

Planning Statement: Land to the west of Stanhorn Grove.

June 2017



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ASSOCIATES

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1. Introduction and site description

- 1.1 This planning statement has been prepared by James Potter Associates to accompany a full application for:

“the erection of 18no. dwellings, creation of new access, landscaping and associated works”

- 1.2 This statement sets out the context for this submission and how the proposal accords with the development plan and national guidance.
- 1.3 The site is located to the north of Felpham, within allocation SITE6. To the north and south are existing two storey properties, built part of the wider allocation, to the east is Stanhorn Grove, beyond which are dwellings, and to the west is Bognor Regis Golf Course. The site is predominantly flat. The trees within the site and in the vicinity are subject to a Tree Preservation Orders.

2. The submission

- 2.1 This application is for full planning permission for:

the erection of 18no. dwellings, creation of new access, landscaping and associated works

- 2.2 A completed application checklist is attached as Appendix 1 of this Planning Statement.

- 2.3 The following plans have been submitted as part of the application:

Design and Access Statement - July 2018	17094-PL-2-02 Rev B Site Layout
Planning Statement - July 2018	Location Context Plan - 17094-SK-003
Engineering Layout - 5782:01 Rev C	Drainage Statement - June 2018
Lighting Design - 5782:05	17094-PL-2-01 Site Location Plan
Lighting Design Calculations 28.06.18	17094-PL-2-03 Rev B - Tenure
Longitudinal Sections - 5782 - 10	17094-PL-2-04 Rev B - Building Height
Vehicle Tracking - 5782-90 Rev A	17094-PL-2-05 Rev B - Building Materials
Fire Tender Tracking - 5782-91 Rev A	17094-PL-2-06 Rev B - Bedrooms
Refuse Tracking - 5782-92 Rev A	17094-PL-2-07 Rev B - Boundary Treatments
Ecological Assessment dated 23 May 2018.	17094-PL-2-08 Rev B - Parking, Cycle and Bins
HH04 - Landscape plan	Housetype Pack - V1
Tree report - PRI21588tr	17094-PL-5-01 - Streetscenes

17094-PL-0-01 Materials pallette	17094-PL-5-02 Indicative 3D Visual
Materials Schedule 17094_9_10_PL Rev A	

3. Planning Policy Context

- 3.1 This chapter summarises the relevant national and local planning policy that are considered relevant to this full application. Unless material considerations indicate otherwise, applications should be determined in accordance with the Development Plan.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) and is accompanied by the National Planning Practice Guidance (NPPG).
- 3.3 The National Planning Policy Framework (NPPF) is the overarching document covering the Government's aim to make the planning system less complex and more accessible, to protect the environment and to promote the Government's pro-growth strategy.
- 3.4 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as the golden thread running through both plan-making and decision making. For decision taking this means approving development proposals without delay.
- 3.5 The Development Plan for Arun, which is considered relevant for this application, comprises:
- Arun District Local Plan
 - Publication Version of the Local Plan (October 2014)
 - Felpham Neighbourhood Plan
 - Emerging Arun Local Plan

The Development Plan

- 3.6 The key policies considered relevant to the determination of this submission, given the principle of development has been established at outline, within the Arun District Local Plan are;
- GEN2 - Built-up Area Boundary
 - GEN7 - The Form of New Development
 - GEN9 - Foul and Surface Water Drainage
 - GEN12 - Parking in New Development
 - SITE6 - Land to the North of Bersted, Bognor Regis and Felpham.

Publication Version of the Local Plan (October 2014)

- DM1 - Aspects of Form and Design Quality
- DM2 - Internal Space Standards
- DM1 Renewable Energy
- SP1 - Sustainable Development
- SP2 - Built-up Area Boundary
- DM3 - Sustainable Urban Drainage Systems

Felpham Neighbourhood Plan 2014

- ESD1 - Design of New Development
- ESD10 - Design Details
- ESD11 - Increasing Energy Efficiency of our Buildings
- ESD4 - New Dwellings - code for sustainable homes

4. Considerations and planning assessment

- 4.1 The key considerations relevant to the determination of this application are considered to be; the principle of development; design; amenity; amenity space provision; bin storage; affordable housing. highways, transport and parking, sustainability, sustainable construction, protected trees and open space provision.

