
Planning Statement

Reserved Matters Application
Windroos Nursery, Littlehampton
Outline LPA Ref: LU/229/10



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1. Introduction

- 1.1. The purpose of this statement is to support the application for reserved matters approval for 85 dwellings at Windroos Nursery, Worthing Road, Littlehampton. The development will deliver high quality residential development including a mix of houses and apartments. Affordable housing will also be provided.
- 1.2. The site gained outline planning permission in 2011 with detailed approval for access under planning reference LU/229/10. The reserved matters application seeks approval for the remaining matters, including layout, appearance, scale and landscaping in accordance with Condition 1 of the outline planning permission. Once approved, it is anticipated that development will commence on site as soon as practically possible, in accordance with the relevant conditions and obligations relating to the planning permission.
- 1.3. This planning statement will set out what the reserved matters application comprises, explaining how it complies with the outline consent, which is the overriding material consideration, and with local and national planning policies and guidance. It should be read in conjunction with the other supporting documents and drawings and a full list of these is provided in the application's covering letter.
- 1.4. The reserved matters application is also accompanied by documents to discharge the following planning conditions relating to the outline permission:
 - Condition 11 (Highways Layout)
 - Condition 12 (Travel Plan)
- 1.5. Section 2 of this planning statement provides details of the site and the proposals. Sections 4, 5 and 6 provide an assessment of the application in relation to the outline permission, development plan, Supplementary Planning Documents (SPDs) and national planning guidance, and include a summary of other supporting documents submitted with the application. Section 8 provides the conclusion.

2. The site and the proposal

- 2.1. The site was formerly a nursery, but is currently used by a haulage company. There are also two dwellings to the front of the site.
- 2.2. The site is located along the Worthing Road (A259) and is situated between the relatively new residential development by Taylor Wimpey to the west and an employment site to the east.
- 2.3. The site benefits from outline planning permission (LU/229/10) for:
“Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses) with all other matters reserved.”
- 2.4. The Reserved Matters Application (RMA) relates to the outline planning permission and seeks approval of details relating to the scale, appearance, landscaping and layout of the development comprising 85 dwellings.
- 2.5. The development will include a mix of four, three and two bedroom properties, including an element of affordable housing. The amount of affordable housing proposed is in accordance with the Section 106 Agreement dated 14 September 2011 which requires 14 dwellings to be provided within the development (7 for social rent and 7 for shared ownership).
- 2.6. The proposed housing mix is shown in Table 1.

Table 1: Proposed Housing Mix by Tenure

Number of Bedrooms	Market	Social Rent	Shared Ownership
2	8	7	7
3	40	-	-
4	23	-	-
Total	71	7	7

- 2.7. As per the approved plans, vehicular access will be provided from Worthing Road. The proposed means of access allows for the closure of the existing two accesses onto the A259 Worthing Road and their replacement with a single means of access representing an improvement to highway safety onto the A259. The proposed access provides for a right turn lane from the A259 into the site and exiting vehicles being able to turn left towards the Watersmead roundabout.
- 2.8. A total of 176 parking spaces will be provided for future residents, as well as secure cycle parking.
- 2.9. All houses will have private rear gardens and the site as a whole will benefit from two public open spaces, the landscaping of which has been carefully considered to create character and a great place to live for future residents.

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- 2.10. A truly bespoke design is proposed for the dwellings on the site, which has been informed by an assessment of the built form and materials within the local area.
- 2.11. Further detail on the development's design and how it relates to the surrounding character of the area is within the Design and Access Statement.

