

LAND REAR OF WREN COTTAGE, HORSEMERE GREEN LANE, CLIMPING, BN17 5QZ



Proposed subdivision of the plot and construction of three detached bungalows with associated parking, access and landscaping

PLANNING STATEMENT

October 2021

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Principal Estates (Southern) Ltd and is submitted in support of an application to sever the plot and construct three detached homes on land rear of Wren Cottage, Climping.
- 1.2 This Planning Statement aims to explain the design principles and concepts that have been applied to the proposed development to ensure that it complies with the policies of Arun District Council's Locap Plan.
- 1.3 The application comprises:
- Completed application form
 - Plans and drawings
 - This Planning Statement
 - Arboricultural impact assessment
 - Preliminary Ecology Appraisal
 - Completed Community Infrastructure Levy Form 1

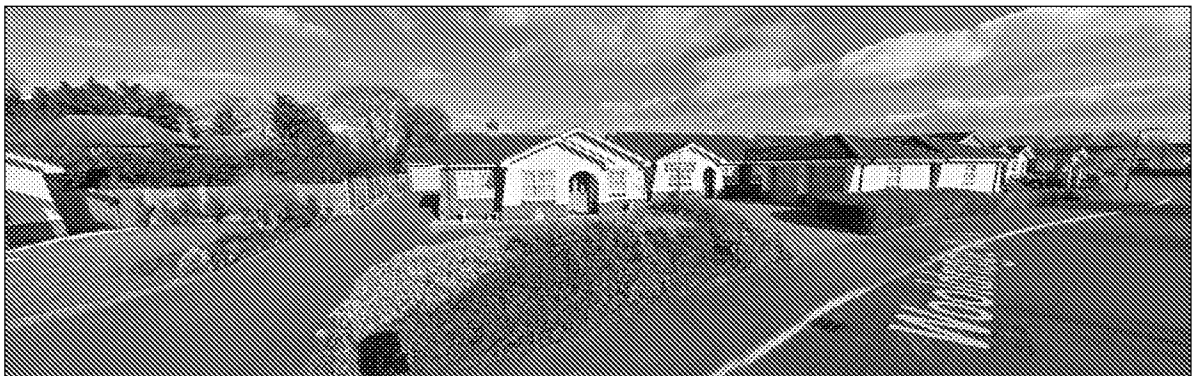
2. Site context

- 2.1 The application site is located on the south side of Horsemere Green Lane, in the village of Climping. The land is currently part of the residential curtilage of Wren Cottage. This part of Climping is classified as countryside according to the Local Plan policies map, however the application site is surrounded by residential development of various age and densities.



Aerial view of the site (www.google.co.uk)

- 2.2 The site is part of the residential garden to the rear of Wren Cottage. The land is relatively level and presently undeveloped and with no significant landscaping on site. An approved development on the adjacent site at Scyld includes new access road that incorporates the application site.
- 2.3 Development in the area is characterised by detached dwellings set within large plots, many of which have been redeveloped over time to create residential cul-de-sacs, increasing the density of housing in the area as a result. Wooldridge Walk on the neighbouring site to the west is a development of detached bungalows. To the south is Apple Tree Walk which consists of detached two-storey houses, and to the east is the recently approved development of 9 x detached two-storey dwellings. To the north of the application site lies Wren Cottage, which will retain a substantial front and rear garden, ensuring an appropriate separation distance with the proposed development.



Bungalows on Wooldridge Walk adjacent to the application site, Wren Cottage on the left (www.google.co.uk)



Example of houses on Apple Tree Walk, south of the application site (www.google.co.uk)

- 2.4 The site is in a highly accessible location being sited within close proximity to the main A259 and the services provided by the larger settlement of Littlehampton. It is within walking distance of a main bus route on the B2233 Yapton Road.

3. Relevant Planning Application History

3.1 An application for the development of 2 No. 2-bed & 2 No. 3-bed detached dwellings & associated works (resubmission following CM/53/20/PL which was withdrawn) on the land at Wren Cottage (application reference CM/17/21/PL) was refused 10/8/2021. The reasons for refusal included; *“The proposals result in significant and demonstrable adverse impacts on the residential amenity of properties to the west of the site.....an overly cramped form of development that will fail to respect the character of the locality.”* The applicant has taken into account the decision and is proposing an alternative scheme.

