

DESIGN AND ACCESS STATEMENT & PLANNING SUPPORT STATEMENT

**In relation to:
'Erection of 1 No. four- bedroom detached
Bungalow'**

**Land off Chichester Road, Bersted,
Bognor Regis, West Sussex, PO21 5AX**

October 2013

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Bognor Regis, West Sussex, PO21 5AX**

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

This proposal seeks planning permission for the development of 1 No. bungalow on a vacant parcel of land to the rear north east side of No. 258 and 260 Chichester Road. All neighbouring properties would be unaffected by the proposal and as such, are outside of the defined residential curtilage as outlined by a red edge on the submitted plans.

2. DESIGN PRINCIPLES

This proposal seeks planning permission to erect a single storey detached bungalow on a vacant parcel of land to the rear of No. 258 and 260 Chichester Road. The existing shared vehicular and pedestrian access of A259 Chichester Road would be retained to serve the development. Our understanding is that No. 254 Chichester does not own any part of this site; although does have 'rights of access' over the land. Due to this property having its own independent access however; it does not make use of these rights and it is likely that this relationship will continue if planning permission is granted. 2 no. parking spaces would be provided to serve the proposed new bungalow, as well as ample space in front for a turning area and an additional visitor space, when required.

3. USE

The proposed four-bedroom bungalow will be used as a private residential property (Use Class C3)

4. AMOUNT

The proposal seeks planning permission for 1 No. four-bedroom detached bungalow.

The property would comprise a hall, kitchen, utility, living room, bathroom and four No. bedrooms (one with en-suite bathroom). There would be no accommodation within the roof space of the property.

5. LAYOUT

The application site comprises a vacant parcel of land to the rear of Chichester Road. The proposed dwelling would be served by an existing shared vehicular and pedestrian access of A259 Chichester Road. 2 no. parking spaces would be provided to serve the proposed new bungalow, as well as ample space in front for a turning area and an additional visitor space, when required.

The dwelling would be positioned centrally within the rear portion of this site; orientated to face south west as outlined on **Fig 1** below.

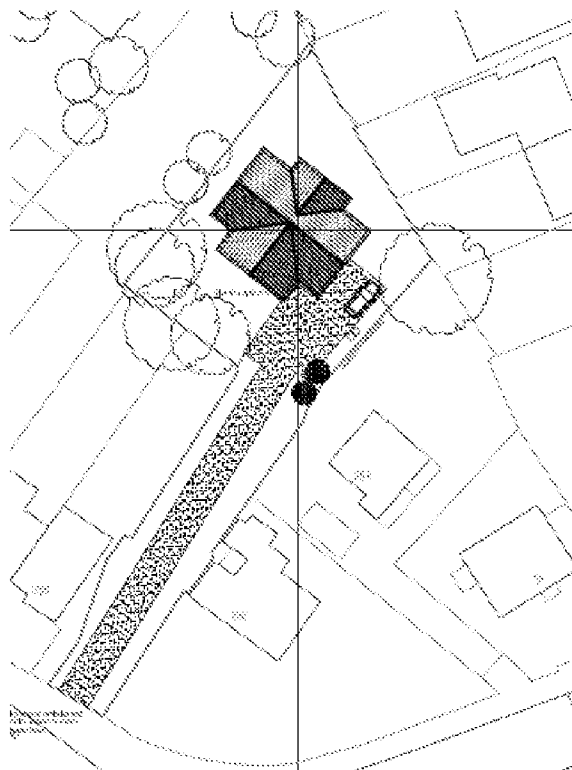


Fig 1. Extract from submitted 'proposed block plan'

The site is currently bordered by close boarded timber fencing to the sides and rear, which is to be protected during the development and retained thereafter. Our client would be happy for an appropriately worded condition regarding boundary treatment to be imposed on any permission, if the Council considers this necessary.

6. SCALE

As detailed above, the proposal seeks planning permission for 1 No. detached four-bedroom bungalow.

The main portion of the dwelling would measure 13.6m in length, 8.4m in depth, with additional front and rear projections. The dwelling would measure a maximum height of 6.4m, with gable ends.

7. LANDSCAPING

Our client would be happy for an appropriately worded landscaping condition to be attached to any planning permission.

8. APPEARANCE

The proposed dwelling would be of a single storey design, with no windows in the roof slope. It would be of a simple form and design, with brick walls and a tiled roof. Our client would be happy for an appropriately worded condition regarding materials to be imposed on any approval. An image of the proposed dwelling is attached at **Fig. 2** below.



Fig 2. Front south-west and south-east side elevation of the proposed development

It is our view that the proposed dwelling would be of a scale, form and design that would represent a high quality development and appear perfectly in keeping with dwellings that surround.

