Lewis & Co Planning
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Design & Access/Planning Statement

Prepared on behalf of South Nutfield Property Ltd

The Martlets Sea Road East Preston BN16 1JP

Application for Approval of Reserved Matters



December 2014

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Design & Access & Planning Statement
South Nutfield Property Ltd
The Martlets Sea Road East Preston West Sussex BN16 1JP

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1 Introduction

1.1 This statement has been prepared on behalf of South Nutfield Property Ltd and relates to the former Martlets site in Sea Road, East Preston.

1.2 The property is located in the centre of the village and contains a vacant bungalow which was previously used as annexe accommodation for the Martlets care home immediately to the west. A brick/flint outbuilding also exists towards the rear of the site.

1.3 Outline planning consent to demolish the existing buildings and construct five dwellings on the site was granted on appeal on 19th December 2013 with details of access included (APP/C3810/A/13/2199149). This statement accompanies an application for the approval of reserved matters relating to the appearance, landscaping, layout and scale of development.

1.4 The details are submitted on behalf of South Nutfield Property following pre-application discussions with the District Council (Ref PAA/91/14). The applicants are prospective purchasers of the property.

1.5 The following documents are also submitted as part of the application:

- Application Form & Site Ownership Certificates;
- Application drawings by Inspired Design Studio Ltd;
- Arboricultural Assessment by Lizard Landscape Design;
- Transport Statement by Lawrence Shaw Associates.

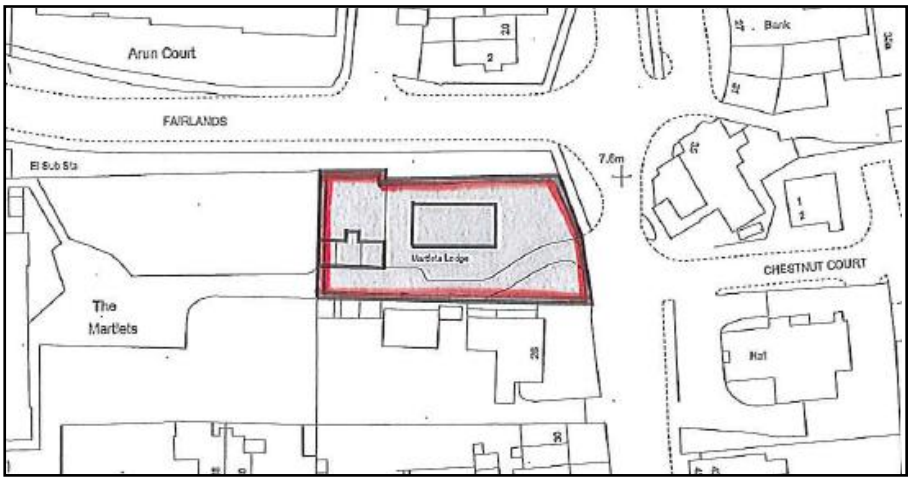
1.6 This statement has been prepared in accordance with Section 42 of the Planning & Compulsory Purchase Act 2004. Regard has also been had to guidance produced by CABE on Design &

Access Statements (2006), the National Planning Policy Framework and National Planning Policy Guidance.

1.7 The principles set out in Policies GEN2, GEN7 & GEN12 of the adopted Local Plan (2003) have been adhered to in considering the proposed development. The emerging policies of the Arun Local Plan 2011-2031 (Publication Version) have also been taken fully into account as has the East Preston Village Design Statement (2008).

2 The Application Site

2.1 The application site covers 0.09 hectares and is located in the centre of East Preston village. The property is on the corner junction of Sea Road and Fairlands as shown on the site location plan below.



Site Location Plan

2.2 The plot includes a 1970s detached bungalow which was used as annexe accommodation for the former Martlets care home. It is understood that the site has been vacant for approximately 10 years.



2.3 A brick and flint outbuilding is located adjacent to the western boundary of the site.



2.4 The site is level with large areas of grass and a hard standing positioned along the southern end of the plot. Mature tree screening exists along the south, east and northern boundaries.

