



**Artisan**  
Planning & Development Consultants

Land at Stoney Brook Farm  
Eastergate Lane, Walberton,  
Arundel  
BN18 0BA

Application for Permission in Principle

Erection of 2no. self-build dwellings

Planning Statement

Prepared for Mr T Reynolds

January 2025

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## 1. Introduction & Planning Submission Checklist

### Introduction

- 1.1 This application is for permission in principle under The Town and Country Planning (Permission in Principle) (Amendment) Order 2017.<sup>1</sup> The proposed development is the erection of 2no. self-build dwellings on land at Stoney Brook Farm, Eastergate Lane, Walberton, Arundel.
- 1.2 Mr Tom Reynolds is the applicant.
- 1.3 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.<sup>2</sup>
- 1.4 This application is for the first stage.
- 1.5 It has been confirmed at appeal that the permission in principle route can be used in conjunction with a proposal for self-build dwellings.<sup>3</sup>

### Planning Submission Checklist

- 1.6 This application comprises the following:

#### General

Application form  
Application fee

#### Technical Reports

Planning Statement (January 2025) by Artisan Planning

#### Drawings

*Patrick Allen & Associates*  
4470-01B Site Location Plan  
4470-04 Indicative Layout Plan

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<sup>1</sup> SI 2017/1309.

<sup>2</sup> PPG Paragraph 58-001.

<sup>3</sup> See appeal decision APP/J3720/W/23/3336035.

## 2. Background to the Proposed Development

2.1 This section sets out background which is relevant to the proposed development. In this instance, that is considered to be the application's site history. We also note the context of the surrounding area has changed since the last application was considered.

### **Application Site Planning History**

2.2 On 5 October 2023, the Council granted application WA/79/23/PIP which gave permission in principle for the erection of a maximum net gain of 1no. detached dwelling. The red line boundary for the site under WA/79/23/PIP is the majority of the application site in this proposal. Accordingly, the Council has deemed the principle of a residential use on most of the current application site as acceptable.

2.3 A subsequent application for permission in principle was submitted for 2no. units under reference WA/114/23/PIP. The council refused this application on the basis of a change to national planning policy, specifically paragraph 14 of the national planning policy framework. Since that time a revised framework has been published. Additionally, the government has also published a revised standard method for the calculation of housing need. The applicant considers that the change in national planning policy is significant such that this proposal for two units in principle should be revisited.

2.4 Moreover, the description of the development for this application differs from that submitted and assessed last time. This application is explicitly full self-build dwellings.

2.5 The change to national planning policy and the council's duties insofar as self-build dwellings is concerned is considered further in Section 4 to this statement.

### **Brookview House**

2.6 On 21 February 2024, Inspector Redford allowed an appeal<sup>4</sup> for commercial development on land adjacent to the application site. The approved development is for '7no. flexible E (g) flexible units comprising of offices and workshops'. This is a material change in the immediate context of the application site, which must be considered.

### **Brookfield Farm**

2.7 An application for 2no. 4-bed detached dwellings were granted permission under reference WA/111/23/PL. Notwithstanding that it was found to be in conflict with the development plan, including the neighbourhood plan, this application was approved by the Council. This site is approximately 160m from the application site.

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<sup>4</sup> APP/C3810/W/23/3316638.

### 3. Site Description

3.1 The site is located in the village of Walberton which is a settlement in the Arun district of West Sussex 5 miles to the north west of Little Hampton and just to the south of the A27 road. The village has about 1300 homes and a population of about 2370 (2022) in combination with two other villages at Fontwell and Binsted making up the Walberton Parish. Together with another four large villages, the adopted Arun Local Plan (2018) (ALP), notes that they are so close together that many services are shared.

3.2 The Parish Council describes facilities and services in the village as

“Our villages offer the choice of 2 pubs, a variety of shops, beautiful countryside, outdoor and indoor sports and activity clubs, playing field and cricket practice nets, 2 children’s play areas, a primary school, a pre-school and play centre and is the home to many businesses, some small office based, others related to home improvements and many involving the horticultural industry.

3.3 All as illustrated on the next page being an administrative planning based map of the Parish on which the application site is marked.