9. ACCESS

The existing shared vehicular and pedestrian access of A259 Chichester Road would be retained to serve the development. Our understanding is that No. 254 Chichester does not own any part of this site; although does have 'rights of access' over the land. Due to this property having its own independent access however; it does not make use of these rights and it is likely that this relationship will continue if planning permission is granted.

2 no. parking spaces would be provided to serve the proposed new bungalow, as well as ample space in front for a turning area and an additional visitor space, when required.

Access will be provided on an inclusive basis for all groups of residents and visitors alike.

PLANNING SUPPORT STATEMENT

1. INTRODUCTION

This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. This Statement should be read in conjunction with the above Design & Access Statement.

2. THE SITE AND SURROUNDING AREA

The application site comprises a vacant parcel of land, positioned to the rear of Chichester Road, as detailed on **Fig 3** below.



Fig 3. Aerial image of the site and its surroundings (courtesy of Google Maps)

Properties along Chichester Road are mixed residential, predominately comprising two storey detached, semi-detached and terraced dwellings. Fairlands to the east is typified by detached bungalows, such as that currently proposed.

There has been much new residential development in the immediately surrounding area in recent years, most notably with the Site 6 development, north east of the application site, north of the A259 Chichester Road. Berkeley Homes is the lead developer for this new development at North Bersted, which includes the construction of 650 houses and a relief road. This development is mixed residential, comprising terraced, semi-detached and detached dwellings as well as flatted development.

3. APPLICATION DESCRIPTION

This proposed application seeks planning permission for the erection of 1no. four-bed bungalow on land to the north-east side of No's 258 and 260 Chichester Road.

The existing shared vehicular and pedestrian access of A259 Chichester Road would be retained to serve the new dwelling. As detailed above, the neighbouring dwelling will continue to have 'rights of access'; however it is unlikely they will utilise them. 2 no. parking spaces would be provided to serve the proposed new bungalow, as well as ample space in front for a turning area and an additional visitor space, when required.

The dwelling would be positioned centrally within the rear portion of this site; orientated to face south west. It would be of a single storey design, with no windows in the roof slope. It would be of a simple form and design, with brick walls and a tiled roof. Our client would be happy for an appropriately worded condition regarding materials to be imposed on any approval.

4. POLICY CONTEXT

a. National Planning Policy

The **National Planning Policy Framework (NPPF)** was published on 27th March 2012, and at that time the policies in the Framework came into use with immediate effect. This guidance is now the most-up-to date Government Guidance and replaces all planning policy statements/ guidance that were previously in place. Initially, it is important to consider the weight that should be attached to relevant Development Plan policies.

The focus of the new NPPF is achieving sustainable development, the definition of which is summarised in para. 6 as being the whole of para's 18-219 of the Framework. Para. 7 goes further as it specifies that there are three dimensions to sustainable development: economic, social and environmental. Under the social role it states that the planning system should provide *'the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment...'*

Para. 14 is an important element of the NPPF. It states: *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'*. It details that objectively assessed needs, such as housing, have to be met unless *'any adverse impact of doing so would significantly and demonstrably outweigh the benefits'*. This is assessed against all the policies of the NPPF, as a whole, or specific policies relating to SSSI, Green Belt, Local Green Space, AONB, Heritage Coast, National Park, designated heritage assets, flood risk locations and coastal erosion. It also states that decision makers should be *'approving development proposals that accord with the development plan without delay'*.

The NPPF advises that a set of 12 core land-use planning principles should underpin both plan-making and decision-taking, and these principles are listed under para. 17. Although the NPPF omits the wording in the draft which referred to the default position of "yes" to applications for sustainable development, it does retain the significant change that

requires a response to market signals. All the bullet points are important, but of particular note is no. 4 which refers to ‘securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings; No. 5, where it details that account should be had of the character of different areas, and at no. 11 which requires development to be focused *‘in locations which are or can be sustainable’*.

Section 4 is entitled ‘Promoting Sustainable Transport’. Under para. 28 it advises that different policies and measures are required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. This section also highlights the importance of LPA’s and/or developers working with transport providers, and also that Travel Plans are key documents. With reference to car parking, para. 39, states that if a LPA provides local parking standards account should be had of *‘the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles’*.

Section 6 of the NPPF is entitled ‘Delivering a wide choice of high quality homes’. It seeks to *‘boost, significantly’* the supply of housing, whilst placing more reliance on windfall sites as a source of housing supply. Realistic historic windfall delivery rates and expected future trends are legitimate sources of supply. Para. 49 states *‘Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’*.

Under para. 53 the Framework accepts that development on garden land is acceptable provided it would not cause harm to the local area. There is no reference to minimum densities etc, and as such it is assumed that the relaxation in the June 2010 PPS3 has been retained by the NPPF.

Section 7 discusses the need for good design. Under para. 58 the NPPF provides what appears to be a clearer and more robust approach to design than in PPS1 paragraph 33 – 39.

