

PLANNING, DESIGN & ACCESS STATEMENT

Outline planning application for the re-development of the site for 5 no. dwellings and associated works

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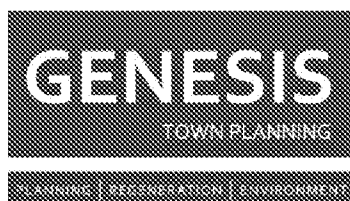
Land at Mistletoe Farm
Horsemere Green Lane
Climping
Littlehampton
BN17 5QZ

On behalf of:

Domusea Developments Ltd

April 2018

Ref: NM/18031



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Domusea Developments Ltd. It accompanies an outline planning application for the construction of five dwellings and associated works at Mistletoe Farm, Horsemere Green Lane, Climping, BN17 5QZ.
- 1.2 The matter for which approval is being sought is access with layout, scale, appearance and landscaping reserved for subsequent approval.
- 1.3 The application site comprises residential curtilage and is located outside of any designated Built-Up Area between the village of Yapton to the west and Littlehampton to the east, within the designated countryside. Ordinarily residential curtilage is not previously developed land but following the High Court judgement (Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017) residential curtilage located outside a built up area is defined as previously developed land. The application site can therefore be properly regarded as previously developed.
- 1.4 The proposals have been developed in response to the local village scape and settlement grain, making better use of the residential plot to provide much needed additional housing within Arun District.
- 1.5 Plans and information submitted in support of the application comprise the following:
- Location Plan: 1071/DPA01 Rev 01
 - Proposed Block Plan: 1071/DPA02 Rev 01
 - Proposed Context Plan: 1071/DPA03 Rev 01
 - Proposed Site Plan: 1071/DPA04 Rev 01
 - Indicative Elevations: 1071/DPA05 Rev 01
 - Planning, Design & Access Statement
 - Foul Sewerage & Surface Water Assessment
 - Highways Technical Note

2.0 THE SITE

- 2.1 The application site is located on the south side of Horsemere Green Lane within the parish of Climping and within a designated countryside location. The area is characterised by a variety of housing types from larger detached two-storey dwellings and bungalows fronting Horsemere Green Lane, to two-storey houses and bungalows of higher density to Wooldridge Walk and Apple Tree Walk flanking the application site. Development is predominantly in linear form fronting the highway, with hard standings forward of the properties, integral garages and landscaped front gardens. The area has a verdant and spacious character when viewed from Horsemere Green Lane.



Fig 1 – Google aerial view of the site

- 2.2 Mistletoe Farm is a modest detached bungalow set within a substantial plot measuring 0.33 hectares. The property is constructed with rendered and brick elevations under a hipped tiled roof and set back from the highway in excess of 25 metres behind a grass verge and significant belt of mature evergreen tree screening. The plot extends 135m back from the highway and forms a dog leg extending to the rear of Mistletoe Farm and forming a shared boundary with properties fronting Wooldridge Walk. Mistletoe Farm and Scyld, the adjacent property to the east, contrast significantly with the prevailing pattern of development, set within extensive plots and surrounded by high density residential development to east, south and west.
- 2.3 For planning purposes the site is in flood zone 1 (least liable to flood), is previously developed land and within an existing residential area. It is not within any defined settlement policy boundary in the adopted 2003 Arun Local Plan.

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the adopted Arun District Local Plan 2003 and emerging Arun Local Plan (Arun Local Plan 2011-2031 with Modifications January 2018). The Clymping Parish Neighbourhood Development Plan was “Made” by Arun District Council in January 2016 and forms part of the Development Plan. The Arun Annual Monitoring Report (AMR) is relevant for the purposes of clarifying the Council’s Housing Land Supply. All are referred to below.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was introduced in March 2012. A draft replacement consolidating amendments from various ministerial statements was published for consultation early in 2018 but as it is at such an early stage of preparation little if any weight can be attached to the emerging draft as a planning consideration for this application.
- 3.3 Paragraph 14 of the adopted NPPF introduced a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this framework indicate development should be restricted
- 3.4 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to significantly boost the supply of housing. Paragraph 47 requires planning authorities to identify a five year supply of deliverable sites for housing.
- 3.5 Paragraph 49 is particularly relevant as it confirms that 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.
- 3.6 Paragraph 59 of the Framework states that “Local Planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall

scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”

- 3.7 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation or originality through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to promote or reinforce local distinctiveness (Paragraph 60).

