

Planning Statement



'Demolition of existing dwelling and erection of 8 no. dwellings with associated landscaping, parking and works.'

at

Spindlewood, Yapton Lane, Walberton, West Sussex, BN18 0AS

April 2020

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1. Introduction

- 1.1 This Planning Statement is submitted in support of the planning application to Arun District Council that seeks to facilitate a small-scale housing development on a previously developed site within the District of Arun. The application proposes:

'Demolition of existing dwelling and erection of 8 no. dwellings with associated landscaping, parking and works.'

- 1.2 Previous planning application WA/33/18/OUT sought outline consent for 5 no. dwellings on the site under the following proposal:

'Outline application with some matters reserved for the demolition of existing dwelling & erection of 5 no. dwellings. This application is a Departure from the Development Plan.'

- 1.3 Following the decision by Arun District Council and consultation response received from Walberton Parish Council, the applicants sought to engage with the Neighbourhood Plan Review process.

- 1.4 The site was put forward by the Parish via referendum and received the following support when the Neighbourhood Plan Review went out to consultation. This was based on a survey completed by 400 residents of the Parish.

Support: 299 persons
Object: 72 persons

- 1.5 To illustrate this as a percentage, approximately 81% of respondents supported the development and only 19% objected to this. It is clear there is local support for a small-scale, sympathetic, residential development to come forward on this site.

- 1.6 However, Arun District Council required Walberton Parish Council to undertake a Strategic Environmental Assessment (SEA) as part of their Neighbourhood Plan Review.

- 1.7 Despite positive discussions with the Parish throughout the Neighbourhood Plan Review Process, the site was recommended by AECOM (consultants undertaking the SEA) to be dropped as a future allocation.

- 1.8 This recommendation arose solely on the basis of being located outside of the Built-Up Area Boundary. On all other parts of the criteria used by AECOM, the development accorded with their criteria.

- 1.9 Since the publication of the SEA, and refusal of outline planning permission WA/33/18/OUT, a number of material factors have changed. This mainly comprises Arun District Council's 5 year housing land supply position which

currently sits at 2.9 years. This number excludes a 20% buffer as required by the most recent Housing Delivery Test results.

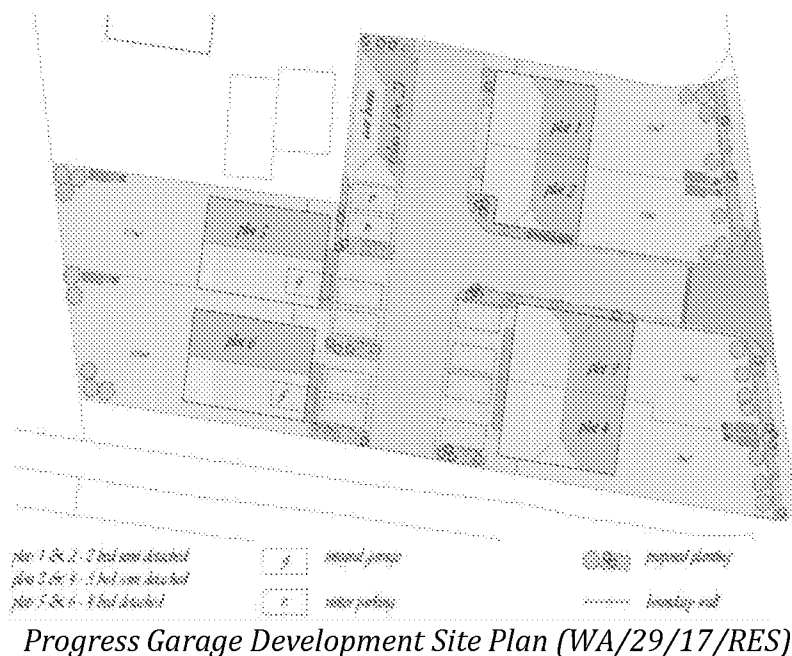
- 1.10 Arun District Council has since published its Action Plan as required by Ministry of Housing, Communities and Local Government (MHCLG) setting out how this significant shortfall in housing delivery is to be addressed.
- 1.11 Arun District Council's Housing Delivery Test - Action Plan (2019), the adopted strategy for boosting housing delivery in the interim period ahead of their Local Plan review, relies on the following methods to boost housing supply:
- *Application of para 11d of NPPF - the 'presumption' until 5-year housing land supply re-established*
 - *Seek allocation of a range of smaller sites to foster the small build sector and diversify the developer/provider base through the Development Plan*
- 1.12 The applicants consider that the submission of this planning permission is fully accordant with the adopted approach by Arun District Council.
- 1.13 For the reasons set out in this Planning Statement and the full submission, the applicants consider that the harm deriving from the site's location outside of the Built-Up Area Boundary is not of such significance that it would *significantly and demonstrably* outweigh the benefits of the scheme, when applying the *tilted balance* of the 2019 Framework.

