

**Planning Statement.
Proposed demolition of existing buildings and
erection of 66 dwellings, including associated
access and landscaping.
Hollyacre, Toddington Lane, Littlehampton**

May 2013



Project Name: Toddington Lane

Location Hollyacre, Toddington Lane, Littlehampton

Client: Wilmington Homes

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Introduction

This planning statement has been produced on behalf of Wilmington Homes in support of their application for the development of 66 dwellings, associated access and landscaping at Hollyacre, Toddington Lane, Littlehampton. The proposed development forms part of the North Littlehampton Strategic Development Area and has been informed by the North Littlehampton Masterplan.

The report will cover relevant planning policy and guidance, considering the effects of the proposed development on the site. The views expressed in the report and the contents of this application have been fully informed by pre-application discussions with Arun District Council.

This Planning Application seeks Full Planning Permission for the proposed development and includes the following documents and drawings;

Application Forms, Planning Statement, Site Layout and Location Plan, Proposed Floor Plans and Elevations.

The Site

The development site at Hollyacre is located to the south of Toddington Lane, Littlehampton with the railway forming the southern boundary while agricultural cottages are immediately to the east and the Fairhaven Nursery to the west. The area to the north and east of the site is formed of large horticultural development with substantial glasshouses and storage and distribution warehouses. Horticultural uses extend to the northwest of the site, while a number of static and mobile caravan sites and a development of bungalows are located beyond the horticultural uses to the north-west. Open countryside lies further to the north, west and east, beyond the generally poor quality development north of the railway.

The North Littlehampton Strategic Development Area encompasses the majority of the land to the north of the railway, incorporating the development site at Hollyacre.



Figure 1 - Site Location

While the area to the north of the railway line is typified by poor quality horticultural development, the area that lies to the south is typically residential development, interspersed by large open green spaces and allotment gardens. Littlehampton Town Centre is located beyond the A259 approximately 1 mile to the south of the development site and, is the location of key services.

Existing vehicular access to the site is constrained by the railway to the south, with Lyminster Road and Toddington Lane representing the two existing level crossings in the immediate vicinity. Vehicle access to the site is currently achieved from Toddington Lane, which runs north from Worthing Road, to the south of the railway to Lyminster Road to the west of the site. Toddington Lane is a small rural road that serves the large horticultural uses to the north.

Existing pedestrian access is also restricted by the railway, with the only existing crossing points at Toddington Lane and Lyminster Road. The A259 forms a secondary barrier to pedestrian movement between the site and Littlehampton Town Centre, with limited pedestrian crossing points located along the road.



Figure 2 - Toddington Lane viewed from the east

The development site at Hollyacre, Toddington Lane has historically been used for horticultural uses, although this use has become redundant. A number of low value commercial businesses continue to operate from agricultural barns on the site, while the remainder of the site is covered by hard standing with disused greenhousing. Those buildings that remain are low quality storage structures of typical agricultural construction and therefore represent unsightly use and development of the site, the sites current operation is therefore limited, with the majority of the site not being used.

As part of the North Littlehampton Strategic Development Area, the site represents an important part of the redevelopment of the area to the north of the railway as a successful and attractive sustainable urban extension. The redevelopment of the site for residential use therefore represents a significant element of the redevelopment of the wider area, while the existing infrastructure enables the development of the site to form the initial phase of the North Littlehampton Urban Extension.



Figure 3 - Existing Buildings on Site

Within the Arun District Local Plan 2003, which forms the currently adopted development plan, the site is identified within the Strategic and Local Gaps under Policy Area 10. Development in this area will therefore be prohibited unless it meets specific criteria. Notwithstanding these designations the area has been subsequently identified for the development of the North Littlehampton Strategic Development Area, therefore development for residential purposes will be permitted in the area to meet the identified local housing need.



Figure 4 - Local Plan 2003

The removal of the designation as Strategic Gap under Policy Area 10 of the Local Plan 2003, is confirmed in the Draft Local Plan, which indicates that the wider area will form part of the North Littlehampton Strategic Development Area. The Draft Local Plan also indicates the designation of the Lyminster By-pass, which will significantly improve access between the North Littlehampton Strategic Development Area and Littlehampton Town Centre and the A27.



