

Planning Statement

Windroos
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Littlehampton
West Sussex

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Glossary/ Abbreviation of Terms

ADC – Arun District Council

ADLP – Arun District Local Plan

DAS – Design & Access Statement

DBLT – Development Brief for Land at Toddington, Supplementary Planning Guidance

SPG – Supplementary Planning Guidance

WSSC – West Sussex County Council

1 Introduction

- 1.1 This Planning Statement has been prepared by Savills to accompany a planning application submitted on behalf of Stuart Lyons to develop the 2.37 hectare (ha) / 5.87 acre site known as Windroos, Worthing Road, Littlehampton ('the Application Site').
- 1.2 The Application Site is situated within the administrative boundary of Arun District Council (ADC) with the Highway Authority being West Sussex County Council (WSCC).
- 1.3 The planning application is submitted in outline with full details of the means of access provided.
- 1.4 All other matters (scale, layout, appearance and landscaping) are reserved matters for subsequent approval although an indicative site layout and details of scale, appearance and landscaping are provided in accordance with outline application requirements. These indicative details are for illustrative purposes only.
- 1.5 The planning application is for a residential development of 91 dwellings with access onto the A259 and the closure of the existing two means of vehicular access onto the A259. The potential for future links to the adjacent residential development have been safeguarded by this application as shown in the illustrative site layout.
- 1.6 The site benefits from existing unrestricted vehicular access onto the A259 as a result of the lawful commercial operations from the premises. All vehicles including those from the haulage business are entitled to make all turns onto/off the A259. At present there is no right turn facility into the Application Site from the A259.
- 1.7 The Application Site is an allocated housing site known as SITE 7 in the Arun District Local Plan (ADLP), 2003 'saved' local plan policies, and within the non-statutory local authority approved Supplementary Planning Guidance (SPG) titled 'Development Brief for Land at Toddington', October 2003 (DBLT).
- 1.8 The development proposals have been discussed at an early stage with ADC and WSCC dating back to 2009. Public consultation has taken place prior to the submission of the application with 138 stakeholders and residential properties notified of the development proposals. Full details of the consultation and responses received are contained in **Chapter 4** of this Statement.
- 1.9 **Chapter 5** and **Chapter 6** of this Statement provide an assessment of the application proposals against the development plan and national planning policy. The assessment includes the following key issues:
- Principle for development
 - Housing numbers and density

- Housing mix
- Affordable housing
- Employment
- Recreation and open space
- Transport
- Sustainability
- Noise
- Education

1.10 **Chapter 7** assesses what Supplementary Planning Guidance is relevant to the proposals, whilst **Chapter 8** sets out potential draft Section 106 heads of terms. **Chapter 9** provides brief details on the implementation for the redevelopment of the site and **Chapter 10** provides conclusions to this Planning Statement.

1.11 This Statement must be read in conjunction with all other supporting application documentation.

2 Background to the Development

- 2.1 The adopted Arun District Local Plan (ADLP) covers the period up to 2011 and some of its policies have been 'saved' and thereby continue to apply to form part of the development plan. Those saved policies are referred to in Chapter 5 of this Statement.
- 2.2 The Application Site is identified as part of SITE7 in **Policy GEN5** of the ADLP at Tables 2 and 4, as an allocated site for 180 dwellings with a further 120 homes in the north of SITE 7 to deliver a total of approximately 300 homes.
- 2.3 **Policy SITE 7**, which includes the Application Site and adjoining land to its north and west, states the site should be developed at a minimum density of 30 dwellings per hectare with provision made for 180 dwellings of which 30% shall be affordable housing, along with improvements to the A259 Worthing Road, public open space provision, community facilities, infrastructure and effective attenuation measures to protect proposed dwellings from noise from road and neighbouring business uses.
- 2.4 In conjunction with the policies in the ADLP, a Development Brief for Land at Toddington was produced and adopted in 2003 as Supplementary Planning Guidance (SPG). The purpose of the SPG is to guide and co-ordinate the development of the area as a single site.
- 2.5 In recent years Taylor Wimpey and David Wilson Homes have developed the adjoining land following planning approval (by appeal) in January 2007 resulting in the implementation of the relevant ADLP policies and the Development Brief. Stuart Lyons (Haulage) Ltd is now seeking to relocate elsewhere in Arun District which enables the Application Site to come forward for development to provide much needed housing within this part of Littlehampton.

3 The Planning Application

- 3.1 The planning application is for the erection of 91 dwellings as shown on the illustrative site layout plan (dwg. No. 03 Rev C) comprising an indicative housing mix of 72 houses and 19 apartments. The supporting Design and Access Statement (DAS) should be referred to with respect to the development principles for this proposal.
- 3.2 This is an outline planning application only seeking approval for the principle of development, the amount of development and the means of access onto the A259.
- 3.3 All other matters (scale, layout, appearance and landscape) are 'reserved' for approval at a later stage and are shown in this application for illustrative purposes only.
- 3.4 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.
- 3.5 The proposed access arrangements have been subject to detailed discussions with WSCC which includes a speed survey, safety audit and design check response.
- 3.6 Future connections into the Taylor Wimpey site have been provided for as demonstrated in the illustrative site layout plan.
- 3.7 Full records of the discussions with WSCC are contained within the supporting documentation produced by Upton McGougan Ltd.

Affordable Housing Statement

- 3.8 The proposed development is for 91 dwellings of which the illustrative site layout shows a possible layout for development and mix of housing. At this stage a minimum of 30% affordable housing will be provided – 63 private dwellings and 28 affordable dwellings. Of the affordable element 11 could be apartments (one and two beds) and 17 houses (two, three and four beds).
- 3.9 Subsequent Reserved Matters applications will fix, amongst other considerations the precise housing mix and site layout. The submitted illustrative plans are to demonstrate the feasibility that this form of development can be achieved.
- 3.10 Savills spoke with Andy Elder, Housing Enabling Manager on 2 February 2010 to discuss affordable housing requirements. A summary of that discussion is as follows:

- Affordable housing target up to 40%
- 30% could be provided subject to economic viability, availability of grant and as preference for houses over flats
- Tenure split ideally 80/20 social rented/ intermediate housing but could be reduced to 70/30 depending on intermediate housing products
- Large demand for housing especially 3 & 4 beds built to Lifetime Homes standards.
- 3,000 households on housing register across Arun
- Preference for 20% 1-bed units, 40% 2-bed units, 30% 3-bed units and 10% 4-bed units
- Affordable unit clusters of 6 to 10 dwellings

- 3.11 Subsequent to this discussion, Andy Elder provided a written note to the planners (**Appendix 1**), dated 11 January 2010 (nb. this should actually read February). This note reinforced the policy position at that time of between 30 to 40% affordable, the suggested indicative affordable housing mix and stressed the overwhelming housing need in the Littlehampton area is for larger family sized houses and not flats.
- 3.12 The note also made reference to a Sustainability Statement accompanying the application, the opportunity for this site to provide specially adapted homes, Lifetime Homes principles and reference to community ownership/ economic development.
- 3.13 Subsequent emails in June 2010 between Savills and Mr Elder developed further the affordable housing approach for the application whereby Mr Elder stated his preference for mix of housing based upon 30% affordable housing provision.
- 3.14 At this outline planning application stage, the applicant has not approached any Registered Social Landlords (RSL) as the applicant will not be the developer. Once planning permission has been granted the site will be sold to a housebuilder who will have responsibility and the expertise to work up a full detailed scheme and to reach agreement with an RSL on the affordable housing provision.
- 3.15 In contrast to the response by the Housing Enabling Manager, the Head of Development Control in his email of 7 July 2010 asserted his preference for 40% affordable housing provision despite the revocation of the South East Plan and its affordable housing target of up to 40%. The Head of Development Control's argument is predicated on 40% being likely to engender greater Member support for the proposals. It was also stated that a lesser provision of affordable housing would need to be supported by a viability appraisal.
- 3.16 Accompanying this planning application is a Viability Appraisal setting out the development costs for the proposed development.

4 Public Consultation (Statement of Community Involvement)

- 4.1 A public consultation leaflet was circulated to almost 150 individual properties, local Councillors, the MP, Town Council and the Civic Society. A copy of the leaflet and a list of those consulted are attached at **Appendix 2**. The leaflet provided details of the proposals, an illustrative site layout and contact details for any comments to be sent.
- 4.2 Despite an extensive consultation exercise, the level of response was low with only three written responses, including one from Littlehampton Town Council. A summary of the comments kindly provided by the respondents is set out below along with Savills responses to each point.