2. Character of the Surrounding Area

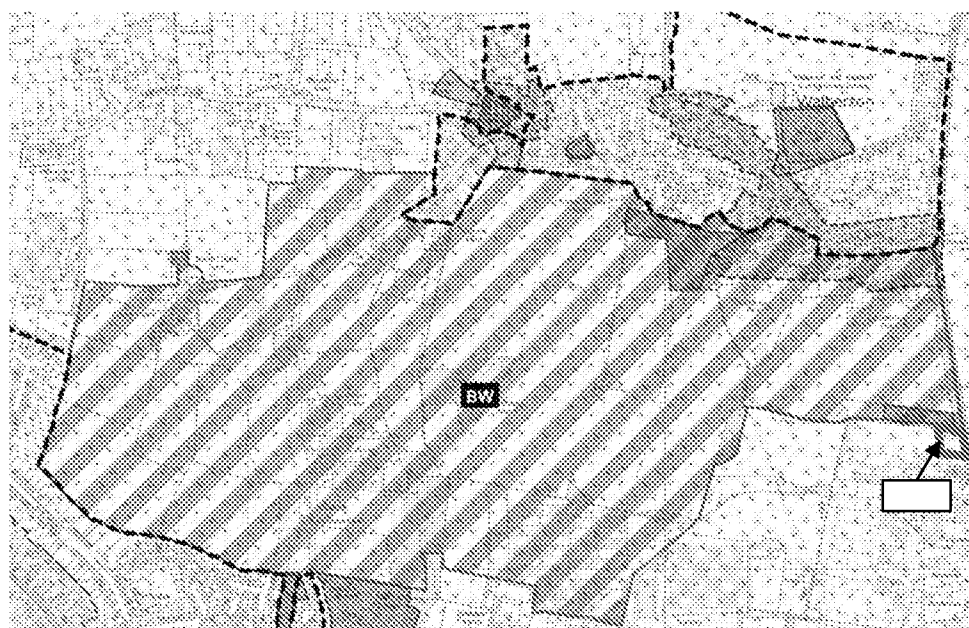


*Site Location to Village of Walberton
and Adjacent Progress Garage Development Site*

- 2.1 The application site falls to the south of the village of Walberton. Immediately to the south is the former Progress Garage site which was allocated in the original Walberton Neighbourhood Development Plan for redevelopment to 6 no. units; achieving an average density of 40 dph.



- 2.2 The granting of planning permission WA/29/17/RES emphasises that the small-scale development sites in locations such as these are able to play a significant role in meeting the localised housing requirements of Parishes within the District of Arun.



Location of Strategic Gap of Barnham to Walberton

- 2.3 Between the application site and the village of Walberton is the Strategic Gap between Barnham and Walberton.

- 2.4 The presence of this policy designation at the human scale is a discernible gap between development taking place. Development is consolidated to the south and north to respect the designation of the Strategic Gap.
- 2.5 Little/no development is able to take place within the wider character of the area, closer to Walberton, which hinders the ability for Walberton to meet its housing needs via windfall sites. This form of delivery is recognised by Arun District Council as being part and parcel of delivering its Local Plan housing needs.
- 2.6 Therefore, small scale sites such as these are key to the delivery of housing needs, given the wider constraints which comprise the character of the area.

3. The Site



Application Site as Existing

- 3.1 The application site comprises the former property Spindlewood. Spindlewood comprises a single storey dwelling which has been extended at numerous points in time which has led to a sprawled form of development.
- 3.2 The site is accessed off Yapton Lane to the east via vehicle crossover arrangement.

- 3.3 The site is well connected to the village of Walberton which provides a community shop, village pub, doctor's surgery and post office which are located approximately 900m from the site.
- 3.4 The site is accessible by foot via existing Public Footpaths which run along the northern boundary of the site. Such footpaths provide safe and sufficient pedestrian access to the services of Walberton.
- 3.5 The site is visually exposed from along Yapton Lane due to low lying sparse vegetation. However, landscaping along the northern, western and southern boundaries are more significant and substantive.
- 3.6 To the south of the site is a large established tree belt which falls outside of the applicant's land ownership. This tree belt provides effective screening of the building and overall site.
- 3.7 The application site comprises previously developed land.

4. Proposed Development



Proposed Site Plan showing Layout of Development

- 4.1 The proposed development comprises 8 no. 3 bedroomed semi-detached units arranged over 4 no. blocks. 4 no. dwellings comprise cottage style buildings which

are situated towards the Yapton Lane side of the site, and the 4 no. dwellings situated to the western side of the site comprise a barn style appearance.

- 4.2 Vehicular access to the site comprises a vehicle crossover arrangement off Yapton Lane from the east. WSCC compliant turning spaces are provided within the site to ensure vehicles are able to enter and exit in a forward gear. The total parking provision comprises 24 parking spaces which exceeds Arun District Council standards.
- 4.3 A proposed vegetation/tree belt runs along the eastern boundary of the site which fronts Yapton Lane to reflect the sudden slope from the site towards Yapton Lane. This presents an opportunity to provide effective screening of the development from the roadside.

5. Planning History

LPA Ref	Description	Decision
WA/33/18/OUT	<i>Outline application with some matters reserved for the demolition of existing dwelling & erection of 5 no. dwellings. This application is a Departure from the Development Plan.</i>	Refused
WA/25/08	<i>Change of use of existing conference accommodation to 2 no. residential properties.</i>	Approved
WA/105/05	<i>Use of premises as a christian retreat and training facility for non-residential use.</i>	Approved
WA/56/95	<i>Rooms in roof, including new dormer.</i>	Approved
WA/94/88	<i>Extension to existing kitchen to provide accessibility for disabled person.</i>	Approved
WA/123/81	<i>Extension of existing dwellinghouse to provide 4th bedroom.</i>	Approved
WA/104/79	<i>Detailed in pursuance of WA/37/79 of erection of one detached dwelling.</i>	Approved
WA/103/79	<i>Erection of one detached dwelling.</i>	Refused
WA/37/79	<i>Outline for demolition of dwelling and erection of single dwelling.</i>	Approved

- 5.1 Planning application WA/33/18/OUT was refused by Notice dated 04 September 2018 by way of delegated powers on the grounds of the following:

- 1) The site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and Walberton Neighbourhood Development Plan and would represent an encroachment of built form into the countryside. By reason of the number of dwellings proposed and their siting the proposal would be at odds with the character and appearance of the locality. The proposal would therefore be contrary to policies C SP1, D SP1 and D DM1 of the Arun Local Plan 2011 - 2031 and policies HP1, HP11 and H13 of the Walberton Neighbourhood Development Plan.*

2) The proposal is not accompanied by an accurate tree survey and may therefore result in the loss of tree/trees important in the local landscape that could be made subject to a Tree Preservation Order. The proposal would therefore be contrary to policy ENV DM4 of the Arun Local Plan 2011 - 2031 and policy VE3 of the Walberton Neighbourhood Plan.

5.2 The Local Planning Authority's wording of reason for refusal 1 relies solely on the basis that any increase in residential development is symbiotic of encroachment into the countryside.

