



SOCIAL, ECONOMIC AND ENVIRONMENTAL BENEFITS STATEMENT FOR

OUTLINE PLANNING APPLICATION FOR

**RESIDENTIAL DEVELOPMENT FOR UP TO 75 DWELLINGS INCLUDING ACCESS WITH ALL
OTHER MATTERS RESERVED**

AT LAND TO THE EAST OF YAPTON LANE, WALBERTON, ARUN, BN18 0LJ

COORDINATES OF PROPOSED DEVELOPMENT:

X497796, Y106014

JULY 2021

Social, Economic and Environmental Benefits Statement

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1.0 Introduction

- 1.1 This Statement has been prepared on behalf of the applicant by AAH Planning Consultants in support of outline planning application for up to 75 dwellings at land to the east of Yapton Lane, Walberton, Arun, BN18 0LJ at grid reference X497796, Y106014.
- 1.2 It should be read in conjunction with all of the other submission documents, including the Planning Support Statement. AAH Planning Consultants are members of the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.3 This Statement sets out our analysis of the benefits of this housing development, which need to be considered in support of this application for the development of this site for up to 75 dwellings in accordance with NPPF Paragraph 11 (d) part ii in the context of the *‘tilted balance’ as to whether “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.”*
- 1.4 As outlined in paragraph 8 of the NPPF (2021), there are three objectives to sustainable development: economic, social and environmental. These objectives give rise to the need for the planning system to achieve:

*“a) an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

c) an **environmental** objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

1.5 Paragraph 8 of the NPPF explains how: ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).’ Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

1.6 This Statement, therefore, sets out our analysis of the benefits of each objective of sustainable development and the sum of benefits, including their interaction in accordance with paragraph 8 of the NPPF.

2.0 Economic Benefits

- 2.1 As outlined in paragraph 8 of the NPPF (2021) the sustainable development objectives give rise to the need for the planning system to achieve with regard to the economic objective:

“a) to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- 2.2 Economic benefits will arise from the provision of housing in a district which currently have a significant shortfall in the five-year housing land supply, which has been recognised by the Council. Paragraph 82 specifically recognises how planning policies should seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment. Furthermore, Paragraph 93 of the NPPF explains how planning decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 2.3 The development would provide a number of jobs in the construction industry and supply chain in the short term. There would also be ongoing maintenance costs and services required by the occupants, which would supplement the local economy and employment opportunities in construction and in other sectors linked to the construction market.
- 2.4 Jobs generated can be either direct jobs with the housing industry or indirect or those termed induced defined as: *‘supported by additional spending effects in an area as contractors/suppliers and workers directly benefiting from an intervention purchase goods and services from local providers.’*
- 2.5 In fact, the House Builders Federation publication ‘The Economic Footprint of House Building in England and Wales’ (July 2018) indicates that for every home built, 3.1 jobs are created. Nationally this publication shows a year’s jobs and growth in the housebuilding industry generated 698,000 jobs of which 239,00 were directly employed in the industry.

- 2.6 Locally, an additional 75 dwellings would generate 232 jobs (2 apprentices, graduates or trainees) with 80 directly employed in the industry, 60 indirect jobs and 63 induced jobs, as calculated by the House Builders Federation calculator. These benefits are consistent with the NPPF and in particular, Paragraph 81, which places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 2.7 The Local Authority will benefit from new homes bonus and revenue in light of the council tax requirements of the properties, which arise from the site.
- 2.8 The scheme will provide housing in close proximity to services, facilities and employment opportunities. As such, additional residents would support the nearby shops and services, which would benefit from a greater catchment population to serve. Therefore, Resident Expenditure Benefits are generated by residents of the new housing development, which provide support to existing local services and the local economy.
- 2.9 Nationally, the House Builder Federation publication 'The Economic Footprint of House Building' (July 2018) *'estimated that residents of the 224,054 net additional homes built across England and Wales in 2016/2017 generated £5.9 billion of spending over the course of the year and a further £1.2 billion of one-off spending on furnishing and decorating a property to make their new house "feel like home". This additional expenditure in turn supports a range of retail and leisure jobs in local service sectors, helping to maintain the vitality of local economies across the country.'*
- 2.10 Locally based on the average estimated household size (Table H01UK 2011 Census), the development of 75 dwellings could be home to 180 new residents bringing increased spending power to Walberton, which is estimated at £1,975,440.