3.2 The application history nearby includes;

- The adjacent site at ‘Scyld’, where an application for the construction of 9 no. dwellings, access, landscaping and associated works (application reference CM/21/19/PL) was approved 7/11/2019, with subsequent applications since then for approval of details reserved by condition. This development is currently under construction.



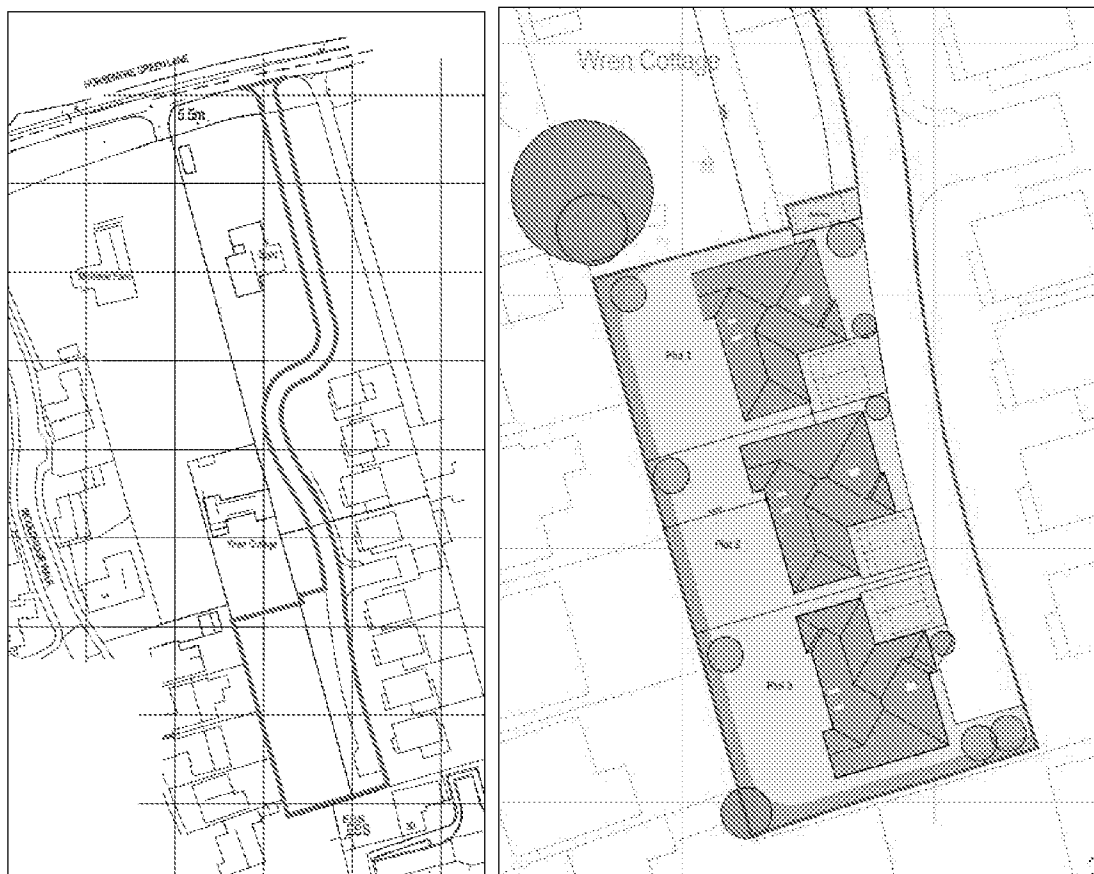
Examples of approved front elevations from application CM/21/19/PL

- A residential development at Langford on Horsemere Green Lane comprising 2x3-bedroom bungalow, 2x3-bedroom houses, 2x2bedroom houses and 3x4-bedroom houses along with access and parking following demolition of existing dwelling (application reference CM/64/19/PL) was approved on 5/3/2020.

- Mistletoe Farm outline application for the redevelopment of the site with 2 no. 4-bed detached bungalows and associated works (application reference CM/37/18/OUT) which was approved 6/3/2019. A further application for the erection of 1 no. 3 bed dwelling on land adjacent to Mistletoe Farm (application reference CM/18/21/PL) was approved on 22/7/2021.

