



APPLICATIONS & APPEALS SERVICES

LAND TO THE REAR OF LONGACRE
MAYPOLE LANE
YAPTON
BN18 0DR

Erection of a detached dwelling and garage with
shared access from Maypole Lane

PLANNING, DESIGN
& ACCESS STATEMENT

NJA/21/255

April 2022



CONTENTS

1.0	INTRODUCTION	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY	7
4.0	PLANNING POLICY CONTEXT	8
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	15
6.0	LAYOUT, DESIGN & APPEARANCE	21
7.0	ACCESS & PARKING	31
8.0	INFRASTRUCTURE	32
9.0	PLANNING BALANCE AND CONCLUSION	33

APPENDICIES

Appendix NJA/1 – CM/18/21/PL - Land adjacent to Mistletoe Farm

Appendix NJA/2 - CM/32/20/PL – Land adjacent to Church Farm Barn

1.0 INTRODUCTION

1.1 Planning permission is sought for the erection of a three bedroom dwelling with habitable space across two floors together with a detached carport on land to the rear of the property, Longacre. Access to the site would be from Maypole Lane, utilising the existing access from Longacre which would be shared between the two properties.

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

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

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

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

2.0 PHYSICAL CONTEXT

- 2.1 The site comprises a broadly rectangular parcel of land positioned to the west of Maypole Lane and to the rear of the dwelling known as Longacre. To the north of the site is the Maypole Inn Public House and beyond to the north is the development of Longacre Park, providing residential mobile units. The area is otherwise semi-rural in character with agricultural land surrounding the site in a variety of uses, to include horticulture.
- 2.2 The site is located within the wider periphery to Yapton, with the centre of the settlement to the south adjoining Burndell to the southeast, North End sits to the east and Barnham to the west. A short distance to the north lies the main railway line between Chichester and Littlehampton.
- 2.3 The property of Longacre comprises a chalet style dwelling which has been extended and altered over time to provide additional accommodation to the first floor and to the rear. The property has rendered elevations sitting under a pitched tiled roof and benefits from a large rear garden. The land associated with the dwelling and positioned to the south has also been utilised to provide two units of holiday accommodation accessed via a separate track from Maypole

Lane. The property sits within a curtilage defined by hedgerow to all boundaries which provides a good level of screening to the public domain.

- 2.4 The dwelling has an access from Maypole Lane which enters into a large area of hardstanding which continues west to provide access to a detached garage that sits to the north of the plot. The hardstanding extends beyond the garage to the west and south providing secondary access to the holiday cottages. The land is presently laid to external storage and building paraphernalia as opposed to providing any residential amenity purpose as garden land.



Longacre, Maypole Lane

2.5 The site is located within proximity to, but outside of any Built-up Area and is therefore in the countryside. It is not located with any relationship to heritage assets and is not positioned within any Conservation Area. The site is located in Flood Zone 1 and is at low risk from surface water flooding as determined by the Environment Agency flood risk maps.

2.6 Set out below are some photographs of the site which provides further context.



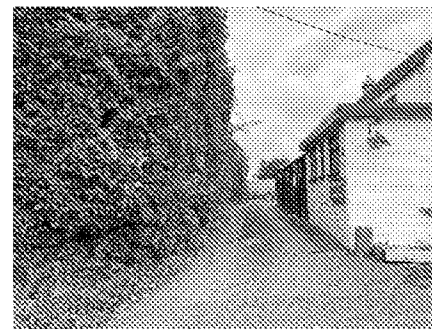
Existing dwelling of Longacre and its garage



