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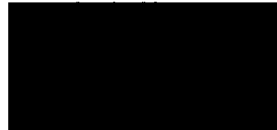
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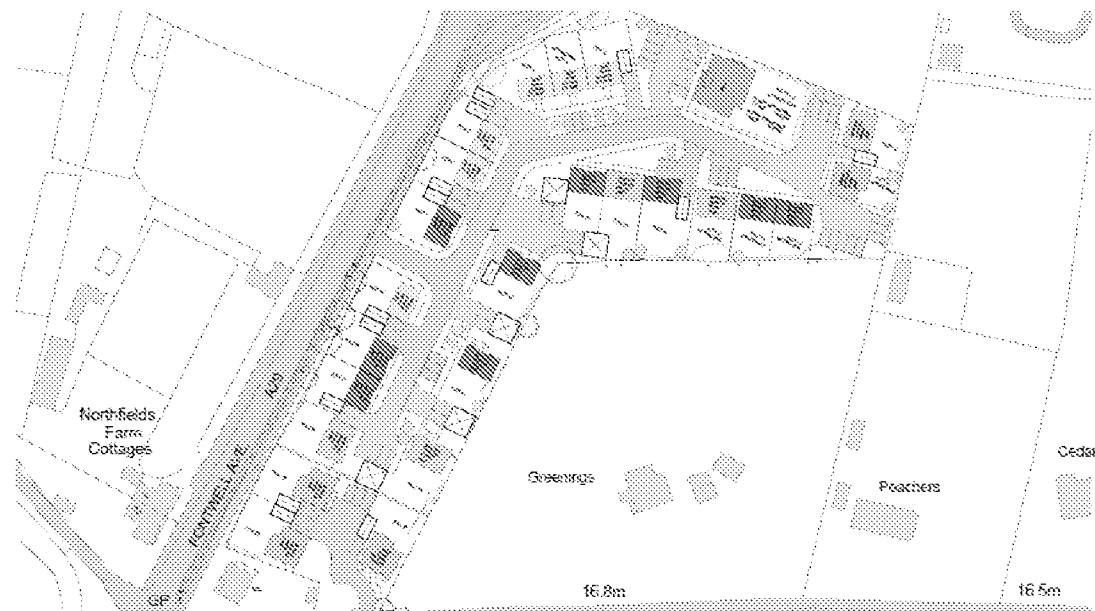
HATCH HOMES



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Planning, Design and Access Statement on behalf of **Hatch Homes**



**Regarding an outline application for up to 30 new dwellings and two
vehicular access points on land at:**

Eastergate Lane, Fontwell, West Sussex, PO20 3AA

June 2017

Our Ref: J002665/BW/SM/SZ/Y

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1.0 INTRODUCTION

- 1.1 WS Planning & Architecture have been instructed by Hatch Homes to support a planning application for the erection of up to 30 dwellings and two vehicular access points on land at Eastergate Lane, Fontwell, West Sussex, PO20 3SJ. The drawings accompanying the planning application have been prepared by WS Planning & Architecture, with the exception of topographical surveys that have produced by Alan Turcan Land Surveys Ltd.
- 1.2 This 'Design & Access Statement' is submitted in support of the application and should be read in conjunction with the plans and other supporting documents. This 'Design & Access Statement' is also informed by the requirements of the Planning Practice Guidance (PPG) as outlined at **Figure 1**.
- 1.3 The primary objectives of this Planning, Design and Access Statement are to demonstrate that:
- The proposed development makes efficient and effective use of a sustainable rural land in line with the key criteria of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
 - The proposed layout of the new dwellings has been given specific consideration to ensure that the development respects the character and pattern of development in the area, as well as the amenity of neighbouring properties.
 - Due regard and consideration has also been given to the policies and aims of Arun District Council's Adopted 2003 Local Plan and the Emerging Local Plan, as well as supplementary planning documents such as the Housing Implementation Strategy 2011-2031.
 - Sufficient parking spaces have been provided along with comfortable access both in and throughout the site for turning
 - The development will fulfil a need for more housing in the District and would help the Council meet its housing supply targets.

