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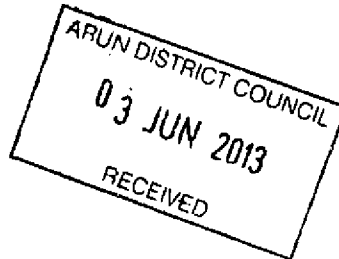
30 Carlton Crescent, Southampton SO15 2EW
Tel: 023 8063 3440 Fax: 023 8063 3441

FP/90/13

Mr Neil Crowther
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

31st May 2013

Our Ref: KW/ADC/12047
Your Ref: FP/128/09



Dear Mr Crowther,

Land at Felpham, Site 6, Bognor Regis, West Sussex
Revised application Phase 5 (part): Additional 7 units and revisions to 33 units.

Previous application. LPA ref: FP/128/09

Planning Portal ref: PP-02398100

On behalf of Barratt David Wilson Southampton we are now instructed to submit a full, revised application for part of Site 6, Phase 5.

This is a full planning application comprising amended dwelling units incorporating an additional 7 units making a total of 178 on this phase taking into account the original approval for this phase of FP/128/09 and the amendments included in FP/205/10.

The additional dwellings have had a minor impact on the layout and house types on these approved schemes. As these are material amendments these changes are also included in this application. In total 33 units are affected in this way which lie to the west of the service road in the north-west of the site.

The fee of £15,400 submitted with this application reflects the revised proposals as well as the additional 7 units; a cheque is attached.

The original approval (ref FP/128/09) was a Reserved Matters application pursuant to outline permission FP/92/04 which related to a total of 700 dwellings. Full planning permission (ref FP/205/10) was then granted for revisions to Phases 4 and 5 which resulted in an increase of 70 dwellings, making a total of 770 dwellings approved on the site. The EIA / Environmental Statement submitted at the time of the original submission allowed for 900 dwellings and the Bognor Regis Relief Road.



RTPI

mediation of space - making of place

Luken Beck mdp Ltd.

Directors: Graham Beck JP, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

Chartered Town Planners

Company registered in England & Wales No. 7548636

VAT Registration No. 110257563

As this application now exceeds the numbers referred to in the outline approval, a full application is required and needs to stand alone. Due to the circumstances outlined above, and the fact that the application is effectively only for an additional 7 dwellings, and that this was the agreed approach on the previous application ref FP/205/10, it has been agreed following discussions with the Council that it is unnecessary to rewrite the entire document but that the EIA would be fully reviewed in order to comply with the legislation contained within the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

There are no changes to the circumstances arising from the proposal and Statements of Conformity can be provided if considered necessary.

The application has been submitted on the Portal (ref above). The submitted plans and schedules outline the new dwellings and the dwellings which are affected by the proposed changes.

Plans

As submitted on the Planning Portal.

Documents

Design and Access Statement

Planning Statement (incorporated within this letter)

Please note that the Portal forms that have been completed are for a full application, however some of the questions do not directly apply to this application as part is effectively only for amendments to parts of an approved scheme. Responses to questions have therefore been made against this background, for example, this application only affects 40 (including 7 new) dwellings but the total number is 178 dwellings on Phase 5. Q 6 relates to access. As this is a 'stand alone' application, it is clear that new roads and footpaths are being provided, however for the most part, these are already approved as part of the earlier reserved matters applications. Similarly with Q's 12 and 13 relating to Drainage and Flood Risk.

The changes relate to 40 no. New or amended dwellings therefore a fee of £15,400 is submitted with the application (cheque made payable to Arun District Council).

It is further acknowledged that the S106 Agreement may have to be varied or amended in order to ensure continuity; the applicant's solicitor will deal with this during the course of consideration of the application in conjunction with the Council's solicitor.

Planning Supporting Statement

In order for this application to be properly considered against its background this letter also sets out a summary of the planning history and the earlier EIA in as far as it affects this amended planning application.

Appeal Inspector's Report

On the 16th December 2005 the Appeal Inspector published his report in which he recommended the Secretary of State to approve the development at Felpham. At paragraphs 12.16 to 12.17, the Inspector explained the relationship between the outline application and the EIA as follows:

"Environmental Impact Assessment

12.16 The Environmental Statements produced in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 are both very full compilations of detailed work assessing a wide range of environmental impacts....."

"12.17 The Environmental Statements have revealed certain adverse impacts, principally ones associated with the construction period and ones that are common to almost any development of green fields and to any new road. The most significant area of concern identified in relation to these particular sites is flooding. A strategy for provision of sustainable drainage systems and for avoiding development (other than part of the Bognor Regis Relief Road) on lower lying parts of the site is built into the approach to design".

"12.18 I consider that the First Secretary of State can quite properly form the view that the two Environmental Statements..... are adequate in terms of the Environmental Impact Assessment Regulations and that there is sufficient environmental information for the planning decision-maker to decide the current appeal and the called-in application. My view is that there is nothing surprising or untoward that has been revealed in the process of Environmental Impact Assessment undertaken in association with the two development proposals."

In light of the appeal Inspector's conclusions and recommendations, reserved matters applications for each of the phases of the housing element have been submitted and approved in the intervening years. These followed the outline permission and did not deviate from the principles already approved by the Secretary of State.

The Council has already accepted that a review of the actions to comply with the EIA material will be acceptable. It should be reiterated that the original EIA was undertaken on the basis of 900 new dwellings in total. This application raises the total number from 770, to 777, still within the original parameters.