Garage glimpsed from Lane



Siting of new driveway to rear



Maypole Pub and boundary to application site



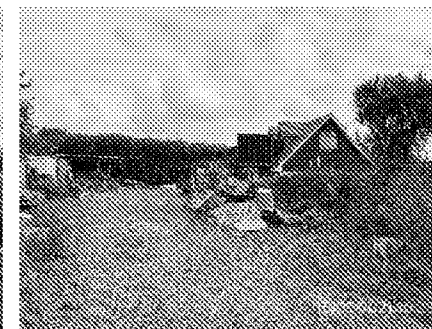
Existing site access



View along proposed driveway

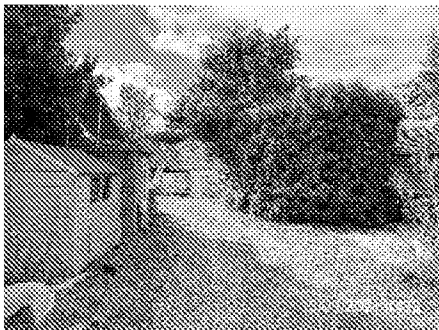


View north from site towards existing garage

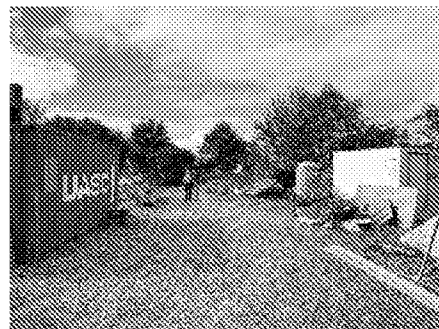




Holiday accommodation granted under Y/5/16/PL



Views across and through the application site



Views south through the site

3.0 PLANNING HISTORY

3.1 Longacre lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals the following planning history:

- Y/15/55 – Bungalow. Permission granted 07 December 1955.
- Y/15/55B – Bungalow. Permission granted 09 November 1955.
- Y/14/70 – Details - dwelling. Refused 27/05/1970
- Y/17/73 – Outline Private Dwelling. Refused 09/05/1975
- Y/9/77 – Proposed bedrooms and toilet in roof extension for sun lounge and utility room. Permission granted 30 March 1977.
- Y/16/77 – Relaxation of regulation F3. Decision unknown 19 May 1977
- Y/19/77B – Proposed bedrooms in roof and extension to form sun lounge and utility room. Permission granted 20 June 1977.
- Y/25/71 – Extension to existing bungalow. Permission granted 21 July 1971.
- Y/33/84 – Demolition of existing garage and erection of new. Permission granted 06 June 1984.
- Y/33/84B – Demolition of existing garage and erection of new. Permission granted 06 June 1984.
- Y/33/97 – Demolition of garage and erection of extension. Permission granted 08 July 1997
- Y/64/08 – Two storey extension to side elevation, 2 storey extension to rear elevation and internal alterations to form elderly relative annexe. Permission granted 10 November 2008.
- Y/15/11 – Change of use from (C3) dwelling to (D1) day nursery. Withdrawn 1 August 2011.
- Y/22/15/HH – Demolition of existing outbuilding & construction of 3 bay garage block with home office above. Permission granted 23 April 2015.
- Y/5/16/PL - Erection of 2No. Holiday cottages including provision for areas of hard & soft landscaping, parking, waste & cycle storage. Departure from the Development Plan. Permission granted 18th May 2016.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances***

into account, to reflect the character, needs and opportunities of each area.” This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.
- 4.5 Chapter 4 of the NPPF addresses decision-taking. Paragraph 38 states that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’***

- 4.6 Chapter 5 addresses the supply of new homes. It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore reinforces the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. This sets out that the Government has the objective to boost supply through strategic policies that identify sufficient housing land to come forward that is deliverable, suitable and available.
- 4.7 Paragraph 69 in particular identifies that ***‘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’***. Paragraph 78 provides guidance on rural housing by advising that ***‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.’***
- 4.8 Paragraph 79 is also relevant where it states ***“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify***

opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.” The proposal would accord with paragraph 78 which should be afforded weight where the NPPF forms the more up to date policy position than the development plan.

- 4.9 Paragraph 80 addresses the issue of isolated homes, this replaces the former paragraph 55 of the NPPF (2012) and sets out that ***“Planning policies and decisions should avoid the development of isolated homes in the countryside....”***. This proposal is not deemed to result in any isolated home in this countryside location whereby it is located within a cluster of properties with convenient access to local facilities and services and is not physically or visually separated from nearby built form.
- 4.10 The drive to support rural areas is additionally reinforced in Chapter 6 which confirms in paragraph 85 that ‘to meet local business and community needs in rural areas’, sites may have to be found that are ‘adjacent to or beyond existing settlements, and in locations that are not well served by public transport’. This should equally apply to the location of new

housing with the key to acceptability being that the development is sensitive to the surroundings and has no unacceptable highways impact. Encouragement is given to ***'sites that are physically well-related to existing settlements'***.

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

4.12 Chapter 11 of the NPPF requires that development makes effective use of land with Paragraph 119 advocating that ***"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"***. Paragraph 123 requires that a positive approach is taken to applications for alternative uses.

4.13 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. Paragraph 130 sets out a number of tests for achieving high quality development, which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an 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, including the surrounding landscape setting.

4.14 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity. This is continued with reference to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential

harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

Local Planning Policy

- 4.15 The Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Yapton Neighbourhood Plan 2014-2029 which was made in October 2014.

Arun Local Plan 2011 – 2031

- 4.16 The relevant Local Plan policies to this development proposal comprise:
- Policy SD SP1 – Sustainable development
 - Policy SD SP1c – Strategic Approach
 - Policy H SP1 – The Housing Requirement
 - Policy C SP1 – Countryside
 - Policy H SP2c – Housing Delivery
 - Policy D SP1 - Design
 - Policy D DM1 - Aspects of form and design quality
 - Policy D DM2 - Internal Space Standards
 - Policy ECC SP2 – Energy and Climate change mitigation
 - Policy T SP1 - Transport and Development

- Policy ENV SP1 – Natural Environment
- Policy ENV DM5 – Development and biodiversity
- Policy W DM1 – Water supply and quality
- Policy W DM3 - Sustainable Urban Drainage Systems

- 4.17 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.
- 4.18 Policy SD SP1c (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns whilst also enabling development that provides for the growth of sustainable villages in the countryside, to meet the housing needs of the community by delivering 20,000 homes and protecting the natural and built environment.
- 4.19 Policy C SP2c (Housing Delivery) sets out strategic allocation sites across the District which are to deliver new homes over the plan period. This includes allocation SD7 for land to the south west of Yapton to receive at least 500 dwellings along with highway improvements and contributions to community

facilities. Adjoining Yapton is also the Ford Strategic Allocation for at least 1,500 dwellings with both these allocations recognising that the character of the area is to substantially change over the plan period.

- 4.20 Policy C SP1 (Countryside) recognises areas defined as the countryside will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside which meets stated criteria, such as being for agriculture, recreation, the rural economy and which otherwise accords with other policies in the Plan.
- 4.21 Policy H SP1 (The Housing Requirement) confirms that within the plan period of 2011-2031, at least 20,000 new homes will be accommodated within the District.
- 4.22 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.
- 4.23 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and

woodland, solar gain, public realm, layout, public art, density, scale and form.

- 4.24 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.
- 4.25 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.
- 4.26 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.27 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 4.28 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally

given to ensuring that protected species is given appropriate consideration within development proposals.

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

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

Yapton Neighbourhood Plan 2014-2029

4.31 The application site lies within the Neighbourhood Plan Designation Area for the 'Yapton Neighbourhood Plan' which was made in October 2014. Relevant policies to the consideration of the proposal comprise:

- Policy BB1 – Built up Area Boundary
- Policy E4 – Minimising the environmental impact of development.