5.3 Planning application WA/33/18/OUT established a number of key points. Namely, WSCC did not consider that the location of the site, in terms of sustainability, would be sufficient to uphold an objection to the proposed development. In their consultation response they stated:

WSCC would not consider this location to be sustainable; however as the site is already being used for residential use and there are other uses like this along Yapton Lane, we would not raise an objection on sustainability grounds as Cycling is a realistic option from the site and provision for the storage of bicycles has been included in this application.

5.4 On the basis of the specialist advice received from WSCC, the Local Planning Authority's principle concern relating to introducing residential development on this site comprises the impact the development would have had on the character and appearance of the area. Issues in terms of sustainability, as confirmed by WSCC, were not sufficient to oppose the development.

5.4 However, the weight to be given to concerns relating to the effect on the character and appearance of the countryside should be assessed in the context of similar consents on neighbouring properties.

5.6 The previously approved planning permission (LPA ref: WA/29/17/RES) for the former Progress Garage Site comprises a material consideration for the purposes of decision taking. This material consideration is given significant weight.

5.7 The Officer's report details the baseline assessment for the character of the locality. Their report states:

It is considered that the design and materials proposed will not adversely impact upon the character of the locality.

The scale of the buildings at two stories in height with a pitch or hipped roof in a traditional size is considered to be acceptable given the mixed designs and styles of properties in the area.

The layout of the proposed development is considered acceptable providing a T shaped estate road sufficient to serve the function of providing access for 8 dwelling houses.

The proposed dwellings will have a limited presence within the street scene by virtue of their location and the layout which leaves rear garden boundary fences on the highway with the frontages facing into the site.

- 5.8 The Officer's report therefore concluded, specifically relating to the character and appearance of the area, that:

It is therefore considered that the proposal will not adversely impact upon the established spatial pattern and character of the locality and as such it is deemed to accord with policy GEN7(ii) of the Arun District Local Plan.

- 5.9 On the basis of the above, and given the proximity of the Progress Garage site to the application site, a scale of building at two stories in height with a pitched or hipped roof in a traditional size, should accord with the mixed designs and styles of properties within the area.
- 5.10 Furthermore, the Progress Garage application established that any development in this aspect of the countryside location should have a layout which has a limited presence within the street scene; typically achieved by a layout which leaves rear garden boundary fences on the highway with the frontage facing into the site.
- 5.11 This approach comprises a significant material consideration of weight in the assessment of this application.

6. Planning Policy

National Planning Policy Framework (2019)

- 6.1 The National Planning Policy Framework (NPPF) was updated in 2019 and provides the overarching guidance guiding development throughout the UK. Paragraph 212 of the Framework makes clear that *the policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.*
- 6.2 The NPPF introduced the three roles to sustainable development in paragraph 8 of the Framework. Paragraph 7 (NPPF) makes clear that *the purpose of the planning system is to contribute to the achievement of sustainable development.*
- 6.3 Paragraph 8 states that *achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.* These three roles comprise:

Economic Objective

By ensuring that sufficient land of the right types is available in the right places.

Social Objective

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.

Environmental Objective

By making an effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Presumption in Favour of Sustainable Development

6.4 Paragraph 11(d)(ii) states *plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means 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:*

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

6.5 Footnote 7 details when policies should be deemed out-of-date.

This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

Building a Strong, Competitive Economy

6.6 Paragraph 38 states that *decision-makers at every level should seek to approve applications for sustainable development where possible.*

Determining Applications

6.7 Paragraph 47 states *planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.*

Planning Conditions and Obligations

6.8 Paragraph 54 states *Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.*

- 6.9 Paragraph 55 states *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.*

Delivering a Sufficient Supply of Homes

- 6.10 Paragraph 59 states *to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed... and that land with permission is developed without unnecessary delay.*
- 6.11 Paragraph 65 states *within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflect the overall strategy for the pattern and scale of development and any relevant allocations.*
- 6.12 Paragraph 66 states *where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

Identifying Land for Homes

- 6.13 Paragraph 67 states *planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- a) specific, deliverable sites for years one to five of the plan period; and*
 - b) specific, developable sites or broad locations for growth, for year 6 - 10 and, where possible, for years 11 - 15 of the plan; and*
 - c) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan*
- 6.14 Paragraph 68(a) and (c) states *small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
 - c) support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes*

6.15 Paragraph 69 states *neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.*

6.16 Paragraph 70 states *where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*

Maintaining Supply and Delivery

6.17 Paragraph 75 states *to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.*

Promoting Sustainable Transport

6.18 Paragraph 102 states *transport issues should be considered from the earliest stages of plan-making and development proposals so that (a) the potential impacts of development on transport networks can be addressed, (c) opportunities to promote walking, cycling and public transport use are identified and pursued; and (e) patterns of movements, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

6.19 Paragraph 103 states *opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*

Considering Development Proposals

6.20 Paragraph 108 states *in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

- a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users; and*
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

6.21 Paragraph 109 states *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*

6.22 Paragraph 110 states *within this context, applications for development should:*

- a) *give priority first to pedestrian and cycle movements, both within the scheme and within neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus and other public transport services, and appropriate facilities that encourage public transport use*

Making Effective Use of Land

6.23 Paragraph 117 states *planning policies and decisions should promote an effective use of land in meeting the needs for new homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*

6.24 Paragraph 118(d) states *planning policies and decisions should (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*

6.25 Paragraph 121 states *local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.*

Achieving Appropriate Densities

6.26 Paragraph 122 states *planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed, attractive and healthy places.*

6.27 Paragraph 123 states *where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.*

6.28 Paragraph 123(c) makes clear that *in these circumstances (c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework.*

Achieving Well-Designed Places

6.29 Paragraph 127 states *planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*

6.30 Paragraph 130 states *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.*

6.31 Paragraph 131 states *in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

Planning for Climate Change

6.32 Paragraph 153 states *in determining planning applications, local planning authorities should expect new development to:*

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption*

The Development Plan

6.33 The Development Plan comprises the Arun District Local Plan 2011 - 2031 and the made Walberton Neighbourhood Development Plan 2015 - 2035. These documents provide the direction for decision-taking through the District of Arun.

