



Date: 30th September 2020

DP/Bellway/North Bersted/No.1 Unit Submission

Arun District Council
Maltravers Road,
Littlehampton
West Sussex
BN17 5LF

Bellway Homes Limited
Wessex
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU



Dear Sir or Madam,

Re: Full Planning Application to erect 1 No. detached house, Land West of New Barn Lane, North Bersted, PO21 5DN

Please find enclosed a full planning application for the above development.

Submissions

This letter is accompanied by the following:

- An Application Form
- 1:1250 Red Line Plan (ref. 18256-S201)
- 1:500 Block Plan (ref. 18256-P202)
- Site Layout and Supporting Layouts 1:100 (ref. 18256-P201)
- The Chandler Planning Layout Rev.H (ref. A/951/00/AT/01)
- The Chandler Planning Elevations Rev.H (ref. A/951/00/AT/02)
- CEMP Plan and CMP drawing (ref. 18256-PXXX)
- Arboricultural Impact Assessment (ref. BELL22532aia-ams)
- Tree Survey Plan BELL22532-03A
- Flood Risk Assessment (ref. A094107)
- Landscape and Maintenance Plan (ref. BELL22532)
- Foul and Surface Water Drainage Technical Note (1643-WSP-XXX)
- External Materials Schedule (ref: Condition 9 in BE/103/19/RES)
- Energy Statement
- CIL Form 1: Additional Information

A payment of £462.00 for the application fee has been made through the planning portal.

Planning Statement

Please treat this letter as a Planning Statement in support of the proposed development. To erect No.1 detached house on Land West of New Barn Lane from nil use to residential development and in

association with the approved reserved matters permission BE/103/19/RES. The associated site has approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure. This application was formally approved on 28th April 2020.

Principle

The site is located to the west of New Barn Lane, and is contained and serviced from within the south west corner of the applicant's development site which has a recent approval of reserved matters BE/103/19/RES. The proposed additional plot would be a logical extension of that larger development, making full and effective use of vacant urban land. The site would be surrounded by residential curtilages to the west, north and south and the Jubilee playing field to the immediate east. As such the change of use of this vacant land, with nil planning use, to residential would be entirely appropriate in principle.

The proposed dwelling would continue the line of the approved adjacent plots (30/31) and would be a dwelling of the same size and design. The adjacent development has recently been implemented and this proposed additional house would therefore suitably integrate into the surrounding built up area.

Planning Policy

The Arun Local Plan 2011-2031 identifies a number of 'Strategic Allocations' to provide residential development to meet the local housing needs throughout the plan period (2011-2031). This proposed dwelling would be located at the interface between the existing homes off Winston Crescent and the existing planning permission off New Barn Lane which was brought forward as an early independent first phase of the larger housing-led development allocated under policy H SP2a known as the Land West of Bersted strategic allocation SD3. It is clearly an area where the Local Plan policy permits change including new housing development subject to detailed considerations.

The site is located within the built up area as identified within the Local Plan and as such Development Management Policies apply (notably Policy D SP1 (Design) which requires all development proposals to make efficient use of land but reflect local characteristics, D DM1 (Aspects of form and design quality), D DM2 (Internal Space Standards), ECC SP2 (Energy and climate change mitigation) and T SP1 (Transport and Development), all of which have been further discussed below.

Proposed Layout & Landscaping

The proposed layout drawing (18256-P201) demonstrates that the proposed plot would be a logical continuation of the approved run of houses (plots 27-31) to the southwest and would have a generous overall size compared to the nearest recently approved plots. It also demonstrates the angled and oblique juxtaposition between the proposed house with the nearest existing bungalow, no. 10 Winston Crescent to the north.

The garage within the garden of no. 10 Winston Crescent and the proposed close boarded timber fencing to the rear of the proposed house would provide a suitable boundary and would reduce the

prominence of the north east flank wall of the house seen from the nearby Crescent and adjacent dwellings.

The proposed plot frontage would generally be in keeping with the street scene shown within the associated reserved matters application, with the added addition of two convenient parking spaces with direct access from the front of the development. Street trees also are dispersed within close proximity to provide interest and reinforce local distinctiveness. The landscaped footpath to the outer fringes provides for a recreational field link to Jubilee Fields as per the planning permission for the adjacent development site.

With respect to preserving amenities to adjoining properties, care has been taken to ensure that no harmful impacts arise through overlooking or loss of daylight. The proposed house would be located to the southwest of no. 10 Winston Crescent but would be positioned beside the garage of this nearest adjacent dwelling and angled away from its main rear garden. The neighbouring bungalow has rear gardens to its south and west allowing plenty of daylight to be maintained at different times of the day.

