

**Planning Statement.
52-56 Ferring Street, Ferring, West Sussex
BN12 5JP.**

June 2014



Project Name: 52-56 Ferring Street.

Location: Ferring, West Sussex, BN12 5JP

Client: EB Developments Ltd

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Introduction

This Planning Statement has been produced on behalf of EB Developments Ltd in support of an application for Full Planning Permission for the *'demolition of 52-56 Ferring Street and the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 5 x flats (2 x one bedroom and 3 x two bedroom) at ground, first and second floor and three retail units at ground floor (Use Class A1)'* at 52-56 Ferring Street, Ferring, West Sussex, BN12 5JP.

The report will cover relevant planning policy and guidance, considering the effects of the proposed development on the site.

This Planning Application is accompanied by the following documents, information and drawings;

- Site Location Plan;
- Existing Floor Plans and Elevations;
- Proposed Site Layout/Block Plan;
- Proposed Floor Plans, Elevations and Section;
- Unilateral Undertaking and Legal Fee;
- Biodiversity Checklist;
- Desk Study – Land Contamination Assessment prepared by Leap Environmental;
- Economic Development Statement (see Appendix of Planning Statement);
- Foul and Surface Water Drainage Statement (see Appendix);
- Landscaping Strategy (see Planning Drawings);
- Bin Storage/Collection Points (as indicated on Planning Drawings);
- Validation Checklist;
- Affordable Housing Statement (see Appendix).

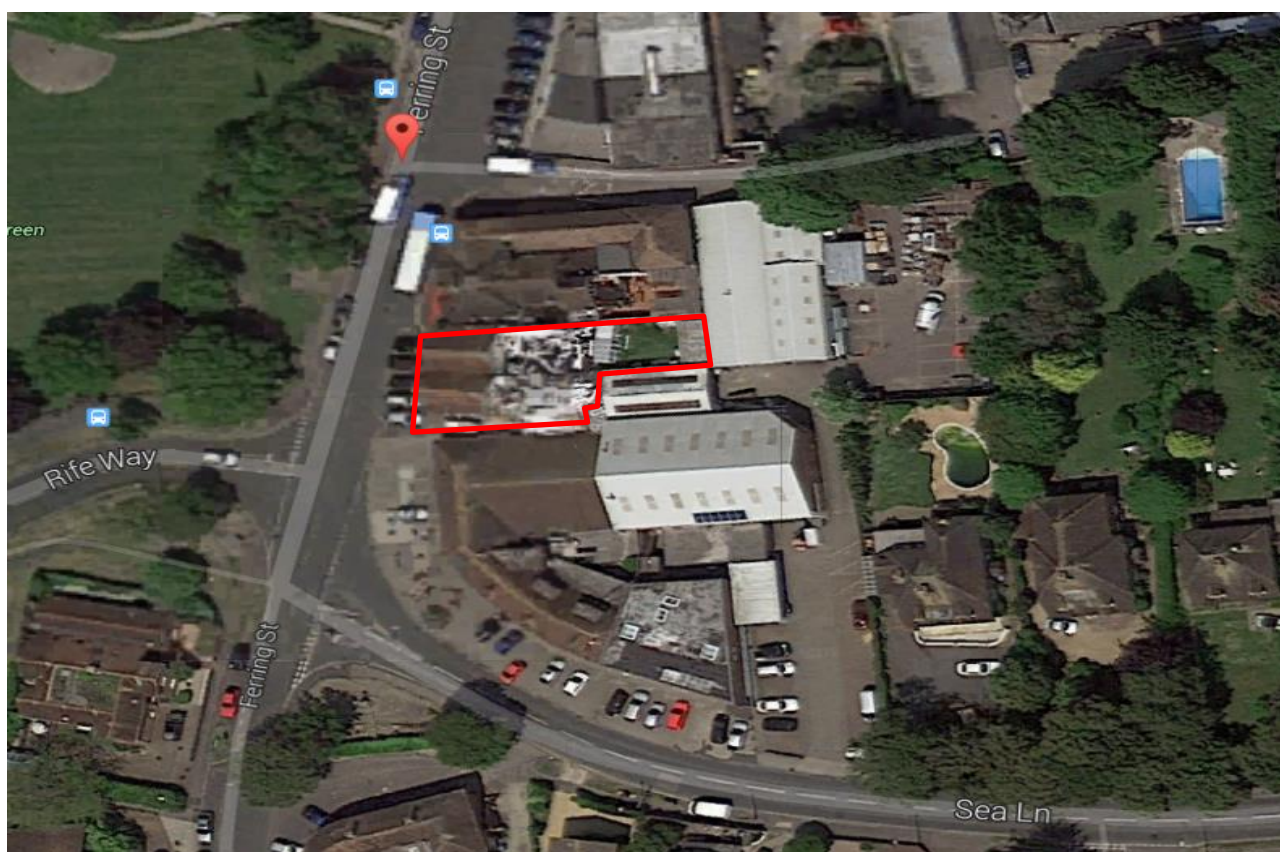
The Site

The Application Site is 0.04 ha in area and consists of a detached two storey building and associated land to the rear. The Site lies within the built-up area of Ferring within the Arun District of West Sussex.

The Site occupies a relatively central position in Ferring, situated on the eastern side of Ferring Street and opposite Ferring Village Green (designated as Open Space) at the junction of Rife Way, Ferring Street and Sea Lane/Goring Way. The northern boundary of the Ferring Conservation Area lies approx. 60m to the south of the site.

It forms part of a parade of small shops and services that operate in this part of Ferring Street and includes a Co-op, Dental Practice, Restaurant, Gift Shop and a Flower Shop amongst others. Some of the two storey buildings in the area appear to have residential accommodation at first floor level, above commercial uses. In the wider area surrounding the site there are residential properties, notably those which can be found on Sea Lane/Goring Way and also on Ferring Street further south and north.