Figure 5 - Draft Local Plan

Planning History

The previous applications for the development of the site at Hollyacre, Toddington Lane, Littlehampton, relate to the existing use of the site and are therefore of little relevance to the proposed development, although details of the planning history for the development area outlined below.

An outline planning application has been submitted for the comprehensive development of the North Littlehampton Strategic Development Area, which for the purposes of the masterplanning incorporates the development site. This application is explored at length below.

Development Site

Renewal of temporary consent LU/238/91 for part change of use of agricultural building to use for storage of materials and plant associated with Venture Windows and Doors Ltd. (Includes office use), Hollyacre, Toddington Lane, Littlehampton (LU/124/95)

This application sought the continued use of the agricultural buildings on the site as storage (B8 Use Class) with ancillary office accommodation. The permission included conditions to ensure that the use was solely for operation by the applicant and associated with the ancillary office accommodation. **Approved**

Part Change of Use of agricultural building to use for storage of materials and plant associated with Venture Windows and Doors Ltd.(Includes office use), Hollyacre, Toddington Lane, Littlehampton (LU/238/91)

The application sought the use change of use of the existing agricultural buildings on the site for use as B8 Storage of material and machinery. The application was temporarily permitted following appeal. **Approved**

Continued use of builders store as previously allowed on LU/69/85, Hollyacre, Toddington Lane, Littlehampton, LU/559/88

This application sought the continued use of the site for storage, as previously permitted. **Approved**

North Littlehampton Strategic Development Area

Outline application for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings, up to 13,000 sqm of B1 employment floorspace, up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches, informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. LU/47/11

This outline application represents the majority of the North Littlehampton Strategic Development Area and was accompanied by the North Littlehampton Masterplan, which includes the application site at Hollyacre, Toddington Lane. While some matters are reserved at this stage, the application indicates the proposed development of the area as a highly sustainable urban extension which will incorporate significant community facilities and open space provision. **Permitted**



Figure 6 - Illustrative Perspective

The decision to grant planning permission of the outline application for the North Littlehampton Strategic Development Area is a material consideration in the determination of this application. The Masterplan which accompanied the application incorporated the proposed development site and indicated the area for residential development. Therefore the precedent for the development of residential dwellings on the site has been agreed.

The Proposal

This application seeks full planning permission for the redevelopment of the land at Hollyacre, Toddington Lane, Littlehampton, including the demolition of the existing low value commercial properties and redundant horticultural development and the erection of 66 residential dwellings.

The proposal seeks permission, in line with application (LU/47/11), to provide 20 affordable dwellings and 46 open market houses. Car Parking is in accordance with the required WSCC standards. Each open market dwelling, along with five affordable dwellings have two allocated spaces, whilst 15 affordable dwellings have one allocated space. A total of 24 non-allocated (visitor) spaces are also included.

The development is set out in respect of 2 phases of development as shown at figure 3 below; Phase 1 provides for all the Affordable Housing provision on site and a further 32 private units and Phase 2 provides solely for 14 private units. The phasing of development is necessary due to land control matters, which must permit each element from coming forward independently and as such any permission must secure such provision through appropriate conditions and heads of terms within the S.106 Planning Obligation.

