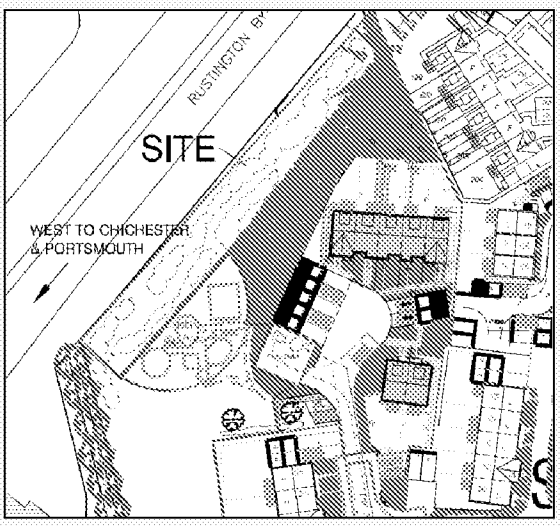
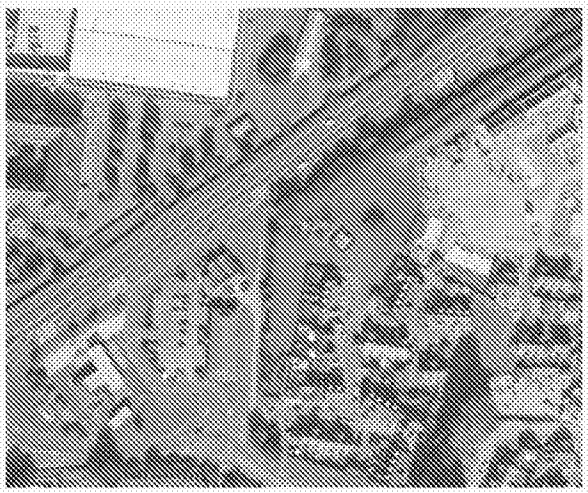


PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR PLANNING PERMISSION



PROPOSED RESIDENTIAL DEVELOPMENT OF 7 HOUSES
AT
THE POPLARS, LITTLEHAMPTON
FOR
HARGREAVES RESIDENTIAL
DEVELOPMENTS LTD

RH
PC

JULY 2012

PLANNING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT OF 7 HOUSES
AT
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ON BEHALF OF

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RH PC



PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The application seeks planning permission for the residential redevelopment of the site, involving the construction of 7 houses, similar to those which exist adjacent.

This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority. The companion documents listed below can be referred to for more detail of the particular aspects that they address.

LIST OF ACCOMPANYING DOCUMENTS

Design and Access Statement	*Appended to this Statement*
Noise Assessment Report	*Ian Sharland Ltd*
Drainage Report	*Robert Clarke Associates*
Draft Planning Obligation	*Version previously executed*

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Appendices C and D comprise a separate document

1.0 INTRODUCTION

1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Arun District Council. The proposed development is the construction of 7 houses on land at The Poplars, Littlehampton.

1.2 This Statement gives an overview and summary of the proposed development which is the subject of the application and the principal matters relevant to its consideration by the local planning authority.

1.3 The remainder of this statement describes the context and detail of the proposed development and addresses the planning considerations relevant to the proposed development.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site extends to some 0.33Ha overall. It comprises undeveloped land within the defined built up area of Littlehampton, and forms part of a site specifically allocated for residential development by Policy GEN5 of the Arun District Local Plan (referred to in Table 4 of the Plan as "west side of former HRI site").



2.2 The location of the application site in relation to its surroundings is illustrated on the aerial photograph above. It is bounded by the Rustington by-pass to the north, by houses comprising "The Poplars" development to the south, and new residential development nearing completion to the east.

2.3 A short distance to the west is a complex of roadside services, comprising a petrol filling station, forecourt convenience shop, an hotel and a restaurant. To the northwest of the Rustington by-pass is the Watersmead business park, which is largely occupied as the headquarters and distribution centre of BodyShop International.