Figure 1: Site Location



The area is mixed use in character and is also varied in building style and form. In the surrounding area there are many examples of properties of different heights and styles.

To the south the Site is bound by a single storey tiled hipped roof building currently used as small retail units. To the north the Site is bound by a two storey property, occupied at ground floor by a restaurant and a small retail unit. To the rear (east) of the site are two large industrial units consisting of profiled metal roof and walls. Several of the buildings in the surrounding area also have flat roofs, including the solicitors at the corner of Sea Lane, together with the parade of shops further north along Ferring Street.

Figure 2: Example of different property styles surrounding the Application Site.



The above photograph illustrates three different property types and styles in the area surrounding the site; a flat roofed A2 unit, an industrial unit and a two storey residential property with steeply pitched roof.

Figure 3: The Application Site – 52-56 Ferring Street



52-56 Ferring Street consists of a two storey property with a steep double pitched and tiled roof which is higher than the buildings at either side. Owing to its height, it is a relatively prominent building within the street scene along this part of Ferring Street. The external walls consist of cream render and some horizontal white weatherboarding at roof level. The fenestration is primarily brown upvc/timber.

The ground floor of the property is currently vacant and was last occupied by '*Newview Windows and Conservatories*' a use which falls within Use Class A1 of the Use Classes Order. The first floor of the property is used for residential purposes in the form of one, three bedroom flat.

Similarly to other commercial properties in this area of Ferring Street, informal parking is available at the front of the property. The informal parking area in front of 52-56 Ferring Street can accommodate approximately 5 cars; however this parking area does not form part of the Application Site as it is not within the ownership of the applicant.

Planning History

The following table illustrates the historical planning application submitted to Arun District Council for 52-56 Ferring Street (available online).

Date Decided	Reference	Proposal	Decision
16-03-93	FG/84/92	Extension to existing building to form new parts department.	Refused
08-11-00	FG/96/00/	Minor amendments to previous application FG/78/07 to reflect actual surveyed site dimensions. No increase in proposed accommodation of 5 no. flats.	Approved Conditionally
26-09-07	FG/78/07/	Subdivision of existing retail premises, remodelling and extension to provide 5 no. one and two bedroom flats.	Approved Conditionally
06-03-08	FG/220/07/	Minor amendments to previous application FG/78/07 to reflect actual surveyed site dimensions. No increase in proposed accommodation of 5 no. flats.	Approved Conditionally
02-10-14	FG/109/14/PL	Demolition of 52-56 Ferring Street and construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 3 No one bed flats and 3 No two bed flats and three retail units at ground floor (Use Class A1).	Refused

The most recent application (ref- FC/109/14/PL) for the demolition of 52-56 Ferring Street and construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 3 No one bed flats and 3 No two bed flats and three retail units at ground floor (Use Class A1) was refused on 02.10.2014.

The Council considered that the replacement of the existing building and reinstatement of retail and residential uses to be acceptable in principle subject to relevant development control criteria being met, but refused the application on the following grounds;

- 1. Given the design, height and massing of the proposed development it would be a dominant and obtrusive feature in the street scene detrimental to the visual amenities and character of the area in conflict with policy GEN7 of the Arun District Local Plan.*
- 2. Having regard to the height and extent of the rearward projection of the building at first floor and its relationship to existing residential properties the proposal would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the neighbouring property to the north in conflict with policy GEN7 of the Arun District Local Plan.*
- 3. Having regard to the size of some of the rooms they would give rise to an unsatisfactory environment for the occupiers in conflict with policy GEN7 of the Arun District Local plan and policy DDM2 of the Publication Version of the Emerging Arun District Local Plan (February 2014) and the National Planning Policy Framework.*

The current application seeks to address the Council's reasons for refusal.

The Proposal

Full Planning Permission is sought for the *'demolition of 52-56 Ferring Street and the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 5 x flats (2 x one bedroom and 3 x two bedroom) at ground, first and second floor and three retail units at ground floor (Use Class A1)'* at 52-56 Ferring Street, Ferring, BN12 5JP.

The existing building is structurally defective and therefore it is not economically viable to repair and refurbish the existing building. A Report on Structural Movement has been prepared by a Structural Engineer which assesses these structural defects including the bowing of the southern wall at first floor, cracking to the west and southern elevations, uneven floors and continued movement and cracking to internal walls.

This presents the opportunity to provide for the comprehensive redevelopment of the site through the demolition of the existing structure, to rebuild a high quality and purpose built mixed use building to meet existing market demands and to provide a more efficient use of the site. The reasons for refusal of the previous application have been addressed in detail.

The design approach to the site has been developed with regard to the varied context of the area and to take advantage of this central Ferring location. The existing site occupies a prominent location on Ferring Street and has been neglected for some time. The proposals for the site therefore represent an exciting opportunity to provide a unique contemporary building which provides high quality retail units and much needed small housing units for Ferring.

Amount

The proposed ground floor consists of three retail units (Use Class A1) with a total floor area of 131m² (GIA) respectively and accessed through an individual front door to the units which opens on to Ferring Street.

To the rear of the retail units at ground floor level it is proposed to provide one, two bedroom flat which is accessible from an individual entry door situated to the rear of the building. Flat One has access to a private terrace and garden area to the rear of the proposed building.

The first floor consists of a total of two, two bedroom flats. All of these flats are accessible via a communal stairwell, the entrance to which is situated to the side (southern elevation) of the proposed building between the rear of the retail units and the ground floor flat. The three first floor flats have access to individual private balconies. The orientation of the balconies at the east and west of the building will allow full advantage to be taken of natural sunlight and daylight from the south.