3. Pre-Application Process

- 3.1. In 2015 an initial meeting was held at Arun Borough offices with the planning officer, to discuss the proposals. A written response from the planning officer was received in March 2015, the content of which has informed the application.
- 3.2. A draft indicative layout was also presented during the pre-application process and the comments received from the planning officer were positive and the advice was incorporated into the masterplan for the site.
- 3.3. As part of the proposals, the scheme has evolved to accord with the Council's proposed private space standards. Many of the properties will accord with this standard, despite it not yet being an adopted policy. Further information can be found in the Design and Access Statement.
- 3.4. Pre-application advice was also given by the Highways Authority, who raised no concerns with the proposed highway layout. The proposed layout includes a safeguarded area to the front of the site to account for the planned (but yet designed) highway widening scheme being developed by the Highway Authority. Both parties agree that the proposed development will not prejudice the delivery of the road widening work and the applicant is willing to work closely with the Highways Authority to help facilitate an appropriate solution when it is necessary to do so. Further information is provided within the Transport Assessment in this respect.
- 3.5. A public consultation leaflet was circulated to almost 150 properties as part of the Outline planning application process. The site benefits from outline planning permission for residential development and therefore the Reserved Matter Application seeks approval of the detailed matters relating to that consent.

4. Conformity with the Development Plan

- 4.1. The development plan comprises:
- Saved policies of the Arun District Local Plan 2003
 - Saved policies of the adopted West Sussex Minerals Local Plan (July 2003)
 - West Sussex Waste Local Plan (April 2014)
 - Littlehampton Neighbourhood Plan 2014
- 4.2. The District Council is also preparing the Local Plan 2031 which was initially submitted for Examination, however that process has been suspended until a further review of housing need and delivery is carried out by the Council. The work is current under way.
- 4.3. In light of this, the emerging plan has very limited weight in the determination of planning applications at the current time. Nonetheless, the emerging policies have been considered in preparing this planning application.
- 4.4. The weight afforded to the policies within the existing Local Plan 2003 can be assessed according to their level of consistency of the various guidance within the National Planning Policy Framework (NPPF).

Principle of Development

- 4.5. The principle of developing the site for residential development was set by the approval of outline planning permission in 2011. The site was also an allocated site for residential development under saved Policy SITE 7 of the Local Plan 2003. The reserved matters application therefore focuses on the detail relating to the scale, layout, appearance and landscaping of the development.
- 4.6. Whilst outdated saved Policy GEN 5 relates to the provision of new residential development and sets out the requirement to provide 8,700 dwellings within the District between 1996 - 2011. In this regard the application site forms part of Policy SITE 7, which is an allocated site for housing in the Plan. The approval of the reserved matters application will therefore facilitate the delivery of the development to contribute to the housing needs within the District.

Design of the development

- 4.7. Saved Policy GEN 7 of the Local Plan 2003: The form of New Development, requires schemes to display high quality design and layout. This includes making efficient use of the land, responding positively to local characteristics, sustainable development, respecting existing neighbouring uses, allowing for the safe movement of pedestrians and vehicles, adequate parking and open space. The design of the development accords with this Policy as detailed within the Design and Access Statement.
- 4.8. In order to achieve a high quality development, which meets the requirements of saved Policy GEN 7 of the Local Plan 2003, it has been necessary to reduce the number of dwellings envisaged under the outline planning permission from 91 to 85 dwellings. This demonstrates the desire of the applicant to deliver a high quality living environment for future residents of the development, by providing adequate parking provision, garden sizes and open space.

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Housing mix

4.9. The proposed housing mix is as follows:

Table 2: Proposed Housing Mix Site Wide

Number of Bedrooms	Market	Affordable	All units
2	11%	100%	26%
3	56%	-	47%
4	32%	-	27%

4.10. The Strategic Housing Market Assessment which informed the Publication version of the emerging Local Plan, indicated that the following mix was appropriate for the District; 46% three bedroom, 12% four bed, 33% two bed and 9% one bedroom. Having considered the existing characteristics of development within the area, one bedroom properties were not considered appropriate for the site. Nonetheless, the proposed development aligns closely with the suggested requirements within the SHMA, because a greater proportion of 3 beds are proposed compared to the other unit sizes. Table 2 demonstrates that there will be a diverse mix of dwelling sizes throughout the site, contributing to the housing needs of the District.

