

BR/34110

HENRY ADAMS

PLANNING STATEMENT

**DEMOLITION OF DERELICT 2 STOREY OFFICE BUILDING AND ERECTION OF
8 NO. 2 BED FLATS AND 6 NO. 1 BED FLATS WITH GROUND FLOOR PARKING,
BIN AND CYCLE STORAGE AND CHILDRENS' PLAY AREA**

UNITS 17/18 DURBAN ROAD, BOGNOR REGIS

Background

Planning permission has previously been sought for the application proposal with Planning Application Ref: BR/381/07 being dismissed by means of an appeal on 14 January 2008 and Planning Application BR/231/09 being withdrawn.

The Inspector's decision to dismiss the appeal relating to Planning Application BR/381/07, was based upon the flooding issues relating to the site and not to the principle of development.

In his concluding paragraph with the decision letter, the Inspector stated:

"I have concluded above that the proposed development would not harm the supply of land and premises for employment use. However, I consider that this factor is outweighed by my conclusion about the site's unsuitability for the development, bearing in mind the flooding characteristics of the locality."

The policy position relating to employment land with the district has not fundamentally changed since the Inspector's decision but the structure plan policies referred to are no longer applicable following the withdrawal of the West Sussex County Structure Plan and its replacement with the South East Plan, which in itself has been abolished.

There are therefore no policies contained within the development plan which would prevent the loss of employment land to residential use and taking into account the continued marketing of the site and the absence of demand which has resulted, it is contended that the principal of residential development of the application site has been established.

The site's vulnerability to flooding therefore, remains the main issue in the determination of the proposal and the attached Flood Risk Assessment prepared by Robert Clarke Associates Ltd and the sequential testing of the site and the subsequent conclusions of those reports address the requirements set out within PPS 25 relating to development within Flood Zone 3.

Concerning the principle of residential development, the site is situated within the defined built up area boundary for Bognor Regis in a sustainable location (as confirmed by the previous Inspector in his appeal decision) and comprises previously developed land, whereby Government guidance requires Local Planning Authorities to encourage the re-use of buildings and land for efficient and effective purposes, especially in the provision of housing.

Proposals should however not duly impact upon local character and it is contended that the proposed flats will provide some local distinctiveness and enhance the characteristics of the area the street scene, especially by means of the replacement of the existing derelict building.

The development will not impinge upon any established residential amenity and will not compromise any existing established commercial use.

In conclusion therefore, the proposal accords with both relevant national guidance and Local Development Plan Policy Considerations.

Our Ref: AR25/AG