Comment	Savills response
The area is already saturated with new builds and the roads cannot cope with additional traffic	This is an allocated housing site whereby the principle for new development has long been established. There is no evidence to suggest that the capacity of the road network cannot cope with the new development particularly as the vehicle movements relating to the proposed development are less than the existing site usage. The Transport Assessment for the Taylor Wimpey scheme assessed traffic movements on SITE7 for 546 dwellings as capable of operating within capacity on the road network. The accompanying transport documents by Upton McGougan should be referred to in this respect.
Query regarding the siting of the entrance in proximity to the existing roundabout	The siting is in a similar position to the existing two accesses onto the A259. The access has been thoroughly discussed with WSCC and is suitable on highway safety grounds.
Width of the roads within the development should be sufficient to allow bus access	The primary access road as shown on the illustrative site layout demonstrates this could be achieved if required.
There was a request for more information on the proposed access onto the A259	A summary of the proposed access arrangements has been provided to the respondent.
Concerns over infrastructure and whether there are to be any suggested contributions – public transport, health centre, hospital	This application will be subject to a Section 106 agreement, which will include reasonable financial contributions including transport. There does not appear to be any development plan policy that justifies healthcare contributions and this is covered in Chapter 8 of this Statement.

5 Conformity with the Development Plan

5.1 **Chapter 5** outlines the relevant policies of the development plan. It outlines the response of the application proposals to these, and how the proposed development is in conformity with the development plan. This chapter is split into the following sub sections in order to explain the approach of the proposal against development plan policies:

- Principle for Development
- Housing – Amount, Density and Mix
- Design and Layout
- Affordable Housing
- Employment
- Recreation and Open Space
- Transport
- Sustainability
- Noise
- Education

5.2 The Development Plan comprises the Arun District Local Plan (ADLP), 2003 'saved' policies. The ADLP covers the period up to 2011. Its policies are of significant weight.

5.3 The Core Strategy is not scheduled to be submitted to the Inspector until Spring 2012. Given its stage of production the Core Strategy is of no material weight at this stage and is not part of the Development Plan.

Principle for Development

5.4 **Policy GEN 2** permits development within the built-up area boundaries on the Proposals Map, subject to other policies in the plan. The site is within the built-up area boundary of Littlehampton and is therefore in compliance with **Policy GEN2**.

5.5 **Policy GEN 5** relates to the provision of new residential development, setting out the requirement to provide 8,700 dwellings within the District between 1996-2011. Table 2 identifies the site and the adjacent Taylor Wimpey land as a 'Site Allocated for Housing' to meet the requirement between 2001-2011. The Application Site forms part of **Policy SITE 7** for 180 dwellings. Table 4 also refers to the 180 dwellings for **Policy SITE 7** and to a further 120 dwellings on 'land north of Toddington'. The adjacent Taylor Wimpey site already benefits from an implemented planning permission for 393 dwellings. The development of the Application Site is in compliance with **Policy GEN 5** as it remains an allocated housing site and its development will assist in meeting the Council's housing needs.

- 5.6 **Policy SITE 7** sets out a number of provisions relating to development of the site, including density, amount of dwellings, affordable housing, and other improvements. It also refers to a development brief having been completed to guide the development of the site. This development brief was adopted as Supplementary Planning Guidance (SPG) in 2003 and this is detailed at Chapter 7 of this Statement.



Table 1 – Local Plan Proposals Maps showing SITE 7

Housing – Amount, Density and Mix

- 5.7 **Policy SITE 7** states that land at Toddington should be developed for housing at a minimum density of 30 dwellings to the hectare with provision made for 180 dwellings (plus 120 on the adjoining land) of which 30% will be affordable housing. The Taylor Wimpey application permitted 393 dwellings, averaging 41 dwellings per hectare (dph) and provided 30% on-site affordable housing and which was accepted by the Local Authority and the Planning Inspectorate. The development of the Application Site at an equivalent density should be acceptable in principle as it reflects the character of the local area.
- 5.8 Through an analysis of the local private housing demand, the housing mix on the Taylor Wimpey site and discussions with the Housing Enabling Manager at Arun, it has been possible to develop an understanding of the housing need to provide a suitable indicative mix of properties.

Design and Layout

5.9 **Policy GEN7** states that only schemes displaying high quality design and layout will be permitted, with proposals accompanied by illustrated written analysis of the site and its surroundings, etc. The application includes a comprehensive illustrated written analysis in the form of the DAS. Policy GEN7 continues, that development will be permitted subject to eight criteria, each of which is responded to in turn below:

- i. The application makes the most efficient use of land with net density in excess of 30 dph.
- ii. The detailed analysis in the DAS demonstrates that the proposal positively responds to the characteristics and resources of the site. The provision of open space within the site will be well articulated and will create an attractive place to live.
- iii. The provision for non-car modes of transport is addressed under the Transport sub-heading below.
- iv. The removal of the haulage business from the site and its replacement with a residential development will significantly improve the amenities of surrounding residential properties. The relationship of the development with adjoining properties (e.g. privacy distances) has been taken into consideration as part of the site analysis.
- v. The layout of the development takes account of any adverse impacts arising from road noise from the A259 and noise from the adjacent industrial unit of the Body Shop to the east (see Noise sub-heading below).
- vi. There are no open or wooded areas on the site, therefore, this criterion is not relevant.
- vii. The safe movement of pedestrians and vehicles is addressed under the Transport sub-heading below.
- viii. Parking provision is dealt with under the Transport sub-heading below.

5.10 The above responses, and elsewhere under the other sub-headings, demonstrate compliance with Policy GEN7 of the ADLP.

Affordable Housing

5.11 **Policy SITE7** refers to 30% on-site affordable housing provision. **Policy DEV17** refers solely to affordable housing and sets out the thresholds where the LPA will seek to secure the provision of affordable housing (25 or more dwellings or residential sites of 0.8 hectares or more). Policy DEV17 does not define the particular percentage for affordable housing provision, although supporting paragraph 3.25 refers to 30% as a starting point for negotiations. Policy DEV17 continues that the appropriate level and type of provision will depend upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the application.

- 5.12 The revocation of the South East Plan and its affordable housing target of 40% is important particularly having regard to the limited weight attached to the Interim Affordable Housing Policy which does not form part of the development plan (see Chapter 7).
- 5.13 The proposal makes provision for the appropriate amount of affordable housing having regard to development plan policies, discussions with the Housing Enabling Manager and based upon a Viability Appraisal.

Employment

- 5.14 The Application Site benefits from a Certificate of Lawfulness granted in 1998 for the use of the site as a haulage depot. The site operates without any planning restrictions. The business continues to operate successfully and is an important local employer with over 50 employees – drivers, mechanics and office staff.
- 5.15 With the release of this site for development, it will be necessary for the applicant to relocate his business elsewhere. This site finding process has been on-going for several years and a suitable site elsewhere in Arun is expected to meet the applicant's full operational requirements for hauling horticultural produce.
- 5.16 The site is not a protected employment site and there are no planning policies that raise objections to its loss, particularly as the business will be reprovided elsewhere in Arun and given the Council have allocated this site for residential. Any such policy would conflict with the site's residential allocation.

Recreation and Open Space

- 5.17 **Policy SITE7** states that public open space provision should be in accordance with Council standards. **Policy GEN20** states residential development should meet the minimum standard of 2.4 hectares per 1,000 people and play equipment should meet the needs of the development. The standards are set out in further detail in a Supplementary Planning Guidance and this is covered in Chapter 7 of this Statement. The proposals make adequate provision to meet the needs of the future occupants of the development in accordance with Policy GEN20.

Transport

- 5.18 **Policy SITE7** states development should make provision for improvements to the A259. These improvements were in the main, undertaken as part of the Taylor Wimpey planning permission ((LU/61/06) and the earlier application which created the new junction onto the A259 (LU/45/06). Consideration to public transport (**Policy GEN14**) and cycling and walking (**Policy GEN15**) has also been undertaken by the highway consultants in the

development of the application proposals and is referenced in their reports accompanying this application. This application will be the subject to a Section 106 agreement and which may include a requirement for contributions towards transport improvements including towards public transport, cycling and walking in compliance with GEN14 and GEN15.