4.11. Policy 3: Housing Supply of the Littlehampton Neighbourhood Plan (LNP) sets out housing mix requirements for allocated site within the LNP. The application is not allocated within the LNP and so the Policy does not apply. However, the site is over 400m walking distance from the nearest defined local centre and so the proposed scheme would be in general compliance with the LNP which requires no more than 25% of the houses/ apartments to have two bedrooms or fewer in developments in these locations.

Affordable Housing

4.12. The amount and tenure of affordable housing is governed by Schedule 6 of the Section 106 Agreement associated within the outline planning permission. This requires 7 social rented dwellings and 7 shared ownership dwellings.

Open Space

4.13. The proposed development incorporates 3,646 sqm of public open space, which is considered to meet the needs of future occupants of the development, in accordance with saved Policy GEN20 of the Local Plan. This includes the two central areas within the site and an area along the front boundary of the site.

4.14. It is acknowledged that the amount of open space proposed does not meet the latest space standards of the District as set out in the emerging Local Plan. However, the Design and Access Statement explains that the development also includes useable and attractive private gardens and some of the units include balconies/ terraces overlooking the open spaces. This together with the amount of open space proposed, is considered to be sufficient and future residents will benefit from a high standard of amenity.

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- 4.15. Furthermore, the Planning Officer's report recommending the outline planning application for approval, included an objection from the Landscape Officer who considered the indicative layout did not provide sufficient open space. However, the Planning Officer, in her assessment of the planning balance gave more weight to the benefits of the development (such as the delivery of housing) which were considered to outweigh the shortfall in public open space. This planning balance is pertinent to the determination of the reserved matters application also.
- 4.16. In summary, the amount of open space within the development would positively contribute to the development's character and together with the private amenity areas proposed, would result in a high quality living environment for future residents.

Parking and Access

- 4.17. In the development, 176 parking spaces are proposed. A parking layout plan is shown in the Design and Access Statement and indicates which spaces would be allocated and unallocated. The parking provision has been designed in accordance with the relevant Parking Standards and also the requirements of Policy 22: Design of New Development of the LNP and saved Policy GEN 12 of the Local Plan. A detailed assessment of the proposed parking provision is contained within the accompanying Transport Assessment.
- 4.18. The main access to the site was approved in detail under planning reference: LU/229/10. The applicant has discussed the prospect of the A259 widening works and an area of land to the front of the site will be safeguarded to facilitate these works. The Highway Authority confirmed that with full details of access approved at the outline stage, it is their obligation to ensure the proposed A259 works accommodate access to the proposed development. The proposed access could be adapted relatively simply without impacting upon the housing layout. The Transport Assessment provides further detail about the potential changes to the main access of the site in the event the widening works are progressed. It is however noted that the widening works remain speculative and the outline planning permission sets the precedent for the development as approved.

Noise

- 4.19. Saved Policy SITE7 of the Local Plan states provision shall be made for effective attenuation measures to protect dwellings from road and neighbouring business uses noise. The Taylor Wimpey development has set clear parameters to establish acceptable development in respect of both of these aspects. The site layout demonstrates that the issue of noise has been properly taken into account, with the technical specification of sound proofing and screening effectively mitigating against noise, thereby ensuring compliance with saved Policy GEN32 of the Local Plan. See the accompanying Noise Impact Assessment for further information.

Sustainability

- 4.20. The proposed development will be built to current Building Regulations. Many of the dwellings will have south facing roofs allowing residents to install solar panels where required.

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Drainage

- 4.21. A drainage strategy for the site has been developed following extensive investigations across the site. The drainage strategy has been developed in consultation with the District and a Drainage Report is submitted with the application containing the detailed information. The drainage strategy will prevent surface water flooding and drainage capacity issues within the area.

Ecology

- 4.22. The outline planning application was supported by a comprehensive ecological survey of the site, which contained a number of recommendations for mitigation. Subsequently the outline decision notice includes conditions requiring those recommendations to be carried out prior to the commencement of the development. Following the approval of the reserved matters, the applicant will submit the necessary information to discharge the relevant conditions relating to ecology.
- 4.23. A bat survey has recently been undertaken in relation to a number of existing buildings on site. No sightings of bats using the buildings were recorded. A report setting out the findings accompanies the planning application.

