



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Iceni Response to Aldingbourne Parish Council Consultation Response – BN/147/21/OUT:
Land West of Fontwell Avenue, Fontwell, Eastergate, PO20 3RX

We have reviewed the response provided by Aldingbourne Parish Council (APC) outlining objections in respect of the proposed development at Land west of Fontwell Avenue, our responses and comments to the matters raised in the letter are set out below.

Grounds of Objection

The response focuses on three areas as reasons for objection:

1. Development Principle – the application goes against the Aldingbourne Neighbourhood Plan and it is unnecessary to add a further 8 dwellings into this site which is not required to meet their housing allocation.
2. Impact on the infrastructure on the A29.
3. The use of renewable energy or low carbon construction.

We address these matters in turn below and provide justification to demonstrate how these reasons for objection are not justified and how the proposals comply with planning policy.

However, we would note that only a very small part of the site falls within Aldingbourne parish. Essentially, this is a small corner of the site. Access will be via the existing access onto Fontwell Avenue in Barnham and Eastergate.

Development Principle

APC state the application goes against the Aldingbourne Neighbourhood Plan (ANP) however no justification for this is provided. The proposal accords with the Policy EH1 and the associated criteria of the ANP, which recognises the need for housing and provides an opportunity for development outside of the built-up area boundary (BUAB). Therefore, there is no conflict with the ANP in respect of the principle of development.

Despite the fact there is no conflict, it is also important to note that, due to the Council having a housing land supply of under 3 years, paragraph 14 of the NPPF (which considers proposals that conflict with a neighbourhood plan) does not apply. The application should therefore be determined by the NPPF's presumption in favour of sustainable development. Given this is a highly sustainable site and the potential benefits that it could deliver, this application should therefore be approved.

The Annual Monitoring Report (January 2022) identified the housing supply to be 2.42 years and the Housing Delivery Test – 2021 measurement highlighted the Council has underdelivered on their housing target over the three previous years (65%). In this context it is clear the proposal for 8 dwellings would contribute to the local housing needs of the wider District, which can be sustainably accommodated at Land at West of Fontwell Avenue. The sustainability of the site is confirmed by the allocation and subsequent planning permission on the land immediately to the north of the site.

The sustainability of the site is further confirmed by the planning permission, which was granted on the southern part of the site, partly located within Aldingbourne Parish for one dwelling (ref: EG/23/15/PL) in 2015. Given this, although APC have met their housing allocation within their Neighbourhood Plan the housing shortfall is viewed as a whole across the Arun District and therefore, this site would sustainably contribute towards the District's significant shortfall in housing.

Impact on the infrastructure on the A29

APC argue the additional 8 units would be unacceptable due to the impact on the infrastructure on the A29 Fontwell Avenue. It should be noted West Sussex County Council (WSCC) Highways have been consulted on this application and confirmed "the proposal is likely to add around 4 additional two-way trips in the AM and PM peak hours, this is not a significant lift in levels". Therefore, the proposal constitutes a very limited impact in terms of traffic. As stated in the submitted Transport Assessment the trips generated by the site are modest and are anticipated to be easily absorbed onto the local highway network due to the strategic nature of surrounding highway network which is subject to thousands of vehicles per day. Therefore, the proposed development will not have a significant impact on the operation of the surrounding highway network and would therefore not have an unacceptable traffic impact on the A29.

The Use Of Renewable Energy Or Low Carbon Construction

It is stated in the APC response the proposed scheme is unacceptable due to no mention of the use of renewable energy or low carbon construction. A Sustainability Statement was submitted to support this application, this Statement confirms the proposed development will comply with and exceed policy through the employment of air source heat pump technology to provide space and water heating for the dwellings to achieve a carbon dioxide emissions savings, passive ventilation is also proposed. A draft condition is also accepted by the Applicant which states:

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

If the application is approved this condition will be attached to the permission and therefore the scheme will be implemented in accordance with this condition, ensuring the scheme is built and operated in a sustainable manner.

Conclusion

This note has provided sufficient justification to respond to the comments made by APC detailing their concerns regarding the development principle, transport matters and sustainability issues at Land West of Fontwell Avenue.

Only a very small part of the site is located in Aldingbourne parish, and this part has previously received planning permission for a single dwelling. It has been demonstrated, in the context of severe under delivery of housing within the District, these reasons for objection are not justified and the proposals fully comply with planning policy. The proposed scheme would provide a contribution to meeting the housing needs of the wider District in the short-term. Hence, overall the reasons for objection set out

by APC are not material reasons for the refusal of this proposed scheme at Land west of Fontwell Avenue.