

Planning Application Summary

Land at The Bungalow, Old Mead Road, Littlehampton
Change of use of land for the stationing of 25no mobile homes
for permanent residential occupation

ON BEHALF OF

Roman Oak Developments Ltd

PREPARED BY

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PLANNING APPLICATION SUMMARY

This document provides a summary of all documents submitted as part of a planning application for the change of use of land at the Bungalow, Old Mead Road, Littlehampton for the stationing of 25 no. mobile homes for permanent residential occupation. The homes would be age restricted to the over 55s.

Planning Statement

The site has been identified as 'deliverable' within the latest Housing and Economic Land Availability Assessment and could be developed without prejudice to the emerging plan or infrastructure delivery.

Arun District Council are not able to demonstrate a five year housing land supply. Many of the policies within the adopted Local Plan are now time-expired, and the plan does not provide for the district's housing needs beyond 2011. As such, paragraph 14 of the NPPF is engaged and the proposal falls to be determined against the presumption in favour of sustainable development.

The proposal is considered to perform the three roles of sustainability as defined by the NPPF. The site is unaffected by any statutory environmental designations and incorporates proposals for biodiversity enhancements.

The proposal would also provide much needed low cost accommodation for the over 55s, enabling under occupied properties in the district to become available to families. The single storey nature of mobile homes also caters for people wanting all accommodation on one floor, and with very few bungalows being built as part of new housing developments this also serves a need not currently being adequately catered for.

The mobile homes would be located adjacent to an existing residential area in walking distance to a wide range of shops, services and public transport options. The location would enable new residents to integrate with the existing community.

Design and Access Statement

The design of the scheme was informed by various constraints within the area and on the site itself, namely the presence of water vole habitat in the Black Ditch, the setting of Arundel and listed buildings to the north. The scheme design also includes mitigation measures to offset the flood risk such as use of permeable surfacing, the provision of voids under mobile homes to allow free passage of water in the event of flooding, and the registering of all residents to the Flood Warning Service.

Flood Risk Assessment & Drainage Strategy

The site is located within an area classified as Flood Zone 3a at risk of flooding from tidal or fluvial sources but benefitting from existing flood defences which protect the site up to the 1 in 200 year tidal flood event. The site lies outside the area of functional flood plain.

The proposed development will incorporate a sustainable drainage system which will discharge surface water at the existing Greenfield run off rate into the existing watercourse.

Surface water runoff from the site can be collected and stored prior to discharge using a combination of conveyance and filtration systems including rain gardens and swales. The drainage system will be designed to cater for all storm return periods up to and including the 1 in 100 year rainfall event with an allowance for climate change.

Foul drainage will be discharged to the existing discharge point from the site along Old Mead Road.

Preliminary Ecological Appraisal Survey

Preliminary Ecological Appraisal Survey was undertaken on 9th August 2017 to appraise the existing ecological resource within the site and surrounding area.

The survey revealed water vole signs along the eastern section of site frontage onto Black Ditch. 3 no. latrines were located, as well as feeding remains. The layout has therefore been designed to avoid any impacts to the ditch and banks, whilst retaining a buffer of at least 3m from the toe of the bank. This buffer will be allowed to develop into tussocky grassland and areas of woody scrub will also be cleared from the banks to maintain optimal water vole habitat.

2 bird nests were also identified within the smaller outbuilding in the southern part of the site which is proposed for removal. As a result the building will be inspected by a qualified ecologist prior to removal to ensure no active birds' nests are present, or it will be removed outside of the bird nest season (ie outside of March – August).

No further ecological constraints were noted within or adjacent to the site.

A soft landscaping scheme has been prepared which will offer biodiversity gains.

Landscape Design Strategy

Strategic objectives of the proposed Soft Landscape Design Strategy include:

- Reinforcement and enhancement of the existing natural features on Site, particularly along the Black Ditch;
- Reinforcement of the boundary features to provide a strong
- landscape framework for the new development and enhance green infrastructure;
- Enhancement of the local landscape character through a suitable planting scheme and management plan;
- Provision of a buffer zone along the Black Ditch with tussocky grassland kept clear from woody vegetation, to enhance water vole habitat;
- Mitigation of any tree loss due to the implementation of the Scheme. Provision of small native trees and mixed species native hedgerow planting throughout;

- Provision of suitable boundary treatments to screen and secure the site and the private gardens whilst retaining the long distant views to the countryside and protect views from Arundel;
- Supporting local wildlife and connectivity by planting of native and ornamental species offering opportunities for foraging, shelter and breeding.

Heritage Assessment

The site lies within the setting of Arundel. There are also a number of listed buildings within the vicinity, two of which have a direct view of the site although are located over 400m from it.

The site is located in between a caravan storage facility and residential mobile home park. As such the site would be perceived as an expansion of similar structures in the vicinity. The site is considered to contribute very little to the setting of the various heritage assets in the area and the proposal is therefore not considered to result in any heritage impact.

Summary

The proposal is considered to perform the three roles of sustainability as defined by the NPPF. The site is unaffected by any statutory environmental designations and incorporates proposals for biodiversity enhancements.

The proposal would also provide much needed low cost accommodation for the over 55s, enabling under occupied properties in the district to become available to families. The single storey nature of mobile homes also caters for people wanting all accommodation on one floor, and with very few bungalows being built as part of new housing developments this also serves a need not currently being adequately catered for.

The mobile homes would be located adjacent to an existing residential area in walking distance to a wide range of shops, services and public transport options. The location would enable new residents to integrate with the existing community.

The proposal is considered to provide significant social, environmental and economic benefits in accordance with paragraph 14 of the NPPF. We therefore consider planning permission should be granted.