



PLANNING STATEMENT

On Behalf of:

MJH Executive Homes

In Respect of:

Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses and 4x4-bedroom houses along with access and parking following demolition of existing dwelling

At:

Land at Langford, Horsemere Green Lane, Climping

Date:

December 2019

Reference:

03919/S0001

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1.0 INTRODUCTION AND BACKGROUND

Introduction

- 1.1 This Planning Statement has been prepared on behalf of MJH Executive Homes ("the applicant") in support of a full planning application on land at Langford, Horsemere Green Lane, Climping ("the application site"). The application seeks full planning permission for the erection of nine dwellings at the site ("the application proposal").
- 1.2 The applicant is an active housebuilder and supplier of quality homes across the District and Sussex more widely.
- 1.3 Specifically, the scheme comprises the demolition of the existing dwelling at the site, known as 'Langford', and the erection of 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses and 4x4-bedroom houses along with the creation of an improved vehicular access onto Horsemere Green Lane and parking for the dwellings provided to Arun District Council standards.
- 1.4 Along with land at the two further residential properties (known as Mistletoe Farm and Scyld) to its immediate west the application site comprises a single site identified as "*deliverable*" in the Council's Housing and Economic Land Availability Assessment (HELAA) – Site CLY2. Following recent planning permissions for the redevelopment of each of the other two plots as Mistletoe Farm and Scyld (with two dwellings and nine dwellings respectively) the application site represents the remainder of Site CLY2.
- 1.5 The planning application is supported by this Planning Statement (maximum 20 pages as required by the Council's validation checklist) and the following key drawings and documents:
 - Design and Access Statement, prepared by Carlton Design Partnership;
 - A full suite of site plans, floor plans and elevations, prepared by Carlton Design Partnership;
 - Detailed Planting Plan, prepared by Lizard Landscape Design and Ecology;
 - Drainage Strategy, prepared by KNC Consulting;
 - Transport Statement, prepared by KNC Consulting;
 - Preliminary Ecological Assessment, prepared by Lizard Landscape Design and Ecology; and
 - Arboricultural Impact Assessment, prepared by Lizard Landscape Design and Ecology.

Background

- 1.6 The application site comprises a single bungalow (Langford) set in its own large curtilage. Together with land at the adjacent residential properties of Scyld (to the immediate west of the site) and Forgetmenot (to the south) it has been consistently promoted as a part of single development site since 2004. At this

point Persimmon Homes submitted an unsuccessful planning application for the total redevelopment of all three properties with a 32-dwelling residential development.

- 1.7 Since this time the owners of the additional adjacent properties at both Mistletoe Farm and Wren Cottage have similarly continued to promote their land through the HELAA process which has resulted in the Council identifying a single combined infill site at Climping, Site CLY2 (shown as the orange polygon at Figure 1, below, with the application site outlined in red).

