

Application N°:

OUTLINE APPLICATION FOR PROPOSED
RESIDENTIAL DEVELOPMENT OF 6 NO.
DETACHED CHALET HOUSES AND
DEMOLITION OF EXISTING BUNGALOW
TO FORM NEW ACCESS FOR THE
DEVELOPMENT ALL OTHER MATTERS
RESERVED.

Site Address:
94-100 Hook Lane
Bognor Regis
West Sussex
PO22 8AT

Ref: COUNT/HookLane

DESIGN & ACCESS STATEMENT



COUNTERPOINT
PROPERTIES LIMITED

34 The Drive | Craigwell | West Sussex | PO21 4DU

This statement has been prepared to support an outline application for the proposed residential development of the land to the rear of 94, 96, 98 and 100 Hook Lane Bognor Regis.

The proposed development scheme was submitted to Arun under application number BR/139/OUT in May 2018 and was approved on the 15th November 2018. This submission does not seek to alter the previously submitted scheme but seeks to update the Design and Access statement and the FRA (and supporting material). The Design and Access Statement will recognise the adoption of the new Local Plan on 18th July 2018 (after the original submission). Whilst the emerging plan was recognised by the previously submitted statement the Policy numbering has subsequently changed. The applicant also recognises the climate change modelling for the FRA may have changed so this has also been updated along with supporting Sequential and Exception Tests.

The proposed development looks to retain the existing bungalows 96, 98 and 100 Hook Lane and demolish 94 Hook Lane to form access to development comprising of 6 No. detached chalet houses with all other matters reserved.

This statement follows the standard approach to form and content; this being the **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance**.

Given that the attached outline planning application is for a relatively simple form of development with most matters reserved it is not considered that the application justifies a full raft of formal assessment at this stage.

However, the statement will identify the key principles considered in terms of the design as well as reference and comment made in relation to context and access to the proposed development.

1.0 Physical Context

Hook Lane remains a predominantly residential street situated to the north east of Bognor Regis town centre. There is a comprehensive range of local facilities within easy walking distance in the centre of Rose Green.

The street scene comprises of detached two storey houses to the north side of the road and a mix of chalet houses and bungalow properties to the south side of the road. The houses occupy plots of varying sizes. The University of Chichester (Bognor Regis campus) sits to the south of Hook Lane but many of its buildings are visible from the proposed site to the south and to the east. The university campus has recently completed the building of a new education facility and has planning permission to construct further buildings of varying scale in the current parking area.

The amenities of Bognor Regis town centre lie a 15 minute walk away and offer full transport links, including rail services, and full shopping and school services. A recreation ground and children's play facilities lie a 2 minute walk from the proposed development and Felpham Community College is a 10 minute walk away.

2.0 Amount of Development

The application site measures approximately 2871m² (0.29ha).

It is proposed to retain three of the existing dwellings fronting Hook Lane and construct 6 No. semi-detached chalet houses to the rear of the existing bungalows. It is proposed to demolish one of the existing bungalows to form a new access road for the development. The scheme looks to provide approximately 660 sqm of new build accommodation with a mix of off-road garage and open parking

spaces.

3.0 Layout & Scale

This application is in outline only and the exact layout, design and scale of the proposed development will be subject to a subsequent application and approval, but these have been considered at this initial stage. The theme from conception through to submission would be to ensure that the proposed development is as sympathetic as possible to the neighbouring properties and respect the prevailing character in the road and the texture of the local area.

Overlooking between the plots, and neighbouring houses, has been avoided. There is adequate turning space within the development for vehicles, including utilities' vehicles, to be able to leave in a forward gear.

Bin storage will be provided in each dwelling with a bin collection point located next to the access road. Cycle parking will be provided within the curtilage of the new properties.

The scale of the new dwellings will be entirely in keeping with the area to the west and north of the site. The gardens and grounds will meet local size requirements and the landscaping will be sympathetically designed.

With the building of the new university building and new 3.5m boundary fence to the east of the site there is a new precedent of height, scale and design introduced to the area. However, this current scheme will look to draw influence from the buildings to the west of the site although it is recognised that influence could be drawn from the east and south of the site.

4.0 Landscaping

The site is relatively well screened from neighbouring properties to the south by existing mature planting that will be retained, restored and reinforced as necessary. To the east the University of Chichester has built a 3.5 metre boundary fence that would keep the site well screened and to the north and west of the site the scheme will include ample new planting to create distinct separation from the existing properties and their gardens on Hook Lane. There are a number of small existing trees on the site and, although none have preservation orders, they will be retained where possible and protected during construction operations in accordance with BS5837.

Common areas will be laid to grass with abundant planting of shrubs and trees. The gardens to the houses will be turfed and separated by close boarded fencing.

The entrance drive and parking areas will be designed to form a shared surface drive which will be both safe and pleasant to use for both vehicular and pedestrian users.

