

n.j.a town planning Ltd

APPLICATIONS & APPEALS SERVICES

**1 GREENWAYS CRESCENT
FERRING
WORTHING
BN12 5EF**

**ERECTION OF REPLACEMENT
DWELLING AND GARAGE**

**PLANNING, DESIGN
& ACCESS STATEMENT**

NJA/21/120

October 2021



CONTENTS

1.0	INTRODUCTION	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY	6
4.0	PLANNING POLICY CONTEXT	6
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	11
6.0	LAYOUT, DESIGN & APPEARANCE	12
7.0	ACCESS & PARKING	22
9.0	CONCLUSION	23

1.0 INTRODUCTION

1.1 Planning permission is sought for the erection of a replacement dwelling for the property of 1 Greenways Crescent, Ferring comprising a single unit of three bedrooms extending across two floors and positioned upon the footprint of the existing property. The site would be provided with two accesses from the highway providing on plot parking upon hardstanding and within a single garage positioned to the south of the site.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;

- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

2.1 1 Greenways Crescent was built in 1920 and occupies an irregular shaped corner plot which extends west to east having a dual frontage to Greenways Crescent. The existing dwelling is a chalet style property providing accommodation over two floors making use of the roof space and sits to the west of the plot with a large area of mature planting to the east.

2.2 The property has elevations of white render with timber detailing sitting under both flat and pitched tiled roofs with single storey outshots to the south and west elevations. The appearance of the property differs to the surrounding dwellings which were constructed in the 1960s as part of a later estate development. These properties are of a more regular brick and tile design, also of a detached form and sit within good sized curtilages that are maturely landscaped providing a verdant suburban character.

2.3 The site is open to the street scene with a wide grass verge and is demarcated to the rear by close board fencing. Mature vegetation occupies much of the land to the east of the plot. The plot is otherwise laid to grass giving a large unconstrained area of garden.

2.4 The site is located within the built-up area of Ferring. The site is outside of any area at risk from fluvial or pluvial flooding as determined by Environment Agency flood risk maps and is not located within any area designated for its ecological interests. Furthermore the site is not in any Conservation Area, the setting of any listed building or impacted by any other heritage asset.

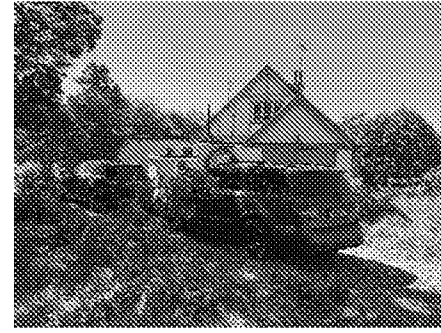


Greenways Crescent

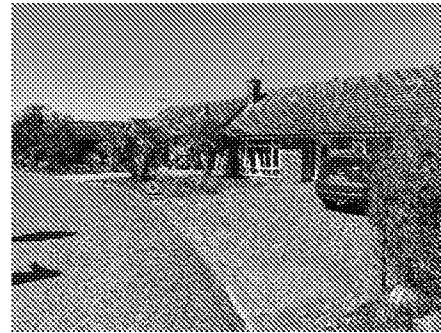
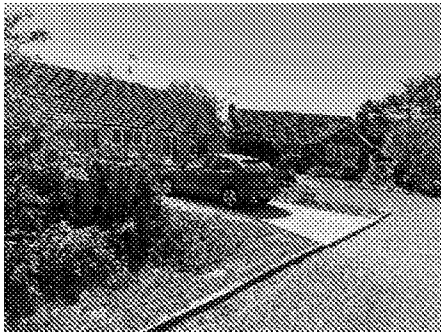
2.5 The images below illustrate the property and its immediate surroundings.