2.4 The extensive Brookfield Park, containing a wide range of recreational and play facilities and open space, lies about 150m to the east. A number of additional equipped play spaces also lie close-by, one of which immediately abuts the application site. Close to this play area, and also abutting the application site, is a fenced compound containing a below-ground sewage pumping station. This was provided in conjunction with, and serves, the residential development in the vicinity, including The Poplars.

3.0 THE PROPOSED DEVELOPMENT

3.1 The Design and Access Statement (Appendix A) and the submitted scheme drawings describe the form, nature and context of the proposed development in detail. A total of 7 three-bedroomed houses are proposed to be provided as a short terrace of 5 units and a semi-detached pair. The design and style of the houses proposed closely reflects those existing in The Poplars and in the development nearing completion to the east.

3.2 The proposed houses would be of 2 storeys, with accommodation in the roofspace, consistent with the prevailing character of the area. Each of the properties would have private, enclosed rear gardens, comparable in size to those of the existing surrounding houses of similar design. A total of 18 parking spaces are proposed, comprising one garage and one space per dwelling, plus an additional 4 visitor spaces. An existing vehicular access extends from the northern end of The Poplars into the site, serving the existing pumping station compound. This point of access would be retained, and suitably enhanced to serve the proposed houses.

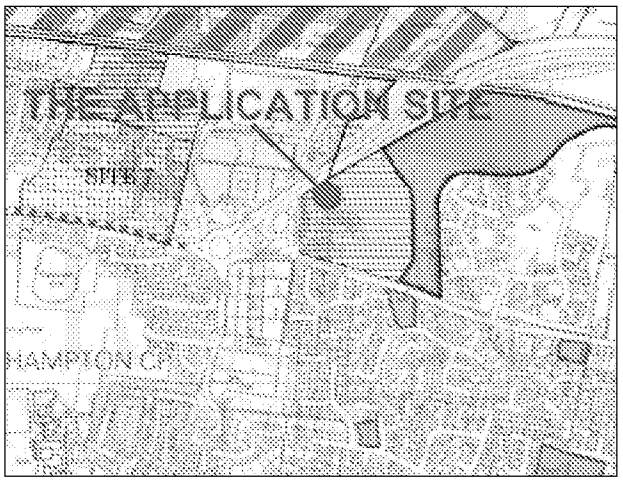
3.3 There would be considerable scope for landscape planting associated with the development, particularly within an extensive open area which would remain in the northwestern part of the site, adjacent to the existing equipped play area. The areas available for landscaping are shown on the Site Plan, although the details of this are reserved in this application for subsequent approval.

3.4 The materials proposed to be used would reflect those employed in the adjacent development, and would comprise a mix of facing brick, boarding and rendered walls, and tiled roofs. The consistency of design, scale and materials will ensure that the proposed development would sit harmoniously within the local area, complementing its character.

4.0 PLANNING HISTORY & THE PREVIOUS REFUSAL OF PLANNING PERMISSION

4.1 The Arun District Local Plan was adopted in April 2003. It defines boundaries to the built up areas in the District and Policy GEN2 provides that "*Development or redevelopment will be permitted within the built-up area boundaries*". The application site lies within the defined built up area. Policy GEN5 identifies, in addition to sites to which specific policies apply, a number of locations for residential development. These are shown in horizontal hatching on the proposals map, an annotated extract of which is reproduced below. The application site forms part of the area identified for residential development in Policy GEN5.

Extract from Arun District Local Plan Proposals Map



4.2 In February 2004, planning permission was granted by the Council for a development of 43 houses, now comprising "The Poplars", under reference LU/439/03. That site formed part of the land identified for residential development by Policy GEN5. Condition 5 of that permission related to the provision of children's play areas. The plan at Appendix B identifies the play areas provided pursuant to that condition, as approved by the Council. The permission contained other conditions, but none of these required the creation, dedication or other provision of public open space as part of, or associated with, the development permitted.

4.3 The development authorised by the 2004 permission was carried out. The play areas illustrated on the plan at Appendix B were provided as approved, and remain in place and available for use, including the fenced and equipped "D-shaped" play area adjacent to the current application site.