Ministerial Statement

- 3.8 As mentioned above, since the NPPF was introduced several Ministerial Statements have been made to clarify aspects of national policy and are material considerations in the determination of planning applications.
- 3.9 In particular the Ministerial Statement dated 12 December 2016 dealing with Neighbourhood Plans and five year supply is relevant to this application. In summary the Statement confirms that policies for the supply of housing in a Neighbourhood Plan will not be deemed to be ‘out of date’ where all of the following circumstances arise at the time a decision on an application is made:
- The Ministerial Statement is less than 2 years old or a Neighbourhood Plan has been part of the development plan for 2 years or less;
 - The Neighbourhood Plan allocates sites for housing and
 - A planning authority can demonstrate a 3 year supply of deliverable housing sites.
- 3.10 We deal with the implications of this for the application more fully in the Policy Conclusions Section but at this stage would point out that all of the above tests are **not** met and the Neighbourhood Plan policies for Clymping Parish are therefore out of date.

Adopted 2003 Arun Local Plan

- 3.11 Local Plan policies take the form of the saved policies from the adopted Arun District Council Local Plan 2003. Policy GEN2 defines built up area boundaries where development is allowed in principle. However there is no built up area boundary for Clymping. Policy GEN7 (The Form of New Development) operates to promote high quality design and layout to ensure new development makes a positive contribution to the quality of the environment. The policy lists 8 criteria that development must comply with. Development will be permitted provided it:
1. makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;

2. demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
 3. promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
 4. does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
 5. takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
 6. retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
 7. allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; and
 8. provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.
- 3.12 In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.
- 3.13 GEN12 deals with Parking in New Development but has since been replaced by a County Council Parking standard.
- 3.14 Policy DEV17 has been updated by the Interim Affordable Housing Policy 2010 which requires 30% affordable housing provision of 15 dwellings or 15% for 1-14 dwellings. However, for developments of 1-10 dwellings the Council says it will not apply its affordable housing policy in principle. No affordable housing is therefore required for this application.

2018 Arun Local Plan with Modifications

- 3.15 The Arun Local Plan with post Examination Proposed Modifications (2011-2031) was published for public consultation in January 2018. Given its advanced stage of preparation some weight can be given to its draft policies.
- 3.16 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal. Policy DSP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and

context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development.

- 3.17 Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality.
- 3.18 Internal space standards as set out in policy DDM2 are to be in accordance with nationally prescribed standards. External space standards in policy DDM3 have been deleted altogether in the proposed modifications.
- 3.19 Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy OSR DM1 states that open space shall be in accordance with the council's open space study. Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively.
- 3.20 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity. Policies WSP1 and WDM2 require development avoids areas at risk of flood. Policy WDM1 requires good water supply and quality and Policy WDM3 is supportive of sustainable urban drainage systems. All policies are complied with as explained in section 4 below.

Arun Annual Monitoring Report (AMR) January 2018

- 3.21 Arun District's latest Annual Monitoring Report (AMR) is dated January 2018. It provides a snapshot on progress on Neighbourhood Plans and the Council's 5 year land supply. It confirms that the Clymping Parish Neighbourhood was 'Made' on 13th January 2016. It has therefore been part of the Development Plan for more than 2 years.
- 3.22 With regards to 5 year housing land supply the AMR confirms that the housing requirement is based on 919dpa which is the Objectively Assessed Need (OAN) identified by GL Hearn Consultants on behalf of the Council in September 2016. However the amount of housing supply has been constrained and as a result the AMR is only able to show a **2.08** year housing land supply.
- 3.23 The AMR shows that there were only 5 gross dwelling completions in the period 2016/17 for Clymping Parish.