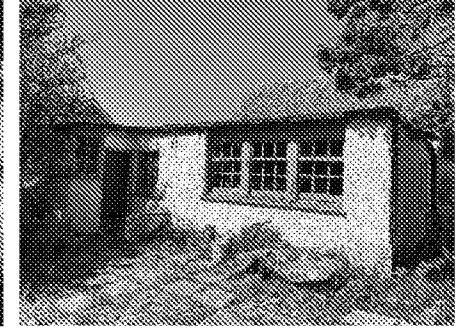
Access into Greenways Crescent



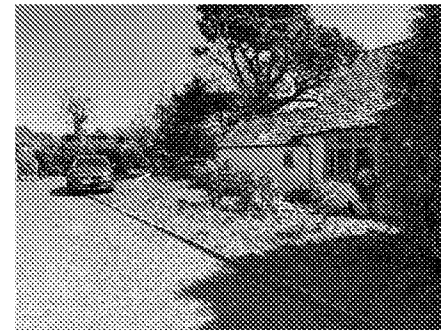
East and west elevations



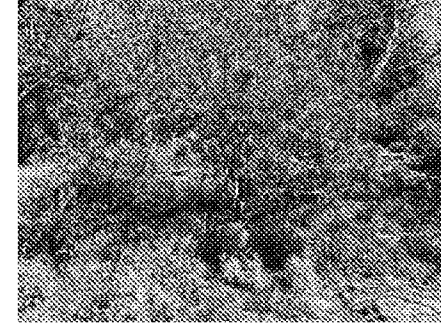
Neighbouring properties in Greenways Crescent



West elevation



1 Greenways Crescent



View of the site from the east

3.0 PLANNING HISTORY

- 3.1 1 Greenways Crescent lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals no planning history for the property.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF (2021) reinforces the status of the NPPF within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development

continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.

- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and 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.”*** This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.
- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework

considered as a whole. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

4.5 Chapter 4 of the NPPF (2018) addresses decision-taking. Paragraph 38 states that '**Local planning authorities should approach decisions on proposed development in a positive and creative way.**'

4.6 In respect of car parking provision, Chapter 9 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

4.7 In assessing development proposals, paragraph 108 states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.

4.8 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 126 sets out that '**Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities**'.

4.9 Paragraph 130 sets out a number of tests for achieving high quality development, which includes ensuring that (in summary) new development:

- a) functions well and adds to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) is visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) is sympathetic to local character, including the surrounding landscape setting.

4.10 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the

wider benefits of eco system services and by minimising impacts on biodiversity.

Local Planning Policy

- 4.11 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Ferring Parish Neighbourhood Plan 2014-2019.

Arun Local Plan 2011 – 2031

- 4.12 The relevant Local Plan policies to this development proposal comprise:
- Policy SD SP1 – Sustainable development
 - Policy SD SP1c – Strategic Approach
 - Policy SD SP2 – Built-Up Area Boundary
 - Policy D SP1 - Design
 - Policy D DM1 - Aspects of form and design quality
 - Policy D DM2 - Internal Space Standards
 - Policy ECC SP2 – Energy and Climate change mitigation
 - Policy T SP1 - Transport and Development
 - Policy ENV SP1 – Natural Environment
 - Policy ENV DM5 – Development and biodiversity
 - Policy W DM1 – Water supply and quality

- Policy W DM3 - Sustainable Urban Drainage Systems

- 4.13 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.
- 4.14 Policy SD SP1c (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns whilst also enabling development that provides for the growth of sustainable villages in the countryside, to meet the housing needs of the community by delivering 20,000 homes and protecting the natural and built environment.
- 4.15 Policy SD SP2 (Built Up Area Boundary) requires development to be focused within the boundaries.
- 4.16 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.17 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development,

having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.

4.18 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.

4.19 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.

4.20 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.

4.21 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.

4.22 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.

4.23 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.

4.24 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.

Ferring Parish Neighbourhood Plan 2014 – 2019

4.25 The Ferring Parish Neighbourhood Plan 2014 - 2029 (November 2014) was made in December 2014. Relevant policies of the Plan to this development comprises:

- Policy 1A – A Spatial Plan for the Parish
- Policy 10 – Sustainable Water Management.

- 4.26 Policy 1A (Spatial Plan for the Parish) sets out that development proposals within the built-up area boundary will be supported provided that they are suited to the urban setting and other development plan policies.
- 4.27 Policy 10 (Sustainable Drainage Systems and Water Management) requires that proposals demonstrate effective sustainable drainage design features for managing the risks of surface water flooding.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The proposed development seeks to replace an existing outdated chalet style property which provides accommodation over two floors with a new dwelling sitting across the footprint. The site would be provided with access from the public highway to both the north and the north-west of the site together with provision of a single garage to the rear. The remaining land would be re-landscaped and profiled to provide amenity space with new landscaping to provide screening and biodiversity interests.
- 5.2 In addressing the principle of development, the site is located within a built-up area where development and redevelopment that makes good use of land and provides development that can enhance the environmental credentials of the site. The proposal is deemed to accord with the principles of sustainable development as set out within the NPPF and reflected within the development plan.
- 5.3 There is no change proposed to the use of the site which would remain as a residential planning unit containing a single detached dwelling. Furthermore, by retaining the single

residential unit, the development respects the established building density and character of the area which is residential and comprises units occupying good sized plots with space between.

