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Supporting Statement

Application for full planning permission for the demolition of the existing vacant dwelling and workshop and the erection of 10 detached dwellings. (9 dwellings net) as described on the submitted plans.

Site of "Inglecroft" Barn Close Littlehampton West Sussex BN17 6JU

Prepared on behalf of MJH Developments Limited (The Applicant) by:

Paul Collins BA (Hons) DIPTP MRTPI Chartered Town Planner - April 2019

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Introduction

- 1. The Applicant has submitted a full planning application to Arun District Council for the demolition of the existing vacant dwelling and workshop and the erection of 10 detached dwellings. (9 new dwellings net) on the site shown on the submitted Site Location Plan SPO1.*
- 2. The application is for the development of a 0.48 hectare site with 9 new dwellings (net) and is, therefore a "Minor development" as defined in the Council's Local Validation Requirements List as updated on 11/5/17.*
- 3. The council's "Local Validation Requirements Checklist" has been completed and submitted and this self-certifies that the submission complies with the Council's Local Validation Requirements List relating to minor developments.*

The Existing Site

- 4. The existing site measures 0.48 hectares in area and is as shown edged red on the submitted Existing Site Layout Plan SPO3*
- 5. The site is a former Horticultural Nursery which is now vacant and unused. There is an existing detached two storey dwelling with brick elevations and a tiled roof and a detached single storey building in the north eastern corner of the site with a footprint measuring approximately 15m x 7.5m.*
- 6. The site benefits from an existing access onto Barn Close (which is an adopted highway) and there are internal hard surfaced footpaths, a road and parking area with the remainder of the site being laid to grass as shown on the submitted Plan.*
- 7. The boundaries of the site are formed by fencing of various types, heights and age, trees and hedging (both on and outside the boundary) and the site is flat with no discernible changes in levels as shown on the submitted Plan SPO3.*

The Proposed Development

- 8. The existing house, workshop, footpaths and internal access road/parking area are to be demolished/removed and the resulting waste materials disposed of in accordance with all relevant Environmental legislation relating to the disposal of waste materials.*
- 9. Access/egress to the site will be achieved and provided by way of the existing access/egress onto Barn Close (which is an adopted highway) and a new private internal access road.¹*
- 10. The dwellings proposed will be laid out with hard landscaping and gardens as shown on the submitted Proposed Site Layout and Hard Landscaping Plan PL01A.*
- 11. The existing fencing, trees and hedges on all boundaries are to be retained and are unaffected by the proposals.*
- 12. The private gardens and other shared amenity areas within the development will be laid to grass with new landscaping and boundary fencing to meet the requirements of future*

¹ This will not be offered for adoption

prospective purchasers and thereafter will be managed and maintained privately and no street lighting is to be provided.

13. *The proposed dwellings will be designed and finished with materials as shown on the submitted Floor Layout and Elevations Plan PL02A.*

14. *The development will be constructed by the applicant developer in accordance with all relevant legislation and best practice guidance relating to the implementation and management Construction sites.*

Material development plan policies and compliance Statement

15. *In preparing the proposals the applicant has been made aware of the relevant development plan policies which are material to the determination of this application for a minor development and is satisfied that the proposals are accordance with same. The material Policies are considered to be:*

Littlehampton Neighbourhood Plan 2014

- *Policy 2 - A Spatial Plan for the Town*

Arun District Council Local Plan 2018

- *Policy SD1 SP2 Built-Up Area Boundary*
- *Policy D SP1 Design*
- *Policy QE SP1 Quality of the environment*
- *Policy D DM1 Aspects of form and design quality*
- *Policy D DM2 Internal space standards*
- *Policy ENV DM5 Development and biodiversity*
- *Policy W DM3 Sustainable Urban Drainage Systems*

Affordable Housing Statement

16. *ADLP Policy AH SP2 Affordable housing is not relevant to a scheme for 10 dwellings (9 dwellings net) and none of the new dwellings will be built as affordable dwellings.*

Biodiversity statement

17. *See the completed Biodiversity Check List.*

18. *There are no habitats suitable for any protected species present on the site and no evidence that any protected species are using the site.*

19. *The applicant developer is also aware of the requirements and obligations placed on him under the Wildlife and Countryside Act 1981 (as amended), the 1994 Conservation (Natural Habitats etc) Regulations (as amended) and the 2000 Countryside and Rights of Way Act.*

Foul and Surface Water Drainage statement

Foul Drainage

20. *The exiting site is not connected to the public foul sewer in Barn Close maintained by Southern Water Services Ltd but the applicant developer intends to exercise the statutory right to connect the proposed development to that sewer with any connecting sewer pipe*

required between the site entrance and the agreed connection point being offered for adoption and future maintenance by SWS Ltd. Any connections or pipe work required within the site and the public sewer will be provided by way of a private drainage system designed and constructed in accordance with Document H of the Building Regulations and privately maintained by the future occupiers of the houses thereafter.

Surface water Drainage

21. *Surface water runoff drainage from the proposed houses, driveways and internal access road will be addressed by way of soakaways designed and provided in accordance with Document H of the Building Regulations as guided by BRE 365 soakaway designs and privately maintained by the future occupiers of the houses thereafter.*

Parking Plan/Statement

22. *Each dwelling is to be provided with an integral garage and driveway capable of accommodating 2 vehicles and/or storage of cycles as shown on the submitted plans and each property will be provided with a charging point for electric vehicles within the garage.*

Bin Provision & Collection Statement

23. *A fenced area close to the existing site entrance onto Barn Close will be provided for the siting of communal bins for the storage of general and recyclable waste with collection being by way of LA refuse vehicles that currently use Barn Close.*

Suggested Conditions

24. *In accordance with relevant NPPG² the Applicant developer has provided significant additional information as part of this application (where it has been feasible to do so) so as to reduce the need for the Authority to consider the imposition of unnecessary conditions (particularly pre commencement conditions) on any permission granted so that potential delays between the decision being taken and development taking place on site can be avoided.*
25. *In the event that the ADC Case Officer (when appointed) considers that conditions are required in order to make the development proposal acceptable in accordance with best practice it is requested that the applicant's agent be provided with a list and the wording of those conditions before any recommendation or final decision is made on the application so that he may comment on same.*

Overall Planning Balance

26. *To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 – these provisions also apply to appeals).*

² Paragraph: 018 Reference ID: 21a-018-20140306 and Paragraphs 035 – 021 Reference ID: 21a-035-20180615

27. The applicant has designed the submitted scheme so that it accords with all material development plan policies and supported the application with sufficient information to demonstrate that it will be undertaken in accordance with those policies as designed and there are no material considerations that indicate a decision otherwise than in accordance with same.

28. Therefore Arun District Council is respectfully invited to grant the planning permission sought at the earliest opportunity so that the applicant developer can then deliver the much needed housing to be provided.

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