
Planning, Design & Access Statement

Land at Lake Lane, Barnham, Bognor Regis, PO22 0AD



On behalf of



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1. Introduction

- 1.1 This Planning Statement has been prepared to support a Full Planning Application for 5 no. detached dwellings, on land south of Lake Lane, Barnham, Bognor Regis. The proposed dwellings comprise 2 no. 4- bed houses, 2 no. 3- bed houses and 1 no. 3- bed bungalow. The application follows on from a recent Outline Consent for 4 dwellings, ref: BN/23/16/OUT, dated 19th July 2016 where the principle of development of this site has been established. An application for Reserved Matters and Discharge of Conditions is under preparation.
- 1.2 This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.3 The proposal site lies to the north of the site at 'Goodacres' where planning permission was granted for 75 dwellings on appeal in July 2012 and is linked to it via a footpath to the south west corner.
- 1.4 The following plans and documents comprise the application and are submitted as part of the planning application:
- * Plans: Studio Lack Ltd
 - 01 A Location Plan
 - 30 A Site Layout
 - 31 A Plot 1
 - 32 Plot 2
 - 33 Plots 3 & 4 Floor Plans
 - 34 Plots 3 & 4 Elevations
 - 35 Plot 5 Floor Plans
 - 36 Plot 5 Elevations
 - 46 Street Scene
 - 49 Site Layout with Landscaping
 - Preliminary Ecology Assessment and Site Habitat Plans (Lizard Landscaping and Ecology). Includes GCN and Reptile Surveys
 - * Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan (Lizard Landscape Design)
 - * Planning, Design and Access Statement (Luken Beck)
 - * Drainage Report (RGP Ltd)
 - * Transport Statement (RGP Ltd)
 - * Sustainability Statement (Studio Lack Ltd)
 - * Archaeology Report and Written Statement of Investigation (DAS Ltd)
 - * Completed Planning Application Form and Certificate B
 - * Validation and Bio-diversity Checklists.
- 1.5 These reports cover the same subjects as those that were submitted with the outline application but have been updated to reflect the revised proposals. Where appropriate, further detail has been submitted to potentially avoid the need for pre-commencement conditions on any subsequent permission.

2. Site and Surrounding Area

- 2.1 The site has an area of approximately 0.38ha and is located on the southern side of Lake Lane.
- 2.2 The site is a small, triangular shaped overgrown, rough, more or less level field, with mature screening vegetation and trees around much of its boundary. A footpath runs from the south west corner across the southern part of the site leading to Lake Lane in the north-eastern 'point' of the triangle. There is an existing field gate and track from Lake Lane leading towards land to the south-east of the site (the Goodacres development site), which provides a vehicular access to the site. A ditch runs along the northern boundary along the edge of Lake Lane (outside the red line of the site).



Fig 1: Aerial photograph showing general location of site (courtesy of Google)

- 2.3 To the south of the site is a large area of commercial horticultural buildings and glasshouses, with residential development, including the 'Goodacres' development site, to the west and south west. The site is bounded to the north by Lake Lane and a ditch, with scattered residential development continuing along both sides of Lake Lane.
- 2.4 The photographs below show the site and its setting (Summer 2015):



Photograph 1: Looking west along Lake Lane, with the entrance to the footpath on the left and showing the treed/ditch along the road frontage

Photograph 2: Looking south-west along footpath. Overgrown with brambles and nettles



Photograph 3: Looking further south-west along the footpath towards where it adjoins the development site of Goodacres, which can just be seen in the centre of the picture.



Photograph 4: Taken from where the footpath links to the 'track' to the field gate along Lake Lane, looking north towards the gate, seen in the centre of the picture