The NPPF wishes to avoid unnecessary prescription or detail (para. 59), whilst the key criteria of scale, density, massing, height, landscape, layout, materials, access, relationship to neighbouring buildings and relation to the local area more generally remain. Para. 58 expands on this by stating that developments should: *‘function well and add to the overall quality of the area... establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit... optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses... respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping’.*

The crucial caveat of PPS1 para. 35 remains within the NPPF. That is that good design *goes far beyond aesthetic considerations, with para. 61 specifically referring to ‘integration of new development into the natural and historic environment’.*

b. Regional Planning Policy

The South East Plan has now been revoked. Consequently, the former policy H1, by which Arun District Council was expected to provide 11,300 houses in the period from 2006-2026, will no longer be in place.

Revocation has followed Government consideration of responses to their 2nd consultation on the Strategic Environmental Assessment (SEA) relating to the intended revocation of each of regional plans.

The second SEA consultation document on the South East Plan was issued on 11th October and the 8 week consultation period ran until 6th December 2012. The extract from appendix D to the SEA of Revocation of the SEP relating to Policy H1 - Regional Housing Provision 2006 – 2026, states under the heading ‘Likely Significant Effects of Revocation’ that *“Revocation of the Regional Strategy will not remove the need for more houses within the South East region and addressing this need will still lead to positive impacts on population. It is Government policy to boost significantly the supply of new housing, for example through initiatives such as the Community Infrastructure Levy, New Homes Bonus and the local retention of business rates, which are intended to encourage more positive attitudes to growth... In the short to medium terms following revocation the impact could be uncertain on those local authorities [such as Arun] that do not have a plan that was in conformity with the regional spatial strategy. The regional plan provided clarity on the quantum of development required... [Until replacement plans are adopted] the amount of development anticipated in this period... may be lower than if the regional plan were in place; however, the NPPF presumption in favour of sustainable development and its policies to boost the supply of housing will help where plans or policies are absent, silent or out of date”*.

As is highlighted below, Arun District Councils Local Plan dates from 2003, and as such is out of date with respect to housing targets. It is therefore our view that the NPPF’s focus on achieving sustainable development takes precedent.

c. Local Planning Policy

- Adopted Local Plan

The Arun District Local Plan was statutorily adopted in 2003. The NPPF states that Local Plans that were adopted prior to 2004 should be afforded more limited weight. As such, it is our view that Local Plan Policies should not be referred to unless **wholly compliant** with the guidance contained within the NPPF.

Nonetheless, for consistencies sake, the relevant saved local plan policies will be set out in detail below:-

Within Arun District, ADLP **Policy GEN2** defines built-up area boundaries where development or redevelopment will be allowed provided it is compliant with other policies in the plan.

Policy GEN7 seeks high quality design that responds to site characteristics and allows for safe movement of vehicles, giving priority to pedestrians.

Policy GEN9 relates to Foul and Surface Water Drainage; whilst **GEN12** relates to parking in new development.

For housing, ADLP saved **Policy GEN5** sets a District target of 8,700 new dwellings between 1996 and 2011, a figure that was based on gross totals before losses in the former West Sussex County Structure Plan.

- **Status of the Local Plan**

In light of the NPPF, it is questionable how much weight should be afforded to the 2003 Local Plan. The NPPF clearly outlines its method of Implementation within Annex 1 of this document. At paragraph 211, the guidance notes that *“for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework”*. However, at paragraph 214, the NPPF goes on to state that Local Plan Policies can only be given full weight if adopted since 2004. *“In other cases..... due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework”*.

We would therefore argue that the implications of paragraph 214 are that the policies of the 1996 Local Plan can be afforded no weight unless they are still explicitly consistent with relevant policies in the NPPF. In our view, this argument is strengthened because full weight can continue to be given to post-2004 Local Plan policies only if *“there is a limited degree of conflict (with NPPF)”*.

- **Emerging Local Plan**

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication.

The first draft of the Councils District Local Plan 2013 – 2028 has previously been approved by the Council (14th June 2012), and has undergone public consultation (Summer 2012). This pre-submission draft Local Plan is a material consideration. The elements of the Plan that have been endorsed by Full Council (overall growth for the Plan period) carry weight, albeit limited, in the Council's decision making but those elements of the Plan that have yet to be considered (the location for this growth) carry reduced weight at this time.

5. APPLICATION ASSESSMENT

a. Planning History

The Councils on-line planning register show the following planning history in relation to the application site:-

- **Planning ref: BE/120/12/:** Outline application with some matters reserved for the erection of 9 no. dwellings comprising of bungalows & chalet bungalows. Approved Conditionally 19-02-2013.
- **Planning ref: BE/102/11/:** Outline application with some matters reserved to erect 2 no. dwellings with associated access. Land north of 258 & 260 Chichester Road. Refused 25-10-2011.
- **Planning ref: BR/1009/80/:** Proposed storage building for equipment and materials involved in scaffold erecting company. Land rear of 258/260 Chichester Road. Withdrawn 05-01-1981.
- **Planning ref: BR/565/80/:** Stationing of touring caravan on site. Yard rear of 256 Chichester Road. Approved Conditionally 17-09-1982.

