



# Planning Statement

**Land Rear of 3 York Road, Chichester**

**Chichester Greyfriars Housing Association**

Prepared by:

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## 1.0 Introduction

- 1.1 SLR have been instructed by the applicant, Chichester Greyfriars Housing Association, to prepare a planning statement in support of the submission of a full planning application to Chichester District Council (CDC).
- 1.2 Planning permission is sought for the erection of 2 no. 1-bed flats.
- 1.3 This planning statement is supported by and should be read in conjunction with the suite of plans, reports and other documentation, as set out in the submitted covering letter.

### **Chichester Greyfriars**

- 1.4 The applicant, Chichester Greyfriars Housing Association (CGHA) Ltd was set up to provide affordable housing for older people in housing need who have a local connection with Chichester. CGHA is a registered provider for housing under the rules and regulations of Homes England and the Regulator for Social Housing.
- 1.5 The 'Rental Housing for an Ageing Population' report was published by the All Parliamentary Group in July 2019. This concluded that there will be a significant demand for affordable rented homes for older people over the next 30 years as the level of owner occupation continues to decline and more people continue to rent privately. As these people grow older (and are no longer working) they will likely be unable to afford their rents. It is estimated that in the next 30 years the demand for affordable rented homes for older people will reach approximately 1.1 million homes with approximately over half of these estimated to be private rented sector households aged 65 and over who will need lower cost rented accommodation.
- 1.6 In addition, a more recent report – 'Housing for an Ageing Population', published by British Property Federation (BPF) and Cushman & Wakefield in 2023 highlights that the government need to prioritise the development of seniors housing and there is a well-documented shortfall of such housing which is only going to get worse.
- 1.7 The Royal Close development therefore provides an excellent opportunity for CGHA to expand their housing stock of affordable rented homes for older people and help meet the growing demand for this type of rented housing within Chichester.



## 2.0 The Site and Surroundings

- 2.1 The application site (“the site”) is located within the settlement boundary of Chichester, to the north of Whyke and approximately 0.8km to the south-east of Chichester City Centre.
- 2.2 The whole of the Royal Close development is approximately 0.99 hectares and comprises 84 rented flats and 1 rented house, landscaping and parking areas. The application site is 0.19 hectares.
- 2.3 The site is bounded by residential development in all directions and is located within but on the edge of Chichester Conservation Area. The Government’s Flood Map for Planning confirms that the site is situated within Flood Zone 1, meaning it has a very low risk of flooding. There are no other known constraints at the site.
- 2.4 The site location plan is shown below.



## 3.0 Planning History

- 3.1 There have been various planning applications at the Royal Close development in recent years.
- 3.2 On 3<sup>rd</sup> September 2020, planning permission was granted for the development of 8 no. 1 bedroom flats forming phase 1, known as Block D (ref. 20/01703/FUL).
- 3.3 Then on 19<sup>th</sup> January 2022, planning permission was granted for a further 5 no. 1 bedroom flats forming phase 2, known as Block G (ref. 20/02530/FUL).
- 3.4 Following this, another application was submitted for the erection of a single flat attached to flats 30-37 Royal Close, forming phase 3a, known as Block I which was permitted on 15<sup>th</sup> July 2022 (ref. 21/01786/FUL).
- 3.5 There is also a live planning application for 1 no. bed dwelling which is pending a decision, forming phase 3, known as Block H (ref. 22/00160/FUL).
- 3.6 In terms of 3 York Road itself, there have been three recent planning applications:
- 22/02461/FUL – Demolition of existing single storey side and rear extensions, demolition of detached outbuilding, new side and rear extensions and subdivision to form 2 no. 2-bed cottages. Removal of part of front boundary wall and formation of off-street parking. Formation of new vehicular crossover and installation of new drop kerb – Awaiting decision.
  - 22/00624/DOM - Demolition of existing single storey areas and detached outbuilding. Replacement two storey side and single storey rear extensions. Approved 19<sup>th</sup> July 2022.
  - 22/00432/DOM – New vehicle crossover including widening existing opening in front boundary wall. Formation of permeable off-street parking area. Approved 19<sup>th</sup> July 2022.
- 3.7 Pre-application advice has been received by CDC on 10<sup>th</sup> May 2023 for the proposed development (as described in section 4.0 below). This was positive and concluded the proposal is capable of receiving officers support subject to consideration of detailed matters including parking, sustainability enhancements and achieving nitrogen mitigation.



