

**Land at the Entrance to Waterford Gardens, Horsemere Green Lane, Clymping,
West Sussex**

**Erection of 2 No 3 bed dwellings with off-road parking and associated
landscaping**



Planning, Design and Access Statement on behalf of Waterford Properties Ltd

April 2019



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Appendix A : Pre-Application Advice Letter From Arun District Council Dated 3rd April 2018

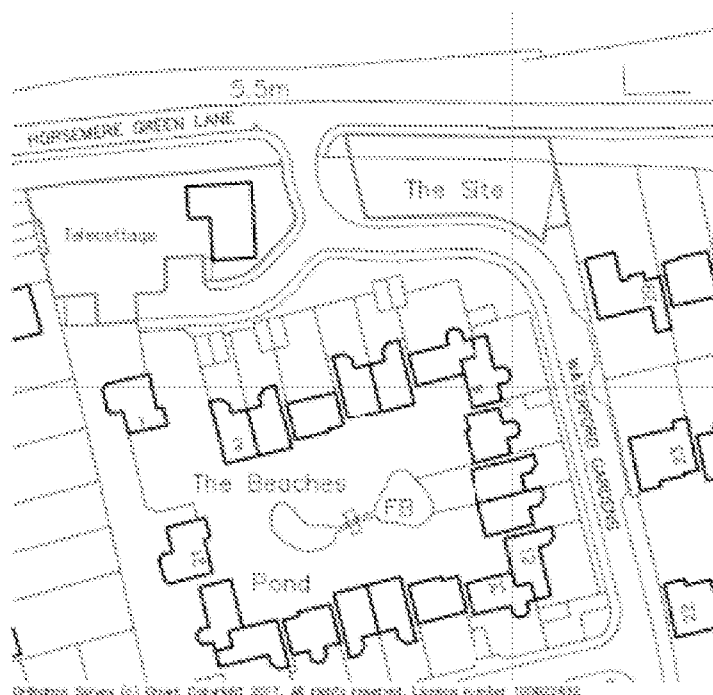
1.0 Introduction

- 1.1 This statement has been prepared on behalf of Waterford Properties Ltd to support the planning application for the erection of 2 No 3 bed dwellings with off-road parking and associated landscaping.
- 1.2 Section 2 provides a description of the application site and its surrounding area. Section 3 provides further information on the proposed development, the history of the site and the evolution of the current scheme. Sections 4 and 5 provide further information on the design and access arrangements for the scheme with reference to relevant planning policy.
- 1.3 The statement should be considered alongside the drawings of the proposed development prepared by ADP Architects RIBA, the Drainage Statement from CEP and the Transport Report prepared by Reeves Transport Planning.

2.0 The Application Site and Surrounding Area

The Application Site

- 2.1 The application site is located at the entrance to Waterford Gardens and fronts onto Horsemere Green Lane in Climping. It consists of an area of undeveloped land left over from the development of the former Fordacres Nursery site that accommodates the residential development known as The Beaches and The Hamlet served by Waterford Gardens, the estate road. The land is flat with a marginal increase in height from approximately 5.90 metres above Ordnance Datum (AOD) on the western side to approximately 6.20 metres AOD on the eastern side.



Plan identifying the location and extent of the site



Extract from Google Earth showing the location of the site

- 2.2 The site is currently landscaped, consisting of a grassed area open to Waterford Gardens on its southern side. On its northern side there is an existing hedge separating the site from Horsemere Green Lane. There is a planted area on the western boundary which forms part of an ornamental pond – the majority of which is beyond the site boundary. The eastern boundary of the land is formed by planting and a boundary with an adjoining residential property.



The application site viewed from Waterford Gardens looking north east

The Surrounding Area

- 2.3 Immediately to the north of the land is Horsemere Green Lane. To the east and south are residential dwellings forming part of the housing areas accessed from Horsemere Green Lane via Cropthorne Drive and Waterford Gardens respectively. The houses within these areas are predominantly two storey detached and semi-detached houses with pitched roofs and faced by brick or render. There is generally soft landscaping in the form of gardens and planted areas to the front and rear of the properties. Waterford Gardens bends around the site on its southern and western sides and across this road to the west is the former Telecottage building – a two storey office building with rendered walls and a thatched roof.
- 2.4 Further east and west along Horsemere Green Lane are further areas of housing that generally display a wider variety of forms, building materials and heights to those in the immediate vicinity of the application site. Further to the north are buildings within the Rudford Industrial Estate. The land is located towards the south western edge of the village of Climping.