3.4 The subject land forms part of an established holding part of which is already in residential use as Stoney Brook Farm (SBF). Immediately adjacent and on the opposite, north side of the entrance to SBF there are established residential properties and their curtilages as is illustrated in the google earth extract below. Consequently, the site is far from being isolated in relation to other residential properties.

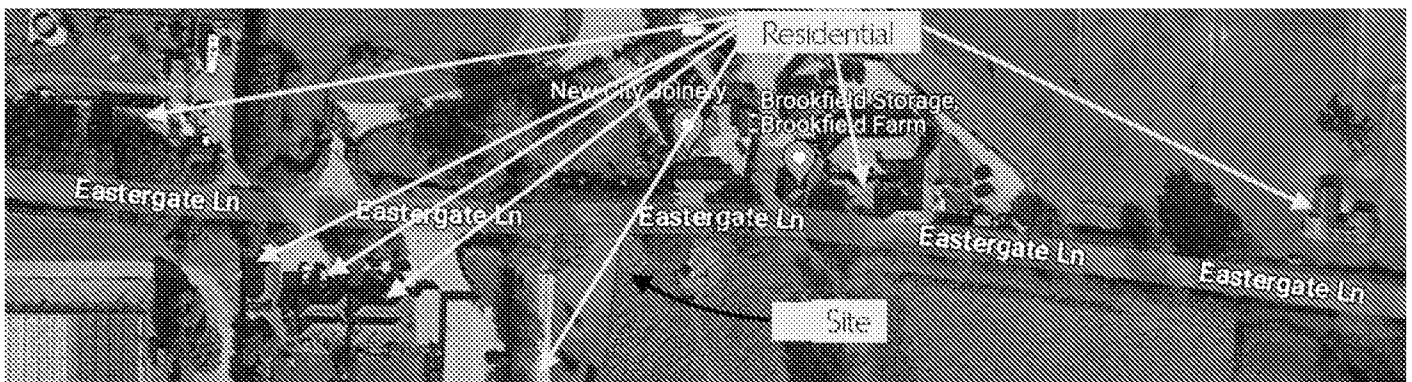


Fig. 3.1: Google Earth extract

3.5 The site measures approximately 0.49ha<sup>5</sup> and comprises part of a level field with a frontage to the Eastergate Lane. That frontage has an established hedge with some trees within which an existing access serves SBF.

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<sup>5</sup> The site has to be smaller than 0.5ha in order to qualify for the Permission in Principle route, as major development is excluded under the Regulations. The glossary to the NPPF confirms that housing development on a site of 0.5ha or more is major development.

- 3.6 On the sites eastern side there is a defined boundary formed by trees/hedges and the same description applies to the rear of the wider site. The proposed rear boundary (southern) of the site, severs part of the existing field from the remainder and thus a new boundary hedge line/fence would be established. On the western side, is a series of commercial buildings set behind a hedge and tree line. Consequently, the immediate context of the proposed site is that of a variety of built forms including both commercial and residential which is of single and two storeys in height.
- 3.7 The landscape character of the application site and its immediate vicinity is typical of the rural context of many villages in the Arun district. Whilst some might claim that the landscape is of local value there is nothing which could be described as 'special' or has been worthy of any site specific protective planning policies.
- 3.8 The site is not visible in the local landscape since it is contained by defined tree and hedge boundaries which are well established. Therefore, neither short nor medium or distant views of the site is available in the local landscape. Any view of the site available to the passing walker, or more likely, passing motorist using Eastgate Lane, is fleeting and filtered by established trees and hedges, even when seasonality is taken into account.
- 3.9 In summary, the application site forms part of an existing block of level land partly in residential use with an existing vehicular access off Eastergate Lane. It sits adjacent a number of other such typical properties in this part of Walberton discretely located behind established natural boundaries with low visibility in the local landscape context.
- 3.10 We now turn to an assessment of how the proposal accords with current National and Local Planning policies in the next section of this Statement.