4.4 Application for planning permission for 7 houses at the site was refused in February 2012 for 4 reasons (application ref LU/306/11). In summary these reasons alleged:

- a loss of open space in an area of deficiency;
- an unsatisfactory relationship between proposed plots 6 and 7, and existing houses nearby;
- an undesirable precedent would be created; and

- there would be inadequate provision towards play facilities or open space.

These reasons for refusal are briefly addressed in the following paragraphs.

Open Space

4.5 The Council's own "Open Space Sport and Recreation Study", published in March 2009, makes clear, contrary to the assertion in the reason for refusal of the previous application, that the site is not in an area where open space provision is deficient. Appendix D to this Statement (presented in a separate document), explains this in detail, by reference to the analysis presented in the Council's document.

4.6 The area of undeveloped open land wrapping around the north and western sides of the existing development at The Poplars, has never been "open space" in the sense of being required to serve the existing community or recent residential development in the vicinity. The planning permission granted by the Council which authorised the construction of the 43 existing houses at The Poplars, secured the provision of the 2 play areas shown on the plan at Appendix B to this Statement. The remaining land, while open in the sense of being undeveloped, remains in the ownership of the developer, and is not dedicated or otherwise reserved for recreational or similar use. The assertion in the Officer's report on the previous application that this land "*forms part of the public open space associated with the existing development of the site*", is not therefore correct.

4.7 Policy AREA5 of the Local Plan seeks to safeguard open space, but this is specifically stated to apply only to such spaces as are indicated on the proposals map. The extract from the proposals map above makes plain that the application site is not amongst those areas identified to be safeguarded by policy AREA5.

4.8 The locality is, as the Council's Open Space Study makes clear, amongst the parts of the District best provided with open space of all categories. This includes the extensive (10 Ha) Brookfield Park some 150m to the east, containing equipped play areas for various ages and a range of formal and informal sports, recreation and amenity provision. The photographs at Appendix C to this Statement (separate document), illustrate the nature and extent of open space, recreation and play provision in the locality.

Plots 6 and 7

4.9 The layout of the proposed development is illustrated on drawing 023 001 S01 D. The orientation and position of plots 6 and 7 has been revised from that of the previous application. The rear gardens have been increased in size and the alignment adjusted so as to ensure a satisfactory relationship with Nos 39 to 43 The Poplars. There would be no windows in the flank elevation of proposed plot 6, ensuring that no adverse effect on the living conditions of the nearby houses would arise by reason of overlooking, or in any other terms.

Precedent

4.10 As is explained elsewhere in this Statement, the proposed development would not give rise to conflict with relevant national or local policies. As such, granting planning permission for the development proposed could not be said to create a precedent which would require planning permission to be granted in other circumstances if such harm would arise in those cases.

Play Facilities etc

4.11 An area of land within the application site, extending to about 0.1 Ha and contiguous with the equipped play area previously provided by the developer, would remain undeveloped. A planning condition could secure the continued retention of this land as open space. This provision of 0.1Ha of open space in connection with a development of 7 three-bedroomed houses would be in excess of the requirement of 2.4Ha of open space per 1000 people envisaged in policy GEN 20 of the Local Plan, ensuring no conflict with this or the related SPG dealing with open space standards.

5.0 PLANNING POLICY CONSIDERATIONS

5.1 The South East Plan and the saved policies of the Arun District Local Plan comprise the relevant development plan context for the consideration of this application.

5.2 Local Plan policy GEN2 promotes development and redevelopment within the defined built-up area boundaries, subject to other policies of the plan. The reason for this focus on development within the built up areas is to promote sustainable development and safeguard the countryside. In this way, the policy is consistent with the objectives set out in the National Planning Policy Framework, published in March 2012. The application site lies within the defined built-up area boundary and redevelopment as proposed is therefore acceptable in principle and in accord with the locational guidance contained in local and national policies.