The application site (left of picture) and its context as viewed from Waterford Gardens looking east

- 2.5 Residential use remains the predominant use in the local area and the scale and massing of buildings in the immediate vicinity reflects a medium density of housing. Section 3 of the Transport Report submitted with the application identifies the accessibility of the application site and surrounding area by modes of transport other than the private car. It concludes that the proposed site is relatively accessible in terms of public transport although links to both the existing bus and rail networks do fall just outside the recommended walking distances.



*The application site (middle of picture) and its context as viewed from Waterford Gardens
looking north*

3.0 The Proposed Development and Scheme Evolution

- 3.1 Planning permission is sought for the erection of 2 x 3 bedroom houses arranged over ground and first floors with access from Horsemere Green Lane and associated on-site landscaping and parking.
- 3.2 This proposed approach to the development has been developed following pre-application consultation with the local planning authority, Arun District Council, as well as the highway authority – West Sussex County Council. It has also been prepared with consideration to previous decision making relating to the development of the site and relevant planning policy and guidance at national and local level.
- 3.3 The application site is within an existing residential area of Climping and on a site where the principle of residential development has been established for over 10 years. The site is available, sustainable and capable of development within 5 years.
- 3.4 The approach to the development favours a scheme of semi-detached family housing with the principal elevations fronting onto Horsemere Green Lane and Waterford Gardens. It has been concluded that this approach is more appropriate as it respects the character of the local area. This approach is also more in line with current market demand for housing in Climping.
- 3.5 The access to the houses would be via a shared access point that leads from Horsemere Green Lane to a turning area that serves 4 no, parking spaces in front of the principal elevations of the dwellings.
- 3.6 Each house would consist of a ground floor accommodating an entrance hall, kitchen and family/dining area, a WC and living room. The upper floor provides three bedrooms and bathroom facilities. The houses would both have private side gardens. Additional planting is proposed between the rear elevation facing onto Waterford Gardens and the site boundary and also between the parking/turning area and Horsemere Green Lane.
- 3.7 The design approach for the development is discussed in more detail within the next sections of the document.

Scheme Evolution

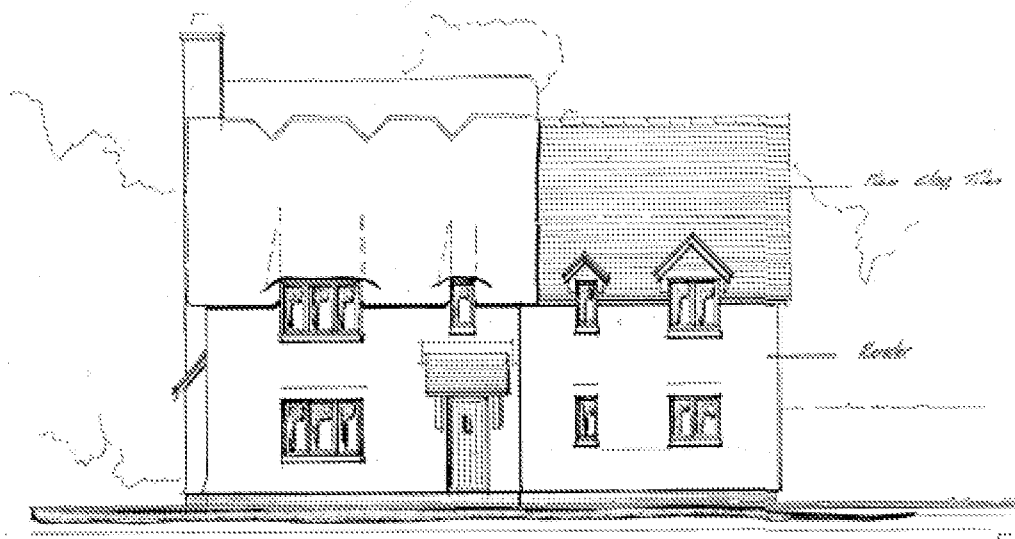
- 3.8 As confirmed earlier in this section, the proposal has been developed following consultation with Officers from Arun District Council and the highway authority and having regard to relevant planning policy and decision making on previous schemes to develop the site.

1. Proposed Shop to Serve the Wider Housing Development, 1999

- 3.9 Outline planning permission was granted for the redevelopment of the former Fordacres Nursery at Horsemere Green Lane, Climping to accommodate housing development, access and parking, a village shop and a teleworking centre on 22nd March 1999 (Council ref : CM/18/98). A Section 106 agreement attached to the permission required the construction of a village shop as part of the development.
- 3.10 Following subsequent approval of reserved matters and the discharge of relevant conditions, this planning permission was implemented and the development was completed in the early 2000s with the exception of the required village shop that was proposed for the application site. This element of the scheme was delayed because of the significant concerns of Waterford Properties Ltd over its viability and following unsuccessful marketing of the plot.