## 4. Self-Build Statement

- 4.1 This section provides context as regards custom and self-build housing in the district.
- 4.2 The Council is under a statutory duty pursuant to the Self-build and Custom Housebuilding Act 2015 (as amended) to approve plots for custom and self-build dwellings. The Council's performance in terms of the grant of planning permission for such plots against the individuals and associations registered for them, is set out in the most recent annual monitoring report. Figure 4.1 below is an extract from the AMR.

Fig. 4.1: Extract from most recent AMR

Base period	No. of individuals added to the register	No. of associations of individuals added to the register	Number of plots granted planning permission
4 Feb '16 - 30 Oct '16	120	0	Not known*
31 Oct '16 - 30 Oct '17	76	0	Not known*
31 Oct '17 - 30 Oct '18	22	1	Not known*
31 Oct '18 - 30 Oct '19	16	0	Not known*
31 Oct '19 - 30 Oct '20	12	0	16
31 Oct '20 - 30 Oct '21	17	0	9
31 Oct '21 - 30 Oct '22	11	0	22
31 Oct '22 - 30 Oct '23	6	0	13
31 Oct '23 - 30 Oct '24	11	0	7

\*Note: 'Not known' due to unreliability of counting custom or self-build planning permissions. From 1 April 2020, Arun introduced CIL Regulations, whereby CIL Exemption monitoring could be used. Planning application forms were updated to include custom and self-build homes identification under Section 17.

- 4.3 The total number of individuals who have been added to the register is 291, plus 1 association. The total number of plots that the council can be certain it has delivered pursuant to its statutory duty is 67. This results in a deficit of 224 self-build plots across the district. Even if one assumes that the council managed to deliver its highest recorded figure in each of the years for which it is not known precisely how many self-build plots were delivered, i.e. 22 plots, this will still leave a deficit of 136 plots.

4.4 However, it is wholly inadequate for the Council to state that they do not know how many custom or self-build planning permissions it granted in the first four base periods. Indeed, the Council is under a statutory duty to find out. The failure to discharge the statutory duty is compounded by the note at the bottom of the table. This indicates that the Council has used CIL Exemption monitoring to form part of the evidence gathering. This has been repeatedly criticised by Inspectors at appeal.

4.5 For example, in one such appeal (APP/H1840/W/19/3241879), Inspector David Richards BSocSci DipTP MRTPI found as follows:

“Nevertheless I do not consider that the evidence provided by the Council is sufficiently reliable for me to conclude that the Council has met its duty under Section 2A. To my mind, some further analysis of the raw data is necessary, which as a minimum relates permissions granted to meeting the needs of named individuals or groups identified in part 1 of the Register. It is not sufficient to rely on CIL exemption forms without this type of further analysis, which is lacking in the Council’s evidence. I conclude that the Council has not satisfactorily demonstrated that it has granted enough permissions for serviced plots to meet the demand for self-build and custom build plots in the first base period.”

4.6 Therefore, the Council is expected to review the primary/raw data to determine how many custom and self-build plots it has granted permission. Unless and until that has been done, the Council cannot demonstrate that it has discharged the duty that Parliament has placed upon it.

4.7 What is rather alarming is that the Council’s most recent custom and self-build register consists of 54 individuals and 1 association. This indicates that the council’s historic failure to meet its statutory duty to provide the sufficient number of plots for custom and self-build housing, results in an artificial suppression of the demand for such plots. In other words, the council has taken so long to discharge its duty that those on the register appear to have given up. There is simply no evidence presented by the council to demonstrate otherwise.

4.8 An inspection of the council’s register, which is published on its website, reveals that approximately half of those on the register have declared an interest for a custom or self-build plot in the parish of Walberton. Whilst it is accepted that all those who declared an interest for a plot in this parish also list others, due to the persistent undersupply of plots over the years the applicant considers the provision of any plot in any of the listed parishes by any member of the public on the register should be given significant weight.

4.9 Moreover, whilst there is one association on the register it is not clear how many people are within this association. What is clear, however, is that this is the association that first appeared in the register in the 2017-18 base period. This is yet further evidence that the council is not

approving a sufficient number of custom and self-build plots to meet the number of people and associations on its register.