- **Planning ref: BR/674/75/:** Erection of one storage shed for building plant and tools. 256 Chichester Road. Approved Conditionally 28-01-1976.
- **Planning ref: BR/172/60/:** Residential Development. 256 Chichester Road. Refused 15-11-1960.

The following application on land east of 15 Renoir Mews is also of relevance:-

- **Planning ref: BE/101/11/:** Outline application with some matters reserved to erect 4 no. dwellings with associated access. Refused 25-10-2011.

One of the most relevant of these applications is **planning application ref: BE/102/11/**. This application sought outline planning permission for the erection of 2 No. dwellings with associated access. The application was to consider the access and layout only, with all other matters reserved. It should be recognised that at this time, PPS3 was the most up to date government guidance and this has since been superseded by the NPPF.

At the time of this application, the Council accepted the principle of this development; noting that *“the site is within the built up area boundary where development is acceptable in principle subject to the normal development control criteria of visual and neighbour amenity”*.

At the time of this application, the case officer was of the view that the proposed layout would be out of character with the surrounding area and would result in the loss of residential amenity for the existing dwelling at 252 Chichester Road. For information purposes, a proposed location plan of this development is detailed below at **fig 4**.



Fig 4. Proposed Location Plan of planning ref: BE/102/11/

The proposed access was in the same positioned as currently proposed; via the existing access for 252 Chichester Road. It should be noted that the access that is proposed as part of this development, is wider than that shown above.

At the time of this previous application it was noted that the proposal would entail an intensification of the use of the narrower access directly to the front of an existing dwelling and in the Councils view this would result in an unneighbourly form of development. It was further noted that the parking and access to the front of the proposed dwellings would be positioned only 2m from the rear garden of 19 Van Dyke Place. This dwelling was considered to have a small garden area, when compared with other dwellings in the area and therefore it was concluded that the proposal layout would in the case officers view, represent a loss of amenity for No. 19 Van Dyke Place.

The case officer concluded that *“the dwellings are proposed to be semi detached houses which would be out of character with the bungalows in Van Dyke Place and the chalets at 252/254 Chichester Road. Whilst it is recognised that 266 Chichester Road is backland development similar to the proposal, the access is to serve one dwelling only and it passes the side of two dwellings rather than the front as is the situation in this case. The proposed two dwellings are considered to have a greater impact on surrounding neighbours”*.

No objections were raised by WSCC regarding the access and parking arrangements.

The application was refused planning permission on 25th October 2011 for the following reasons:-

- 1. The proposal would constitute an unsatisfactory form of backland development which would be out of character with the surrounding pattern of development which in this location is predominantly bungalows or chalets. Additionally the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policy GEN7 of the Arun District Local Plan.*
- 2. The proposed layout is out of character with the surrounding area and would result in the loss of residential amenity for the existing dwelling at 252 Chichester Road therefore the proposal is not considered to accord to the principles of PPS3.*
- 3. The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18th August 2010.*

The most recent of these applications is **planning ref: BE/120/12/** which relates to an outline planning permission for the erection of 9 no. dwellings comprising of bungalows

& chalet bungalows. As detailed below at **Fig 5**, the approved plans relate to a much larger area of land – to which the current application site is a small part.



Fig 5. Proposed site plan of planning ref: BE/120/12/

It will be noted that following the planning refusal outlined above (ref: BE/102/11/); 2 No. detached dwellings were approved on an area of land that is only slightly larger than the site currently being considered for this planning application.

At the time of this previous planning application, the case officer noted the sites history as being as follows:- *“there were two previous application BE/101/11 and BE/102/11 dividing the site into two with two accesses, and retaining the existing access to the existing dwelling 266 Chichester Road. These applications were also in outline, but also considered layout. They were both refused as being out of character with the surrounding area. The proposal was for one access off Renoir Mews to serve 4 dwellings and another access of Chichester Road between 252 and 258 to serve 2 dwellings. This proposal utilises the spaces in between these two sites and provides one development accessed from Renoir Mews to provide 9 dwellings consisting of bungalows and chalet bungalows.*

The existing access serving the existing dwelling 266 Chichester Road will be sealed off and the access will be off Renoir Mews which is considered to be a safety enhancement for the existing dwelling”.