2. Proposed Single Residential Dwelling, 2008

- 3.11 These proposals led to the preparation of a scheme that sought to substitute the proposed shop development with the development of a single residential dwelling. This scheme sought to retain the existing dimensions and form of the shop building as far as possible. It also included on-site parking in the form of a detached garage and appropriate private amenity spaces and landscaping.
- 3.12 The dwelling as proposed could accommodate four bedrooms and had a total floorspace of 172.4 sq m (gross). The double garage had a total floorspace of 33 sq m. The dwelling had a maximum height to ridge of 9.65m, a width of 13m and a maximum depth of 7m. The double garage had a ridge height of 4.7m, a width of 5.5m and a depth of 6m. In comparison, the ridge height of the originally proposed shop development for the site was 8.5m and that development would have had a width of 13m and a maximum depth of 7.9m.
- 3.13 The dwelling had a traditional design arranged over ground and first floors with a steeply pitched roof. It was proposed that it could be constructed from brick and its walls would be finished in white render to match the approach used for other dwellings within Waterford Gardens and The Beaches. The western half of the dwelling would have had a thatched roof to match the thatched roofs used elsewhere within the development. The eastern half of the dwelling would have been finished in plain clay tiles – again a material in common use within the development. The garage would have been constructed from brick with a plain clay tile roof to match the dwelling itself. The property would have been accessed from Waterford Gardens.



South elevation of the approved development for a single dwelling on the land

- 3.14 Planning permission was first granted by the Council for the replacement of the permitted shop development with a single residential dwelling on the site by Council decision dated 7th January 2009 (Council ref : CM/10/08/). That permission was renewed by the Council in February 2012 (Council ref : CM/18/11/), November 2014 (Council ref : CM/29/14/PL) and September 2017 (Council ref : CM/23/17/PL).
- 3.15 The Council's decision making that relates to these decisions has been reviewed carefully and has been used to guide the development of the current proposals for the development of the land. Key issues raised in that decision making that relate to the proposed development can be summarised as follows;
- The permission for the shop has established the principle of development on the site.
 - The site is located in a sustainable location.
 - The land does not comprise public open space.
 - Impact on the street scene and impact on visual amenity and the spacious setting to the entrance of Waterford Gardens is important. In this context, the approved development forms a logical extension of the existing development on Horsemere Green Lane and will not form an incursion into the countryside. The elevations of the approved dwelling are considered to be in-keeping with the style and character of surrounding residential properties.
 - The positioning of development is important and the approved development is set comfortably away from neighbouring properties to the south and west. It will

not cause any harmful overshadowing or overbearing effects, or any unacceptable overlooking or loss of privacy.

- Highway safety issues are important. The approved development is acceptable in this respect.
- Suitability of the plot size in comparison with other plots in the locality.
- Depth of the garden area serving the proposed development.

3. Background to the current proposals

- 3.16 Waterford Properties Ltd has taken advice from local residential property agents who have advised that the approved single dwelling scheme will be costly to build and will only appeal to a small market of potential purchasers. This led to a decision to adopt a revised approach to the development of the land that would address the viability and, ultimately, delivery issues associated with the approved 2008 scheme. ADP Architects Ltd, the original architects for the Fordacres redevelopment scheme were therefore appointed to progress an entirely new approach to the development of the site guided by the earlier decision making. This was also informed by advice from residential agents on the form of development.
- 3.17 The new approach replaces the large single dwelling scheme with two smaller semi-detached properties. The separate detached double garage accessed from Waterford Gardens has been removed from the scheme and replaced with the proposed four parking spaces and adjacent turning area accessed from Horsemere Green Lane.
- 3.18 Following initial design development of this proposal, the Council Planning Department's pre-application advice was requested in December 2017 with its written advice provided in April 2018. This advice confirmed that the principle of the proposed development was acceptable given the past planning history described above. It also confirmed that the size, height and scale of the proposed dwellings would be in character with dwellings in the immediate locality, that they would sit comfortably within their plot and that the building lines would match the property to the west such that the design of the application property would not be out of character in the local area. Whilst the increase in density compared to the approved scheme was noted, it was concluded that it would ensure the efficient use of land and would maximise the use of the plot. The issue of impact on residential amenity was considered but no concerns were raised on this matter in the response. On this basis, the Council's advice was that it considered that the proposed development would respond positively to the surrounding development form and remain consistent with the development pattern in the area. It was also confirmed that were an application for planning permission for the development of two semi-detached dwellinghouses on the site to be submitted to the Council it is likely it would be approved subject to appropriate conditions.
- 3.19 The importance of garden sizes, landscaping, bin storage, sustainable design and surface water drainage were also raised in the Council's advice. The location of the

site within Flood Zone 1 and West Sussex County Council Highway maximum standards of up to 2 parking spaces per dwelling and cycle parking for each 3 bedroom dwelling were also identified.