5.3 Policy GEN4 seeks that development is located to minimise the demand for travel, does not add materially to road congestion or air pollution, and that appropriate provision is made for access by public transport, cyclists and pedestrians. The site is well located in relation to bus routes, with bus stops lying close-by on Worthing Road. A network of pedestrian and cycle routes serves the locality, providing access to nearby recreational, open space, retail, employment and other facilities. Each of the properties would have a garage, providing secure storage for cycles as well as cars. The proposed development would therefore accord with the objectives of policy GEN4.

5.4 Policy GEN5 established the quantum of new housing required in the District from 1996 to 2011. Over this 15 year period, 8700 new dwellings were required to be built, but this requirement was not met, resulting in a significant shortfall against

the policy requirement. Policy H2 of the South East Plan identifies the need to address any backlog of housing in the first 10 years of the Plan (2006 to 2016).

5.5 Confirmation that a shortfall of provision for necessary new housing development exists in Arun District can be found from a series of authoritative sources. The document "*Five-Year Housing Land Supply Coverage in England*" published in March 2010 by the Planning Inspectorate for the Department for Communities and Local Government, confirms that Arun District is one of the local authority areas where a five-year land supply is not present.

5.6 Appeal decisions relating respectively to residential developments at Jenkins Yard, Ferring and at Yapton also confirm significant shortfalls (appeal references APP/C3810/A/10/2130521 dated 1st December 2011 and APP/C3810/A/11/2155343 dated 19th December 2011). In the light of this persistent failure to ensure adequate housing provision, Local Plan policies for the supply of housing can not be considered up to date (NPPF para 49). In such circumstances, NPPF para 14 makes clear that planning permission should be granted, unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*", or the NPPF indicates otherwise.

5.7 Policy GEN7 establishes a number of criteria against which the form and design quality of new development is to be assessed. Criterion (i) of the policy requires residential development to achieve a net identity of at least 30 dwellings per hectare. The application site extends to 0.33Ha overall, but this includes a substantial area adjacent to the Rustington by-pass to be left undeveloped as open space, leaving a net developable area of about 0.2Ha. The development would achieve a net residential density of about 35 dwellings per Hectare, consistent with criterion (i) of policy GEN7.

5.8 The proposed development has been specifically designed to respond in scale to the residential development undertaken on adjoining land in recent years. Indeed, the design of the proposed houses are closely similar to those in The Poplars to the south and Watersmead Drive to the east. Further detail of the design approach is set out in the Design and Access Statement (Appendix A to this Statement), and on the application drawings. The proposal would give rise to a development of high design quality and distinctiveness consistent with criterion (ii) of policy GEN7.

5.9 In addition to being well located to minimise the need to travel (as explained above), the development would be built to high achieve standards of energy and resource efficiency, meeting Code Level 3 of the Code for Sustainable Homes. In these ways, the development would accord with the objectives of criterion (iii) of policy GEN7.

5.10 In view of its orientation and separating distances, the proposed development would not give rise to harmful adverse effects on the living conditions of occupants of nearby residential properties, by reason of undue loss of light or effect on privacy. There would, as a consequence, be compliance with criterion (iv) of policy GEN7.

5.11 The accompanying Noise Assessment Report demonstrates that, with the installation of a noise barrier fence as proposed, traffic noise arising from the Rustington by-pass would not give rise to an unsatisfactory noise climate for future residents, thereby meeting the objectives of criterion (v) of policy GEN7.

5.12 The application site does not contain wooded areas and criterion (vi) of policy GEN7 is not therefore applicable. The development would connect to and be accessible by the local network of pedestrian and cycle routes in the vicinity, giving priority to pedestrians. The vehicular access from the roundabout junction with Worthing Road via The Poplars would ensure safe access, in compliance with provisions of criterion (vii) of policy GEN7.