Schedule	
Phase 1	
Affordable Dwellings (30%)	3no. 2-bed houses – 782sqft
	10no. 3-bed houses – 886sqft
	3no. 3-bed houses – 887sqft
	4no. 3-bed houses – 960sqft
Sub-Total	20no. dwellings – 17,704sqft
Parking	15no. 1 Allocated Spaces
	5no. 2 Allocated Spaces
Sub-Total	25no. Allocated Spaces
Open Market Dwellings	1no. 2-bed Flat – 755sqft
	1no. 2-bed Flat – 805sqft
	15no. 3-bed Houses – 835sqft
	1no. 3-bed Houses – 894sqft
	2no. 3-bed Houses – 915sqft
	1no. 3-bed House – 950sqft
	6no. 3-bed Houses – 970sqft
	5no. 4-bed Houses – 1187sqft
Sub-Total	32no. dwellings – 29,518sqft
Parking	32no. 2 Allocated Spaces
Sub-Total	64no. Allocated Spaces
Total Dwellings	52no Dwellings – 47,222sqft
Total Parking	89no. Allocated Spaces
Phase 2	
Open Market Dwellings	6no. 3-bed Houses – 820sqft
	1no. 3-bed Houses – 880sqft
	2no. 3-bed Houses – 900sqft
	4no. 3-bed Houses – 954sqft
	1no. 4-bed House – 1168sqft
Sub-Total	14no. Dwellings – 12,586sqft
Parking	14no. 2 Allocated Spaces
Sub-Total	28no. Allocated Spaces
Total Dwellings	14no. Dwellings – 12,586sqft
Total Allocated Parking	28no. Allocated Spaces
Development Total	
Total Dwellings	66no. Dwellings
Allocated Parking	117no. Allocated Spaces
Visitor/Unallocated Parking	24no. Unallocated Spaces
Site Area	1.67Ha
Density	39.5 dwellings/Ha

Figure 7 - Schedule of Development

ECE Planning

The scheme has been designed within the principles outlined through the North Littlehampton Masterplan and the proposal seeks to provide a community focused around a public open space. The properties fronting Toddington Lane will create an active street with strong interaction with the future development of the north side of Toddington Lane. The design, layout and appearance of the scheme are discussed in detail in the accompanying Design and Access Statement.

A southern axis has been formed within the development, creating an internal street that is designed to provide an active street for which the dwellings can interact. Pedestrian movement is encouraged throughout the development, with numerous access points to Toddington Lane, these will correspond with those proposed in the wider North Littlehampton Strategic Development, maximising sustainable transport modes.



Figure 8 - Proposed Site Layout

Policy Overview

Introduction

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Development Plan comprises the Arun District Council Local Plan 2003. The National Planning Policy Framework (NPPF) and Supplementary Planning Guidance are also of material consideration. Due to the stage of its development, the Draft Arun District Council Local Plan 2013 – 2028, should also be given material consideration in the determination of this planning application.

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

National Planning Policy Framework (NPPF)

The NPPF is a material consideration in the determination of planning applications.

The relevant parts of the NPPF relate to housing supply and good design. The proposal is considered to provide a sustainable community that will contribute to a specific identified need for affordable and market family housing within Arun District and Littlehampton.

Firstly, the NPPF places a presumption in favour of sustainable development that is the basis of every plan and every decision. Paragraph 14 states 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.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

*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 permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

The proposal forms part of the strategic development of the North Littlehampton Sustainable Urban Extension and is subject to the North Littlehampton Masterplan, which seeks to shape the North Littlehampton Strategic Development Area into a coherent and successful community without undue harm to the environment and local character. Indeed the development will contribute significantly to the economic regeneration of Littlehampton providing much needed affordable and market family housing. Therefore presumption in favour or approval should exist for this application.

Paragraph 17 provides the 12 key principles that should underpin plan making and decision taking;

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *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 account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *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;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

The proposed development is considered to be fully consistent with these principles, providing a high quality development that makes efficient use of previously developed land and, through coherence with the North Littlehampton Masterplan, will ensure public amenity for existing and future development in the locality.

The NPPF provides clear guidance to planning authorities on ‘*delivering a wide choice of high quality homes*’ to meet locally identified housing needs. Paragraph 49 clearly 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.*’

The proposed development will contribute significantly to the identified housing supply within Littlehampton and the wider Arun District, delivering 66 family dwellings, of which 20 are to be affordable dwellings. The mix of tenure and housing size has been fully informed by the identified local housing need and represents the delivery of family dwellings for those in the local community in need.

Following the granting of outline planning consent for the wider North Littlehampton Sustainable Urban Extension, LU/47/11, residential development at the Hollyacre, Toddington Lane is considered appropriate and suitable for development immediately. The development therefore represents the significant opportunity for the immediate delivery of substantial housing supply, contributing to the delivery of Arun District Councils five-year housing supply. Arun District Council currently only possesses approximately 3.8 years housing supply and, therefore cannot demonstrate a five-year supply. In such cases the NPPF states that development should be permitted as sustainable development unless the adverse impacts significant outweigh the benefits of development.

