

Planning Application Summary

Land at The Bungalow, Old Mead Road, Littlehampton

Outline Planning Application for the demolition of a bungalow and outbuildings and erection of up to 25 dwellings of which 30% will be affordable, with associated open space

ON BEHALF OF

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PREPARED BY

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PLANNING APPLICATION SUMMARY

This document provides a summary of all documents submitted as part of an outline planning application for the demolition of a bungalow and outbuildings and erection of up to 25 dwellings of which 30% will be affordable, with associated open space at The Bungalow, Old Mead Road, Littlehampton.

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 housing in a sustainable location. The dwellings 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. Open space is provided along the northern boundary of the site to maximise views to the north whilst also providing a buffer along the Black Ditch. The proposed density relates well to the prevailing density in the local area whilst recognising the semi-rural location.

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.

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, with traditional brick built houses located further east on Old Mead Road. As such the site would be perceived as a continuation of similar development on the road. 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 housing, including affordable housing, in a sustainable location. The site is 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.