



PLANNING STATEMENT

Land at the Richmond Arms Public
House

June 2018

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APPENDIX A – Indicative block plan

1. Introduction

- 1.1. The development proposals comprise 10 no. 1 bed apartments. The application is made in accordance with the Planning and Compulsory Purchase Act 2004.
- 1.2. This Planning Design and Access Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.

2. Site and Surroundings

- 2.1. The site is approximately 0.03 ha in size and is located within a primarily residential area. The use of the site currently comprises a Public House with flat above and thus is classified as previously developed land. The current building is two storeys in height, with a ground floor footprint of approximately 167 sqm.

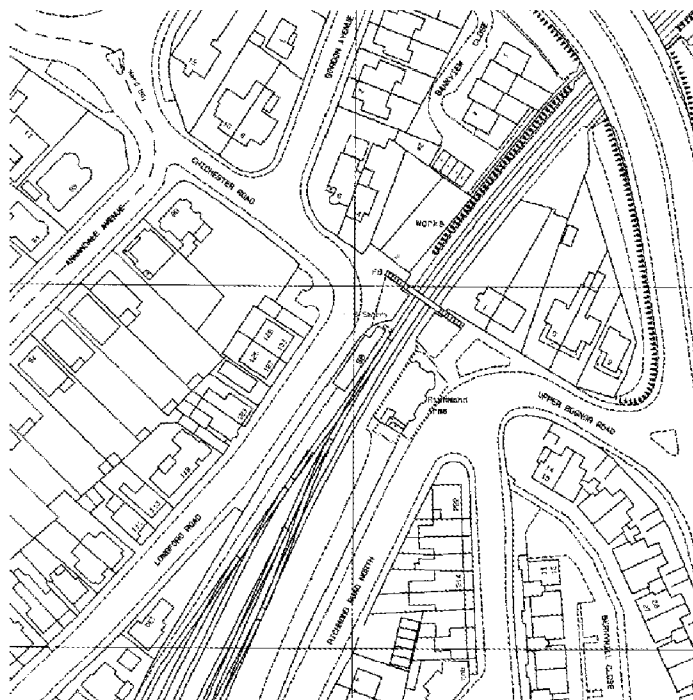


Figure 1: Site Location

- 2.2. The site is currently accessed from Richmond Road North, which adjoins the eastern boundary. There is not currently any parking on site with visitors and deliveries parking within parking bays on the road frontage.

2.3. A railway line runs along the western boundary with a pedestrian bridge just north of the site providing access to Longford Road and lit walkways to Bognor Regis Train Station. On foot, the station is within 0.8km. The station provides regular services to destinations such as Littlehampton, Barnham, Horsham and London Victoria.

2.4. Bognor Regis is a highly sustainable town. Many of the shops and services are located on or around London Road, approximately 0.6km walking distance from the site. Such services and facilities include, but are not limited to; school, library, pharmacy, police station, banks, Hotham Park and café, cinema, Tesco Express and Morrisons.

3. Planning History

3.1. There does not appear to be any relevant planning history associated with the site.

4. Pre-application Consultation

4.1. On this occasion, pre-application advice has not been sought. Whilst the applicant would usually be minded to request such advice, other submissions within the District have reported that the response time is prolonged due to workload and that a response within 28 working days is unlikely.

4.2. As this is previously developed land within the settlement boundary, the applicant has sought to obtain consent for principle with details to be obtained through a future reserved matters application. The applicant will then be looking to liaise with officers through the Reserved Matters stages.

5. The Proposal

5.1. This application seeks outline planning permission for the demolition of the existing building and redevelopment of 10 no. 1 bed residential apartments set over 3 storeys. The total floorspace would equate to approximately 600sqm.

5.2. An indicative block plan has been attached at Appendix A to demonstrate the feasibility of the proposal and how 10 apartments can suitably be delivered within this location.