Principle of development

- 4.2 The site lies within Policy SITE6 of the Arun Local Plan (2003) which has identified for the provision of 1,350 dwelling. In addition the site is situated within the built-up area boundary as defined by GEN2 of the ADLP and SD SP2 of the emerging Local Plan)
- 4.3 Emerging Local Plan policy SD SP1 Sustainable Development indicates that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The benefits of the proposed development include:
- Provision of much-needed affordable housing which will help contribute towards the Council providing a five year housing land supply;
 - Economic benefits from additional people living in the area and making use of local services and facilities such as the local shop, which will help to sustain the business;
 - Benefits to the economy from the construction process;
 - Potential financial contributions towards infrastructure e.g. education, highways.

- 4.4 As such, the principle of residential development on the application site is acceptable provided it accords with the relevant development plan policies.

Design

- 4.5 Policy GEN7 requires new development to respond positively to the identified characteristics of a locality; should respect local characteristics; and should be well integrated with the surrounding development and the local area.
- 4.6 Policies ESD1 and ESD10 of the Felpham Neighbourhood Plan are relevant to the design of the proposal, concluding, in general, that development should be of a high quality design and contribute to the local character by creating a sense of place appropriate to its location.
- 4.7 The submitted Design and Access Statement assesses the character and form of the area and shows how the development has taken into account the locality and shaped the final proposal.
- 4.8 In terms of character, development immediately adjacent to the site is generally formed of large, detached properties with small frontages and side parking. The properties are sited close to the kerb, fronting the highway with small separation distances between the dwellings.
- 4.9 Arun District Council has advised that 4 bed units would not be desirable or recommended for shared ownership tenure. As such, 1, 2 and 3 bed properties are proposed in line with pre-application advice. Such provision will have an impact on the number of dwellings per hectare with a 4 bed unit taking the same plot area as two 2 bed properties.
- 4.10 Condition 3 for outline permission reference FP/92/04/ relating to SITE6 of the Arun Local Plan (2003). Advises that the residential component should have an average net density of not less than 35 dwellings per hectare. This application proposes 18no. Dwellings at a density of 36dph (site area of 0.49ha). A pre-application response from the Council used dwellings per hectare as a measure meant of character, however, dph has not been used for such purposes for some time given it does not take into account smaller house sizes and the character of an area on the ground. A scheme of 10dph could take up the same area as a scheme at 30dph depending on the size of the dwelling but the actual built area will be similar, as such dph should only be one element of the assessment of character.
- 4.11 Notwithstanding the above, sustainable development should deliver most efficient use of Greenfield sites.

- 4.12 The submitted proposal, at 36dph, is at a density expected of a greenfield site and makes most efficient use of land. The pattern of development in terms of spacing of and in-between plots is less than that on the surrounding dwellings mainly due to the absence of garages.
- 4.13 There are smaller units sited circa 40m north east from the application site.
- 4.14 The surrounding development comprises of simple dwelling forms with pitched roofs, treated with sufficient detail. The proposed scheme mirrors this approach, as set out within the Design and Access Statement.
- 4.15 It is, therefore, considered proposal reflects the character of the locality, providing a mix of dwellings with an appropriate use of materials and detailing to reflect the character, form and design of the surrounding development. The views from within the street scene in terms of the spacing between buildings and the scale and massing of the proposal is in keeping with that of the surrounding development.

Amenity

- 4.16 The proposed layout has taken into account orientation and separation distances between dwellings and is it considered adequate separation distances have been provided. It is not considered the proposal would give rise to any harmful loss of light, outlook and amenity and would comply with Policy GEN7 of the Arun District Local Plan.

Amenity space provision

- 4.17 Each dwelling is afforded its own convenient private amenity space of sufficient size. It is considered the proposal provides sufficient and well designed outdoor amenity space.

Bin storage

- 4.18 Each property will be provided with adequate in plot space for the storage of refuse and recycling bins in the form of 240 litres per dwelling. Adequate provision for bin collection points adjacent to the highway have also been provided. Plan 17094-PL-2-08 Rev B - Parking, Cycle and Bins and Refuse Tracking - 5782-92 Rev A show the bin storage and collection arrangements.