The proposed floor plans and elevations demonstrate that the main aspects of the house would be to the front and rear and that at first floor the only flank window would serve a landing facing southwest into the adjacent development site. The orientation of the dwelling on its plot would mean that the rear first floor (bedroom 2 and 3 windows) would have a very oblique relationship with no. 10 Winston Crescent

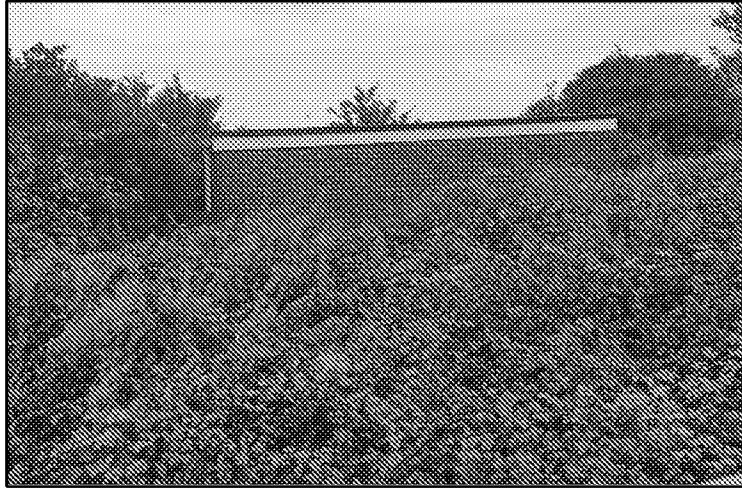
To the northwest of the proposed house is an area of land that has a separate planning permission for use as garden curtilage for a small block of flats (plots 32-37) within the approved development. The spacious siting of the proposed development would ensure that there would be no harmful overlooking or loss of privacy to these approved, yet to be built, dwellings.

Scale & Appearance

The proposed property would be two-storeys in height and of a traditional building form, utilising a pitched gable roof in continuation of the design approach of the adjacent dwellings. The proposed Chandler House type is a 88.39 m² three bedroom dwelling that is NDSS compliant, and as such complies with policy D DM2 for internal space standards.

The proposed external materials would be in accordance with the approved external material schedule of Condition.9 as follows (Red and buff multi stock brick with flat Grey man-made roof tiles as per plot no. 31). It is considered that the choice of these design features, materials and colours provides an acceptable approach to appearance and complies with policy D DM1 of the Arun Local Plan 2011-2031.

In terms of elevational treatment, the design approach respects the adjoining area and adds visual interest to the street scene, than what would otherwise be a redundant area of brambles and disused land.



Photograph taken from within the site on the 19th August 2020

Access and Parking

The associated scheme includes a spine road which runs through the centre of the layout with a footway on at least one side of the highway and various dedicated pedestrian routes, through and around the perimeter, linking with existing roads and public footpaths. The proposed dwelling would be well integrated with existing and proposed routes to and from local amenities as a result.

The proposed dwelling would have a 13m x 9m back garden with a side access to the rear of the property and, as a result, a generous amenity space which accords with the minimum Residential Outdoor Amenity space standard of 10m in depth. The garden and plot size reflects those already accepted by the local planning authority on the adjacent recently approved development. This plot would also accommodate two end of street parking bays afforded active surveillance by the proposed house and a rear cycle store within the far corner of the garden. The dwelling therefore is in accordance with the Arun Parking Standards and Policy T SP1 of the Arun Local Plan 2011-2031.

Energy and Climate Change Mitigation

The attached Energy Statement sets out the proposed strategy to minimise energy consumption and carbon dioxide emissions at the point of demand through the installation of highly efficient fabric, ventilation and heating systems, together with the benefits of passive solar gains. The proposed strategy accords with Policy ECC SP2 of the Arun Local Plan 2011-2031.

Contributions

The Council's interactive CIL map indicates that the site is largely within the designated West of Bersted strategic site or Zone 1 which is zero rated for CIL purposes.

In the circumstances a S106 Agreement will need to be resolved in conjunction with the application which secures relevant contributions to mitigate impacts in accordance with the tests of regulation 122 of the CIL regulations. The applicant's intention is to agree the heads of terms and undertake the

first draft of the S106 if the proposals are acceptable to the council. This is a matter for further dialogue.

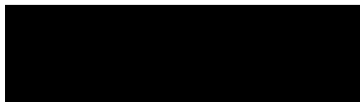
Conclusion

This proposed additional home fully complies with the relevant Local Plan policies and will deliver an additional much needed dwelling making efficient use of urban land as a logical and neighbourly extension to the recently agreed housing development off New Barn Lane.

In light of the above and accompanying drawings, it is hoped that the application can proceed to a favourable determination as soon as possible, however, should you require additional information or clarification please do not hesitate to contact me.

Kind regards,

Yours faithfully,



Daniel Poole

BSc (Hons)
Planning Graduate