- 5.19 There is a longstanding road improvement scheme proposed to dual the A259. However, there is uncertainty whether this will actually proceed and there is no known financial commitment for it to progress. The illustrative site layout for the development has taken full account of the proposed road improvement with adequate set back of the development from the proposed road widening, which ensures compliance with ADLP Policy DEV15. In the event the improvement scheme does not proceed, the safeguarded land will continue to provide a landscaped amenity as demonstrated in the illustrative site layout.

- 5.20 Policy GEN12 refers to parking in new development. The Council has produced a Parking Standards SPG and this is addressed in Chapter 7 of this Statement. The proposals make adequate provision for parking and are in accordance with the adopted parking standards.

Sustainability

- 5.21 There are no existing ADLP policies in relation to sustainability and therefore reference shall principally apply to relevant national policy (see Chapter 6). A Sustainability Statement forms part of the DAS.

Noise

- 5.22 Policy SITE7 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 to both of these aspects. The illustrative site layout demonstrates that the issue of noise has been properly taken into account whilst subsequent detailed approvals will ensure the technical specification of sound proofing and screening effectively mitigates against noise thereby ensuring compliance with Policy GEN32.

Education

- 5.23 There are no ADLP policies relating to education provision. However, in accordance with West Sussex Council requirements, as required, appropriate provision will be made towards education provision through contributions in the Section 106 agreement (see Chapter 8).

6 Conformity with National Planning Policy

- 6.1 National planning policy must be considered as a significant material planning consideration.

Planning Policy Statement 1: Planning for Sustainable Development, 2005 (PPS1)

- 6.2 PPS1 underpins the need for housing, with paragraph 23, (vii) stating *"Planning authorities should: [...] ensure the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel"*. The development of this allocated previously developed site within the urban area is a suitable location for development that reduces pressure for development on greenfield land. There will be an appropriate mix of housing with appropriate levels of affordable housing in compliance with development plan policies.
- 6.3 Paragraphs 33 to 39 of PPS1 refer to design (as does paragraphs 12 to 19 of PPS3). Paragraphs 33 and 34 are particularly relevant to this application including: *"good design is indivisible from good planning"* and *"good design should contribute positively to making places better for people. Design which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."* The design at this stage is illustrative only - layout, scale and appearance, though its broad parameters are thoroughly assessed in the DAS and through consultation with Council officers. The application proposal has drawn upon the local context and the key themes from the adjoining Taylor Wimpey development. The provision of adequate areas of on-site open space will provide a high quality space for new residents. The principles of the detailed design are discussed in this outline application, however, the Council will be obliged to consider the detailed design through a subsequent reserved matters approval.

Planning Policy Statement 3: Housing, 2010 (PPS3)

- 6.4 The proposal is for residential development, and as such, in making a decision on the planning application, significant weight should be placed on **PPS3** alongside the development plan. Recent changes have been made to PPS3 with the removal of the 'national indicative minimum density' to enable local authorities to devise their own range of densities and also the reclassification of garden land to exclude it from the definition of previously developed land. These changes have no direct implication upon this application given the site's residential allocation and density ranges already set out within the development plan.
- 6.5 Paragraph 17 states *"where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of recreational*

areas, including private gardens, play areas and informal play space". It is clearly apparent, that this predominantly family housing proposal takes such factors into account with each plot capable of providing its own private amenity space along and/or with easily accessible areas of open space and children's play areas. In addition, there are good potential access links through to the open space within the Taylor Wimpey site and to the south-west across the A259.

6.6 PPS3 sets out clear guidance for Local Authorities in considering planning applications for residential development and which, states at paragraph 69 that: *"in deciding planning applications, the Local Authority should have regard to a range of objectives and criteria, including:*

- *Achieving high quality housing.*
- *Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*
- *The suitability of a site for housing, including its environmental sustainability.*
- *Using land effectively and efficiently.*
- *Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues."*

6.7 These criteria have been addressed in the paragraphs below to demonstrate how the outline proposal complies with these national objectives.

Achieving high quality housing

6.8 As outlined at paragraphs 5.11 – 5.12 of this Statement and particularly, within the DAS the proposal should achieve high quality housing.

Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people

6.9 PPS3 is clearly focused on the overall delivery of housing and as such does not include specific requirements on mix. Paragraph 20 refers to achieving a mix of housing, in terms of tenure, price and a mix of households. Paragraph 25 states that the Government's key objective is to provide a variety of high quality market housing. Paragraph 26 makes clear the need to plan for a full range of market housing.

6.10 There is flexibility in PPS3 for housing mix. This is equally reflected in the development plan. The finalised housing mix has been established through discussions with the

Housing Enabling Manager, review of relevant housing need documents, and a good understanding of the local housing market.

The suitability of a site for housing, including its environmental sustainability

- 6.11 The site including the adjoining land is an allocated housing site in the development plan. The Taylor Wimpey site was not subject to an environmental impact assessment (EIA) and neither is this application as it does not exceed the indicative thresholds (Column 3) in Schedule 2 of the EIA regulations, 1999 given the limited scale of development in terms of the amount of development, comparable vehicle movements, and the existing developed nature of the site.
- 6.12 The PPS1 Supplement sets out seven key planning objectives and measures to be expected of new development by planning authorities, to ensure new developments are sustainable and present a full and appropriate response to climate change. The approach to tackling climate change as set out in Supplementary Statement to PPS1 – Planning and Climate Change is responded to in the DAS. The approach to the proposal is in accordance with national policy on sustainability.

Using land effectively and efficiently

- 6.13 The proposal ensures the effective and efficient use of land by re-using previously developed land, its location within the settlement boundary of Littlehampton and density at a level characteristic with the local area.

Planning Policy Guidance 13: Transport, 2001 (PPG13)

- 6.14 A full review of relevant transport policy is provided in the Transport and Access Feasibility Report and other supporting transport documents by Upton McGougan.
- 6.15 **PPG13** sets out Government guidance related to transport and infrastructure delivery. It seeks to promote sustainable modes of transport and reduce the need to travel. The proposed development's location in close proximity to the town centre, local employment opportunities and other amenities is a major advantage for development of this site.
- 6.16 PPG13 paragraphs 84 and 85 state planning obligations may be used to achieve improvements to public transport, walking and cycling, where such measures would be likely to influence travel patterns to the site involved, either on their own or as part of a package of measures. Paragraph 85 states planning obligations should be based around securing improved accessibility to sites by all modes, with the emphasis on achieving the greatest degree of access by public transport, walking and cycling. It is clear therefore, that

financial contributions for the delivery of transport improvements should, in principle, be an acceptable means of ensuring the delivery of the required transport provisions for the site.

- 6.17 The approach to planning contributions including transport is outlined in Chapter 8 of this Statement.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, 2002 (PPG17)

- 6.18 **PPG17** and the Companion Guide to PPG17 set out the guidance on the requirements for the range and amount of open space provision that should be provided as part of a mixed-use development. Regarding the provision of open space, paragraph 4.21 of the Companion Guide states that it is not always necessary to provide more open space, rather it is the quality of this space which is most important. In accordance with national requirements (PPG17 paragraphs 7 and 20) suitable open space is provided within this proposal.
- 6.19 Any necessary off-site contributions towards open space provision would be in accordance with the Companion Guide to PPG17.
- 6.20 As outlined in paragraphs 7.27 – 7.30, the proposal adheres to the quality and the quantity approach.

Planning Policy Guidance 24: Noise, 1994 (PPG24)

- 6.21 As **PPG24** explains, noise can be a material consideration in the determination of planning applications, and provides guidance on how the planning system can be used to minimise the adverse impact of noise without unreasonable restrictions on development. Housing is considered to be a noise sensitive development. PPG24 introduces Noise Exposure Categories (NEC's), ranging from A-D, to help with the consideration of planning applications for residential development near noise sources. The document also lists mitigation measures that can be introduced to control the source of, or limit exposure to, noise. These include engineering (containment of noise generated by purpose-built barriers), and layout (adequate distance, screening by natural barriers, other buildings or non-critical rooms in a building).
- 6.22 The illustrative layout for the apartment block in the north-east corner of the site has taken cues from the actual layout/ orientation of the apartment block within the Taylor Wimpey site and this can be fully developed at the detailed design stage (Reserved Matters Approval) through the positioning of non-habitable rooms to the boundary with the Body Shop along with boundary screening. Detailed specifications of windows, ventilation, and other measures for the proposed dwellings can be dealt with by way of condition, as can landscaping or boundary screening. This applies similarly to the limited number of frontage

dwellings shown in the illustrative site layout which is consistent with the adjoining Taylor Wimpey development. The design approach through the proposed orientation and layout of the proposed houses with respect to the A259 and the Body Shop plant room will effectively mitigate the impacts from noise, to the significant benefit of the proposal.