4.10 In order for the council to fully discharge its duty, it needs to approve more customer self-build plots during this year that it appears to have done so since this type of product was introduced many years ago. It is the applicant's view that any application for customer self-build plots in this district must be afforded significant weight in favour of the grant of permission.

4.11 In summary therefore, the fact that this application proposes 2 self-build plots is a factor weighing heavily in its favour.

## 5. Planning Statement

5.1 Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise<sup>6</sup>. However, as this application is for permission in principle, the following assessment focuses on the principle of the development only. The scope of permission in principle is limited to location, land use and amount of development.<sup>7</sup> All other policy considerations will be addressed at the technical details stage in due course.

### Development Plan

5.2 The Development Plan for this application consists of:-

- (a) Arun Local Plan 2011-2031 (adopted 2018) (“**the ALP**”)
- (b) Walberton Neighbourhood Plan March 2021 (“**NP**”)

5.3 Whilst not strictly part of the statutory development plan, Supplementary Planning Documents are useful aids to the interpretation and application of policies of the development plan and in this instance comprises:

- (c) Supplementary Policy Guidance Arun Parking Standards (“**SPG1**”)
- (d) Supplementary Policy Guidance Arun District Design Guide (“**SPG 2**”)

5.4 The relevant policies of each of these Development Plan Documents will be considered in turn below in terms of the three areas within the scope of a permission in principle application. For the ALP, this is limited to policies SD SP2 built up Area Boundary and CSP1, ‘Countryside’. For the Neighbourhood Plan it is policy HP1 ‘Built Up Area Boundaries’.

5.5 Given the limited scope of an application for permission in principle, there are no policies considered relevant in the SPG documents. Such matters would be covered at the next detailed stage of a permission in principle application.

### Location

5.6 The application site lies outside the built-up area boundary (BUAB) of Walberton and is therefore located in the open countryside. It does not fall within any of the categories of development permitted under Policy CSP1 of the Arun District Local Plan and is therefore in conflict with its provisions.

5.7 Linked to this, there would also be conflict with Policy HP1 of the Walberton Neighbourhood Plan which addresses the identification of built up area boundaries with the inference that development proposed outside of those boundaries would not be supported.

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<sup>6</sup> Planning and Compulsory Purchase Act 2004, s 38(6) and as reinforced by the PPG at paragraph 58-011.

<sup>7</sup> PPG paragraph 58-012.

- 5.8 The site does not extend into undeveloped land in the countryside nor will its development result in the sprawl of the existing settlement. An analysis of the proposed site in context is set out below.
- 5.9 The proposal respects the pattern of development of the village as well as those identified in the vicinity on the google earth extract on page 4 of the Statement. There is no impact upon heritage assets, important spaces, historic views or of the wider landscape. This is assessed positively and due weight attached in assessing the planning balance.
- 5.10 As noted in section 2 of this statement, it must be taken into account that the land next door to the application site has now been granted planning permission for 7no. Class E(g) units. This additional provision of employment units creates jobs very close to the application site, further indicating that the site is in a suitable location for residential development, notwithstanding it is outside of a settlement boundary.
- 5.11 This is yet further reinforced by the approval of 2 detached dwellings only 160m from the application site at Brookfield Farm (WA/111/23/PL). The applicant considers that this must be a suitable location for housing in principle as the Council's own decisions indicate that it is. These decisions are in the immediate area as well as on the application site itself.
- 5.12 Whilst acknowledging that this is an application for permission in principle only, there is clearly an opportunity to make a positive contribution to the local character of the area in the subsequent design of the dwelling and its landscaped setting. This is assessed positively and due weight attached in assessing the planning balance.
- 5.13 Whilst the site is a greenfield site, the opportunities for brownfield sites to come forward in a rural district such as Arun are extremely limited. Moreover, it is considered that the proposal makes efficient use of the greenfield site given the rural context of the site. At the technical details stage, the proposal will demonstrate how it will make an enhancement in terms of biodiversity but at this stage, this is beyond the scope of a permission in principle application. Accordingly, it is currently considered that this factor scores as neutral in any assessment of the planning balance.
- 5.14 Moreover, policy H DM1 of the ALP states:
- The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis.  
[Emphasis added.]
- 5.15 Accordingly, the Council wishes to encourage self-build homes, notwithstanding the chronic undersupply of plots identified in section 4 of this document. This proposal for self-build plots complies with this policy.