A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

Figure 1: Extract from Planning Practice Guidance

2.0 DEVELOPMENT CONTEXT

- 2.1 The application site is located in the village of Fontwell in the Arun District of West Sussex. **Figure 2** provides a general location plan highlighting the application site and surrounding area.
- 2.2 Residential properties in the area mainly comprise detached dwellings fronting onto the main road with varying plot sizes.
- 2.3 The site lies on a plot enclosed by Eastergate Lane, Fontwell Avenue and Wandleys Lane and is approx. 1.16ha in size.
- 2.4 The site is bounded by trees and hedgerows, although none of them have a Tree Preservation Order (TPO).
- 2.5 According to Arun District Council's Proposals map the site lies outwith designated built-up areas and is also outside conservation areas and the Green Belt. An extract from the Proposals Map can be seen at **Figure 3** on Page 5.
- 2.6 The site lies within a sustainable location being a short distance from several shops and services, such as a fuel station and Eastergate Post Office. There is a bus stop located on Fontwell Avenue, slightly north of the application site.
- 2.7 According to the Environment Agency, the application site is not at risk of flooding. No listed buildings are at the site.

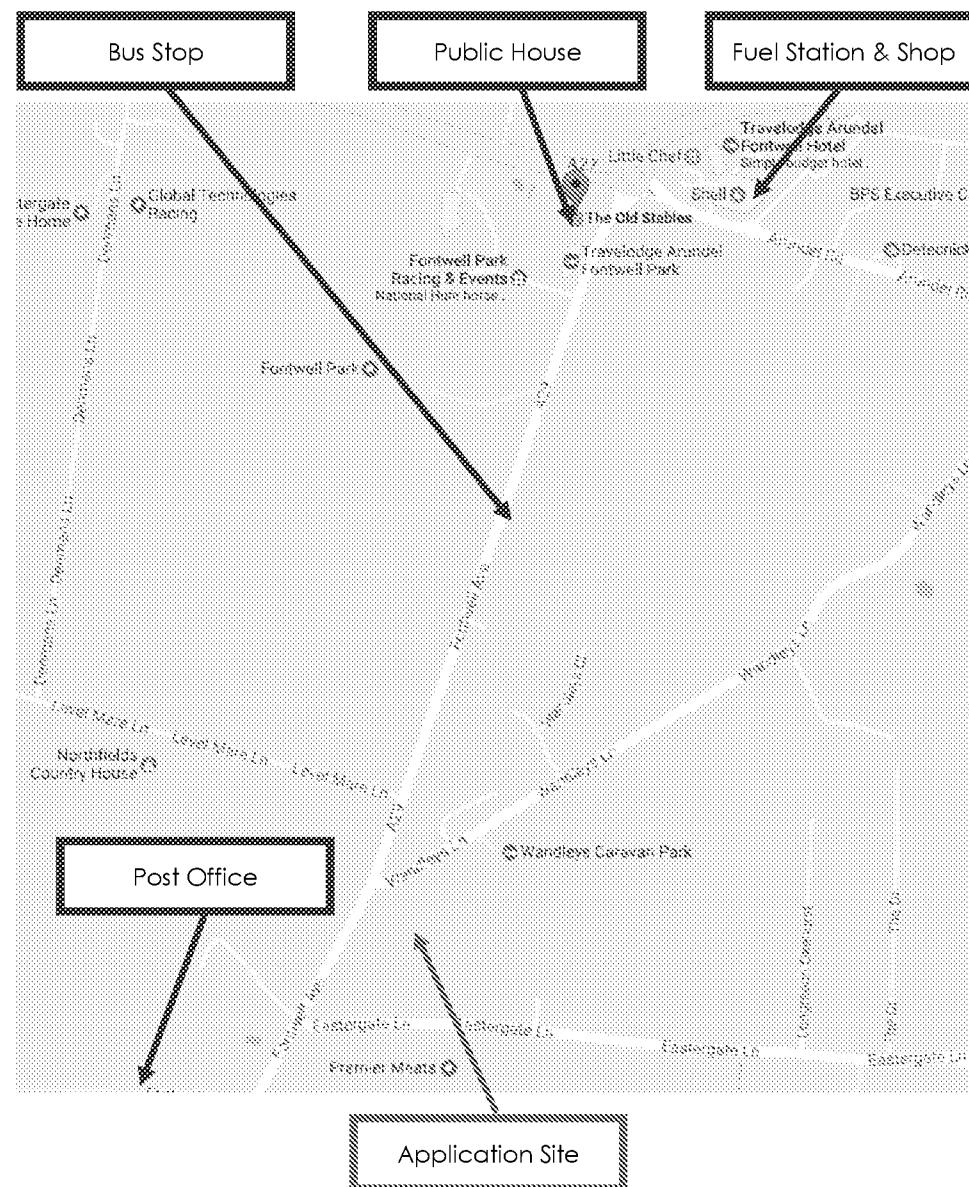


Figure 2: Extract from Google Maps showing the location of the application site

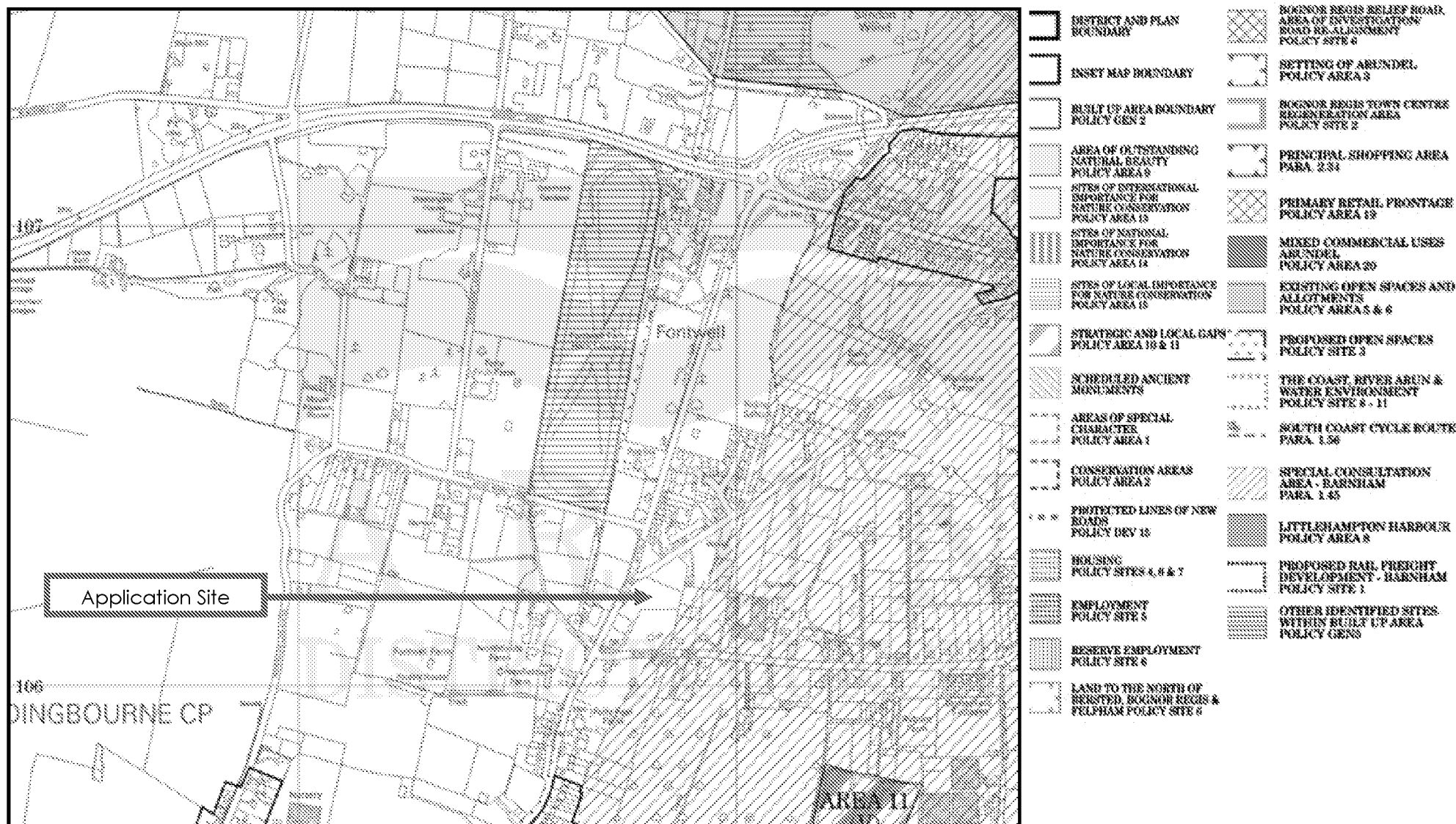


Figure 3: Extract from the Arun District Local Plan Proposals Map

3.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) was published in 2012 and sets out the Government's most up-to-date vision for future growth.
- 3.2 The document introduces a presumption in favour of sustainable development. The Ministerial Foreword highlights that **"sustainable development is about positive growth – making economic, environmental and social progress for this and future generations"**. The opening statement goes on to say that **"Development that is sustainable should go ahead, without delay."**