6. Planning Policy

- 6.1. Following paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 6.2. Section 19 (2) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to have regard to national policies and advice.
- 6.3. The NPPF is a material consideration when determining planning applications. The NPPF was published in 2012 and plays a key role in the Government's reforms to make the planning system less complex and more accessible. The main aim of the NPPF is to achieve sustainable development.
- 6.4. Paragraph 7 outlines the three dimensions to sustainable development by which the planning system needs to perform three key roles; economic, social and environment, these roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 6.5. Paragraph 14 of the NPPF establishes a '*presumption in favour of sustainable development*' to ensure that development can be approved without delay in order to boost the supply of housing. It states that, for decision-taking this means;
- '*Approving development proposals that accord with the development plan without delay; and*
 - '*Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *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; or*
 - *Specific policies in this Framework indicate development should be restricted.*⁹

6.6. 'Specific policies' are outlined within footnote 9 and include;

- Sites protected under the Birds and Habitats Directive and/or Designated Sites of Special Scientific Interest,
- Land designated as Green Belt,
- Local Green Space,
- Area of Outstanding Natural Beauty, Heritage Coast or National Park,
- Designated heritage assets; and
- Locations at risk of flooding or coastal erosion.

6.7. With regard to housing, paragraph 47 of the NPPF states that local planning authorities should '*ensure that their Local Plan meets the full, objectively assessed need for market and affordable housing in the housing market area as far as consistent with the policies as set out in this Framework.*' It also states that authorities should identify suitable and deliverable sites sufficient to provide a five-year housing land supply. Paragraph 49 states that if authorities are unable to do this, relevant policies for the supply of housing should not be considered up-to-date and housing developments should be considered in the context of the presumption in favour of sustainable development.

6.8. Paragraph 215 states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*'

6.9. In addition to the above-mentioned paragraphs, the Housing and Planning Act 2016 reaffirms the Government's priority to deliver homes and, if necessary, to use central powers to ensure homes are delivered. It is therefore a clear direction from Central Government that authorities should plan to deliver as much housing as sustainably possible.

Local Policy

6.10. The Development Plan consists of the following documents;

- Adopted Arun District Local Plan (2003) Saved Policies
- Bognor Regis Neighbourhood Development Plan (2015)

Adopted Arun Local Plan (2003) (ALP) Saved Policies

- 6.11. Policy GEN2, 'Built-up Area Boundary' states that in order to meet the aim of sustainability by locating development in areas with existing services and facilities, *'Development and redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan.'*
- 6.12. In order to minimise the need for travel, Policy GEN4, 'Local and Travel Demand', states that planning permission will be granted for new development providing it is located so as to minimise the demand for travel, it doesn't materially add to road congestion or air pollution, and there is provision for safe and convenient access by public transport, cyclists and pedestrians.

Bognor Regis Neighbourhood Development Plan (2015)

- 6.13. The Neighbourhood Plan was made in 2015 and covers the period to 2030. Whilst there are a number of objectives within the plan, non-appear relevant to this application at outline stage. The objectives and vision should be taken into consideration at the detailed, reserved matters stages.

Other Material Considerations

- 6.14. Other documents and statements that should be taken into consideration include;
- Emerging Arun District Local Plan 2011-2031 Publication Version (January 2018 modifications) (eALP)
 - Ministerial Statement (12th December 2016)

Emerging Arun District Local Plan 2011-2031 Publication Version (January 2018 modifications) (eALP)

- 6.15. Policy SD SP2, 'Built-up Area Boundary' states that *'Development should be focused within the Built-up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.'*
- 6.16. Policy WM DM1, 'Waste Management' requires, where appropriate, communal recycling bins and safe bin storage areas being available for residents of flats.
- 6.17. Policy QE SP1, 'Quality of the environment' requires that development does not have a significantly negative impact upon residential amenity.

Ministerial Statement (12th December 2016)

6.18. The ministerial statement was issued in December 2016 and should be considered as material consideration when making relevant planning decisions. It clearly states that *'a neighbourhood plan that forms part of the development plan should not be deemed to be 'out-of-date' under paragraph 49 of the NPPF where all of the following circumstances arise at the time the decision is made:*

- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *The neighbourhood plan allocates sites for housing; and*
- *The local planning authority can demonstrate a three-year supply of deliverable housing sites.'*

6.19. The Council is currently unable to demonstrate a three-year supply of deliverable housing sites and the Neighbourhood Plan is now 3 years old. Thus, the three circumstances are not met and relevant policies for the supply of housing should be considered out of date.

