

PLANNING, DESIGN & ACCESS STATEMENT

Outline planning application for the re-development of the site for 2 no. dwellings and associated works

On:

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

On behalf of:

Domusea Developments Ltd

December 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 two 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/DPA11 Rev 01
 - Proposed Block Plan: 1071/DPA12 Rev 01
 - Proposed Context Plan: 1071/DPA13 Rev 01
 - Proposed Site Plan: 1071/DPA14 Rev 01
 - Planning, Design & Access Statement
 - Foul Sewerage & Surface Water Assessment
 - Highways Technical Note
 - Tree Constraints Plan

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 Arun Local Plan.

3.0 SITE PLANNING HISTORY

- 3.1 Planning application LA Ref: CM/10/18/OUT was submitted to Arun District Council on 3rd April 2018 for the 'redevelopment of the site with 1 no. 4-bed detached bungalow, 2 no. 3-bed detached chalet bungalows and 2 no. 3-bed semi-detached bungalows and associated works'. The application was considered by Mr J Baeza who requested the scheme be amended reducing the units from 5 to 4 with the description amended to read: '1 No. 4-bed detached bungalow, 2 No. 3-bed detached chalet bungalows & 1 No. 3-bed detached bungalow & associated works'. The Parish Council raised no objection to the scheme.



Original 5-house submission plan

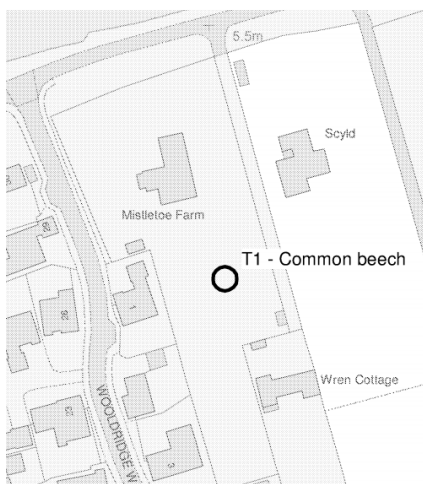
Substitute 4-house scheme plan

- 3.2 In an email to Mrs K Simmons dated 31st July 2018 Mr Baeza stated he was minded to recommend approval of the four house scheme subject to conditions. On 28th September 2018 the application was refused with the following single reason for refusal:

The site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and would represent an encroachment of built form into the countryside. By reason of the number of dwellings proposed the proposal would result in an overdevelopment of the site at odds with the

spacious and open character and appearance of the immediate locality. The proposal would therefore be contrary to policies C SP1, D SP1 and D DM1 of the Arun Local Plan 2011-2031 and policy CNP11 of the Clymping Neighbourhood Development Plan.