The site lies within the Built-Up Area Boundary where development is acceptable in principle subject to normal development control criteria regarding visual and neighbouring amenity. The proposal was in outline form and sought to consider the access for the 9 new dwellings. West Sussex County Council raised no objection on highway safety grounds and the application was therefore approved subject to a number of conditions and the satisfactory signing of the S106 Agreement for the provision of Affordable Housing and infrastructure payments.

b. Pre-application

It should be acknowledged that pre-application advice was sought from Mrs Leeson, at which time she verbally confirmed that the principle of 1 No. detached bungalow, of the size and position shown, at this site would be acceptable. It was on this basis that the detailed plans that now form this planning application were prepared.

c. Principle of Development

The application site is defined by the Arun District Council Local Plan (2003) Inset Map B (Bognor Regis – Felpham) as being within the defined settlement boundary for Bersted, where the principle of development is accepted subject to other policies within the plan.

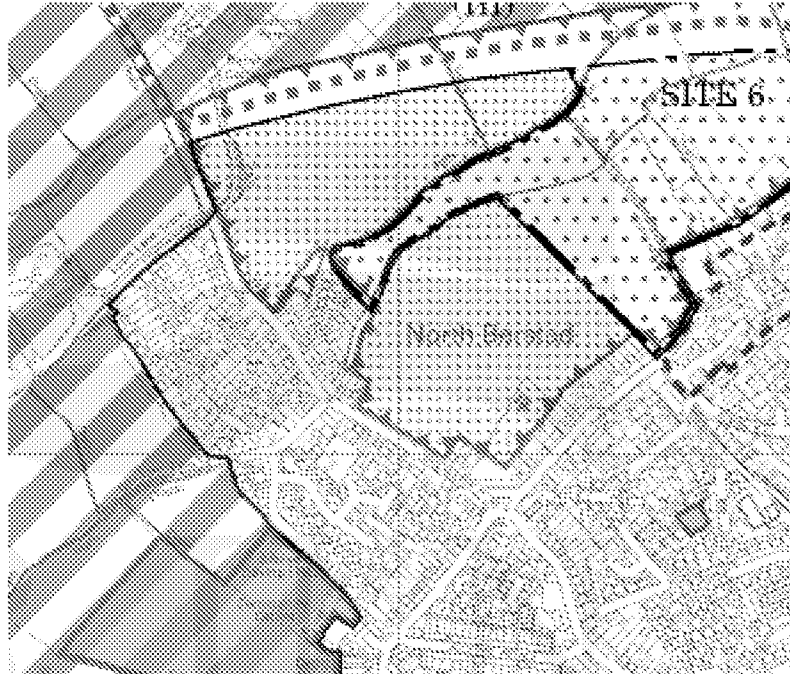


Fig 6. Extract from Adur District Local Plan (1996) Inset Map B (Bognor Regis – Felpham)

Policy GEN2 of this Plan relates to Built up Area Boundaries and reads as follows:-

“The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies”.

As such, the development is accepted in principle and indeed this point was accepted by the case officer in relation to planning ref: BE/102/11/ and BE/120/12/.

d. Density

Paragraph 53 the NPPF accepts that development on garden land is acceptable provided it would not cause harm to the local area. There is no reference to minimum densities etc, and as such it is assumed that the relaxation in the June 2010 PPS3 has been retained by the NPPF. In addition, there are no policies within the Arun Local Plan that set down

density requirements. Nonetheless, it is accepted that new development should make the most efficient use of land, whilst respecting local character.

The surrounding area is mixed in character, comprising detached, semi-detached and terraced properties of both single storey and two storeys' in height, as well as flatted development within the adjoining 'Site 6' development. As such, residential densities within the locale vary greatly.

There has been much new residential development in the immediately surrounding area in recent years, most notably with the Site 6 development, north east of the application site, north of the A259 Chichester Road. Berkeley Homes is the lead developer for this new development at North Bersted, which includes the construction of 650 houses and a relief road. This development is mixed residential, comprising terraced, semi-detached and detached dwellings as well as flatted development.

It is noted that the previously refused application on this site sought outline planning permission for 2 No. dwellings. The site measured 0.08 hectares in size and would have resulted in a residential density of 25 dwellings per hectare.

By way of comparison, the site that is the subject of this application is marginally larger measuring approximately 0.09 hectares in size and would result in a residential density of 11 dwellings per hectare. A comparison of the previously refused layout plan and the current proposal are attached below at **Fig 7** and **8**.