7. Scheme Assessment

7.1. This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the sustainability of the site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of 10 residential apartments.

Principle of Development

7.2. The site consists of previously developed land located within the settlement boundary. The eALP Policy SD SP2, Built-up Area Boundary states that *'Development should be focused within the Built-up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.'*

7.3. In line with the NPPF definition, the site would be considered as a windfall site; *'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'* (Annex 2: Glossary). Table 12.1 of the eALP allows for around 922 windfall units to contribute to the District Housing Land Supply.

- 7.4. The site is located within the built-up area boundary and within a highly accessible location. A significant number of services and employment opportunities are accessible within walking or cycling distance, and the short walk to the train station allows access to major conurbations throughout the home counties.
- 7.5. The provision of 1 bedroom flats will provide an opportunity for first time buyers to access the housing ladder. 10 new properties will also have economic benefits in the form of an increase in Council tax receipts, creating/maintaining constructions jobs and through additional spending by new residents on local goods and services.
- 7.6. Whilst this is an outline application, any future reserved matters will seek to address climate change through construction and ensure environmental benefits wherever possible, in line with eALP ECC SP1 and ECC SP2. The proposals could be designed in accordance with the 'fabric first' approach to sustainable construction, prioritising improvements to the building fabric including high levels of insulation and efficient building services to reduce energy demand and consequent CO2 emissions.
- 7.7. This minor proposal within a sustainable location would not have any detrimental impacts that would outweigh the benefit of providing housing to meet local needs.

Affordable Housing

- 7.8. Due to the site size and number of properties proposed, the scheme does not allow for any affordable housing provision. Emerging Policy AH SP2 of the eALP only requires provision of affordable housing when proposals are for an increase of 11 residential units or more.

Land uses

- 7.9. The existing land use currently comprises a public house with flat above. The viability statement the viability statement concludes that the premises are outdated, have no parking facilities and realistically, have no viable or sustainable future with the present use. The statement advises that complete redevelopment would provide a more beneficial use of the site and important improvements to the area.
- 7.10. Richmond Road North is located on the site frontage (eastern boundary) whilst the train line runs along the rear, western boundary. This northern end of London Road is characterised by residential development, primarily terraced and semi-detached properties with a number of cul-de-sacs that have been developed in more recent years.

- 7.11. The redevelopment of the public house and flat to 10 new apartments would not be a use that would be out of context or cause any nuisance to the surrounding occupiers.
- 7.12. Development on the western boundary abutting the rail line would allow for a 1m undeveloped strip to act as a buffer and to allow any access required for maintenance of both the proposed building and the train line if ever necessary. Redevelopment of the site would not have any detrimental impact on the working or maintenance of the rail line.

Open Space

- 7.13. The Fields In Trust 'Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard' recommends the provision of 3.2 ha of open space are provided for every 1,000 people, equivalent to 32 sqm per person. On developments of 7+ dwellings, developments are required to accommodate open space within proposals.
- 7.14. Due to the size of the site, the number of dwellings proposed, proximity to existing open space and new facilities at Hotham Park, the scheme does not propose on-site open space. Alternatively, the applicant proposes a contribution to other open spaces within the town.

Highway Safety

- 7.15. A range of local services and facilities within Bognor Regis are accessible by foot, bicycle and public transport. The proposals do not allow for vehicular access or on-site parking due to the sites proximity to local facilities, employment opportunities and public transport links. The current public house and flat utilise the on-street parking that is located along the frontage of the property. Deliveries are also taken from Richmond Road North/London Road meaning on-site access is not necessary.
- 7.16. Bus stops are located on Longford Road, a convenient walk across the pedestrian bridge over the rail line. These stops provide access to the 700 coastline service alongside 7 other services providing access to Littlehampton, Felpham, Bognor Regis, Chichester, Portsmouth, and North Bersted.
- 7.17. The train station, employment opportunities and a range of other local services and facilities are located within a 10 minute walk of the site. All footpaths are surfaced, overlooked and lit.