- 3.20 The Council's pre-application advice letter is included at Appendix A to this statement.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies in the development plan, unless other material considerations indicate otherwise.
- 4.2 The remainder of the statement explains how the planning application complies with the policies in the adopted development plan and demonstrates that there are no material considerations that indicate that the application should not be determined in accordance with these.
- 4.3 The relevant documents that comprise the Development Plan are;
- The Arun Local Plan (adopted July 2018); and
 - The Clymping Neighbourhood Plan (adopted January 2016).
- 4.4 In addition to these documents, there is also a need to consider the National Planning Policy Framework (NPPF) and local guidance when determining the planning application.

Arun Local Plan 2011-2031 (July 2018)

- 4.5 There is no specific planning policy within the adopted Local Plan that applies to the application site. According to the Plan, the site lies within defined countryside.
- 4.6 Policy H SP1 of the Plan confirms that within the plan period, at least 20,000 new homes will be accommodated in the District. Policy D SP1 requires all development proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. It adds that development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats).
- 4.7 Policy D DM1 confirms the importance of development making the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. The policy also identifies the importance of a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area; having minimal impact to users and occupiers of nearby property and land and maximising sunlight and passive solar energy. It also confirms that the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 4.8 Policy ECC SP2 confirms that the Council will expect all new residential development to be energy efficient and to demonstrate how they will a) achieve energy efficiency measures that reflect the current standards applicable at the time of submission, b) use design and layout to promote energy efficiency and c) incorporate decentralised, renewable and low carbon energy supply systems.
- 4.9 Policy T SP1 advises that the Council will ensure that development provides safe access on to the highway network, contributes to highway improvements and promotes sustainable transport. Part d of the Policy requires development to incorporate appropriate levels of parking in line with West Sussex County Council guidance. Policy T DM1 states that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. It adds that access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.
- 4.10 Policy W DM3 requires development proposals to incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.

Clymping Neighbourhood Plan 2015 - 2030

- 4.11 Policy CPN 11 requires new development to be of a high quality of design and protect and enhance local character. It adds that good design means responding to and integrating with the local built environment and landscape context, respecting established building set backs and using boundary treatments that reflect local context. It adds that good design should use good quality materials that complement the existing palette of materials used locally, adopting the principles of sustainable urban drainage and using innovation to achieve low carbon sustainable design. The importance of providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking is also identified.
- 4.12 Policy CPN 14 advises that development that will have a detrimental impact on highway safety and the living conditions of residents will be resisted.

National Planning Policy Framework (2019)

- 4.13 At the heart of the Government's National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. The document confirms that for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; and
 - where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 4.14 Paragraph 78 of the NPPF confirms that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 79 confirms that local planning authorities are advised to avoid new isolated homes in the countryside unless there are special circumstances that include where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.
- 4.15 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 117 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.16 Paragraph 127 confirms that planning policies and decisions should ensure, amongst others, that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 4.17 Paragraph 163 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

5.0 Design and Access Statement

Overall Approach

- 5.1 As indicated earlier in this statement, the proposed development scheme for the site has been the subject of careful preparation having regard to the relevant planning policy and guidance, previous decision making regarding development proposals for the site and pre-application advice from Officers from the District Council and highway authority.
- 5.2 The approach to the design of the development has been to respect and work within the context of surrounding built development – to ensure that the impact of the development on its surroundings is minimised as far as possible. This approach is in line with policies D SP1 and D DM1 of the Local Plan and Policy CPN 11 of the Neighbourhood Plan.
- 5.3 Careful attention has been given to respecting the amenity of residential properties close to the application site through the design approach adopted. Similarly, the need to produce a high quality development for the potential occupiers of the two houses has also been a key consideration in the design development.
- 5.4 This approach is explored in more detail in the remaining sections of this statement.