5. Conformity with National Policy

- 5.1. The planning system plays an important role in supporting house building and economic growth, acknowledged throughout the National Planning Policy Framework (NPPF), which at its heart is the *"presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking"*.
- 5.2. 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:
 - o Any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - o Specific policies in this Framework indicate development should be restricted.
- 5.3. The application site is within the built up area of Littlehampton and because it has good access to services and facilities by modes of transport other than the motor car, the site can be described as being in a sustainable location. The development would have an economic role by providing homes to support services and facilities, a social role by improving the supply of housing within the District and an environmental role by way of including measures to support and protect wildlife and where possible to incorporate sustainable construction techniques.
- 5.4. The NPPF also re-affirms that the approach to decision-taking should be in a positive way to foster the delivery of sustainable development, and that LPAs should look for solutions rather than problems (Paragraphs 186 and 187). With its responsibility to deliver sufficient sites to meet its current and future housing requirements, the delivery of 85 dwellings in a sustainable location and on previously developed land is supported by the thrust of the NPPF and its objective to boost the supply of housing and support good design.

6. Other supporting information

6.1. A number of documents are also supplied with this reserved matters application, which are required by the planning conditions attached to the outline planning permission. The relevant conditions are:

- Condition 11: 'Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following information shall be submitted to and approved, in writing, by the local planning authority:
 - 1) A vehicle swept path analysis to support the movement framework for emergency vehicles and refuse vehicles, both within the internal layout and where appropriate in respect of off-site highway proposals. Any issues identified within this analysis need to be addressed.
 - 2) A clear indication of the areas to be offered for highway adoption is required for the internal layout, prior to the commencement of development. Details of street furniture, materials, street lighting specifications etc should all be included to support the site master planning process.
 - 3) Prior to any development a Construction Traffic Management Plan must be submitted and approved by the County Council.'
- Condition 12: 'The development hereby approved, shall not be commenced until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented and monitored as agreed. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority'

6.2. The details relating to Condition 11 can be found in the appendices of the Transport Assessment and for Condition 12, a Travel Plan has been included as part of the application.

7. Conclusion

- 7.1. This Statement has been prepared to support the reserved matters application for 85 dwellings at Windroos Nursery, Littlehampton in association with the outline planning permission ref: LU/229/10.
- 7.2. The principle of the development, including details relating to access, has been approved through the extant consent. This application seeks approval relating to the layout, scale, appearance and landscaping in accordance with Condition 1 of the outline planning permission.

Layout

- 7.3. The layout of the development ensures an adequate level of amenity for future residents, as well as responding to the amenities of neighbours and nearby existing uses. The public open space will be of high quality for the enjoyment of future residents.
- 7.4. In addition, the development will create a high quality place to live, respecting the local distinctiveness of the area and generating a character through the use of materials and built form. In accordance with the Section 106 Agreement, the development will help meet the housing needs of the Borough by providing affordable housing as well as market dwellings of varying sizes.

Scale

- 7.5. The proposed scale of development is within the parameters set by the outline planning permission which was for 91 dwellings. The indicative layout for the outline application is similar to the detailed layout submitted with the reserved matters and includes a similar mix of houses and flats. The proposed scale of the development therefore aligns with the outline approval and should be acceptable in this respect.

Appearance

- 7.6. As documented within the Design and Access Statement, great care has been taken to design a scheme that uses materials that respect the local distinctiveness of the area. The proposed built form and design of the dwellings are of high quality and will create a great place to live for future residents. The proposal accords with the current policies of the District and Neighbourhood Plans in this respect.

Landscaping

- 7.7. A landscaping scheme has been proposed which seeks to deliver high quality street scenes and environments within the development. The landscaping scheme will play an integral part to the delivery of the development, creating a visually pleasing area to live, as well as providing the necessary habitat for wildlife.

Conclusion

- 7.8. The detail submitted in the RMA complies with the outline planning consent (which is an overriding material consideration), the development plan and national guidance and so it is respectfully requested that the application be approved without delay.

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