6.34 We note that the Walberton Neighbourhood Plan review is currently undergoing review; however, this has not sufficiently progressed to gain material weight. Therefore, the Walberton Neighbourhood Plan Review is given minimal weight at this stage for the purposes of decision taking.

Walberton Neighbourhood Development Plan 2015 - 2035 (1st Edition)

6.35 Policy VE3 (Protection of Trees and Hedgerows) states development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed.

6.36 Policy VE3 of the WNDP goes on to state that proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

6.37 Policy VE8 (Unlit Village Status) states development proposals which detract from the unlit environments of the Parish will not be supported. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use.

6.38 Policy H1 (Spatial Plan of the Parish) states development proposals for other new dwellings outside the Built-up Areas will be resisted unless the Plan has made specific provision for those proposals.

6.39 Policy HP10 (Affordable Housing) states proposals meeting the ADC current standards in respect of Affordable Housing, as a minimum, will be supported unless otherwise stipulated in Policies HP 2 - HP 8.

6.40 Policy HP11 (Housing Density) states the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

6.41 Policy HP13 (Design Guidance) states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

6.42 Policy GA5 (Traffic Management) states proposals that significantly increase the level of traffic within villages will be resisted particularly in the case of HGV movements.

Arun District Council Local Plan 2011 - 2031 (July 2018)

6.43 Policy SD SP1 (Sustainable Development) requires the Local Planning Authority to take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.

- 6.44 Policy SD SP1 requires LPAs to work proactively with applicants to jointly find solutions which means that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements.
- 6.45 Policy SD SP1a(e) (Strategic Approach) requires the needs of the community to be met; including providing for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure.
- 6.46 Policy SD SP1a(g) requires Local Planning Authorities to encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.
- 6.47 Policy SD SP2 (Built-up Area Boundary) requires the Local Planning Authority to focus development within Built-up Area Boundaries will be permitted, subject to consideration against other policies in the Local Plan.
- 6.48 However, for the reasons set out later in this statement, the weight to be attributed to Policy SD SP2 is limited, with paragraph 11(d)(ii) of the 2019 Framework outweighing Policy SD SP2.
- 6.49 Policy C SP1 (Countryside) requires land outside the built-up area boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.
- 6.50 For the reasons set out later in this statement, the weight to be attributed to Policy C SP1 is limited, with paragraph 11(d)(ii) of the 2019 Framework outweighing Policy C SP1.
- 6.51 Policy SD SP3 (Gaps Between Settlements) requires the open and undeveloped nature of the Barnham to Walberton Strategic Gap, as identified on the Policies Maps, will be protected to prevent coalescence and retain their separate identity.
- 6.52 Policy LAN DM1 (Protection of Landscape Character) requires development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 6.53 Policy H SP1 (The Housing Requirement) requires the Local Planning Authority to deliver at least 20,000 new homes within the District throughout the plan period 2011 - 2031. Between the periods of 2016/17 - 2020/21: 1,120 homes are required and between 2021/22 - 2025/26: 1,310 homes should be delivered.
- 6.54 Policy H DM1 (Housing Mix) requires for developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

- 6.55 Policy H DM1 requires the tenure mix for development schemes to be negotiated on a case by case basis, taking any necessary viability considerations into account.
- 6.56 Policy AH SP2 (Affordable Housing) states that the threshold for providing affordable housing comprises 11 residential units.
- 6.57 Policy D SP1 (Design) requires all development proposals to 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.
- 6.58 Policy D SP1 requires development proposals to have derived from a thorough site analysis and context appraisal.
- 6.59 Policy D DM1 (Aspects of Form and Design Quality) sets out a 15 point criteria against which the design of development should accord. Such criteria comprises character, appearance, attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout - movement and legibility, public art, density, scale and aspects of form and design quality.
- 6.60 Policy D DM2 (Internal Space Standards) requires the Local Planning Authority to ensure internal spaces are an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards provide the current guidance.
- 6.61 Policy ECC SP2 (Energy and Climate Change Mitigation) requires all new residential and commercial development will be expected to be energy efficient and to demonstrate how they will:
- a. Achieve energy efficiency measures that reflect the current standards at the time of submission;
 - b. Use design and layout to promote energy efficiency; and
 - c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.
- 6.62 Policy ECC DM1 (Renewable Energy) requires development proposals to support appropriately located renewable energy development, and their ancillary development where they meet the detailed criteria (a) - (d).
- 6.63 Policy T SP1 (Transport and Development) requires the Local Planning Authority to ensure that development provides safe access to the highway network, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- 6.64 Policy T SP1(d) requires proposals to incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the

forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking.

- 6.65 Policy T SP1(f)(ii)-(iv) requires proposals to explain how the development has been designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities, create safe and secure layout for traffic, cyclists and pedestrians whilst avoiding street clutter and incorporates facilities for charging electric and plug-in hybrid vehicles.
- 6.66 Policy T DM1 (Sustainable Travel and Public Rights of Way) requires new development to ensure ease of movements, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified.
- 6.67 Policy T DM1 requires access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and access to all members of the community.
- 6.68 Policy ENV DM4 (Protection of Trees) requires development to ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.
- 6.69 Policy ENV DM5 (Development and Biodiversity) requires development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not).
- 6.70 Policy ENV DM5 requires development schemes to be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces.
- 6.71 Policy W SP1 (Water) requires development to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional floor relief.
- 6.72 Policy W DM1 (Water Supply and Quality) requires development to ensure that all new development of two dwellings or more are water efficient and reduce pressure on water abstraction sites, it must include measures that meet the optional standards of 110 l/person/day.
- 6.73 Policy WM DM1 (Waste Management) requires new residential development, including conversion of one dwelling into multiple units, will be permitted provided that:
- a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles

- b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

6.74 Policy QE SP1 (Quality of the Environment) requires 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.

7. Assessment of Proposed Development



Proposed Site Plan showing Layout of Development

Principle

- 7.1 The application proposes the delivery of 8 no. residential units outside of the settlement boundary of Walberton.
- 7.2 Policy SD SP2 of the Arun Local Plan requires development to be focussed within the Built-Up Area Boundaries as a starting point. Further, Policy C SP1 of the Local Plan sets out a 6 point criteria which outlines the circumstances which development in countryside locations will be permitted.
- 7.3 Policy HP1 of the Walberton Neighbourhood Development Plan seeks to resist proposals for new dwellings outside of Built-up Areas.
- 7.4 As a starting point, the development is currently in conflict with Policies SD SP2 and C SP1 of the Local Plan.