- 7.18. Due to the sites location, it has a good level of accessibility and allows for a choice in modes of sustainable transport in line with ALP Policy GEN4, 'Location and Travel Demand, eALP Policy T SP1 'Transport and Development' and Policy T DM1 'Sustainable Travel and Public Rights of Way'.

Flood Risk and Drainage

- 7.19. The Environment Agency Flood Map shows the site to be located within Flood Zone 1 (low probability of flooding) and as such, the proposal accords with the objectives of the NPPF.
- 7.20. The proposed footprint will not be dissimilar to the existing meaning there will be negligible impact on surface water drainage. Surface water and foul will connect to the mains sewers as existing.

Ecology and Biodiversity

- 7.21. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts of been identified.
- 7.22. The site currently consists of the public house building and hardstanding; there is no ecological interest. Any future landscaping scheme will seek to include ecological enhancements and planting wherever possible in line with eALP Policy ENV DM5. This will be dealt with at reserved matters stage.

Planning Obligations

- 7.23. The applicant is prepared to enter into a Section 106 agreement relating to off-site open space and playspace.

8. Conclusion

- 8.1. This application seeks outline planning permission for the demolition of the existing building and redevelopment of 10 no. 1 bed residential apartments. The indicative layout and massing plan attached at Appendix A demonstrates that the principle of 10 apartments can be suitably delivered.

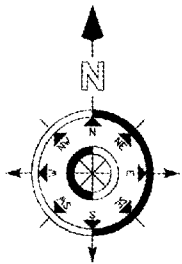
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- 8.2. The site is located within an established residential area, meaning the proposals would not be out of context and would not have any detrimental impact on neighbouring properties or surrounding land uses.
- 8.3. The provision of 1 bed properties provides the opportunity for those wishing to enter the property ladder to purchase their first home in a sustainable location in close proximity to local services, employment opportunities and public transport connections.
- 1.1. There is currently a lack in housing land supply within the District, triggering NPPF para. 49 and thus meaning Local Plan Policies relating to the delivery of housing are to be considered out of date. The Local Planning Authority should be looking to approve sustainable development proposals within settlement boundaries without delay in order to meet the housing shortfall.
- 1.2. It is therefore requested that planning consent is granted subject to conditions and the completion of a S106 agreement where necessary.