It is considered that the proposed development represents high quality design that has been fully informed by the setting of the development and the requirements of the NPPF. The schemes design and, the established partnership with Worthing Homes, enables the delivery of the development within two phases, with the affordable housing provision being provided within Phase One.

The NPPF clearly provides Local Planning Authorities with guidance on how to consider design in policy terms, Section 7, provides the following framework against which this application should be considered against design quality.

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

(Para 58 NPPF)

The proposal has considered fully these design related requirements and responds fully to the context of the site as part of the wider North Littlehampton Masterplan, ensuring that the development does not prejudice the future development of the surrounding area and ensuring that the development can be delivered independently of the remaining strategic area.

The inclusion of green and other public space within the development ensures an attractive setting providing shared communal spaces. This is supplemented by the design and mix of housing types which provide a development density of 39.5 dwellings/Ha, optimising the potential of the site to accommodate development.

Overall the scheme is considered to be fully consistent with the aims and objectives of the NPPF, providing sustainable development in line with paragraph 9;

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to)

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;⁶*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes*

(Para 9 NPPF)

Strategic Planning Policy – Arun District Council Local Plan 2003

The Arun District Local Plan, Adopted in 2003 still provides the strategic framework against which to assess development proposals. The Councils first identified objective is to;

‘Control of the scale, location and form of new development, whilst ensuring that the future economic and housing needs of the District are met and addressed’

In this regard the proposal represents a significant development opportunity in respect of the future identified housing needs of the District. Therefore, in the determination of this planning application, the delivery of identified housing need including affordable housing provision, must be given significant weight. The Councils decision to grant outline planning consent for the development of the North Littlehampton Strategic Development and, therefore the identification of the development site for residential development, must be material consideration.

The North Littlehampton Strategic Housing Area, in which the proposed development is located, is designated for the delivery of a significant proportion of the identified housing need within the District. The proposal and the wider North Littlehampton development provides the opportunity for this significant housing contribution to be delivered on previously developed land, substantially reducing the impact of housing need on the countryside.

Forming part of the North Littlehampton Strategic Housing Area and informed by the accompanying Masterplan, the development will benefit from the significant improvements in access, community services and amenity to be delivered as part of the Urban Extension. Consequently the proposed development must not be considered to adversely impact the setting, character and amenity of the area.

The following policies of the Local Plan are considered relevant to the consideration of this proposal and are considered below;

GEN2 Built-Up Area Boundary

While the development site has not been designated for residential development in the Arun Local Plan 2003, it has subsequently been incorporated within the North Littlehampton Strategic Housing Area, which has been granted outline planning consent in 2012. Therefore the requirement that *‘Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan Policies’*, is no longer considered pertinent.

GEN3 Protection of the Countryside

Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or*
- (ii) for quiet, informal recreation; or*
- (iii) for the diversification of the rural economy; or*
- (iv) for essential road schemes; or*
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.*

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

As with Policy GEN2, this policy should not be considered pertinent to the consideration of this application due to the granting of outline planning consent for the North Littlehampton Strategic Development Area in 2012.

GEN5 Provision of New Residential Development

This policy supports the provision of the new residential development with Arun District to meet the locally designated housing need. Therefore it should be considered that the proposed development is consistent with this policy, as it contributes significantly to the development of the identified local housing need in the District.

GEN7 The Form of New Development

Policy GEN7 regards the quality of design of new development, ensuring that new development meets the following requirements;

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 8 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.

The design approach adopted for the proposed development has been fully informed by the approved North Littlehampton Masterplan and pre-application discussions with Arun District Council. It is therefore considered that the proposed development is fully consistent with the requirements of Policy GEN7 and, represents a high quality element of the sustainable North Littlehampton Urban Extension.

GEN8 Development and the Provision of Infrastructure

Policy GEN8 has been addressed within the outline planning consent granted for the North Littlehampton Strategic Development. Following extensive discussions with Arun District Council, it has been considered that the proposed development can be delivered prior to the remaining North Littlehampton Strategic Development, subject to the provision of suitable planning obligations and S106 Agreement, which is to be considered and agreed at a later date.