Design

Use and Amount of Development

- 5.5 The proposal is to construct 2no. three bedroom semi-detached residential dwellings. As confirmed within the Council's written pre-application advice, the principle of the development of the site for housing has already been established by the planning permissions granted by the Council from 2009 onwards. Such a use is entirely appropriate for the location given its existing residential character.
- 5.6 The application site is in close proximity to local facilities including the nearby commercial activities on the Rudford Industrial Estate, Ford Prison and bus stops served by the no.700 bus route between Littlehampton and Bognor Regis and Chichester. The NPPF supports the delivery of housing where it will enhance or maintain the viability of rural communities (paragraph 78).
- 5.7 As confirmed in Section 4 of this document, the NPPF also encourages the effective use of land in meeting the need for homes and other uses as this new approach would achieve when compared to the previous planning permissions for the single dwelling scheme that have been granted by the Council. (paragraph 117).
- 5.8 The proposed use would also have the benefit of providing residential accommodation that would help to support the local economy through the occupants

use of local services and facilities without placing any undue pressure on them. For a number of years now, the site has provided no benefit to the local economy given its long period of vacancy.

- 5.9 The total floorspace of the development proposed is 181 sq m which is comparable to the 172.4 sq m (gross) floorspace within the approved single dwelling scheme although this latter figure excludes the detached double garage (33 sq m) within the approved scheme.

Layout

- 5.10 The proposed development would be arranged so that the principal elevation of each dwelling would face onto Horsemere Green Lane in order to respect the prevailing character of the area and ensure a suitable presence at the entrance to the housing development itself as per the approved single dwelling scheme. The dwellings would be set slightly back from the road frontage to provide the proposed parking area and landscaped areas and again this is in line with the prevailing character of residential properties in the surrounding area. The depth of the plot necessitates the positioning of the principal outdoor amenity spaces for both dwellings to the side. This approach was considered acceptable to the Council in the pre-application advice provided. It also creates a generous gap between the proposed dwellings and the entrance to Waterford Gardens from Horsemere Green Lane and also the nearest residential property to the east. In turn, this footprint therefore still preserves a visibility splay for traffic travelling along Waterford Gardens.
- 5.11 The development is set back from the southern boundary with Waterford Gardens to enable appropriate soft planting to be introduced in this location which will soften the appearance of the houses.
- 5.12 The internal layout of each dwelling would be identical. The front door to each property would provide access to the ground floor level which accommodates a hallway, WC, living room and kitchen/dining area. Access to the garden of each property is also provided from ground floor level. Stairs from the ground floor level would provide access to the upper floor which provides three bedrooms and bathroom space.
- 5.13 The layout ensures that the south facing elevation will maximise sunlight and passive solar energy gain to the kitchen and family/dining spaces as well as two of the bedrooms in line with the requirements of Policy ECC SP2 of the Local Plan.

Scale

- 5.14 The floorspace of each proposed dwelling would be 90.5 sq m (gross) and they both would have a consistent maximum height to ridge of 7.5m. This ridge height is lower than the ridge height of the approved single dwelling (9.65 m) and comparable with the ridge heights of nearby residential properties in accordance with policies D SP1 and D DM1 of the Local Plan and paragraph 127 of the NPPF. The depth of the

proposed dwellings would be 6.5 metres compared to the 7.1m depth of the approved dwelling at its widest point. Their combined width would be 16.5 metres which is slightly more than the width of the approved dwelling (13 metres) although, again, some allowance must be made for the absence of the detached double garage that was within the approved scheme.

- 5.15 The Council's pre-application advice confirmed that the size, height and scale of the dwellings would be in character with nearby dwellings to the south and other existing dwellings along Horsemere Green Lane.
- 5.16 The ridge height of the proposed shop development for the site was 8.5m and that development would have had a width of 13m and a maximum depth of 7.9m.

Landscaping

- 5.17 In line with the approved scheme, the proposed dwellings would sit within landscaped gardens. Paving materials for the driveways serving the dwellings would be appropriate to the locality. The hedgerow along the northern boundary of the development required by the Council within the approved scheme is identified on the current proposals.
- 5.18 In line with Policy CPN11 (b) of the Neighbourhood Plan, appropriate boundary treatments are proposed for parts of the southern and western boundaries of the land to provide suitable private amenity space for each dwelling.