3.0 Social Benefits

- 3.1 As outlined in paragraph 8 of the NPPF (2021), the sustainable development objectives give rise to the need for the planning system to achieve with regard to the Social objective:

'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;'

- 3.2 The delivery of 75 houses will contribute towards the housing requirement for Arun, including the housing land supply position now, which is significantly under the five-year requirement, over the plan period and the housing shortfall within the local area with the knock-on economic benefits that will arise from the provision of housing described in the Economic Benefits section.
- 3.3 Social benefits will arise from the provision of additional affordable housing, which will be provided as a result of the proposal. Paragraph 62 of the NPPF identifies the need to deliver a wide choice of high-quality homes, widen opportunities for homeownership and create sustainable, inclusive and mixed communities. With respect to affordable housing, Paragraph 63 of the NPPF advises that policies should specify the type of affordable housing required. It expects for such needs to be met on-site unless an appropriate financial contribution towards off-site provision can be justified or if there is an objective in creating a mixed and balanced community. Paragraph 65 also explains how planning policies and decisions should expect at least 10% of homes to be available for affordable homeownership unless this would exceed the level of affordable housing required in the area.
- 3.4 Nationally, the House Builders Federation publication 'The Economic Footprint of House Building in England and Wales' (July 2018) indicates that £4.2 billion of new affordable housing was invested with 20% of new homes built 'Affordable.' last year. The proposals would deliver a 30% provision of affordable housing equating to 23 affordable dwellings promoting sustainable and balanced communities and would make a significant contribution towards the Council Meeting local need for affordable housing in the district.

- 3.5 Walberton forms part of the 'Six Villages' in the Arun Local Plan (2011-2031). Policy SD SP1a considers that the main urban areas of Bognor Regis and Littlehampton will see growth that promotes and enables development whilst Policy SD SP2 restricts growth out-with defined Built-Up Area Boundaries (BUAB). Therefore, due to the site being located outside of, although directly adjacent to the Walberton BUAB, in accordance with Policy C SP1, the site is located in the countryside. However, considering the significant shortfall in the Council's housing land supply, sites well related to Arun's sustainable villages, such as Walberton, should be considered. Walberton has a good level of services, including a post office, local shops, GP surgery, primary school, places of worship and public houses, as well as a number of sports and play facilities. Walberton is well connected by local bus services, with the nearest bus stop located directly adjacent to the site's western boundary, located along Yapton Lane. These bus routes are served by services 85 and 85A and provides onwards travel to Barnham, Eastergate and Chichester. Barnham Train Station is located c.1.8 miles to the south of the site, providing onward travel and good links to the rest of the UK, including London. The proposed residential development will provide high-quality homes in an accessible location which has good access to shops, services and facilities.
- 3.6 Paragraph 93 and paragraph 98 of the NPPF requires developments to provide access to high-quality open spaces and provide opportunities for sport and recreation as they make an important contribution to the health and well-being of communities, as well as wider benefits to nature and climate change. Nationally the House Builders Federation publication 'The Economic Footprint of House Building in England and Wales' (July 2018) indicates that in a year, the housing industry invested £45 million in open space, community and sports and leisure facilities.
- 3.7 The proposed residential development will provide recreational open space for use by the existing and future residents, making an important contribution to the health and well-being of the local community in accordance with NPPF. The proposals include the provisions of circa 5.17 hectares of open space, which equates to circa. 68% of the total site area, providing space, amenity value, and the opportunity for residents to meet and socialise. This includes indicative areas for a LAP, LEAP and a Health and Fitness area. Further, the site is located within reasonable proximity to existing open space, sports provisions and play facilities in Walberton, which also provided a range of facilities, including playing pitches and changing facilities. Future residents of the development would contribute to the local community and help preserve these facilities.

4.0 Environmental Benefits

- 4.1 As outlined in paragraph 8 of the NPPF (2021) sustainable development objectives give rise to the need for the planning system to achieve with regard to the Environmental objective:

'to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

- 4.2 The proposals would deliver the following biodiversity and landscape parameters:

- Existing natural features are proposed to be enhanced and maintained where possible.
- Landscaped entrance to the site with properties set back with an avenue linking to the landscaped buffers within the site.
- Continuous landscaped avenues throughout the site which not only provide residents with green space and an attractive place to live but also provide ecology connections, enhancing the biodiversity.
- Additional trees are proposed to be planted within the site, which will further break up the built form and provide a transitional approach between the urban and rural landscape whilst providing environmental benefits.
- Open spaces will be located within the development overlooked with passive policing. The proposals include the provisions of circa 5.17 hectares of open space, providing space, including areas for a LAP, LEAP and Health and Fitness area as well as amenity value combined with biodiversity gains.

- 4.3 The combination of the above provides for biodiversity and landscape gains that amount to environmental benefits that offer improvement of key viewpoints, particularly in the context of the benefit of a transitional design approach at the edge of the settlement.