4.32 Policy BB1 (Built up Area Boundary) requires development to be focused within the built-up area boundary although does provide for certain developments outside of the boundary subject to certain criteria such as where necessary to provide utilities or community facilities or where this relates to housing allocations.

4.33 Policy E4 (Minimising the environmental impact of development) expects development to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds, as well as re-providing natural features where these will be lost to development.

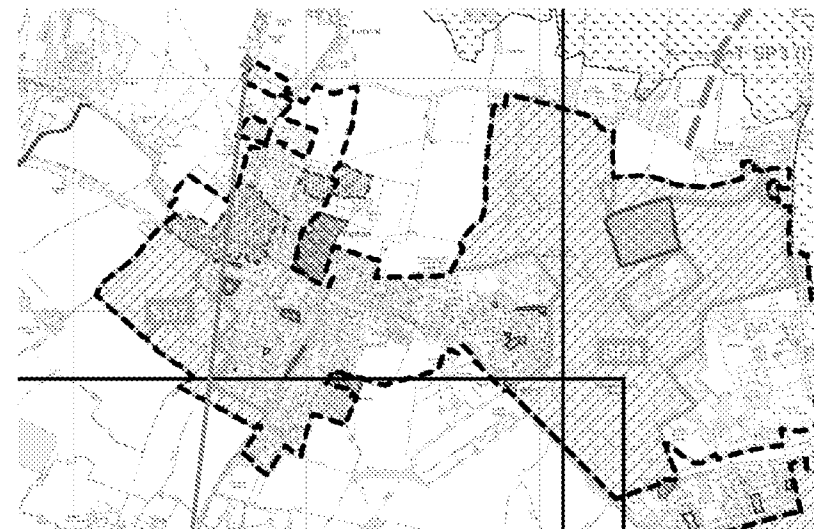
5.0 DETAILS OF THE PROPOSAL:

USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 Planning law requires that applications for planning permission must have regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Arun Local Plan Policy SD SP1 has a positive approach to encouraging sustainable development that also meets the needs of the community through growth of existing settlements. This includes meeting housing needs whilst also protecting the natural and built environment (Policy SD SP1a).
- 5.2 Policy H SP1 of the Local Plan confirms that over the plan period it will be providing at least 20,000 new homes, to include 847 windfall sites. This proposal would contribute towards this high level of windfall sites required and also provide development within the Parish making efficient use of previously developed land.
- 5.3 In considering appropriate locations for housing development, the Local Plan remains the starting point which directs new housing to within the Built-Up Areas (Policy SD SP2) or to

strategic allocations across the District. This is also reinforced within Policy BB1 of the Neighbourhood Development Plan. The property of Longacre whilst in the countryside does have a very close relationship to the built-up area boundary of Yapton which extends to sit to the south of the site as illustrated in Figure 1. By virtue of the strategic allocation of an additional 500 dwellings to the south of the settlement, the context of the village will change to become a larger settlement raising in turn its sustainability. This is a positive attribute to be afforded weight in the decision-taking process for this proposal for a windfall site.

Figure 1: Built Up area boundary for Yapton.



Longacre, Maypole Lane

5.4 Notwithstanding the site allocations, the site itself sits outside of the Built-Up Area boundary and is within the countryside for planning policy purposes therefore the starting point is for consideration against Policy C SP1 (Countryside) of the Local Plan. This policy accepts development which meets certain criteria relating to the intrinsic needs of the countryside. This proposal would not accord with these criteria and therefore it is accepted to be contrary to Policy C SP1.

5.5 With the proposal contrary to the Local Plan, it is necessary to review to any other material planning considerations which would otherwise make the development acceptable in planning terms. Weight should be afforded to the National Planning Policy Framework as a material consideration in the decision-taking process.

Housing distribution

5.6 The NPPF sets out the Government's planning policy for England and places sustainable development at the heart of the decision-taking process incorporating objectives for economic, social and environmental protection. These objectives seek to balance growth and local community needs against protection of the natural, built and historic environment.

5.7 In providing for sustainable development, the NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs. This is emphasised within paragraph 60 of the NPPF which states that '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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

5.8 Paragraph 66 requires local planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. In particular, planning policies should identify a supply of specific, deliverable sites for years 1 to 5 of the plan period and specific, developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15 of the plan. It is also recognised at paragraph 69 that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and such sites can often be built out relatively quickly.

- 5.9 In examining housing need, the most up to date Authority Monitoring Report available is that of 2020/2021 (published December 2021). This states that the Council's land supply position sits at **2.42 years** supply at the 31st March 2021. With this reported position being the most up to date available data, the Council is unable to demonstrate the provision of the required 5 years housing land supply.
- 5.10 The most important policies for determining housing distribution, comprising Policies SP SD2 and C SP1 of the Local Plan and Policy BB1 of the Neighbourhood Plan should therefore be considered as out of date and afforded reduced weight in the decision-taking process with greater weight afforded to Paragraph 11 of the NPPF with a proactive approach to housing and a presumption in favour of sustainable development.
- 5.11 The presumption in favour of sustainable development in relation to housing has also received judgement at the highest level, by the Supreme Court in the cases of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LP v Cheshire East Borough Council [2017]. These cases examined the (then) paragraph 49 of the NPPF and clarified that in the absence of a five year housing

land supply, the (then) paragraph 14 presumption in favour of sustainable development will be triggered.

- 5.12 The Supreme Court reinforced that it is a matter of planning judgement as to the weight housing policies are given; however policies affecting housing supply will have reduced weight in the tilted balance with there being an overriding need to boost the supply of housing except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects. The judgement considers that, in the absence of a five-year supply of housing land, the decision-taker can apply a tilted balance and proportionally apply weight to secure an adequate supply of housing rather than applying a rigid approach to the development plan.
- 5.13 The provision of this windfall site, whilst providing only a single unit in terms of amount of development, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. The site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme given that the development would make

efficient use of land without any significant or demonstrable harm arising.

