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## **Planning, Design and Access Statement**

### **Demolition of Existing Buildings and Redevelopment of Site with 6 no. Two Bedroom Dwellings**

**Land off Town Cross Avenue Bognor Regis West Sussex**

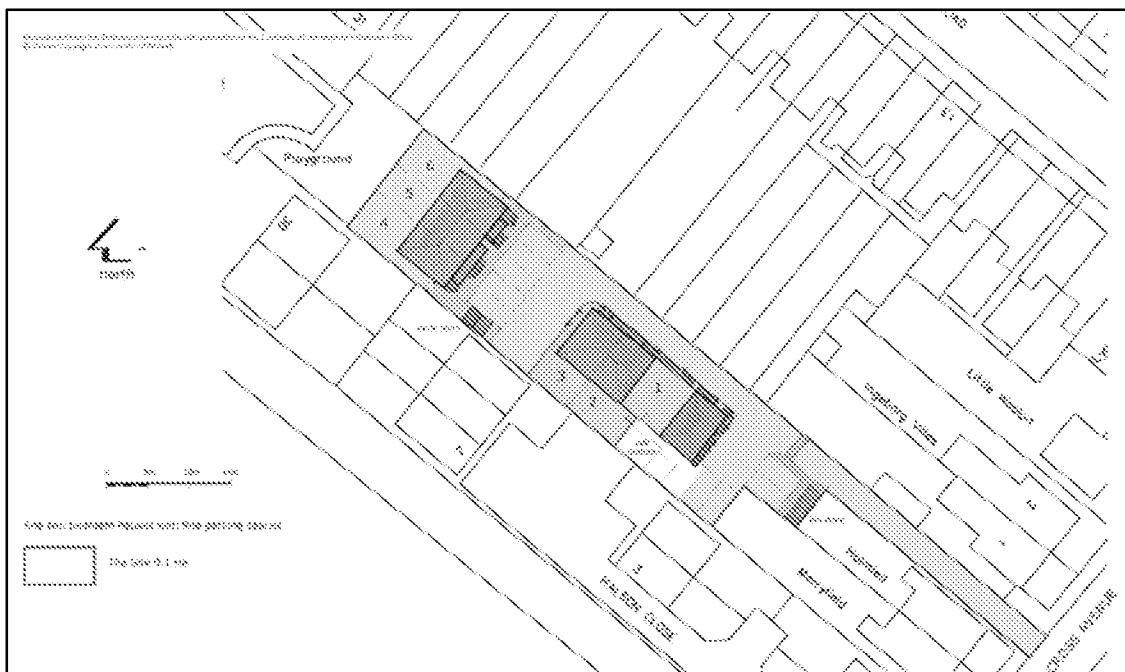
*February 2013*

# Contents

| HEADING                                                                                                                                                                                                                  | PAGE |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Introduction                                                                                                                                                                                                             | 3    |
| Physical Context Analysis                                                                                                                                                                                                | 4    |
| Policy Context Analysis                                                                                                                                                                                                  | 6    |
| Design Principles <ul style="list-style-type: none"><li>• Sustainable development</li><li>• Amount and Layout</li><li>• Appearance and scale</li><li>• Landscaping</li><li>• Access, parking and cycle storage</li></ul> | 9    |
| Section 106 and Conditions                                                                                                                                                                                               | 12   |
| Conclusions                                                                                                                                                                                                              | 13   |