Clymping Parish Neighbourhood Plan

- 3.24 The Neighbourhood Plan for Clymping Parish covers the period 2015-2030. As explained above it was 'Made' in January 2016 and is more than 2 years old.
- 3.25 The Clymping Parish Plan does not make any site allocations for housing. There are no other Neighbourhood Plan policies that apply to the application site in Horsemere Green Lane. As it stands therefore, the application proposal is in conflict with the Clymping Parish Neighbourhood Plan.

Conclusions on Policy

- 3.26 As the 2016 Ministerial Statement confirms, usually where a planning application is in conflict with a Neighbourhood Plan, planning permission should not be granted. However where a Neighbourhood Plan fails to meet 3 Ministerial tests to show it is up to date then a Plan can still be set aside and the presumption in favour of sustainable development will be engaged.
- 3.27 In the case of this application, the Clymping Parish Neighbourhood Plan will not be out of date where all the following circumstances arise at the time a decision on an application is made:
- The Ministerial Statement is less than 2 years old or a Neighbourhood Plan has been part of the development plan for 2 years or less;
 - The Neighbourhood Plan allocates sites for housing and
 - A planning authority can demonstrate a 3 year supply of deliverable housing sites.
- 3.28 On the first test, the Ministerial Statement is less than 2 years old and the Neighbourhood Plan is more than 2 years old. The test is met by virtue of the Ministerial Statement being less than 2 years old. The second test is not met as the Neighbourhood Plan does not allocate any housing sites. The third test isn't met either as Arun District can only show a 2.08 year housing land supply. So the Clymping Neighbourhood Plan is out of date for the purposes of the NPPF.
- 3.29 Although the site is outside any settlement policy boundary defined by Policy GEN2 in the adopted 2003 Local Plan this policy is out of date as well. It is out of date because the Plan only made housing allocations for the period 1996-2011 and is time expired. Relevant policies for the supply of housing are of course also out of date because following paragraph 49 of the NPPF the Council cannot show a 5 year supply of deliverable housing sites.
- 3.30 In accordance with Paragraph 14 of the NPPF the presumption in favour of sustainable development is therefore engaged for this application. It states that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be

granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or there are other specific policies that indicate development should be restricted.

- 3.31 As we show in the next section there are no adverse impacts which would outweigh the benefits of granting planning permission. The application site is located in an urban context and is previously developed land. It is not constrained by flood risk, biodiversity or heritage considerations. The site is small enough to come forward immediately with no landownership or infrastructure constraints. Whilst it is a modest development of 5 dwellings it will still contribute to the District Council's pressing 5 year land supply shortfall of only 2.08 years.
- 3.32 The redevelopment causes no harm to surrounding residential amenity and there are no highway safety reasons for withholding planning permission. Parking and space standards are met by the proposed layout.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The site is located within a countryside location on previously developed land – being residential curtilage outside of a defined settlement boundary. Mistletoe Farm is a substantial plot located firmly within the residential enclave of Climping and currently comprises a large detached bungalow in an extensive plot. The plot is noticeably bigger than surrounding plots due to its length - extending in a dog-leg shape approximately 265m back from the highway. The property is set back from the road frontage behind a large grass verge with substantial tree screening and has accesses onto Horsemere Green Lane along the west boundary of Scyld.