#### Land Use

- 5.16 Given the existence of adjacent and nearby residential use, the proposed use of the subject site as residential, is considered to be acceptable in principle. Indeed, the Council has already considered the proposed land use to be acceptable in principle when it determined the previous application WA/79/23/PIP.

#### Amount of Development

- 5.17 In light of the site's location character and context, two dwellings in large plots is considered to be appropriate. Indeed, the scale of the development is similar to the pattern of development in the immediate locality.

#### Development Plan - Summary

- 5.18 The above analysis assesses the principle of the development in respect of the three areas within the scope of an application for permission in principle against the policies of the Development Plan. It is demonstrated that the principle of the proposed dwelling is acceptable.

#### **Other Material Considerations**

- 5.19 In terms of other material considerations, the National Planning Policy Framework (2021), the emerging Local Plan and the previous application will be reviewed below.

#### Emerging Local Plan Review

- 5.20 The emerging replacement Local Plan is considered to be at a stage in the process where no weight can be attached to its policies and proposals. Therefore, this does not indicate that planning permission should be refused.

#### National Planning Policy Framework (the Framework)

- 5.21 The Framework sets out the Government's vision of sustainable development and how to achieve it. This includes NPPF8(b), which sets out the social objective to achieve sustainable development. This includes ensuring that enough houses of a sufficient range are provided to meet the needs of the present and future generations.
- 5.22 NPPF9 is clear that planning decisions should be responsive to local circumstances to reflect the character, needs and opportunities of each area.
- 5.23 NPPF11 states that planning decisions should apply a presumption in favour of sustainable development. By NPPF11(c), this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.24 By NPPF11(d), where the policies which are the most important for determining the application are out-of-date, the presumption in favour of sustainable development applies. Out-of-date in this context does not simply mean the age of the policy, rather it refers to its degree of consistency with the provisions of the Framework (see NPPF219). Alternatively, it

refers to circumstances where the Council cannot demonstrate a five-year housing land supply and where the housing delivery test indicates that the delivery of housing was below 75%.

5.25 It is accepted by the Council that it currently cannot demonstrate a deliverable 5-year supply of housing land. The most recent figure is set out in the annual monitoring report for 2023-24:

Based on the new SM and updated guidance published on 12 December 2024, the 5YHLS calculation indicates that there is a 3.41-year land supply.

5.26 The Applicant considers that the following comment by the Inspector is appeal decision (APP/C3810/W/22/3309365) is highly relevant:

“By any standards the Council is facing a serious and persistent housing crisis.”

5.27 Moreover, the most recent housing delivery test measurements records a 70% delivery against the required housing need figure. Therefore, NPPF11(d) is triggered by the absence of a 5-year housing land supply and the results of the housing delivery test.

5.28 When NPPF11(d) is engaged, there are two tests to be applied to assess whether or not the presumption is disengaged. Under NPPF11(d)(i), the footnote 7 policies are considered to see whether or not they provide a clear reason for refusing the development. If there are no clear reasons for refusal, the tilted balance is applied in accordance with NPPF11(d)(ii). This means that permission should be granted unless the adverse impacts significantly and demonstrably outweigh the benefits of granting permission.

5.29 With the Council's housing land supply position standing at 3.41-years, NPPF11(d) is clearly engaged. Indeed, the housing land supply situation in the district can only be described as 'severe'.

5.30 The previous application was refused solely on the basis of the perceived direction/mandate arising from NPPF14. Since that decision was taken a further iteration of the NPPF has been issued by the government. Whilst it is acknowledged that NPPF 14 has been carried forward into this latest version, a closer inspection and a more detailed assessment is required.

5.31 It cannot be the intention of national planning policy to entrench out of date housing need figures into neighbourhood plans. Therefore, in a situation such as this where the housing requirement policy in the district council's development plan document is wildly out of date, a more sensible view is required. Indeed NPPF14b) requires that a neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70) [emphasis added]. Whilst it is acknowledged that the framework should not be read as a contract or a statute, it is important to read its policies in their full and proper context.