- 5.4 The amount of development on the site would increase in terms of scale in order to make efficient use of the site and provide a dwelling that meets modern family living requirements and space standards. The proposed dwelling however this would continue to have a chalet form with use made of the roof space with the property to have a pitch angled similar to that as existing with the roof punctuated with forward facing gables and rooflights.
- 5.5 Given the good-sized curtilage, the property will not overdevelop the site nor appear disproportionate in relation to its surroundings with planting to be retained to the south and east of the site. The size of the dwelling within its plot will also retain adequate space for re-providing parking on site, and for private amenity. This includes provision of a single detached garage to the rear of the property.

6.0 LAYOUT, DESIGN & APPEARANCE

6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1, D DM1, D DM2 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.

6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is therefore sensitive to the site and its surroundings whilst also making efficient use of land. The unit proposed is to be modest in size and by virtue of its design and positioning within the plot, would not distract or adversely dominate Greenways Crescent and would sit comfortably within the street scene. With the existing property already contrasting to the predominant character and appearance, this theme will be continued, however to minimise the impact, the property is reorientated to face east as opposed to north.

6.3 The proposal also has regard to providing a unit that is tailored to meeting long term accessibility and mobility needs as required by Policy D DM2 of the Local Plan. The proposal is also to provide adequate internal circulation and storage space to account for long terms needs and also as needs change according to future requirements in perpetuity.

6.4 Policy D DM1 (Aspects of form and design quality) is prescriptive in its criteria for the assessment of new development as addressed below.

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.*
- 2. Appearance/attractiveness
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.*

6.5 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together. The site currently contains a dated property that does little to enhance

the character of the area which will be replaced with a property that positively improves the appearance of the site as well as the physical habitable accommodation and construction quality. The proposed property will inevitably alter the character of the site and its relationship to the surrounding area however the existing dwelling already contrasts in appearance to Greenways Crescent.

6.6 The proposal seeks to make the best use of the site by reorientating the dwelling to face east to minimise the frontage to Greenways Crescent, but given the corner plot, still addresses the public domain. This enables the dwelling to retain its individuality and presentation to the street scene as well as space about the property as viewed from Greenways Crescent. The plot would continue to be laid out providing a modest sized dwelling with a broadly rectangular footprint and with a single dwelling proposed, the density of the site is not altered. The footprint would not overdevelop the plot nor, with its chalet style design, appear disproportionate in scale to the nearby properties.

6.7 The design of the dwelling is contemporary so would contrast to the estate form of development however it is reiterated that the existing dwelling already contrasts therefore bringing no overall change to this relationship. To add articulation to the rectangular form of the property, forward facing gables are

proposed to the front elevation which add visual interest. The reminder of the property has no other unnecessary embellishments which simplifies the appearance of the development. The proposal also provides a single garage of a design and materials to match the host dwelling.

Figure 1: Proposed site layout

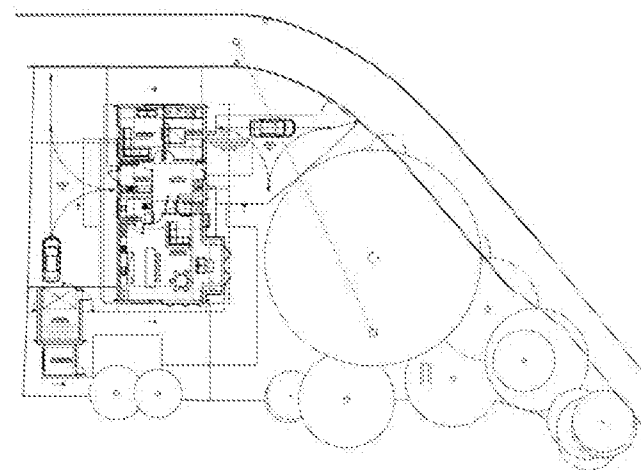
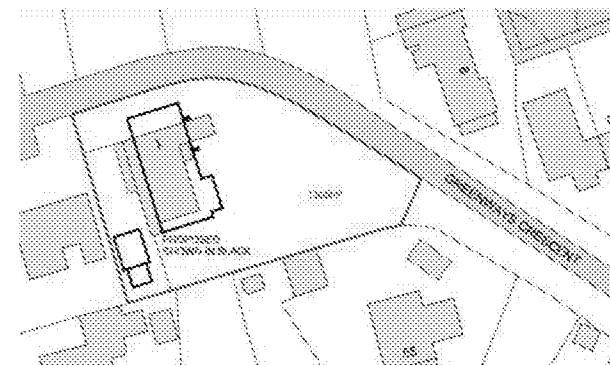