- 7.5 However, the purposes underpinning Policy SD SP2 of the Local Plan and Policy HP 1 of the NDP is to ensure new residential development is situated in accessible locations to the day-to-day services required.
- 7.6 For the reasons set out in the accessibility section of this Statement, the development is within 900m of both foot and cycle transport methods of the village of Walberton. Such proximity and safe and sufficient access is considered to be sustainable.
- 7.7 Therefore, whilst it is acknowledged there is a conflict with Policies SD SP2 and HP 1, the harm which results from this conflict is considered to be immaterial. Equally, the contents of policies SD SP2 and HP 1 are in direct conflict with Arun District Council's adopted strategy for addressing their under delivery of housing.
- 7.8 It is acknowledged that the development, by virtue of a drawn line within the Local Plan Proposals Map, conflicts with Policy C SP1.
- 7.9 However, the purpose underpinning Policy C SP1 of the Local Plan is to ensure that land defined as countryside will be recognised for its intrinsic character and beauty.
- 7.10 For the reasons set out in the above sections of this Statement, this aspect of the countryside is developed and defined by built form; due to the neighbouring Strategic Gap.
- 7.11 For the reasons detailed in the accompanying Design and Access Statement, the design of development, combined with the proposed landscaping along the boundaries, would ensure the intrinsic character and beauty of the countryside would be preserved.
- 7.12 On this basis, whilst a black and white conflict is recognised, the level of harm that would result from this conflict is considered to be minimal.
- 7.13 At the time of submission, Arun District Council's Housing Delivery Test - Action Plan 2019, supplemented by subsequent appeal decisions, details that it is only able to demonstrate a housing land supply of 2.9 years.
- 7.14 This lack of future projection is also exacerbated by a failure to meet its housing targets over the past three years, when assessed against the Housing Delivery Test, and therefore necessitates a 20% buffer.
- 7.15 To address this under delivery, the Local Planning Authority is partly relying on the *application of para 11d of NPPF - the 'presumption' until 5-year housing land supply is re-established.*
- 7.16 In addition, the Local Planning Authority is *seeking to allocate a range of smaller sites to foster the small build sector and diversity the development/provider base through the Development Plan.*

7.17 The delivery of this application site wholly accords with the Local Planning Authority's proposed delivery actions within their Action Plan 2019. This approach outweighs any conflict with the above policies.

7.18 Given the LPA's inability to demonstrate an adequate 5 year housing land supply with a 20% buffer, paragraph 11(d)(ii) of the National Planning Policy Framework is engaged. For the purposes of clarity, paragraph 11(d)(ii) states:

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:

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.19 This Planning Statement assesses the merits of the scheme and concludes that any conflict with the Development Plan and NPPF considerations are not of a *significant or demonstrable* nature to withhold the grant of planning consent.

7.20 Applying the presumption in favour of sustainable development under paragraph 11(d) of the NPPF, on a small-scale site, is considered to be wholly in accordance with the direction of housing delivery for Arun District Council on the basis of its 2019 Action Plan.

Design & Visual Amenity

7.21 Policy D SP1 of the Local Plan seeks 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.

7.22 Policy D DM1 of the Local Plan seeks to guide the design of development by outlining a 15 point criteria.

7.23 Policy H 13 of the Neighbourhood Development Plan seeks to secure high quality design that contributes to the local character.

7.24 The design merits of the scheme have been set out in full in the accompanying Design and Access Statement submitted.

7.25 Within application WA/29/17/RES, the Local Planning Authority considered that *the scale of buildings at two stories in height with a pitch or hipped roof in a traditional size is considered to be acceptable given the mixed designs and styles of properties in the area.*

7.26 The proposed height, scale and massing of the buildings retains this two storey scale that was deemed acceptable in planning permission WA/29/17/RES, owing to the mix of designs and styles of properties in the area.

- 7.27 Properties towards the Yapton Lane side of the site feature a cottage architectural vernacular and are situated with their rear garden boundary fences on the highway, with their frontages facing the site.
- 7.28 Such a design feature in terms of layout was assessed by the Local Planning Authority as being characteristic of the character of the wider area within WA/29/17/RES. The proposed layout accords with this acceptable form of layout in this area.
- 7.29 The dwellings situated towards the western portion of the site, which fronts land allocated as the Barnham to Walberton Strategic Gap, comprise a more agricultural vernacular appearance in nature.
- 7.30 This form which is considered acceptable, combined with a materials and finish which is both dark and subdued, will ensure no wider landscape impact. It will ensure that these new buildings would not have any greater visual prominence in the landscape and would not appear at odds with existing surrounding agricultural buildings.
- 7.31 Furthermore, this site is unable to be seen from any wider landscape setting. All public viewpoints from nearby footpaths benefit from existing and established screening in the form of nearby vegetation planting and landscaping.
- 7.32 On this basis, the development would fully accord with the existing character of the area and would not result in any wider impacts upon visual amenity.
- 7.33 Whilst a full materials schedule has been detailed on the submitted plans, the applicant is willing to agree to a material condition requiring samples of materials to be provided prior to their application.
- 7.34 Taking the above into account, the development fulfils the criteria contained within Policy D DM1 of the Local Plan and Policy H 13 of the Neighbourhood Development Plan. It therefore reflects the characteristics of the site in accordance with Policy D SP1 of the Local Plan.