- 3.3 There are three aspects which comprise sustainable development: these are *the economic role, the social role and the environmental role*. In terms of the economic aspect land has to be made available where there is a demand to support growth. The environmental role involves the protection of the natural, built and historic environment. Finally, the social aspect is concerned with providing a high quality built environment, the housing that is required, vibrant healthy communities with access to local services.
- 3.4 The proposed development represents a sustainable development in terms of meeting the key themes of the NPPF. The development would provide new dwellings in a sustainable location whilst respecting the existing built and natural environment. The site is located in close proximity to local services and good transport links and as such this is the kind of development which should be looked upon favourably. Housing applications should be considered in the presumption that those sites in a sustainable location should be afforded the appropriate weight and are given serious consideration.
- 3.5 The NPPF sets out 12 Core Planning Principles at paragraph 17. The core principles include that planning should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs", "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" and "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".
- 3.6 Chapter 6 is concerned with the delivery of a wide choice of quality homes. The proposal represents sustainable development in terms of NPPF as it is a residential scheme that will enhance the vitality of the area and respect the existing built and natural environment simultaneously.
- 3.7 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people.
- 3.8 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of the sites in order to accommodate development. Paragraph 59 concerns design and states the following:
- "Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally".***
- 3.9 Paragraph 60 follows on from this, stating ***"decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness"***.