5.0 Appearance

This application is in outline only and the exact design of the proposed dwellings will be subject to a subsequent application and assessment. However, the overriding principle will be to ensure that the new houses fit into the local environment and street scene. The design will take precedent from the surrounding area and, most importantly, incorporate the use of good quality materials.

The dwellings will be designed to respect their context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties.

Adequate separation distances will ensure privacy of internal accommodation for new and neighbouring properties, and that of the principal areas of amenity, and the outlook from any principal window has been similarly protected by these distances.

6.0 Access

Hook Lane is well located for convenient access, particularly by pedestrians and cyclists, to the full range of retail facilities and transport links in Bognor Regis town centre. Felpham village centre is also a short walk and drive away to the east along with the beach front promenade walkway. There are well maintained footpaths on both sides of the street.

The site access is located where the existing bungalow, 94 Hook Lane, currently sits. The requirement for 2.4m x 43m visibility splays, in accordance with the Manual for Street, is easily satisfied. Traffic speeds on Hook Lane are extremely low and the traffic volumes are also generally low as the road is a 'dead-end' and therefore does not attract transitional traffic.

The entrance road will be designed to form a 'Shared Surface Street' in accordance with the Manual for Streets. The entrance road will meet the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency service will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.

The new dwellings will fully comply with Part M of The Building Regulations. Hard standing around the dwellings will ensure that all users are treated equally, be they wheel-chair users, those with baby transport, the ambulant elderly or the able bodied. The arrangement of the dwellings, and their citing, will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants.

7.0 Flood Risk Assessment (FRA)

Due to the site being located in Flood Zone 3 a Sequential Test by Planning Consultants Luken Beck has been carried out for the site with a summary of the findings contained below:

'The report demonstrates that within the Bognor Regis area (BUAB) which also includes Felpham, Pagham, Bersted, Aldwick and Middleton-on-Sea, there are no other reasonably available alternative sites within the area of a similar nature for the developer. Whilst there are available and developable sites within the area, these are either too large or too small for the developer taking into account the proposed size of the development which is below 11 dwellings which would trigger additional policy requirements for specified dwelling mixes and affordable housing provision. In addition, a significant number of sites have been granted permission already by the Local Planning Authority or are not developable in the near term.'

Please refer to the report as part of this submission for full details.

Further to the Sequential Test an updated FRA and mitigation proposal has been prepared by Flooding Consultants WSP as well as completion of the required Exception Test.

The mitigation measures approved as part of the 2018 application have been updated and tested against the latest climate change modelling by flood consultants WSP and still lead to satisfactory outcomes for flood potential. Planning consultants Luken Beck have further assessed the sustainability benefits of the scheme as part of the Exception Test with the sustainability benefits summarized below:

The justification set out by Appendix J of the WSP report confirms that that:

- Within the area of search prescribed by Arun District Council officers there are no sequentially preferable sites;
- The development would make an urgent contribution to housing supply;

- The proposals represent development on previously developed land, in a sustainable location;
- The scheme would reduce pressure on less sustainable greenfield sites;
- The site and proposals are suitable and policy compliant in all other regards.

Following the Sequential Test, updated modelling & mitigation proposals and the Exception Test this proposal concludes that the scheme will be compliant with flood policy at both a local and national level.

8.0 Response to Context & Relevant Planning Policy

Local Plan Policy H SP1 - It is deemed that there is still a presumption in favour of housing in line with the NPPF as Arun is still required to meet its housing targets and the development of this site will importantly add to the deliverable housing numbers.

Local Plan Policy D SP1 - There is not a single dominant design characteristic in the area but the adoption of 6 No. detached dwellings of mixed scale and height as indicated on the plan is deemed entirely in congress with the established design context to the west and north of the site.

Local Plan Policy D DM2 & Design SPD H.04 - Whilst detailed design is beyond the scope of this application the units will surpass the National Internal Space Standards and gardens will have in excess of 10.5m in depth to rear boundaries and will have a 2m+ defensible space to the front of the units. Fenestration positioning will be carefully considered to minimise the impact on existing and proposed neighbouring properties.

Local Plan Policy ECC SP1 - The site sits in flood zone 3. Please see separate report from WSP regarding flood risk assessment of the site. Please note the additional conditions suggested by the Environment Agency in their letter dated 18/09/2018. The applicant would expect and accepts the same conditions to be applied to any new approval.

Section 106 & CIL - An on-site open space and recreational area is not considered appropriate for the site due to the number of units, scale of the development and proximity to the near-by recreational ground and children's play facilities but the applicant anticipates making an 'open space contribution' to the Local Authority via a Section 106 Agreement, as well as a Pagham Harbour Access Management Contribution.

Local Plan Policy ENV DM5 Trees & Landscaping – Whilst beyond the scope of this application the applicant recognises the requirement to carry out a full arboricultural survey prior to any detailed planning submission and a detailed landscape plan will be submitted with any such application.