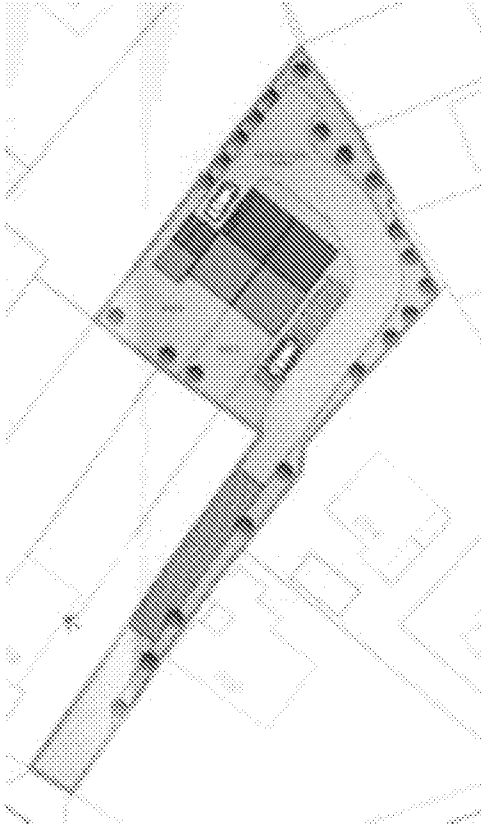


Fig 7. Refused planning ref: BE/102/11/

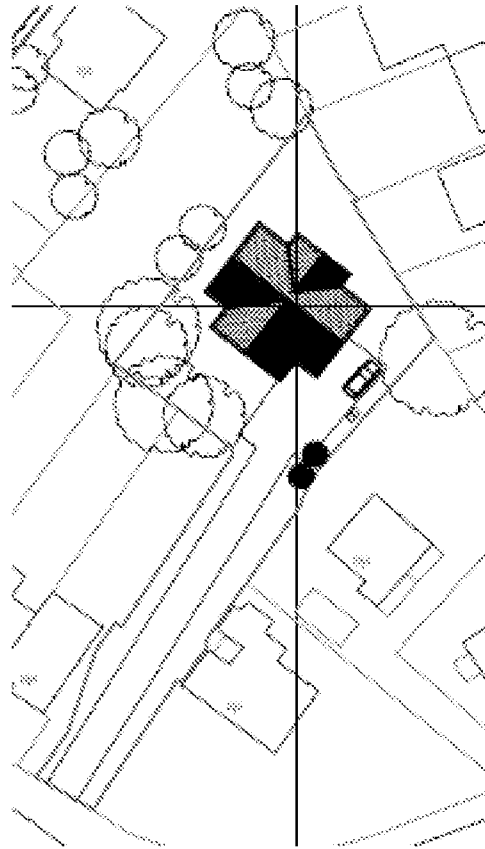


Fig 8. Current layout plan

In our view, that 1 no. dwelling on the proposed plot would be in keeping in terms of its plots size and residential density with surrounding residential development. The application site would therefore directly reflect the spatial layout of the surrounding area.

In addition, in light of the Councils objections to the previous scheme the access and parking arrangement has been reduced and now runs along the site and ends at the side of the house; rather than continuing around the rear of the site. Not only does this greatly minimise the impact of the development upon the residential amenities of neighbouring dwellings; it also notably increases the private residential garden area.

It is clear that the application site provides a site that is of size that can comfortably accommodate 1 no detached residential bungalow, without appearing cramped or as a overdevelopment.

In summation, the erection of 1 No. detached dwelling on the application site would result in a plot size and residential density that is consistent with the character of the surrounding residential area. The development would also provide an additional residential dwelling, in an area with recognised need. Therefore it is clear that the proposed residential density is an efficient use of this site, which does not constitute an overdevelopment, and is appropriate given the established form of other recently allowed development in the immediate locality.

e. Visual Amenities

The proposal seeks planning permission for the erection of 1 No. detached residential dwelling house.

It is recognised that Fairland to the east is typified by detached bungalows, such as that currently proposed. As such, the proposed development would be wholly in keeping with properties within the immediate vicinity.

The proposed dwelling would be of a single storey design, with no windows in the roof slope. It would be of a simple form and design, with brick walls and a tiled roof. Our client would be happy for an appropriately worded condition regarding materials to be imposed on any approval. An image of the proposed dwelling is attached at **Fig. 9** below.

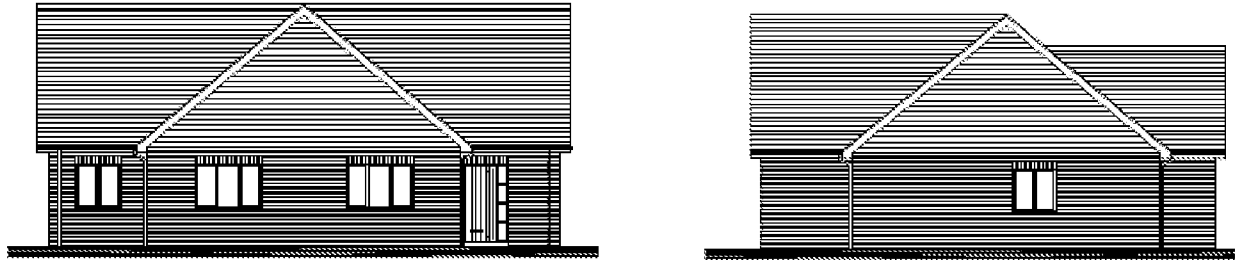


Fig 9. Front south-west and south-east side elevation of the proposed development

It is our view that the proposed dwelling would be of a scale, form and design that would represent a high quality development and appear perfectly in keeping with dwellings that surround.