## Introduction

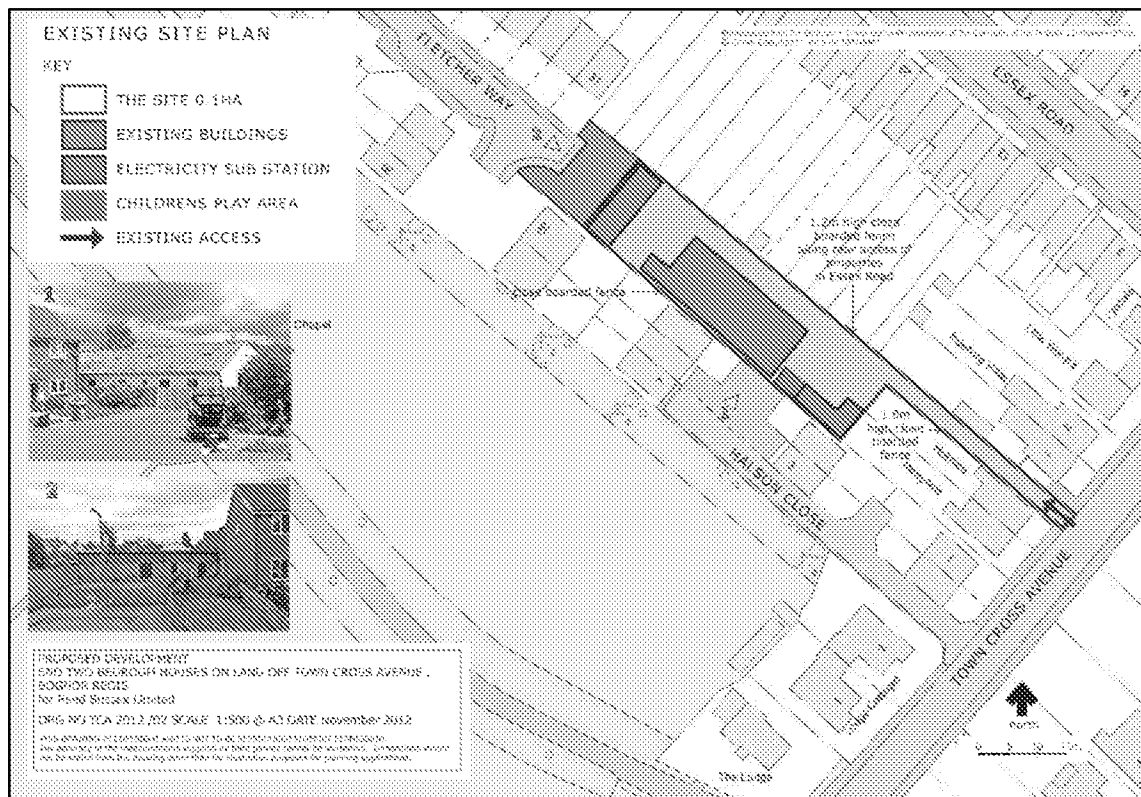
1. This Statement has been prepared on behalf of the site owners (Reed Sussex Ltd) to accompany their detailed planning application for the Demolition of existing buildings and redevelopment of their site at Town Cross Avenue Bognor Regis with 6 no. two bedroom dwellings and should be considered alongside the submitted drawings.



# Physical Context Analysis

## The Site

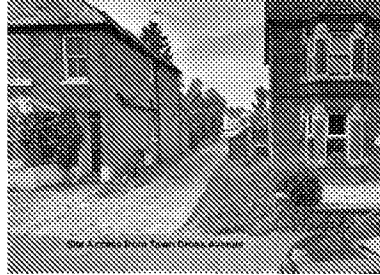
2. The site extends to 0.1 hectares in area and comprises the buildings and yard associated with a former industrial works which benefits from an existing vehicular access via Town Cross Avenue.



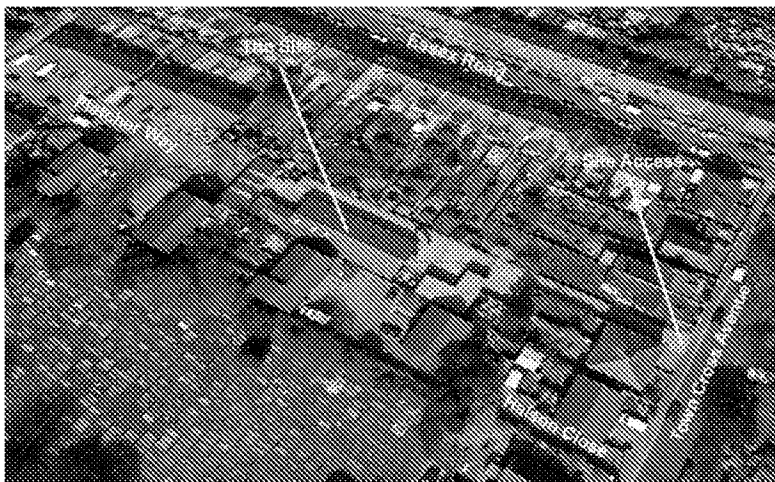
3. The former works closed some years ago and the physical inadequacy of the existing buildings has resulted in the site being used only intermittently since for ad hoc and casual storage by various short term tenants.
4. The existing single storey buildings comprise the former main works building, separate stores and garages and an electricity substation together with an associated concreted yard, parking and access road.

