

Town and Country Planning Act 1990

PLANNING APPLICATION SUMMARY

Land at The Bungalow, Old Mead Road, Littlehampton

Demolition of a bungalow and outbuildings and the erection of 22 dwellings with associated parking and open space.

ON BEHALF OF
TA Homes (Land) Limited

PREPARED BY
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This document provides a summary of all documents submitted as part of a full planning application for the demolition of a bungalow and outbuildings and the erection of 22 dwellings with associated parking and open space at land at The Bungalow, Old Mead Road, Littlehampton.

Planning Statement

Arun District Council is not able to demonstrate a five year housing land supply and therefore the presumption in favour of sustainable development applies. In addition, Arun are required to identify 20% more housing land following the publication of the Housing Delivery Test which showed Arun to have delivered just 68% of its housing requirement.

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 the flood risk rating which varies across the site.

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 and Drainage Strategy

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

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

Surface water runoff from 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 period 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.

The submitted Flood Risk Assessment sets out a series of measures that have been designed into the development to manage flood risk within the site, including concrete suspended ground floors with voids/vents to allow water to pass through.

In response to comments made by the Environment Agency on the previous Outline planning application, floor levels have been raised to ensure that the finished floor levels are above the 1 in 200 year design flood, including consideration for climate change. Additional flood risk management features have also been recommended.

Preliminary Ecological Survey

A 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.

Two 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, tow 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 area, with traditional brick built houses located further east of Old Mead Road. As such the site would be pereceived 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 proposed development would provide 22 x 1, 2, 3 and 4 bed dwellings on a site in close proximity to a wide range of services and facilities in Littlehampton.

Arun District Council are not able to demonstrate a five year housing land supply, which means that paragraph 11d of the NPPF is engaged and the proposal falls to be determined against the presumption in favour of sustainable development.

The Council also failed to meet its housing delivery target in 2019 meaning additional housing land is needed over and above that already allocated within the Local Plan.

The proposal would also provide much needed housing, including affordable housing, in an area with an identified shortage.

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.

The proposal is considered to provide significant social, environmental and economic benefits in accordance with paragraph 11d of the NPPF. We therefore consider planning permission should be granted.