4. The proposed development

- 4.1 The application proposes to sever the plot and construct three detached bungalows on the land to the south of Wren Cottage together with associated parking, access and landscaping. Vehicular and pedestrian access to the site will be from Horsemere Green Lane via a new road that has already been approved for the development of 9 houses on the adjacent site at Scyld. The proposed development will preserve the mature tree that falls just outside of the application site and will introduce new planting to help preserve biodiversity on site. The proposed layout allows for a rear garden depth of 10.5 metres and substantial back-to-back distances between the proposed bungalows and the neighbouring bungalows on Wooldridge Walk.



Location plan extract and proposed site plan extract (WLAWilliamsLester.)

- 4.2 The proposal is for 3x three-bedroom bungalows. Each dwelling will have parking for two vehicles, an internal garage and private gardens. The bungalows will front the new access road and the new houses opposite, with the rear gardens facing west.
- 4.3 The submitted plans show the bungalows will all be of similar form, scale and finish. Plots 1 and 2 will have the same layout, plot 3 will vary slightly but will still benefit from generous internal

and external amenity, as well as vaulted ceilings and rooflights to maximise natural light. The intention is to create a small, single storey, low density-housing development that reflects and preserves the character of its location, complementing the adjacent approved houses that are currently under construction.

5. Relevant Planning Policy

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) (2021) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
 - A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment; and
 - An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, minimising waste and pollution, and mitigating and adapting to climate change.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this 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 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 the Framework taken as a whole’*.
- 5.3 Paragraph 9 confirms that *‘decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’*.

- 5.4 The NPPF requires councils to *‘approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible’*.
- 5.5 The NPPF encourages the delivery of a wide choice of high-quality homes and widening the opportunity for home ownership and the creation of sustainable, inclusive and mixed communities (chapter 5). Paragraph 60 of the NPPF supports the Government’s objective of *‘significantly boosting the supply of housing’*, stating that *‘it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’*.
- 5.6 Paragraph 69 promotes the development of small and medium-sized sites, which *‘can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly’*.
- 5.7 Paragraph 105 supports sustainable transport, stating that *‘significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’*.
- 5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Development should take place at appropriate densities, and making *‘optimal use of the potential of each site’* (paragraph 125).
- 5.9 Paragraph 126 places great importance of good design, which is a key aspect of sustainable development. Paragraph 130 sets out that decisions should ensure developments:
- *‘Will function well and add to the overall quality of the area;*
 - *Are visually attractive;*
 - *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
 - *Establish or maintain a strong sense of place;*
 - *Optimise the potential of the site; and*
 - *Create places that are safe, inclusive and accessible’*.

5.10 Paragraph 134 goes on to state that *‘Development that is not well designed should be refused.... Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development’.*

5.11 Planning Practice Guidance (PPG) provides further context on design principles¹. At paragraphs 023 – 028, it talks about layout, form, scale, detailing and materials, the following of which are relevant to this application:

‘Layout:

- *new buildings should look to respond appropriately to the existing layout of buildings, streets and spaces to ensure that adjacent buildings relate to each other... and spaces complement one another; and*
- *Designs should ensure that new and existing buildings relate well to each other.*

Form:

- *Success depends on where buildings are placed, how they relate to their surroundings, their use and architectural and design quality.*

Scale:

- *Decisions on building size and mass, and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area. In general terms, too much building mass compared with open space may feel overly cramped and oppressive; and*
- *The size of individual buildings and their elements should be carefully considered, as their design will affect the: overshadowing and overlooking of others; local character; skylines; and vistas and views.*

Details:

- *The quality of new development can be spoilt by poor attention to detail. Careful consideration should be given and it is vital not only to view these (and other) elements in isolation, but also to consider how they come together.*

Materials:

- *Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings. They may not have to match, but colour, texture, grain and reflectivity can all support harmony.’*

¹ Ref ID: 26-023-20140306

Local Planning Policy

- 5.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the Development Plan for Climping comprises the following:
- Arun Local Plan 2011-2031 (July 2018)
 - Clymping Neighbourhood Plan 2015-2030
 - (2015)
 - Arun District Design Guide (Jan 2021) and Arun District Parking Standards (Jan 2020) SPDs
- 5.13 A review of the development plan policies relevant to the proposals has been undertaken and each relevant policy is considered in turn below:

Arun District Council Local Plan

- 5.14 Policy SD SP1 'Sustainable Development' identifies that when considering proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out in the NPPF.
- 5.15 Policy SD SP1a 'Strategic Approach' is to maintain the District's unique character as a coastal location set against the South Downs. The spatial strategy includes providing growth of the sustainable villages whilst maintaining their setting within the countryside and delivering 20,000 new homes.
- 5.16 Policy CS4 'Green Infrastructure, Biodiversity and Geological Conservation' states that habitats important to the biodiversity of the Borough will be protected, development proposals will provide for appropriate access to greenspace, green infrastructure will be created and safeguarded, sensitive European sites will be protected from recreational pressures and development likely to have an adverse impact will not be permitted unless mitigation measures have been secured.
- 5.17 Policy SD SP2 states that development focused within the Built-Up Area Boundaries will be permitted subject to consideration against other Local Plan policies.
- 5.18 Policy C SP1 'Countryside' aims to control and restrict development that falls outside of the Built-Up Area Boundaries in order to protect the countryside from development which would adversely affect its landscape character, appearance and function. The Local Plan Policies Map

shows that the application site falls between two defined Built-Up Areas, and is therefore considered as countryside.

- 5.19 Policy H SP1 aims to deliver at least 20,000 new homes across the District during the plan period, 300 of which are allocated to a new strategic housing site in Climping. Paragraph 12.1.6 of the Local Plan confirms that housing supply for the Plan period includes sites identified as 'Deliverable' in the HELAA.
- 5.20 Policy D SP1 'Design' requires that all development seek 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.
- 5.21 Policy D DM1 In considering any application for development the Council will have regard to the following aspects: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees & woodland, solar gain, public realm, layout- movement & legibility, public art, density, scale and form & design quality.
- 5.22 Policy ECC SP2 'Energy and climate change mitigation' expects all new residential development to be energy efficient.
- 5.23 Policy ENV SP1 'Natural Environment' encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment.
- 5.24 Policy ENV DM4 'Protection of trees' Development will be permitted where it can be demonstrated that protected trees will not be damaged or destroyed now and as they reach maturity. Where there are existing trees on or adjacent to the site developers shall be required to provide Land & tree surveys, a tree constraints plan and an arboricultural impact assessment.
- 5.25 Policy TSP1 'Transport and Development' requires development to provide safe access on to the highway network and promote sustainable transport options.
- 5.26 Policy QESP1 "Quality of the Environment' states *"The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District."*
- 5.27 Policy WDM3 'Sustainable Urban Drainage Systems' all developments must identify opportunities to incorporate SUDS.

- 5.28 Clymping Neighbourhood Plan Policy CPN 11 'Quality of Design' requires new development to be of a high quality of design and protect and enhance local character. This means responding to and integrating with the local built environment and landscape context, using good quality materials that complement existing palette of materials, adopting principles of sustainable urban drainage, providing for sufficient external amenity space, refuse storage and car/bike parking. Development proposals of poor design that fail to take the opportunities available for improving local character and quality of an area. The character assessment describes Horsemere Green Lane as *'most houses are detached with only smaller numbers of semi detached houses'* and Wooldridge Close *'differs in that it is exclusively three bedroom detached bungalows'*.
- 5.29 The Arun Design Guide requires the design of backland development to *'demonstrate an understanding of any potential affects on the character and amenities of the neighbouring urban area'*. They should be subservient to existing properties and their layout should maximise the outlook of neighbours. Scale and densities should reflect urban development patterns in the area. External amenity space should be useable and appropriate for existing and proposed properties. Adequate vehicle access with sufficient space for turning should be provided. New homes should provide high level of amenity for their occupants and neighbours, and should be socially and environmentally sustainable. In section G of the guide in relation to layout and plot size, new development should respond to the 'grain' of surrounding patterns, creating a natural extension to the existing development. Back-to-back distances between buildings should be minimum 21m, with rear gardens a minimum of 10.5m deep.
- 5.30 Parking Standards SPD requires that all new houses with a driveway or garage have active electric vehicle charging points. Clymping falls into Zone 1 for residential parking, which requires 2 allocated parking spaces per 3 bedroom dwelling. Garages that measure 6m x 3m are calculated as 0.5 parking space.

6. Five Year Housing Land Supply

- 6.1 As set out in paragraph 59 of the NPPF, Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements (Objectively Assessed Need). On top of that an additional allowance of 5% should be included to allow for choice and competition for land, increased to 20% where there has historically been an under delivery of housing in the authority area concerned.