At second floor level, two, one bedroom flats are proposed each with west facing balconies.

The proposed Schedule of Accommodation is set out below:

Floor Level	Flat/Unit Number	Floor Area GIA (m ²)
Ground Floor	1 (2 bedroom)	66
Ground Floor	Retail	131
First Floor	2 (2 bedroom)	67
First Floor	3 (2 bedroom)	67

Second Floor	4 (1 bedroom)	50
Second Floor	5 (1 bedroom)	49

A Unilateral Undertaking has been submitted with this Planning Application, demonstrating that our client is willing to provide a financial contribution, in accordance with Arun District Council Planning Policy towards the provision of Affordable Housing in the District.

Scale

The proposed building is 2.5 stories in height with residential accommodation in the roof space. This design approach has been adopted in order to ensure that the site is used as efficiently as possible whilst minimising the impact of the built form on the surroundings.

Appearance

The proposed building has been designed in a contemporary style which has been carefully tailored to suit the existing site context.

The proposed elevations consist of a mixture of white painted render with a small element of horizontal timber weatherboarding – this materials palette is very similar to the materials of the surrounding and existing property yet provides a contemporary twist.

The fenestration consists of large double glazed aluminium units which have been designed to allow maximum light in to the retail units while providing high quality and modern units.

Landscaping

As part of the proposed redevelopment of the site it is intended to maximise the quality and use of the available outdoor space which immediately surrounds the building.

A comprehensive hard and soft landscaping scheme which incorporates the land to the rear of the proposed building and the undercroft pedestrian access to the side is proposed.

This package of measures will ensure that the realm surrounding the building will be significantly enhanced.

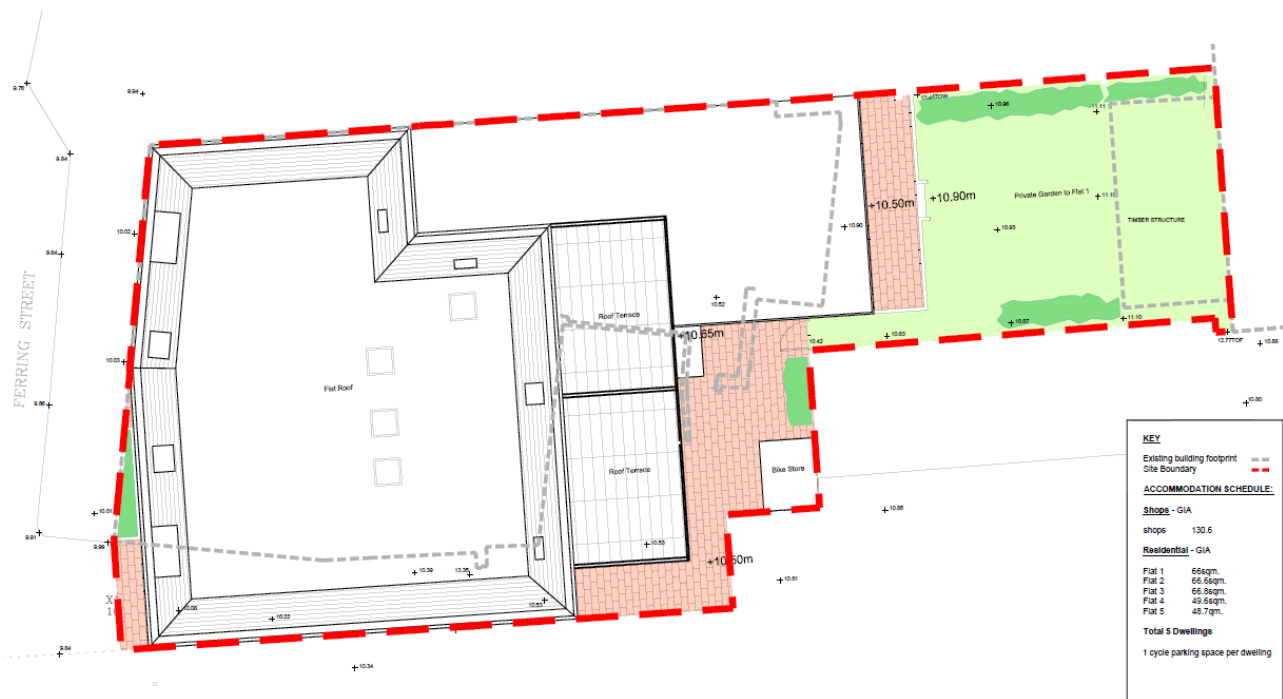
Access/Parking

The existing vehicle access serves a redundant single garage which is not in use. There is no formal parking arrangement within the site at present. As part of the proposals the vehicle access will be closed.

There are a total of 5 public parking spaces that are available in front of the building. While these spaces are not within the ownership of the applicant they are currently used by customers visiting the Windows and Conservatories Showroom.

A bus stop is located immediately to the north of the Application Site which would be available for residents of the proposed flats and customers of the retail units.

Figure 4: Proposed Site Plan



Policy Overview

Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that in making any determination under the Planning Acts the determination should be made in accordance with the Plan unless material considerations indicate otherwise. In this case the Development Plan for the area consists of the Saved Policies of the Arun District Council Local Plan (2003).

Arun District Council

Arun District Council (ADC) is in the process of preparing a new Local Plan which will eventually replace the Saved Policies of the Arun District Council Local Plan (2003). While there have been many drafts produced of this document, it has only reached its Publication Version stage, and is yet to be examined by a Planning Inspector.