- 5.14 Any contribution towards the local housing supply should be afforded weight in the decision-taking process given that, as cited within *St Modwen Developments Ltd v SSCLG* [2017], ‘the local planning authority can only do so much, that is to maintain a five year supply of deliverable housing land. The market, comprising house builders, finance and purchasers has to do the rest’. This reiterates the importance of the Council to plan positively and act proactively when smaller and more deliverable sites do come forward. This is pertinent where, until the Council provides clear evidence within an up-to-date Monitoring Report of its housing provision, reliance on sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should be treated with a fair degree of circumspection.

Development outside of built-up area boundaries

- 5.15 In addition to the presumption in favour of sustainable housing development, the NPPF additionally accepts that development, even residential development, can occur outside

of settlement policy boundaries when having regard to paragraphs 78 and 79 of the NPPF. Paragraph 78 provides for development in countryside locations where the site is not located in an ‘isolated location’ in order to promote sustainable development. It is stated that housing should be located **‘where it will enhance or maintain the vitality of rural communities’**.

- 5.16 The interpretation of ‘isolated’ was subjected to scrutiny (November 2017) within the High Court case of *Braintree DC v SSCLG*. The Judgement found that new homes should be considered ‘isolated’ only if they were positioned “far away from other places, buildings, or people, remote..” utilising the ordinary English definition. This Judgement provides for opportunities to consider countryside locations for new residential development, with the drive for housebuilding strongly reinforced within the revised NPPF.
- 5.17 Furthermore, paragraph 14 of the Judgement states that ‘it is consistent with the Framework that sustainable transport opportunities are likely to be more limited in rural areas’ therefore further acknowledging that rural areas should not necessarily preclude new development as indicated at paragraph 79 of the NPPF which states that in order to

promote sustainable development in rural areas 'housing should be located where it will enhance or maintain the vitality of rural communities'.

5.18 In addition to paragraph 79, the NPPF at paragraph 105 states that whilst the planning system should actively manage patterns of growth in support of the Framework's sustainability objectives (set out at paragraph 105 in respect of transport issues), it acknowledges that '...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'.

5.19 It is therefore reiterated that the site's location within the countryside does not necessarily make it 'unsustainable' simply by definition, particularly with the land to Longacre extending up to the Built Up Area Boundary. Indeed, the Council has acted positively to development in the countryside, such as with the grant of outline permission under reference CM/37/18 for the erection of two dwellings on land derived from Mistletoe Farm positioned to the east and south of the overall site, with a later decision for a further property to the west under reference CM/18/21/PL as evidenced at Appendix NJA/1.

5.20 In addition to the grant of permission at Mistletoe Farm, permission has also been granted to the east of Horsemere Green Lane for residential development, at land adjacent to Church Barn Farm for a single dwelling on the 11th December 2020 as illustrated at Appendix NJA/2. This decision also weighed on the absence of a five-year housing land supply with a presumption in favour of sustainable development, recognising that there are social, economic and environmental benefits supporting the proposal in the public interest. Given the relationship to neighbouring properties, this scheme was not deemed to be within any isolated countryside location.

5.21 The proposal at Longacre is similarly not isolated from other dwellings or development where it has a positive connection with the village and would also be viewed in association with development within its immediate vicinity given the relationship to the built-up area boundary. Here there are a range of local services and facilities just a short distance away with the proposal able to contribute towards the vitality of the local rural community with occupiers of the new dwellings very likely to use local services and facilities which in turn helps local villages to grow and thrive, as encouraged by paragraph 78 of the Framework. This close relationship should be afforded positive weight in the planning balance.

Previously developed land

- 5.22 In addition to the location of the development within a sustainable location, the NPPF strives for the efficient use of land as detailed within Chapter 11.
- 5.23 The NPPF provides a definition of ‘previously developed land’ which excludes, amongst other criteria, ‘land in built-up areas such as residential gardens....’. This site is not located within the ‘built-up area’ having regard to the relationship to any settlement boundary adopted within the Arun Local Plan. The garden to Longacre should therefore be seen as ‘previously developed land’ and acceptable for development, with the provision of a windfall site through the subdivision of garden.
- 5.24 The provision of this windfall site, whilst providing only a single unit, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. This site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme given the absence of any

significant or demonstrable harm arising to the character and appearance of the area.

Sustainable development

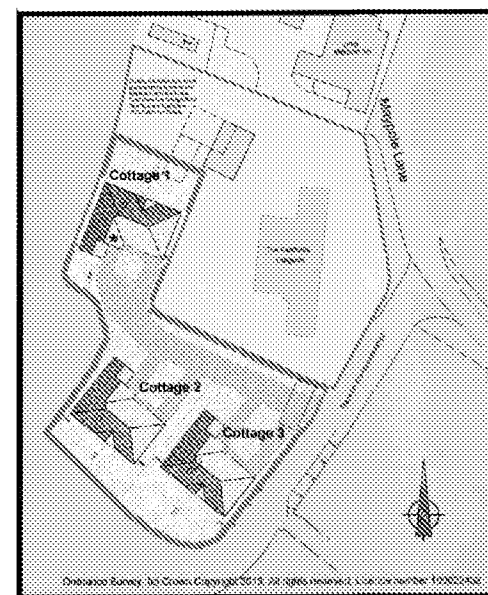
- 5.25 In addressing the objectives of sustainable development, the proposal would bring economic benefits associated with the construction process and a contribution towards local services and facilities from use by future occupiers. There is also likely to be local spending as a new home owner makes a house their home. The occupants are likely to support the local community thus having a social role within this part of the village. Finally, the development would seek to retain the existing boundary vegetation whilst also adopting current energy efficient standards fulfilling the environmental objective. All three strands of sustainable development can therefore be met simultaneously from permitting this development.