5.13 Car parking is proposed consistent with the Council's standards as provided for in policy GEN12 and Appendix 2 of the Local Plan. A garage and a car space would be provided for each dwelling, with provision of visitor spaces in addition. This would ensure compliance with criterion (viii) of policy GEN7

5.14 Policy DEV17 of the Local Plan seeks provision of affordable housing in schemes of 25 or more dwellings or on residential sites of 0.8 hectare or more. The proposed development would be below both of these thresholds and affordable housing is not therefore required on site as part of this development. However, consistent with the Council's interim policy, a contribution towards the provision of affordable housing elsewhere can be secured by means of a planning obligation. A S106 Agreement to this effect was executed by the Council and the Landowner in connection with the previous application. A copy of the completed Agreement accompanies this application. The Landowner is willing to execute a similar Planning Obligation in connection with this application, to secure a contribution towards affordable housing provision.

6.0 OTHER MATTERS

6.1 The inherent accessibility of the site in locational terms, and the shortfall of housing land supply in the District, combine to lead to a conclusion that development of the site would be wholly consistent with the relevant policy context.

6.2 The site is not within an area identified as at risk from fluvial or coastal flooding. The accompanying Drainage Statement makes clear that the local sewer network can satisfactorily accommodate flows arising from the proposed development

6.3 Although, in connection with the previous application, there was no suggestion of any unacceptable noise climate at the site, a Noise Assessment has been undertaken, the Report of which accompanies this application. This confirms that the proposed development would be satisfactory in terms of noise arising from traffic using the Rustington by-pass. Indeed, the noise barrier fence proposed, and

the proposed houses themselves, would provide additional noise screening to the benefit of the occupants of existing houses adjacent to the site.

7.0 CONCLUSIONS

7.1 There is no physical or policy impediment to be development of this accessible urban site in the manner proposed. There is an acknowledged shortfall of housing land supply within the District and redevelopment as proposed would make a valuable, albeit modest, contribution to alleviating this.

7.2 In particular the proposed development:-

i) Would make better use of an urban site that is well located within the built up area of Littlehampton, and which is specifically allocated for development by policy GEN5 of the Local Plan.

ii) Would provide homes of an appropriate design, scale and visual appearance, enhancing the local area.

iii) By adopting a layout, scale and appearance which appropriately responds to the setting and context of the site, the development would create a high quality built form.

iv) Achieve a high standard of resource and energy efficiency would be achieved in the proposed development, enabling level 3 of the Code for Sustainable Homes to be met.

7.3 The proposed development would be wholly in accord with the relevant policies of the Development Plan. The proposal would be sustainable development, which national planning policy as set out in the NPPF establishes a presumption in favour of. Additionally, as the Development Plan policies for the quantum of housing provision are acknowledged to be out of date, with a significant and long-standing shortfall, the NPPF provides additional encouragement to the granting of planning permission in this case.

7.4 In the light of all these considerations, the proposed development would make a positive contribution to the locality. Planning permission should therefore be granted for the development as proposed in this application.

APPENDIX A

DESIGN AND ACCESS STATEMENT

Design & Access / Planning / Flood Risk Statement
In Respect of Former HRI Site, Worthing Road, Littlehampton
7 Units with Associated Garages & Access

1. The Design Process. The principle of residential development has already been established for this site and the proposal now being submitted seeks to obtain approval for 7 additional units on undeveloped land forming part of this estate.

   The original planning permission for this estate was approved under LU/439/03 and the design principles and house types and styles proposed in this application match that which has been previously approved on this development.

2. Use. The proposal is for houses, garages, associated parking and access within the defined residential area.

3. Layout. The layout in this detailed application follows the design principles that have already been established on this housing development and seeks to make best use of developable housing land within this defined residential area. The layout provides for minimal alteration to the existing links to the already established and adopted roadways on this development as well as maintaining good access to the established play area and maintains the required access to the existing pumping station. The layout provides for good parking provision for both residents and visitors. The proposal is in keeping with the spatial characteristics of this residential area and the orientation of the houses facilitates good natural surveillance and supervision.

4. Scale. The proposed dwellings are of a three storey design comprising Midhurst and Findon and style dwellings matching those that have been previously approved on this residential development.

