

PLANNING, DESIGN & ACCESS STATEMENT

Accompanying a planning application for 9 no. dwellings
and associated works

at

Land adjacent to Scyld
Horsemere Green Lane
Climping
Littlehampton
BN17 5QZ

May 2019

Ref: NM/19027



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Mr Jamie Orton. It accompanies a full planning application for the construction of nine dwellings and associated works on land adjacent to Scyld, Horsemere Green Lane, Climping, BN17 5QZ.
- 1.2 The application site 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, however the site is residential curtilage and as such is considered to be “previously developed land” (Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017)).
- 1.3 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.
- 1.4 Plans and information submitted in support of the application comprise the following:
- Location, Block & Site Plan: 1111/DPA101 Rev 01
 - Proposed Context Plan: 1111/DPA102 Rev 01
 - Floor Plans - Plot 1: 1111/DPA103 Rev 01
 - Proposed Elevations - Plot 1: 1111/DPA104 Rev 01
 - Floor Plans - Plots 2 & 3: 1111/DPA105 Rev 01
 - Proposed Elevations - Plots - 2 & 3: 1111/DPA106 Rev 01
 - Floor Plans - Plot 4: 1111/DPA107 Rev 01
 - Proposed Elevations - Plot 4: 1111/DPA108 Rev 01
 - Floor Plans - Plots 5 & 6: 1111/DPA109 Rev 01
 - Proposed Elevations - Plots 5 & 6: 1111/DPA110 Rev 01
 - Floor Plans - Plot 7: 1111/DPA111 Rev 01
 - Proposed Elevations - Plot 7: 1111/DPA112 Rev 01
 - Floor Plans - Plots 8 & 9: 1111/DPA113 Rev 01
 - Elevations Plots - 8 & 9: 1111/DPA114 Rev 01
 - Tree Constraints Plan Sheet 1 of 2
 - Tree Constraints Plan Sheet 2 of 2
 - Tree Retention & Protection Plan Sheet 1 of 2
 - Tree Retention & Protection Plan Sheet 2 of 2

- Arboricultural Impact Assessment and Method Statement
- Existing Tree Schedule
- Preliminary Ecological Appraisal
- Highways Technical Note
- Planning, Design & Access Statement

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 Scyld is a modest detached bungalow set within a substantial plot measuring 0.66 hectares. The property is set back from the highway in excess of 35 metres behind a grass verge and a significant belt of mature evergreen trees screening much of the site from the road. The plot extends 190m back from the highway, approximately 18m wide at the mouth of the site and increasing to 40m to the rear of Scyld, and forming a shared boundary with Wren Cottage to the west. Scyld and Mistletoe Farm, the adjacent property to the west, contrast significantly with the prevailing pattern of development, set within extensive plots and surrounded by high density residential development to east, south and west.

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the revised National Planning Policy Framework (February 2019) and the adopted Arun District Local Plan 2011-2031. The Climping Neighbourhood Development Plan was “Made” by Arun District Council in January 2016 and therefore forms part of the Development Plan.

National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 11 retains the presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with the development plan without delay; or
- where there are no relevant development plan policies or the policies which are most important for determining the application are out of date (which includes (footnote 7) situations where the Council cannot demonstrate a 5 year supply of deliverable sites, granting permission unless:
 - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
 - 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.

- 3.3 Paragraph 14 sets out the policy position for housing applications that conflict with a Neighbourhood Plan. It states that the adverse impact of allowing development in conflict with a Neighbourhood Plan is only likely to outweigh the benefits where all the following apply:

- a) The Neighbourhood Plan became part of the development plan two years or less before the date on which the decision is made;
- b) The Neighbourhood Plan contains policies and allocations to meet its identified housing requirement;
- c) The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer; and
- d) The local planning authority’s housing delivery was at least 45% of that required over the previous three years.

- 3.4 In all other regards, planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales (paragraph 47).
- 3.5 The points to note from the NPPF for the application proposals are as follows:
- The proposal represents the effective use of land by reusing land that has been previously developed, a Core Planning Principle of the NPPF paragraph 17. Residential curtilage outside a Built-Up Area Boundary is considered to be “previously developed land”, Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017). The category of exception only applies to private residential gardens in built up areas and as such cannot relate to land not within a built up area.
 - The proposal would not create isolated new homes in the countryside but rather would be a logical infilling of a site surrounded by established residential development
 - The site is in Flood Zone 1 and therefore is not at risk from flooding.
- 3.6 We consider the application proposal to be compliant with the National Planning Policy Framework.

Adopted 2011-2031 Arun Local Plan

- 3.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be ‘sound’. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.
- 3.8 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal at 9 units. 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. 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. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy DDM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.