Affordable housing (statement)

- 4.19 There is a high demand for affordable housing within the Arun district which has been confirmed by the Council at pre-application stage. The Council has also confirmed intermediate housing should comprise a mix of 1, 2 and 3 bed dwellings.
- 4.20 The Council has advised the quantum of affordable housing should be broadly delivered as follows:
- 1bed - 15-20%
 - 2bed - 50-55%
 - 3bed - 25-30%
- 4.21 This proposal is for all 18no. units to be intermediate tenure in the form of shared equity properties in the following configuration:
- 1bed - 2no. units - 11%
 - 2bed - 7no. units - 39%
 - 3bed - 9no. Units - 50%
- 4.22 Given this scheme is fully affordable the proposed mix of bedrooms has been amended to ensure a deliverable scheme that accords with adopted planning policy.
- 4.23 The scheme provides an appropriate mix of dwellings, delivering a scheme of 100% affordable units, well above the policy requirement that will provide a significant planning gain to the Council.
- 4.24 The applicant acknowledges affordable housing will be secured through a s106 agreement. Additional information on how the proposed Shared Ownership Dwellings will operate is available as Appendix 2 of the Statement.

Highways, transport and parking

- 4.25 The proposed quantum and arrangement of parking for the proposal has is based on the West Sussex parking Standards Calculator. The requirement for each dwelling is as follows:
- 1 bed units - 1 allocated space
 - 2 bed units - 2 allocation spaces

3 bed units - 2 allocated spaces.

- 4.26 Each unit requires 0.2 of a visitor space to be provided, equating to a total of 4no. visitor spaces through the development. The proposal provides the required amount of resident and visitor parking in accordance with the above standards.
- 4.27 The proposal allows for the safe movement of pedestrians and vehicles. Priority is given to pedestrians through the provision of shared surfaces and footpaths.

Sustainability

- 4.28 The NPPF states that there “are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles”.
- 4.29 In terms of the sites Economic sustainability, it will provide appropriate contributions towards local infrastructure and help ensure the long term viability of local services. Development of the site would create direct construction employment and new residents would potentially provide expenditure into local goods services. 18 units would deliver an additional Council Tax receipts (per annum) and the New Homes Bonus. Developer contributions would also be provided to the Local Authority for a range of infrastructure improvements.
- 4.30 The site would bring forward social benefits as well, most notably the provision of much needed affordable housing within the local area. The site is well placed and well connected to adjacent residential development and local services in Felpham and beyond helping to support existing local shops and services. The proximity of the site to local footpaths and regular bus services than should promote sustainable travel and well being through recreational cycling and walking.
- 4.31 The site is considered to be environmental sustainable as well, as it will developed in a way to mitigate any identified environmental harm, as per the requirements of the NPPF. Ecological surveys have been undertaken which show how any impact on protected species or habitats can be suitably mitigated. All new homes will be built towards higher building standards, in accordance with national Building Regulations, which help reduce energy and water consumption. The site is well connected to local shops and services thereby reducing reliance on car travel, contributing to reducing carbon emissions.
- 4.32 It is therefore considered the proposal is highly sustainable, meeting the aims and objectives of the NPPF.

Public Open Space

- 4.33 The application site sits within the SITE6 allocation area. The outline, and subsequent reserved matters permissions, for SITE6 ensure a substantial amount of open space was provided. The SITE6 allocation is substantially built out with POS provided. The application site is located within 50m of a NEAP and 100m of an area of two areas of open space as well as wider facilities as part of the SITE6 allocation.
- 4.34 This application proposed 18no. much needed affordable units and whilst the policy requirement for a standalone planning application is required for the provision of open
- 4.35 space it is considered that it would not be in the interest of Arun District Council to reduce the number of affordable units to provide an area of formal POS when there is sufficient provision in such close proximity. The provision of 18 affordable units, is exceptional and should be given due weight in the decision making process in terms of the provision of POS.
- 4.36 The SITE6 outline secured the provision of 3.6ha of children's play, 2.02ha of sports pitches and 1.38ha of other POS. As such, this is considered acceptable to serve the proposed development in order to secure additional affordable housing.