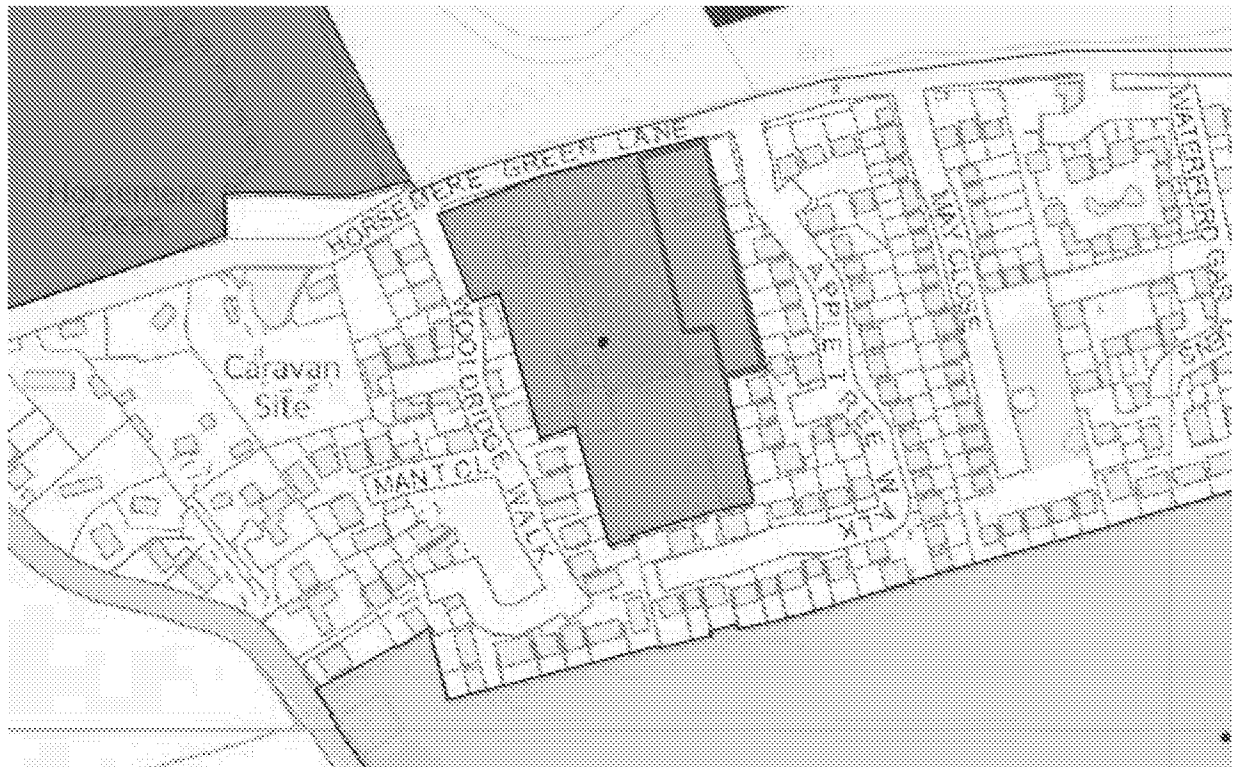


Fig.1: Extract from Arun DC HELAA Mapping 2018

- 1.8 The HELAA currently identifies that the site is "*developable*" (that is capable of coming forward, albeit not immediately) rather than "*deliverable*" (that is achievable within the next five years). It is assumed that the HELAA reaches this conclusion due to the multiple ownership of the land rather than any physical constraints. The review then concludes that the site as a whole can accommodate approximately 20 dwellings.
- 1.9 Since the publication of the 2018 iteration of the HELAA all three of the road-fronting properties (Mistletoe Farm, Scyld and now the application site) have been subject of planning applications for the residential redevelopment of their plots. Across the land at Mistletoe Farm and Scyld planning permission has now been granted for a net increase of 11 new dwellings (application references CM/37/18/OUT and CM/21/19/PL respectively). Taken together with the information provided in support of this current application irrefutable evidence now exists to demonstrate that HELAA Site CLY2 is in fact **immediately**

deliverable (rather than merely developable) in its entirety.

Scope of Statement

- 1.10 This Statement provides a planning assessment of the scheme to demonstrate that the proposals accord with national and local planning policy and is deliverable in line with the expectations of the site set out in the Council's HELAA.
- 1.11 The Statement proceeds on the following basis: **Section 2** describes the application site and its context; **Section 3** summarises the development proposals; **Section 4** reviews relevant planning policies at local and national level, **Section 5** provides a planning assessment of the proposals with a summary and conclusions provided at **Section 6**.

2.0 SITE DESCRIPTION AND PLANNING HISTORY

Site Description

- 2.1 The application site comprises a sprawling 4-bedroom bungalow, known as Langford, set in its own large linear curtilage extending to approximately 0.43ha. It is well related to the built-up area of Climping village, representing an infill plot between the high-density residential development along Appletree Walk to the east and the recently consented 9-dwelling scheme at Scyld to the west. The site's context in relation to both of these developments is explored in greater detail within the accompanying Design and Access Statement prepared by Carlton Design Partnership.
- 2.2 The site sits on the south side of Horsemere Green Lane, the road that forms the northern boundary of the village of Climping, which links the B2233 Yapton Rd in the west with Church Lane in the east. Horsemere Green Lane then lies to the south of what was the old Ford Airfield – now one of the Arun Local Plan's main development sites, identified for the delivery of 1,500 new dwellings – and the Rudfield Industrial Estate. The location of the application site (outlined in red) in the context of both Climping and the current Local Plan allocations at the village is shown at **Figure 2**, below:

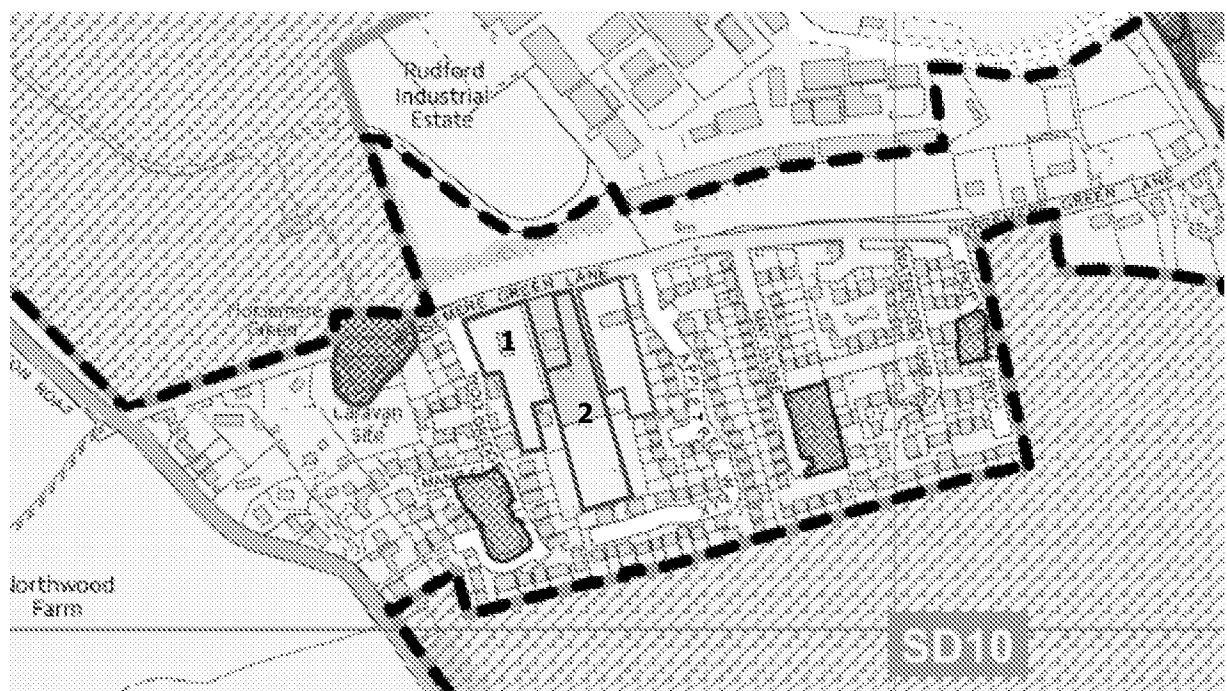


Figure 2: Site Location and Context

- 2.3 The site is afforded excellent access to both local public transport services and the wider highway network lying 450m to the east of bus stops on Yapton Road which provide daily access to regular services to Littlehampton and Chichester and approximately 1km from the A259 coastal trunk road. The accessibility and sustainability credentials of the site will be further enhanced upon the delivery of the 1,500-dwelling

development at Ford Airfield and the further 300-dwelling scheme to the south of Climping (Local Plan allocation SD10, shown at **Figure 2** above), both of which will include a range of community services and facilities including schools, shops and healthcare services.