APPENDIX A

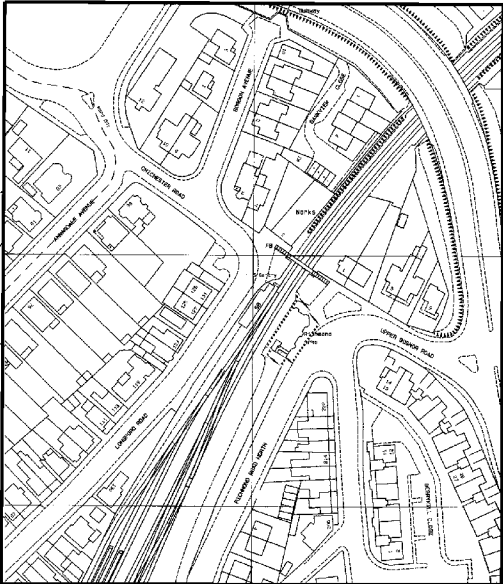
Indicative block plan

NOTES

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- 2. All dimensions are in metres (m)
- 3. All dimensions must be checked on site prior to the commencement of work.
- 4. Where applicable this drawing is to be read in conjunction with other consultants' drawings.
- 5. All work should be carried out in accordance with the current Building Regulations
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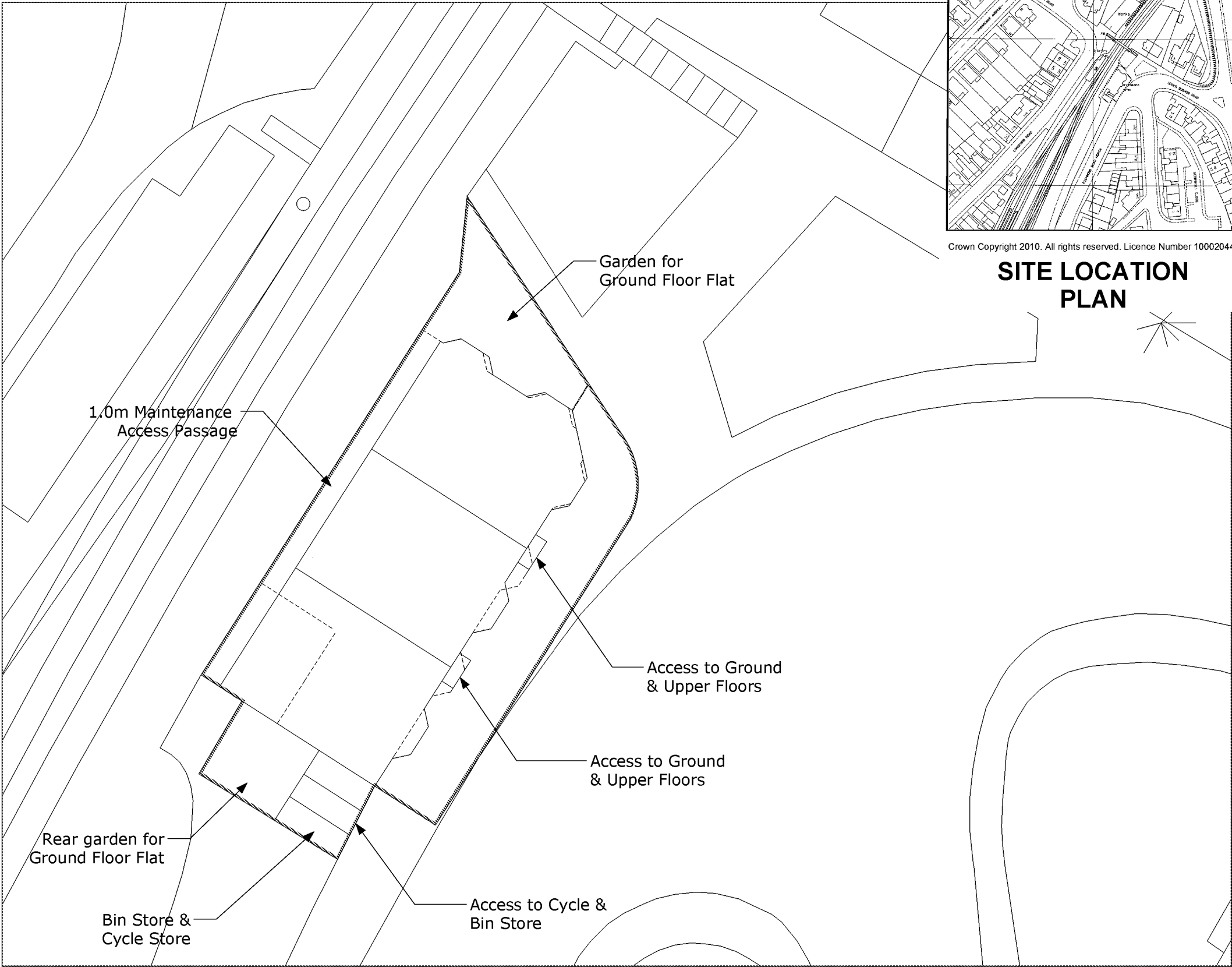


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SITE LOCATION PLAN



BLOCK PLAN
Site Area 289 sqm

Rev.	Date	Amendment
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COUNTERPOINT
PROPERTIES LIMITED

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01243 261281 | info@counterpointprop.co.uk | www.counterpointprop.co.uk