2.5 Vehicular access to the property currently exists from Sea Road.

2.6 The application site is not listed, locally listed or located within a conservation area. The property to the south of the application site known as Bay Tree Cottage is listed.

2.7 The area is not located within a flood risk zone as defined by the Environment Agency.

2.8 The wider area is largely residential in character with a variety of house types and sizes existing in the locality. The application site is also located close to the Sea Road shops and other village facilities.

2.9 The following section provides details of the planning application history relevant to the site.

3 Planning Application History

3.1 Outline consent to demolish the existing buildings and construct six houses on the site together with parking, cycle parking and refuse storage was refused in September 2011 (Ref EP/78/11). The reasons for refusal related to overdevelopment, lack of affordable housing and lack of information relating to highways issues.

3.2 A revised application for six houses was subsequently refused in February 2012 on the basis that the proposed scheme would result in a cramped development (EP/131/11).

3.3 Despite receiving support at officer level, outline consent for the construction of five dwellings on the site was refused in March 2013 (EP/83/12). The application was resisted by the District Council Development Control Committee on the basis that the vehicle access was substandard with inadequate highway visibility.

3.4 The application was subsequently allowed on appeal on 19th December 2013 (APP/C3810/A/13/2199149) and planning consent granted to demolish the existing buildings and construct 5 dwellings on the site.

3.5 Whilst matters relating to layout, scale, appearance and landscaping were reserved for later determination, the proposed site access was approved as part of the appeal decision. The permission was subject to a number of conditions and a Section 106 unilateral undertaking for the provision of £49,291 toward off-site affordable housing.

3.6 Whilst the proposed layout plan submitted with the outline application was provided on an indicative basis, it allowed the Inspector to make the following conclusions:

- The gardens are of a reasonable size that are comparable with many of the gardens in the area;
- The indicative layout meets the criteria set out in the East Preston Village Design Statement (VDS);
- The development would not affect the listed setting of Baytree Cottage;
- As many trees as possible would be retained, including the major ones adjacent to the highway verge along the northern boundary;
- The indicative height of the dwelling would comply with the VDS;
- The proposed provision of 5 parking spaces would be sufficient given the sustainable location of the application site on a bus route with a regular service and 15 minutes walk to Angmering railway station;
- It is not uncommon for small housing sites to have a shared vehicle and pedestrian access. Furthermore, this would act as a traffic calming measure.

3.7 Further advice relating to a 5 dwelling scheme was subsequently sought by Inspired Design Studio (drawing reference 929.01). The District Council provided pre-application feedback on the scheme on 25th July 2014 as follows:

Outline Planning Permission has been granted for 5 houses. Advice is sought regarding the Local Plan and the proposed garden sizes and internal space requirements. The outline planning application allowed for average garden lengths of 6m and 3 houses which fall below the internal space requirements. Amendments have been made to the proposed layout in order to achieve the internal space requirements and improve the garden sizes however they do not meet the length and in some cases area requirements."

3.8 These issues are reviewed further in Section 7 of this Statement.

4 Design Issues

Amount

4.1 Outline consent has already been granted for five dwellings on the site. The reserved matters layout plan demonstrates that the following will be accommodated on the site:

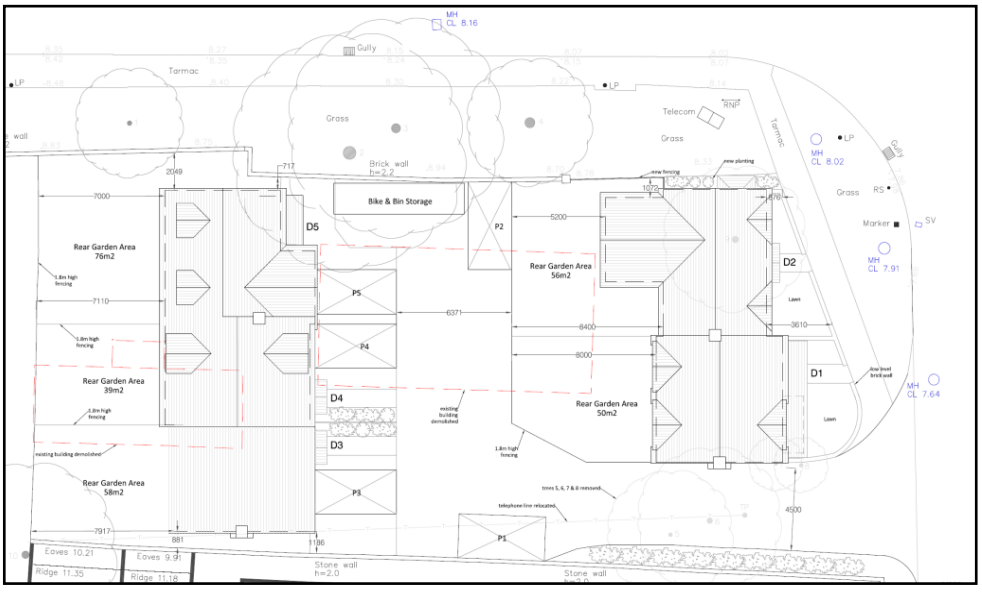
- Unit 1 - 2 bed (4 person) semi-detached house (83m^2);
- Unit 2 – 3 bed (5 person) semi-detached house (104m^2);
- Unit 3 – 2 bed (3 person) terrace house (77m^2);
- Unit 4 – 3 bed (5 person) terrace house (103m^2);
- Unit 5 – 3 bed (5 person) terrace house (103m^2).

Use

4.2 The proposed dwellings will fall within Use Class C3.

Layout

4.3 The proposed development includes two semi detached dwellings at the front of the site facing onto Sea Road and three terraced dwellings at the rear of the site. The approved access will lead in to the centre of the site which provides parking for five vehicles, cycle parking and refuse storage.



Proposed Site Layout

Scale

4.4 The two frontage dwellings will be 2 storeys in height in order to harmonise with the streetscene and preserve the setting of the adjacent listed building. The three rear dwellings will be 2.5 storeys high which will provide a visual step up to the 3 storey block of flats to the west of the application site.

Appearance

4.5 The proposed dwellings will have a traditional appearance with clay and slate roof tiles and facing tiles, brickwork walls, timber casement windows and stone cills. The housing design is very similar to the indicative scheme considered acceptable by the Inspector. As such, the appearance will be appropriate for the streetscape and the setting of Baytree Cottage.

Landscaping

4.6 The majority of existing trees and planting will be retained in order preserve the verdant character of the site and to screen/soften the proposed development.

5 Access Issues

5.1 The application site is located within the centre of East Preston and is therefore within easy walking distance of all key facilities and transport links in the village. The appeal Inspector clearly stated that the application site is in a sustainable location suitable for additional housing. Secure cycle parking will be provided on site in order to further encourage the use of sustainable modes of transport.

5.2 The provision of one parking space per dwelling was considered appropriate by the Planning Inspector and in accordance with Local Plan Policy GEN12. The proposed vehicle and pedestrian access was considered adequate and would not result in any danger to highway users. Moreover, the access has been approved and is not subject to further determination as part of this reserved matters application.

5.3 All properties will be built to Lifetime Homes standards where appropriate.

6 Heritage Assets

6.1 The National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 131 of the Framework requires local planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

6.2 The application site is not listed or located within a conservation area. It is however within an area of archeological interest. Any potential heritage interest relating to archaeology will be dealt with by planning condition No.6 of the outline consent.

6.3 The Inspector was satisfied that the indicative layout and elevations submitted with the outline application would preserve the setting of the neighbouring listed building. Furthermore, the development would involve the removal of an unattractive bungalow and the addition of sympathetic housing with a traditional appearance. The proposed scheme would therefore improve the local character and distinctiveness identified in the Village Design Statement.

6.4 The proposed development would therefore comply with Local Plan Policies GEN1, GEN7 GEN22 & DEV11.

7 Planning Policy Considerations

7.1 The outline planning consent has been granted to redevelop the site with 5 dwellings and an agreed vehicular and pedestrian access. This application seeks approval of reserved matters relating to layout, scale, appearance and landscaping.