Amount and Scale of development

- 5.26 The development proposes a single property to occupy the site to the rear of Longacre with the proposal comprising a bungalow of a scale that would not result in overdevelopment of the site nor sit disproportionate in size of dwellings in the vicinity.
- 5.27 It is pertinent that the land subject of this proposal was previously identified for development within the application Y/15/16/L for the siting of a third holiday cottage which was subsequently removed from the application following concerns regarding overdevelopment. Whilst the planning history is a consideration, the proposal presents a materially different scheme. The proposal now addresses the full extent of land to the rear of Longacre with a substantially enlarged plot and with a shared access from the highway with Longacre.
- 5.28 As a further alteration to application Y/15/16/L, the scale, orientation and footprint of the property has been amended. This more comfortably accommodates the site with space about the property to provide an appropriate external environment for parking and amenity, whilst also retaining an outdoor amenity area for the holiday cottages. Therefore

whilst the density of this cluster of properties does represent a change to the existing density, the proposal would not represent harm to the wider character of the area as viewed from public vantage points. In fact, the proposal would improve the appearance of the site from the current storage taking place. Furthermore it is notable that the density also remains comparable to densities found within the village and is lower than that set within the residential park to the north of the Maypole Inn.

Figure 2: Original block plan for Y/15/16/L



6.0 LAYOUT, DESIGN & APPEARANCE

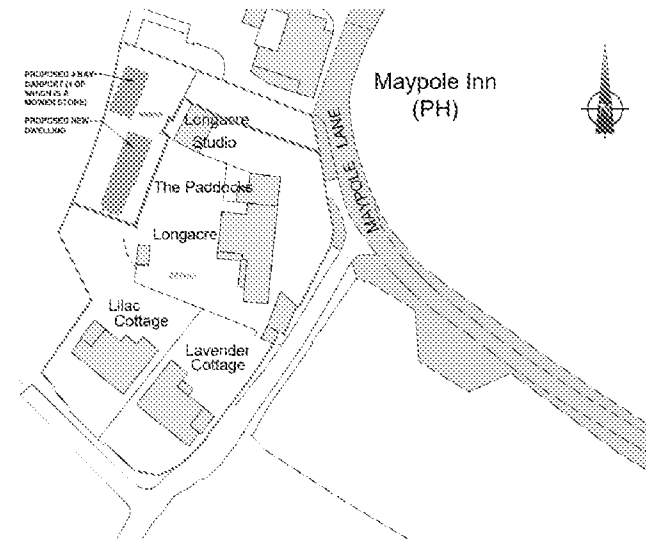
6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1, D DM1, D DM2 and the Neighbourhood Plan Policy E4 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development upon its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.

6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is therefore sensitive to the site and its surroundings whilst also making efficient use of land. The unit proposed is to be modest in size and by virtue of its design and positioning within the plot, would not distract or adversely dominate Longacre or the holiday cottages to the south. In particular, given the location to the rear there would be no impact upon the street scene with the only aspect of the development apparent to the public domain being the new

access. The development would therefore sit comfortably within the street scene.

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

Figure 3: Proposed block plan



- 6.4 Policy D DM1 (Aspects of form and design quality) is prescriptive in its criteria for the assessment of new development as such, these criteria are set out and addressed below.

Aspects of form and design quality

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

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

- 6.5 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together.
- 6.6 The application site comprises land derived from a large garden area already in residential use that simply provides external storage at the current time. The separation of this land to create a new plot provides a site of a comparable size to plots in the vicinity and greater than those in the nearby built

up area and at the residential park to the north. With a modest sized property, the footprint would not overdevelop the plot nor, with use of the roofspace, appear disproportionate in scale to the nearby properties. This provides an ideal opportunity to make efficient use of the land, providing a spacious area of amenity space to all sides of the property without having any impact upon the street scene. The proposal would therefore reflect with the character of the area in terms of plot size and density.

- 6.7 The scale and massing of the proposed property and its car port will sit comfortably adjacent to Longacre and the holiday cottages. This is achieved by positioning the new dwelling to extend north to south through the plot as a change to the previous proposal for a third holiday cottage in this position. This arrangement reflects the elongated linear form of Longacre itself and provides ample separation distances to Longacre in excess of 22m to ensure that any cramped appearance does not arise. The proposal would also make use of materials commensurate with the character of the area.
- 6.8 The size of the curtilage to Longacre allows for the access to be shared to serve both this existing dwelling as well as the proposed property ensuring that the hedgerow to the street

scene is retained as screening. The site will also be internally divided to provide defined spaces to the existing and proposed dwellings whilst also allowing for manoeuvrability and amenity. The shared access will not result in any harm to the street scene.

3. Impact

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

- 6.9 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the closest residential property will be Longacre to the east along with holiday accommodation to the south.
- 6.10 The creation of a new infill property would not result in any harm to the privacy of neighbouring properties. The ground floor accommodation would have fenestration viewing into the curtilage of the site only; therefore these views would be contained by new boundary treatments and would also provide natural surveillance for security. At the first floor level, there

will be dormers facing east and west. To the east these would have views towards Longacre however the dormers would serve ensembles and can therefore be obscure glazed to ensure that the opportunity for views across the rear garden of Longacre is reduced to a satisfactory level to provide for privacy.

- 6.11 The property would also have a separation of distance of approximately 22m between elevations of these respective dwellings which is comparable to the relationship between Longacre to Lilac and Lavender Cottages and also greater than the relationships commonly found within built up areas. No first-floor windows are proposed to the south elevation therefore removing any concerns to the privacy of Lilac Cottage to the south as holiday accommodation.
- 6.12 The proposal would create new activity at the site from an additional residential dwelling however the level of noise and disturbance would be commensurate with a residential use where the site is positioned close to other residential dwellings. Any noise and disturbance is therefore not considered to give rise to overriding significant or demonstrable harm to amenity. The dwelling of Longacre and the Maypole Inn would receive

some disturbance during construction works but this would be over a short duration and therefore not be adversely harmful.