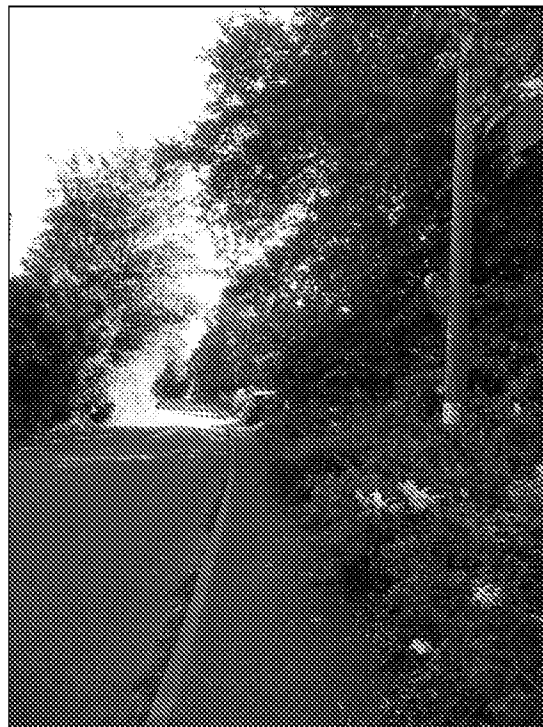


Photograph 5: Looking north-east along the footpath towards trees on the Lake Lane boundary and in the north east corner of the site



Photograph 6: Looking south east across the site from the existing entrance gate on Lake Lane

Photograph 7: Looking east along Lake Lane with the application site to centre right of picture (vehicle parked in site entrance as in above photo – shows good visibility to entrance)



3. Planning Policy Context

- 3.1 Section (38)6 of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, government policy, principally in the form of the National Planning Policy Framework March 2014 (NPPF) is a material consideration.
- 3.2 This section provides an assessment of the NPPF, refers to the housing land supply situation in Arun District Council, both the Adopted 'Saved' and status of emerging Local Plan policies and the adopted Neighbourhood Plan, where relevant to this outline application.

National Planning Policy Framework

- 3.3 This up to date guidance sets out the government's approach to economic, environmental and social planning policies and the achievement of sustainable development:

14. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should:

** approve development proposals that accord with the development plan without delay*

19. A set of core land-use planning principles should underpin both plan-making and decision taking. Of particular relevance are the following:

** not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

- * Every effort should be made objectively to identify and then meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth.
- * Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

47. To boost significantly the supply of housing, local planning authorities should:

- * *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.*
- * *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.*

49. Housing applications should be considered in the context of the presumption in favour of sustainable development.

186. LPA's should approach decision taking in a positive way to foster the delivery of sustainable development.

187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Comment: Whilst this application is for only 4 units it nevertheless will make a small contribution to housing need within the District. It lies in a sustainable location, albeit just outside the settlement boundary. Given that there is no up-to-date local plan and there is a housing supply shortage, the proposals comply with national guidance.

The Development Plan

- 3.4 The Development Plan for this area includes the 'Saved' policies of the adopted Arun District Local Plan together with the West Sussex Waste Local Plan and any adopted Neighbourhood Plans.

3.5 Adopted Local Plan 2003 Saved Policies

The site lies just outside but immediately abutting the settlement policy boundary and lies within an area defined under Policy Gen 9 'Foul and Surface Water Drainage', as the Barnham Rife Catchment Area where consultation with Southern Water and the Environment Agency due to flooding problems within the area is required. The settlement policy boundary carries little weight at this time given the overriding need to provide new housing as set out in the NPPF.