## Site Surroundings

5. Town Cross Avenue is a lightly trafficked and predominantly residential street with unrestricted on street car parking and residents have ease of access on foot or bicycle to nearby shops, services and Bus routes in Hawthorn Road to the west, Chichester road to the north, the railway station and/or the town centre to the south.



6. The former works is located in an urban residential area and now sits somewhat incongruously to the rear and side of residential gardens and properties in Essex Road and Town Cross Avenue and to the side and rear of more recent residential properties in Halson Close and Fletcher Way so that its buildings and associated activities visually and physically impinge on existing residential amenities and to some extent dominate their surroundings. Existing housing surrounding the site is two storey in scale and ranges from 1970's estate style properties in Fletcher Way and Halson Close to the early 20<sup>th</sup> century housing in Essex Road and Town Cross Avenue.



## **Planning Policy Context Analysis**

7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies in the development plan, unless other material considerations indicate otherwise.

### **The Development Plan**

8. The Development Plan for Arun District comprises “saved” policies from the Arun District Local 2003 and relevant policies from the South East Plan (adopted May 2009).

### **The Arun District Local Plan 2003**

9. The most relevant “saved” Policies from the Arun District Local Plan 2003 are considered to be GEN 2 “Built up Area Boundary” and GEN 7 “The form of new development”.
10. The site lies within the defined built up area of Bognor Regis where the redevelopment of sites with new residential development is encouraged and considered to be acceptable subject to compliance with the specific criteria set out in GEN 7 detailing the standards that the Council expects all new development to meet.

### **The South East Plan 2009**

11. The South East Plan is the Regional Spatial Strategy and its policies are broad brush and therefore provide little assistance as a guide for the determination of small scale proposals of this kind although to the extent that they are relevant they provide support for the principles involved.

## **Other Material Considerations**

### **Housing need and demand**

12. The Council is currently unable to demonstrate a 5 year housing land supply within Arun District based on current assessments of identified (sites with planning permission or allocated) even with an allowance being made for “windfall sites” (unidentified sites within existing settlement boundaries which based on past historical trends might come forward).
13. The Councils emerging Local Plan is (in part) being prepared so as to redress this situation but is currently at a very early stage of preparation and has not advanced to any statutory stage with adoption being anticipated in 2014 at the earliest.
14. The evidence base for the emerging Local Plan (SHLAA 2012 and SHMA 2012) does, however, make it clear that the Council needs to identify and deliver additional housing sites both within and outside settlements.
15. The application site is situated within an existing settlement but has not been previously assessed under successive SHLAAs so should be considered as being a potential windfall site which could therefore add to the current 5 year housing land supply.

## **National Planning Policy Framework (“The Framework”)**

### **Materiality and weight**

16. The Framework was published on 27 March 2012 and is a material consideration that must be taken into account when determining planning applications.

17. Paragraphs 213 – 216 of the Framework explain the increasing weight that should be given to the policies it contains relative to pre existing and emerging Local Plans and combine to make it clear that by the end of March 2013 (12 months following its publication) the absence of an up to date Local Plan which has been reviewed to reflect the policies it contains or an emerging Local Plan that is sufficiently advanced to carry anything but limited weight will result in all applications having to be determined against the policies it contains notwithstanding any conflict with existing local plan policy.

### **The relevant Framework Policy**

18. Paragraph 49 of the Framework make it clear that in the circumstances pertaining to Arun District described housing proposals in the District should now be determined against the presumption in favour of sustainable development at paragraph 14.
19. Paragraph 51 of the Framework also states that in accordance with the local Planning Authorities should normally approve planning aim of significantly boosting housing land supply applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

### **Summary**

20. In summary, the submitted application describes housing proposals which are not only acceptable in planning policy terms but should also be viewed favourably and encouraged as a matter of principle so that planning permission should be granted unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the Framework policies as a whole or specific policies in the Framework indicate that development should be restricted.

## **Design Principles**

### **Sustainable development**

21. The application site is sustainably located within an established residential area with good access to facilities and services on foot by cycle and/or by public transport.
22. The proposed dwellings would replace old commercial energy consuming buildings and would be constructed to modern standards of thermal insulation with reduced energy consumption and energy saving measures used throughout.
23. The existing site is already connected to an existing foul and surface water drainage system and the removal of the existing buildings and the reduction in the existing hard surfaced area and the replacement garden areas would reduce surface water runoff from the site.