GEN9 Foul and Surface Water Drainage

Policy GEN9 states that;

Planning permission for development which will materially increase foul and/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. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.

In this regard the proposed development will fully meet the requirements for new development and has employed soakaways and SUDS to address concerns regarding drainage. The wider North Littlehampton Urban Extension has been designed to fully address foul and surface water drainage.

GEN12 Parking in New Development

The proposed development has been designed to incorporate the onsite parking provision to meet the parking standards contained within the Arun Local Plan 2003. A total of 141 parking spaces will be provided within the scheme, with all market housing and 5 affordable houses provided with 2 designated parking spaces, the remaining 15 affordable properties have been designated 1 space. An additional 24 non allocated visitor parking space are provided throughout the development. This level of parking has been achieved through the use of a variety of parking solutions including, parking barns, courtyard parking, on street parking and private driveways.

GEN20 Provision of Public Open Space within New Development

As part of the wider North Littlehampton Strategic Development the proposed development has been informed by the North Littlehampton Masterplan, which indicates the location of the public open space throughout the North Littlehampton Urban Extension. The proposed development incorporates the provision of informal green open spaces to meet the needs of the proposed development. It will also benefit fully from the public open space network to be provided through the wider North Littlehampton Urban Extension.

AREA10 Strategic Gaps

Although the Arun Local Plan identifies the proposed development site as located within a Strategic Gap and therefore subject to Policy Area10, the identification of the site as forming part of the North Littlehampton Strategic Development and the existing outline planning permission, should be material consideration in the determination of this planning application.

DEV3 Horticulture

The proposed development site has previously been used for horticultural purposes, and is therefore subject to the provisions of Policy DEV3 which states;

Under-used or derelict glasshouses or polytunnels will not be considered suitable sites for the introduction of non-agricultural uses

While the Arun Local Plan states that the site is not suitable for the non-agricultural uses, this has been superseded by Draft Local Plan and existing outline planning permission.

DEV17 Affordable Housing

The proposed development incorporates the delivery of 20 affordable dwellings and 46 market properties and therefore represents approximately 30% affordable housing provision. Extensive pre-application discussions with Arun District Council have concluded that the proposed provision is suitable for the proposed development.

The proposed mix of units has also been discussed with the Councils Enabling Officer and is also deemed to be acceptable.

Affordable Dwellings (30%)	3no. 2-bed houses – 782sqft
	10no. 3-bed houses – 886sqft
	3no. 3-bed houses – 887sqft
	4no. 3-bed houses – 960sqft
Sub-Total	20no. dwellings – 17,704sqft

Figure 9 - Affordable Housing Schedule

Arun District Draft Local Plan 2013 - 2028

The Draft Local Plan is still at a relatively early stage of consideration and is not due for adoption until mid/late 2014. Therefore the document should be given limited weight, with significantly greater weight afforded to the NPPF. The Draft Local Plan reflects and incorporates the policy objectives of the NPPF.

Paragraph 216 of the framework states;

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

SP2 Built-up Area Boundary

The Draft Local Plan includes the land at Hollyacre within the Built-up Area Boundary, therefore development will normally be granted where it is consistent with other local plan policies. Precedent for the development of the area.

DM1 Protection of Existing Premises and Sites

The Draft Local Plan states that ‘Existing employment sites and premises will be protected where there remains a good prospect of employment use’. Although the proposed development will result in the loss of existing commercial space, it is considered that these existing uses do not warrant protection under the provisions of this policy.

The existing outline planning consent, which is material consideration in the determination of this application, sets the precedent for the loss of the existing employment use for residential development.

DM9 Horticulture

The Draft Local Plan supports the redevelopment of under-used and redundant horticultural uses if the proposed development is consistent with other Local Plan policies. It is therefore considered that the proposed development is consistent with the provisions of the Draft Local Plan.

SP9 Affordable Housing

The proposed development is consistent with the policy objectives of the Draft Local Plan for the provision of affordable housing. The provision of 20 affordable family dwellings has been agreed with the Affordable Housing Enabling Officer and meets the requirements of the policy and Housing Strategy ‘Raise the Roof’.