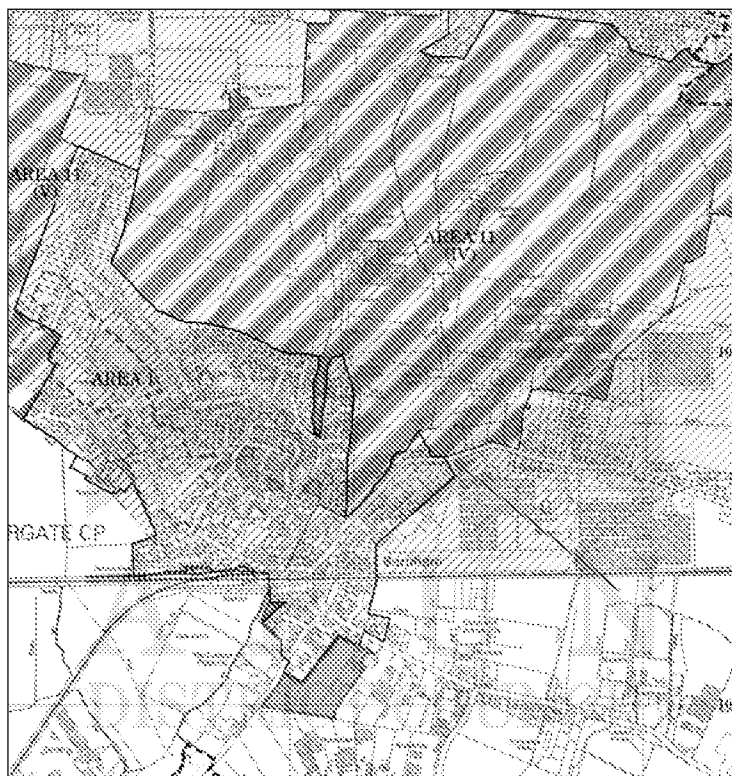


Fig 2: Extract from Adopted Local Plan Policy Map, site indicated by red arrow

Development has been allowed on appeal in recent years for residential development on this eastern side of Barnham, between the settlement policy boundary and the horticultural areas, of most relevance being the Goodacres site which is linked to this application site by a track/footpath. Planning permission has also been granted on the site of the glasshouses to the east of the application site.

3.6 Other saved policies of some relevance to this application are as follows:

Gen 7 The form of New Development – requiring high design standards.

Gen 16 Public Rights of Way – the council will protect the rights of way network and will encourage improvements and enhancements, the rural characteristics to rights of way outside the built up area should be retained.

The scheme shows the retention of the public footpath across the southern part of the site. Its' route will be unaffected, and the majority, apart from a short length along the access drive, will be retained in its current form, with clearing undertaken if necessary to make it more accessible.

Gen 20 Provision of Public Open Space – on smaller developments this may require a contribution towards the provision of children's play spaces or informal recreation

Appropriate contributions will be discussed during the course of consideration of the application

Gen 24 Energy and Water Conservation – all new development should facilitate energy and water efficiency

This is an outline application however, it is proposed that the new houses will achieve Code Level 3.

Gen 28 Trees and Woodlands – specifically relates to TPO'd trees, ancient woodland or trees within a conservation area, conditions may be used to ensure that for any trees which are removed as part of a development, an equivalent number are replanted

The site does not contain protected trees, nor is it within a Conservation Area. A tree survey has been undertaken and a Tree Protection Plan provided with the application.

Gen 29 Nature Conservation – development will only be permitted on sites which contain semi-natural habitats or features of nature conservation interest or within wildlife corridors where these can be largely retained and sympathetically incorporated into the scheme.

Preliminary Ecological surveys have been undertaken and are submitted with the application, and are sufficient to support this outline planning application.

Policy Areas 10 and 11 – Relates to strategic and local gaps respectively, and says these areas will be protected and maintained.

The site lies to the south of Lake Lane and is not therefore within a strategic or local gap.

Dev 17 Affordable Housing - Affordable housing provision will be sought on housing development of 25+ dwellings or with an area of 0.8 ha or more.

This proposal does not trigger the requirement for affordable housing.

3.7 **Emerging Local Plan**

The Council is currently preparing an up-to-date Local Plan. Following various consultations and iterations of the Plan, based on the approach taken with regard to SHMA housing data and consideration of strategic sites, a publication version of the Local Plan (the **Arun Local Plan 2011-2031**) was the subject of consultation in the winter of 2014, with a public examination held in June 2015.

At this stage, the Council's Housing Supply (as set out in the Authority's Monitoring Report (October 2014) was calculated as having an available 5.39 year supply of housing. However, this assessment was based on the Council's adopted requirement of 580 dpa based on objectively assessed need with a buffer of 5% (albeit the SHMA requires between 550 and 650 dpa and arguably a 20% buffer is required) included in their publication Local Plan.

Since then this Plan has been the subject of a Local Plan Inquiry (June 2015). Following a procedural meeting held on 16th July 2015, the Inspector raised

several issues essentially relating to the council's assumptions regarding the OAN. As a result, the examination of the ALP has been suspended for 12-18 months to allow for substantial modifications to achieve the objectives of the NPPF by providing a thoroughly tested OAN based on up-to-date evidence and the most appropriate spatial strategy in which to achieve it. The Housing Supply figures above are therefore now out of date and irrelevant. If a more realistic figure, based on the OAN is used there would be a substantial shortage of housing land supply, further increased by the need to provide a 20% buffer given the preceding years where there has also been a shortfall in provision.