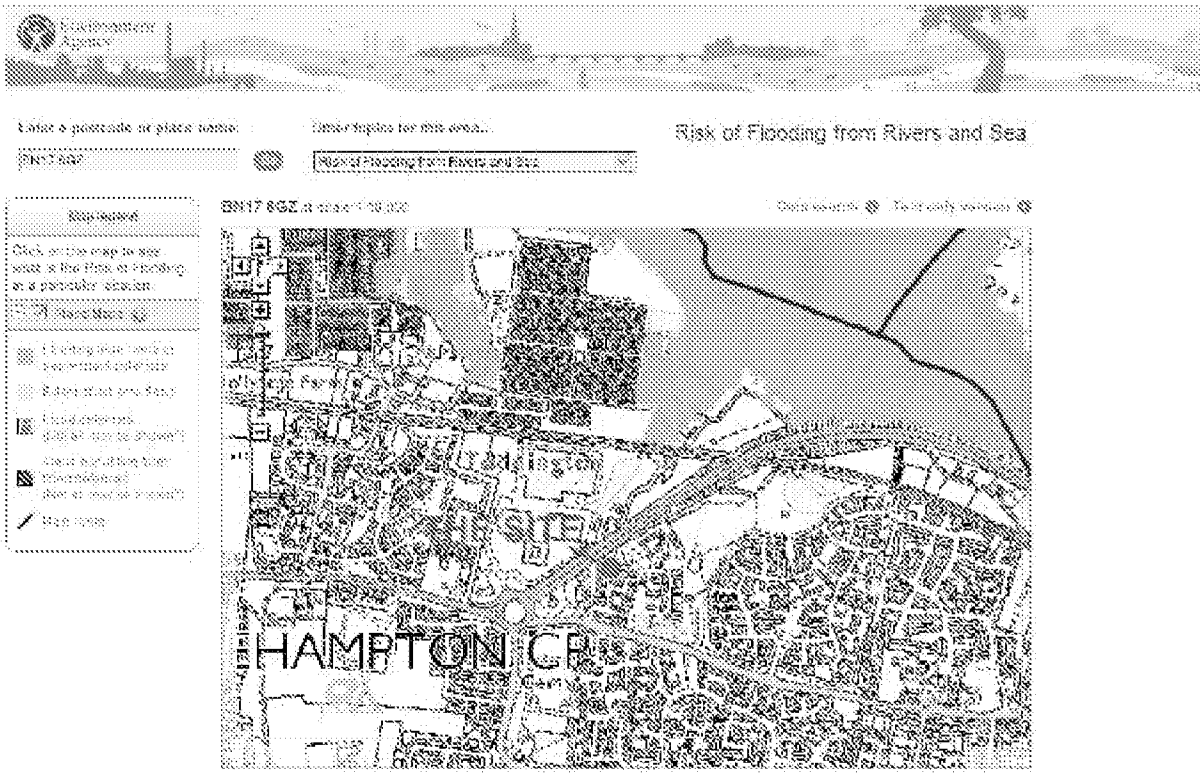
5. Appearance. The proposed dwellings are to be constructed with a tiled roof, above facing brick with the alternative of tiled brick, black cladding and render to the front elevation all with upve windows. The material selections previously approved on this development.

6. Landscaping / Amenity Space. There is already established existing amenity land on this site and is available to the existing estate and the proposed dwellings. The site also has an existing established play area for which access is to be maintained. It is, however, proposed to provide additional tree planting to enhance the environmental amenity in accordance with the standards adopted on the existing estate, all as indicated on the attached Site Layout drawing.

Continued.....

