

INTRODUCTION

This is a resubmission of AL/111/16-OUT for 2 less dwellings allowing increased open space for reptile and wildlife mitigation and protection/enhancement of biodiversity. Minor layout adjustment at the entrance removes a side boundary in that position. This is an application for 55 dwellings adjacent to the built up area of the village of Westergate with all matters reserved apart from Access. The illustrative layout plan evolved as part of the design process and demonstrates how the development of this land can balance various national and local planning policies to provide a contribution to housing need in the Arun District.

The application shows how this land can be developed: as a natural extension of Westergate, with minimal impact on its surroundings, independently of any other land, without delay and without any significant development constraints. It also demonstrates that whilst it is within the BEW allocation it can be delivered independently and without jeopardising that allocation. Indeed by connecting that to the existing village it enhances that allocation. By providing an independent contribution to improve existing health, education and library services now it mitigates increased demand from the remainder of the allocation pending additional health and education provision in the allocation in many years time.

It also demonstrates that there might have been a procedural mistake when this field was retained in the neighbourhood plan biodiversity corridor despite the Local Plan Inspector's recommendation that the fields east of Westergate be removed because of conflict with the emerging local plan housing provision. See Appendix 5 annotated mapping history.

DOCUMENTS

This Planning Summary and Support Statement summarise the following which form part of the application:

- Appendix 1 Design and Access Statement
- Appendix 2 Extended Habitat Survey Arbtech
- Appendix 2A Reptile Mitigation Arbtech 2017
- Appendix 2B Wildlife and habitat improvement mitigation summary
- Appendix 2C Reptile Impact assessment and Mitigation principles November 2018
- Appendix 3 Tree Report
- Appendix 4 Transport Assessment
- Appendix 5 Annotated Mapping History
- Appendix 6 Not Used
- Appendix 7 Not Used
- Appendix 8D National Space Standards schedule
- Appendix 9 Not Used
- Appendix 10 Archaeological Assessment and Historic Environment Record (HER)
- Appendix 11 Other Local Validation Checklist requirements including the following statements
 - LVC1 Affordable Housing
 - LVC4 Land Contamination Assessment
 - LVC7 Flood Risk Assessment
 - LVC8 Foul and Surface Water Drainage Statements
 - LVC10 Landscaping Strategy
 - LVC14 Parking
- Appendix 12 - S106 Heads of Terms

DESIGN PRINCIPLE

The Design and Access Statement at Appendix 1 assesses the context of the village and the site and sets out the design principles which have been used in preparation of this application and the illustrative layout plan.

HABITAT

The proposal does not fall within any of the defined gaps between settlements. By virtue of being alongside the existing built up area and extending that built up area by only 90m eastwards to an existing treeline and ditch. It will not affect the separation of Westergate from Eastergate or Barnham in Landscape terms.

This is an outline application with the site layout being indicative only. Detail for wildlife enhancement will be included in a detailed application. This outline proposal is informed by a Preliminary Ecological Appraisal (PEA) incorporating Extended Phase 1 habitat survey which was 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 can be provided by adding bird boxes to existing trees which can be done as part of a detailed application. Open fencing detail to allow small mammal movement can also be considered at that time.

The Appraisal identifies medium potential for reptiles and an updated report for mitigation is provided at Appendix 2A. Other wildlife protection/mitigation matters are detailed in Appendix 2B. The potential reptiles are protected species but their habitat is not protected and can therefore be lawfully cleared. The site has been lawfully cleared of suitable habitat other than within the proposed green space. A reptile survey carried out for Cala homes identified the presence of slow worms and common lizards. The proposed open space provides an opportunity for mitigation and an impact assessment and mitigation details are given in Appendix 2C

Retaining the existing east tree line and ditch provides general habitat and movement corridor for small mammals and birds and can be ensured by making its retention a planning condition.

The Tree Report at Appendix 3 was prepared by Arbtech. It identifies the trees along the eastern boundary which are to be retained and can be protected by a planning condition to that effect. Those trees were subsequently made the subject of a Tree Preservation Order

TRANSPORT/TRAVEL

The Transport Statement is at Appendix 4. There is direct access to Orchard Gardens which gives direct access to the A29. With the existing 80 dwellings of Woodgate Park and Orchard Gardens there will then be a total of 137 dwellings using Orchard Gardens to access the classified road network. Orchard Gardens is wide enough for this number of dwellings with the transport assessment showing that the development will result in up to 29 extra cars per hour in peak periods. It also demonstrates how access requirements for Emergency and Refuse vehicles are satisfied by the proposal and that the A29 has capacity for the additional traffic generated by the proposal.

