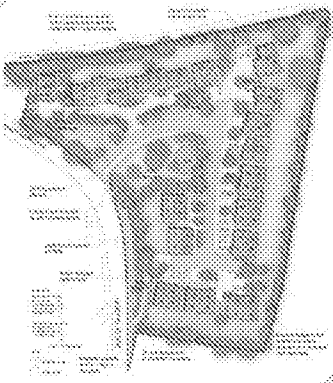
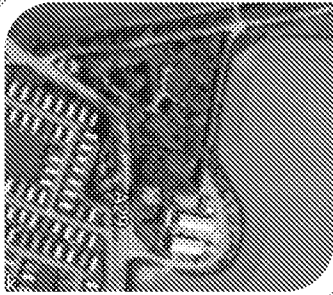


Batcheller Monkhouse



Land at Bridge Cottage & The Old Cottage
A29 Lidsey Road
Lidsey

Planning Application Summary

Town and Country Planning Act 1990

February 2018
Prepared by Batcheller Monkhouse

Statement Overview

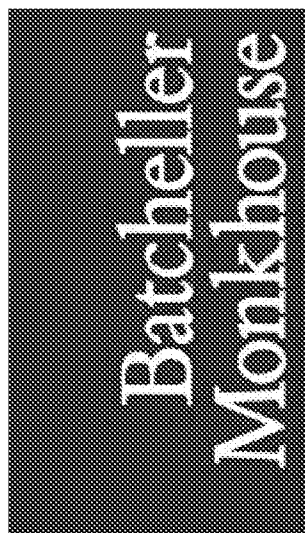
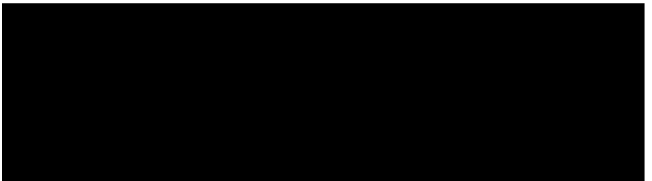
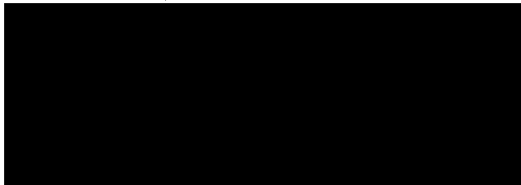
STATEMENT OVERVIEW

Outline Planning Application for the demolition of two residential dwellings and associated outbuildings and the erection of up to 27 dwellings of which 30% will be affordable, with associated open space.

PREPARED FOR

Mr Chris Howard-Harris.

PREPARED BY

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1. PLANNING APPLICATION SUMMARY

Proposed Development

1.1 The Planning Application is submitted in outline will all matters reserved except for access.

1.2 The application seeks consent for the following:

Demolition of 2no. dwellings and associated outbuildings and the erection of up to 27 dwellings of which 30% will be affordable, open space and access improvements.

Application Site

1.3 The application site extends to approximately 1.12 hectares and comprises two large detached dwellings, associated outbuildings, areas of hardstanding and residential garden land.

1.4 The site is located on the east side of Lidsey Road (A29) and currently has three access points on to the main road, two serving The Old Cottage and one serving Bridge House.

1.5 The A29 links the site to Bognor Regis to the south and Fontwell to the north. A public right of way also runs along the northern boundary of the site which runs east-west between Chichester and Yapton.

1.6 The site is bordered by a redundant farm building and industrial units to the south, the A29 to the west with a caravan site beyond, a public right of way and access to sewage treatment works to the north with farmland beyond, and farmland to the east.

1.7 The site and wider area forms part of a proposed strategic allocation within the emerging Arun Local Plan for at least 2300 homes.