## **4.0 Proposal**

- 4.1 Full planning permission is being sought for the erection of 2 no. 1-bed flats (known as Block J) on land currently within the rear garden of 3 York Road.
- 4.2 Access is proposed via the existing access track to the rear of 3 York Road from within Royal Close. Four parking spaces are proposed at the front of the two flats.
- 4.3 Proposed materials include facing brickwork, metal cladding in dark grey, slate style roof tiles and uPVC windows in dark grey, which have been used elsewhere within the Royal Close development, ensuring sympathetic integration.
- 4.4 Amenity space is proposed to the south of the flats. Soft landscaping is proposed adjacent to the existing flat block 58 – 65 facing on to the access road, as well as along the western boundary adjacent to two of the proposed parking spaces. No trees are proposed for removal.
- 4.5 The design is described in greater detail in the accompanying Design and Access Statement (DAS).



## 5.0 Planning Policy Context

5.1 This section sets out the key relevant planning policy at national and local levels. Section 6 sets out how the proposals accord with the policies in more detail.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

### National Planning Policy Framework (NPPF)

5.3 The most recent NPPF was published in September 2023. It sets out the Government's planning policies for England and how these should be applied. It establishes a presumption in favour of sustainable development.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development – economic (building a strong, responsive and competitive economy); social (providing a sufficient number and range of homes to meet the needs of present and future generations and fostering well-designed, beautiful and safe places); and environmental (protect and enhance our natural, built and historic environment). Paragraph 9 confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.

5.5 Paragraph 11 stresses that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in this 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.

5.6 Paragraph 38 sets out that Local Planning Authorities should approach decisions in a positive and creative way. This paragraph also states that Planning Authorities should work proactively with applicants to ensure that developments will improve the





economic, social and environmental conditions, whilst seeking to approve applications for sustainable development where possible.

- 5.7 Section 5 on housing sets out that the Government is committed to ‘significantly boosting the supply of homes (paragraph 60) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay. It also refers to the needs of groups with specific housing requirements are addressed.
- 5.8 Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.9 Design is covered in in Section 12, where the Government attaches great importance to the design of the built environment. This section highlights that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).
- 5.10 Paragraph 180 states that developments that conserve or enhance biodiversity should be supported and that opportunities to improve biodiversity in and around developments should be integrated as part of their design.
- 5.11 Paragraph 189 relates to proposals that affect heritage assets and requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 196 goes onto states that where development which has less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the scheme. Paragraph 201 states that not all elements of a Conservation Area will contribute to its significance.

### **Local Planning Policy and Guidance**

- 5.12 The relevant parts of the Chichester District Council Development Plan currently comprises the Chichester Local Plan, which was adopted on 14<sup>th</sup> July 2015.
- 5.13 The following policies within the Local Plan are considered of most relevance to this application:
- Policy 1 – Presumption in Favour of Sustainable Development
  - Policy 2: Development Strategy and Settlement Hierarchy
  - Policy 4: Housing Provision
  - Policy 8: Transport and Accessibility