Relevant Planning History

- 2.4 There have been no recent planning applications on the application site that are of relevance to this submission.
- 2.5 Importantly, however, there have been two applications on adjacent plots, both of which share identical characteristics with the application site, that are of significance. The first was at a property known as Mistletoe Farm (shown as Site 1 of **Figure 2** on the previous page) with the most recent application at the neighbouring property of Scyld (Site 2 of **Figure 2**). Combined these cases very much provide a firm planning context for the application proposals. These are summarised below:
- **Application Reference CM/37/18/OUT:** Land at Mistletoe Farm, Horsemere Green Lane, Climping.
Outline application with some matters reserved for the redevelopment of site with 2x4-bedroom detached bungalows and associated works.
Approved 6th March 2019; and
 - **Application Reference CM/21/19/PL:** Land adjacent to Scyld, Horsemere Green Lane, Climping.
Construction of 9 new dwellings, access, landscaping and associated works.
Approved 7th November 2019.
- 2.6 Similar to the application proposal each of the schemes summarised above involve the residential development of large plots comprising dwellings set in their own large curtilages. In each instance the Council concluded that, whilst the sites both lie outside of the built-up area as defined by the Local Plan (whilst a village Climping does not have a settlement area boundary) the Government's presumption towards the effective re-use of under-utilised land weighed in the favour of each scheme.
- 2.7 It was also concluded identically in each case that, whilst the sites technically lie in the open countryside, there would be no demonstrable harm to the related aims of the Local Plan – that is to preserve the character of the countryside and to manage the rural/urban fringe. This conclusion was reached due to the infill nature of the sites and the intrinsic relationship of each with the built form of Climping.

3.0 THE PROPOSAL

3.1 A detailed explanation of the scheme and its rationale can be found in the accompanying documents and plans, in particular the Design and Access Statement prepared by CAM Architects. In summary the proposed development involves:

- The demolition of the existing 4-bedroom bungalow on site;
- The subsequent erection of 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses and 4x4-bedroom houses ensuring a mix of dwelling types and sizes, resulting in a net increase of 8-dwellings;
- The provision of a total of 22 parking spaces on site in line with local parking standards;
- The creation of an improved vehicular access onto Horsemere Green Lane as well as sufficient on-site turning capable of accommodating delivery, emergency and refuse vehicles;
- The retention of key trees along with the introduction of a substantial planted boundary along the western edge of the site, abutting the driveway to Forgetmenot; and
- A sustainable surface water drainage scheme that comprises a system of swales and infiltration trenches, predominantly positioned along the western boundary of the site.

3.2 A detailed analysis of the design and layout of the proposed development is included in the accompanying Design and Access Statement prepared by Carlton Design Partnership. This document also includes a description of the parking, refuse, and drainage strategies whilst similarly providing an overview of the way in which sustainable design and build techniques have and will be incorporated into the scheme.

4.0 PLANNING POLICY REVIEW

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of Section 38(6) of the Act the development plan relevant to this application comprises the Arun Local Plan (adopted July 2018) and the Climping Neighbourhood Plan (adopted January 2016).

National Planning Policy

- 4.2 National planning policy is provided for by the National Planning Policy Framework (NPPF), revised and published in February 2019, as well as the Planning Practice Guidance (PPG) which was launched in March 2014 and has been continually updated since.
- 4.3 The NPPF exemplifies the Government's push towards efficiency in the planning system and embodies a pro-development stance in order to achieve the overall aim of boosting significantly the supply of housing to meet local needs and achieve sustainable development.
- 4.4 One of the key priorities of the NPPF is to ensure that local planning authorities (LPAs) maintain a strong and consistent supply of housing with paragraph 59 of the Framework confirming the Government's objective of *"significantly boosting the supply of new homes"*. Specifically, paragraph 73 requires LPAs to *"identify and update annually a supply of specific deliverable housing sites sufficient to provide a minimum of five years' worth of housing"*.
- 4.5 Paragraph 117 then seeks to ensure that this is achieved through the effective use of land, stating that planning policies and decisions *"should promote an effective use of land in meeting the need for homes and other uses"* whilst paragraph 118(d) then goes on to confirm that they should also *"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"*.
- 4.6 Of further relevance to this application are the following sections of the NPPF:
- Section 4. Decision-taking
 - Section 5. Delivering a sufficient supply of homes
 - Section 9. Promoting sustainable transport
 - Section 11 Making effective use of land
 - Section 12. Achieving well-designed places
 - Section 14. Meeting the challenge of climate change, flooding and coastal change; and