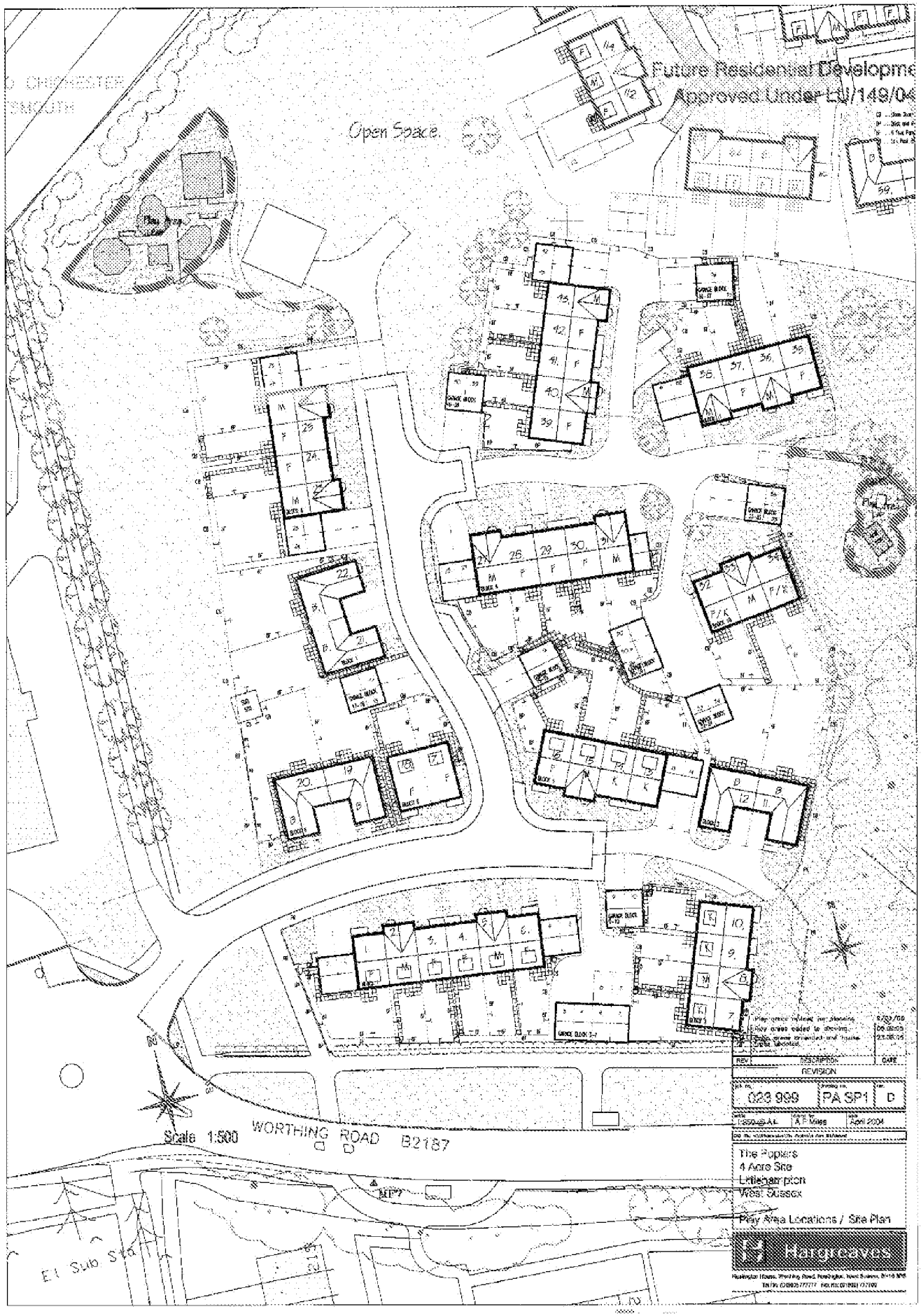
7. Access. Access to all the properties will be by private drive accessing the existing adopted estate roads, footpaths will be provided as indicated on the layout plan.. All properties will comply with Part M for access to dwellings for the disabled and will link to the existing adopted pavements or private driveways as indicated on the detailed layout.

8. Flood Risk Assessment. The site lies outside the defined flood risk area as identified on the Environment Agency Flood Risk plan, a copy of which is attached to this document for information.



APPENDIX B

PLAN OF CHILDRENS PLAY AREAS
PROVIDED PURSUANT TO
CONDITION 5 OF LU/439/03


Future Residential Developme
Approved Under LW/149/04
Open Space
Play Area
WORTHING ROAD B2187
Scale 1:500
The Popers
4 Acre Site
Littlehampton
West Sussex
Play Area Locations / Site Plan
023 999
PA SP1
D
April 2004
Hargreaves