Planning Policy Statement 25: Development and Flood Risk, 2010 (PPS25)

- 6.23 **PPS25** provides guidance on how flood risk should be considered during the planning and development process. The Application Site is not at risk from flooding and is designated as Flood Zone 1 whereby all land uses are considered appropriate. Annex D sets out the requirements for Flood Risk Assessment (FRA). Despite the low probability of flood risk for this site, PPS25 requires an FRA to be completed for this application because the site is greater than 1 hectare in size. Included with this application is an FRA which ensures compliance with PPS25.

7 Supplementary Planning Documents

Development Brief for Land at Toddington, 2003

- 7.1 The Development Brief for Land at Toddington (DBLT) was adopted in 2003 as Supplementary Planning Guidance (SPG) and its purpose is to guide and co-ordinate the development as a single site. It is believed that this SPG has been 'saved' as it is referred to in the saved ADLP policy SITE7. This SPG is a material consideration for this application.
- 7.2 However, in having regard to the SPG as a material consideration, it is essential that other material considerations are also taken into account, for example:
- the recent pre-application discussions with WSCC agreeing, in principle, to the proposed access;
 - the existence of the two existing accesses serving the haulage site and thereby the 'weight' to be attached to the Brief.
- 7.3 The accompanying Savills document 'The Development Plan and 'Weight' of Supplementary Planning Guidance should be read closely in this respect.
- 7.4 The total area of land within the DBLT extends to approximately 12.2 hectares (30.2 acres) with the scale of development a minimum of 180 dwellings with additional development for a further 120 dwellings (paragraph 3.2 of the SPG).
- 7.5 At Section 4 of the DBLT it identifies the site features and constraints, which are: wildlife interest, the historic environment, ground conditions, potential contamination, noise, and transport and these are addressed below.

Wildlife Interest

- 7.6 An initial ecological appraisal was conducted in 2002 along with badger and bat surveys. Ecologists EPR conducted an Ecological Survey and Mitigation report, November 2005 in support of the Taylor Wimpey application on the adjacent land. Those reports and particularly the mitigation measures set out in the EPR report are equally relevant to this site and will be a source of reference to the applicant and the local authority. DBLT paragraph 4.9 notes that there were *"no overriding constraints to development of the land from a nature conservation point of view"*.
- 7.7 The EPR report identified limited presence of bats in some of the former agricultural buildings on the Taylor Wimpey site along with the presence of reptiles – slow worms,

common lizard and grass snake. Mitigation measures to address ecological presence were set out in that report.

- 7.8 The Planning Inspector imposed a condition (5(n)) to the appeal decision that required a wildlife/ reptile mitigation strategy to be submitted before development commenced.
- 7.9 The application proposes to retain tree and hedge planting to retain its ecological potential particularly as possible bird habitat. Large areas of the Application Site are covered by hardstanding for the operation of the haulage business along with a workshop for repair and maintenance of vehicles. There are two derelict glasshouses on the site that are missing a number of panes of glass. There are also two bungalows towards the southern part of the site, both are currently occupied. There is significant daily activity within the site associated with the residential properties and the commercial operation.
- 7.10 Whilst there exists ecological potential on the site, possibly bats, birds and reptiles, it is entirely reasonable that any presence of species on this site can be adequately mitigated prior to development commencing through the imposition of a suitably worded condition as per the Taylor Wimpey permission. An Extended Phase 1 Ecology Report accompanies this application and confirms that no protected species were found on site.

The Historic Environment

- 7.11 An archaeological desk based assessment and walkover survey was undertaken for the DBLT. A written scheme of investigation for archaeological evaluation was produced in November 2005 to accompany the Taylor Wimpey application and archaeological evaluation followed the approval of planning permission. The County archaeologist recommended the use of a planning condition to require field evaluation prior to development commencing.
- 7.12 The application site may also have archaeological potential and if it is deemed necessary, a similar condition to that imposed by the Planning Inspector (Condition 10) from the Taylor Wimpey appeal decision could be imposed to require a programme of archaeological work prior to development commencing. A Heritage Statement accompanies this application.

Ground Conditions

- 7.13 The ground conditions have been identified in the supporting Flood Risk Assessment (FRA) and Contamination Report produced by Upton McGougan Ltd. Whilst this is an outline planning application only, a sustainable drainage system (SuDS) strategy has been provided in support of this application and is contained within the FRA.

Potential Contamination

- 7.14 A preliminary contamination assessment has been produced in support of this application. The DBLT (paragraph 4.15) states that the land is not included on the Council's register of contaminated land.
- 7.15 Any potential contamination risks from the site are expected to be generally low, possibly relating to the former horticultural operations within the derelict glasshouses or fuel/lubricants relating to the existing haulage use. There may be asbestos contained within the workshop which is proposed to be removed.
- 7.16 A detailed site investigation could be undertaken prior to development commencing and this can be dealt with by way of a condition similar to that imposed by the Planning Inspector (Condition 20) from the Taylor Wimpey appeal decision. An initial desk based assessment has been produced (as per the Ground Conditions section above).

Noise – industrial and road

- 7.17 Paragraph 4.20 of the DBLT identified industrial noise from the adjacent Watersmead Business Park could result in complaints from occupants of the new houses permitted on SITE 7. The Council stressed the importance that the Business Park remains free from operational constraints. The Local Plan Inspector (paragraph 4.21) stated *"I prefer the greater certainty of adequate noise mitigation that would be achieved by suitable buildings sited along the north eastern boundary of SITE7. These could be for B1/B8 uses, fronting onto the access road serving the Body Shop complex"*.
- 7.18 West Sussex County Council highways objected to non-residential uses on SITE 7. Accordingly, through the detailed design of the Taylor Wimpey development, the layout of the nearest element of the residential development to the Body Shop complex adopted an appropriate response to protect inhabitants against industrial noise by providing an effective noise buffer, avoiding habitable rooms fronting the Body Shop with their main windows sited on the eastern elevation. That part of the development provided an apartment block such that the rear grounds were laid out with landscaping and parking only thereby ensuring residential amenity would not be adversely affected. A similar configuration has been illustrated in this outline application to effectively mitigate against industrial noise and to avoid sterilising areas of developable land given the positive responses made on immediately adjacent land.
- 7.19 Paragraph 4.25 of the DBLT states *"A 10m wide strip of land adjacent to the southern boundary along Worthing Road is predicted to fall within NEC C (whereby planning permission should not normally be granted for noise sensitive development). It would be*

inappropriate, without other mitigating measures, for residential development to approach closer than 10m to the traffic along Worthing Road."

- 7.20 The indicative site layout of the proposals demonstrates that the development would maintain a buffer from the A259, which could be supplemented by landscaping. In addition, the development maintains an active frontage to the A259 with the 4 houses adjacent the southern boundary, although their principal elevations would be east-west. The technical specification of any south facing windows would be adequate to mitigate the noise impact, e.g. glazing, non-opening, etc. Through effective design these southern elevations would appear as having active frontages although their principal elevations would be to their east or west. Set back from the actual carriageway and landscaping will further mitigate against road noise and this is shown in the illustrative site layout (dwg. No. 03 rev C).
- 7.21 The measures set out above will provide appropriate and adequate means of mitigating against the impact of industrial and road noise. Additionally, Taylor Wimpey has already established the precedent of development having regard to road (and rail) and industrial noise, having been approved by the Planning Inspectorate.

Transport

- 7.22 Transport is fully responded to in the accompanying Upton McGougan reports and which demonstrates the proposals will provide, amongst other considerations, a new, safe and convenient vehicular, pedestrian and cycle access to Worthing Road; will not exacerbate congestion on the road network; and, will not preclude improvements to the A259. The indicative site layout demonstrates that potential links with the Taylor Wimpey site have been provided for and which, in the future will enable access for all modes of transport rather than the main access onto the A259 once the third party land ownership has been addressed, i.e. the ransom strip.