- Section 15. Conserving and enhancing the natural environment

Development Plan Policy

Arun Local Plan

4.7 The following Local Plan policies are considered relevant to this application:

- Policy SDSP1: Sustainable Development;
- Policy SDSP1a: Strategic Approach;
- Policy SDSP2: Built-up Area Boundary;
- Policy CSP1: Countryside;
- Policy HDM1: Housing Mix;
- Policy DSP1: Design;
- Policy DDM1: Aspects of form and design quality;
- Policy TSP1: Transport and Development;
- Policy TDM1: Sustainable travel and public rights of way;
- Policy ENVDM4: Protection of trees;
- Policy ENVDM5: Development and biodiversity;
- Policy WDM3: Sustainable Urban Drainage Systems; and
- Policy QESP1: Quality of the environment.

4.8 Of these the policies most important for determining the application are considered to be **Policies SDSP1a, SDSP2 and CSP1**, all of which establish the Council's policy framework seeking to distribute development towards the most sustainable locations across the District.

4.9 Specifically **Policy SDSP1a (c)** seeks to distribute development towards the most sustainable villages of the District whilst maintaining their setting within the open countryside. It is notable that paragraph 12.1.18 of the Plan lists Climping as one of these villages.

4.10 **Policy SDSP1a (g)** goes on to encourage the most effective use of previously developed land with the Plan's housing strategy stating that a constituent part of the District's housing land supply will be met through the delivery of "*deliverable HELAA sites*" (that is appropriate development sites not otherwise subject to allocation) within the built-up area boundaries of villages.

4.11 **Policy SDSP2** seeks to focus development within the built-up area boundaries shown on the policies map with **Policy CSP1** defining all land outside the built-up area boundaries as open countryside whilst recognising it for its intrinsic character and beauty.

- 4.12 Otherwise, the remainder of the list of policies listed above seek to specifically manage the form, design and local impact of development.

Climping Neighbourhood Plan

- 4.13 Climping Parish Council has produced a neighbourhood plan which was made and adopted as part of the development plan covering the Parish in October 2015. The neighbourhood plan does not allocated development sites and does not identify any site specific designations on the application site.

Supplementary Planning Guidance

- 4.14 There is also a suite of adopted supplementary planning guidance that is applicable to the proposal. Of these document the most relevant is West Sussex County Council's 'Guidance on Parking at New Developments' (August 2019) which, in Zone 1 (that applicable to Climping), requires 1.7 spaces per 2-bedroom property, 2.2 spaces per 3-bedroom property and 2.7 spaces per 4-bedroom property.

5.0 PLANNING ASSESSMENT

5.1 The following section provides an assessment of the application proposal against the following headings:

- **Principle of Development**
- **Design, Layout and Amenity**
- **Landscape Impact**
- **Trees**
- **Housing Mix**
- **Flooding and Drainage**
- **Ecology and Habitats**
- **Highways and Access**

Principle of Development

Development Plan Policy

5.2 The principle of the development of the site has been clearly confirmed by Officers in the recent consideration of two sites to the immediate west sharing almost identical characteristics – those at Mistletoe Farm and Scyld referred to in Section 2 of this Statement. The Officer Report for each application included identical text outlining the way in which the policies of the adopted Local Plan should be weighed against the weighty material consideration of the NPPF. This text reads as follows:

*"The key policy considerations in the determination of (these applications) are considered to be **SDSP1, SDSP2 and CSP1** of the Arun Local Plan (ALP) 2011-2031. **Policy CSP1** states that 'outside the built-up area boundaries (as identified on the policies maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.*

*The (application sites are) located outside of the built-up area boundary as specified by **Policy SDSP2** which seeks to focus development within the built-up area. Due to the sites' location outside of the built-up area boundary development in this location would be in conflict with the locational requirements of **Policy CSP1** of the Arun Local Plan 2011-2031."*

5.3 However, the Officer Reports then go on to state:

*"The NPPF generally seeks to promote effective use of all land (paragraph 117) and gives weight to proposals that develop under-utilised land (paragraph 118d). Whilst outside of the defined built-up area boundary, contrary to **Policy CSP1**, there needs to be demonstrable harm to the aims of this policy. The aims of this policy are to preserve the character and beauty of the countryside and to manage the urban/rural fringe.*

The (application sites are) adjoined to the south, east and west by existing dwellings. To the north-east there is an industrial estate. The site is bordered by a road to the north. Therefore, none of the sites' boundaries are in open countryside use and the (application sites are) bounded by built form. The impact on the character of the countryside, from the erection of (houses on the sites) is therefore acceptable. For these reasons it is considered that other material considerations weigh in favour of granting planning permission, contrary to the principles of the development plan".