### **Amount and Layout**

24. The number of dwellings proposed (6) and the proposed layout of the site have been designed so as to maximize the efficient use of this previously developed land whilst at the same time minimizing the impact of the proposed development on the amenities enjoyed by the residents of surrounding development particularly having regard to the physical dominance and impact of the commercial buildings and use that would be removed and cease as a result of the development proposed.

### **Appearance and scale**

25. The proposed dwellings have been simply but carefully designed with good detailing as two storey 2 bed dwellings so as to reflect those existing in Halson Close and Fletchers Way and so that their visual impact on their surroundings can be minimized.

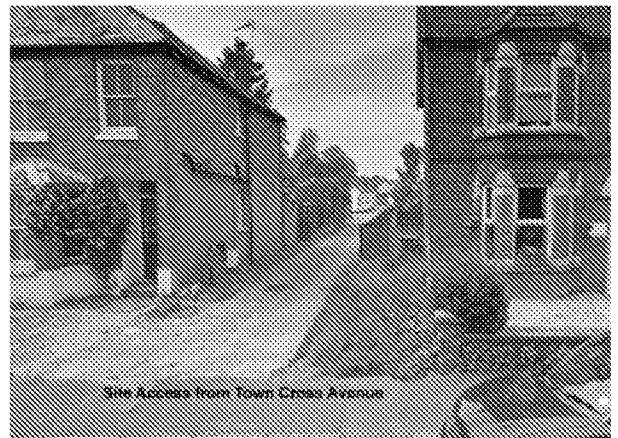


## **Landscaping**

26. It is intended that the proposed car parking areas and footpaths would be surfaced with good quality and attractive permeable paving and materials and that the detail of this together with boundary fencing/walling could be subject to later approval via controlling conditions on any planning permission granted.

## **Access, parking and cycle storage**

27. Vehicular and pedestrian access to the site is to be via the existing access from Town Cross Avenue which would be improved in appearance and provided with clearly defined pedestrian and vehicular visibility splays utilizing land either side within the control of the applicant.



28. These improvements together with the reduction in vehicular movements and the change in the nature of vehicles using the access that would result from the proposed residential development compared with the existing commercial buildings would be of benefit to the residential amenities of those residents living either side of the existing access.

## **Parking and Cycle Storage**

29. Future residents and visitors would have access to 9 car parking spaces (1.5 per dwelling) which is considered adequate to serve the development given the availability of unrestricted on street car parking on Town Cross Avenue and independent cycle stores for residents use are also to be provided.

## **Section 106 and Conditions**

### **Section 106 and Affordable Housing**

30. The need for infrastructure contributions and affordable housing has been discussed prior to submission with West Sussex County Council and the Housing Strategy and Enabling Manager at Arun District Council. (Andy Elder)
31. West Sussex County Council have advised that 6 dwellings (net) is below the threshold that would trigger any requirement for infrastructure contributions and Mr. Elder advised that in accordance with the Councils interim affordable housing policies the need for affordable housing arising from the scheme should be met by way of a financial contribution towards off site provision totaling £9,936.00 and a S106 Unilateral Undertaking providing a planning obligation to meet this requirement is currently being prepared and will be submitted before the application is determined.

### **Conditions**

32. It is anticipated that any detailed planning permission granted would be subject to standard conditions relating to the following matters:
  - Standard implementation timescale
  - The submission of details relating to building materials
  - The submission of details relating to landscaping and boundary treatments
  - The submission of details relating to the design/implementation of the proposed access, parking and cycle storage and
  - Standard foul and surface water drainage conditions

## Conclusions

33. The submitted scheme represents a sustainable form of housing development which would be of considerable benefit in that it would make a contribution towards the delivery of much needed open market and affordable housing within Bognor Regis and that it has been demonstrated that any adverse impacts would not significantly or demonstrably outweigh these benefits when assessed against the criteria given in the “saved” Local Plan Policy GEN 7 or Framework policies as a whole.
34. Therefore it is considered that the submitted scheme should be considered favourably and that the planning permission sought should be granted in accordance with the presumption in favour of sustainable development set out at paragraph 14 of the Framework.