

Ref: GA/AM/00817/L0008am

9th August 2019

FAO Mr Andrew Wood
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

**Full Planning Application on behalf of Oakford Homes
Land at Former Gas Works Site, Ford Road, Arundel**

Further to our recent pre-application discussions we are pleased to enclose a planning application relating to our Client's land at the Former Gas Works Site, Ford Road, Arundel, seeking permission for the following:

"Development comprising 38 residential apartments (9x1-bedroom and 29x2-bedroom units) along with access, off-street parking, amenity space and enhancements to the local footpath network"

The application was submitted today via Planning Portal (Reference PP-07926750) and is supported by the documentation set out in the enclosed document schedule.

Please note that the accompanying Viability Statement, prepared by BNP Paribas, contains commercially sensitive information and is not to be displayed as part of the public file. To this end a copy of the statement will be forwarded to Officers upon registration of the application.

The application fee has been calculated as being £17,556 on the basis of a full application for 38 residential units. The fee will be paid via BACS by our client.

The proposals have been shaped by the series of pre-application discussions led by yourself, as well the feedback gained during the course of the public consultation exercise detailed within the Statement of Community Involvement included in support of the application. This included a well-attended public exhibition on 30th April 2019. A detailed overview of how both processes have helped shape the evolution of the scheme is set out in both the accompanying Planning and Design and Access Statements.

The Exchange | Colworth Science Park
Sharnbrook | Bedford | MK44 1LZ

The Application Site

The Application Site comprises a parcel of previously developed land – largely a concrete slab – extending to 0.43ha and lying within the settlement boundary of Arundel. The site fronts onto Ford Road in close proximity to the A27 (around 100m to the north east) and is within walking distance of both Arundel railway station and the full range of shops, services and facilities lying within Arundel town centre around 500m to the east. There are also further services and facilities within the immediate locale of the site including a generous area of open space to the north west, a medical centre and a primary school.

The site is abutted by the gable of an existing two storey terrace of housing (known as California Terrace). These dwellings are considered to establish the built line and set back distance in representative of the character of Ford Road. To the north east and south east are areas of open paddock land which form part of the floodplain of the River Arun which lies beyond. The site is located partly within Flood Zones 2 and 3 although benefits from the existing River Arun flood defences. Arundel Cemetery is then located opposite the site on the north-west side of Ford Road.

The site now lies derelict and untended and, due to its prominent location at the southern approach to Arundel, impacts adversely on the character of the town. The way in which the site responds positively to its setting and seeks to regenerate its immediate setting is explored at greater length in the Planning and Design and Access Statements.

The Proposed Development

The proposed development, which is explained in greatest detail in the accompanying Design and Access Statement and demonstrated by the full suite of planning drawings comprising the application, can be summarised as follows:

- A residential development comprising two apartment blocks ranging in 2.5-storeys in height at the front of the site (Ford Road) to 3.5 storeys to the rear with the ground floor level comprising bin and cycle storage and undercroft flood storage voids;
- A total of 38no apartments comprising 9x1-bedroom and 29x2-bedroom market units suitable for first time buyers, small families or downsizing, all of which exceed national internal space standards;
- Level access to all units both from the pedestrian access on to the front block on Ford Road and the car parking below, all accessible via a lift in the internal core of each block;
- Provision of private amenity space through a combination of balconies, communal green space and a raised decked area at the centre of the site;
- Generous levels of off-street car parking in excess of West Sussex County Council standards comprising 55 designated parking spaces and 4 visitor spaces, the latter located closest to the vehicular entrance to the site;
- Provision for electric vehicle charging points throughout the site;
- Secure cycle parking provided in undercroft cycle stores in line with standards;
- Enhanced off-site footpath links from the entrance of the site to the River Arun public right of way;
- An attractive scheme of planting and landscaping befitting of the site's river corridor location including enhanced boundary treatment between the site and the adjacent residential properties fronting Ford Road;
- The relocation of the electricity substation on site to a secure compound on at the north west corner, accessible from Ford Road;
- Innovative flood mitigation features, including a comprehensive site drainage scheme and voids below each block to ensure that the impact of localised flooding is designed into the scheme; and
- Specially commissioned decorative iron-work features designed to celebrate Arundel's heritage.

Planning Merits of the Scheme

The supporting Planning Statement sets out a comprehensive and compelling case for the proposed development. Most importantly it confirms that the principle of a residential development on the site is established due to its inclusion as an allocation in the current Arundel Neighbourhood Plan, an allocation which in turn is reiterated as part of the Arun Local Plan 2018 proposals map and is set to be retained in the emerging Neighbourhood Plan Review.

In respect of the general sustainability merits of the scheme the proposal pays a high level of attention to the way in which it responds, in particular, to the following key matters:

- **Flooding:** Design measures have been included as part of the Application Scheme to ensure that there will be no erosion of flood storage capacity following the development of the site. Void spaces will be included below the main residential block, the accommodation within which will be elevated above the modelled water levels of a peak flood event. It also confirms that a sensitively designed scheme of surface water drainage can be provided that does not increase the current run-off rates from the site. In respect of the flooding exception test the accompanying Planning Statement includes a clear description of how this has been passed;
- **Contamination:** A comprehensive ground investigation has been undertaken to quantify the extent of contamination on a site that was subject to a former polluting use, one that has since ceased and now leaves the site in need of substantial remediation. Principally, the investigations have concluded that the site features contamination from chemicals relating to the former gas works, trapped gasses and remnants of asbestos. The applicant is now committed to the full remediation of the site to a safe level, with the extent of this work to be informed by further surveys;
- **Highways:** Safe access with sufficient visibility splays can be achieved at the site, as demonstrated by the accompanying Transport Statement. The trip generation level of 11 and 12 vehicle movements during the AM and PM peaks respectively would not have a severe impact on the highway in line with Paragraph 109 of the NPPF and would therefore be acceptable.
- **Accessibility:** The site is very well located in respect of the town centre, local open space provision and public transport services;
- **Amenity:** The scheme has been designed taking into account comments received during the course of the consultation exercise in respect of residential amenity. The siting of the block to the front of the site ensures that it does not result in overbearing or overlooking of the residents of California Terrace. In addition, the provision of a combination of balconies, on site open space and unit sizes that exceed national minimum standards ensures that the scheme offers a high level of amenity for future residents;
- **Housing mix:** Whilst the build cost of the proposal on what is a complicated site, allied with contamination and flooding remediation costs, does not allow for the viable delivery of any affordable units the scheme does exclusively comprise of a mix of 1 and 2-bedroom apartments helping meet a pressing need for smaller units in Arundel; and
- **Design:** The design of the proposal responds principally to the built form along Ford Road, the view of the site from local vantage points such as the River Arun and ensures that it is sensitive in the wider context of historic townscape of Arundel.

We trust that the enclosed documents and drawings are sufficient to enable the validation and determination of this application. Indeed, we look forward to building on your very helpful pre-application comments and working with Officers towards the approval of the enclosed scheme. Should you have any queries or require any further information please do not hesitate to contact me or my colleague Alex Munro.

Yours sincerely