Figure 2: Comparison of existing and proposed footprint



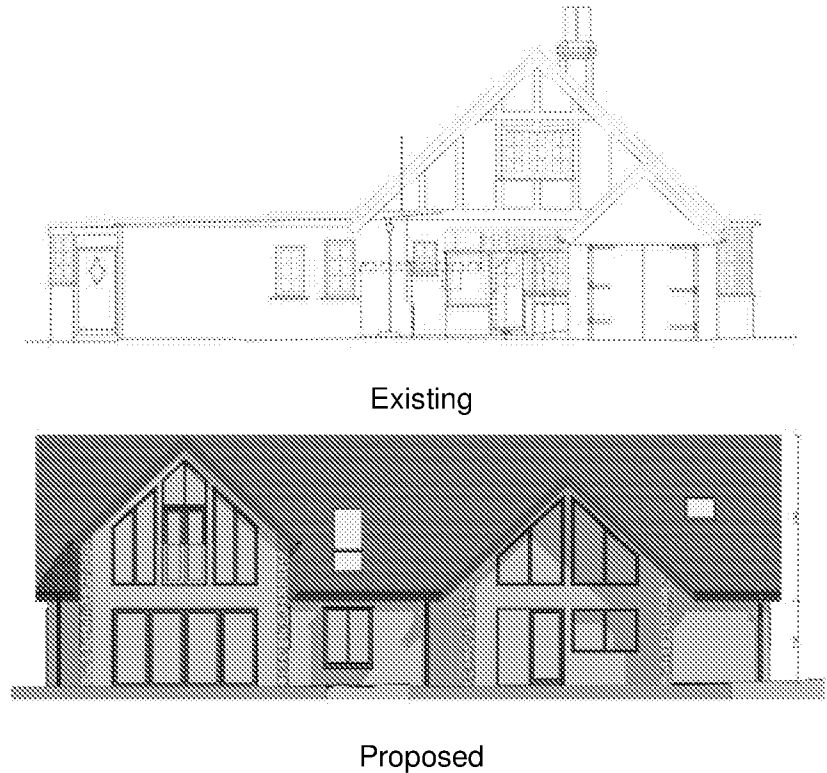
6.8 The proposed materials are common to the wider area with elevations of stone and render, with timber cladding in the apex of the gables sitting under a grey tiled roof. The material selection reinforces the simplicity in the form of the property and the final specification will be of high quality, ensuring durability and energy efficiency meeting the environmental requirements of sustainable development.

6.9 The site presently has planting in the form of trees and shrubs to the south and east of the dwelling. It is intended to retain planting to the east which is facilitated by the reorientation of the dwelling ensuring that the character of the site and entrance to Greenways Crescent is maintained as well as the ensuring that biodiversity interest is maximised. To demonstrate that the trees can be retained, the application has been accompanied by a full Arboricultural Impact Assessment and Tree Protection Plan. Following construction, the site would be relandscaped for amenity which would be complimented by hard landscaping to provide for parking.

6.10 Whilst the site would alter in appearance, the development considers the site as a whole rather than just replacing the dwelling. This ensures that the proposal would remain

sympathetic to the character of the area ensuring that the proposal would accord with criteria 1 and 2.