Arun District Council published the Publication Version of the emerging Local Plan on 30th October 2014. This is the final stage of consultation before the Local Plan is subject to an Examination in Public (EiP) held by an independent Planning Inspector

A note on Arun District Council's website advises that the Publication Local Plan is now considered by Arun District Council to be a material consideration in the determination of planning applications.

In addition to the Local Plan (2003) and the emerging Local Plan, Arun District Council has also adopted several Supplementary Planning Documents (SPDs). These include (amongst others) SPDs on Open Space and Recreation Standards (October 2000), Conservation Areas (October 2000), Parking Standards (October 2000), Archaeology (December 2000), Areas of Special Character – Description Review (September 2005) and Buildings of Special Character (September 2005).

Also of relevance is national guidance in the form of the National Planning Policy Framework (The Framework) which outlines the Government's strategic policy on different aspects of planning, with which local policies should conform.

National Planning Policy Framework (The Framework)

The National Planning Policy Framework (The Framework) was adopted in March 2012; it introduced the '*presumption in favour of sustainable development*' (paragraph 14). Embodied within paragraphs 18 to 219 of The Framework is the Government's view of what sustainable development means in practice for the planning system.

Paragraph 12 of The Framework confirms the status of the Development Plan as the starting point for decision making and emphasises that Local Planning Authorities should therefore have an up to date development plan in place. In summary, proposed development that accords with an up to date Local Plan should be approved, while development that conflicts should be refused unless there are material considerations which indicate otherwise.

In detail, the presumption in favour of sustainable development and its role in decision taking is set out in the following paragraphs.

Paragraph 14 of the NPPF strongly identifies that '*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development*, which should be seen as a golden thread running through both plan making and decision taking.'

With reference specifically to decision taking, paragraph 14 of The Framework states that:

‘For decision taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
 - *Specific policies in this Framework indicate that development should be restricted.’*

Planning Policy Assessment

This section considers how the proposed development complies with both National and Local Planning Policy.

Principle of Development

Paragraph 17 of The Framework lists twelve core land use planning principles which should underpin plan making and decision taking. Land use principle number three is to:

‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking in to account of the needs of the residential and business communities.’

Land use principle eight is to *‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.’*

Saved Policy GEN2 of the ADC Local Plan (2003) states that *‘development or redevelopment will be permitted within the built up area boundaries, subject to other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.’*

Draft Policy SD SP1 of the emerging Local Plan seeks to provide sustainable development, stating that *‘when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.’*

Draft Policy SD SP2 of the emerging Draft Local Plan reflects the policy guidance in Saved Policy GEN2 of the ADC Local Plan, reiterating that development will be permitted within the defined built-up area boundaries indicated on the proposals map.

The Application Site constitutes previously developed land that is located within the defined built-up area boundary of Ferring. As such the principle of the redevelopment of the site is considered to be acceptable subject to detailed planning policies.

Housing

Paragraph 49 of The Framework states that *'housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.'*

Saved Policy GEN5 of the ADC Local Plan (2003) sets out the Council's provisions for new residential development, stating that 'the plan makes provision for 8,700 new dwellings to be built within the District during the period covered by the Plan (1996-2011). This Planning Policy is considered to be out of date as it appears to be based upon the superseded Structure Plan housing requirement figures. As such, ADC cannot demonstrate a five year supply of deliverable housing sites and the presumption in favour of sustainable development is applicable.

Draft Policy H DM1 of the emerging Local Plan provides guidance on Housing Mix within development. The Draft Policy states that *'the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance.'*

'Proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate wherever is practicable, Lifetime Homes criteria have been incorporated into the design.'

The Coastal West Sussex Strategic Housing Market Assessment (SHMA) Update (November 2012) identifies a requirement for two and three bedroom properties to meet the housing needs of Arun District across the period 2011 to 2031. While there is proportionally less demand for one bedroom properties, the SHMA confirms that the retention of younger households is important to support the local economy and business base.

Draft Policy H SP2 of the emerging Local Plan 'Affordable Housing' states that *'for schemes of 7 units or less, the Council will require the payment of a commuted sum.'* All planning applications that include residential development either in whole or in part must include an Affordable Housing Statement.

The existing building contains one, three bedroom flat at first floor. The proposed redevelopment provides for the efficient use of the site through the provision of a total of 5 flats including 2 x 1 bedroom and 3 x 2 bedroom flats to meet local housing needs in the built up area of Ferring. This mix of properties in this location is an ideal opportunity to provide starter flats (potentially to support the retail units below) and to support the business base.

As such, the proposal is considered to comply with Planning Policy through the provision of 4 additional dwellings (net) on previously developed land which will boost the supply of housing in the District. Our client has completed a Unilateral Undertaking to confirm his commitment to a financial contribution towards the provision of affordable housing in the District in accordance with Arun District Council Planning Policy.

Retail

As part of the Government's aim to deliver sustainable development, Chapter 1 of The Framework aims to build a strong and competitive economy. Paragraph 19 of The Framework emphasises that *'Planning should operate to encourage and not act as an impediment to sustainable growth.'*

Chapter 2 of The Framework 'ensuring the vitality of town centres' provides the Government's view on promoting competitive town centre environments, including retail uses.

While the Application Site is not within a defined 'Town Centre' and Ferring does not have a Primary Shopping Area, the existing site is in retail use at present and is situated on a central street in Ferring.

Draft Policy RET SP1 of the Emerging Local Plan provides a hierarchy of centres in Arun District which will each be maintained by supporting and promoting measures which reinforce their role in providing focus for a range of activities including retail and residential development.