Neighbouring Amenity

- 7.35 Policy D DM1(3) of the Local Plan requires development to have a 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.
- 7.36 All dwellings on the application site have been designed to have full regard to each other. The inward looking nature of the development, which derives from according with the wider character of the area, ensures that no rear private amenity space is overlooked.

- 7.37 Therefore, all dwellings provided on the application site would not result in any poor relationships.
- 7.38 The nearest property (Rosewood) is located to the south of the application site. However, an existing track and fence screening to the south of the site (as shown in the accompanying Design and Access Statement - page 4), separates the proposed development site and Rosewood.
- 7.39 In addition to this established existing screening, a proposed perimeter fence within the site of 0.8m will run along the southern boundary. This will ensure the hedgerow and tree planting is fenced off and allowed to establish and mature.
- 7.40 This will therefore ensure that this screening would not come under pressure for removal at a later date.
- 7.41 On the basis of the above, the development fully accords with Policy D DM4(3) of the Local Plan in that it safeguards the amenities of neighbouring properties and would not result in any impacts upon neighbouring amenities.

Highways, Transport & Parking

- 7.42 Policy T SP1 of the Local Plan states the Council will support development which is designed to reduce the need to travel by car, incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide.
- 7.43 Policy T SP1 requires development to be designed to give priority to pedestrian and cycle movements and incorporate facilities for charging electric and plug-in hybrid vehicles.
- 7.44 In assessing the accessibility of the site, it should be noted that the Local Planning Authority did not object to the location of the site by being outside of the Built-Up Area Boundary due to accessibility, but solely the character of the area.
- 7.45 In terms of accessibility, the Local Planning Authority did not raise any concerns in relation to this. WSCC, who are considered the relevant expertise on assessing the suitability of accessibility, concluded in their consultation response to WA/33/18/OUT, that:

The site is not within the neighbourhood development plan however; it does already serve as a dwelling and therefore is used for residential purposes.

WSCC would not consider this location to be sustainable; however as the site is already being used for residential use and there are other uses like this along Yapton Lane, we would not raise an objection on sustainability grounds as Cycling is a realistic option from the site and provision for the storage of bicycles has been included in the application.

7.46 WSCC also assessed the sustainability of the Progress Garage site which is located further south from the village of Walberton than this application site. In this instance (WA/29/17/RES), they did not raise any objection to the sustainable location of the site and concluded that:

There are no footways present along Yapton Lane, and the nearest bus stops are located 0.5 miles from the proposed. The National Planning Policy Framework (NPPF) states that plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. The site is located in an area that is remote from local facilities, however it is anticipated that other residents in the nearby Walberton would rely on the use of the car also to reach shops and amenities.

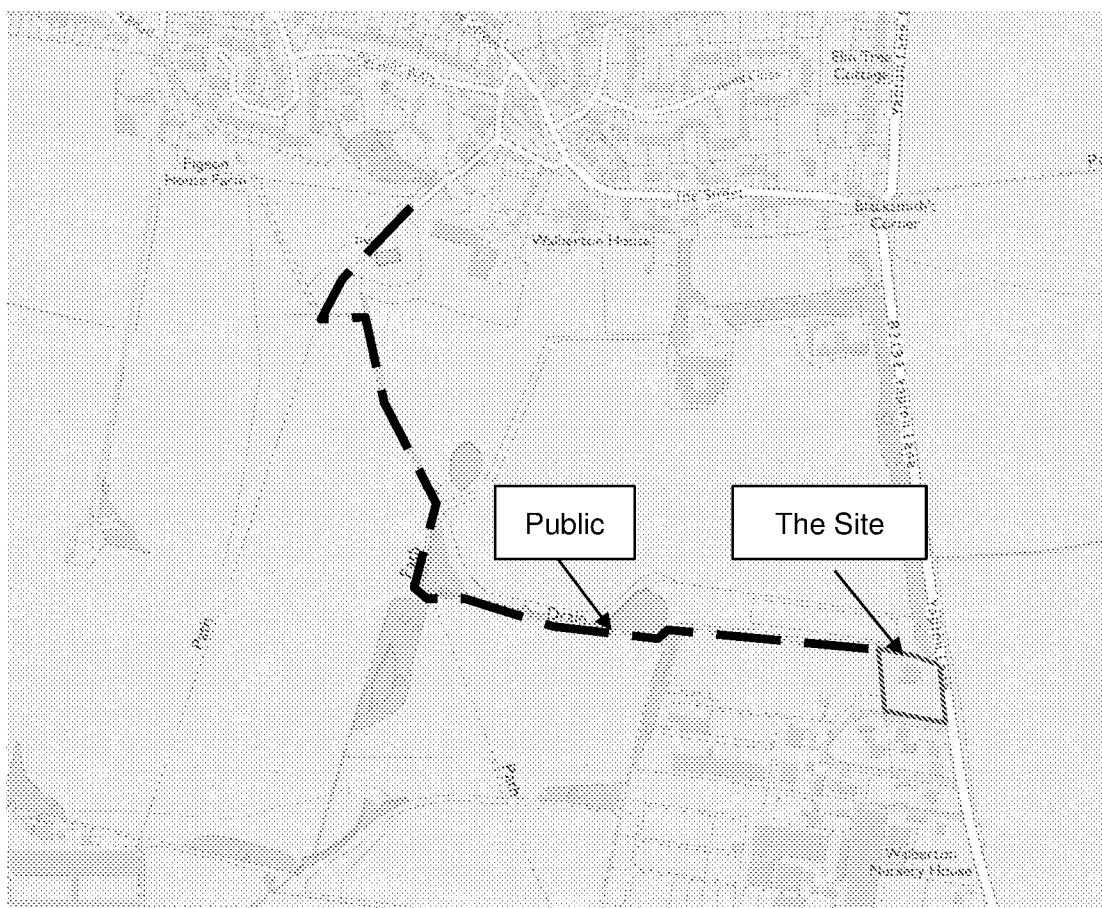
Although the site and surrounding areas do not benefit from an established local cycle network, the low speeds in the area enables cycling for experienced cyclists to be a viable network, the low speeds in the area enables cycling for experienced cyclists to be a viable alternative for shorter journeys. The Yapton Lane (B2132) is a rural and unlit road, which too would appeal more to experienced and confident cyclists.

