

Land East of Orchard Gardens Woodgate Planning Summary and Support Statement

INTRODUCTION

This is an application for 57 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 meet various national and local planning policies, the most obvious of which is a contribution to the Arun District housing shortfall.

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.

DOCUMENTS

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

- Appendix 1 Design and Access Statement
- Appendix 2 Habitat Survey
- Appendix 3 Tree Report
- Appendix 4 Transport Assessment
- Appendix 5 2003 Local Plan Saved Policies
- Appendix 6 Emerging Local Plan Policies
- Appendix 7 Barnham Eastergate Westergate Site Specific Allocation
- Appendix 8 National Space Standards
- Appendix 9 Emerging Aldingbourne Neighbourhood Plan Policies
- 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

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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 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 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.

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.

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 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,

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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 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 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 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."

2003 Local Plan

The saved policies of the 2003 local plan are considered and addressed in Appendix 5 and have been taken into account. In particular 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.

The saved policies include the provision of housing. The Local Authority having missed targets now accept that they need to provide additional housing to meet the 5 year supply. Until such time as the emerging plan is adopted there is an acknowledged shortfall in housing provision. This site makes a contribution to that shortfall. This housing can be developed immediately to help meet those targets. This site can be developed independently and without any significant adverse impact on the existing road network.

2016-2031 EMERGING PLAN

The proposal does not conflict with the emerging local plan policies which are considered fully in Appendix 6.

The ways in which the proposal fits within the site specific Barnham, Eastergate, Westergate allocation is specifically addressed in Appendix 7. It should be noted that the site can be developed

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alone as part of the existing village without merging it with the larger provision.

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).

NEIGHBOURHOOD PLAN

Whilst the Aldingbourne neighbourhood (ANP) plan has not been approved, and the provision of housing is a strategic matter, the proposal recognises that the ANP plan was prepared with community involvement. The proposal therefore addresses, where practical, the policies in the draft Neighbourhood plan in Appendix 9. In particular the ANP seeks to ensure that Affordable Housing units are occupied by existing residents of Aldingbourne, with an Aldingbourne connection meeting one of several categories. The applicant would support this but is aware that many registered social housing providers are reluctant to accept such restrictions. By providing for the allocated plots to be made available, complete with services, at 45% of market value this could allow time for a local co-operative to form to provide such housing rather than a regional housing association.

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.

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 existing and emerging 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.