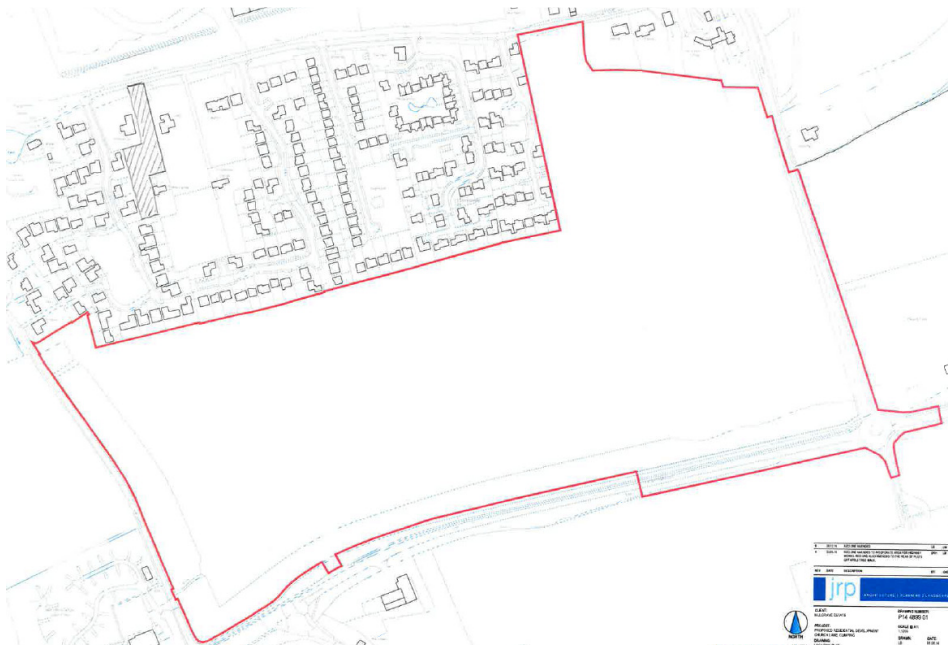
- 3.9 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity. The Tree Constraints are dealt with in the statements submitted in support of the application.
- 3.10 Policies WSP1 and WDM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.
- 3.11 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. Levels of car parking would meet all necessary standards.

Climping Parish Neighbourhood Plan

- 3.12 The Neighbourhood Plan for Climping Parish covers the period 2015-2030. The Climping 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 Climping Parish Neighbourhood Plan.

Appeal Ref: APP/C3810/W/17/3187601

- 3.13 On 28th September 2018 on neighbouring site 'Land west of Church Lane and south of Horsemere Green Lane' the Planning Inspectorate allowed an appeal for **the erection of up to 300 dwellings and ancillary development comprising open space, a building with use class D1 of up to 875 sqm (net), a building for A1 use having a floor area of up to 530 sqm (net) together with open space and ancillary works, including car parking and drainage (all matters reserved except access)**. Part of the Strategic Allocation to provide additional housing for the Inland Arun region (Policy H SP2c (SD10) this consent for an additional 300 houses will understandably alter the character of the existing development on Horsemere Green Lane, to the extent that an additional nine dwellings on Horsemere Green Lane would not have a significant impact on the character or encroachment of development into the countryside, but would rather be contained within an existing built-up area. The location plan for the approved site of 300 houses is attached below.



Location Plan for land west of Church Lane and south of Horsemere Green Lane

Housing & Economic Land Availability Assessment November 2018

3.14 The updated Arun District Council Housing & Economic Land Availability Assessment (HELAA) was published in November 2018 and the site at Mistletoe Farm, along with the adjacent sites at Scyld and Wren Cottage, is considered to be a developable site referenced CLY2 within the HELAA document, with a total suggested yield of 46 units over a period until 2021. It is therefore acknowledged that this site is developable in the short term to provide additional housing to the shortfall facing Arun District at the current time.

3.15 Outline planning permission LA Ref: CM/37/18/OUT for two 4-bed detached bungalows was approved on 6th March 2019 on land at Mistletoe Farm adjacent to the current application site. An earlier scheme for 4 no. houses was refused as outside the Built-Up Area and subsequently tree located centrally within the site was protected by a Tree Preservation Order. The scheme for two houses was designed to made best use of the site without resulting in harm to the protected tree as shown on the extract site plan attached below.



Mistletoe Farm approved site plan

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. Scyld 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 190m back from the highway. The property is set back from the road frontage behind a large grass verge with substantial tree screening and has an existing access onto Horsemere Green Lane to the west of Scyld.



Fig 2. Application site outline in red



Fig 3. Context Plan

Design Principles and Appearance

- 4.2 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 detached house (Plot 1) is proposed fronting Horsemere Green Lane and set adjacent to Scyld, following the linear pattern of existing development to the road frontage.