Figure 2: Existing and proposed east elevations



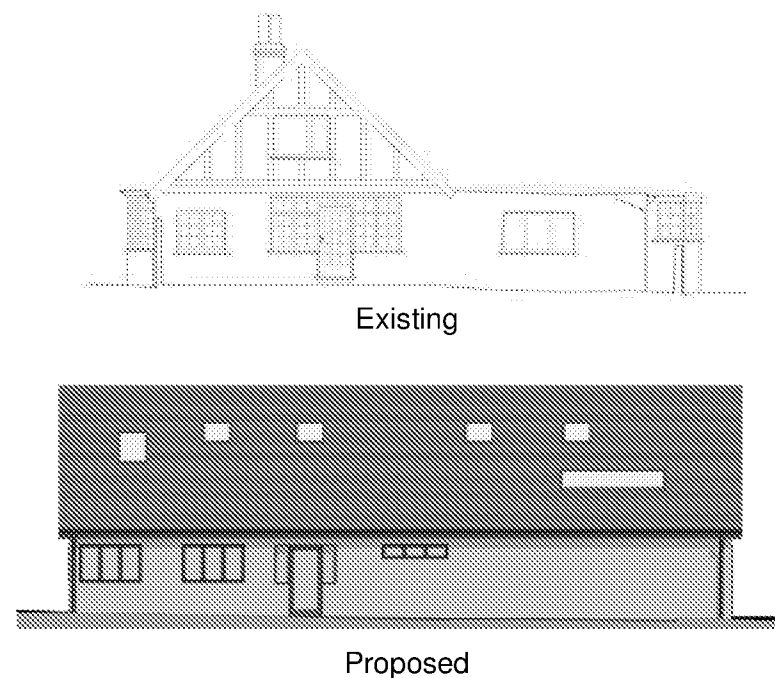
3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

- 6.11 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the closest residential property is 2 Greenways Crescent to the west of the site with the proposal also being visible to all the remaining dwellings within the cul-de-sac.
- 6.11 The proposed development would bring a change to the outlook of neighbouring properties given the redesign and reorientation of the replacement dwelling. To the street scene of Greenways Crescent, neighbouring dwellings to the north would view the gable end of the dwelling which would not result in any adverse overbearing or overlooking impacts given the adequate separation distances. Similarly properties to the south would receive no new impacts in terms of overlooking or loss of sunlight or daylight.
- 6.12 The relationship to 2 Greenways Crescent would change, again by virtue of the reorientation of the property and its

differing scale and design. However the property would retain the separation to this nearest neighbour with the intervening driveway and single garage. This offsets the massing of the dwelling to an acceptable level to ensure that the rectangular form does not appear adversely dominant or overbearing, noting that this would also sit parallel to the side elevation of this neighbour as opposed to being prominent to the principle windows.

Figure 3: Existing and proposed west elevations



6.13 In terms of privacy, the west elevation facing 2 Greenways Crescent does have ground floor windows which would view towards the boundary between these dwellings. Given the boundary, the ground level privacy would not be affected. The roof above does contain a number of rooflights however these are positioned to minimise opportunities for overlooking towards 2 Greenways Crescent and any views that might be gained would be across the front garden. This removes existing overlooking into a side window. Whilst the roof includes one low level roof light, this is to serve the ground floor kitchen therefore it would not be possible to view out of this rooflight.

6.14 Finally, the change in design and orientation of the property and the inclusion of the garage would alter the impact of a dwelling at this site on sunlight and daylight. However this change is not adversely harmful. The dwelling would cast shade towards 2 Greenways Crescent in the morning hours, as does the existing dwelling. This would travel along the side elevation and not adversely harm the enjoyment of the rear garden to this neighbour. No neighbouring side facing windows (as primary light sources) would be adversely affected given that the garage is positioned to the east of the property. The proposal therefore accords with Criteria 3.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

6.15 The application is accompanied by an Energy and Sustainability Statement to demonstrate that the proposal will adopt a strong approach to energy efficiency ensuring in turn that Policies ECC SP1 and SP2 are met. This would include ensuring that materials are of a high quality, to raise the standard of insulation and also provide for energy and water efficient fixtures and fittings to ensure sustainable water use. The proposal would therefore be energy efficient in terms of layout, design and technologies to accord with Criteria 4 and Policies SP1 and SP2.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6.16 The proposed development would accommodate the needs of future occupants in perpetuity given the provision of an en-suite bedroom at the ground floor. The development does not

include public space therefore this aspect of the criteria is not relevant.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

- 6.17 The property is provided with fenestration that would provide for natural surveillance across the clearly defined public and private areas of the site. The property would also be constructed with appropriate security fixtures to secure the building.