- 4.4 The proposal site is located within Flood Zone 1 as shown on the Environment Agencies Flood Risk Map and is therefore not at risk from flooding. The Flood Risk Assessment details that the site is at low risk of flooding and proposes suitable mitigation measures to be incorporated into the development to not only ensure that the development adequately protects against environmental risks and does not cause risk elsewhere but overall provides betterment. The site is also not situated within an area at risk of flooding, therefore, contributing towards the climate change agenda.
- 4.5 Walberton forms part of the 'Six Villages' in the Arun Local Plan (2011-2031). Policy SD SP1a considers that the main urban areas of Bognor Regis and Littlehampton will see growth that promotes and enables development whilst Policy SD SP2 restricts growth out-with defined Built-Up Area Boundaries (BUAB). Therefore, due to the site being located outside of, although directly adjacent to the Walberton BUAB, in accordance with Policy C SP1, the site is located in the countryside. However, considering the significant shortfall in the Council's housing land supply, sites well related to Arun's sustainable villages, such as Walberton, should be considered. Walberton has a good level of services, including a post office, local shops, GP surgery, primary school, places of worship and public houses, as well as a number of sports and recreation facilities. Walberton is well connected by local bus services, with the nearest bus stop located directly adjacent to the site's western boundary, located along Yapton Lane. These bus routes are served by services 85 and 85A and provides onwards travel to Barnham, Eastergate and Chichester. Barnham Train Station is located c.1.8 miles to the south of the site, providing onward travel and good links to the rest of the UK, including London. The proposed residential development will provide high-quality homes in an accessible location which has good access to shops, services and facilities. Due to its proximity to local services and its access to public transport, it would reduce the need to travel by car.
- 4.6 The dwellings would be built to modern building regulations requirements and therefore provide excellent thermal performance through insulation and heating systems, helping to ensure the proposal is contributing towards carbon savings and the move to a low carbon economy contributing towards the climate change agenda.

5.0 Summary of Benefits

5.1 The following section draws together the sum of significant benefits for each objective of sustainable development:

Economic Objective

- Locally an additional 75 dwellings would generate 232 jobs (2 apprentices, graduates or trainees) with 80 directly employed in the industry, 60 indirect jobs and 63 induced jobs.
- Resident Expenditure Benefits generated by 180 new residents of the new housing development and the support to existing local services and the local economy with increased spending power to Walberton estimated at £1,975,440.
- On completion, there are Local Authority Revenue Benefits, i.e. the benefits that house building development brings in terms of local authority financial receipts from New Homes Bonus and Council Tax.

Social Objective

- Delivery of 75 houses that contributes towards the housing requirement for the District and the housing land supply position now and over the plan period.
- The proposals would deliver a 30% provision of affordable housing equating to 23 affordable dwellings promoting sustainable and balanced communities and would make a significant contribution towards meeting the local need for affordable housing in Arun.
- Provision of high-quality homes in an accessible location that has good access to shops, services and facilities
- Provision of circa 5.17 hectares of recreational open space for use by the existing and future residents equating to c.68% of the site area. The open space provision is much greater than the policy requirement. This includes indicative areas for a LAP, LEAP and Health and Fitness provision.

- Contribution towards pre-school, primary and secondary school places as well as to local medical facilities.

Environmental Objective

- The proposal would deliver significant biodiversity and landscape gains with a landscaped entrance to the site with properties set back with an avenue linking to the landscaped buffers within the site and the ecology areas along the site boundaries.
- The site is also not situated within an area at risk of flooding, therefore, contributing towards the climate change agenda.
- Due to its proximity to local services and its access to public transport, it would reduce the need to travel by car.
- The construction of the dwellings would contribute towards carbon savings and the move to a low carbon economy contributing towards the climate change agenda.

5.2 In accordance with Paragraph 8 of the NPPF, the sum of net gains across each of the objectives of sustainable development summarised above amount to significant social, economic and environmental benefits as a direct result of the development of this site for up to 75 dwellings that have been sought jointly and simultaneously through the planning system.

6.0 Conclusion: Planning Balance

- 6.1 The supporting statements that accompany the submission have set out that the tilted balance of paragraph 11 d of the NPPF 2021 is engaged. The application should, therefore, be considered in the context of the presumption in favour of sustainable development, at Paragraph 11 (d) part ii of the NPPF in the context of the *'tilted balance' as to whether "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."*
- 6.2 The significant social, economic and environmental benefits of this housing development for up to 75 dwellings have been identified within this statement. These should be weighed against any potential harm which may arise from the proposed development. It is our submission that there is no harm that would significantly and demonstrably outweigh the significant social, economic and environmental benefits identified and therefore, the proposed development comprises sustainable development in accordance with the NPPF and should be approved without delay.