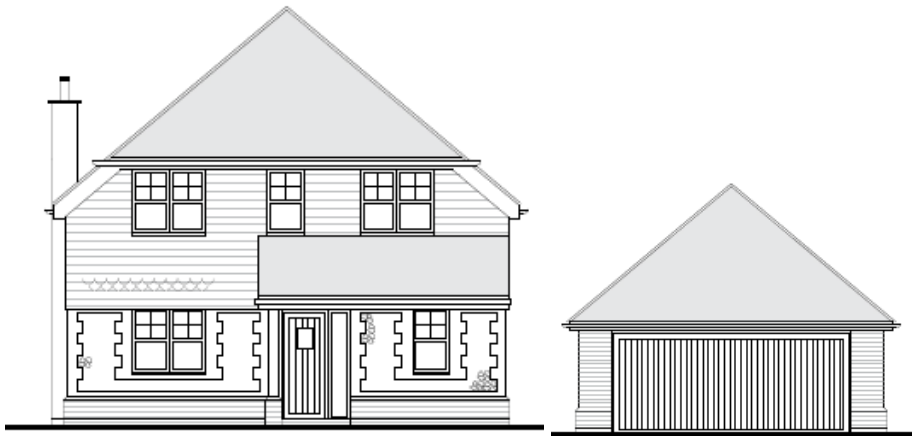


Fig 4. Plot 1 – North Elevation and proposed garage

- 4.3 A linear development of detached two-storey houses with varying roof forms and complimentary materials palette are proposed beyond the rear gardens of the frontage properties. The proposed properties are situated towards the eastern site boundary and orientated facing west to respect amenities of adjacent neighbours. Parking is proposed within garages and to hard standings, with each property benefitting from either a single or double garage with 2 or 3 no. parking spaces per dwelling, as shown on the site plan below.



Fig 5. Proposed Site Layout Plan



Fig 6. Plots 2 & 3 – West Elevation



Fig 7. Plot 7 – West Elevation

Layout

- 4.4 The application site is a large plot covering 0.66 hectares. 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.
- 4.5 The location of the linear row of houses within the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. The frontage property and Scyld would have rear gardens in excess of 15m deep, with Scyld also retaining a substantial area of garden to the frontage. Gardens to plots 2 and 3, the smaller 2-bed units extend to 10m in length with the larger 4 and 5-bed properties to the rear of the site having garden depths of approximately 14m, in order to prevent overlooking of neighbour's private amenity space.
- 4.6 The application site forms an irregular plot of land approximately 42 metres wide point past the entrance and extending 190 metres back from the highway. The proposed development has been designed to make appropriate and effective use of the residential land available. The nine dwellings are proposed in an arrangement with a house to the site frontage, flanking the access road with Scyld to the west, and a linear pattern of eight two-storey houses fronting the access road and extending the full depth of the plot. Parking is proposed at 2 to 3 spaces per dwelling with 5 further unallocated or visitor spaces giving a total of 29 parking spaces to serve the development.
- 4.7 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. Wren Cottage to the west is separated from the proposed development by between 15-20 metres 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.
- 4.8 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

- 4.9 The proposal is for nine houses, 1 no. 5-bed, 3 no. 4-bed, 3 no. 3-bed and 2 no. 2-bed dwellings on a large plot of previously developed land measuring 0.66 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. The elevational drawings submitted show the proposed dwellings would not exceed 8 metres in height. Roof forms vary from gable to half-hipped in order to add variety and interest to the street scene and reduce mass and bulk. The ridge height accords generally with built form in the vicinity.

- 4.10 It is considered that 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

- 4.11 The proposed development comprises nine houses on a site measuring 0.66 hectares. 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

- 4.12 The proposals would result in a new access arrangement from Horsemere Green Lane to the east of Scyld measuring 4.8m wide and with required visibility splays in order to serve the nine additional dwellings. The scheme would provide adequate turning and parking provision for each house and a turning head at the southern end in order that refuse vehicles are able to access the site. Each dwelling would benefit from two to three parking spaces with each house benefitting from a garage and five further unallocated spaces for visitors resulting in a total of 29 parking spaces to serve the development.
- 4.13 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

- 4.14 The site benefits from a dense coverage of trees to the site frontage and well landscaped boundaries with mature trees and planting particularly to the east and frontage. 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. 'No-dig' and ground protection area are identified on the plan 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 nine new dwellings on previously developed land adjacent to Scyld, 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 The small scale residential scheme would make efficient use of existing residential land to in order deliver nine new homes in context with the surrounding pattern of residential development and would make a useful contribution to the supply of local housing market.
- 5.4 For the reasons set out in this statement above the application proposal complies with the Arun Local Plan 2011-2031 and the overarching objectives of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.