



RESIDENTIAL DEVELOPMENTS

PLANNING STATEMENT

**Proposed development of three detached 5 bedroom
houses at Downs Edge, off Stable Lane, Findon,
West Sussex BN14 0RR**

December 2011

The Planning Policy documents relevant to this application are the Arun District Local Plan 2003, Planning Policy Statement 1 – Delivering Sustainable Development and Planning Policy Statement 3 – Housing.

The Arun District Local Plan 2003 was adopted on the 17 April 2003 and forms a statement of Arun District Council's Planning Policies which will be used as a basis for decision making on planning applications from 1996 to 2011.

The proposed development complies with the following relevant policies.

Policy GEN1 – Sustainability
Policy GEN2 – Development within the Built-Up Area Boundary
Policy GEN4 – Location and Travel Demand
Policy GEN5 – Provision of New Residential Development
Policy GEN7 – The Form of New Development
Policy GEN8 – Development and the Provision of Infrastructure
Policy GEN9 – Foul and Surface Water Drainage
Policy GEN12 – Parking and New Development
Policy GEN15 – Cycling and Walking

Of particular relevance is Policy GEN2 which states that development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in the plan.

PLANNING POLICY STATEMENT 1 – DELIVERING SUSTAINABLE DEVELOPMENT

This statement sets out the Government's National Policies on different aspects of land use planning in England. In particular, paragraph 21 refers to the prudent use of natural resources giving, for example, the building of housing at high densities on previously developed land rather than at lower densities on Greenfield sites. This is further repeated in paragraph 27, viii, which promotes the more efficient use of land through higher density and development suitably located on previously developed land.

The development of this site with 3 dwellings accords with this policy whilst reflecting the character of the surrounding area. It is in a sustainable location, being a short distance from the relatively compact village of Findon which has a variety of local facilities including church, church hall, 4 pubs, hotel and several shops and restaurants. It is also within easy reach of Worthing to the south, approximately 4 miles away, and Horsham to north, approximately 16 miles away.

PLANNING POLICY STATEMENT 3 – HOUSING

This statement was produced by the Government in June 2010, reflecting the Government's Policies relative to housing and paragraph 3 states that *"the delivery of housing in rural areas should respect the key principles underpinning this PPS, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities and market towns and villages"*.

Paragraph 25 states that one of the Government's key objectives is to provide a variety of high quality market housing.

Paragraph 36 states that the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.

Paragraph 40 refers to the effective use of land, stating that Planning Authorities should continue to make effective use of land by reusing land that has been previously developed.

Paragraph 45, under the heading 'Efficient use of Land' states that using land efficiently is a key consideration in planning for housing.

Paragraph 48 states that good design is fundamental to using land efficiently and paragraph 49 states that careful attention should be made to design.

Paragraph 50 refers to density stating that if done well imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the environment.

Paragraph 54 refers to the availability, suitability and achievability of housing land.

Paragraph 69 refers to achieving high quality housing and the suitability of a site for housing, including its environmental sustainability and the use of land effectively and efficiently.

The definition of previously developed land (often referred to as Brownfield land) is referred to in Appendix B and excludes land in built-up areas such as private residential gardens. Although such land cannot now be described as Brownfield land it does not state that private residential garden land cannot be developed but there is no presumption that land previously developed is necessarily suitable for housing development, nor that the whole curtilage should be developed.

In this case the site has an area of 0.51 hectare and the proposed development plus the existing house amount to an average density of approximately 3 units per acre. The form of development proposed also reflects that which has taken place in this part of Findon in recent years and Plan 1 attached shows the locations of such developments and that the proposal would not be out of character in this locality.

The site is well screened by existing hedgerows and boundary tree cover, the majority of which is to be retained so the proposed dwellings will sit comfortably within the surrounding landscape.

As can be seen from Plan 1 attached, similar recent development has taken place in the locality. Most recently 3 detached houses to the rear of Floreat and Hollybush House, and further west, 2 schemes of 4 units off Stable Lane, including Braeside.

Three dwellings have also been approved immediately to the south but this scheme has not yet been implemented and new buildings are both approved and proposed at the stables to the east of the site.

The construction of 3 dwellings on 0.42Ha provides a very low density but this reflects the character of the area and boundary trees. The dwellings have also been orientated to minimise any loss of amenity to adjoining property.

CONCLUSION

The development proposed is low density and reflects the character of the area. It is probably the last opportunity for such development in this part of Findon. The site is within the built-up area and substantially complies with both National and Local Policy. The buildings are of traditional design using local materials and finishes which will blend with the surrounding locality.

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