- 5.4 It is clear that development plan policy should be weighed identically against the NPPF's drive towards effective use of land in the instance of this current planning application.

Housing Land Supply and Delivery

- 5.5 The presumption in favour of the application proposal is strengthened by the fact that Arun District Council is unable to demonstrate a sufficient supply of housing land. The Council's most recent Authority Monitoring Report (AMR), published in June 2019, shows that it currently only has a deliverable supply of housing land to meet the needs of the next 4.7-years.
- 5.6 The likely difficulties faced by the Council in meeting its challenging housing requirement of approximately 1,000 dwelling per annum was recognised by the Local Plan Inspector in his report recommending its adoption subject to modifications in July 2018. Paragraph 96 of the report stated:

"The Housing Implementation Strategy (HIS) and the housing trajectory contained within the LP as Picture 12.1 (updated by MM23 to ensure an effective Plan) suggests that supply over the LP period will match the requirement but there will be peaks and troughs in delivery and potentially periods when a 5-year supply may not be achieved. However, actions are set out in the HIS to seek address any periods of shortfall. In the short-term the Council has agreed to invite planning applications on policy compliant HELAA sites and the first phases of some of the strategic allocations."

- 5.7 This approach, inviting the development of policy compliant HELAA sites to bolster delivery, has been retained within the adopted Local Plan with paragraph 12.1.6 stating that the housing supply for the Plan period is considered to include such sites. The most recent iteration of the HELAA (March 2019) identifies the application site as part of Site CLY2 (along with the sites at Mistletoe Farm and Scyld), concluding that as a whole it is suitable for development, subject to no major constraints, whilst both viable and achievable.
- 5.8 On this basis and reflecting on the fact that planning permission has already been granted for residential redevelopment on the remainder of Site CLY2 at Mistletoe Farm and Scyld, it should be concluded that the application proposal represents the provision of eight much-needed homes (net) on the final parcel of a suitable and deliverable HELAA site. This is in accordance with the housing strategy of the Local Plan and the Council's accompanying Housing Implementation Strategy.

Conclusions on Principle of Development

- 5.9 In the absence of an adequate 5-year housing land supply in the District, the development of deliverable HELAA sites such as the application site represents a priority and one of the key mechanisms identified in the Council's Housing Implementation Plan to enable housing delivery to be bolstered in a sustainable manner. To this end the application proposal represents a vital supply of 8-dwellings (net) towards the Council's supply at an appropriate location adjacent to one of the District's largest villages.
- 5.10 Regardless, it is evident from the Council's conclusions in respect of the recent proposals at both Mistletoe Farm and Scyld that sites lying outside any built-up area boundary but well related to existing development should be considered positively against the Government's requirement to make effective use of appropriate under-utilised land. This is irrespective of the Council's housing land supply position. Indeed, it is notable that this presumption alone was sufficient to outweigh the limited conflict with development plan policy in the instance of the Mistletoe Farm proposal, an application determined at a time when the Council could demonstrate an adequate 5-year housing land supply (5.3 years).
- 5.11 On this basis and building on the clear precedent set on land at Mistletoe Farm and Scyld the principle of development at the application site is firmly established.