Trees

- 4.37 Arboricultural assessments of the site and the impact of the development on trees in the vicinity have been undertaken. If implemented in accordance with the recommendations of the Arboricultural Impact Assessment the development can be implemented without having a harmful impact on trees in the locality worthwhile retaining.
- 4.38 Notwithstanding the above it is acknowledged the site is subject to Tree Preservation Orders reference TPO/FP/1/96 and TPO/FP/1/07.

Flood Risk Assessment

- 4.39 The application site is located within Flood Zone 1 (least likely to flood) as defined by the flood map for planning service accessed 01 June 2018, and is under 1ha in area. As such, a flood risk assessment is not considered necessary in this instance. Notwithstanding this, a drainage statement has been prepared and submitted with this application.

Statement of community involvement

- 4.40 As detailed within the Design and Access Statement the proposal was subject to public consultation in the form of a public exhibition held at Fulham Community and Conference

Centre on 23 May 2018. The event was well attended by approximately 100 local residents who had the opportunity to speak to the design and development team. Comments from residents were taken into account of the final design which mainly concerned the finish materials of dwellings with higher quality materials sought on some plots visible from the public realm.

5. Conclusion

The proposed development is considered to be sustainable in nature, proposed on an allocated site. The scheme would deliver 18no. (100%) much needed affordable dwellings which should be attributed great weight in the decision making process and the planning balance.

The proposal is in line with the adopted development plan and national policy and would being a raft of benefits to the locality.

The proposal reflects the character of the locality, providing a mix of dwellings with an appropriate use of materials and detailing to reflect the character, form and design if the surrounding development and It is not considered the proposal would have any harmful impacts on the surrounding properties.

Appendix 1

Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement		Covered in planning Statement
2	Biodiversity Survey & Report		Submitted
3	Land Contamination Assessment (LCA)		Submitted
4	Economic Development Statement		Not required in this instance
5	Retail Impact Assessment (RIA)		Not required in this instance
6	Flood Risk Assessment		Not required but covered in planning statement and drainage note.
7	Foul & Surface Water Drainage Statement		Submitted
8	Land Engineering Works Statement		Not required in this instance
9	Landscaping Strategy		Submitted
10	Lighting Assessment		Submitted
11	Noise/Extraction Assessment		Not required in this instance
12	Bin Storage & Collection Provision		Submitted
13	Parking Plan		Submitted
14	Planning Application Summary		Submitted
15	Street Scene		Submitted
16	Structural Survey & Conversion Method Statement		Not required in this instance
17	Telecommunications Development Statement		Not required in this instance
18	Transport Assessment (TA)/Travel Plan (TP)		Not required in this instance
19	Transport Statement (TS)		Not required in this instance
20	Tree Survey & Arboricultural Implications		Submitted
21	Lidsey Foul Water – Environmental Assessment Statement		Not required in this instance
22	Validation Checklist		Submitted
23	Plan & Drawing Requirements		Submitted
24	Historic Environment Records Search		Not required in this instance
25	Draft S106 legal agreement for the Pagham Harbour Management Contribution		Not required in this instance
26	Heritage Statement		Not required in this instance

Appendix 2

Shared Ownership

Shared ownership is an ideal way for first time buyers who want to get a foot on the property ladder. Typically these will be younger people who cannot afford to buy their first house outright; people in key worker role or existing Affordable Housing tenants.

It is a part buy, part rent scheme, where you can buy a share in a new home, normally from 35%. You then pay a mortgage on the share you are buying and subsidised rent on the part you don't own. As a guide, the monthly payments of a mortgage, added to the rent will be about 75% of a monthly mortgage on the whole property.

Shared Ownership is a good option for single people and couples in full and part-time employment-you will be surprised how affordable it is!

You can apply for a range of Help to Buy schemes and if you are accepted, your details will be passed on to housing associations with properties in your area.

To check your eligibility, search for properties in your area and / or to apply please visit the Help to Buy East and South East website

For more information, take a look at our frequently asked questions or read our Guide to Shared Ownership.

Frequently Asked Questions

These are some of the most commonly asked questions about Shared Ownership. If your question isn't answered here, please give us a call!

