

PLANNING STATEMENT

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT

LAND TO EAST OF GOODACRES, SOUTH EAST OF BARN RISE, BARNHAM

Background

For the purposes of determining planning applications, the development plan for the area including the application site comprises the South East Plan 2009 (SE) and the Arun District Local Plan 2003 (ADLP).

Government Guidance as contained within Planning Policy Statement 1 gives advice relating to the weight which should be afforded to Development Plan Documents in the determination of planning applications, especially where existing local plans are out of date and have been superseded by Government Guidance and Regional Spatial Strategy.

Paragraphs 30-32 give advice in respect of spatial plans and at paragraph 31 the guidance makes it clear that Regional Spatial Strategies and Local Development Documents that are the Development Plan Documents form the framework for taking decisions on applications for planning permission.

The guidance states:

"Decisions have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise. Only policies in plans which can be implemented through the granting of planning permission, can form the framework for decisions under Section 39 of The Planning Compulsory Purchase Act 2004"

This advice is carried forward in 'The Planning System: General Principles' at paragraph 10, which states:

"Local Planning Authorities must determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise."

If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with Development Plan. Where there are other material considerations, the Development Plan should be the starting point and other material considerations should be taken into account in reaching a decision. One such consideration would be whether the plan policies are relevant and up to date. The 2004 Act provides that if there is conflict between policies in an RSS or policies in a DPD, the most recent policy will take precedence"

Paragraph 18 gives advice in respect of refusal of planning permission on the grounds of prematurity. In relation to small scale developments, it advises that refusal on the ground of prematurity, will not usually be justified; especially where Development Plan Documents have only reached an early stage.

An example of this given is where a DPD is at consultation stage with no early prospect of submission for examination; in such circumstances refusal on prematurity grounds would seldom be justified because of the delay which this would impose in determining the future use of land in question. The Arun District Core Strategy is only at its initial consultation stage with no likelihood being implemented for some considerable time due to delays in the process.

It is therefore clear from the above guidance that PPS 1 seeks a proactive plan lead approach to the planning system to provide certainty in securing sustainable development and that the most up to date Development Plan documents should form the basis of the determination of planning applications.

The South East Plan 2009 is the most up to date document for the determination of planning applications and therefore should take precedence over the Arun District Local Plan 2003, where there are identified conflicts.

Identified conflict relates to the now outdated Built Up Area boundaries in the ADLP and presumptive policies contained within the South East Plan relating to urban extensions, specifically Policy SCT1, which confirms that Local Authorities should promote regeneration and economic growth in the South Coast Region and in Arun by 'sustainable urban extensions'.

Urban extension can of course only be accommodated within the District by securing development outside of the current built up area boundaries and therefore there is conflict between the two documents and the policies within the South East Plan being the most up to date document, should be given due weight.

As such, regard needs to be given to the criteria attached to the following policies contained within the South East Plan.

- Policy SP3: Urban Focus and Urban Renaissance, requires that the prime focus of development should be within or adjacent to urban areas with the principle of sustainable development giving priority where possible to the development of previously developed land.
- CC6: Sustainable Communities and Character of the Environment, which requires that development respects and where appropriate enhances the character and distinctiveness of settlements.
- Policy H1 – Regional Housing Provision 2006-2026, which sets out the housing requirement in Arun District, of 11,300 over the plan period with an annual average of 565.
- Policy H2, which requires Local Planning Authorities to deliver the Regional Housing Provision.
- Policy H3: Affordable Housing, setting out the provision of affordable housing to accord with the Local Authorities Housing Strategy.
- Policy H4: Type and Size of New Housing, requires Local Planning Authorities to provide a full range of housing to meet the Identified Housing Strategy
- Policy C4: Sustainable Design and Construction, which seeks to achieve development with an assurance that it respects and enhances local landscape character, securing appropriate mitigation where possible.
- Policy CT1: Core Strategy, seeking housing development within Arun District by means of sustainable urban construction.

Planning Policy Statement 3: Housing

PPS3 sets out the National Planning Policy Framework for delivering the Governments Housing objectives.

As a key objective of housing delivery, the PPS requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the housing requirement and identify and maintain a rolling five year supply of deliverable land for housing, particularly in connection with making planning decisions.

Paragraphs 68-74 deal with 'Determining Planning Applications'.

Paragraph 68 requires that Local Planning Authorities should take into consideration the policies set out in Regional Spatial Strategies and Development Plan Documents, as well as other material considerations. When making planning decisions for housing developments after 1 April 2007, Local Planning Authorities should have regard to the policies contained within PPS1 as material considerations, which may supersede the policies in existing development plans.

Paragraph 71 states:

"Where local Planning Authorities cannot demonstrate an up to date five year supply of deliverable sites, for example where Local Development Documents have not been reviewed to take into account policies in this PPS, or there is a less than a five year supply of deliverable sites, they should consider favourably planning applications for housing having regard to the policies in this PPS, including the considerations in paragraph 69".

The Arun District Annual Monitoring Report 2009 confirms a shortage in the five year supply of deliverable sites set against the housing requirement contained within the South East Plan of 6% and at a recent appeal decision relating to development at Chalcroft, the Appeal Inspector indicated that that shortfall could be as much as 30%.

As such, any planning application needs to be decided in accordance with the criteria attached to Paragraph 69 of PPS3, which states:

"In general in deciding planning applications, Local Planning Authorities should have regard to:

- achieving high quality housing.*
- ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people.*
- the suitability of a site for housing, including its environmental sustainability.*
- using land effectively and efficiently.*
- ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for the area, and does not undermine wider policy objectives, eg addressing housing market renewal issues".*

In that regard, the Planning Application Proposal will achieve high quality housing provides for a good mix of housing including affordable housing, which acknowledges local housing demand as established by the District Council's Housing Enabling Officer and provides for accommodation for the elderly in the provision of bungalows within the housing mix.

The site is sustainable being attached to the existing Built Up Area Boundary for Barnham, as confirmed in the Traffic Assessment and is within walking distance of public transport facilities. The site is more or less wholly contained by existing development being housing on the western and north western boundaries of the site and glass house development on the eastern boundary of the site and therefore will not impact unduly upon the visual character of the area or the countryside.

Attached with the planning application is a Landscape Assessment, together with Phase1 Habitat Survey Report, the recommendations of which have been incorporated within the Planning Application Proposal and it is confirmed therefore that the development is environmentally sustainable.

The density of the proposed development is at 30.5 dwellings per hectare, which uses the land effectively and efficiently and although at the lower end of suggested densities by the Government, reflects the existing local pattern of development and acknowledges existing established amenity.

The proposed development will not undermine local housing objectives or wider policy objectives, especially as development within the Barnham area has been identified within the Arun District Core Strategy Options of Growth Document, as a potential settlement to accommodate new housing. The proposal will not prejudice the Core Spatial Strategy.

In summary therefore, it is considered the proposal fully accords with the criteria attached to paragraph 69 and taking into account the need to determine the Planning Application proposal against policy criteria contained within the South East Plan 2009 and having regard to the acknowledged shortage of deliverable sites in meeting the five year housing land supply within the District, it is considered that planning permission should be granted.

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