection of a detached, two bedroom dwelling within the garden of Walnut Tree Cottage. This property would be provided with its own access, garaging and private garden space.
- 10.2 The development would provide windfall units to contribute towards the housing stock within the District when having regard to housing requirements as set out within the NPPF (2019). The site also makes efficient use of garden land outside of a built up area and within a location that is not isolated when having regard to the NPPF and case law. Importantly, the proposal would contribute towards the mix of housing in the locality to provide for the needs of the applicants but also to add choice in the type of accommodation within the village in perpetuity. The proposal can also be brought forward in the short term and is therefore to be considered a deliverable form of development.
- 10.3 The development would alter the appearance of the site within public vantage points but has been sensitively

designed to replicate the effect of a garden wall dividing the front and rear private spaces to Walnut Tree Cottage with the massing of the property only truly apparent within the plot itself. The building by virtue of its siting would therefore respect the irregular arrangement of properties within the street and not compete with Walnut Tree Cottage either physically or visually. The sensitivity of the design will be extended through to the final material selection which will draw upon the local area and the attention to detail within the construction.

- 10.4 The development would also have regard to the amenities of the neighbouring properties and would ensure private space is provided to both the new and retained dwellings. Parking requirements can additionally be met on site and space remains for hard and soft landscaping. This will enable the development to contribute towards the setting of the Conservation Area and also the natural environment.
- 10.5 This Statement has set out that there would be no harm to the landscape character of the site, the countryside location or to the nearest heritage asset. It is concluded that the proposal complies with the elements of sustainable development and therefore complies with the NPPF and

the relevant policies contained within the adopted Development Plan.