7. Trees and woodland

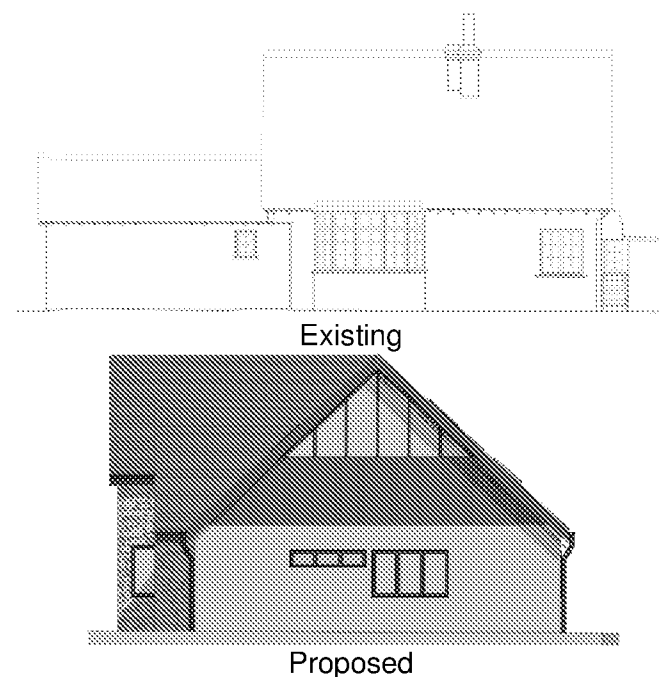
All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

- 6.18 The site presently has planting in the form of trees and shrubs to the north and east of the dwelling with those immediate to the existing property of low quality. Trees to the main garden area are better specimens and contribute to the setting of the

site and to the street scene with a Tree Preservation Order present on the site.

- 6.19 It is intended to retain planting to the east which is facilitated by the reorientation of the dwelling ensuring that the character of the site and entrance to Greenways Crescent is maintained as well as providing for biodiversity interest. To demonstrate that the trees can be retained, the application has been accompanied by a full Arboricultural Impact Assessment and Tree Protection Plan.

Figure 4: Existing and proposed north elevations



6.20 The resultant site would increase the area of lawn and flowerbeds which would be complemented with new planting comprising a mix of new/replacement trees and native hedging to complement the existing tree cover upon the completion of the property which would provide a net increase in native and non-native trees on the site, preserving the mature character of the area.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

6.21 The orientation of the site is prefixed however the dwelling is to be reorientated to benefit from morning sun into the front elevation and evening sun to the rear. The design throughout therefore does seek to maximise natural light within internal spaces through the positioning and size of the fenestration. This would also contribute to internal heating but not result in excessive internal temperatures.

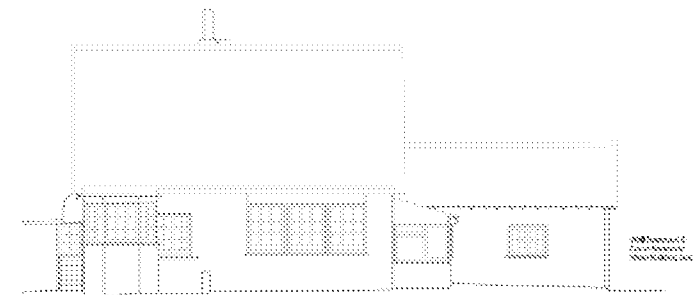
9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and

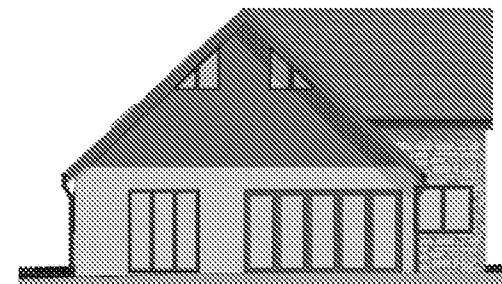
secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

6.22 The development is for a single property only which would have a contribution to the street scene but would not be providing for any public realm features.

Figure 5: Existing and proposed south elevations



Existing



Proposed

10. Layout – movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

- 6.23 The existing property is provided with a vehicular access point for off street parking and the proposal would similarly benefit from an increase in access with two areas for off street parking. Rear parking accessed from the north of the site together with frontage parking from the east ensures that the site can accommodate its transport requirements, with storage also provided for cycles. The proposal accords with Criteria 10.

