

Appendix 11 Other Requirements for Local Validation Checklist Land East of Orchard Gardens

Land East of Orchard Gardens Woodgate Chichester West Sussex

Local Validation Checklist required Statements not included in other Appendices.

LVC1 Affordable Housing Provision

Affordable Housing Statement

This is an outline application with the site layout being indicative only. The exact number and type of units is a reserved matter.

The application is for over 15 units so under Arun District Council Affordable Housing policy 30% of those units are to be affordable. The indicative layout shows space for 57 units which would mean 17 affordable units.

Following consultation with Arun District Council's Housing Strategy and Enabling Manager, Andy Elder, the Council's affordable housing requirement for this site will be satisfied by 17 units as follows:

Affordable Rent Total 9 units comprising 4 x 2 bed flats, 2 x 1 bed flats and 3 x 2 bed houses.

Intermediate Total 8 units comprising 2 x 2 bed flats, 4 x 1 bed flats and 2 x 2 bed houses.

The indicative layout provides for this with the units distributed over the whole site rather than being in enclaves.

Ensuring this affordable housing is provided is dealt with in the heads of terms for the draft s106 agreement at Appendix 11 of the planning application. The floor areas will depend on the detailed layout and design but the illustrative layout plan and Housing schedule show how gross internal floor areas of 53 sq m, 63 sq m and 76 sq m can be achieved for the 1 and 2 bedroom flats and 2 bedroom houses respectively. These are greater than the national space standards of 50, 61 and 70 sq m

LVC1/d2

LVC2 Draft Planning Obligation

Heads of Terms These are included in the Draft heads of terms at Appendix 12 of this report

1. Affordable Housing
2. WSCC Infrastructure
3. Open Space
4. Health Provision
5. Aldingbourne Cycle Path payment
6. Orchard Gardens A29 Right turn Lane

LVC3 Biodiversity Survey and Report

This is an outline application with the site layout being indicative only. Detail for wildlife enhancement will be included in a detailed application.

A Preliminary Ecological Appraisal (PEA) incorporating Extended Phase 1 habitat survey has been prepared by Arbtech Ltd and is at Appendix 2

The appraisal identifies negligible species potential for amphibians and problematic species such as Japanese knotweed. It identifies low species potential for invertebrates, badgers, bats, barn owls and other mammals.

It identifies medium potential for birds but does not recommend any further surveys. Mitigation

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can be provided by adding bird boxes to existing trees which can be done as part of a detailed as can fencing detail to allow small mammal movement.

It identifies medium potential for reptiles and recommends a full reptile survey. The proposed open space provides an opportunity for mitigation if the full survey reveals actual presence. A full survey and mitigation can therefore be dealt with by a planning condition for this outline application. Retaining the existing east tree line provides general habitat and movement corridor for small mammals and birds and can be obtained by making its retention a planning condition.

LVC3/D1

LVC4 Land Contamination Assessment

Historic Ordnance Survey mapping has been considered back to 1876 1:2500 when the site is shown as a field with no excavations or ponds on site or nearby. 1880 1:10560 shows the same as do 1897 1:2500 and 1899 1:10560. 1912 1:2500 shows Orchard with glasshouse at the southern end as do the 1913-14 1:10560 and 1937 1:2500 and 1938-51 1:10560.

In 1961-62 1:10560 it is shown as a field with the glasshouse.

In the 1974-77 1:2500 it is shown as a field without the glasshouse. 1979-1980 1:10,000 shows the same as does 1986 1:2500.

There is therefore nothing to suggest any contaminative use on or adjacent to the site. Nor is there anything to suggest any filled ground whereby contamination might have been brought to the site. A walkover of the site reveals no sign of any contamination.

No further investigation into contamination is therefore warranted.

LVC4/D1

LVC5 Economic Development Assessment

Not required since there is no loss of commercial space.

LVC5/D1

LVC6 Retail Impact Assessment

A retail impact assessment is not required since there is no provision for or loss of retail or leisure space.

LVC6/D1

LAND EAST OF ORCHARD GARDENS WOODGATE CHICHESTER WEST SUSSEX

LVC7 Flood Risk Assessment

Location and description.

The site is bounded by residential development to the West and South, scrubland to the North and farmland to the East.

The topography slopes gradually from 10.00 AOD at the South end to 8.6 towards the North end.

A walkover reveals a drainage ditch running along the east boundary of the site which takes storm water from the site and possibly some from the field to the east although that field slopes eastward away from the ditch towards the Rife. The ditch can be seen to hold static water during the wet months with some water draining north to join a tributary flowing east to the Eastergate Rife.

Reference to the British Geological survey indicates the expected geological sequence beneath the ground level to be as follows: Brick earth and valley gravel (river terrace drift) of 2-3 metres overlying about 80m of London clay.

For Fluvial flooding the site lies within Zone 1 on the Environment Agency indicative flood map. It has a low probability of flooding being <0.1% annual probability of flooding. It is therefore suitable for residential development.

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For surface water flooding the Environment Agency indicative flood maps shows a small area of possible flooding south of the site but none within the site.

LVC7/D1

LVC8 Foul and Surface Water Drainage Statement

Foul Water drainage from the proposed development will connect into the existing foul sewer network.