Appearance

- 5.19 In line with the approved scheme and original shop development, the proposed dwellings would be of a traditional design arranged over ground and first floors with steeply pitched roofs – the most common form of housing in the immediate locality. They would be faced in flintwork with brick quoins and brick arches over the windows that would be white uPVC. These are all materials that are commonly used on buildings within Climping – demonstrating that the proposed development responds positively to the identified characteristics and resources of the site and the area and respects and enhances local distinctiveness in accordance with policies D SP1 and D DM1 of the Local Plan and Policy CPN11 (c) of the Neighbourhood Plan.
- 5.20 The roofs would be faced with slate and would have a terracotta ridge – again common materials used locally including along Horsemere Green Lane itself and neighbouring Church Lane and again in line with the requirements of policies D SP1 and D DM1 of the Local Plan, Policy CPN11 (c) of the Neighbourhood Plan and paragraph 127 of the NPPF.

Access

- 5.21 The two proposed dwellings would be accessed from Horsemere Green Lane via a shared access and section 5 of the Transport Report submitted with the application

identifies its suitability having regard to relevant guidance. The access would serve parking for two vehicles and appropriate cycle parking for each property and again the Transport Report confirms that this is in accordance with the required level of provision for a development of the scale proposed. The proposed development therefore complies with Policy T SP1 (d) of the Local Plan and Policy CPN11 (h) of the Neighbourhood Plan.

- 5.22 Section 5 of the Transport Report also identifies the expected level of traffic generation from the proposed development. Whilst the two proposed dwellings would generate more traffic than the previously approved single dwelling, the level of traffic generation would still be considerably less than that generated by the originally approved shop development for the site.
- 5.23 Paragraph 109 of the NPPF confirms that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe which would certainly not be the case for these proposals as the Transport Report confirms.

Drainage

- 5.24 In accordance with the Council's pre-application advice on the proposed development, the applicant has investigated the most appropriate approach to surface water drainage on the site as part of the development of the current scheme. Consulting engineers CEP were instructed in this respect and the proposed surface and foul water drainage arrangements for the development are set out on drawing no. 23078 03 Rev A submitted with the application and explained within the accompanying Drainage Statement. In summary, this confirms that the drainage has been designed in accordance with the NPPF and relevant guidance and standards with surface water intercepted such that it cannot leave the site and foul water discharging by gravity into the public foul sewer adjacent to the site. The Drainage Statement includes an indicative schedule of maintenance for the proposed drainage system.
- 5.25 An Ordinary Water Course Land Drainage Consent has been secured from West Sussex County Council that approves culverting of the ditch to facilitate the proposed means of accessing the site from Horsemere Green Lane.

Archaeology

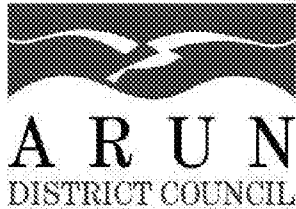
- 5.26 Condition 7 of the current planning permission for the development of the application site (CM/23/17/PL) required the implementation of a programme of archaeological work to be carried out on the site before the approved development commences.
- 5.27 However, archaeology matters on the Waterford Gardens site – including the application site - were addressed at the time of the implementation of that development in the early 2000s. As the Council is aware, the application site formed

- part of the wider development site as it was intended for development as a shop and therefore the potential archaeological investigation of the site has already been carried out and does not need to be revisited again.
- 5.28 To assist the Council on this matter, correspondence from Archaeology South East and West Sussex County Council dated 18th September 2003 and 15th June 2000 respectively concerning archaeology matters is submitted as part of this application. From this correspondence, the Council will be able to check its own records to establish confirmation that the archaeology matters have indeed been addressed and therefore condition 7 of CM/23/17/PL should not need to be reapplied to any grant of permission for the current proposals.

6.0 Conclusions

- 6.1 This statement has provided a detailed description of the application site and surrounding area. It has also provided a detailed explanation of the proposed development and its suitability having regard to relevant planning policy and guidance at national and local level.
- 6.2 The statement has identified the design evolution of the proposal. Reference has also been made to consultation with the District Council's Planning Department and highway authority during the preparation of the proposals.
- 6.3 The proposed development will offer a high quality scheme for the site through the attention to design and respect for the character of the area and amenity of neighbouring residents. It will also make better use of the site than the previous proposals for the single dwelling scheme.
- 6.4 All of these points have been demonstrated in this statement and it is therefore concluded that planning permission should be granted for the development as proposed.

Appendix A



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton

Parker Dann
S10, The Waterside Centre
North Street
Lewes
BN7 2PE

Your Ref:
Our Ref: PAA/233/17/

Please ask for: Andrew Wood

01903 737768

3rd April 2018

Dear Sir/Madam

Pre-Application Advice

Erection of 2No. dwellings with Associated Parking and Landscaping

Land at the Entrance to Waterford Gardens Horsemere Green Lane Clymping West Sussex

I write regarding the above matter and your enquiry received on 22nd December 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose to construct a pair (2) of semi detached dwellings with associated amenity space, parking and landscaping.