Development Proposals

- 7.23 Chapter 6 of the DBLT sets out the development principles including land uses, access, open space, and housing provision. These development principles are covered in detail within the DAS and other supporting documents, although it is important to respond here to some of the aspects set out in the DBLT.
- 7.24 Paragraph 6.2 of the DBLT states that SITE 7 will make "a significant contribution" to the requirements for new house building in the district and the Local Plan envisaged some 300 homes created on the land. At paragraph 6.3, reference to buildings for business or storage use in the north-eastern part of the Development Brief land is suggested as a preferred solution to mitigate against noise from Watersmead Business Park. In addition, paragraph 6.5 refers to local retail opportunities being "strongly desirable". However, West Sussex

County Council Highways objected to any non-residential uses on SITE 7. This planning application is consistent with the Taylor Wimpey development as purely residential, making an important contribution to the district's housing requirements. This is agreed in principle by ADC.

- 7.25 Paragraph 6.4 of the DBLT states open spaces should be incorporated into the development. The application meets the requirements of this part of the SPG as the proposals make provision for landscaped buffers from the Worthing Road frontage and Watersmead Business Park. The open space areas will benefit new and existing residents and which includes the potential for SuDS.
- 7.26 At paragraph 6.14 of the DBLT it again refers to open space, where it assumes an occupancy rate of 2.4 people per dwelling, meaning that a 300 home scheme would generate some 720 residents equating to a total open space requirement of 1.7 hectares. The occupancy rate calculation as set out in this SPG is far too simplistic and is contradicted by West Sussex's more refined and up-to-date occupancy calculator which is set out in their financial obligations spreadsheet. This shows occupancy levels vary according to the number of bedrooms per dwelling, which is completely logical. This outline application in providing a schedule of accommodation shows an indicative housing mix, and rather than applying a flat rate of 2.4 people per dwelling, the West Sussex calculator has been applied to arrive at a more appropriate amount of open space on-site (refer to the DAS). The approach of providing 24 sq.m of open space per occupant is complied with.

Parking Standards SPG, adopted October 2000

- 7.27 The Parking Standards SPG slightly predates PPG13. The SPG states that it complements Policy GEN12 of the ADLP and the standards represent the maximum provision for parking. In the absence of an adopted local development document and up to date parking standards, this SPG is a material consideration.
- 7.28 Table 1 sets out the maximum parking standards for housing and estate development. The parking provision for the proposals is responded to in detail within the DAS and is shown within the indicative site layout to demonstrate compliance with Policy GEN12 and this SPG.

Open Space and Recreation Standards SPG, adopted October 2000

- 7.29 The Open Space SPG slightly predates PPG17. The SPG states that it should be read in conjunction with Policy GEN20 of the ADLP. Like the DBLT SPG, this SPG assesses occupancy as a flat rate of 2.4 persons per household, and again it is important to state that this method of calculating occupancy for on-site open space provision is flawed (see paragraph 7.24 above). Despite the flaw described, policy GEN20 is a 'saved' local plan policy and accordingly, this SPG is a material consideration.

- 7.30 Paragraph 2.6 of the SPG states *"these standards represent a guide. Exact requirements will need to be discussed with the Council."* This statement is clear and open space provision must be discussed on a case by case basis with the Council. An initial pre-application discussion was held with the Council's Parks and Greenspaces Officer by email. However, despite further information being provided to the officer no further response was received. (A copy of the relevant email correspondence is attached at **Appendix 3**).
- 7.31 Table 1 of the SPG sets out trigger points for play facilities – e.g. local area for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP). Table 2 sets out thresholds of housing whereby open space provision or its equivalent would be required. A footnote beneath Table 2 of the SPG states *"where the development falls between two trigger points, the category below will be used as a starting point to determine requirements"*. The category below this proposed development would be 50, which according to the SPG equates to 1 LEAP, 3 LAPs and landscaped open space.
- 7.32 The open space provision is set out in detail in the DAS and is shown on the indicative site layout plan as providing 1 LEAP, 2 LAPs and landscaped open space. It is not possible to accommodate the provision of a third LAP on this site as the proposals have sought to provide two main areas of open space, which are already identified as each accommodating a LAP. It is not rational to provide a LAP along the landscaped frontage adjacent the A259. This has been discussed at the pre-application stage with the Council. It is considered that having regard to a more realistic level of occupancy per household based upon the actual indicative mix, that the on-site open space provision would comply with the ADLP policy and this SPG.

(Interim) Affordable Housing Policy

- 7.33 The Council resolved at Full Council on 21 February 2007 to introduce an interim approach towards the provision of affordable housing, and which it sought to apply on all applications determined on or after the 1 April 2007. This includes to *"guide figures for the purposes of negotiation to be read in conjunction with Arun Local Plan Policy DEV17 ... ii) 40% affordable housing provision ... from developments of 25 dwellings or more"*.
- 7.34 It should be noted that this 'new' policy has not been subject to public consultation, nor tested at an examination in public. This policy neither forms part of the development plan and is not Supplementary Planning Guidance. Accordingly, it must be attributed limited weight but inevitably must be accepted as a material consideration although in the face of the revocation of the South East Plan greatly diminishes the weight to be attached to it and which does not outweigh the adopted development plan policy.

8 Section 106 – draft Heads of Terms

- 8.1 ADLP Policy GEN8 states development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time, with the LPA seeking fair and reasonable contributions towards the cost of infrastructure, service or amenity provision, having regard to Circular 1/97 (since cancelled and replaced by Circular 05/05) on Planning Obligations.
- 8.2 Section 7 of the DBLT sets out the requirement for the provision of other infrastructure and facilities for SITE 7, in addition to access, affordable housing and open space. The Infrastructure Contributions towards West Sussex County Council Services spreadsheet is a helpful tool in the process of identifying and calculating potential Section 106 contributions.
- 8.3 Through an exchange of emails with Adam Charlton, Local Development Officer, WSCC during w/e 28 May 2010, upon provision of the estimated number of dwellings (c.90) and the proposed mix, the applicant was provisionally informed that no contributions would be sought for secondary or 6th form education as the predicted impact would bring contributions below the thresholds where they are sought. Contributions would be sought by WSCC towards primary education, libraries and the fire service with an expectation for one or two fire hydrants. A copy of this correspondence is attached at **Appendix 4**.

Affordable Housing

- 8.4 The ADLP policies SITE 7 and DEV 17 and the DBLT seek approximately 30% of the proposed homes to be affordable, although there is no specific commentary on the breakdown of the affordable housing between social rented accommodation and intermediate housing. Thirty percent affordable housing provision was provided on the Taylor Wimpey site following their planning permission at appeal on 4 January 2007.
- 8.5 Having regard to the development plan, the start point for affordable housing is 30% although the Interim Affordable Housing Policy does seek a target of 40%. The Council's Housing Enabling Manager at pre-application stage recommended an affordable housing tenure split of 80/20 social rented to intermediate and a mix of 20% one-bed, 40% two-bed, 30% three-bed and 10% four-bed dwellings. The Housing Enabling Manager was prepared to accept less affordable housing provision if viability was an issue and/or a preference of providing more houses rather than flats. The affordable housing percentage, tenure split and housing mix as recommended by the Housing Enabling Manager has been complied with and is clearly shown within the illustrative site layout and DAS.
- 8.6 The DBLT and Policy GEN 5 sought 300 homes overall on SITE 7. Taylor Wimpey has already secured permission for 393 dwellings of which 118 are affordable. The amount of affordable housing secured on this site is already well in excess of the original aspirations set out by ADC in their allocation of the site and the Brief (i.e. 300 dwellings @ 30%

affordable = 90 affordable dwellings). The delivery of SITE 7 including the Lyons site will overall have made an important local contribution to affordable housing provision.

Open Space

- 8.7 The open space provision on site will be commensurate to the more accurate occupancy rates for the development based upon the suggested housing mix. The future provision, maintenance and management of the open space and childrens' play area will form part of the planning permission (see Taylor Wimpey appeal decision condition 5(e)). In addition, there may a request from the Council for the development to make a modest contribution towards the provision of sports pitches in the locality, which could be included within the Section 106 along with any future management and maintenance of the SuDS (see condition 5(c) of the Taylor Wimpey appeal decision).