The foul water main sewer is located at the head of Orchard Gardens at the site entrance. From here the sewer runs west to Westergate Street where it runs north until Elmcroft Place. There it runs east to join the main sewer running direct south to Lidsey Wastewater Treatment works.

Surface Water from the existing site drains to a ditch along the east boundary. The proposed development will have a SUDS scheme. This will be designed to ensure that the 1 in 100 year event storm + 30% climate change allowance does not increase the flow to that ditch. It is envisaged that due to ground conditions an underground storage tank solution might be needed.

This is an Outline Application only. Both foul and surface water drainage will be considered further as part of any detailed application. They can be dealt with by condition at this stage.

It is anticipated that Southern Water would suggest the following condition; "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water."

LVC8/D1

LVC9 Land Engineering Works Statement

The site exceeds 0.5ha and slopes gradually from South to North. The site will be developed keeping within 0.3m of the existing levels so no further Land Engineering work details are required for this outline application.

LVC9/D1

LVC10 Landscaping Strategy

The principle landscaping strategy for this development is retention of the existing tree screen along the east boundary. This is recorded in the arboricultural report.

Retention of the tree screen can be dealt with by way of an arboricultural condition.

The indicative layout plan shows areas of hard and soft landscaping such as drives, gardens and public space. This application is Outline only and the layout will need to be finalised as part of a detailed application. At that stage a detailed landscaping strategy will need to be agreed including a planting scheme.

Landscaping is therefore to be dealt with as a reserved matter.

LVC10/D1

VC11 Lighting Assessment

This application is Outline only and the lighting will need to be finalised as part of a detailed application. At that stage a detailed lighting assessment will need to be agreed.

LVC11/D1

LVC12 Noise/Extraction Assessment

The development is not adjacent to an 'A' classified road or railway so no noise/extraction assessment is needed.

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LVC12/D1

LVC13 Bin Storage and Collection Provision

The indicative layout shows all houses having back gardens with side path or drive access. The gardens allow space for storage of both refuse and recycling wheelie bins. The flats are in small blocks of 4 with private or shared rear gardens allowing space for individual refuse and recycling bins for each flat.

In all cases the bins will be screened from the street by the buildings. The front gardens allow for the bins to be placed adjacent to the footway on collection days. The indicative road layout allows for refuse lorry turning at the head of each cul-de-sac.

LVC13/D1

LVC14 Parking Plan

West Sussex County Councils Parking demand calculator tool has been used to calculate the total parking demand of 120 spaces for the houses and flats shown in the illustrative layout plan.

The illustrative layout plan shows parking spaces with a total of 100 allocated for residents all of which are on the individual plots. There are two spaces per house or bungalow for all except 2 of the 2 bedroom houses. These and the flats all have 1 allocated space.

There are also 20 unallocated spaces which are generally split around the development rather than being in front of houses. This means that they should be seen by visitors and residents as generally available rather than becoming used by an individual property. This increases the flexibility of their use between unallocated residents and visitors.

The majority of the allocated residents spaces are tandem spaces down the sides of houses rather than being side by side in front of the houses. There are no on street parking spaces other than one layby for 3 cars. Compared to many developments this leaves drive free kerbside space for delivery vehicles.

LVC14/D1

LVC15 Planning Application Summary

This is included in the document headed Planning Summary and Support Statement forming part of this application

LVC15/D1

LVC16 Street Scene

The street scene will be decided as part of detailed design as a reserved matter.

The proposed development is not readily visible from the public realm. It is screened from the wider area by the retention of the existing tree screen along the eastern boundary.

The access to the development is a continuation of the existing Orchard Gardens road. The illustrative layout shows the first properties from Orchard gardens as bungalows to provide a natural progression to houses further into the development.

LVC16/D1

LVC17 Structural Survey and conversion method statements

Not applicable to this application.

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LVC17/D1

LVC18 Telecommunications Development Statement

Not applicable to this application

LVC18/D1

LVC19 Transport Assessment/Travel Plan

Not applicable to this application which is for less than 80 units but aspects of Travel and transport are addressed in the Extended Transport Assessment at Appendix 4 of this application.

LVC19/D1

LVC20 Transport Assessment

This is included as Appendix 4 of this application.

LVC20/D1

LVC21 Tree Survey and Arboricultural Report

The Arboricultural Report is included as Appendix 3 of this application.

LVC21/D1

LVC22 Lidsey Foulwater Environmental Assessment Statement

Not required since this development will be connected to the existing mains foul water system.

LVC22/D1

LVC23 Local Validation Checklist

Separate Document

LVC23

LVC24 Plan and Drawing Requirements

Illustrative Layout plan 1:500

Illustrative layout with distance to boundaries 1:500

Site Plan 1:1250

LVC24/D1

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LVC25 Historic Environment Records Search

Included with Archaeological Assessment at Appendix 10. There are no HER points within the site or within 500m. There are no existing buildings or physical features on site to suggest any prior use other than agriculture/horticulture. There is no cartographic evidence of any historic buildings or uses other than agriculture/horticulture.

As with all land in this part of the coastal plain, and further afield, there is the potential for prehistoric remains but there is nothing to indicate that these would be significant.

If the LPA on consultation with WSCC Archaeologists consider that there is any significant archaeological interest that might be harmed by residential development then a condition requiring a pre construction archaeological survey would be appropriate.