Comment: The Council acknowledge that any draft plans to date to not hold any policy weight. At this stage there is no up-to-date policy regarding housing proposals and therefore the NPPF is a material planning consideration. This application relates to 5 new dwellings and therefore will not have a significant impact on housing supply, and being less than 10 dwellings is not considered a 'windfall' site, nevertheless it will contribute to the provision and maintenance of housing land supply.

3.8 Arun District Council SHLAA 2012

In the SHLAA 2012, the application site forms the northern element of SHLAA site 102 where the site is considered viable and suitable for development, as it has accessibility to facilities, job opportunities and public transport. The majority of the site, to the south, already has planning permission for residential development and the application site is a remnant of that parcel of land, but with its own access from Lake Lane. It is understood that the glass houses to the east, comprising SHLAA site 116, also have permission for residential development. This small site is therefore currently sandwiched between existing and approved residential development and this low-key proposal will effectively be an infill development in an area where the principle of development outside the settlement policy boundary has already been accepted.

3.9 Barnham & Eastergate Neighbourhood Plan

The Barnham & Eastergate Neighbourhood Plan was adopted in May 2014 and therefore is a material consideration. However, the Inspector into the Arun District Plan in his letter of 28.07.2015 says:

'The NPPF (para 184) is clear that NPs should not promote less development than set out in the Local Plan or undermine its strategic objectives. NPs should align with the strategic needs and priorities of the wider local area and be in general conformity with the Local Plan's strategic policies.

Arun's NPs have emerged at a time when the strategic guidance of the saved policies of the 2003 plan has been growing increasingly outdated although not yet replaced by an adopted ALP. This marked lack of synchronisation between the emergent processes of ALP and the NPs has been unfortunate and it is desirable to resolve the matter as speedily as possible while also ensuring that the Local Plan provides the necessary strategic guidance on the full OAN'.

The relevance of the Neighbourhood Plan at this stage is uncertain and therefore carries less weight in determining planning applications, given the suspension of the Arun Local Plan process, and the requirement of the NPPF that a

neighbourhood plan must be in conformity with an up-to-date, adopted Local Plan, and the continued failure of Arun to achieve a 5-year land supply based on an objectively assessed need. The housing target of 200 units set out in the now withdrawn emerging Local Plan, to be achieved through the Neighbourhood Plan is of little relevance given this situation. However, the following policies of the Neighbourhood Plan have been considered.

Policy ES3 The Local Gap/Green Infrastructure Corridor: *New development within the Local Gap/Green Infrastructure Corridor, other than the replacement or minor extension of an existing building, will not generally be supported.*

The proposed development does not lie within the gap between Eastergate and Barnham but lies on the northern edge of Barnham, to the south of Lake Lane. This land has never been allocated as strategic or local gap albeit just outside the settlement policy boundary.

Policy ES10 Trees and Hedgerows: *Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.*

Policy ES11 Energy efficiency of new development: *All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the Code for Sustainable Homes (DCLG2006).*

The application is supported by a sustainability statement. The dwellings will have high levels of thermal insulation and air tightness with highly efficient gas boilers/heat exchange equipment with the intention of exceeding the current Building Regulation requirements.

Policy H2 Windfall sites: *Permission will be granted for small residential redevelopments on infill and redevelopment sites within the parishes subject to the policies of this plan being met.*

This application is for 5 residential units on a small logical site lying to the south of Lake Lane abutting the settlement boundary and surrounded by existing and approved development. It would therefore meet the principle requirements of this policy and complying with the overall presumption in favour of sustainable development within national policy.

Policy H3 Housing mix: *The type of housing to be provided in any residential development should reflect the location of the site.*

The application is for five dwellings and therefore cannot provide a wide range of housing types and sizes. The proposals reflect the local character which is predominantly detached dwellings in individual plots and provides 2

no. 3 bed houses, 1 no. 3-bed bungalow and 2 no. 4-bed houses, including a bungalow, contributing towards the aspirations of the village community.