7.47 To be clear, Policy T SP1(f)(ii) requires **priority** to be given to pedestrian and cycle movements from proposed development sites.

7.48 The consultation responses received from WSCC in relation to this site and the further Progress Garage site, have assessed this location to be sufficient to facilitate cycle movements.

7.49 The response acknowledges that most residents in Walberton rely on the use of the car to reach shops, amenities and places of work. It is to the applicant's knowledge and experience that most persons undertaking food shopping will combine this with trips to/from their place of work - which typically lie outside the village of Walberton. This is entirely characteristic of the rural nature of villages throughout the District.

7.50 Therefore, the location of the site for shopping trips accords with the character and nature of this rural locality of Walberton and would not result in any additional or unnecessary trips.



Access to Walberton via Public Footpath Network

- 7.51 In addition to accessibility by cycle, occupants of the site would also be able to access the site via the public footpaths to the centre of Walberton. Such routes are considered preferential in comparison to paved routes adjacent to a highway, given the reduction in potential pedestrian to vehicle conflicts.
- 7.52 This journey comprises a total distance of approximately 900m and is typical of access to villages in rural localities such as these and are promoted under Policy GA 2 of the Neighbourhood Development Plan which seeks to utilise existing footpath networks to access amenities from new housing.
- 7.53 Further, the absence of a footpath along Yapton Lane, and reliance upon the extensive network of public footpaths, ensures that the rural character of the countryside is preserved.
- 7.54 Taking the above factors into account, the development is therefore sustainably located to the village centre of Walberton by pedestrian and bicycle transport methods; in accordance with Policy T SP1 of the Local Plan and Policy GA 2 of the Neighbourhood Development Plan.
- 7.55 The application site provides for a total of 24 off-road vehicle parking spaces which accord with the minimum Manual for Street sizes. 30% of these spaces are

provided as EV/Plug-in hybrid charging spaces. The applicant would be willing to accept a condition in relation to this.

- 7.56 The Arun District Council Parking Standards guidance requires provision of 2 no. vehicle parking spaces per 3 bedroom units. This generates a total provision of 16 spaces across the development.
- 7.57 The proposed layout provides for 24 parking spaces which comprises 3 spaces per 3 bedroom dwelling. This is to ensure that should occupants own more than 2 vehicles per household, owing to younger family members living at home with parents for longer, then such parking demands would not result in overspill onto Yapton Lane.
- 7.58 The internal T road layout is considered to accord with the design layout considered characteristic of the local area within the Progress Garage site (WA/29/17/RES) and allows for refuse and emergency vehicle tracking.
- 7.59 No objection was raised by WSCC regarding utilising the existing access point onto Yapton Lane under application WA/33/18/OUT and this application retains the same arrangement.
- 7.60 The landscaping along the boundary falls within the applicant's control and therefore splays can be maintained in perpetuity.
- 7.61 On the basis of the above, the development would provide safe and sufficient access for the transport demands created and would not result in any cumulative severe highways impacts.
- 7.62 The development gives preference to pedestrian and cycle movements and allows vehicle movements in a safe and sufficient manner. Therefore, the development accords with Policy T SP1 of the Local Plan and paragraphs 108 and 109 of the National Planning Policy Framework.

Internal Space Standards

- 7.63 Policy D DM2 of the Local Plan requires all new residential development to accord with internal space standards as set out in the Nationally Described Space Standards.
- 7.64 For 3 bedroomed, 6 person, 2 storey dwellings Nationally Described Space Standards require a minimum floor area of 102 sqm. For 3 bedroom, 6 person, 3 storey dwellings Nationally Described Space Standards require a minimum floor area of 108 sqm.
- 7.65 The proposed dwellings either meet or exceed the minimum floor areas required by the Nationally Described Space Standards and therefore accord with Policy D DM2 of the Local Plan.

Landscape & Trees

- 7.66 Policy ENV DM4 of the Local Plan requires development to enhance the survival and growth prospects of other protected trees.
- 7.67 The submitted site plan details a number of proposed tree planting measures across the site. The adopted strategy which will be finalised through a Tree, Landscaping and Maintenance Plan seeks to retain all trees as existing on site and plant additional planting along the boundaries of the site.
- 7.68 Such an approach will ensure the survival and growth of existing trees; in accordance with the contents of Policy ENV DM4 of the Local Plan.

Sustainability & Sustainable Construction

- 7.69 Policy ECC SP2 of the Local Plan requires all new residential will be expected to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards applicable at the time of submission.
- 7.70 The applicant confirms that the proposed dwellings will meet the relevant Building Regulations requirements which will be addressed via the subsequent Building Control process.
- 7.71 To achieve this, dwellings will:
- Maximise natural light
 - Use of mechanical and electrical equipment such as condensing boilers, low energy lighting lamps etc. to minimise energy usage
 - External light fittings will be operated by daylight sensor and passive infrared movements detectors to limit light pollution and minimise energy usage
 - The use of insulation with high thermal performance
 - Triple glazed windows and doors
 - Use of materials of low embodied energy
 - Use of materials from sustainable sources including recycled materials
 - Use of non-oil based products

- 7.72 The above measures will ensure accordance with the current standards applicable at the time of submission in accordance with Policy ECC SP2 of the Local Plan.

Refuse Collections

- 7.73 Policy WM DM1 of the Local Plan requires new residential development to be designed to ensure that kerbside collection is possible for municipal waste vehicles and, where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

- 7.74 The submitted Site Plan accompanying this application details refuse storage areas which are capable of accommodating both municipal and recyclable waste bins in accordance with West Sussex County Council standards.
- 7.75 On bin collection days, refuse bins will be moved to the bin collection point (to the north of Cottage 3) where the refuse vehicle is able to enter the site, make their collection, turn and leave in a forward gear.
- 7.76 Such an arrangement was considered acceptable by WSCC under consideration of application WA/33/18/OUT. The applicant can confirm that the internal road will be finished to an adoptable highways standard as required by WSCC.
- 7.77 Kerbside collection along Yapton Lane could be facilitated; however, given the benefits that internal collections within the development have on wider highway safety, it is considered the submitted collection arrangement is more appropriate to wider highway considerations.
- 7.78 On the basis of the above, the development accords with Policy WM DM1 of the Local Plan.