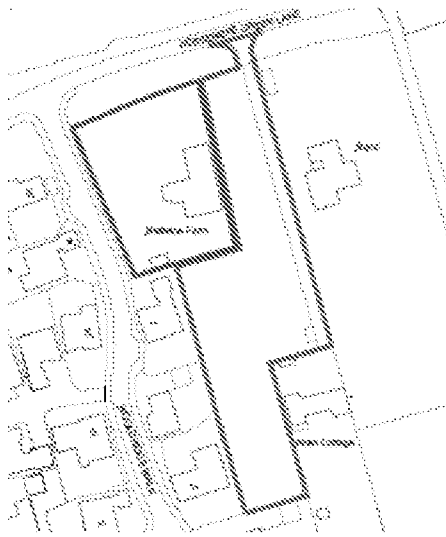


Fig 2. Application site outline in red



Fig 3. Context Plan

Design Principles and Appearance

- 4.2 Whilst appearance has been reserved for subsequent approval it is considered useful to illustrate the intended architectural design and style of houses to inform the outline application.
- 4.3 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area such as tiled roofs with timber cladding or tile hanging to the gables and upper floors, and red stock brick work. A bungalow is proposed fronting Horsemere Green Lane and set adjacent to Mistletoe Farm, roughly mirroring the built form of the existing bungalow.



Fig 4. Plot 1 – East Elevation

- 4.4 A pair of detached chalet bungalows is proposed beyond the rear gardens of the frontage properties with parking within garaging and to hard standings. Set to the rear of the site a further pair of semi-detached chalet bungalows is proposed, also with a garage and 2 no. parking spaces per dwelling. Adequate parking and private amenity space is proposed for each dwelling. Plots 1 to 5 are all accessed via the widened drive way to the east of the plot.



Fig 5. Plot 2 - South Elevation



Fig 6. Plots 4 & 5 – Illustrative North Elevation

Layout

- 4.5 The application site is a large plot covering 0.33 hectares. The site currently benefits from a vehicular access to the east of Mistletoe Farm which will be increased in width to 4.8m to serve the 5 no. dwellings. The layout of the proposed dwellings has been thoroughly considered in terms of separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers.
- 4.6 The location of the central pair of detached chalet bungalows has been informed to terms of established garden sizes and back-to-back distances between dwellings. The frontage bungalow and Mistletoe Farm would have rear gardens of approximately 12m, with Mistletoe Farm also retaining a substantial area of garden to the west. Gardens to plots 2 and 3 extend to 10m in length, giving a separation distance in excess of 20m between properties. The pair

of semi-detached chalet bungalows to the rear are set a minimum of 1.5m from side boundaries and have rear gardens approaching 15 metres in length.

- 4.7 The application site forms an irregular plot of land approximately 39 metres at its widest point and extending 260 metres back from the highway. The proposed development has been designed to make appropriate and effective use of the residential land available. The five dwellings are proposed in an arrangement of a bungalow to the site frontage, two detached chalet bungalows and a pair of semi-detached bungalows with generous spacing between giving the development a verdant appearance. Parking is proposed at 2 spaces per dwelling (3 to serve the bungalow), with 2 further unallocated or visitor spaces giving a total of 13 parking spaces to serve the development.