Ferring is a Village and Suburban Centre (the bottom of the hierarchy of centres) where *'the expansion and additional provision of such facilities to a scale appropriate to the existing settlement or the planned expansion of that settlement will be welcomed by the Council provided that it adds to the range and accessibility of goods and services.'*

Draft Policy RET DM1 provides guidance on retail development in the Arun District and criteria for retail development is listed. It is stated that:

'The Council will seek to maintain the existing hierarchy of retail centres within Arun. Retail development which accords with this hierarchy will be permitted provided that:

- a. The proposal is of a high standard of design, materials and layout and has due regard to the character of the site and its surroundings, however this does not limit the potential for outstanding or innovative design to enhance the character of the area;*
- b. It is easily accessible by public transport;*
- c. It includes provision for access by cycle and on foot;*
- d. It includes appropriate provision to enable access for people with disabilities; and*
- e. The design incorporates crime prevention measures.'*

Part 4 of Draft Policy RET DM1 specifies that in village and suburban centres change of use from retail will not be permitted however *'an exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes. The Council will require evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored.'*

The re-provision of the retail floor space in the manner proposed will provide a useful and high quality retail space which will have a greater appeal to potential occupants than the existing single unit. The scale of the proposal is appropriate to the location of the proposed development on Ferring Street.

Design

Paragraph 56 of The Framework states that *'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

Paragraph 57 states that *'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.'*

Paragraph 60 of The Framework states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

Saved Policy GEN7 of the ADC Local Plan (2003) requires that the form of new development is of a high quality. The Policy states that:

'Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.'

The Policy goes on to list eight separate criteria against which to assess development proposals:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (viii) Provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.'

Draft Policy D SP1 of the emerging Local Plan provides guidance on the design of development proposals.

The Draft Policy states that *'all development proposals should be of a good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.'*

The proposed redevelopment has been carefully designed in response to the varied character and appearance of the local area with the aim to comprehensively raise the design standard in this central area of Ferring.

It is therefore considered to comply with paragraphs 56 and 57 of The Framework and saved Policy GEN7 of the ADC Local Plan (2003).

Natural Environment – Trees and Biodiversity

In relation to *‘conserving and enhancing the natural environment’* paragraph 109 of The Framework emphasises the important role of the planning system in *‘minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity.’*

There are no Saved Policies within the Arun District Council Local Plan (2003) which relate to biodiversity.

Draft Policy ENV SP1 of the Emerging ADC Local Plan states that Arun District Council will encourage and promote the conservation and enhancement of biodiversity and the natural environment through the development process.

The site is within an urban location which is mixed use in character being adjacent to both commercial and residential properties. The existing buildings are secure and currently in use, with no opportunities at present for protected species to enter and use the buildings. There are no existing trees within the Application Site which would need to be taken in to account as part of the redevelopment proposals or would offer potential for biodiversity.

A Biodiversity checklist has been submitted with the Planning Application which provides a brief assessment of the potential of the site for a number of Protected Species. Owing to the previous use of the site and the use of the surrounding area, there is considered to be no potential for protected species on site.

The redevelopment proposals would fully minimise the impact on biodiversity through re-using a previously developed site within an urban location. The proposals are therefore considered to comply with paragraph 109 of The Framework as it would not result in adverse impact upon any trees or biodiversity.

Townscape

The Application Site occupies a central urban location on Ferring Street. It is not within a designated townscape or landscape area that is protected by Planning Policy at either National or Local Level.

Paragraph 58 of The Framework explains that planning decisions should *‘establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.’*

Both the existing and emerging design policies of Arun District Council require that all development proposals have regard to their setting. This is set out within Saved Policy GEN7 of the ADC Local Plan and Draft Policy D SP1 of the emerging ADC Local Plan.

In relation to aspects of form and design quality in new development and with reference to townscape, paragraph 13.2.2 of the emerging Local Plan states that *‘the successful introduction of new buildings in to established townscapes and landscapes relies on the use of materials, high standards of workmanship, detailing and limits on scale and massing ensuring that ‘new’ buildings are harmonious with their surroundings.’*

The Application Site comprises an existing building which provides a limited contribution to the existing townscape in this part of Ferring. The proposed redevelopment of the site presents an opportunity to establish a strong sense of place and to create an attractive place to live and work as supported by The Framework and reflected in Local Planning Policies.

Transport/Access/Parking

Paragraph 29 of The Framework states that *'transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.'*

Furthermore, paragraph 29 of The Framework states that *'the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban areas to rural areas.'*

Paragraph 32 of The Framework states that *'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.'*

Saved Policy GEN12 of the ADC Local Plan (2003) sets out the parking standards expected in new development across the Arun District. The Policy states that provision of parking in excess of the standards will not be permitted, however it is acknowledged that the Local Planning Authority may seek a lower provision than required by the standards for developments proposed in town centres and other areas accessible by other means of transport taking in to account the availability of public parking, alternative means of transport, highway safety, parking restrictions and the scale of the development proposed.

Policy T SP1 from the emerging Local Plan states that the Council will support development which;

- a. Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy;*
- b. Is incorporated into the District's green infrastructure network and gives priority to pedestrian and cycle movements;*

The Application Site is within a central location on Ferring Street where there is no space available within the site to accommodate off street parking. The site is within the built up area of Ferring where there are a number of services and facilities within walking distance; it is a sustainable location for housing and retail development. There is public parking available immediately to the front of the retail units which currently serves the existing flats and retail unit. There is also a bus stop immediately to the north west of the Application Site on Ferring Street. The closest railway station to the Application Site is Goring by Sea which is easily accessible via Goring Way.

The site is within a central and sustainable location and is accessible by a variety of means of transport, there is public parking available immediately in front of the retail units. This is similar to the existing use of the site and will not result in any adverse impact on public safety or the local highway network. Furthermore it is considered that the closure of the existing vehicular access to the side of the site would result in a benefit to highway safety through reducing the potential number of vehicle movement conflicts at this point on Ferring Street.