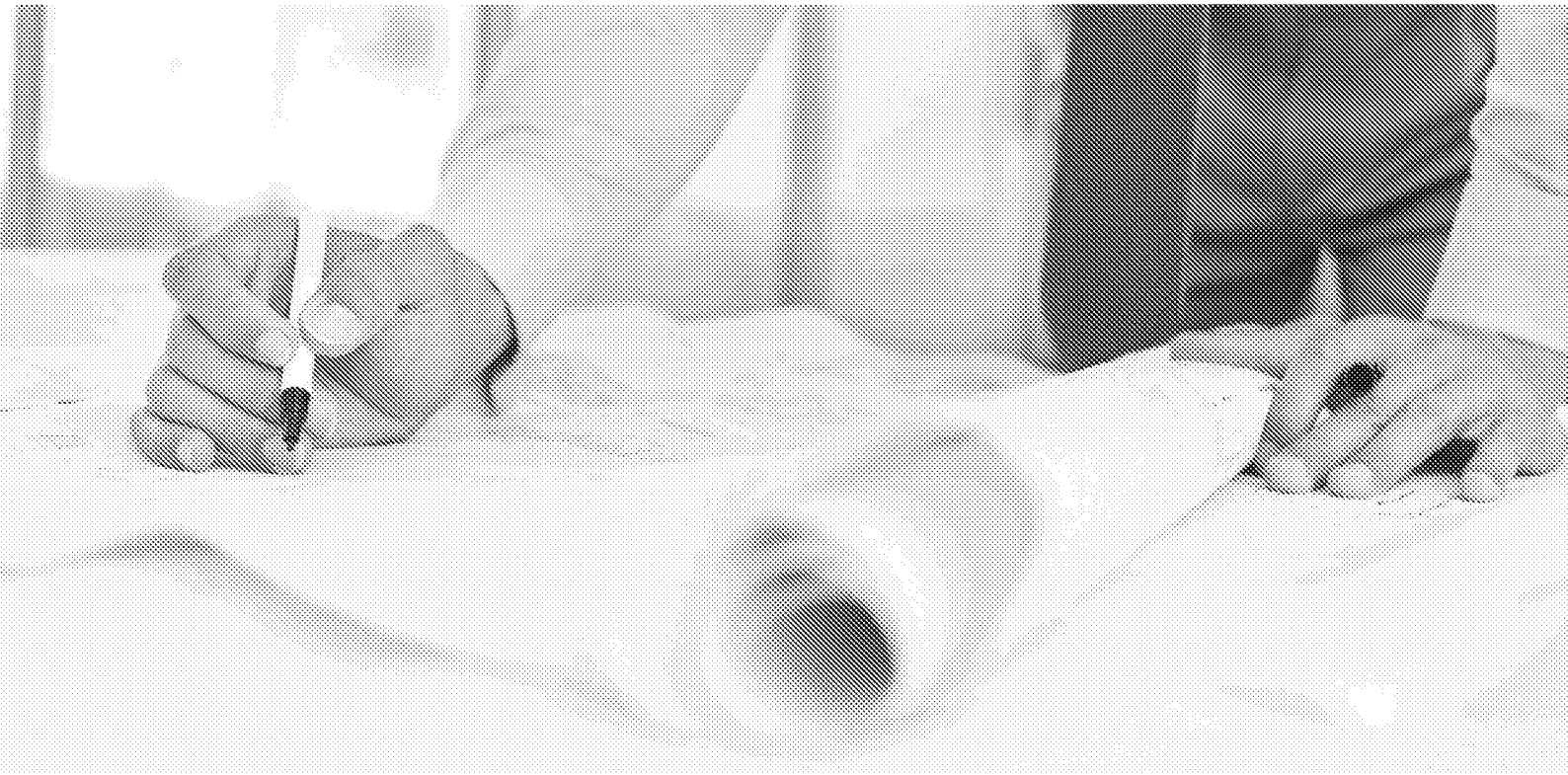
Project
Proposed Development at
224 London Road
Bognor Regis
West Sussex
PO21 1AU

Drawing	Scale @ A3	
LOCATION PLAN	1:1250	
BLOCK PLAN	1:200	

Date	Drawn	Checked
Jan 2010	AJMB	

Job Number	Drawing Number	Rev.
RA		

RESIDENTIAL DEVELOPMENT CONSULTANCY



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