DM14 Aspects of Form and Design Quality

It is considered that the proposed development has been fully informed by the requirements for Design Quality as set out in the Draft Local Plan and, discussions with Arun District Council. The proposed development represents a high quality development that will correspond with the design approaches outlined in the North Littlehampton Masterplan, therefore the proposed development will, in respect to character and appearance be consistent with the wider strategic development.

DM18 Housing Mix

Following extensive discussions with Arun District Council and Worthing Homes, it is considered that the proposed development represents the appropriate mix of housing types and sizes to meet the identified local housing need.

DM38 Protection of Trees

A full arboricultural survey accompanies this planning application and, includes measures to protect those trees on the development site considered to be of importance and value.

DM44 Waste Management

It is considered that the proposed development will meet the requirements identified for new residential development in the Draft Local Plan;

New residential development will be permitted provided that:

(i) it is designed to ensure that kerbside collection is possible for municipal waste vehicles

(ii) where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

SP26 Infrastructure Provision and Implementation

An agreement with the council that the land at Hollyacre Farm can be developed prior to and separate from the infrastructure associated with the North Littlehampton Masterplan, has identified that the proposed development is appropriate for immediate delivery following the determination of this planning application.

The scheme has been designed to enable the different phases of development to be completed separately. Therefore any financial contributions related the provision of infrastructure must be assessed independently to the North Littlehampton Masterplan.

Planning Appraisal

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

- **Principle of development**
- **Design form and appearance**
- **Phasing**
- **Affordable housing provision**
- **Housing mix**
- **Access and Parking**
- **Archaeology**
- **Ecology/Trees**
- **Impact Residential Amenity/Noise**
- **Developer Contributions**

Principle of development

The proposed development provides for a residential scheme of 66 dwellings to replace the existing commercial buildings and redundant horticultural structures. A total of 20 Affordable Housing units will be included in the development, meeting the 30% requirement in adopted policy and guidance.

This application must therefore be considered in relationship to the outline application for the North Littlehampton Masterplan (LU/47/11), for which planning consent was granted. This site forms part of the North Littlehampton Masterplan, where the application included the site as part of *'about 200 dwellings to be provided on land not controlled by the applicants'*. The outline application granted permission for a total of 1,460 including land at Hollyacre within the site boundary.

In this regard, the principle of residential redevelopment of the area has been agreed. Therefore this application is based upon issues relating to all matters with exception of access and scale, amount and quantum of development. This application is held separately from the wider Masterplan and is suitable for delivery independently, as agreed by the Council.

Design Form and Appearance

The proposed layout has been produced with full regard to the sites role within the wider North Littlehampton Masterplan and neighbouring context so as not to prejudice future developments. The layout also allows for the development to be delivered independently from the wider Masterplan. The scheme also benefits from the different phases of development being independent, allowing the affordable housing phase to be completed independently from that of the market housing.

Providing 61 units on an overall site area of 1.67Ha, equating to a density of 39.5dw/Ha, proving efficient use of previously developed land on the edge of the urban area and in keeping with the wider North Littlehampton Masterplan area and surrounding context of suburban development.

The site is currently occupied by low value commercial properties with associated hard standing and redundant horticultural greenhouses on further hardstanding .

The proposal seeks permission to provide 20 affordable dwellings and 46 open market houses and flats with private garden space and dedicated parking for each.

Development Schedule	
Affordable Dwellings	3no. 2-bed Houses
	17no. 3-bed Houses
Open Market Dwellings	2no. 2-bed Flats
	36no. 3-bed Houses
	6no. 4-bed Houses

The dwellings have been positioned and orientated to maximise development opportunity and interact with the wider North Littlehampton development, taking consideration of the surrounding context. The layout introduces an internal street pattern, creating a southern axis to promote movement through the proposed development.

The internal layout increases interaction between dwelling, focusing development around the informal green open space, promoting community development and interaction.

The two vehicular access points increase flow through the development and meet Toddington Lane with attractive junctions with active frontages.