Policy H4. Integration of new housing into surroundings: *Proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village.*

The submitted layout and street scene demonstrate that the proposals will sit comfortably in their surroundings.

5 Planning Justification

- 5.1 There is an extant Outline planning permission on the site for four dwellings. The proposal follows this closely in that the access (which was considered in detail for the outline) remains exactly the same. The then illustrative layout differs only in that 2 no. detached dwellings and a garage have been replaced by a pair of semi-detached dwellings, and a garage has been replaced by a detached house with integral garage, giving the extra unit. The footpath through the site remains unaffected by the proposals, as do mature trees on the site that were retained in the previous outline. As before, the design principles are informed by the site's constraints and opportunities in terms of arboriculture, ecology and the existing right of way, which remains unaffected by the proposals.

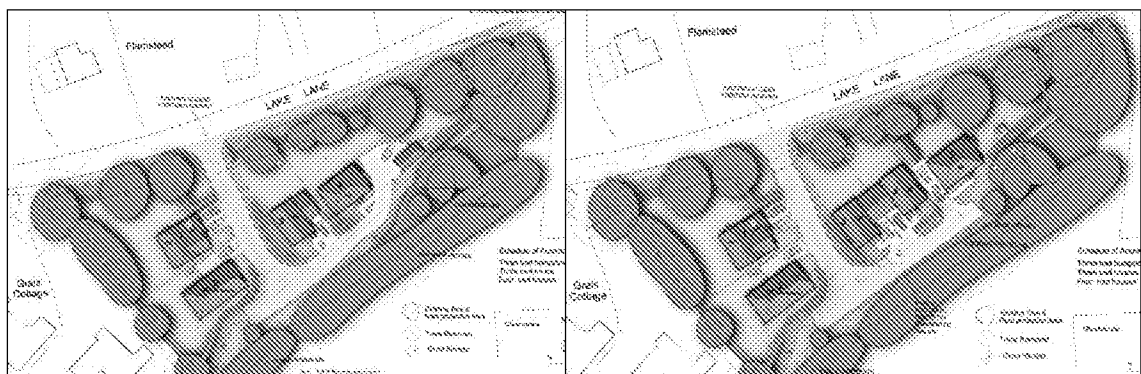


Fig 3: Outline illustrative layout on left, proposed layout to right, for comparison purposes (Studio Lack Ltd)

- 5.2 Use and Amount of Development - The proposed development comprises 5 no. dwellings set in individual plots, which is characteristic of the surrounding area, comprising 4 houses (2 no, 4-bed and 2 no. 3-bed) and a 3-bed bungalow.
- 5.3 Layout and Scale - The layout responds to the proximity and scale of neighbouring buildings, and accommodates positively the existing right of way across the site. The proposals retain and protect existing mature trees and hedgerows around the site, reinforced where appropriate and supporting biodiversity. The proposals provide private amenity space for each dwelling. The massing and variety of form reflects the local character which is predominantly detached dwellings in individual plots. The layout considers the proximity of neighbouring dwellings in

order to protect their amenity; the position of the two units to the western side of the site have not altered from the layout approved in the outline application

- 5.4 Appearance – The proposal includes details of the appearance of the proposed dwellings, which are individually designed to provide character and use a variety of materials inspired by existing properties within the village from brick to weatherboarding, and slate to plain roof tiles. Use of local vernacular details and features add to this sense of identity.



Fig 4: Street Scene to Lake Lane. (Studio Lack Ltd)

- 5.5 Landscaping and Trees - The application is supported by detailed arboricultural information prepared by Lizard Landscape Design, including a tree survey and arboricultural impact assessment and method statement, updated to reflect the current proposals. The proposals aim to protect as many trees as possible with dwellings and associated features positioned outside root protection areas (RPA's). Similarly, the access remains in exactly the same position as the approved outline application when it was relocated slightly east of its existing position also to protect RPA's.

The proposals include new hedge planting of predominantly indigenous species such as wild privet and hornbeam, particularly along the access and footpath. Together with block paving of the access road will keep the rural feel of the site, as shown on the submitted layout plan.

