

PLANNING STATEMENT : REF: 08/3443

RE: DEVELOPMENT REAR OF 101 LLOYD GORING CLOSE
ANGMERING, WEST SUSSEX

ARUN DISTRICT COUNCIL			
No.	A	78	09
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NATIONAL PLANNING FRAMEWORK

1. Planning Policy Statement 1 and Planning Policy Statement 3 comprise the Government's overarching guidance and policies in respect of achieving sustainability and the provision of new housing.
2. The principle objective of the Government's policies is to provide sustainable development whilst making effective and efficient use of land, especially previously developed land within the urban areas.
3. The Application Proposal accords with this established Government Guidance in that it seeks to provide housing on previously developed land, comprising a former domestic nursery and garden land.
4. The Proposal therefore accords with Government Guidance in providing housing in a sustainable manner to help meet local housing demand.

LOCAL DEVELOPMENT PLAN POLICY CONSIDERATIONS

1. Principally the site is situated within the Defined Built-Up Area of Angmering whereby there remains a presumption in favour of residential development in accordance with the above Government Guidance.
2. Policy GEN7 of the Arun District Local Plan 2003 sets out the criteria against which new development proposals will be assessed and is subject of a number of criteria which the Planning application Proposal has been derived against.
3. Criterion 1 of Policy GEN7 seeks to make effective use of land and achieve densities of not less than 30 dwellings per hectare.
4. The Application Proposal produces a density in excess of the required minimum, thereby according with the Policy.
5. Criterion 2 requires that development demonstrates a positive response to the identified characteristics and resources of the site, and respects and enhances local distinctiveness.
6. The Application Proposal responds positively to the characteristics of the site in proposing housing of a layout, design and vernacular local to the area, fronting onto an existing access thereby perpetuating the street scene from Lloyd Goring Close.

7. Criterion 3 requires that development promotes sustainability, reducing the need to travel, particularly by private car.
8. The Application Site is located close to local shopping facilities and within walking distance of the Village Centre.

9. Moreover, bus services are located within walking distance, as is the local school, and therefore the site is sustainable in nature.
10. Criterion 4 requires that the development does not unacceptably have an adverse impact upon adjoining occupiers of land, and the proposed layout has been specifically designed to minimise any impact upon the amenities of adjoining residents through the provision of side margins and garden areas backing onto existing residential properties, thereby respecting privacy.
11. Criterion 5 therefore is also complied with.
12. Criterion 6 seeks to retain significant open or wooded areas of land, which in their own right make a material contribution to the local environment, and as the site comprises the rear garden area of 101 Lloyd Goring Close, and an area of land occupied by existing glasshouses, the Proposal accords with the criterion.
13. Criterion 7 & 8 deal with the provision of safe access, and the scheme has been designed to accord with the Highway Authority's standards.
14. It is therefore concluded that the Proposal accords with both National Guidance and Local Development Plan Policy.