Education

- 8.8 Through e-mail discussions with WSCC, they confirmed by email on 28 May 2010 *"provisionally I can reveal that we wouldn't be seeking a contribution for secondary or 6th form for this development at this time. The predicted impact upon education facilities will bring contributions to just below the threshold whereby we would seek contributions."* These comments by WSCC were based upon a statement from Savills for an overall development for 90 dwellings and based upon the housing schedule at that time for 81 dwellings of 6 x 1 bed flats, 24 x 2 bed flats/houses, 41 x 3 bed houses and 10 x 4 bed houses. The 'final' indicative housing mix of 91 dwellings is consistent with the number of units previously supplied to WSCC. It is accepted that a financial contribution towards primary school education places may be required in this Section 106.

Libraries

- 8.9 The WSCC contribution calculator estimates that the additional projected population increase from the development will require an additional space requirement towards libraries in Littlehampton and as such a financial contribution towards libraries may be required in the Section 106.

Fire & Rescue Service

- 8.10 The WSCC contribution calculator estimates that the additional projected population increase may require a financial contribution towards fire and rescue services in the Southern Service Division which will form part of the Section 106. WSCC also advised by email on 28 May 2010 that there may be an expectation towards the provision for *'a fire hydrant or two'*.

Household Waste & Recycling

- 8.11 The WSCC contribution calculator states that at present no Household Waste & Recycling contributions are being requested in Arun. Accordingly, no contribution is assumed within the Section 106.

Healthcare facilities

- 8.12 Paragraph 7.15 of the DBLT states that if there is a need for additional provision locally (a surgery for example), appropriate provision could be allowed for in the design and layout. The DBLT makes no reference to any financial contribution being sought, nor is there any development plan policy that justifies such a contribution. However, it is noted that the Taylor Wimpey Section 106 included a large financial contribution towards the provision of or improvements to healthcare facilities (Clause 7), although that consent was obtained prior to the current economic conditions and there is today, much closer scrutiny on the justification of contributions within Section 106 agreements due to the issue of viability. No information has been requested for such a contribution by the LPA at the pre-application stage and it would not be appropriate to request a healthcare facilities contribution for this planning application.
- 8.13 It is difficult to see how a contribution could be justified for this application in the absence of a development plan policy. No contribution has been assumed within the Section 106.

Total Access Demand (Transport)

- 8.14 The residential contributions methodology from the WSCC calculator is based upon the net increase of parking spaces and net population increase. Provided WSCC can demonstrate where any financial contribution would be spent within the locality then it would be expected that this will form part of the Section 106. Based upon the amount of housing proposed and the indicative housing mix and applying Arun's maximum parking standards this arrives at a parking requirement of 196.7 spaces. However, the net increase of parking spaces will be less than this figure, with 41 HGV spaces, staff parking (48 staff, allowance for up to 48 car spaces), parking for 12 cars for the other 10 HGV spaces (not Stuart Lyons (Haulage) Ltd), plus the 2 residential properties, where routinely there are at least 8 vehicles parked.

Summary

- 8.15 In summary, through the pre-application process it has been possible to identify the following draft Heads of Terms:
- Affordable Housing
 - Open Space (on-site, off-site, future maintenance and management)

- Education – primary school places
- Libraries
- Fire and Rescue Services
- Fire hydrants
- Transport (TAD)

9 Implementation

- 9.1 The approval of this outline planning application will establish the means of access and the amount of units, whilst the illustrative site layout and accompanying plans in the DAS showing layout, scale, appearance and landscaping will establish broad parameters of acceptance in the consideration of subsequent reserved matters applications.
- 9.2 Following the approval of this outline planning application, the applicant can complete his business relocation plans to enable the Application Site to be developed. To facilitate the relocation of the existing business and the sale of the Application Site to a housebuilder, the standard time limit conditions should apply, i.e. 3 years for a reserved matters approval application to be submitted to the LPA and the development to be commenced 2 years from the date of the reserved matters approval. It would therefore, be expected that within 5 years the site will have been redeveloped to complete the original objectives of the site allocation as set out in the development plan and its accompanying SPG to provide much needed housing in the District.

10 Conclusions

- 10.1 This planning application seeks approval to redevelop this allocated housing site to enable the existing haulage business to relocate elsewhere in Arun District. The delivery of this site for residential will provide much needed housing, particularly family housing and affordable housing whilst the business will continue to provide an important source of local employment elsewhere within the District.
- 10.2 The application has been developed through discussions with ADC and WSCC, particularly regarding the proposed access arrangements. The local community and stakeholders have also been informed at the pre-application stage of the proposals and the applicant is willing to continue dialogue with any interested parties.
- 10.3 This Planning Statement has identified that the proposals will provide a suitable amount of housing, density and housing mix. Adequate open space provision and parking arrangements are also demonstrated, amongst other factors. The DAS demonstrates that the scale, layout, appearance and landscape would enhance the character and appearance of this locality and will enable the completion of SITE7 within the next five years. The application has responded positively to its constraints – noise, archaeology, ecology, trees, neighbours, access and layout.
- 10.4 This Planning Statement has demonstrated that there are no conflicts with any development plan policies (i.e. the ADLP).
- 10.5 This Planning Statement has demonstrated that there are no conflicts with any national planning policies, including PPS1, PPS3, PPG13, PPG17, PPG24 or PPS25.
- 10.6 This Planning Statement has demonstrated that there are no conflicts with any adopted SPGs – DBLT, Parking Standards or Open Space, and there are no other material considerations that would justify refusal of this application.
- 10.7 The draft heads of terms for the Section 106 have been identified in this Planning Statement and the applicant looks forward to discussing this in further detail during the course of the planning application and executing the agreement within the appropriate time period.

Appendix 1

Housing Enabling Manager – Correspondence on Affordable Housing provision

Stuart Garnett

From: Andy Elder [Andy.Elder@arun.gov.uk]
Sent: 29 June 2010 1:02 PM
To: Stuart Garnett
Subject: RE: Affordable Housing - Windroos, Littlehampton

Stuart,

Thank you for providing me with this information on the possible scheme mix for the Windroos development.

We are currently commissioning an updated Housing Viability Options report from our consultants. This will be making an analysis of what is economically viable in terms of housing development in different areas of the Arun District. Your proposal is based on a 30% viability for affordable housing which I think is reasonable, but I would welcome receipt of your viability appraisal to see how it allies to our own evidence for Littlehampton.

Your proposed scheme mix however is not appropriate for our needs in Arun. The market has delivered a disproportionate amount of small (1 & 2 bed) affordable flats over the last few years. Our needs however, especially in Littlehampton, are for larger family sized (3 & 4 bed) houses. We also require properties which are built to the Lifetime Homes standard and some of which need to be fully wheelchair accessible.

If your proposal is to provide 28 affordable homes (30%), which I am broadly comfortable with, we ideally would be looking for a mix as follows;

1 bed (20%) 6 - flats
2 bed (40%) 11 - mix of flats and houses but houses preferred
3 bed (30%) 8 - houses
4 bed (10%) 3 - houses

We also have a requirement for a number of the dwellings to be built to the Lifetimes Homes standard.

I hope this information is helpful for, I am happy to discuss the options as required.

For your information, I have just placed on our web site homepage at www.arun.gov.uk our draft housing strategy Raise the Roof which may be of interest to you.

Kind regards,

Andy Elder
Housing Strategy & Enabling Manager

Arun District Council
Arun Civic Centre
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andy.elder@arun.gov.uk

Direct Line: 01903 737714
Mobile 07872415895

From: Stuart Garnett [mailto:SGarnett@savills.com]
Sent: 25 June 2010 14:45
To: Andy Elder
Subject: Affordable Housing - Windroos, Littlehampton

22/07/2010

Andy Elder

We will be submitting the outline planning application for this site within the next few weeks. I thought it would be helpful to provide you with a brief update to invite you to provide any further comments to me. Please note that as the application is an outline one only, whilst the total number of dwellings will form part of the permission, the layout that will be submitted and the mix of housing will be ILLUSTRATIVE only.

My colleagues in our Development Consultancy team are producing a viability report which has based affordable at the 30% amount for the development.