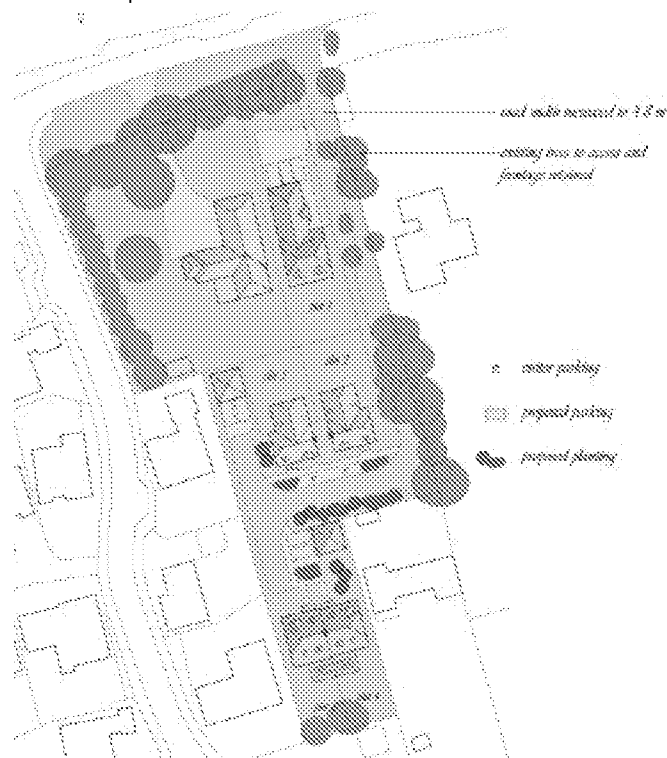


Fig 7. Proposed Site Layout

- 4.8 Separation distances between the development and existing dwellings is more than sufficient to prevent overlooking or overshadowing of neighbouring properties, due to existing dwelling orientation. Existing bungalows to the west are either set away from the proposed development or set adjacent to flank walls where overlooking or over shadowing would not occur. The proposed dwellings are set back well into the site in line with the form of existing development to the site frontage and arranged in order that the development would not give rise to overlooking.

- 4.9 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 4.10 The proposal is for five houses, a detached bungalow, 2 no. detached chalet bungalows and a pair of semi-detached chalet bungalows on a large plot of previously developed land measuring 0.33 hectares. The scale of the development is responsive to the site's surroundings with bungalows to the west within Wooldridge Walk and larger two-storey houses to the east. Whilst only indicative at this stage the elevational drawings submitted shows the detached chalet bungalows to 7.6m in height and the pair of semi-detached chalets set under half hipped roofs to 6.5m to the rear. The hipped and half hip roof form reduces mass and bulk and provides a varied roof scape. The maximum ridge height accords with built form in the vicinity.
- 4.11 It is considered the house designs and site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the surrounding form of residential development local to provide much needed additional housing within the district without resulting in harm to the character of the area.

Amount and Use

- 4.12 The proposed development comprises five houses on a site measuring 0.33 hectares equivalent to 15 dph. The scheme comprises a well-balanced layout and appropriate house design for its location within existing residential development. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.13 The proposals would utilise the existing access arrangement from Horsemere Green Lane which also serves Wren Cottage to the rear, whilst widening the access to 4.8m in order to serve the five additional dwellings. The scheme would provide adequate turning and parking provision for each house and a bin collection point provided in order that refuse vehicles are not required to access the site. Each dwelling would benefit from two to 3 parking spaces with two further unallocated spaces for visitors resulting in a total of 13 parking spaces to serve the development.

- 4.14 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The existing access arrangement will be utilised and improved allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscaping

- 4.15 The site benefits from well landscaped boundaries with mature trees and planting particularly to the north and east. The proposals have been fully informed by a tree survey including a tree constraints and protection plan to ensure the proposed development would not adversely affect existing high quality landscaping that positively contribute to the amenity of the area. A number of low quality trees are proposed to be removed in order to facilitate the development. A no-dig construction zone is proposed to the eastern boundary in order to protect root protection zones. It is accepted that landscaping could be controlled by condition in the usual way.

5.0 CONCLUSION

- 5.1 The application is for five new dwellings on previously developed land at Mistletoe Farm, Horsemere Green Lane, Climping.
- 5.2 It is considered that the proposed scheme presents a well-balanced and spacious residential development designed to a high standard. The proposed dwellings would make a positive contribution to the village scape whilst maintaining the character of the area.
- 5.3 We have shown that in the absence of a 3 year land supply the existing adopted Local Plan and Neighbourhood Plan policies are out of date and the presumption in favour of sustainable development is engaged for the application. There are no other adverse impacts that outweigh the benefits of granting planning permission.
- 5.4 It is not constrained by flood risk, biodiversity or heritage considerations. The site is small enough to come forward immediately with no landownership or infrastructure constraints. Whilst it is a modest development of 5 dwellings it will still contribute to the District Council's pressing 5 year land supply shortfall of only 2.08 years.
- 5.5 The redevelopment causes no harm to surrounding residential amenity and there are no highway safety reasons for withholding planning permission. Parking and space standards are met by the proposed layout.
- 5.6 In the absence of any other policy conflict or harm we therefore request that the application is granted planning permission at the earliest opportunity.