5.32 NPPF69 sets out the strategic policy making authorities should establish a housing requirement for their whole area. This requirement is plainly informed, if not mandated, by NPPF62, where

- it is set out that strategic policies on housing numbers should be informed by a local housing need assessment conducted using the standard method in national planning practise guidance.
- 5.33 In this situation, the adopted strategic policies relating to housing numbers do not reflect the most recent standard method. Indeed, NPPF78 directs us to apply the local housing need requirement using the standard method in circumstances where the adopted strategic policies are more than five years old.
- 5.34 This means that the housing allocations contained in the neighbourhood plan do not meet the most up-to-date assessment of housing need for the neighbourhood plan area. It is the applicant's view, therefore, that NPPF14b) is not met in this circumstance. It is likely that even if all the housing allocations in the neighbourhood plan were delivered in their entirety, the neighbourhood plan area would be required to allocate further land for housing. This is because the overall housing need for the district has increased significantly and immediately.
- 5.35 Notwithstanding that the neighbourhood plan became part of the development planned within the last five years, therefore, NPPF14 does not indicate the outcome of the tilted balance insofar as it relates to this application.
- 5.36 Further or in the alternative, NPPF14 simply states the "likely" outcome of the application of the tilted balance. It does not prescribe the outcome. NPPF14 is one element of the overall planning balance. It is the applicant's view that the persistent, chronic under supply and under delivery of housing across this area should carry significant weight of such magnitude that it would immediately and of itself outweigh any perceived conflict with NPPF14. Indeed, this is further reinforced by the complete absence of any indication that the dire situation in respect of the provision of housing will be remedied by a plan-led solution anytime soon.
- 5.37 We note the recent (24 January 2025) appeal decision<sup>8</sup> at Land West of Bilsham Road, Yapton BN18 0LA, which considered an application for 170 dwellings. Whilst we acknowledge the difference in scale of that application, the Inspector's findings at DL58 are to be noted:

"The weight I attribute to the development's contribution to housing supply and delivery is substantial. Moreover, on applying the Framework's policies, I consider that the scheme would be in an accessible location served by sustainable modes of transport, provide an appropriate mix of affordable homes to meet identified local needs, and make efficient use of land in providing different types of housing that reflects market conditions in a sympathetic manner appropriate to local character and the setting of the area. Overall, the benefits of the development attracts considerable weight. The adverse impacts do not significantly and demonstrably outweigh the benefits. This is the case despite the conflicts with the NP and the provisions of paragraph 14 of the Framework."

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<sup>8</sup> APP/C3810/W/24/3343922.

- 5.38 It is clear in this case, that NPPF14 did not prescribe the outcome. Rather it was one factor to be assessed in the overall planning balance.
- 5.39 There are no policies of the Framework that would provide a clear reason for refusing the development under NPPF11(d)(i). Therefore, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 5.40 The Applicant also notes NPPF73(b), which states: 'to promote the development of a good mix of sites local planning authorities should... seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing' [emphasis added]. This clearly adds further weight in favour of this application.
- 5.41 The proposed development would boost the supply of housing, albeit only by two units. Given the scale and the fact the Council cannot demonstrate a five-year supply and that shortfall is significant, the provision of any housing attracts significant weight. There are also the economic benefits through the construction of the dwellings and the contribution that future occupants will make to the local economy. These attract moderate weight in favour of the proposal.
- 5.42 The applicant also notes section 11 of the Framework, which requires planning decisions to make effective use of land. The Council as granted permission in principle for a single dwelling on the majority of the application site. Given the Council's dire housing land supply position, which if anything is worsening, and the absence of a plan-led remedy emerging any time soon, it is the applicant's view that the Framework's mandate to make effective use of land is more relevant than ever. Indeed, NPPF129 sets out that planning decisions should support development that makes efficient use of land.
- 5.43 Moreover, the need to make efficient use of land is reinforced by NPPF130, which states that: "*Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning...decisions avoid homes being built at low densities...*" The single dwelling that the Council has approved in principle is such a low density development that the Framework discourages. In the context of the Council's housing land supply and housing delivery test results, this application to secure an additional plot on land that the Council has already deemed appropriate for residential development ought to be approved without delay.
- 5.44 On the other hand, there would be no material harm arising from the proposed dwellings and certainly none that would significantly and demonstrably outweigh the benefits of granting permission (NPPF11(d)(ii)). Indeed, the subject land is a logical plot where the principle of the proposed development can and should be supported. There is simply no physical manifestation of a harm that might indicate this application should be refused.