Water and Drainage

- 7.79 Policy W DM1 of the Local Plan requires development to ensure that all new development of two dwellings or more are water efficient and reduce pressure on water abstraction sites. Policy W DM1 states development must include measures that meet the optional standards of 110 l/person/day.
- 7.80 To achieve accordance with Policy W DM1 of the Local Plan, the development will include the following measures:
- Dual flush toilets
 - Low water use spray or aerated taps
 - Water saving white goods
 - Installation of garden water butts
- 7.81 The above measures will therefore ensure the above 110 l/person/day target as required will be achieved; in accordance with Policy W DM1 of the Local Plan.
- 7.82 Policy W SP1 of the Local Plan requires development to make active use of surface water as a design feature and promotes the incorporation of appropriate mitigation measures into new development that reduces the creation and flow of surface water.
- 7.83 The application site does not suffer from any surface water management issues at present; however, percolation testing will be undertaken to ensure that a surface water strategy can be achieved that would not result in adverse impacts elsewhere. The applicant is willing to accept a condition to secure such measures.

7.84 On the basis of the above, the development would accord with Policy W SP1 of the Local Plan.

Ecology and Biodiversity

7.85 Policy ENV DM5 of the Local Plan requires development schemes to, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.

7.86 The development will deliver a full and comprehensive landscaping scheme which will provide enhanced planting around the site and its boundaries. At present, the site is sparse and provides little by way of suitable habitats for biodiversity.

7.87 Such additional landscaping and planting will comprise native species and biodiversity enhancements, to deliver a net gain of biodiversity across the site.

7.88 The supporting Ecological Assessment (Phase 1 Habitat Survey) did not find any protected species on the site of note. The report makes a number of recommendations that will ensure the biodiversity and ecological value of the site will be enhanced as part of this development.

7.89 Therefore, the development will achieve a net gain in biodiversity and would not result in any impacts upon any protected existing habitats on site; in accordance with policy ENV DM5 of the Local Plan.

Local Finance Considerations: Council Tax & New Homes Bonus

7.90 Section 70(2)(b) of the Town and Country Planning Act 1990 (as amended) makes clear that *in dealing with an application for planning permission or permission in principle, the Authority shall have regard to any local finance considerations, so far as material to the application.*

7.91 The development would generate a number of local finance considerations in the form of Council Tax Revenue for the Local Authority and New Homes Bonus generated through the provision of new housing.

7.92 Whilst it is acknowledged that the New Homes Bonus would comprise a one-off betterment, Council Tax would be an annual income generator for the Local Authority which would yield a guaranteed income to the Local Authority. Council Tax is likely to equate to the tune of £25,140.80 per year (approximately) for a development of this nature.

7.93 Over a 10 year period this would equate to an income of £251,408.00. Such funding is both significant and demonstrable in nature.

7.94 Such additional funding to the District Council each year could only be achieved through the development of this application.

7.95 This funding is regarded as a public benefit, given it is made payable to the District Council and used to fund services throughout the District. It therefore carries full weight when applying the planning balance.

8. Conclusion: The Planning Balance

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) makes clear that the starting point for the assessment of development is accordance with the policies in the Development Plan.

8.2 This Planning Statement has demonstrated that the development wholly accords with the following Development Plan policies:

- D SP1 (Design);
- D DM1 (Aspects of Form and Design Quality);
- HP 13 (Design Guidance);
- HP 11 (Housing Density);
- D DM2 (Internal Space Standards);
- T SP1 (Transport and Development);
- GA 5 (Traffic Management);
- GA 2 (Footpath Bridleway and Cycle Path Network);
- ENV DM4 (Protection of Trees);
- VE 3 (Protection of Trees and Hedgerows);
- ENV DM5 (Development and Biodiversity);
- ECC SP2 (Energy and Climate Change Mitigation);
- WM DM1 (Waste Management);
- W DM1 (Water Supply and Quality); and
- VE 7 (Surface Water Management)

8.3 This Planning Statement has found that the development only conflicts with the following policies in the Development Plan:

- SD SP2 (Built-up Area Boundary);
- HP 1 (Spatial Plan of the Parish) and
- C SP1 (Countryside)

8.4 Policies SD SP2 and HP 1 seeks to solely guide development towards the settlements to ensure new residents to the District are able to access day-to-day services by a variety of means of non-vehicular transport. The proximity of public footpaths and accessibility of cycle routes allows this.

8.5 Therefore, there is limited harm that derives from the conflict with Policy SD SP1 of the Arun Local Plan.

8.6 Policy C SP1 of the Local Plan seeks to protect the character of the countryside for its intrinsic beauty. The design of the proposed development, combined with

the existing screening of existing hedgerows, ensures that the tranquil character of the countryside would be unaffected.

- 8.7 Therefore, there is limited harm that derives from the conflict with Policy C SP1 of the Arun Local Plan.
- 8.8 It has been demonstrated that the proposed development is accordant with the Development Plan policies. Where there is conflict with Development Plan policies, no material harm would result from these conflicts and the underlying purpose and intent of these policies are not prejudiced.
- 8.9 It is acknowledged by Arun District Council that its current housing land supply is at 2.9 years and is relying on applications seeking the presumption in favour of sustainable development (paragraph 11(d)) to bridge the housing land supply.
- 8.10 Owing to the minimal conflict with the Development Plan, the impacts that would derive from the proposals are not of a *significant* or *demonstrable* nature to withhold the grant of planning permission.
- 8.11 Therefore, applying the *tilted balance*, and owing to the minimal harm that derives from the development plan policies, we ask that the Local Planning Authority respectfully grant conditional planning permission for the proposed development.