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PLANNING SUMMARY

LAND WEST OF BROOK LANE AND SOUTH OF THE A259

Date: March 2017

Ref: 12491

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Revision	Description	Originated	Checked	Reviewed	Authorised	Date
A	First Draft	AJC	SP	SP	SP	23.02.17
C	Final	AJC	SP	SP	SP	01.03.17
DWD Job Number: 12491						

THE PROPOSAL

Introduction

1. This application seeks outline permission in respect of the following proposal:

“Outline planning permission (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising residential units and care home (Use Class C2 and C3) and ancillary facilities including railway crossing together with associated access, car parking and landscaping”.

2. We provide details of both components of the planning application below.

Residential Dwellings

3. Outline planning permission is sought for a residential development. The indicative scheme is for 90 dwellings and the indicative proposed mix is set out in the table below:

Table 1.1 – Summary of Indicative Scheme

DWELLING TYPE	NO. OF UNITS
1-bed flat	10
2-bed flat	14
2-bed house	30
3-bed house	35
4-bed house	1
Total	90

4. The proposed development will provide 30% affordable housing on-site. For the indicative scheme of 90 dwellings this equates to 27 affordable dwellings. The tenure, dwelling type/size and location of on-site affordable housing will be for subsequent approval under a reserved matters application.
5. Scale, design and appearance are matters reserved for future consideration, however as illustrated in the indicative proposals, the proposed residential development would be likely to be predominantly two storeys in height and would not exceed a maximum parameter of three storeys in height. The development would comprise a wide range of housing types including small apartment blocks, terraced, semi-detached and detached housing.

Care Home

6. Outline planning permission is sought for a residential care home. The indicative scheme comprises a 72 bed residential dementia care home.

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7. Scale, design and appearance are matters reserved for future consideration, however, as illustrated in the indicative proposals and detailed in the Design and Access Statement, the care home would be up to three storeys in height, with a flat roof.

SUMMARY

8. The scheme has been assessed against the development plan, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and relevant material considerations.
9. On the basis of this assessment it is concluded that the proposals comply with the development plan and therefore in accordance with the NPPF should be approved without delay. The NPPF holds that Local Planning Authorities should seek to approve applications for sustainable development where possible and that Local Planning Authorities should work pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
10. In terms of planning policy, both policies GEN2 and GEN3 of the Arun Local Plan (2003) are inconsistent with the provisions of the NPPF and therefore should be discounted for the purposes of the consideration of this application. This is acknowledged within the Council's pre-application response and also in relation to other applications on other sites within the District that fall outside the development boundary including on land directly to the east of the application site.
11. The application site is sustainability located in close proximity to existing built development identified as being suitable for residential development in the Council's latest HELAA (November 2016). The indicative proposals would provide up to 90 new residential units of which 30% would be affordable units, thereby making a significant contribution to the Council's current housing target of 919 dwellings per annum and assisting with alleviating pressure on the severe lack of housing land supply in the district. The proposed development will also provide a care home facility to meet the identified demand for facilities of this nature.
12. In addition to the above strategic benefits, the proposed scheme would also improve access in and around the site and would seek to construct a new pedestrian and cycle bridge over the railway to replace the existing crossing in the south east corner of the application site in order to significantly improve the safety of this crossing for pedestrians and cyclists which at present is considered by Network Rail to be dangerous.
13. The proposal is considered to be acceptable in regard to each of the relevant policies that are consistent with the NPPF, providing a high quality and sustainable form of development that will not cause harm to amenity or cause significant adverse traffic impacts.

14. In summary the scheme offers the following benefits:

- Provision of up to 90 dwellings to make a valuable contribution towards Arun District Council's 5 year housing land supply;
- The provision of a dementia care home to meet a current undersupply of facilities in the District;
- The provision of a pedestrian footbridge over the railway line and improved links to the cycle/footpath network;
- Employment in both the construction phase of development, as well as approximately 78 FTE jobs in the care home once open.