Description Of Site

Residential site

The application site is currently an undevelopped plot, initially granted planning permission as a shop & residential accommodation, at the entrance to a modern housing estate in Clymping south of Horsemere Green Lane which has been built out. There is an office building opposite the application site on the opposite side of the access way which looks residential in style (two storey with a thatched roof with a parking area to its rear.

The site is 0.05 hectares in size and is flat, grassed area with a decorative pond at the western end of the plot.

Description Of Locality

Predominantly residential in character but within a semi-rural setting. There are mainly two storey detached and semi-detached properties in the vicinity. Telecottage to the west is a commercial premises comprising of offices. There are residential fields situated to the north of Horsemere Green Lane.

Planning Issues

The following issues have been identified for consideration.

Principle

Design

decpaa

Neighbour Amenity
Amenity Space Provision
Bin Storage
Highways, Transport and Parking
Sustainability
Sustainable Construction
Flooding/Drainage

Relevant Planning History

Comment On Site History

Planning permission was originally granted for a village shop on the site however subsequently planning permission for a detached dwelling in 2008 was granted with the latest renewal of this permission being granted in 2017.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN3 GEN7 GEN12	Protection of the Countryside The Form of New Development Parking in New Development
Publication Version of the Local Plan (October 2014):	C SP1 Countryside D DM1 Aspects of Form and Design Quality D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) D SP1 Design	
Clymping Neighbourhood Plan 2015 Policy CPN11		Quality of Design
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance

Principle

The site is located outside the built up area boundary where the principle of new development is unacceptable, unless overriding justification is made for such a development. In this instance, there are considered to be material considerations to outweigh the conflict with the policies of the Development Plan which have been addressed within the previous Planning Permissions on the site.

BACKGROUND/CONTEXT

This application is for an increase in dwellings from 1 detached unit to 2 semi detached units and a resulting intensification of residential use

The principle of residential use per se on the site has been subject of previous planning approvals dating back to CM/18/11. The proposal effectively renews the principle of residential accommodation on the site last approved under CM/23/17/PL for the erection of 1 no. 4 bed dwelling.

A shop and associated residential accommodation had been previously approved under the original planning permission from the housing estate CM/18/98 and so the principle of development has been well established on this site. The replacement of the shop development with the erection of 1no. 4 bed dwelling was granted planning permission under application reference

decpa

CM/10/08. This was subsequently renewed under permissions CM/18/11, CM/29/14/PL and CM/23/17/PL.

Since granting previous permission CM/18/11, the National Planning Policy Framework has been published which places particular emphasis on good quality design. It is considered that the proposal is acceptable in terms of the NPPF for the reasons set out in the Design and Visual Amenity section.

The Emerging Local Plan reinforces the emphasis on good design and for any new development to integrate well with its surroundings. It also stipulates internal and external space standards which are discussed in the relevant sections below.

Development Plan policies seek to exert strict control over development in the countryside to protect it for its own sake. Development will only be permitted where there is a strong justification for a countryside location. The Government's advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected and where possible enhanced.

Arun District Local Plan policies GEN2 and GEN3 seek to focus development within built up areas however these boundaries have reduced weight as they are time expired since they do not relate to housing provision beyond 2011.

The Council is unable to demonstrate an adequate 5 year supply of housing land as required by paragraph 49 of the National Planning Policy Framework (NPPF) and Policy GEN 5 of the Arun District Local Plan is outdated. Furthermore, the Examination into the emerging Local Plan was suspended by the Planning Inspector on the grounds that the Council's Objectively Assessed Housing Need (OAN) should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council therefore need to identify adequate land supply to meet the additional housing requirements. The OAN figure has now been increased to 919 units per annum as of October 2016 and the Council, based on this need, is only able to demonstrate approximately 2 years worth of supply

It is not considered that the application can be refused solely on the grounds of being located in the countryside/outside of the defined built up area unless additional harm arises to the countryside location over and above previous planning permissions on the site which are a material consideration. Subject to other relevant policies in the Local Development Plan the principle of development is considered acceptable.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

Policy CPN 11 of the Climping Neighbourhood Plan requires new development to be of a high quality design and protect and enhance local character as assessed by the Clymping Character Assessment which in this case includes the application site as part of a modern housing development area to the south of Horsemere Green Lane where more modern housing styles are appropriate.