- 3.10 Paragraph 186 states that ***"Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development"***.
- 3.11 Paragraph 187 states that ***"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible"***.

Arun District Council's Adopted 2003 Local Plan

- 3.12 The Arun District Local Plan sets out land use and development policies for the District. The plan was adopted on the 17th April 2003. Some of the housing policies in the current local plan are considered to be out of date, as they concentrate on housing provision up to the year 2011.
- 3.13 The application site is located within the countryside as indicated by the extract from the Arun District Council's proposal map (See **Figure 3** on Page 5). The relevant policies of the adopted plans are highlighted below.
- 3.14 **Policy GEN1: Sustainability** - This policy emphasises the importance of the need to protect the environment to ensure a high quality of life for residents whilst conserving energy resources and environmental assets.
- 3.15 **Policy GEN3: Protection of the Countryside** - Development outside built-up areas will be carefully considered as this policy stresses the need to safeguard the countryside for its own sake.
- 3.16 **Policy GEN4: Location and Travel Demand** - This policy supports new development that minimises the need to travel, does not materially add to existing road and air pollution and provides safe, convenient access for public and active transports, such as cyclists.
- 3.17 **Policy GEN5: Provision of New Residential Development** - This policy is no longer applicable as it concentrates on housing provision between 1996 and 2011. Attention will be given to Arun District Council's latest Housing Needs Assessment prior to 2031.
- 3.18 **Policy GEN7: The Form of New Development** - New development is expected to be of a high quality design and layout, providing it also makes efficient use of land, ideally at least 30 dwellings per hectare. New development also expected to minimise impact on residential amenities.