7.2 The pre-application feedback provided by the District Council raises only two objections to the proposed development as follows:

- The 6 metre deep rear gardens do meet the external space standards set out in the emerging Local Plan;
- 3 of the dwellings fall below the internal space requirements as set out in the emerging Local Plan.

7.3 Policy DDM3 of the Arun Local Plan (Publication Version – October 2014) requires rear gardens to have a minimum depth of 10 metres. The proposed rear gardens range from 5.2 metres to 8.5 metres deep and do not meet the emerging guidance as confirmed by the case officer. However, the proposed gardens would provide adequate amenity space and the overall scheme can be supported on the following basis:

- The publication version of the Local Plan is yet to be assessed by a government Inspector or scrutinised at a Public Examination. As such, only limited weight can be afforded to Policy DDM3 at this stage in accordance with paragraph 216 of the National Planning Policy Framework;
- Whilst the layout plan considered at the appeal was for indicative purposes only, the Inspector concluded that the proposed gardens are of a reasonable size and are comparable with many of the gardens in the area with ***"no reason to doubt that adequate private gardens could be provided at the reserved matters stage"***.

- An increase in the depth of the proposed gardens would result in a reduced circulation space in the centre of the appeal site. This reduction would result in an inadequate vehicle turning area and/or a loss of parking spaces, thereby conflicting with Local Plan Policy GEN12;
- A similar situation occurred with a development of 10 dwellings at the former St Michaels & All Angels Church, Bognor Regis which was approved on 3rd June 2014 (Appeal Ref APP/C3810/A/14/2215970). The appeal Inspector concluded that whilst the development did not meet the internal space standards set out in Policy DDM2, the development would be "***of a sufficiently high quality and design to meet the aims and purposes of the adopted policy and there would be a justification for the relaxation of the emerging guidance."*** The District Council is respectfully requested to apply the same flexibility when applying DDM3 to the development at Sea Road;
- Paragraph 187 of the NPPF requires Local Planning Authorities to look for solutions rather than problems and should seek to approve applications for sustainable development where possible.

7.4 The following table demonstrates that the five dwellings will meet the minimum internal space standards set out in emerging policy DDM2.

House No.	Gross Internal Floor Area	DDM2 GIFA Standard
1	83m^2	83m^2
2	104m^2	96m^2
3	77m^2	77m^2
4	103m^2	96m^2
5	103m^2	96m^2

7.5 On the above basis we trust that the District Council can now support the proposed scheme and grant planning consent accordingly. Whilst no other concerns were raised during the pre-application stages, the applicants would be willing to work with Council officers to address any outstanding issues.

8 Conclusions

8.1 This statement is submitted on behalf of South Nutfield Property Ltd and relates to the former Martlets site on the corner of Sea Road and Fairlands in the village of East Preston.

8.2 Outline planning consent to demolish the existing buildings on the site and construct 5 new family dwellings was granted on appeal in November 2013. The consent included vehicular/pedestrian access with issues relating to layout, scale, appearance and landscaping left as reserved matters. An indicative site layout and house elevations were considered by the Inspector as part of the appeal process.

8.3 Consent is now sought for the approval of these reserved matters to allow the construction of two semi-detached and three terraced dwellings on the site. The proposed houses would have a similar design to the indicative scheme reviewed at appeal and would be built with traditional materials in order to respect the listed setting of Baytree Cottage. The majority of the mature tree and shrub planting will be retained in order to protect the landscape character of the site and to screen the development appropriately.

8.4 Pre-application discussions with the District Council revealed only two main areas of concern relating to internal space requirements and proposed garden lengths. Section 6 of this Statement demonstrates that the proposed gardens would provide suitable amenity space and justifies a flexible approach to the standards set out in emerging Policy DDM3.

8.5 The proposed dwellings now exceed the minimum internal floorspace standards set out in emerging Policy DDM2.

8.6 The scheme accords with all other policies in the adopted Local Plan (2003), the emerging Local Plan (2014), the National

Planning Policy Framework, National Planning Policy Guidance and the East Preston Village Design Statement (2008).

8.7 We trust that there are no outstanding issues and the reserved matters can be approved by the District Council at the earliest opportunity.

Lewis & Co Planning
December 2014