- Policy 12: Water Management in the Apuldram Wastewater Treatment Catchment
  - Policy 33: New Residential Development
  - Policy 39: Transport, Accessibility and Parking
  - Policy 40: Sustainable Design and Construction
  - Policy 42: Flood Risk and Water Management
  - Policy 48: Natural Environment
  - Policy 49: Biodiversity
  - Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas
- 5.14 Policy 1 states the Council will regard planning applications which accord with the policies set out in the Local Plan as sustainable development and therefore grant approval, unless material considerations indicate otherwise. It will take a positive approach to planning applications and work pro-actively with applicants to find solutions to approve proposals where possible. The Council will grant permission for applications in cases whereby there are no relevant policies to the application or where relevant policies are out of date at the time of making the decision, unless material considerations indicate otherwise. The Council will take into account whether or not any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF or if there are specific policies within the NPPF that indicate the development should be restricted.
- 5.15 Policy 2 explains the Council seeks to accommodate growth in the most sustainable and accessible locations in accordance with the Local Plan, in which the scale, function and character will support the role of the identified settlement hierarchies: Sub-regional Centre; Settlement Hubs; and Service Villages. In relation to development within the Settlement Boundary, there is a presumption in favour of sustainable development. This should reflect the setting, form and character of the settlement and ensures good accessibility to local services and facilities.
- 5.16 Policy 4 states the Council plans to deliver 7,388 homes across the District over the Local Plan period 2012 – 2029, of which 6,156 homes are planned for the East-West Corridor, containing Chichester City. The Council will monitor housing delivery to ensure an adequate supply of land remains available throughout the plan period.



- 5.17 Policy 8 explains new development is required to be well located and designed to minimise the need for travel, contribute toward necessary infrastructure and improve accessibility to key services and facilities.
- 5.18 Policy 12 states proposals for development in the Apuldram Wastewater Catchment Area should be able to demonstrate no adverse impact on the water quality of Chichester Harbour.
- 5.19 Policy 33 explains planning permission will be granted for new residential development proposals if they demonstrate the highest standards of design, create a high-quality living environment in keeping with the character of the area and should respect and enhance the surrounding area and site in terms of its proportion, form, massing, siting, layout, density, height, size, scale, detailed design and neighbouring and public amenity.
- 5.20 Policy 39 sets out that development proposals must demonstrate that they can provide for the access and transport needs that they create, through the provision of necessary improvements to transport networks, services and facilities. Proposals should encourage the use of sustainable methods of transport and provide safe connectivity for people with mobility difficulties and should not create severe cumulative impacts to transport, accessibility or parking in the area. Additionally, the provision of parking provision should be in accordance with current West Sussex County Council guidance.
- 5.21 Policy 40 states for all new dwellings, evidence will be required by the developer to demonstrate how the criteria within the policy have been considered (proportionate to the scale of development), such as minimising energy consumption and sustainable building techniques including use of materials that reduce the embodied carbon of construction.
- 5.22 Policy 42 states all new development within the district will be required to demonstrate there will be no net increase in surface water run-off and priority should be given to incorporating SuDs to manage surface water drainage unless it is proven that SuDs are not appropriate.
- 5.23 Policy 48 explains planning permission will be granted where it can be demonstrated that development recognises distinctive local landscape character and sensitively contributes to its setting and quality.
- 5.24 Policy 49 explains planning permission will be granted where it can be demonstrated that the biodiversity value of the site is safeguarded.



- 5.25 Policy 50 states net increases in residential development within the 5.6km Zone of Influence from the Chichester and Langstone Harbours SPA, which incorporate appropriate avoidance/mitigation measures will not require an appropriate assessment.

### **Emerging Plans**

- 5.26 Work is being progressed on the Chichester Local Plan 2021 – 2039 and the Regulation 19 consultation took place between February – March 2023. The Local Development Scheme (January 2023) states that the timescale estimated for adoption is Summer/Autumn 2024. Given the plan has not yet been subject to examination, the draft plan attracts minimal weight.