The total number of dwellings stands at 91 and at 30% affordable this means 28 of the units would be affordable with 63 private units. Based upon the illustrative site layout at present there would be:

21%	-	1-bed (6 flats)
50%	-	2-bed (7 flats and 7 houses)
25%	-	3-bed (7 houses)
4%	-	4-bed (1 house)

You had previously suggested 20%, 40%, 30% and 10% respectively. I have asked my colleagues to try to increase the 3 & 4 bed units a little at the expense of the 2 bed units. In total this would provide 13 flats and 15 houses.

I would be grateful for any comments you may have on this.

Regards
Stuart

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**WINDROOS NURSERY SCHEME, WORTHING ROAD LITTLEHAMPTON
SITE 7 – COMMENTS FROM HOUSING STRATEGY AND ENABLING
MANAGER (ANDY ELDER) - 11 JANUARY 2010**

Key priority

My priority and interest in the Windroos Nursery scheme is the delivery of sufficient family housing, particular affordable family housing, in the context of a well-designed mixed community.

It is important to appreciate that the provision of Affordable Housing (AH) is just one aspect of planning for a genuinely sustainable community. Therefore AH considerations need to be built into the overall pre-application process.

Need for a higher proportion of affordable homes

The applicants have proposed to deliver 30% affordable housing on the scheme which would amount to between 27 - 33 properties.

The Council needs to consider appropriate affordable housing policies taking evidence of housing need and viability into consideration alongside the requirements to create and sustain balanced communities. The argument for a higher proportion of affordable housing to be delivered is set out in the Coastal West Sussex Strategic Housing Market Assessment (SHMA). The SHMA sets out that evidence of housing need in Arun justifies a 40% affordable housing target across the district. This will be the housing policy for the Local Development Framework in the longer term.

Need for larger family sized houses

The Coastal West Sussex SHMA has set out the following indicative affordable housing levels by bedroom size for the Arun District;

1-bed 20%, 2-bed 40%, 3-bed 30% 4+bed 10%.

I would stress the overwhelming housing need in the Littlehampton area is very much for larger family sized houses and **not** flats.

Sustainability Statement

The applicants would need to set out their low carbon and renewable energy aims and objectives for the scheme in a Sustainability Statement. The eight sustainability principles, set out in the Code for Sustainable Homes (CSH), would need to be addressed but to differing levels of detail and ambition.

The Homes and Community Agency (HCA) have recently established the Low Carbon Infrastructure Initiative (LCI) which is providing £21M for investment in low carbon heating systems. The applicants could investigate this new source of capital funding to support their environmental ambitions for the scheme.

Specially adapted homes

A specific and on-going challenge for Arun DC is to identify and deliver the sufficient number of homes for households with disabilities. There is a considerable unmet demand for such homes in the Littlehampton area, the

Windoos Nursery scheme provides an ideal opportunity to plan for a suitable number and quality of adapted properties which can be designed with specific households in mind.

Early identification of both properties and people will be required to make this a successful process and this will require the involvement and co-ordination of a number different public, private and voluntary agencies.

Homes for particular groups

As recommended in the West Sussex Coastal SHMA with changes in the demographic profile of the Arun district it will be important to look at opportunities to provide suitable housing to support an increasing older population in their own homes. The development provides an ideal opportunity to provide housing for older people.

Lifetime Homes principles should also be a high priority for the developer.

Community ownership / economic development

It would be worthwhile for the applicants to have due regard and consideration for how the community can have a long term interest in the asset value of the land. There are a variety of models promoted by government and the HCA, all of which are designed to promote resident involvement and create a mechanism for holding land and property for the benefit of present and future generations in a defined locality or community.

Community Land Trusts (CLT's) for example, as defined in the Housing & Regeneration Act 2008, have a clear and defined purpose. They exist to sustain community ownership, lock in land value and support community based housing and enterprise. They can deliver affordable housing to local people on modest incomes by taking the land cost out of the development equation. In the context of urban regeneration or to meet the Government's Decent Homes standard, they provide a route for public or private assets to be transferred to local ownership, thereby engaging and involving the community.

In addition to securing affordable house prices, CLT's can provide job opportunities and support the development of community owned land and property assets. This in turn would address some of the targets for economic development set out in the Economic Strategy for Arun.

Appendix 2

Public Consultation Leaflet & Consultation List

Windroos, Worthing Road, Littlehampton

PUBLIC CONSULTATION ON POTENTIAL REDEVELOPMENT OF THE SITE



Artist's impression of proposed development

Introduction

Savills Planning & Regeneration would like your views for a forthcoming planning application which they have been asked to prepare on behalf of the landowners for the land known as Windroos on Worthing Road.

This land has been earmarked for housing by Arun District Council since 2003 with the land identified in the Arun Local Plan and supplementary planning guidance as part of a wider area known as 'SITE 7'. The adjacent land (Toddington Nurseries) which also forms part of SITE 7 has previously received planning permission and is currently well under construction by Taylor Wimpey with many of those houses already built and occupied.

Windroos is currently commercial land owned and operated by Stuart Lyons (Haulage) Ltd. As part of their relocation plans they are applying for planning permission for Windroos to be developed for housing.

The principle for housing is established by existing planning policies, however, we recognise there are other considerations which need to be taken into consideration, including parking, impact on neighbouring properties and what it would look like.

Proposals

The proposal is to submit an outline planning application to the Council. An outline planning application seeks to establish the principle of residential development along with agreeing the means of access into the site.

Full details such as what the houses would look like would be subject to approval at a later date (known as approval of reserved matters). However, the outline application will include an illustrative site layout plan and illustrative designs of the houses to provide an indication how a development may appear.

The development proposes:

- a new vehicular access onto the A259 and the closure of the existing 2 vehicular accesses
- the relocation of the business will result in the removal of the articulated lorries entering and exiting the site
- approximately 90 residential properties, with the majority being two or three-storey family houses
- affordable housing
- public open space including childrens' play areas
- landscaping along the A259 frontage and retaining trees
- potential for future links into the adjacent Taylor Wimpey development, 'Elysian Fields' at Eden Park'



Illustrative site layout plan



The application site

What you can do now

An outline planning application is expected to be submitted to the Council in May 2010. You may receive written notification from the Council once the application is submitted and this will allow you the formal opportunity to comment on the proposals.

However, we would like to receive any comments that you may have to the proposals at this stage, which will assist us in developing our proposals prior to submitting the planning application. We would be grateful for comments by mid April to allow time to consider them fully.

If you believe any of your neighbours or friends would also be interested please provide us with their contact details and we will forward them this information.

Stuart Garnett

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PO21 4UL

The Occupier
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The Occupier
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The Occupier
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The Occupier
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The Occupier
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The Occupier
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Cornfield School
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Daisyfields Touring Park
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The Occupier
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The Occupier
98 Oakcroft Gardens
LITTLEHAMPTON
West Sussex
BN17 6LU

Peter Herbert
Littlehampton Town Council
Manor House
Church Street
LITTLEHAMPTON
BN17 5EW

Cllr Wiltshire
Planning Chair
Littlehampton Town Council
Manor House
Church Street
LITTLEHAMPTON
BN17 5EW

Appendix 3

**Parks & Greenspace Officer –
Email correspondence on Open Space provision**

Stuart Garnett

From: Stuart Garnett
Sent: 17 February 2010 12:36 PM
To: 'Joe Russell-Wells'
Cc: Philippa Dart; Eve Hearsey; Colin Richards
Subject: RE: SITE 7, Worthing Road, Littlehampton

Joe

Thank you for your response. I think the population calculations from the SPG are somewhat outdated as this assumes a flat rate occupancy of 2.4 people per household (pph). Regarding the production of the SPD I assume this will not be published before the end of the year (we intend to submit an application this Spring) and therefore I assume we cannot rely upon it when our application goes in.

WSCC have a spreadsheet calculator to work out s106 contributions that may apply resultant from the development. The calculator provides occupancy figures broken down per house type (i.e 1-bed, 2-bed, etc) which means that a 1-bed has an occupancy rate of 1.7pph whilst a 5+ bed has an occupancy rate of 3pph.

Based on the current assumed mix we have arrived at a net population of around 190 from the 100 unit scheme. Applying the calculations of 24 sq.m per person this would generate an open space requirement of 0.456sq.m. Could I invite you to re-examine your open space calculations to be consistent with the WSCC formula which applies for all other contributions - education, highways, etc.