Design, Layout and Amenity

- 5.12 The application is accompanied by a Design and Access Statement prepared by Carlton Design Partnership which outlines the site's constraints and opportunities, details how the proposals have responded to the site's context and sets out the design concept.
- 5.13 Appendix 1 of the Climping Neighbourhood Plan, comprising the 'Climping Character Assessment', identifies the site as lying within the 'Horsemere Green Lane' character area of the Parish which contains the block of more modern development to the south of the road. It describes the site and its setting, stating that *"most of the houses (locally) are detached with only smaller numbers of semi-detached houses"*. It is important to note that the built-up areas of the Parish considered to hold greater sensitivity in respect of character and heritage are defined separately as the 'Traditional Climping' character area.
- 5.14 The NPPF sets out the need to secure high-quality design that responds sensitively to local character whilst at the same time optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development. The application proposal seeks to meet both objectives through the delivery of 9-dwellings in total (a net increase of 8-dwellings following the demolition of the existing bungalow on the site) at a low-medium density of approximately 20 dwellings per hectare (dph). This level of development responds almost exactly to the density achieved by the recently consented scheme

at Scyld and falls below the densities currently present at the residential area to the east of the site which in some parts reach 30dph.

- 5.15 The scheme provides a high standard of design which would be in keeping with the surrounding residential character of the site. It makes best use of existing landscape features on the site and is of a scale, density and layout which responds directly to both the existing development along Appletree Walk to the east of the site and the recently consented 9-dwelling scheme on land at Scyld to the west.
- 5.16 Whilst the built form of Climping is not considered to comprise any single discernible character the proposed development has sought to identify the best elements of the existing dwellings in the locality of the site and incorporate them into the scheme design. The pallet of materials and design features that has influenced the final development is identified in the accompanying Design and Access Statement.
- 5.17 Indeed, cues have been taken from the following comment set out in the Officer Report relating to the application at Scyld to ensure that the application proposal is similarly in keeping with the design and scale of dwellings present in the locality:

"The scale of development is responsive to the site's surroundings with bungalows to the west within Woolridge 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."

- 5.18 It can be confirmed that an identical approach has been taken by the application proposal in terms of roof design and ridge height.
- 5.19 In terms of site arrangement, the new dwellings will be delivered in a largely linear fashion, accessed of a single cul-de-sac which will run along the western boundary of the site. Each unit will be afforded an appropriate level of external private amenity space ensuring sufficient separation between each unit. Generally, the layout is in keeping with both the consented scheme at Scyld and the north-south arrangement of the residential development at Appletree Walk to the east.
- 5.20 Ultimately, it should be concluded that through close reference to the character and density of the site's surroundings the application proposal represents an appropriate development in accordance with **Policies DSP1, DDM1 and QESP1** of the Arun Local Plan and **Policy CNP11** of the Climping Neighbourhood Plan.

Landscape Impact

- 5.21 Whilst it is acknowledged that, due to the lack of a settlement boundary for Climping, the site is considered to lie in the open countryside, the character of which Policy CSP1 of the Local Plan seeks to protect, it is not considered that the site is in any way prominent in the landscape. Indeed, treated similarly to the recently consented schemes at Mistletoe Farm and Scyld, it is recognised that the site actually sits within the built-up area of the village. Indeed, it is bound by existing and permitted developments on three sides with a further significant development site for 1,500 homes lying directly to its north. To this end it is considered that the proposals are in accordance with **Policies DSP1 and DDM1** of the Arun Local Plan and **Policy CNP11** of the Climping Neighbourhood Plan.

Trees

- 5.22 Following the clearance of all mature trees on site in 2009 there are few specimens remaining worthy of retention. Accordingly, only three established trees have been surveyed and recorded in the accompanying Arboricultural Impact Assessment prepared by Lizard Landscape Design and Ecology and supplied in support of this application. Of these only the tree adjacent to Horsemere Green Lane is identified as a Category B tree with the further two specimens, towards the southern end of the site on the eastern boundary, identified as Category C trees.
- 5.23 All are to be retained as part of the application as they are considered to provide visual amenity and to soften the appearance of the proposed development available from the north. A range of measures have therefore been identified within the supporting arboricultural evidence, including no dig construction of the access and the sensitive siting of all new built form, that will ensure the preservation of these specimens in perpetuity. On this basis the application accords fully with the requirement of **Policy ENVDM4** of the Local Plan.