Permeability is ensured through the introduction of additional pedestrian access into the development from Toddington Lane, encouraging movement through the development, with routes leading towards the open green space which acts as a focal point for the development.

Sufficient dedicated parking is provided for all dwellings through a mix of front of house, on driveway, garage, courtyard and car-barn parking provision. This allows the development to provide sufficient parking without having a detrimental impact on the setting and quality of the design.

The railway that forms the south boundary has been addressed through the use of a row of dwellings with private gardens with natural screening to provide a buffer between railway and development.

Design is clearly a subjective matter for debate, however the NPPF makes it clear at paragraph 60 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’

Full consideration of the design, appearance and form of each of the properties is discussed in detail in the ECE Architecture Design and Access Statement.

Phasing

An agreement from the Council states that the land at Hollyacre Farm can be delivered prior to the wider North Littlehampton Masterplan has been achieved. This agreement states that issues of infrastructure provision, which are to be brought forward by the wider North Littlehampton development, will not prejudice the development of this application.

It should be noted that as a result the application should from here on in be treated separately from the Greencore application.

The application itself will be delivered in two phases, with the design enabling the affordable housing to be delivered within the initial phase. Therefore the affordable housing provision to be delivered immediately following the granting of planning consent for this application.

Furthermore, the overall development site is set out in respect of 2 phases of development. Phase 1 provides for all the Affordable Housing provision on site and a further 32 private units and Phase 2 provides solely for 14 private units. The phasing of development is necessary due to land control matters, which must permit each element from coming forward independently and as such any permission must secure such provision through appropriate conditions and heads of terms within the S.106 Planning Obligation.

Affordable Housing Provision

It has been agreed with the Housing Strategy and Enabling Manager at Arun District Council that the affordable housing phase of the development at Hollyacre Farm shall comprise of the following;

- 20 two storey houses comprising of 17x 3 bedroom 5 person houses and 3x 2 bedroom 4 person houses
- All units will meet Code for Sustainable Homes Level 3
- That all units will meet the minimum standards of HCA HQI standards
- All affordable dwellings will be built for affordable rent of a maximum of 80% market rate

The affordable housing phase can commence immediately following the granting of planning consent for this application, with a partnership with Worthing Homes having been agreed for the delivery of the affordable housing provision.

Housing Mix

The proposal will provide a variety of housing sizes, matching the needs of the district. The majority of the dwelling that will be delivered on the site will be family dwellings of three or more bedrooms, providing much needed family houses in Littlehampton and the wider district. (5No. two-bed, 55No. three-bed and 6No. four-bed dwellings)

This is replicated in the mix of affordable housing sizes provided, delivering much needed affordable family housing in the district.

Access and Parking

The application for the wider North Littlehampton Masterplan addressed issues regarding the future access to the development site and improvements that will be required as a result of the future development of the area as a strategic sustainable urban extension. These include the delivery of the Lyminster Bypass and other associated transport infrastructure.

Following an agreement with the Council that the land at Hollyacre Farm can be development independently of the wider Masterplan, these improvements will not be required prior to the development of the site as access to the site is from the existing Toddington Lane.

Vehicular access will be provided in two locations on Toddington Lane, leading onto shared surfaces within the development. This will allow vehicular traffic to circulate through the development in a controlled manner.

These two access points will be supplemented by two pedestrian routes that will improve permeability through the scheme and will link with the wider Masterplan. Access to the site is considered to be acceptable and the level of traffic generation associated with the development (in comparison with the extant uses on site) is not considered to result in any adverse impact on the local highway network.

Net Change in Traffic			
	AM Peak	PM Peak	DAILY TOTAL
Existing Permitted Uses	16	8	153
Proposed Residential Use	30	38	335
Net Change	+ 14	+ 30	+ 182

Table 4.5 – Summary of Net Traffic Generation

Parking will be provided for all dwellings through a mix of front of house, on driveway and courtyard parking spaces. Car Parking is in accordance with the required WSCC standards. Each open market dwelling, along with five affordable dwellings have two allocated spaces, whilst 15 affordable dwellings have one allocated space. A total of 24 non-allocated (visitor) spaces are also included. This allows the development to provide sufficient parking (total 141 spaces) without having a detrimental impact on the setting and quality of the design.