6.13 The location and presence of new massing would generate new levels of shade cast throughout the day. This would extend towards Longacre during afternoon hours when the sun is low in the sky, however this is not considered to be of significant harm to the dwelling of Longacre with adequate areas of the private garden remaining to ensure that amenity is not harmed. It is therefore considered that criteria 3 is met.

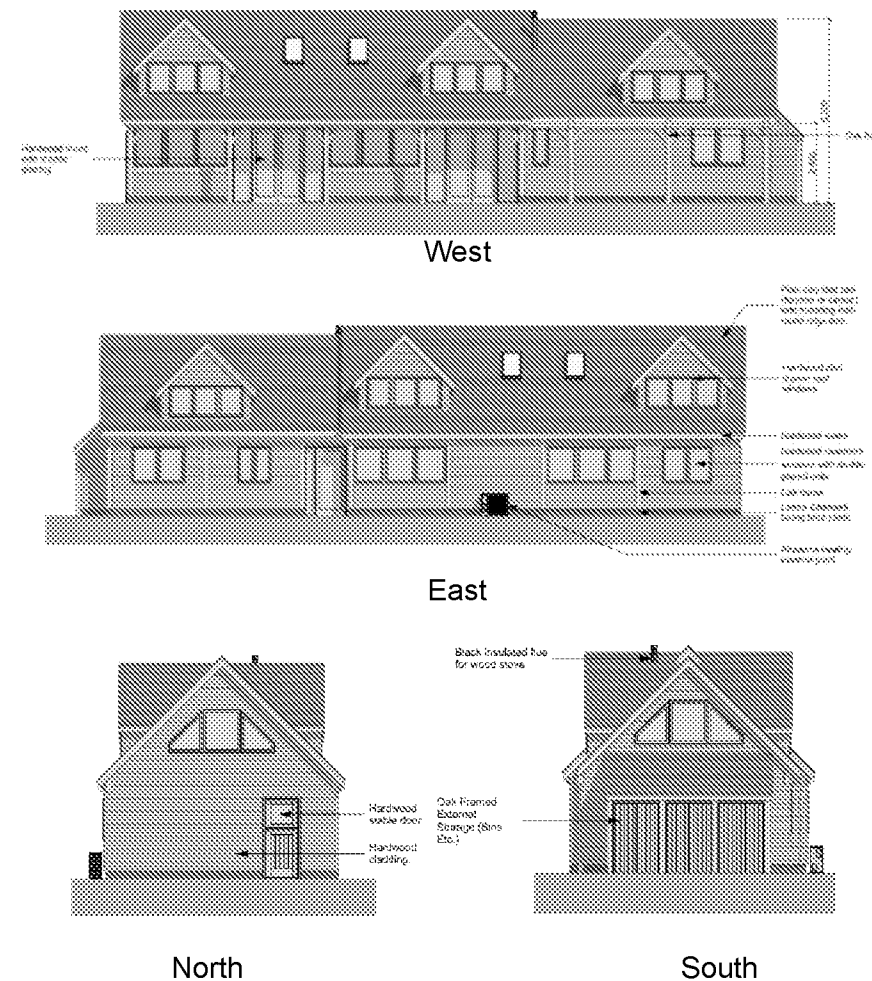
4. Innovation

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

6.14 The development will ensure that required standards of energy efficiency are met as set by Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use. This would include the installation of air source heat pumps to provide heating and PV panels to provide thermal hot water. The proposal would therefore be energy efficient in terms of layout, design and make use of

sustainable technologies as required by Policy DCC SP2 of the Local Plan.

Figure 4: Proposed elevations



5. Adaptability

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

- 6.15 The proposed development would accommodate the needs of future occupants in perpetuity given the provision of an en-suite bedroom at the ground floor. The development does not include public space therefore this aspect of the criteria is not relevant.

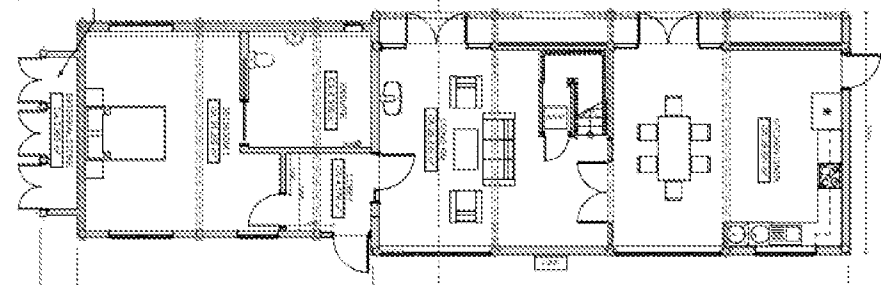
6. Crime prevention

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

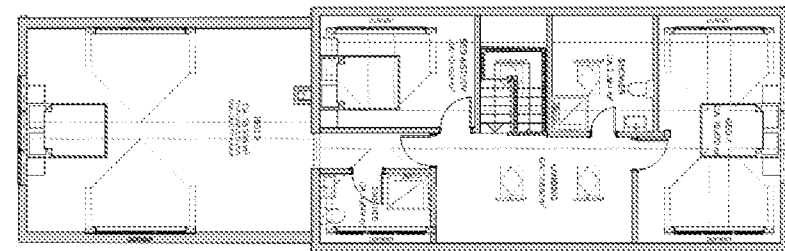
- 6.16 The property is provided with fenestration that would provide for natural surveillance across the clearly defined public and private areas of the site. The property would also be

constructed with appropriate security fixtures to secure the building itself.