In addition, the proposed dwelling would make a small, albeit much needed contribution to the housing provision for the area.

It is therefore concluded that the proposed dwelling would represent an acceptable form of development; which would reflect the character of a number of detached bungalows within the immediately surrounding area.

f. Residential Amenity

The proposed dwelling would be positioned to the rear of properties along Chichester Road. The detached bungalow would immediately adjoin residential gardens to all sides.

It is noted that the dwelling has no windows above ground floor level. In addition, the separation distances between the proposed dwelling and neighbouring properties is similar to that demonstrated by other properties in the area; notably including the property sited to the rear of No. 266 Chichester Road.

The proposed access is in the same positioned as that existing; however in light of the Councils objections to the previous scheme (BE/102/11/) the access and parking

arrangement has been amended and now runs along the site and ends at the side of the new bungalow; rather than continuing around the rear of the site. Not only does this greatly minimise the impact of the development upon the residential amenities of neighbouring dwellings; it also notably increases the private residential garden area.

In addition, at the time of this previous application the case officer considered that the proposal would entail an intensification of the use of the access directly to the front of an existing dwelling; which in the Councils view this would result in an unneighbourly form of development. In this instance the proposal is merely seeking planning permission for 1 No. detached bungalow, and not 2 no. houses as previously proposed. It is recognised that this site is positioned in close proximity to the busy A259 Chichester Road to the south west. As such, it is considered that the increased usage of the site in this location would be negligible when considered in this urban context, and it is our view that the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of increased activity, noise or disturbance.

g. Access and Parking

The existing shared vehicular and pedestrian access of A259 Chichester Road would be retained to serve the new dwelling, as well as rights of access being maintained for the neighbouring property; although it is considered unlikely that these rights will be utilised.

2 no. parking spaces would be provided to serve the proposed new bungalow, as well as ample space in front for a turning area and an additional visitor space, when required.

Access will be provided on an inclusive basis for all groups of residents and visitors alike.

It is noted that no objections were raised by WSCC at the time of this previous application; nor in relation to planning application ref: BE/120/12 in relation to access arrangements or matters of highways safety. Pre-application advice has also been sought

in relation to this application and we are confident that no Highway objections will be raised to this application.

Due to the access remaining as existing, it is considered that the proposal would appear perfectly in keeping with the character of the surrounding area.

As outlined above, it is not considered that the proposal would cause demonstrable harm to the residential amenities of any neighbouring property by way of noise or disturbance.

Affordable Housing / Infrastructure Contributions

It is recognised that the Council has revised its standards for Affordable Housing.

On 18th August 2010 the Council resolved that:

"1. The following interim approach towards the provision of affordable housing in accordance with Planning Policy Statement 3 (PPS3) be approved:

(i) the Council will seek affordable housing provision on new housing developments in accordance with PPS3 as detailed below; and

(ii) the following be adopted by way of guide figures for the purposes of negotiation, to be read in conjunction with Arun Local Plan Policy DEV17:

(a) from developments of 15 or more units an affordable housing provision of 30% across the board should be required of developments; and

(b) from developments of 1 to 14 units an affordable housing provision of 15% be sought district wide, subject to further research to ensure this is financially viable.

2. In order to introduce a degree of certainty and transparency in discussions with developers a 'capping clause' be sought in Section 106 agreements regarding the value of land and property sold by a developer to a Registered Social Landlord. It is proposed that this will seek that the owner or developer make an offer to a RSL. This shall include:

(a) Sale of land contract.

(b) A Draft Transfer.

(c) A price of 45% of open market value at time of offer”.

My client is happy to provide 15% affordable housing by way of a commuted sum, as required by this document, and this application is accompanied by a S106 Legal Agreement.

Due to the proposal simply being for a single house it is understood that this application falls below the threshold for other infrastructure contributions, such as open space, and therefore no other payments will be required aside from that detailed above for affordable housing.

h. Housing Land Supply

The following statements have been taken from the case officers report that was taken to Development Control Committee on 28th August 2013. This report related to a planning application for ‘residential development for 40 dwellings, including 30% affordable, with associated access, landscaping and ancillary works. Re-submission following EG/73/12’ (ref: EG/29/13/). This is considered to be the most up-to-date position of housing land supply within the Arun District:-

“The Council published a Housing Land Supply Assessment (HLS) on 15 October 2012 (though the report is titled September 2012). This has been adopted by Local Plan Sub-Committee and was presented to Full Council in January 2013. At the time of writing, this document is the most up to date published position on land supply for the District.

The conclusions of this document outline that the Council assumes a supply of 5.26 years. Based on the fact that the Council has to demonstrate 5.25 years supply of housing land (which includes a 5% buffer required by the NPPF).