- 5.6 Access and Transport – A Transport Statement prepared and updated by RGP Ltd accompanies this application. This concludes that the site is accessible on foot and by cycle to a range of public transport services accessing a wide range of facilities and services. The traffic generated by this small-scale proposal is insignificant and would not cause any demonstrable harm in terms of capacity and safety on the local highway network. The proposed access would achieve appropriate visibility splays and parking would be in accordance with WSCC standards. Access to Lake Lane and into the site remains as previously approved, with a minor change to the eastern end to provide access to the additional dwelling. This has not significantly added to the amount of hard surfacing from the approved outline scheme, nor does it impact on any further root protection areas.
- 5.7 Drainage – The site lies in flood zone 1 therefore there is no restriction on development. The size of the site does not require a formal flood risk assessment. However, a surface and foul water drainage strategy prepared and updated by RGP Ltd, is submitted with this application. The proposed development will result in a significant increase in impermeable area which will be mitigated by utilising

SUDS techniques where possible. The proposed drainage system will be designed to cater for a 1 in 100-year critical storm event including a 30% increase in peak rainfall intensity, to cater for the effects of climate change. The nature of the development will ensure that overflow land flows during exceedance event will remain unchanged. The surface water drainage strategy shows that the development can be implemented without increasing flows on to adjacent land or to existing surface water drainage systems, ensuring that flood risk is not increased.

- 5.8 Ecology - Lizard Landscape Design and Ecology have undertaken a preliminary ecological appraisal and protected species assessment to support this detailed application. This report identified optimal habitat for reptiles and more detailed surveys have been undertaken. Because the site has an average habitat for great crested newts (GCN) relating to a pond north of the site a GCN survey was undertaken in April 2016. No great crested newts were found although a good population of common toad was found together with a low population of smooth and palmate newts. No specific mitigation was therefore considered necessary.

Trees to be removed offer negligible bat roost potential and mature trees around the site are to be retained, requiring no further bat surveys. The scrub /vegetation provide bird nesting sites, so any clearance should take place outside the breeding season. There are no signs of badgers on the site.

- 5.9 Archaeology - An Archaeology desk-based Assessment has been undertaken and updated by DAS Ltd, to support this application, to assess the archaeological potential of the site and to ensure that, if any archaeological resources are present that they are not compromised by development. From the findings of the study the report concludes that the archaeological potential of the site is low /low to moderate and that any impact is considered to be low, and that, on the basis of this study there is no reason to refuse the application on archaeological / heritage grounds. A Written Statement of Investigation has also been prepared for the site and accompanies this application.

5.10 Planning Obligations:

Policy Gen 8 of the 2003 Local Plan relates to Development and the Provision of Infrastructure and says that the Local Planning Authority '*may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development*'. Policy Dev 17 requires affordable housing on larger sites of 25 or more dwellings.

The size of the site does not trigger affordable housing requirements and given its' small scale is unlikely to require any infrastructure contributions. This is a matter for consideration during the determination period for the application.

6. Conclusion

- 6.1 In summary, this revised planning application, follows on from the recent outline approval for 4 dwellings and is for the development of 5 no. detached dwellings located on this small triangular-shaped overgrown and disused field, and utilises the same access point as the approved scheme. The proposal has been re-designed to accommodate an additional unit without compromising the integrity of the scheme. It remains of an appropriate scale in its context and relates well to adjoining development and the overall form of development in the locality. Wherever possible existing mature boundary trees and hedgerows are retained to visually contain the site and will be reinforced where appropriate to improve biodiversity and retain the rural character of the area. The existing very overgrown footpath will be retained in its current position and maintained in a useable form.
- 6.2 The proposals comply with national and local planning guidance. The site is in a sustainable location and the new dwellings will make a small but valuable contribution to the provision of much needed housing. Arun DC's adopted Local Plan is out of date and, following an Inquiry in June 2015, the emerging local plan has been suspended to allow further work on housing numbers and strategic allocations. Meanwhile there is a shortfall in housing land supply. The application site, although just outside the settlement policy boundary is in a suitable and sustainable location, acknowledged by the Council's own SHLAA, as being appropriate for development, and is surrounded by existing and approved residential development. The Neighbourhood Plan does not allocate the site specifically but allows for small scale windfall development.

