[redacted]

HENRY ADAMS
London | Surrey | Sussex | Hampshire

# Planning Statement

## Including Sustainability/Energy Efficiency Statement Foul Sewage and Utilities Assessment and Affordable Housing Statement

Outline application for re-development of site with the erection of 5 dwellings

The Martlets
Sea Road
East Preston
West Sussex
BN16 1JP

**Undertaken on behalf of**

**West Sussex County Council Property Services**

**Prepared by**

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## 1. Introduction

1.1 This planning statement is submitted to accompany an outline application for the demolition of existing buildings on site, and redevelopment with 5 houses, parking spaces, and a bin and bicycle store. It is proposed to relocate and alter the existing access to secure safe entry to the development with good visibility.

1.2 This application is submitted following the refusal of two planning applications for the erection of 6 dwellings upon the site.

1.3 The most recent application was refused for one planning reason, namely that the Council considered that the proposed development of the site with 6 dwellings would be a cramped overdevelopment of the site.

1.4 The access arrangements remain the same as those considered acceptable by the Council and Highway Authority, when determining the last application.

1.5 This statement incorporates sustainability and energy statement as well as a foul sewage and utilities assessment.

## 2. Site Description and Surroundings

2.1 The application site within the red edge has an area of some 0.09 hectare, and is shown upon the location plan submitted with the application. It is situated within the existing urban area of East Preston accessed from Sea Road.

2.2 It is within a residential area in close proximity to shops and other facilities, including a regular bus service, in East Preston.

2.3 There is a variety of building forms, designs and materials in the vicinity of the site though buildings generally comprise close knit groups.



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2.4 The site contains a modern functional building, last used as a care facility, which is now not used. There is a smaller brick building at the rear of the site which is also not used. The buildings and site are surplus to the County Council's requirements.

2.5 The details of buildings and uses which form the context of the site are described in more detail in the Design and Access Statement which explains how the indicative layout and dwelling details have been developed to address that context, and the East Preston Village Design Statement. The relevant Local Plan policies are addressed in a later section of this statement.

## 3. Community Involvement

3.1 To ensure that the local community have been consulted on West Sussex County Council's intentions for the site, a letter and indicative layout and elevations have been sent to occupiers of properties close to the site, and the Parish Council, prior to submission of this application.

## 4. Planning Policy

4.1 This section addresses the planning policy framework against which the application will be assessed. It also serves to identify the policies which have shaped the proposed scheme. National policy guidance in the form of the National Planning Policy Framework is relevant especially the presumption in favour of sustainable development therein. The proposed development is highly sustainable as demonstrated in this document and the Design and Access Statement. This statement and the Design and Access Statement, concentrate mainly on those documents that are relevant at local level.

4.2 Pertinent design issues in the East Preston Village Design Statement are addressed in detail, in the Design and Access Statement submitted with the application.

4.2 The key elements of the Development Plan for Arun District Council, in determining this application, are relevant saved policies in the Arun District Local Plan 2003, and local guidance regarding infrastructure especially affordable housing provision.

4.3 In terms of this proposal the following policies are most relevant:

- Policy GEN 2 Built-up Area Boundary
- Policy GEN 5 Provision of New Residential Development
- Policy GEN 7 The Form of New Development
- Policy GEN 8 Development and the Provision of Infrastructure
- Policy GEN 9 Foul and Surface Water Drainage
- Policy GEN 12 Parking in New Development
- Policy GEN 14 Public Transport
- Policy GEN 15 Cycling and Walking
- Policy GEN 18 Crime Prevention
- Policy GEN 20 Public Open Space
- Policy DEV 17 Affordable Housing
- Interim approach towards the provision of affordable housing adopted by Arun District Council 18 August 2010

4.4 The proposed development makes use of a site within the existing urban area and represents a sustainable form of development within walking distance of existing facilities.

4.5 There are existing pedestrian links to shopping and other community facilities, and to a frequent bus service linking East Preston with Brighton and Portsmouth.

4.6 The scheme is thus compliant with policies GEN2, GEN5, GEN 14 and GEN 15 without the need for improvements to public transport and cycling and walking facilities.

4.7 Details of the indicative layout and proposed dwellings, set out in the accompanying Design and Access Statement, demonstrate that the scheme has been developed to ensure that the form of development proposed could be accommodated upon the site in accordance with the requirements of policies GEN7, GEN12 and GEN18.

4.8 The development would make use of existing services including the foul and surface drainage system in accordance with policy GEN9.