Archaeology

The Archaeology Statement that accompanies this planning application identifies that discussions have been held with West Sussex County Council in this regard and, indicates the proposed archaeology strategy relating to the proposed development.

Sustainability

Both the open market and affordable properties will achieve Code Level 3 for Sustainable Homes promoting the use of renewable energy technologies where practicable. Further details are provided in the accompanying Design and Access Statement.

Overall, the development will result in a sustainable form of development that will provide for highly energy efficient buildings

Ecology/Trees

The site has been subject to an extended Phase 1 Habitat Survey, which identifies the site as having low ecological value. Recommendations for habitat enhancement through the use of native species within landscaping schemes and the installation of bat and bird boxes could be accommodated in the development.

Although a number of small trees and woody shrubs have been recommended for removal if they pose a constraint to development, their loss would not be detrimental to wider landscape or have any adverse impact on local visual amenity. Their loss would be mitigated by replanting with suitable species in an appropriate location during the soft landscaping phase of construction.

Impact on residential amenity

The proposed development is considered to result in an improvement for residents of Toddington Lane and the surrounding area, by removing the commercial activities and associated vehicle movements from their doorsteps. The access road is poor quality and directly abuts these properties eastern and western boundaries, resulting in an adverse impact through noise and general disturbance.

The development itself has been designed fully to protect amenities of both occupiers of the existing and proposed residential homes. No adverse impact is considered to result from the proposed development.

The residential properties to the south of the site are located in relative close proximity to the railway line. Trains operating on this route emit noise levels which could impact on the amenities of future residents of the scheme and have been assessed in detail.

Therefore, detailed noise assessments have been undertaken to establish the impact of such noise from the railway line immediately south of the site. The scheme has been designed with full regard to the emitted noise levels and the proposed acoustic fencing to the rear of the nearest residential properties acts as a noise attenuating buffer to ensure noise levels to these properties are acceptable.

This is considered in detail in the submitted Noise Assessment. It is therefore concluded that the design of the proposed scheme will prevent any significant adverse impact due to noise from the railway line on the prospective residents, and that an acceptable noise climate will be achieved across the development.

Furthermore, the assessment considers the impact of the proposed Fitzalan Link Road to the west of the site on the amenities of future residents. The report concludes that this road would result in no material impact on the amenities of future residents achieving acceptable dB ratings to the nearest effected properties.

Overall, the proposed scheme will not result in any adverse impact to residential amenity and will allow for a positive improvement to the environmental conditions currently experienced by existing residents to the south of Toddington Lane.

The removal of such a discordant, unneighbourly use is welcomed providing an overall enhancement of the local area more generally.

Developer Contributions/Section 106

As discussed previously Arun District Council provides a framework against which to calculate contributions required to mitigate the additional pressure the development will place on local infrastructure.

The proposal will provide for Developer Contributions to both Arun District Council and West Sussex County Council, however due to the Phasing of the scheme the calculations are yet to be agreed formally.

Conclusions

In summary, the scheme has been assessed against all relevant national and local guidance and all other material considerations and has been found acceptable. The scheme has been influenced by the North Littlehampton Masterplan and designed so that it can be developed independently of the North Littlehampton Masterplan without prejudicing future development.

The proposal is considered to provide immediate housing supply with scope for the affordable housing provision to be delivered independently of the market housing phase through an existing partnership with Worthing Homes.

The design of the proposal in relation to density, layout and scale, allows for informal open space to be provided through a village green and shared surface squares, providing communal spaces that will increase interaction between residents and support a sense of community.

There are not considered to be any adverse impacts of the development and therefore under the provisions of paragraphs 49 of the NPPF *'Housing applications should be considered in the context of the presumption in favour of sustainable development.'*

Therefore the presumption should be in favour of approving sustainable developments such as that proposed in this application. As set out in the Rt Hon Greg Clark MP's Ministerial Forward to the NPPF;

'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

The development is considered to be consistent fully with the aims and objectives of both the National Planning Policy Framework and Arun District Local Plan and relevant Development Plan Documents.