- 3.19 **Policy GEN8: Development and the Provision of Infrastructure** - New development must provide adequate infrastructure and, where necessary, facilities
- 3.20 **Policy GEN12: Parking in New Development** - Arun District Council expects new development to provide sufficient parking to meet the needs of each dwelling in the proposed development
- 3.21 **Policy DEV18: Affordable Housing Outside the Built-up Area** - Criteria in this policy permits affordable housing on sites within rural areas provided that they meet the needs of existing residents locally.

Planning History

- 3.22 EG/54/97: Continuation of use of land as small gypsy family site - REFUSED
- 3.23 EG/54/08: Use of land as a gypsy caravan site - REFUSED

Emerging Local Plan

- 3.24 Arun District Council are in the process of preparing and adopting an up-to-date Local Plan.
- 3.25 New policies being proposed include the protection of Green Infrastructure and development and would require major developments to protect and enhance the existing.
- 3.26 The emerging Local Plan incorporates Arun District's housing trajectory, stating 8,700 residual housing is required by 2031.

4.0 DESIGN PRINCIPLES

Proposal

- 4.1 The proposal seeks outline permission, with all matters reserved except for access, for the erection of up to 30 new dwellings on land at Eastergate Lane, Fontwell, West Sussex, along with the provision of sufficient parking space. The site is 1.16 hectares in size and will be divided into two areas with separate access points - two in total.
- 4.2 Specifically, the proposed development will comprise a diverse range of housing in terms of bedroom numbers, with 6 plots comprising two-bedroom, four person dwellings; 9 plots comprising three-bedroom, four person dwellings; 5 plots comprising three-bedroom, five person dwellings; 4 plots comprising four-bedroom, six person dwellings and a three storey apartment comprising 3 of one-bedroom, two person and two-bedroom, three person flats respectively. Nine of the proposed units will be affordable housing. The applicant is willing to enter into a Section 106 agreement to secure the provision of affordable housing.

Layout

- 4.3 Most of the dwellings sit on the road side of each plot, creating rear garden space and increasing privacy as a result. With the exception of the block of flats, 13 of the dwellings on site will be semi-detached with the rest being detached. However, the layout shown is indicative.
- 4.4 Sufficient space and screening will be provided between each of the dwellings to ensure an adequate level of neighbouring amenity and privacy. The layout has been designed to make the best use of each plot and the application site overall without compromising neighbours' amenity. Along with the existing, new trees and hedges will be provided both within and between plots to ensure privacy is maintained and that green infrastructure is enhanced.

- 4.5 Sufficient parking spaces will be provided to meet the needs of future occupiers, based on the number of bedrooms within each property. Single and double-width garages will be provided on several of the plots.

Form & Scale

- 4.6 Excluding the block of flats between Plot 7 and 12, each dwelling based on the number of bedrooms included, is similar in terms of scale and footprint. No harm to residential amenity would arise from the scale of each dwelling proposed due to the adequate separation gaps and landscaping to be provided.
- 4.7 The average scale of proposed dwellings on site reflects existing housing, located near the site, such as Greenings and Northfield Farm Cottages, thus taking the character of the neighbourhood into account and ensuring that the overall development complements its surroundings. The plans of the proposed development can be seen at **Figures 4** on page 9. Topographical surveys produced by Alan Turcan Surveys Ltd can be seen at **Figures 5-7** between pages 10 and 12.

Detailing & Materials

- 4.8 It is anticipated that materials of high quality will be incorporated in each dwelling to ensure that the proposed development respects and reflects the character of the rural area.

Sustainability & Energy

- 4.9 Climate change considerations are integral to the planning system, including the design of new developments. As mentioned above, the proposed development will make use of high quality materials to mitigate carbon emissions while respecting the local character. The applicant will explore best practice in the design and build of the proposal to ensure it is as sustainable as possible.