4.9 It is understood that supplementary planning guidance adopted by the Council, and the interim approach to funding affordable housing referred to in paragraph 4.3 above, means that the Local Planning Authority will seek contributions towards affordable housing. An obligation has already been prepared and submitted in respect of affordable housing.

4.10 Reference is made in a separate section of this statement to the preparation of an obligation by the applicant's legal advisor which will secure compliance with policies GEN8, GEN20, DEV17 and the adopted interim approach to the provision of affordable housing adopted by the Council in 2010.

4.11 The proposals thus comply with all relevant planning policies both local and national.

## 5. Description of Proposals

5.1 This is an outline application and seeks planning permission for 5 dwellings. All details are reserved apart from the proposal to relocate and alter the existing access.

5.2 The access proposals have been the subject of detailed discussions with the Highway Authority, and propose a "build out" of verge areas on each side of the access to enhance visibility, including inter-visibility between pedestrians and drivers of vehicles, to secure a safe access.

5.3 Submitted with the application is a Stage 1 Safety Audit and Supplementary Audit and signed Designers Statement, that demonstrate that the submitted access details have been developed to address the Safety issues referred to therein. The access arrangements were considered acceptable to serve 6 dwellings.

5.4 Submitted with the application is an indicative layout showing that 5 dwellings can be satisfactorily accommodated upon the site.

5.5 Within the submitted Design and Access Statement is set out a schedule of the accommodation shown upon the indicative layout including 2 and 3 bedroom houses.

5.6 The indicative layout shows "on plot" parking. The level of parking proposed is consistent with the location of the site in proximity to existing facilities including regular bus services.

5.7 Cycle and bin storage facilities are shown upon each plot in accordance with the Authority's requirements and demonstrate that 5 dwellings can be accommodated upon the site.

Arboricultural and Tree Survey

5.8 The indicative layout shows most of the existing trees and vegetation to be retained, and a separate tree report (and supporting documents) is submitted with the application.

Biodiversity Issues

5.9 An ecologist employed by WSCC provided advice to the Project Team dealing with this application.

5.10 He advised that having regard to the site's location, the nature of buildings upon it and vegetation retention proposed, that there was not a need for a Phase 1 Habitat Survey and Bat Survey.

## 6. Affordable Housing Statement

6.1 This proposal for 5 dwellings is an amended scheme following refusal of an application for 6 dwellings where the applicants submitted an undertaking to pay a commuted sum in accordance with the Council's Interim approach towards providing affordable housing.

6.2 An amended undertaking, simply reflecting the reduced level of contributions (£49,291) is well advanced and the applicant's legal advisers are actively liaising with Mr Delwyn Jones upon its preparation and completion.

6.3 The applicants thus accept the need to make a commuted payment in accordance with the Council's approach towards the provision of affordable housing.

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## 7. Justification for the Proposals

7.1 The site is within the urban area of East Preston, and the development proposed represents a sustainable housing scheme which accords with all local planning policies and guidance set out in Section 4 of this report.

7.2 It involves the replacement of the remaining part of a care facility that is surplus to requirements, with a small housing scheme, including a range of houses in terms of size.

7.3 This use of previously developed land complies with national and local planning policies.

7.4 Though the application seeks outline permission, the submitted indicative layout and elevations demonstrate that it is possible to provide a mixed housing scheme without detracting from the amenities enjoyed by residents of existing nearby properties.

7.5 Access to the development has been carefully addressed in accordance with Highway Authority requirements, and the proposals involve the provision of safe and convenient access to the scheme.

## 8. Sustainability/Energy Efficiency Statement

8.1 This development is considered to comply with sustainable standards required.

8.2 As described above it involves use of previously developed land in a viable way.

8.3 It is within an existing town where a full range of facilities is accessible on foot, by cycle and by public transport.

8.4 Details of sustainable building and drainage proposed are included in the Design & Access statement.



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## 9. Foul Sewage and Utilities Assessment

9.1 The existing main building is connected to the public sewage system. Foul and surface water from the proposed development would also be connected to that system.

9.2 The scale of development proposed is similar to that currently on site, and it is envisaged that the level of effluent would be of comparable scale.

9.3 All necessary utilities, including water supply are available on site so that appropriate connection can be made from the proposed development.

## 10. Planning Obligation

10.1 The applicant recognises that the development will lead to the requirement to contribute to the District Council as well as the County Council services in accordance with Local Plan Policy GEN8 and the guidance adopted by the Council in respect of affordable housing and off site open space contributions.

10.2 A draft planning obligation has been prepared referring to affordable housing contributions.

## 11. Conclusion

11.1 It is the applicant's assertion that a development can be provided of high quality that is secure and sustainable, by making use of a previously developed site.