- 6.2 The Council's latest Five-Year Housing Land Supply Position is included in the Authority Monitoring Report 1st April 2019-31st March 2020 (see: [download.cfm \(arun.gov.uk\)](https://www.arun.gov.uk/download.cfm)), and confirms that Arun District Council are unable to demonstrate a five-year land supply as required by national planning policy. The Council's current housing supply is equivalent to 3.3 years worth. As such, and in accordance with the NPPF, the relevant policies in the development plan for the supply of housing are out of date and the presumption in favour of sustainable development applies.

7. Planning Considerations

Use

- 7.1 The application site currently lies within the residential curtilage of Wren Cottage and the proposal is to construct three residential dwellings. Although the site is outside the Built-Up area boundary it is surrounded by residential development on all sides and therefore the proposed use is consistent with existing use of Wren Cottage and also in keeping with the character of neighbouring development. Policy C SP1 aims to preserve the character and beauty of the countryside and as the application site is surrounded by residential development this will be achieved.
- 7.2 Whilst the site falls outside of the Built-Up area boundary and therefore constitutes 'countryside' wherein residential development would generally be resisted, in this case Arun District Council are currently unable to demonstrate a five-year supply of housing land as required by the NPPF. In the absence of a five-year housing land supply, and as set out in the NPPF the relevant policies of the Council's Development Plan pertaining to the location of housing are out of date. Such policies would include those limiting development to sites inside the Built-Up area boundary only. The result is that the presumption in favour of sustainable development applies, and planning permission should only be refused if the disadvantages of the development outweigh the benefits. The benefits of housing delivery in a sustainable location are substantial.
- 7.3 In the Housing & Economic Land Availability Assessment (HELAA) for 2019, land at Wren Cottage was included as a deliverable site together with Mistletoe Farm and Scyld (HELAA reference CLY2), with a viability yield of 20 dwellings. The current approved plans for Scyld and Mistletoe Farm provide a commitment of 12 dwellings, indicating that there is capacity on site to provide further dwellings and help boost the supply of homes.

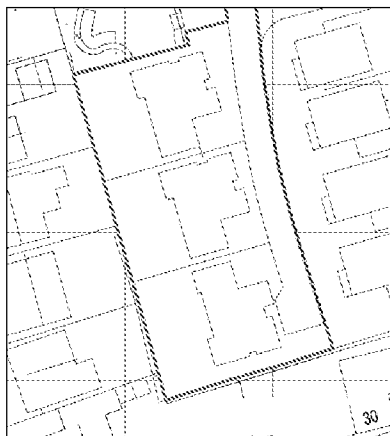
- 7.4 It is therefore concluded that the planning considerations taken as a whole point to the principle of housing development on the Wren Cottage site being appropriate and consistent with both national and local planning policy.

Amount

- 7.5 The proposal will result in a net gain of 3 dwellings and contribute towards the delivery of residential dwellings as per Policy H SP1. The proposed density of development is low, 15dph, having regard to density of development on adjacent sites (Scyld 14dpha, Appletree Walk 18dph and Wooldridge Walk 17dph). The plot sizes proposed accord with those of the adjacent plots and will therefore create a spacious development in keeping with the surrounding grain of residential development as required by the Design Guide.
- 7.6 Each bungalow will exceed the nationally prescribed minimum space standards. The site plan provided also shows that garden sizes are appropriately proportioned for the expected occupancy of each property. This confirms that the development will provide a high standard of residential amenity for its residents and helps confirm that the quantum of development is appropriate for the site.
- 7.7 The amount of development has been reduced compared to the previously refused application, proposing 3 dwellings instead of 4 on the same area of land.

Layout

- 7.8 The proposed site layout is dictated by the approved development at Scyld which is a linear development fronting the new access road. The new bungalows will be sited on the opposite side of the access road and will provide a contextually appropriate development to complete the residential development at Scyld.



Proposed block plan extract (WLAWilliamsLester.)