Figure 4: Proposed site layout (Drawing No: J002665-CD03A)





Figure 6: Topographical Survey (Drawing No: 17023-S20)

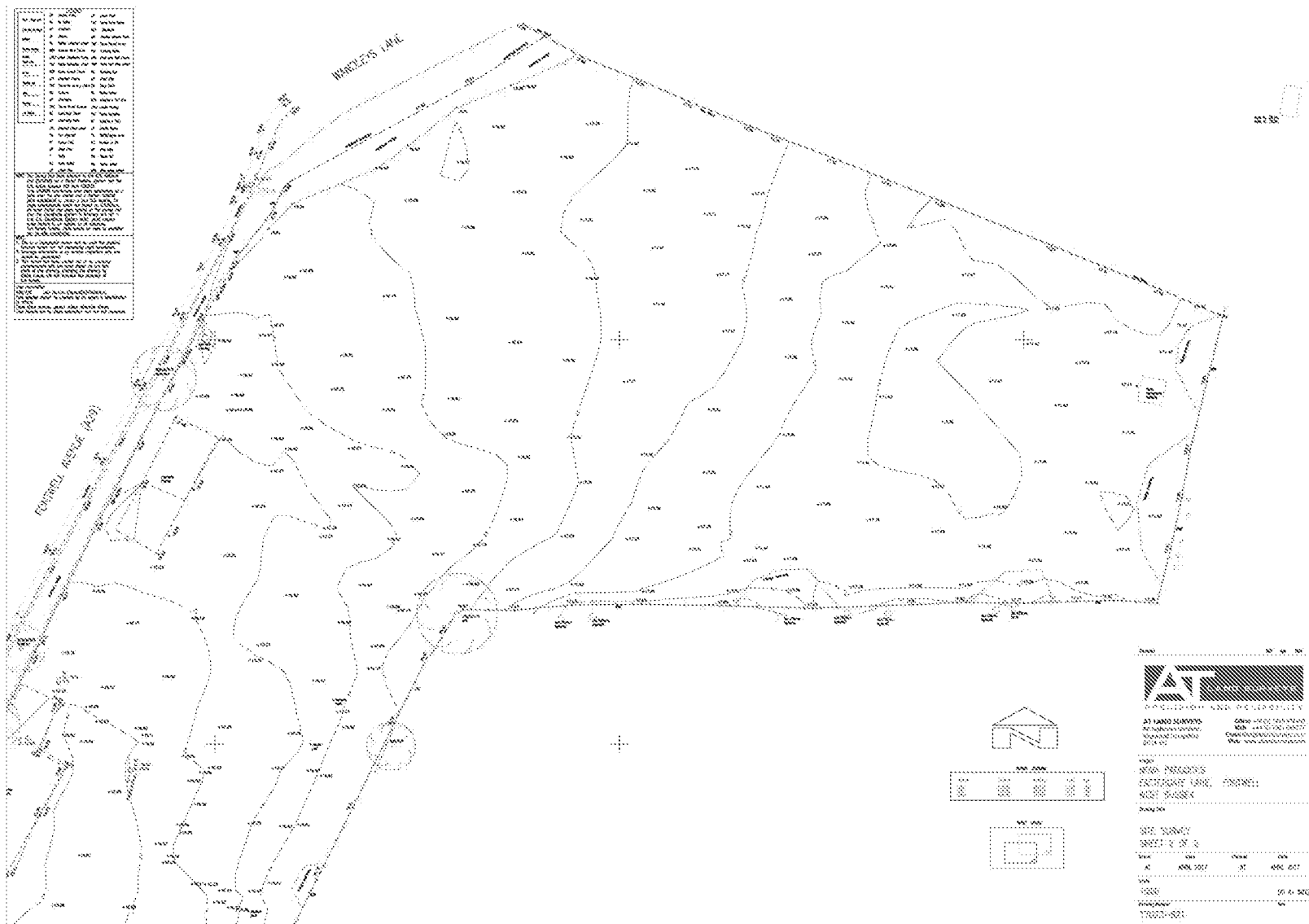


Figure 7: Topographical Survey (Drawing No: 17023-S21)