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Following consultation with West Sussex County Council Highways a new right turn lane is proposed for the junction of the A29 and Orchard Gardens. This will be constructed within the existing adopted highway and verges on the east side of the A29. It will allow traffic heading north on the A29 to flow past cars waiting to turn east into Orchard Gardens thereby increasing the A29 traffic flow over the level crossing during peak periods.

The illustrative layout has footpaths for pedestrian access to and within the site together with traffic calming measures to limit speed to 15/20mph in accordance with the Government manual for streets. The illustrative layout has changed slightly since the Transport assessment. The number of houses has been reduced by 2 and the road layout has changed but is no narrower or tighter than originally shown.

The proposal is within 400m of bus stops, village supermarket with Post Office, Prince of Wales Pub/Restaurant and Aldingbourne Primary School. Other facilities within the village include; Aldingbourne Community Sports Centre, Ormeston Six Villages Academy secondary School, Six Villages Sports Centre, Convenience store and Indian Restaurant. Additional housing will result in additional customers/users supporting these facilities. The developer is prepared to make a contribution to improving the existing footpath and cycle path links to Barnham and will also make payments towards the provision of healthcare and, if justified, education provision as part of a s106 agreement.

The development is within 3.5km of the Bognor Regis Enterprise Zone. This employment land, including the new Rolls Royce facility, and pre-existing employment areas within Bognor are within the 5km cycling distance for commuting.

DRAINAGE/FLOODING

The flood risk Assessment is at LVC 7 in Appendix 11. 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.

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.

Foul Water drainage from the proposed development can be dealt with by :

- 1) Connection 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. OR
- 2) A package sewerage treatment plant pending new capacity becoming available at Lidsey OR
- 3) Reduced surface water inundation improvements freeing up existing capacity at Lidsey

The proposal is within the Lidsey catchment area and subject to a surface water management plan. The proposed development will therefore 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 and could be accommodated. 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

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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.”

DEVELOPMENT CONSTRAINTS

The proposal makes efficient use of land in that it achieves net density of at least 30 dwellings per hectare. Unlike many other recent developments this density is achieved with 1, 2 and 2 ½ storey development rather than having three storey houses/blocks of flats out of proportion compared to surrounding housing. House design AND garden sizes meet national space standards.

2016-2031 ARUN LOCAL PLAN

This site can be developed independently and without any significant adverse impact on the existing road network. It adds connectivity between the wider allocation and the existing village assets of community interest.

The ways in which the proposal fits within the vision of the Barnham, Eastergate, Westergate allocation is specifically addressed in Appendix 7. It should be noted that the site can be developed alone as part of the existing village without merging it with the larger provision.

It can be developed without jeopardising the wider allocation contributing both to the transport infrastructure needed by the wider allocation and to improving existing health, library, education facilities pending delivery of those being provided as part of the wider allocation. Those wider allocation provisions will not all be delivered for many years to come and in the meantime demand on other services will increase.

DETAILED DESIGN

Layout and detailed design are reserved matters. However the Housing Schedule at Appendix 8 shows how the illustrative layout meets National External Space standards (garden sizes) and Internal space standards (floor areas).

ALDINGBOURNE NEIGHBOURHOOD PLAN

The proposal recognises that the ANP plan was prepared with community involvement. The proposal therefore addresses, where practical, the policies in the Neighbourhood plan.

EH2 promotes Biodiversity in the event of development but has no impact on existing use. The application demonstrates that the site can be lawfully cleared to non diverse mono culture if the owner chooses. Conversley development with s106 agreement promotes and protects biodiversity for ever. The aim of the policy is therefore met by development.

OTHER MATTERS

The Historic Environment Report and Archaeological Assessment are at Appendix 10. There are no heritage assets in or adjacent to the site. The site is within an archaeological notification area. If the Local Planning Authority on consultation with West Sussex County Council 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 consent.

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Other statements required by the Local Validation Checklist (LVC) , and not included above are in Appendix 11 LVC

Heads of terms for a section 106 agreement are at Appendix 12.

SUMMARY

This proposal meets the Local plan policies and is capable of immediate housing development with minimal impact on the surrounding properties, countryside and services. It provides open space for use by both new and existing residents. It is not in a flood risk area and its development does not increase the risk of flooding elsewhere. By virtue of the s106 agreement it will provide Affordable Housing, Highway improvement, footpath improvement and contribute to healthcare provision. It is a natural extension of the village, foreseen by the developers 50 years ago leaving the road ready for access. The existing eastern treeline and ditch, which are to be protected and retained, ensure that it is separate from the surrounding countryside and any future development. Biodiversity and habitat enhancement will be secured by s106