



Members Briefing - planning application WA/48/19/RES

Time to get it right at Fontwell Avenue

Dandara is bringing forward the strategic allocation site east of Fontwell Avenue in Fontwell, a new neighbourhood comprising 400 new dwellings and 500 sqm of retail, social and community facilities, in accordance with the Adopted Local Plan 2011-2031.

The Reserved Matters application is coming before Members on 24th June, albeit unfortunately not quite ready for determination. Your officers have identified four points that they feel are currently unsatisfactory. Three of those reflect requirements for further information which can be readily provided, the fourth relates to design. Dandara submitted plans in January 2020, only finding out about officers' concerns on this point in the draft committee report of 27th May. Not until 9th June was Dandara able to secure time with officers, and work out what needed to be done to adequately address the issues raised. However by that time the application had been scheduled for committee on 24th June. Dandara would appreciate the opportunity to make amendments in accordance with Officer's advice.

The employment land aspect of the same outline planning permission is being progressed by Global Technologies Racing Ltd (GTR). They have been granted an extension until September 2020 before being heard at committee. **Dandara is respectfully asking Members to defer the application at June's committee and allow a short extension of time, as allowed for GTR's application.**

This would:

- Ensure that Members are in a position to consider an application that is ready to be determined on its merits.
- Aid in avoiding an unhelpful and costly appeal for an allocated strategic site that makes an important contribution towards the Council's 5-year housing land supply, halting the chances for speculative development in the District.
- Safeguard the many benefits associated with the proposed development.

To note, any subsequent similar application would not be subject to an application fee but would need be considered and determined for free.

Dandara has built up a positive and constructive relationship with Walberton Parish Council, who will take over the 4.5 hectares of public open space to include allotments, paddocks, play parks and a multi-use-games-area. There is also a community centre to be provided within the development. The Parish Council are supporting Dandara's request for an extension of time and have written to Arun District Council to that effect.



Site layout plan of the proposed development

Benefits

- Development would provide facilities and open space far in excess of that stipulated to be required by policy.
- Provide much-needed housing and infrastructure on an allocated site subject to a Secretary of State determination, delivery would realise a Local Plan commitment.
- The proposed housing mix reflects local need and includes starter homes as well as homes for affordable rent, in line with Council policy.
- The plans have evolved and improved over time and are almost ready to go, with only the last t's to cross and i's to dot, which the team is working hard to achieve. Dandara would like the opportunity to adhere to the requests of Officers.
- Further to benefits to be delivered on site, including cycle ways, footpaths and play areas and the upkeep and maintenance of these, the development will deliver close to £8 million in Section 106 contributions towards Education, Libraries, highway upgrades, the Fire service and Police.
- Dandara employs only Site Managers directly, with the remainder of the work force on site to be sourced locally. For a scheme of 400 units with an anticipated build programme of 7 years and a requirement for circa 100 staff on site daily, development would provide much needed economic benefits. The proposed development will provide valuable employment opportunities for a number of years, through these difficult times for the construction sector. There are of course a myriad of related trades and services which would also benefit. Should the application be refused, and the outline stage of the application need to be revisited, commencement will be years rather than months away.

In short

Dandara are looking to work collaboratively with the Council's Planning Department in order to find appropriate solutions for the outstanding issues. If Members would be willing to grant an extension of time by deferring the application's determination in June, the applicants will work hard to produce a scheme of which we can all be proud.