11. Layout – legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

- 6.24 The proposed development is specifically designed to provide a property that has legibility within the street scene. This is achieved by reorientating the property to present itself to the entrance of Greenways Crescent with the front elevation

clearly articulated. The site will be appropriately landscaped to ensure that visitors can identify with the public and private areas of the plot.

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

- 6.25 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

- 6.26 The development seeks to make efficient use of land. With only one property proposed, the proposal achieves a density that respects the character of the area and would not result in any overdevelopment of the site nor a cramped appearance in

the street scene. The density would sit commensurate with the locality and accord with criteria 13.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

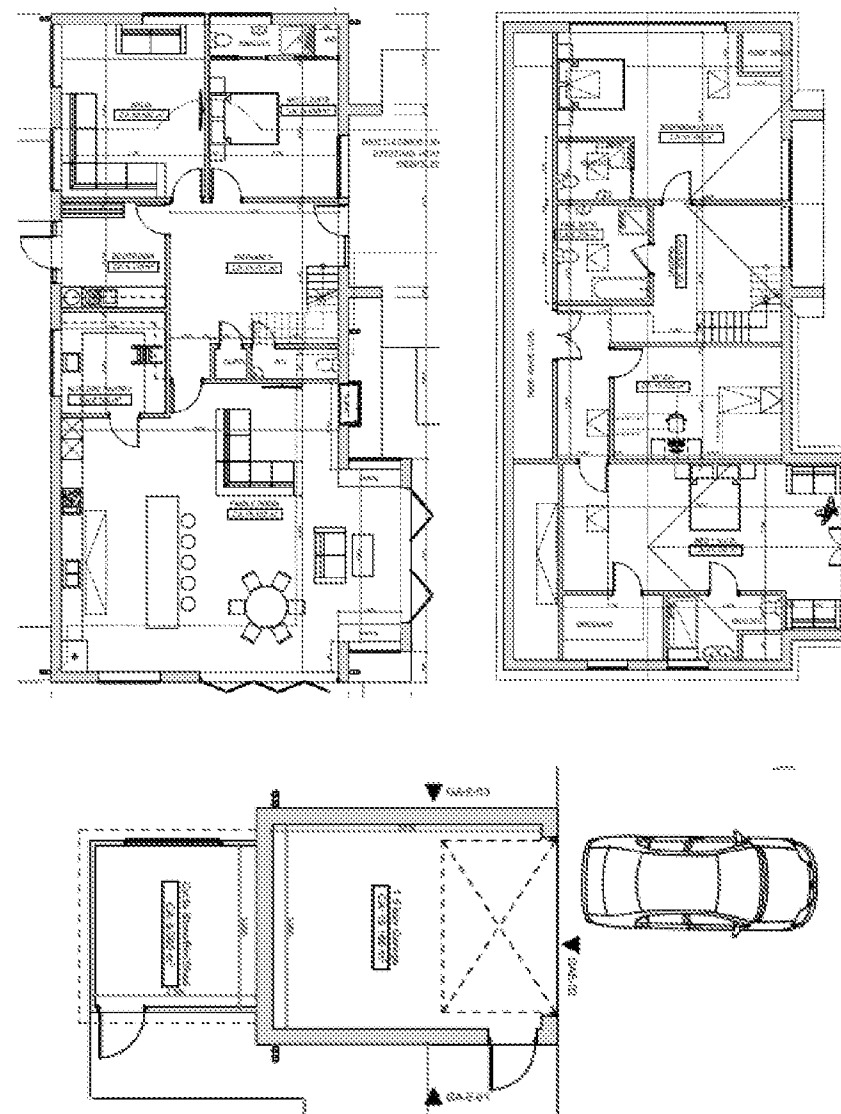
- 6.27 Matters regarding scale and massing have been addressed in relation to criteria 1.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.28 Matters regarding scale and massing have been addressed in relation to criteria 1. The proposal is considered to accord with the requirements of the Arun District Design Guide SPD (2021) with regard to all aspects of design and is therefore considered to have an acceptable impact upon the character and appearance of the area.

Figure 6: Proposed ground and first floor plans.