Figure 5: Proposed Floor plans



Ground Floor Plan



First Floor Plan

7. Trees and woodland

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

- 6.17 The proposed site seeks to retain the existing boundary planting which contributes to the character of the area. The resultant garden would also be landscaped to also contribute to the area and net biodiversity gains.

8. Solar gain

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

- 6.18 The orientation of the site is prefixed and would have the front elevation facing east, providing morning sun into the property and the west elevation receiving afternoon sun which provides natural light as well as contributing towards internal heating, but not resulting in excessive internal temperatures. The design also seeks to maximise natural light within internal spaces through the positioning and size of the fenestration.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.19 The development is for a single property only which would have not have any contribution to the street scene by virtue of the shared access and would not be providing for any public realm features.

10. Layout – movement

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

- 6.20 The property would be share the existing access to Longacre from the highway and then within the site be provided with its own vehicular and pedestrian driveway to ensure that the property can provide for off-site parking for cars and cycles. There will be adequate space on site to ensure that Longacre similarly retains adequate parking for both cars and cycles.

11. Layout – legibility

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

- 6.21 The proposed development is specifically designed to provide a property that has a minimal impact in the street scene given the backland position. However, to ensure that the property remains legible, the site will be appropriately landscaped to ensure that visitors can identify with the relevant elevations with a clearly marked main entrance from both the highway and into the property.

12. Public art

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

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

13. Density

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

- 6.23 The development seeks to make efficient use of land and, reuse an area otherwise given over for storage. With only one property proposed, the proposal achieves a density that respects the character of the area and would not result in any overdevelopment of the site nor a cramped appearance in the street scene. The density would sit commensurate with the locality where smaller plots are present within the village with this site in an accessible location. Importantly the site makes effective use of land as required by the NPPF.

14. Scale

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

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

15. Aspects of form and design quality

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

- 6.25 The Arun Design Guide was adopted as a Supplementary Planning Document in January 2021. This provides generic design guidance and with reference to infill development, Part P.OI requires development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality development which enhances amenity for surrounding and new residents. It is therefore appropriate to respond to this section of the design Guide only.
- 6.26 Section P.01 sets out a number of requirements for infill development, whether this be to fill gaps in a street scene or form backland development. Whilst this site is located within the countryside, the southern boundary does extend to sit close with the northern built up area of Yapton. Furthermore the site does provide an appropriate design response to the available land, its orientation and the relationship to other buildings. The proposal would emulate the established pattern in terms of plot size and siting and with no visible impacts, will positively relate to the character of the area. The development would not result in over-development or over intensification of the site and

creates a positive balance between the benefits of more efficient use of land whilst retaining appropriate frontages and preserving the character of the area.

- 6.27 The Design Guide additionally requires new development to emulate existing built form which in this instance, matters such as height, scale and massing as well as materials, architectural details and fenestration will reflect this edge of settlement position and the transition to the countryside. There is also opportunity for planning conditions to secure use of complementary materials to the character of the area and landscaping detail should this be deemed necessary and reasonable.
- 6.28 Design guidance for infill plots seeks to avoid adverse impacts on the privacy, noise pollution and overshadowing of existing or proposed dwellings. It has been demonstrated that appropriate amenity can be achieved for both existing and the proposed properties.
- 6.29 The guidance identifies that some infill plots may support habitats of high ecological value or serve as public amenity space. The site at Longacre does not hold such amenity value that would prevent its development.

6.30 Finally, whilst the curtilage of Longacre does contribute to the character of the area, a plot can be achieved that has very minimal impact on the street scene given the backland position. still retains space to the street scene with the proposal not intruding beyond the building line set by the adjacent dwellings. The proposal accords with guidance set out within the Arun Design Guide 2021.

Natural Environment

6.31 The NPPF requires that local planning authorities preserve and enhance biodiversity and that new development adequately mitigates against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats and protected species on site. The Neighbourhood Plan Policy E4 also seeks to provide for the protection of trees and hedgerows as landscape features.

6.32 The site is not located within any area designated for its ecological interest however it is acknowledged to be in a semi-rural location and has potential for providing a suitable habitat for protected species. The proposed development would not

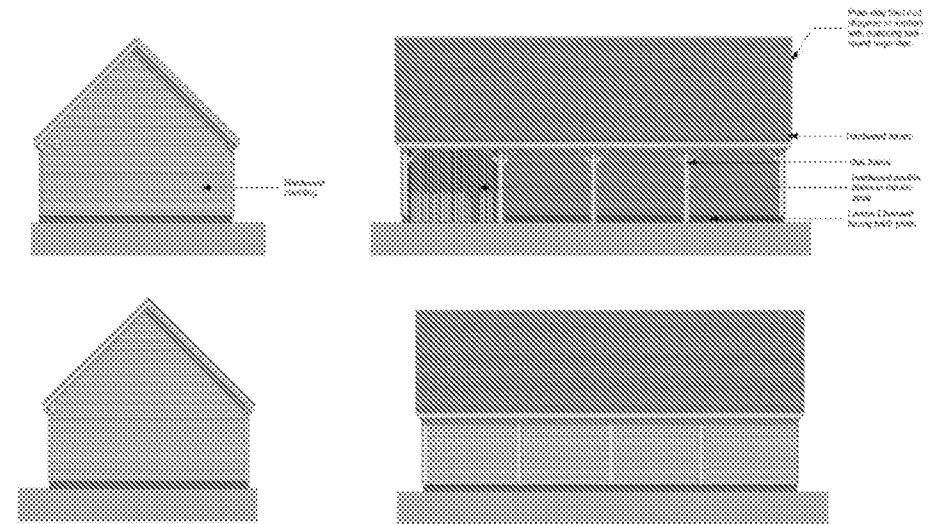
result in the demolition of any buildings that are likely to accommodate any protected species and whilst the site would result in new built form, this can be achieved whilst being sensitive to the natural environment. Notwithstanding this, the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.