5.0 ACCESS:

Vehicular and Transport Links

- 5.1 The application site is positioned in a sustainable location suitable for residential development. As discussed previously, there is a bus stop located in close proximity to the application site. The site is situated close to nearby services within walking distance and is well positioned to reduce the need for the private motor vehicle.
- 5.2 Due to the layout of proposed dwellings, the application site has two access points with 3 of the four-bedroom, six person dwellings being accessed from the south boundary at Eastergate Lane and the rest of the site being accessed from the western boundary at Fontwell Avenue.

Inclusive Access

- 5.3 The proposal has been designed to fully comply with Part M of the Building Regulations. Inclusive access to the proposed building will be provided, thereby ensuring ease of access and movement within and around the site. Access to the building itself will be in accordance with the relevant Building Regulations, allowing for a level threshold access and appropriate door widths.

Parking

- 5.4 To comply with Arun District Council's latest parking standards, three spaces have been provided to meet the needs of all the four bedroom, six person dwellings respectively on both sub-divided plots, including the provision of a garage to help meet the minimum requirement.
- 5.5 For the rest of the site, which comprises of dwellings no greater than three bedrooms, at least two parking spaces, some of which are garages, will be provided as shown on Drawing No. J002665-CD03A.

6.0 OTHER MATERIAL CONSIDERATIONS

- 6.1 We refer below to other case studies of residential development within the Arun District that have been granted planning permission.
- 6.2 Appeal Ref: APP/C3810/W/16/3155330 - An appeal against the Council's decision to refuse outline permission for the erection of up to 14 dwellings and associated works on land south and west of Barnside, Hook Lane, Westergate (LPA Ref: AL/8/16/OUT) was allowed by The Planning Inspectorate on 24th March 2017. Whilst the site, like the current application site, was in the countryside there was an absence of a 5-year housing supply.
- 6.3 One of the issues that were raised by Arun District Council concentrated on character and appearance. The Inspector noted that an alternative application proposing similar development on site in terms of scale, size and layout had been approved by the Council (LPA Ref: AL/83/16/OUT) and that the appeal development was unlikely to materially differ.
- 6.4 Secondly, the Inspector stressed the importance of locating housing in rural communities where it will maintain or enhance the vitality as well as supporting services in nearby villages.
- 6.5 Another case study focusses on an outline application that was submitted to Arun District Council for the demolition of existing buildings and erection of 18 dwellings adjacent to Dappers Lane, Angmering. The LPA reference number is: A/142/16/OUT.
- 6.6 This was recommended approval - subject to a Section 106 agreement - by the case officer who emphasised the importance of tackling the undersupply of housing within the area and a "compelling need" to find sustainable housing sites. Again like the current application site it was located in the countryside.
- 6.7 In addition, the case officer concluded that the proposed development would not result in any adverse impact on the countryside. The tree officer made no objections to the proposed development.

7.0 CONCLUSION

- 7.1 The layout of the proposal have been informed by the wider context of the surrounding area and comprises a diverse range of dwellings with different quantities of bedrooms.
- 7.2 The siting of the proposed dwelling has been carefully considered and the development will create up to 30 new dwellings in order to make the best use of the site. The proposed development aims to respect the existing character of the wider area.
- 7.3 The siting of each of the proposed dwellings and associated car parking will enable a good separation distance between all of the neighbouring buildings. This, combined with the good level of existing and proposed landscaping ensures that the proposal would not harm the amenities of future occupiers and neighbours in terms of overlooking, loss of light, noise and disturbance. Future occupiers will also benefit from generous garden space.
- 7.4 The proposal fully adheres to the relevant Central Government Guidance and Development Plan Policies contained within Arun District Council's Adopted Local Plan 2003. Consideration is also given to the emerging local plan.
- 7.5 For the reasons highlighted within this statement it is requested that the officer, appointed to determine this application, should look upon the scheme favourably.