Housing Mix

- 5.24 **Policy HDM1** seeks to secure a mix of residential dwellings across the District by way of size, type and tenure. Whilst this policy would not apply to the application proposal, as it falls below the 11-unit threshold where a wider variety of housing is required, we are pleased to confirm that the scheme comprises a range of 2, 3 and 4-bedroom properties, including a 3-bedroom bungalow, that will help meet the needs of first-time buyers, families and older persons alike.

Flooding and Drainage

- 5.25 This submission is supported by a comprehensive Drainage Strategy prepared by KNC Consulting. It describes the preferred approach, subject to porosity testing, of the adoption of areas of permeable paving and gravel soakaways adjacent to the new dwellings to form a system of infiltration drainage across the site.
- 5.26 In the event that infiltration is not practical the secondary option will comprise a series of piped connections leading from the areas of hard surfacing to a new ditch running along the entirety of the western boundary of the site. This ditch will in turn drain to the existing ditch system running along Horsemere Green Road with greenfield discharge rates achieved through the inclusion of a landscape feature balancing pond on the western side of the site access.
- 5.27 On the basis of the pragmatic approach described by the accompanying drainage supporting evidence it is considered that the proposal complies with **Policies WSP1 and WDM2** of the Local Plan and **Policy CPN12** of the Climping Neighbourhood Plan.

Ecology and Habitats

- 5.28 A Preliminary Ecological Appraisal (PEA) has been prepared in support of this application by Lizard Landscape Design and Ecology. The PEA concludes that the site lies a significant distance from any statutory or non-statutory designated habitats whilst itself comprising an environment of low ecological value. This represents an identical set of conclusions to the quality of habitat offered by the neighbouring site at Scyld which, following a positive endorsement from the Council's Ecologist, now benefits from a consent for a similar scheme of 9 dwellings.
- 5.29 The site was found to be of negligible value to roosting bats, however the trees are likely to provide foraging opportunities. A series of mitigation and avoidance measures are recommended by the PEA to ensure the development does not contravene any UK or European legislation. Once avoidance and mitigation measures have been taken into account, the impacts of the planned development upon biodiversity will be negligible with proposed ecological enhancements resulting in a net gain and a long-term positive increase in biodiversity in line with national planning policy guidance.
- 5.30 On the basis of the above it is concluded that this application accords fully with the requirements of **Policy ENVDM5** of the Local Plan.

Highways and Access

- 5.31 This submission is supported by a Transport Statement prepared by KNC Consulting which demonstrates that safe vehicular and pedestrian access can both be provided to the site via a single new junction and footway connecting with Horsemere Green Lane.
- 5.32 Sufficient visibility splays can be provided and maintained within the highway verge and it is demonstrated within the supporting statement that an appropriate level of parking can be provided in line with the requirement of **Policy TSP1** and West Sussex County Council's Parking Standards (August 2019). Otherwise, commensurate with the small scale of development the net additional 8 new dwellings will generate a minimal 5 additional car movements at am peak with 4 additional movements at pm peak.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This Statement has been prepared in support of the full planning application for a residential scheme of 9 new dwellings following the demolition of the existing property known as Langford at Horsemere Green Lane, Climping.
- 6.2 The proposed development draws on the presumption towards the development of the site and design principles already established by similar consented schemes at Mistletoe Farm and Scyld to the west of the site. It then seeks to reflect both these schemes and the character of the existing residential development to the east through the introduction of a form and scale of development that makes effective use of land whilst more broadly respecting the character of the village.
- 6.3 This application is supported by a comprehensive suite of technical assessments including landscape, highways, drainage and ecological studies, which as a whole demonstrate that there are no physical, technical or environmental terms that should constrain the development of the site.
- 6.4 This Statement has demonstrated that the proposed development would enable the site to be developed in a manner that, whilst partially conflicting with the policies of the Local Plan, accords fully with Government's drive towards the development of under-utilised land that in turn would help meet identified needs for housing. Meeting this objective is especially pertinent in the context of the District due to the current deficient housing land supply.
- 6.5 In conclusion the proposal represents a form of development that is sustainable in every respect and will make a vital contribution towards the housing stock of the District through the introduction of a range of dwelling types and sizes. The application proposals are fully consistent with national and local planning policy guidance and as such it is respectfully requested that planning permission should be granted.