One cycle space per flat is provided within a secure and covered rear store to encourage a sustainable approach to resident movements to and from the site. In addition ample cycle storage is provided within a store to the rear of the building, encouraging further non-car travel opportunity.

Planning Appraisal

The principal issues in relation to this proposal are as follow:

- **Principle of development**
- **Design, form, appearance and layout**
- **Townscape**
- **Access and Parking**
- **Amenities of Neighbouring Properties**
- **Other Matters**

Principle of development

The Application Site falls within the definition of *'previously developed land'* as defined within the NPPF, being currently occupied by a two storey building and associated land to the rear.

Our client has investigated the potential to re-use the existing building; however structural surveys have revealed that the building has structural faults which would be of significant cost to repair and this option would therefore not be viable. In combination with this, the building is of limited architectural merit.

The building is currently provides one retail unit (currently vacant) and one, three bedroom flat at first floor. The site is within a central location which is accessible by a variety of means of public transport.

Subsequently our client has decided to investigate the demolition of the building and the re-use of the land to provide a more efficient quantum of development within the site.

This is considered to be an opportunity to comprehensively redevelop the site to provide a more efficient use of land in this sustainable location.

Listed within the core planning principles, the effective use of previously developed land and the promotion of mixed use developments are strongly encouraged by the NPPF (paragraph 17).

More specifically, in order to deliver sustainable development the NPPF emphasises that it is important to build *'a strong, competitive economy'* (Chapter 1), to ensure the *'vitality of town centres'* (Chapter 2) to *'promote sustainable transport'* (Chapter 4) and to deliver *'a wide choice of high quality homes'* (Chapter 6).

The proposed redevelopment would efficiently and effectively re-use previously developed land in an accessible and sustainable location within Ferring. The re-provision of the existing retail and residential uses in a more useful and high quality format will encourage economic growth and vitality and deliver housing to meet local housing needs in a location which promotes sustainable modes of transport.

As such, the principle of the redevelopment of this previously developed site is acceptable and compliant with the core land use principles of all levels of Planning Policy.

Design, Form, Appearance and Layout

The design of the proposals has been developed following an extensive analysis of the context of the Application Site, the surroundings and review of the Council's reasons for refusal with the previous application (ref - FG/109/14/PL). At the centre of the design approach has been the desire to promote local distinctiveness and to *'improve the character and quality'* of this area and the way that it functions, as supported by paragraphs 60 and 64 of The Framework.

The surrounding street scene of Ferring Street is extremely varied in character, style and built form. There is evidently a disparate mixture of single storey properties and two storey properties with a variety of rooflines, heights, styles and materials.

The Application Site is abutted to the south by a single storey building and to the north by a two storey building. 52-56 Ferring Street is two stories in height; however the eaves of the existing building are significantly higher than the two storey property to the north. The existing property that is the subject of this Planning Application has a double pitched roof with gables to the front elevation which is not in keeping with either of the adjacent properties which have fully pitched roofs.

As such, the existing building is already visually prominent within this part of Ferring Street, particularly in comparison to the buildings that are situated at either side of the Application Site. The existing building does not however have any architectural merit and does not have a positive relationship with the built form at either side of the property.

Figure 5: Image illustrating 52-56 Ferring Street in relation to surrounding built form.



From this design analysis, there is considered to be an opportunity to provide a locally distinctive building which provides a more efficient use of the land and is able to have a visually more harmonious relationship with the properties immediately to the north and south of the application site.

The Council's concerns over scale and bulk have been fully taken on board in the revised proposals. The approach is to raise the standards of design in this location and to offer a building which will provide originality and visual interest whilst efficiently using the land.

The Framework at paragraph 60 advises that *'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.'*

The proposed design response is contemporary in style. While this approach is visually different in style and form from other buildings in the surrounding area, the existing building is also different to those adjacent to it.

The design approach that has been adopted utilises the existing differences to adopt a more harmonious and yet distinctive design solution.

Figure 6: Proposed Front (West) Elevation



The built form of the building maintains the existing building line along the northern boundary of the Application Site. The footprint of the building is proposed to be extended slightly to the north and east of the existing footprint in order to provide a more efficient use of the available space within the site area. The redevelopment of the site has allowed part of the building to be stepped back from the immediate street edge to provide a transition as the building follows the natural line of Ferring Street. This also allows soft landscaping to be incorporated to the front of the building to soften the impact of the built form.

The proposed building is two and a half stories in height with accommodation in the roof space, however the building is only 0.4m higher than the roofline of the existing building. The eaves of the proposed building are 0.2m higher than the existing building.

While the proposed building is higher than the existing building it is strongly considered that the minor increases in the height of the building allow a more harmonious and positive relationship with the neighbouring properties.

In altering the style of the roof from a double pitched roof to a crown flat roof, the appearance of a pitched roof (similar to neighbouring properties) is maintained whilst also keeping the height of the roof to a minimum and providing usable space within the roof. The revised design has incorporated a set back of the roof to address concerns about bulk and scale. It is considered to be less dominant, whilst maintaining the appearance of a pitched roof.

It is considered that this design approach allows for the most efficient use of the land, whilst providing a distinctive and original design solution which improves the visual relationship of the building within the street scene.

The materials palette for the proposed development has been carefully selected to respond to the local vernacular, whilst providing a contemporary and simplistic appearance. The main elevations of the building are proposed to consist of white painted render (which will fit comfortably with the two properties at either side of the building). A small amount of horizontal timber boarding is suggested in order to break up the window rhythm on the street frontage, timber decking and glazed balustrades also create visual interest within the street scene.