Costs of Shared Ownership

This page offers examples of payments and responsibilities in our shared ownership scheme.

The following figures should only be used as a guideline. Worthing Homes suggest that you make your own enquiries prior to making a decision on purchasing one of our properties.

Costs will vary according to the value of the property and to the amount of stamp duty paid at purchase.

Stamp Duty

The example shows a property valued at £100,000 in the Worthing area (your share is 50%). For more details about stamp duty and the current thresholds please go to the Direct.gov website. You will find the information in the Money, Tax and Benefits section.

Running costs

Once you move into your property you will be responsible for the costs of running your home and there will be council tax, gas, electricity, water and service charges. These will be in addition to your monthly mortgage and rent payments.

Warning

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

With a shared ownership home, what will I own? You will buy your home on a lease, which will normally be 99 to 125 years for new homes. Although you have not bought the property outright, you will have the normal rights and responsibilities of a full owner-occupier. If the property is a house and you later decide to buy it outright, you will normally then be given the freehold.

What type of property can be purchased through shared ownership? The schemes are a mixture of houses and flats, some are refurbished and some are new. The properties are usually one and two bedroom in size.

Who can apply?

People who can afford to buy a shared ownership property but cannot afford to purchase a similar property on the open property market. These include:

- First time buyers.
- Existing owners will be considered if the sale of the current home is due to a relationship breakdown; moving for a job where property values are higher; moving to support a dependent relative; or existing property is now unsuitable for their needs.
- People who have a local connection to Arun District.
- People registered with the Arun District Council or Worthing Homes.

Item	Estimated Cost
Holding Fee	£500.00
Survey and / or valuation on property	£500.00
Solicitor's fee (including VAT)	£900.00
Local authority searches (including VAT)	£77.50
Land registry (including VAT)	£270.00
Bank transfer fee (including VAT)	£42.00
Production of a shared ownership lease (including VAT)	£90.00
Stamp duty @ 1% of a property valued at £100,000 (see notes below)	£1,000.00
Total estimated purchase costs	£3,379.50



Who has priority?

Local Authority nominees.
Existing Worthing Homes tenants.
Key workers.
Existing shared ownership owners whose current property is unsuitable for their needs.
All other applicants.

What is a Key Worker?

A Key Worker is someone employed by the public sector in a frontline role delivering an essential public service in the areas of health, education and community safety where there are serious recruitment and retention problems and where the high cost of housing is affecting employers' ability to recruit and keep staff.

Am I a Key Worker?

A Key Worker is:

Clinical National Health Service (NHS) staff (with the exception of doctors and dentists).
Teachers and nursery nurses in schools and further education/sixth form colleges.

Police officers, Community Support Officers (CSO) and some civilian police staff.
Prison officers and some other staff.
Probation Service staff.
Social workers, nursery nurses, educational psychologists, and therapists (e.g. occupational therapists) employed by local authorities, Children and Family Court Advisory and Support Service (CAFCASS) or the NHS.
Local Authority Planners and Environment Health Practitioners.
Fire-fighters and other uniformed staff below principal level in Fire and Rescue Services.
Connexions Personal Advisors employed by a local authority or a Connexions Partnership.
Ministry of Defence (certain personnel)
Highways Agency Traffic Officer staff in safety critical roles within the Traffic Officer Service.
(Please note that this list is updated periodically.
Further information about Key Workers can be found on their website.)

Can I buy a larger share of my home?

The Worthing Homes lease allows you, after one year, to increase the share you own of your home.

Can I sell my home?

You may sell your home whenever you choose, just like any other homeowner. To make sure that your home can then be made available to others who cannot afford to buy outright, we will, for a short period, have the right to find a buyer for your home.

What are the costs involved in buying a home?

There are costs associated with buying a shared-ownership home, just like there are if you buy on the open property market. We recommend that you have a minimum of £3,000 in savings before proceeding with a purchase
For a further estimated analysis break down see costs of shared ownership.

How do I apply?

To check your eligibility, search for properties in your area and / or to apply please visit the Help to Buy Website www.helptobuyese.org.uk

We suggest that for any area that you choose, it may be beneficial for you to contact your local authority to apply for their housing register.