### **Supplementary Planning Documents (SPDs)**

- 5.27 The SPD's of relevance in this case are:
- Planning Obligations & Affordable housing SPD (July 2016)
  - Surface Water and Foul Drainage SPD (September 2016)
  - Chichester Conservation Area Character Appraisal



## 6.0 Key Planning Considerations

### Principle of Development

- 6.1 The application site is located within the settlement boundary of Chichester where new residential development is supported by policies 1, 2 and 33 of the Local Plan. The Royal Close development has also recently received planning permission for various new residential developments as summarised in section 3.0. The principle of the proposed development in this location is therefore established and is acceptable.
- 6.2 In addition, as CDC cannot currently demonstrate a 5-year housing land supply of housing, the tilted balance as per NPPF paragraph 11d applies, which sets out the presumption in favour of sustainable development is therefore engaged. This planning statement demonstrates that in accordance with NPPF paragraph 11d, there are no policies within the Framework that would provide a reason for refusing the proposed development and the benefits of the proposed development significantly outweigh any impacts.

### Design and Residential Amenity

- 6.3 The proposal comprises 2 no. 1-bed flats (known as Block J) on land currently within the rear garden of 3 York Road. The design and appearance have been chosen to compliment and reflect the local area and the existing block of flats, including facing brickwork and dark grey metal cladding, which have been used elsewhere within the Royal Close development, therefore ensuring sympathetic integration. Outside amenity space is also provided to the south of the flats as well as soft landscaping.
- 6.4 The proposed development has been carefully designed following an analysis of the site constraints, scale, form and layout of the surrounding buildings and conservation area. The windows have been positioned to minimise any overlooking to adjacent dwellings and are obscure glazed in the bathrooms.
- 6.4 The proposed flats are adjacent to flat block 58-65 Royal Close which is also to the rear of a dwelling on York Road (no. 4), as well as a set-back outbuilding, therefore the siting of the proposed flats are not out of keeping with the area.
- 6.5 There is sufficient levels of separation between the site boundaries and the proposed development is well set back from 3 York Road. The proposed design would therefore not cause adverse harm to the character and appearance of the area, conservation area or neighbouring amenity, through overlooking or overbearing impacts. This was



confirmed in the feedback received from the pre-application in May 2023. Further design details are illustrated in the accompanying DAS.

- 6.6 The proposed development accords with policy 33 which requires new residential development to demonstrate the highest standards of design, create a high-quality living environment in keeping with the character of the area and should respect and enhance the surrounding area and site in terms of its proportion, form, massing, siting, layout, density, height, size, scale, detailed design and neighbouring and public amenity.

### **Heritage and Conservation Area**

- 6.7 The proposed development is located within but on the edge of the Chichester Conservation Area, which excludes the Royal Close development. The neighbouring dwellings to the west (1-2 York Road) are a pair of mid-19<sup>th</sup> century semi-detached houses which are locally listed, which are considered important in a local context but not nationally important enough to have a statutory listing. There are no listed buildings on York Road but there are several along Whyke Road to the west of the site.
- 6.8 Although the proposed flats will be within the Conservation Area, they will be accessed from within the Royal Close development. There may be some limited visibility of the site from the Conservation Area, however it will very much be read in the context of the existing Royal Close development and so there will be minimal impact on the Conservation Area.

### **Highways**

- 6.9 Access is proposed via the existing access track to the rear of 3 York Road from within Royal Close. Four parking spaces are proposed at the front of the two flats. In addition, the site is within walking distance of bus stops providing public transport into Chichester city centre.
- 6.10 A Parking Assessment Technical Note has been submitted with this application which assesses the parking within the Royal Close development and level of provision required. Alongside this application is a further planning application submitted on behalf of Chichester Greyfriars for one 1-bed dwelling attached to existing flats 30-37 Royal Close on Bognor Road. According to WSCC parking guidelines, both of these proposals combined would result in a parking provision requirement of 2 spaces. Therefore overall, the provision of 4 parking spaces is sufficient for both proposed developments combined.