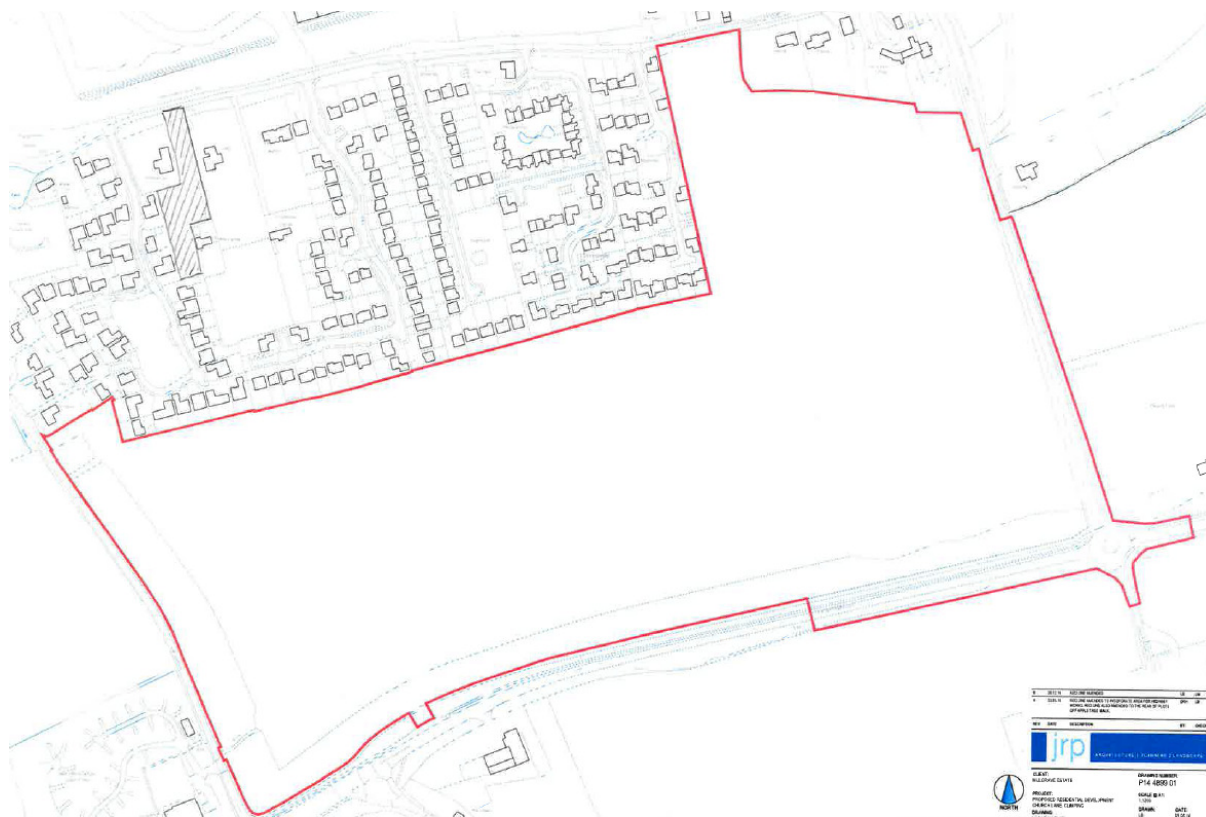
- 3.3 Tree Preservation Order ref: TPO/CM/1/18 was confirmed on 11th October 2018 relating to 1 no. Beech tree situated centrally to the site at Mistletoe Farm, see map below. In an email to Mr Baeza a revised scheme for 2 no. dwellings on the site at Mistletoe Farm was suggested in order to avoid disturbance to the newly protected tree. In his email response of 20th November 2018 Mr Baeza advised *'that a revised proposal as suggested is likely to be supported'*. This proposal, for 2 no. detached bungalows, forms the basis of the application now under consideration.



TPO Map

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

- 3.4 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 are 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 a windfall of two additional dwellings would not have a significant impact on the character or encroachment of dwelling into the countryside, but would rather be contained within an existing built-up area. The location plan for the approved site of 300 houses in attached below.



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

Housing & Economic Land Availability Assessment November 2018

- 3.5 The up dated 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.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (2018) and the adopted Arun Local Plan 2011-2031. The Clymping Parish Neighbourhood Development Plan was “Made” by Arun District Council in January 2016 and forms part of the Development Plan.

National Policy

- 4.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, 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, granting permission unless:
 - The application of policies in this 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 the Framework taken as a whole.

- 4.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five year supply of deliverable sites for housing.

- 4.4 On design, paragraph 127 the NPPF require decision to ensure 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;
 - 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 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;

- 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; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.5 The NPPF encourages pre application dialogue with the applicant. Applications that demonstrate proactive engagement should be looked on more favourably than those that do not (paragraph 128). In the case of this application the principle of developing the site has already been discussed with the local planning authority in order to maintain a short term housing land supply.

Adopted 2011-2031 Arun Local Plan

- 4.6 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.
- 4.7 Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. This excludes the application proposal Policy D SP1 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 D DM2 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.
- 4.8 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. The Tree Constraints, including the protection of a tree covered by

a Tree Preservation Order on the site, are dealt with in the statements submitted in support of the application.

- 4.9 Policies W SP1 and W DM2 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. Noise impacts are avoided (policy QE DM1) as explained in the Noise Assessment.
- 4.10 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.

Clymping Parish Neighbourhood Plan

- 4.11 The Neighbourhood Plan for Clymping Parish covers the period 2015-2030. 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.