Regarding playing pitch provision - I am assuming you are not seeking on-site provision from our development given the size of the site but would be looking towards contributions for off-site provision.

I think in principle we will be striving to accommodate open space on-site to meet the requirements for the development and I assume you are not looking to our site to meet the deficiencies of open space that the Council accepted on the adjacent land.

Kind regards
Stuart

Stuart Garnett BSc (Hons) DipTP MRTPI
Associate, Savills Planning & Regeneration
Brunswick House, Brunswick Place, Southampton, SO15 2AP

Direct Ph: +44 (0) 23 8071 3923
Mobile Ph: +44 (0) 7870 999 595
Direct Fax: +44 (0) 23 8071 3901
Email: sgarnett@savills.com
Website: www.savills.com

 Before printing, think about the environment

From: Joe Russell-Wells [<mailto:Joe.Russell-Wells@arun.gov.uk>]
Sent: 15 February 2010 2:12 PM
To: Stuart Garnett
Cc: Philippa Dart; Eve Hearsey
Subject: RE: SITE 7, Worthing Road, Littlehampton

Stuart,

22/07/2010

Thanks for your inquiry re the open space requirements for the portion of the site you have outlined.

You may be aware that the open space requirement for the development of 393 dwellings at the adjacent site was less than that required by the Council's SPG. Thus already there is under provision of open space in the vicinity of this development.

From a policy point of view the SPG is part of the saved local plan policy. Under this policy a development of 100 houses would require open space of 0.53 ha in addition to the provision of play facilities on site. Work to evidence an SPD in accordance to PPG17 under the future LDF has been completed. This has recommended quality, accessibility and quantity provision of open space for future development for all typologies. One example to take from this is provision of outdoor sports facilities in the Littlehampton area. This document together with the Playing Pitch Strategy, also recently completed, identifies a lack of provision in the area of the proposed development. The Council will therefore seek to meet the needs of the new development and not to add further to the under provision.

If you wish to discuss further please contact me.

Regards,

Joe Russell-Wells
Parks and Greenspace
Arun District Council

tel 01903 737914

From: Philippa Dart
Sent: 09 February 2010 17:05
To: Joe Russell-Wells
Subject: FW: SITE 7, Worthing Road, Littlehampton

Joe,
Please would you respond.
Thanks,
Pip

Philippa Dart
Head of Parks and Greenspace and Emergency Planning
01903 737913

From: Stuart Garnett [mailto:SGarnett@savills.com]
Sent: 09 February 2010 14:49
To: Philippa Dart
Cc: Colin Richards
Subject: SITE 7, Worthing Road, Littlehampton

Philippa

Good afternoon. Eve Hearsey in Planning has provided me with your contact details. I am a planning consultant working for Stuart Lyons who owns land at Worthing Road, Littlehampton which comprises the remaining part of SITE 7 which is identified in the Local Plan and a 'Development Brief' for Land at Toddington'.

You may be aware that the adjacent land is well under construction by Taylor Wimpey and Charles Church for a development comprising 393 dwellings, that development includes a number of areas of open space.

We propose to submit an outline planning application for Mr Lyons' land within the coming months for circa 100 dwellings. I would like to receive your initial comments on open space requirements that you believe should be accommodated on the site having regard to existing open space provision in the vicinity, what has been provided on the Taylor Wimpey site, etc.

Our plans are at an initial stage only and we would very much appreciate your initial views to assist us in formulating a draft site layout plan which we could then seek your further comments to refine the scheme prior to an application being submitted.

Could you please get in touch with me to discuss this site in further detail.

Kind regards
Stuart

Stuart Garnett BSc (Hons) DipTP MRTPI
Associate, Savills Planning & Regeneration
Brunswick House, Brunswick Place, Southampton, SO15 2AP

Direct Ph: +44 (0) 23 8071 3923
Mobile Ph: +44 (0) 7870 999 595
Direct Fax: +44 (0) 23 8071 3901
Email: sgarnett@savills.com
Website: www.savills.com

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DX 57406

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22/07/2010

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Appendix 4

Local Development Officer, West Sussex County Council – Emails on Planning Obligations

Stuart Garnett

From: Adam.Charlton@westsussex.gov.uk
Sent: 28 May 2010 3:07 PM
To: Stuart Garnett
Subject: RE: Planning Obligations - Education

Stuart

Provisionally I can reveal that we wouldn't be seeking a contribution for secondary or 6th form for this development at this time. The predicted impact upon education facilities will bring contributions to just below the threshold whereby we would seek contributions.

Therefore our requests from this development will be primary education, libraries, and the fire service, with an expectation for a fire hydrant or two.

Regards

Adam

After 4pm today, I will be effectively be on leave till next Thursday. If you have any burning questions, I'm sure my manager, Elaine Munns will be able to help, but in the meantime please leave an email.

Adam Charlton Technician, Local Development, West Sussex County Council Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT Internal: 82031 External: 01243 382031 E-mail: adam.charlton@westsussex.gov.uk



Save the environment - think before you print.

Stuart Garnett <SGarnett@savills.com>

28/05/2010 14:43

To "Adam.Charlton@westsussex.gov.uk"
<Adam.Charlton@westsussex.gov.uk>
cc
Subject RE: Planning Obligations - Education

Adam

Many thanks for your prompt response.

We will be aiming for 90 dwellings.

The current scheme stands at 81 dwellings and the mix for that scheme is as follows:

6 x 1 bed flats
24 x 2 bed flats/houses
41 x 3 bed houses
10 x 4 bed houses

Thank you for your offer to check potential contributions.

22/07/2010

Kind regards
Stuart

Stuart Garnett BSc DipTP MRTPI
Associate, Savills Planning & Regeneration
Brunswick House, Brunswick Place, Southampton, SO15 2AP

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Mobile Ph: +44 (0) 7870 999 595
Direct Fax: +44 (0) 23 8071 3901
Email: sgarnett@savills.com
Website: www.savills.com



Before printing, think about the environment

From: Adam.Charlton@westsussex.gov.uk [mailto:Adam.Charlton@westsussex.gov.uk]
Sent: 28 May 2010 2:37 PM
To: Stuart Garnett
Subject: Fw: Planning Obligations - Education

Dear Mr Garnett

Currently in the Littlehampton area as you mention, we have education contributions set at "Maybe Seek" for Secondary and 6th Form sectors. This is in reflection of the schools occupancy levels and their future projections, which are based on increases expected as a result of committed development going ahead as well as child population fluctuations.

How big is the development that you are proposing to submit? I can then run through some numbers to see if any contribution will be required.

Regards,

Adam Charlton

Adam Charlton Technician, Local Development, West Sussex County Council Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT Internal: 82031 External: 01243 382031 E-mail: adam.charlton@westsussex.gov.uk
--



Save the environment - think before you print.

----- Forwarded by Adam Charlton/SU/WSCC on 28/05/2010 14:31 -----

Maddy Boone/SU/WSCC

27/05/2010 15:50

To Adam.Charlton@SU/WSCC@WSCC
cc
Subject Fw: Planning Obligations - Education

As discussed...

;)

Think sustainably. Do you have to print? Can you double side? Do you need colour?

----- Forwarded by Maddy Boone/SU/WSCC on 27/05/2010 15:50 -----

SU Highways & Transport HQ/WSCC

Sent by: Gina Hall

27/05/2010 13:08

To SU Local Development/WSCC@WSCC

cc

Subject Re: Planning Obligations - Education [Link](#)

Stuart Garnett <SGarnett@savills.com>

27/05/2010 12:30

To "highwaysandtransporthq@westsussex.gov.uk"

<highwaysandtransporthq@westsussex.gov.uk>

cc

Subject Planning Obligations - Education

Good afternoon

This email address is supplied on the WSCC Planning Obligations page.

<http://www.westsussex.gov.uk/ccm/content/environment/planning-in-west-sussex/planning-obligations.en?page=16>

I have a query regarding education contributions and hope you can help or forward this email onto the appropriate person to assist.

We are shortly to submit an outline planning application for a residential development in Littlehampton. From your planning obligation page it stages as of July/Oct 2009 financial contributions towards primary school will be sought, but for Secondary or 6th Form places this is listed as 'Maybe'.

Could you please provide some further information whether or not a contribution will be required.

Regards

Stuart

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