- 7.9 The proposed layout allows for two parking spaces per plot and garages which could provide bike storage. The proposed road layout provides 1 visitor parking space and vehicle turning area.
- 7.10 The proposed block plan also demonstrates that the three homes have been carefully designed and positioned on the site so that amenities of the immediately adjacent properties will be preserved in accordance with Policy D SP1, the Neighbourhood Plan and the Design Guide. This has been achieved by allowing sufficient space between the buildings and the neighbouring properties and through careful design, restricting the height of the buildings, and the provision of appropriate boundary treatment. The back to back distances in the Design Guide suggest a minimum of 21m in order to meet the 25 degree rule, ensuring that all built form facing a back window is below the 25 degree line, the example used is a two-storey dwelling. As the proposed development is for single storey bungalows, the back-to-back distance can potentially be shorter without overlooking issues arising. The proposed back-to-back distance with the bungalows on Wooldridge Walk will vary between 19.5m and 22m. Each back garden will be 10.5m deep. Therefore the privacy and rear amenity space of the adjacent Wooldridge Walk bungalows will be preserved.
- 7.11 The internal layout is traditional in that the living accommodation includes an open plan living/dining/kitchen area and three bedrooms (one with en-suite). One of the benefits of developing bungalows is that the accommodation is all on one level and will provide the future occupants with flexible living accommodation.

Scale

- 7.12 The previous application was refused partly due to the excessive scale of the scheme and the potential of the buildings to be overbearing of neighbouring dwellings. Therefore the proposed development is for single-storey bungalows and is considered an appropriate design response for the site and is the correct approach in terms of respecting the scale of the residential properties that neighbour the site on Wooldridge Walk.

Appearance

- 7.13 The proposed buildings have been carefully designed to respond positively to existing buildings and the approved development at Scyld so that it would appear as an extension of the approved scheme. The proposed materials include multicolour stone cladding, antro facing brick and slate roofs.

- 7.14 As required by the Arun Design Guide SPD, the three bungalows will appear subservient to Wren Cottage and the adjacent dwellings on Wooldridge Walk.



Proposed front and rear elevations of plots 1 & 2 (WLAWilliamsLester.)

Landscaping

- 7.15 The application site is currently used as residential garden and does not contain any significant landscaping. In order to facilitate the proposed development a section of hedgerow will be removed on the eastern boundary and some low value trees. The proposed development is an opportunity to introduce landscaping that will enhance and improve ecology and biodiversity on site in accordance with policies ENV SP1 and ENV DM4.

8 Access

- 8.1 Wren Cottage will retain its existing access off Horsemere Green Lane. The new homes will be accessed via the new road that has been approved for the development at Scyld. It has been engineered to meet the needs of the approved development and the proposed development at Wren Cottage. There is appropriate turning provision for vehicles to ensure they are able to leave the site in forward gear. Space exists on the site to ensure each of the proposed homes benefits from car parking provision in accordance with the Council's adopted standards.

- 8.2 This section of Horsemere Green Lane does not have pedestrian footpath on the highway, however once on site a pedestrian footpath has been incorporated, and the access is large enough to accommodate pedestrians and vehicles safely.
- 8.3 The application site is within walking distance of a main bus route that connects this area of Climping with Burndell, Littlehampton and beyond. Therefore, the public transport will be a viable transport option for residents along with cars.
- 8.4 As already noted, the proposals will provide for car parking at ratios which accord with the Council's adopted standards. Secure cycle parking facilities and electric vehicle charging points can also be made available as required within the development. The proposal will therefore meet the parking requirements of Policy T SP1.

9 Planning Obligations

- 9.1 The proposal to create new residential floor space creates a need for the development to pay the Community Infrastructure Levy ('CIL') upon the commencement of works. The Applicant is aware of that requirement and a CIL Additional Information Form accompanies the planning application.

10 Conclusion

- 10.1 In accordance with the NPPF, consideration needs to be given as to whether the proposals constitute sustainable development, for which there is a presumption in favour of planning permission being granted. In this case the proposals are sustainable for the following reasons;
- From an economic perspective, the proposal will make an efficient use of this highly accessible site for the development of three new homes which will make a contribution to the identified housing land supply need in Arun District Council,
 - From a social perspective, the proposal will provide three new homes, which will be of an appropriate design, will respond well to the character of the area, respects neighbouring amenity, will integrate with the adjacent approved development and shall be accessible to local services; and,
 - From an environmental perspective, the proposal shall preserve the character and appearance of the area, using natural resources, in this case land, efficiently to create three new homes within the LPA plan area in a highly accessible location.

- 10.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the benefits of the proposed development clearly and substantially outweigh the disbenefits. Accordingly, and having regard to the planning balance planning permission should be granted.
- 10.3 For the reasons set out above the applicant respectfully requests that this application be determined favourably.