

Ref: GA/AM/03919/L0002am

9th December 2019

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

**Full Planning Application on behalf of MJH Homes
Land at Langford, Horsemere Green Lane, Climping**

We are pleased to enclose a planning application relating to land under our client's control at the property known as Langford at Horsemere Green Lane, Climping. Specifically, this submission seeks permission for the following:

"Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses and 4x4-bedroom houses along with access and parking following demolition of existing dwelling"

The application was submitted today via Planning Portal (Reference PP-08353346) and is supported by the documentation set out in the enclosed document schedule.

The application fee has been calculated as being £4,158 on the basis of a full application for 9 residential units. The fee will be paid via BACS by our client.

The proposals primarily seek to make best and most efficient use of a self-contained infill plot within the established residential area of Climping. It seeks to build upon the principles of delivering a sensitively designed medium density and small scale residential development at the village that have already been established by current permission on the plots at the neighbouring properties of Scyld and Mistletoe Farm. Importantly, our client's proposals seek to contribute a net increase of 8 additional dwellings to the district's currently deficient housing supply in a manner which is entirely sustainable and consistent with the ongoing growth of Climping.

The Application Site

The application site comprises a sprawling 4-bedroom bungalow, known as Langford, set in its own large linear curtilage extending to approximately 0.43ha. It is well related to the built-up area of Climping village, representing

an infill plot between the high-density residential development along Appletree Walk to the east and the recently consented 9-dwelling scheme at Scyld to the west. The site's context in relation to both of these developments is explored in greater detail within the enclosed Design and Access Statement prepared by Carlton Design Partnership.

The site sits on the south side of Horsemere Green Lane, the road that forms the northern boundary of the village of Climping, which links the B2233 Yapton Rd in the west with Church Lane in the east. Horsemere Green Lane then lies to the south of what was the old Ford Airfield – now one of the Arun Local Plan's main development sites, identified for the delivery of 1,500 new dwellings – and the Rudfield Industrial Estate. The location of the application site in the context of both Climping and the current Local Plan allocations at the village is explored in greater detail in our enclosed Planning Statement.

The Proposed Development

The proposed development, which is explained in greatest detail in the accompanying Design and Access Statement and demonstrated by the full suite of planning drawings comprising the application, can be summarised as follows:

- The demolition of the existing 4-bedroom bungalow on site;
- The subsequent erection of 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses and 4x4-bedroom houses ensuring a mix of dwelling types and sizes, resulting in a net increase of 8-dwellings;
- The provision of a total of 22 parking spaces on site in line with local parking standards;
- The creation of an improved vehicular access onto Horsemere Green Lane as well as sufficient on-site turning capable of accommodating delivery, emergency and refuse vehicles;
- The retention of key trees along with the introduction of a substantial planted boundary along the western edge of the site, abutting the driveway to Forgetmenot; and
- A sustainable surface water drainage scheme that comprises a system of swales and infiltration trenches, predominantly positioned along the western boundary of the site.

Planning Merits of the Scheme

The supporting Planning Statement sets out a comprehensive and compelling case for the proposed development. Most importantly it confirms that the principle of a residential development on the site is established due to its location within the built-up area of Climping along with the recognised sustainability of the village as one of the district's larger rural settlements.

These principles have already been assessed and agreed upon at length during the consideration of the recent nearby applications at Scyld and Mistletoe Farm. In addition, there is a strengthened presumption towards new sustainable residential developments across the district due to the currently deficient housing land supply position.

In respect of the general sustainability merits of the scheme the proposal pays a high level of attention to the way in which it responds to the following key matters in particular:

- **Design:** The proposal has been designed to respect the albeit fairly contemporary village setting of Climping. It does this through the inclusion of a range of dwelling design, size, roof construction and palette of materials throughout the scheme to ensure that it presents an attractive development that responds to the eclectic mix of units to the south, east and west of the site;
- **Highways:** Safe access with sufficient visibility splays can be achieved at the site, as demonstrated by the accompanying Highways Note. The trip generation from a scheme comprising a net increase of 8 units would be minimal. In addition it is demonstrated within the accompanying package of drawings and

supporting technical reports that the proposal is capable of accommodating a level of parking sufficient to meet West Sussex County Council standards;

- **Drainage:** The proposal seeks to integrate a Sustainable Urban Drainage scheme into the layout with first preference resulting in a scheme of infiltration across the site (subject to porosity testing). In the instance that a scheme of infiltration drainage is not possible a system comprising a new ditch and balancing pond will be implemented on site;
- **Accessibility:** The site is very well located in respect of public transport services to key local centres;
- **Amenity:** The scheme has been designed to ensure that it provides a high level of amenity to future residents whilst respecting the amenity of existing neighbours. It provides dwellings that exceed minimum space standards whilst similarly offering a generous level of private external amenity space.
- **Housing mix:** Whilst the proposal represents only a small-scale residential scheme it still manages to provide a range of dwelling sizes and types including 2, 3 and 4-bedroom properties and a replacement bungalow to ensure it continues to help meet the needs of older residents; and
- **Landscaping:** The proposed landscaping scheme across the site seeks to ensure that the character of Climping, comprising an eclectic mix of residential dwellings interspersed with mature trees, is maintained.

We trust that the enclosed documents and drawings are sufficient to enable the validation and determination of this application. Should you have any queries or require any further information please do not hesitate to contact me or my colleague Alex Munro.

Yours sincerely



Geoff Armstrong

Director

Armstrong Rigg Planning