There have been three recent appeal decisions that have critically examined the Councils position in respect of Housing Land Supply - Woodgate Centre, Grenyer's Field and Garden Crescent.

The Inspectors decision letter on the Woodgate Centre concluded that, at that time (June 2012), the Council had a minimum of 3.8 years (62%) housing land supply and a maximum of 4.7 years (78%). The Grenyers Field Inspector (December 2012) concluded that there is a deficiency in housing land supply and the Garden Crescent Inspector (January 2013) concluded that supply was approx. 4.6 years (88%) (the percentage figures are lower from the Woodgate Centre appeal as that Inspector applied a 20% buffer). These decisions are material considerations in considering housing land supply and, in recent years, the Council has been unable to demonstrate an adequate supply of housing land and does not presently have a supply of housing land required by the NPPF.

In the most recent appeal (Garden Crescent), the Inspector considered that, for the purposes of paragraph 47 of the NPPF, the Council should apply a 5% buffer to the overall housing requirements for the 5 year period.

The above decisions were made on the basis of housing requirements in the South East Plan. This Plan has now been revoked, therefore the housing requirement figure of 565 homes per annum is removed. However, the following has to be noted:

- *The Arun Local Plan (the remaining part of the development plan) has an annual requirement of 580/year*
- *The most up to date evidence in the Strategic Housing Market Assessment (SHMA) identifies a recommended requirement of 580/year*
- *The figure of 565/year in the SEP is the only figure that has been through a formal examination at this time.*
- *The NPPF requires local authorities to boost significantly the supply of housing*

Further, the methodology adopted in the September HLS also forecasts a significantly worse position in terms of demonstrable supply in the year commencing 31 March 2013 and for (at least) the two following years.

Because of the above, policies GEN2 and GEN3 cannot be considered up to date for the purposes of paragraph 214 of the NPPF”.

This statement on the Councils Housing Land Supply position concludes that *“the current published position on HLS has been examined on a number of occasions and the Council **does not** currently have an adequate supply of housing land. More planning permissions are needed to increase the Council's housing supply position. Housing land supply should not be a reason for refusal of the proposals and, in addition, it should be a factor that strongly supports the proposals”*.

It is therefore clear that at this time Arun District Council **do not** have a five year housing land supply; a point that was accepted by the Council themselves in August 2013. It is considered that the addition of 1 No. house on this site, which is suitable, achievable and available, would make a valuable (albeit small) contribution to this housing shortfall of this District and this is a significant factor that should weigh in favour of the development proposals.

i. Sustainability

Paragraph 14 is an important element of the NPPF. It states that: *“at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”*. It details that objectively assessed needs, such as housing, have to be met unless *“any adverse impact of doing so would significantly and demonstrably outweigh the benefits.”*

The application site is positioned in a sustainable location, within walking distance of a local shop, public house and Chalcroft nursery garden centre. The A259 is also a main bus route between Bognor Regis and Chichester.

Bognor Regis is located 2.2 miles south of the application site. This seaside resort is home to a wealth of cafes, restaurants and shops; as well as a number of services which includes Doctors, Dentists, Pharmacies and a Hospital. Bognor Regis is also home to a railway station.

Chichester is a Cathedral city in West Sussex, within the historic County of Sussex; located 5.5 miles north of the application site. The City is home to a large number of shops, restaurants, bars and cafes and has excellent transport links by train, bus and car, as well as being accessible by foot and bicycle. Chichester is also home to a Hospital, with A&E department. It is also the centre for culture in the region, with a Festival Theatre and two art galleries. Nearby Chichester Harbour, together with the South Downs and the city walls, provide a wealth of opportunities for outdoor pursuits.

It is therefore concluded that the site is located in an extremely sustainable location, fully in accordance with the guidance contained within the NPPF.

CONCLUSIONS

In conclusion, the proposed development is considered acceptable for the following reasons:

- The development would deliver 1 No. residential unit, which will provide a small albeit valuable contribution to the housing requirements of Arun District Council.
- The application site is located within the defined settlement area for Bersted, where the principle of residential development is accepted in line with policy GEN2 of the ADLP, subject to other policies in the local plan;
- The proposed detached bungalow would be of a simple form and design that would be wholly in keeping with the surrounding area, which is mixed residential within the wider area and typified by detached bungalows to Fairlands;
- The proposed development would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss or privacy or loss; nor generate undue noise or disturbance from traffic generation;
- The existing crossover and access would remain as existing;
- The site is not located within an area of flood risk;
- The site is located within a sustainable location;

- This application is accompanied by a S106, which is committed to providing 15% affordable housing in relation to this development by way of a commuted sum;
- The proposal meets all the necessary policy requirements, and will cause no significant harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with all relevant Development Plan policies.

As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable for the proposed development and permission should therefore be granted.

October 2013