Natural Environment

- 6.29 The NPPF requires that local planning authorities preserve and enhance biodiversity and that new development adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats and protected species on site.
- 6.30 The site is not located within any area designated for its ecological interest however it is acknowledged to be in a location that has potential for providing a suitable habitat for protected species. The proposed development would require the demolition of the existing property therefore these works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.
- 6.31 The supporting Energy and Sustainability Statement incorporates consideration to matters of ecology and biodiversity confirming that consideration will be given to facilitating natural wildlife corridors and the contribution of the site to the landscape character. As such there is no conflict

with the relevant development plan policies or advice set out in the NPPF addressing biodiversity.

- 6.32 The site sits within an area that is at low risk from fluvial flooding and low risk from pluvial flooding. Any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan and Policy 10 of the Neighbourhood Plan.
- 6.33 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a single dwelling that already has a connection to mains water. A reconnection would be agreed with the local water authority under the Water Industry Act 1981.

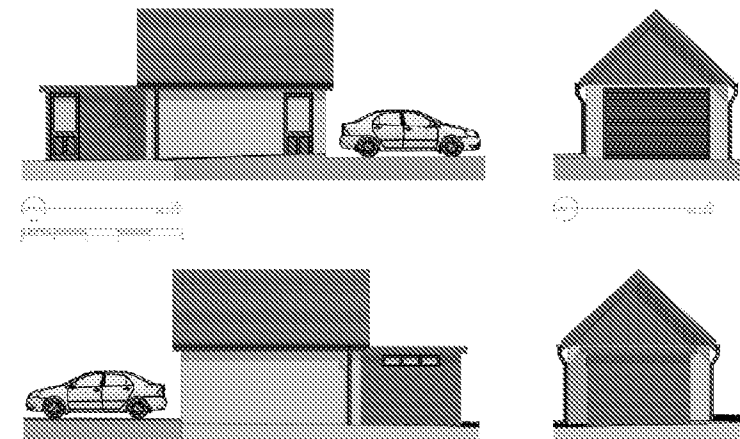
7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T SP1 (Transport and Development) and Neighbourhood Plan Policy CPN 14 (Traffic and the Environment) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 7.2 The development is a traffic generating use however the creation of a replacement property in this location would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway.
- 7.3 The proposed dwelling would retain direct access from the public highway which is designed to ensure that space is available for the manoeuvring of vehicles serving the property and would have appropriate visibility onto the public highway to ensure that highway safety would not be compromised. The driveways to the west and north of the site would be laid to hardstanding to provide for on-site parking which is wholly contained within the planning unit and this area is to be retained for parking in perpetuity and would meet the needs of

the occupiers and their visitors; but could also be offered to assist neighbours by agreement, having regard to a local tradition within Greenways Crescent. Further parking is proposed to the rear of the property within a single garage.

- 7.4 Within the site, the resultant dwelling would also be provided with space for cycle storage within a store to the rear of the garage to ensure that encouragement can be given to use of alternatives to the car. The proposal therefore accords with the Development Plan policies addressing transportation.

Figure 7: Proposed garage



8.0 CONCLUSION

- 8.1 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF and policies of the development plan to encourage sustainable development and its support to deliver a wide choice of high quality homes in appropriate locations.
- 8.2 The proposal seeks to replace an outdated chalet style two storey dwelling which occupies a good sized corner plot with a property that would provide for modern day living requirements. The proposed property would bring a change to the appearance of the site through the reorientation of the dwelling and through its design; however the proposal would not result in overdevelopment of the plot or in a property disproportionate to the surroundings. The proposal makes efficient use of land in accordance with sustainable development principles with the reorientation also seeking to ensure that the on site trees can be retained which contribute to the character of the area and biodiversity interests.
- 8.3 The site is located within an area characterised by residential properties of similar form, scale and design however the existing dwelling already contrasts to this character and therefore would continue to do so. However the scale of the surroundings are respected by retaining a chalet style of

property and the orientation minimises the appearance to the street scene of Greenways Crescent. The proposal would additionally not generate any harm to the amenity of neighbouring properties with no adverse levels of overlooking or loss of day/sunlight arising.

- 8.4 This Planning, Design and Access Statement demonstrates that the proposal for a replacement dwelling is compliant with the aims of the NPPF to support the provision of housing within sustainable locations. The development additionally accords with the relevant policies of the Arun Local Plan 2011-2031 and the Ferring Parish Neighbourhood Plan 2014 – 2019.