The fenestration for the proposed building consists of large double glazed aluminium units which will allow maximum light in to the buildings and in to the shop frontages. The existing shop frontage consists of two

large glazed shop frontages with floor to ceiling glazing. The proposals provide a more traditional shop frontage but with the use of modern materials to provide a modern twist.

In this way, the proposal will add to and compliment the varied character of the street scene.

An area for recyclable and non-recyclable waste storage has been incorporated in to the proposed development. A covered and secure cycle store is located to the rear of the proposed building, providing one cycle space per flat.

Draft Policy D DM2 from Arun's Publication Local Plan includes the recommended internal space standards for new developments.

We have set out the proposed floor and room areas against the Internal Space Standards (ISS) as follows:

Dwelling Type		GIA (sq.m)		Combined Kitchen/Living/Diner (sq.m)		Double Bedroom			Single Bedroom
		Proposed	ISS	Proposed	ISS	Proposed Room 1	Proposed Room 2	ISS	ISS
Flat 1	2b4p	66	70	29.2	27	15.1	10.1	12	N/A
	2b3p		61		25			12	8
Flat 2	2b4p	67	70	26.7	27	15.2	13.4	12	N/A
	2b3p		61		25			12	8
Flat 3	2b4p	67	70	27.8	27	12.0	10.5	12	N/A
	2b3p		61		25			12	8
Flat 4	1b2p	50	50	27.2	23	13.8	N/A	12	N/A
	1b1p		37		21			N/A	8
Flat 5	1b2p	49	50	20.1	23	13.9	N/A	12	N/A
	1b1p		37		21			N/A	8

The above table illustrates that this development will result in a good standard of living accommodation and generally adheres to the internal space standards set out by Arun's emerging Local Plan. Whilst some of the room sizes appear to be below standard in some areas, many rooms also exceed the draft standards i.e. Flat 2 Combined Kitchen/Living/Dining Room is 0.3m² below the standard threshold although bedrooms 1 and 2 within the unit far exceed the standard.

It is considered that the proposals constitute good quality modern living accommodation and provides a choice and range of 1 person to 4 person accommodation.

Townscape

Analysis of the existing and proposed townscape has formed an intrinsic element of the design process for the proposed redevelopment.

The existing building is of no particular architectural merit, however regard has been given to the contribution that the building currently makes within the existing townscape. This contribution is considered to be derived primarily from the height, width and proportions of the building in comparison to adjacent properties. It is considered that the set back of the roof with the revised proposals reduces the perceived dominance of the previously proposed scheme.

The proposed redevelopment builds upon this principle but uses high quality and contemporary architecture to develop a strong sense of place, as encouraged by Paragraph 58 of The Framework.

Figure 7: Proposed view from Ferring Village Green



It is strongly considered that the proposed building has regard to the setting as required by Planning Policy and that the proposed building will have a more harmonious visual relationship with the surrounding properties which will benefit the townscape in this part of Ferring.

Access and Parking

The Application Site is within a central location of Ferring which is accessible by a variety of means of transport and where there are services and facilities available nearby for residents.

There is a bus stop on Ferring Street immediately to the front of 60 Ferring Street to the north of the site. This bus route is served by Compass Travel (No. 8A bus route) which operates between Worthing, Angmering, Ferring and South Ferring and Stagecoach (No. 700) between Portsmouth and Brighton.

The closest Railway Station is Goring by Sea which is situated to the north east of the Application Site, within walking distance via Goring Way. This railway line provides direct access via train throughout the South East Region.

The Framework is supportive of balancing the transport system in favour of sustainable transport modes and *'giving people a real choice about how they travel.'* The location of the proposed development is therefore ideally located to facilitate this core planning policy objective.

There is an existing vehicular access to the site situated to the south side of the existing building providing access to a redundant garage to the rear which does not form part of the Application Site.

As part of the proposed redevelopment the built form extends across part of the existing access therefore closing the redundant vehicular access to the site.

There are currently a total of five public parking spaces situated in front of the Application Site which are currently used and would be used by the proposed development.

There is no off street parking provided within the site and it is not proposed to provide parking within the redevelopment. As explained above, this is a sustainable location which is accessible via a variety of means of public transport whilst also being close to local amenities. Furthermore, it is considered that to introduce a formal access and parking arrangement within the site would not be beneficial as it would introduce conflicts with highway safety.

To provide further travel choice it is proposed to provide 1 cycle space per flat to further encourage sustainable transport modes and to contribute towards sustainability and health objectives as supported by The Framework (paragraph 29).

Amenities of Neighbouring Properties

The existing amenities of both the commercial and residential properties which currently surround the building have been taken in to account fully in the design of the development proposals.

The existing building has been used as a retail use, most recently occupied by Newview Windows and Conservatories. It is understood that some unauthorised manufacturing has also occurred on site in the rear of the building. Newview Windows and Conservatories have therefore relocated to an industrial unit on Broadwater Industrial Estate.

The proposed use of the ground floor as three small retail units will provide retail space that is similar to that offered at the adjacent properties to the north and south. While the amount of retail space offered is proposed to increase from one single retail unit to three smaller units it is considered that reconfiguring the retail space in this manner will provide not only a more marketable and useful floor area of retail space but will also reduce the impact upon the amenities of neighbouring properties as the use will be more compatible with those in the surrounding area. A Statement has been provided by a local estate agent (see Appendix) that confirms that the proposed retail space is more marketable in this area than the existing retail unit.

The amenities of future occupiers of both the retail and residential units have also been taken fully in to account. High quality amenity space is offered to potential occupants. The two bedroom properties have access to two balconies, offering a level of amenity space that is higher than that promoted by the emerging Local Plan. The one bedroom properties also have access to private balconies which overlook Ferring Village Green which is directly opposite the Site and is available for use as a public Open Space.