As stated above a separate EIA statement and technical material is not submitted with this application to accord with the later 2011 Regulations given there are no material changes in circumstances.

The following section summarises the supporting technical information that relates to the planning application.

Planning Policy

A Planning Statement is also submitted for the EIA that details the changes to planning policy since the original outline application. However, the principle planning policy position relating to this site is well-established. When determining the outline planning permission, the Secretary of State accepted the Inspector's view mentioned at paragraph 12.58 of his report (below). This application differs only as an additional 7 dwellings:

"12.58 I endorse the Felpham Consortium's claim that the proposals for Felpham have been based very closely on the proposals in Policy SITE6 of the adopted Local Plan. In addition they derive support from Local Plan Policy GEN5 (the housing requirement), Policy GEN7 (design policy), Policy GEN8 (infrastructure), Policy DEV15 (safeguarding the Bognor Regis Relief Road) and Policy DEV17 on affordable housing and from Policy LOC1 of the Structure Plan. My conclusion is that the proposals are fully in accord with the Development Plan".

This application continues to conform to Policy SITE6, and others, of the adopted Local Plan (saved policies) apart from the additional 70 units approved and this proposal for an additional 7 units..

Since the original permission however, the Regional Spatial Strategy has been adopted and subsequently revoked in 2013. The S E Plan required Arun to provide a total of 11,300 new dwellings (annual av. 565). Although the new Arun Local Plan was considered by Council on the 29th May 2013, it is considered that due to very early stage of the Plan, little weight can be given to its policies but in any event the impact of just seven dwellings should not have any negative impact on the plan. The planning policies for the site therefore remain as the Saved Policies of the Local Plan.

In March 2012 the National Planning Policy Framework was published. At paragraph 49 it states:

"49. 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."

It is considered that this site is a sustainable site and following recent appeal decisions it has been shown that the LPA does not have a five year land supply. It is therefore considered that the increase in dwelling numbers is acceptable in policy terms.

The Proposal

A separate Design & Access Statement, prepared by Carlton Design (formerly Dalton Crawley Partnership) accompanies this application in accordance with Article 4C of the T&CP (GPDO) (England) Order 2006 in terms of design principles - amount, layout, scale, landscaping, appearance and context, together with access issues. This Planning Supporting Statement therefore covers the remaining planning matters.

The residential development will include a wide variety of housing types to provide a balanced and mixed community that will enable people to remain in the neighbourhood and make an important contribution to future housing provision and residential needs of the community offering increased choices and a broader social mix. The mix of units will be more suited to the current market conditions and demand. The mix is detailed in the design and access statement but has predominantly resulted in larger units being reduced in size. This alteration in the mix of units has thus been able to 'fit' in the existing approved development footprint achieving a more efficient use of land in accordance with government policy.

Statement of Community Involvement

This revised application has been discussed prior to submission with various officers of the Council. A presentation of the revised proposals was made to the Site 6 Committee at Felpham Parish Council on 28th January 2013.

Transport

MJA Consulting updated the TA in support of the outline application in respect of the additional 7 dwellings created by this proposal. This has assessed the trips generated by the consented schemes against the proposed scheme and has found that, due to the change in mix of dwellings, the predicted traffic impact of the additional dwellings will be at a very similar level to that of the 770 dwellings.

Noise

24Acoustics have reviewed the proposal for the additional 7 units across the site and have determined that there will be no increase in noise emission from the BRRR when compared to the earlier assessments. As a result, ambient noise levels upon the new properties will be no greater than on those currently permitted. Details were provided of mitigation measures required to provide a satisfactory internal environment in the 2008 report (ref. R2107-13). These have been reconsidered in the light of the proposals and an acoustic specification for the necessary glazing system required is provided.

Landscape and Open Space

Existing boundary landscaping is retained. The proposals have no effect on existing or proposed open spaces.

With regard to the provision of Open Space a question has been raised about whether or not the current open space available at Site 6 is adequate to accommodate a further 7 dwellings. The calculation has been reviewed and given there is 1.7ha available to serve the current Phase 5 it is considered an additional seven houses can be accommodated without any further provision of open space.

Ecology

The statement submitted by Aluco Ecology for the EIA element doubles as the supporting information with the planning application as previously approved mitigation measures are not altered by the current proposals. A site visit has been made to update the earlier survey work, and no additional changes to the 2008 survey were noted with regard to protected species. Mitigation proposed in the 2008 reports remains relevant. It is recommended however that further survey work for protected species is undertaken immediately prior to construction if these phases are not starting for another year or two.

FRA /Drainage

A further statement can be obtained from MJA Consulting to accompany the planning application confirming the replan for an additional 7 units has no effect on the overall

drainage proposals or the statements previously submitted for the reserved matters applications in terms of flood risk, surface water and foul water.

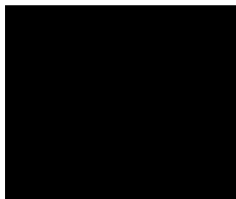
S 106

In an earlier e-mail dated the 28th January 2012 following discussions on the pre-application it was agreed that the following S106 would be provided in accordance with the same principles used when the additional 70 dwellings were granted permission Ref: FP/205/10, namely;

- | | |
|----------------------|---------|
| ▪ Affordable housing | £44,100 |
| ▪ Education | £8,247 |
| ▪ Health | £3,370 |
| ▪ LEAP | £2,400 |

If you wish to discuss any matter further, then do not hesitate to contact me or Graham Beck at this office.

Yours sincerely,



PP- Keith Wheway
Planning Consultant

Encl – cheque