5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 5.1 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

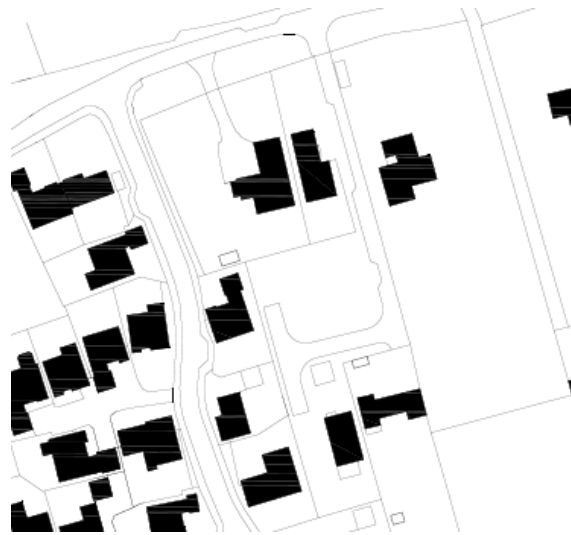


Fig 3. Context Plan

Design Principles and Appearance

- 5.2 Appearance has been reserved for subsequent approval however the architectural approach will focus 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 (Plot 1) is proposed fronting Horsemere Green Lane and set adjacent to Mistletoe Farm, roughly mirroring the built form of the existing bungalow.
- 5.3 A further bungalow is proposed beyond the rear gardens of the frontage properties with parking proposed within a garage forward of the dwelling and to hard standings. Adequate parking and private amenity space is proposed for each dwelling.

Layout

- 5.4 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 2 additional dwellings. The layout of the proposed dwellings has been thoroughly considered in terms of the newly protected Beech tree (TPO/CM/1/18) within the site, separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers.
- 5.5 The location of the rear bungalow, Plot 2, has been informed in terms of established garden sizes and relationships with existing 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. The garden to plot 2 also extends to over 12m in length, giving an arrangement of the new dwellings separated by a verdant area of green open space central to the site, in order to retain the character of the site and respect the protected tree..
- 5.6 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 spaces to serve the development



Fig 4. Proposed Site Layout

- 5.7 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. Existing bungalows to the west are set away from the proposed development and as such no overlooking or over shadowing would occur. Plot 2 is set back well into the site in line with the form of existing development and arranged in order that the development would not give rise to overlooking.
- 5.8 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

- 5.9 The proposal is for two additional houses, 2 no. 4-bed detached 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. Scale is reserved for subsequent approval however roof heights would accord with built form in the vicinity.
- 5.10 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

- 5.11 The proposed development comprises two houses on a site measuring 0.33 hectares equivalent to 6 dph. The low density scheme has been achieved taking into account the verdant nature of the site and the protected tree within the site to deliver two high quality and much sought after bungalows in this location to make a small contribution to housing numbers within Arun District.
- 5.12 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

- 5.13 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 two 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 3 parking spaces with two further unallocated spaces for visitors resulting in a total of 8 parking spaces to serve the development.
- 5.14 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

- 5.15 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. Development has been concentrated away from the Beech tree covered by a tree protection order central to the site, incorporating the tree into an area of open space retaining the existing verdant character of the site. 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.

6.0 CONCLUSION

- 6.1 The application is for two new dwellings on previously developed land at Mistletoe Farm, Horsemere Green Lane, Climping. As set out in Section 3 of this statement and by virtue of the recent appeal decision to allow a strategic extension to Climping the principle of new residential development at the application site is considered permissive. This is further reinforced by the latest HELAA assessment and indeed the case officer's preliminary comments on the revised proposals to deliver two additional dwelling at Mistletoe Farm.
- 6.2 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.
- 6.3 The site 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 2 dwellings it will still contribute to the District Council's pressing requirement to build 20,000 dwellings within the plan period, at least 1,250 of them to be provided on non-strategic sites.
- 6.4 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.
- 6.5 In the absence of any other policy conflict or harm we therefore request that the application is granted planning permission at the earliest opportunity.