6.33 It is intended to retain the natural boundaries to the site which provide a natural wildlife corridor and screening, whilst also contributing to landscape character. The final development would also be landscaped to further contribute towards biodiversity gains and the local landscape character. There is no conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity.

6.34 The site sits within an area that is at low risk from fluvial flooding and low risk from pluvial flooding however the application continues to be accompanied by a drainage report. Any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

6.35 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a single dwelling and a connection would be agreed with the local water authority under the Water Industry Act 1981.

Figure 6: Car Port



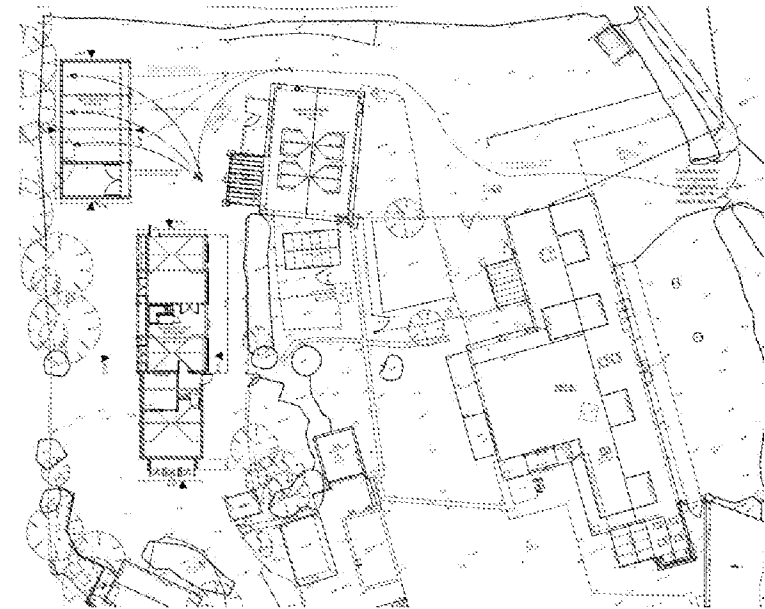
7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T SP1 (Transport and Development) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements.
- 7.2 The development is a traffic generating use however the creation of a single additional property in this location would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway.
- 7.3 The proposed dwelling would share the existing access with Longacre ensuring that use is made of an access that has visibility along the highway and sufficient space within the site for access and egress in a forward gear to ensure that highway safety would not be compromised. Space remains within the site for the manoeuvring of vehicles serving both the existing and proposed property. The new length of driveway would be laid to hardstanding to provide for on-site parking which is wholly contained within the planning unit. This area is to be retained for parking in perpetuity and would meet the needs of

the occupiers and their visitors whilst also not compromising the needs of Longacre.

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

Figure 7: Vehicle Access and Tracking



8.0 INFRASTRUCTURE

- 8.1 The Local Plan is concerned with the infrastructure requirements of new developments. The provision of an additional dwelling at this site would not add significantly to the demand for local infrastructure services. As set out within the NPPF (2021), the development would also not qualify for affordable housing. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 Planning permission is sought for the erection of a modest sized, three-bedroom property on land to the rear of Longacre, Maypole Lane. The site would form a logical infill plot within minimum impact on the street scene, making efficient use of the land. Furthermore the design of the property and its car port are sensitive to the setting of the location and to the relationship with Longacre and the Maypole Inn. Use would be made of materials appropriate to the area with minimum embellishments.
- 9.2 The site is located within very close proximity to the Built-up area boundary and in a location that is not isolated when having regard to the NPPF and case law. Therefore, whilst contrary to the spatial approach for the distribution of housing within the District as set out in the Local Plan, in the absence of the Council being able to demonstrate a five year housing supply, reduced weight must be afforded to the most important policies for the distribution of housing.
- 9.3 In accordance with the NPPF (paragraph 11), where relevant policies are considered out of date, permission will be granted unless the application of policies in the Framework that protect

areas or assets of particular importance provides a clear reason for refusing the development proposed, or 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.

- 9.4 In applying Paragraph 11, the site has no relationship to any protected sites or assets. The proposal would simply make a small contribution towards the local housing supply with provision of a windfall property upon previously developed land. This would deliver economic benefits from the construction period onwards, with the property also able to be brought forward in the short term. Socially, the property would contribute towards the mix of housing in the locality and also to add choice in the type of accommodation within the village in perpetuity. The site also has a good relationship to local services and facilities enabling occupants to partake in the local community.
- 9.5 The tidying of the site and any new landscaping would contribute to improving the appearance of the site and in turn creates biodiversity net gain. The site would also deliver energy efficient measures installed to meet Building Regulations thus the environmental objective of sustainable

development would be met. Mindful of the Framework's aim to achieve sustainable development, achieving these aims should be afforded positive weight.

- 9.6 No other conflicts have been identified with remaining policies of the development plan which are considered to still align with the NPPF. With the proposal respecting the character and appearance of the area, providing for residential amenity and causing no adverse harm to highway safety, such compliance with other main policies should be afforded significant weight in the planning balance.
- 9.7 This Statement demonstrates that having regard to the NPPF paragraph 11, there are no adverse impacts of granting planning permission that would significantly or demonstrably outweigh the benefits when assessed against the policies of the NPPF when taken as a whole. The proposed development will make a small but important contribution to housing land supply within the District and in particular to the Council's windfall target. In having regard to the NPPF the site is deliverable now and for the reasons set out; it is sustainably located and would make efficient use of land. The presumption in favour of development should therefore apply.