This application seeks planning permission to create two semi detached dwellings in a cottage style using a steep slate faced roof, flintwork faced walls with brick quoins and brick arches over the windows. The size, height and scale of the dwellings would be in character with dwellings on

the Waterford Estate and other existing dwelling houses along Horsemere Green Lane. The Telemark building opposite has a thatched roof and traditional rendered walls hence going the extra mile and using traditional facing materials and style of dwelling is appropriate at this location.

The dwellings are considered to sit comfortably within their plot and the building lines would match the property to the west such that the design of the application property would not be out of character in the local area.

The increase in density of housing in terms of the efficient use of land it would maximise the utilisation of the plot.

It is therefore considered that the proposed property would respond positively to the surrounding development form and remain consistent with the development pattern in the area.

It is therefore considered that the proposal is acceptable in design terms and complies with policy GEN7(ii) of the Arun District Local Plan and policy CPN 11 of the Climping Neighbourhood Plan.

You are advised to check that the internal space standards meet the standards within the Technical housing standards - nationally described space standard (DCLG).

I note the private garden space of the dwellings is only 7 metres in depth rather than 10 metres in depth more common in dwellings in the surrounding area however it is not considered

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property.

There is an adequate separation distance of in excess of 20 metres between the application properties and any neighbouring dwelling or building on Waterford Gardens or Cropthorne Close to the west.

In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties and the proposal would accord with policy GEN 7 (iv) and (v) of the Arun District Local Plan.

Amenity Space Provision

Policy GEN7 of the Arun District Local Plan indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan. The proposal is likely to be acceptable as a result of the incorporation of amenity space to the front side and rear of the dwelling however I would note that any further reduction of the 7 metre main garden length would be unacceptable as more commonly a garden length of 10 metres is provided in the locality. A Planning Condition restricting the permitted development rights on the properties to extend and build outbuildings within the curtilage would be likely.

In accordance with the National Planning Policy Framework high quality and inclusive design should include private spaces (external space) which reflect the identity of the local surroundings.

A landscaping scheme would be required as a part of any future application.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to the accessibility of the site to public transport or services, or location within a town centre. Paragraph 32 of the NPPF states that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

I am not able to consult with West Sussex County Council on pre-application enquiries and so I am unable to provide any comments on the new access. However, you can contact them yourself for pre-application advice:

http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/development_control_plans_and/development_control_for_roads/pre-application_advice_for_roa.aspx.

No details have been provided in your application regarding parking or access. I assume you would use the existing access to the property which would not have any additional impact on the highway network. The West Sussex County Council Highway maximum standards indicate that up to 2 parking spaces per dwelling and cycle parking would be sought for each 3 bedroom dwelling.

Sustainability

Government planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. It is not considered that this site is sustainably located. It is considered likely that the majority of such trips would be made by the private car and as such it is likely that occupiers of the lodges would be car reliant.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the standards in the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."

And that:

"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure compliance with this Emerging Policy if you prepare a planning application.

Flooding

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The site is located within flood risk zone 1 an area at the lowest risk of flooding. It would be expected to comply with Environment Agencies standing advice with respect to flooding and new housing.

Drainage Engineers Comments

The Council's Drainage Engineers made the following comments on the previous application for housing on the site;

The applicant should investigate the disposal of surface water to ground via infiltration. The design will need to be agreed with Building Control.

There is a watercourse adjacent the plot, please could standard condition 4A be applied, just in case infiltration proves not to be feasible and that a connection to the watercourse is required.

Condition 4A

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

Based on the above comments I conclude that were an application for planning permission for two semi detached dwellinghouses to be submitted it is likely it would be approved subject to

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conditions relating to drainage, landscaping including boundary treatments and removing permitted development rights from outbuildings and extensions at the property.

Follow Up Meeting

Your pre application advice fee included a meeting, if this has not already been held, please contact me to arrange a convenient appointment.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

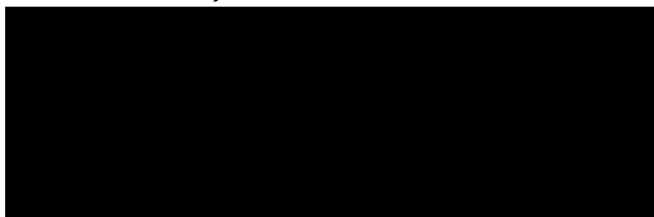
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents

or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Neil Crowther
Group Head of Planning

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