5.45 Accordingly, the presumption in favour of sustainable development under NPPF11(d) is not disengaged. Permission in principle should therefore be granted.

#### Previous Application

5.46 As noted in paragraph 2.2 of this Statement, the Council has already deemed the majority of the application site as acceptable in principle for residential use. This weighs heavily in favour of the grant of permission for the current proposal for 2 units, particularly with reference to the Framework's direction to make efficient use of land as described above.

#### Self-build Plots

5.47 It has been demonstrated in section 4 of this Statement that there is a significant and persistent undersupply of plots for which planning permission has been granted. This is something that attracts significant weight in favour of the grant of permission for this application.

#### Other Material Considerations - Summary

5.48 There are no material considerations that indicate planning permission should be refused. Rather, the material considerations support the application and further indicate permission in principle should be granted.

### **Planning Balance and Conclusion**

5.49 The acute position in relation to the five-year housing land supply is a strong indicator that the future housing needs of local people will not be met. Moreover, there seems no real prospect of the situation being resolved or changed in the short to medium term through the plan led system.

5.50 Given the acute situation, there is more than adequate, justification for attributing the highest possible weight to development proposals, which seek to deliver housing and to deliver it in the short term even though it might be for just a single dwelling. Given the site's condition and its undeveloped and available status, coupled with the fact that it is more than likely to provide two self-build plots, they are likely to be delivered in the short term, thereby assisting current housing land supply issues. Indeed, NPPF73 notes that small (and medium) sites are often built out more quickly.

5.51 As has been recited earlier in this statement, the starting point for decision-making is Section 38(6) of the Planning and Compulsory Purchase Act 2004 which establishes that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.52 The development plan in this instance comprises the adopted Local Plan and the NP. In terms of the first point (location), for applications for permission in principle, it is acknowledged that there is some conflict with Local Plan Policy CSP1 and NP Policy HP1 relating to countryside protection.

5.53 However, the Framework, in its role as a significant material consideration indicates the level of housing need that each local planning authority needs to be able to demonstrate and the Council is nowhere near to meeting that central policy objective. The Framework also prescribes the remedy for the failure to comply with the aim to boost significantly the supply of housing and that is found within NPPF11(d). It has been demonstrated in this Statement that the presumption in favour of sustainable development applies and permission should be granted. Therefore, the Framework indicates that a decision should be taken other than in accordance with the development plan.

5.54 Accordingly, permission in principle can and should be supported and the following benefits of the development are noted:-

- Provision of two dwelling in the context of an acute shortage of housing land
- Provision of two Self-Build Plots where there appears to have been historic undersupply in relation to the Councils registered demand
- Making more efficient use of land, achieving a more appropriate density
- The economic benefits of the proposal would include the creation of jobs and other spin off benefits to the local economy during the construction period.
- There would also be ongoing additional expenditure in the local economy from new residents.

5.55 By contrast the adverse impacts of the development amount to a conflict with Local Plan Policy C SP1 and Neighbourhood Plan Policy HP1 relating to development in the countryside. However, in final determination of the planning balance the weight to be attached to the conflict must be considered in relation to the lack of five-year housing land supply. The rigid application of policies seeking to restrict the spatial distribution of development to within the BUABs has certainly contributed to the current supply position. The weight to be attached to such policies is moderate at most.

5.56 Moreover, the fact that the Council has already considered that this location is acceptable for residential development in principle attracts significant weight in favour of the grant of permission for the current proposal.

5.57 It is the applicant's case that the benefits accruing from the proposed development carry more significant weight than the projected harm and as such, the material considerations warrant a decision that is other than in accordance with the development plan. Permission in principle should be granted.

END