- 6.11 This accords with policy 39 which states developments must demonstrate that they can provide for the access and transport needs they create and the parking provision should be in accordance with the current WSCC guidance.
- 6.12 In any case, consideration should also be given to the site's highly sustainable location and public transport links, in accordance with policy 8.
- 6.13 The proposal is therefore acceptable in regard to highways and parking.

### **Drainage**

- 6.14 The proposed surface water drainage strategy proposes to mimic the existing run-off regime and will not result in any adverse impacts on flood flow rates outside the site, nor will it increase flood risk elsewhere.
- 6.15 For foul water drainage, the existing site is served by public foul water sewer which runs east to west beneath York Road. The proposed development will connect to this existing sewer.
- 6.16 The proposal therefore accords with policy 42 which states all development will be required to ensure that as a minimum there is no net increase in surface water run-off.

### **Affordable Housing**

- 6.17 The proposed development is comprised exclusively of 100% affordable housing in accordance with the operational requirements of Chichester Greyfriars Housing Association as a registered social housing provider.

### **Nutrient Neutrality**

- 6.18 The site is located within the Chichester Harbour Fluvial catchment and wastewater would drain to the Apuldram WwTW, which discharges effluent into the designated European Site. Natural England has confirmed this is likely to lead to a significant effect on the water quality of this protected site.
- 6.19 It is therefore proposed to purchase credits from a nitrate mitigation provider to offset the nitrates that would be generated as a result of the proposed development to ensure nutrient neutrality. The applicant is exploring various options and further details will follow shortly.

### **Solent Recreation Mitigation Strategy and Ecology**

- 6.20 The proposed development is within 5.6km of Chichester and Langstone Harbour, a Special Protection Area and Ramsar Site. Therefore to mitigate offsite impacts of the



development, contributions will be made in accordance with the Solent Recreation Mitigation Strategy and policy 50 of the Local Plan.

6.21 The application site is a residential garden comprising of mown amenity grassland. A Bat Scoping Report and Preliminary Ecological Appraisal was recently carried out and is submitted with this application. This confirms that overall, habitats within the site are considered to be of low value to foraging and commuting bats and no other ecology surveys are necessary.

6.22 Therefore it is not considered the proposed development would cause harm to local wildlife or protected species. This accords with policy 49 which states planning permission will be granted where it can be demonstrated that the biodiversity value of the site is safeguarded.

### **Sustainable Construction and Design**

6.23 A Sustainable Construction and Design Statement has been submitted with this application, which sets out the proposed measures to reduce carbon emissions, in accordance with policy 40 This includes:

- Promoting the use of sustainable transport methods that do not use fossil fuel resources;
- Provision for storage and collection of waste and recycling;
- During design and construction phases of the proposed development, actions will be taken to reduce the amount of waste generated;
- Water performance specification upgrades, with a view to reducing the maximum water use to 100 – 110 litres per person per day;
- Reducing energy demand in accordance with the energy hierarchy, such as:
  - Low emissivity glazing;
  - Building will be of masonry construction allowing it to respond to changes in temperature; and
  - High efficiency lighting for both internal and external lighting





## 7.0 Summary and Conclusion

- 7.1 On behalf of Chichester Greyfriars Housing Association, SLR have prepared this planning statement in support of a full planning application for the erection of 2 no. 1-bed flats (known as Block J) on land currently within the rear garden of 3 York Road
- 7.2 The proposed development provides a great opportunity to provide affordable housing for older people, which as set out above is in significant demand. In addition, it will also make a positive contribution to CDC's general housing supply position, which is currently below the 5-year land supply requirement. Such benefits should therefore be given significant positive weight in the planning balance given the growing demand for affordable rented homes for older people.
- 7.3 The design and appearance of the proposed development has been informed by the local area. It is a high-quality development that ensures sympathetic integration, respecting the character of the Conservation Area as well as preserving the residential amenity of the Royal Close development and existing residents.
- 7.4 The proposal represents a form of sustainable development, having regard to the relevant local and national planning policies. The proposed development should therefore be supported, and planning permission granted.