The proposed built form of the building would project further to the south and east of the Site boundary, but maintaining a distance of 1m from the southern boundary and a significantly further distance to the rear.

The height of the rear section of the building was originally intended to increase above the single storey flat roof that currently exists, although the Council's reason for refusal in terms of the impact on the neighbouring property has been carefully noted. The proposed building has been inset at its northeast corner to respect an

existing side window and a rooflight in the side elevation of the adjacent building. The revised proposals with this design amendment would not result in a material impact upon the residential amenities of the occupiers of the adjacent flat.

As such, and taking in to account the commercial uses of the buildings to the south and east, it is not considered that the built form would be perceived as being overbearing or result in a loss of light which would materially affect the amenities of the any of the surrounding land users.

It is considered that the proposed redevelopment is able to offer a significant improvement in the quality of the environment for both neighbouring properties and potential occupants of the building.

Other Matters

A Unilateral Undertaking has been submitted with this application for Full Planning Permission in order to confirm that the applicant is willing to provide a financial contribution towards the provision of affordable housing in the District. This Affordable Housing contribution has been calculated in accordance with Arun District Council's Interim Affordable Housing Policy, read in conjunction with Saved Policy DEV17 of the Arun District Council Local Plan.

The commuted sum payable has been calculated per proposed dwelling based upon the standard figure for Ferring Ward for 1 bedroom and 2 bedroom flats. As such the total financial contribution has been calculated as £28,478 taking in to account the existing residential properties within the building.

Conclusions

The Application Site comprises a 0.04ha area of previously developed land consisting of a two storey mixed use property (retail and residential) and associated space to the rear which lies within the Built Up Area of Ferring within the Arun District of West Sussex.

The existing building has no architectural merit and owing to a structural defect, the repair and refurbishment of the building would not be economically viable.

Full Planning Permission is sought for the *'demolition of 52-56 Ferring Street and the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 5 x flats (2 x one bedroom and 3 x two bedroom) at ground, first and second floor and three retail units at ground floor (Use Class A1)'* at 52-56 Ferring Street, Ferring, BN12 5JP.

The quality and condition of the site has deteriorated over time and there is an opportunity to provide a comprehensive redevelopment scheme which optimises the use of this previously developed land which is located within a sustainable location in central Ferring.

The proposed redevelopment would provide a total of three self-contained flats (3 x two bedroom and 2 x one bedrooms) and three retail units to meet the needs of the local economy and to boost the supply of housing, as supported by The Framework. The proposed accommodation will meet a variety of housing needs from one person to four person units.

The townscape of Ferring Street is extremely varied in character, style and built form. There is a mixture of single and two storey properties with a variety of roof styles, heights, form and materials evident in the locality.

The existing building is prominent owing to its height in comparison to adjacent buildings and it does not have a positive visual relationship with the adjacent properties. The proposed redevelopment of the site will improve the character and quality of the area and the way that it functions as encouraged by paragraph 64 of The Framework. The revisions made to the proposed roof and elevations of the building address concerns raised by the Council in relation to scale and bulk.

A Unilateral Undertaking has been submitted with this Full Planning Application confirming that Our Client is committed to the provision of a commuted sum towards the provision of Affordable Housing, in accordance with Arun District Council Planning Policy.

The Application Site is within a sustainable location that is accessible by a variety of means of public transport.

The proposed redevelopment optimises the potential of the site to accommodate development as required by paragraph 58 of The Framework.

The presumption in favour of sustainable development is the golden thread which runs through decision taking (paragraph 14). It is strongly considered that the proposed development constitutes a sustainable form of development that accords with the Development Plan for the area and should therefore be approved without delay.

Appendix A

Foul and Surface Water Drainage Statement

Saved Policy GEN9 of the ADC Local Plan (2003) states that 'Planning permission for development which will materially increase foul or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.'

The proposal is for the demolition and replacement of the existing building with 5 x flats and 3 x retail units. Foul and surface water drainage exists to serve the existing building and it will be possible in principle for the proposed building to be served in the same manner, details of which will be provided at Building Regulations stage.

Affordable Housing Statement

A Unilateral Undertaking has been submitted with this application for Full Planning Permission in order to confirm that the applicant is willing to provide a financial contribution towards the provision of affordable housing in the District. This Affordable Housing contribution has been calculated in accordance with Arun District Council's Interim Affordable Housing Policy, read in conjunction with Saved Policy DEV17 of the Arun District Council Local Plan.

The commuted sum payable has been calculated per proposed dwelling based upon the standard figure for Ferring Ward for 1 bedroom and 2 bedroom flats. As such the total financial contribution has been calculated as £28,478 taking in to account the existing residential properties within the building.

Appendix B

Economic Development Statement

Emma Griffin
ECE Architecture
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

16 June 2014

Dear Emma,

52-56 Ferring Street, Ferring

Further to our recent conversation, I write to confirm that I have, as promised considered the plans as presented by you in regard to the retail element of the above development.

Currently the building is utilised as a uPVC double glazing retail and manufacturing facility, and the proposal is to provide three self-contained retail units.

As you are aware, there is a covenant which restricts the use on the shop placed by Co-op, which in effect does not allow the unit to be utilised for a convenience or supermarket. This clearly limits the market considerably for a unit of this size. Therefore, by providing three smaller units, I would fully expect the take up to be much stronger. There is general demand in North Ferring for small individual units and indeed, we do have two tenants already in mind for the properties if the consent is granted.

I trust this short report confirms the position, but please do not hesitate to come back to me.

Regards

Mike Jones



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