Planning Application Documents

1.8 The application is supported by the following documents and plans:

- Planning Statement (incorporating an affordable housing statement, bin storage and collection statement, and noise assessment)
- Planning application forms
- Design and Access Statement
- Arboricultural Impact Assessment
- Existing Tree Schedule

- Tree Retention and Protection Plan
- Flood Risk Assessment (incorporating surface water and foul drainage strategy)
- Biodiversity Checklist
- Preliminary Ecological Appraisal
- Site Habitat Plan
- Transport Statement
- Topographical Survey
- Site Location Plan
- Illustrative Site Layout Plan (incorporating a parking plan)
- Illustrative Street Scene
- Planning Application summary
- Validation Checklist

1.9 A summary of the main documents is provided below.

Planning Statement

1.10 The application site is situated outside of the built-up area boundary in the Arun Local Plan as such is located within the countryside. Saved Policy GEN2 of the Arun Local Plan (2003) states that outside of the built-up area boundaries development will not generally be permitted. Policy GEN3 also states that the countryside should be protected for its own sake and that new development should be consistent with its use and aims. However, both policies are accepted to be out of date by the Council given the 5 year housing supply position.

1.11 Further, whilst the Aldingbourne Neighbourhood Plan does not identify the site as a housing allocation, as the Council are only able to demonstrate less than 3 years housing land supply and the plan is more than 2 years old the policies relating to the supply of housing must be considered out of date under paragraph 49 of the NPPF. This is in accordance with the written ministerial statement discussed in paragraph 5.6 above.

1.12 Thus paragraph 49 of the NPPF is engaged and the planning application falls to be determined against paragraph 14 of the NPPF which sets out a presumption in favour of sustainable development.

1.13 The proposal is considered to perform the three roles of sustainability.

- 1.14 In addition, the site was identified as ‘deliverable’ in the latest Housing and Economic Land Availability Assessment. A report to the Local Plan Sub-Committee recommended to Full Council that planning applications should be invited on such sites where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery.
- 1.15 The site’s location in the southern end of a proposed strategic allocation, with road frontage and direct access on to the A29 makes it suitable to be brought forward for development now, in advance of the rest of the allocation. The site is not dependent upon new infrastructure being provided first and being located on the edge of the strategic site can be developed without prejudicing the delivery of the wider site.

Design and Access Statement

- 1.16 This document sets out the constraints and opportunities that have informed the formulation of plans for the application site.
- 1.17 The main aim of the scheme is to contribute towards a mixed community through the provision of a range of house types, sizes and tenures in a sustainable location.
- 1.18 The scheme has been informed by a professional project team including planners, architects, transport consultants, arboriculturists, ecologists, and drainage consultants to ensure all design and environmental considerations have been taken into account.
- 1.19 The proposed density of 24 dwellings per hectare reflects the semi-rural character of the area and the need to make efficient use of the site which forms part of a strategic allocation.
- 1.20 The opportunity is also taken to improve the alignment of the existing highway to the benefit of all users, and the access into the site.
- 1.21 Whilst layout is a reserved matter, the Illustrative Site Plan submitted with the application shows how the site could be arranged to satisfy all relevant standards such as car parking, turning areas for refuse vehicles and emergency vehicles, pepper-potted affordable housing, areas of open space and private amenity areas for residents.

Arboricultural Impact Assessment

- 1.22 A number of U grade and low to moderate quality trees will require removal but a significant amount of new planting will be carried out, the detail of which will be coordinated with an ecologist to ensure opportunities for biodiversity enhancements are maximised whilst providing a high quality living environment for future residents.

Flood Risk Assessment

- 1.23 The site is located within Flood Zone 1 with a less than 1 in 1000 chance of flooding in a year.
- 1.24 The use of permeable paving and soakaways will provide surface water storage to protect the proposed dwellings and adjacent areas from a 1 in 100 year +40% storm.
- 1.25 The existing septic tanks will be removed providing improvement to the current groundwater quality.
- 1.26 An assessment of the water quality confirms that there will be suitable SuDS methods available to control any small amount of pollution that the site may generate.

Preliminary Ecological Appraisal Survey

- 1.27 A survey was undertaken in December 2017 and January 2018 which identified evidence of some existing buildings supporting bats of a common species. A mitigation strategy is therefore submitted with the application to ensure their protection during construction and biodiversity gains upon operation.
- 1.28 The appraisal also recommended a reptile survey be undertaken prior to any development taking place and sets out mitigation should presence be recorded.
- 1.29 Two trees were also considered to offer some level of bat roost suitability. These are located north of the proposed access road and are being retained.
- 1.30 A raft of ecological enhancements are proposed as part of the proposals and are set out within the Preliminary Ecological Appraisal Survey report. In summary these include:
- The use of plants listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;

- Planting of a new native species-rich hedgerows (such as hawthorn; blackthorn; guelder rose; holly; spindle; and dogwood) to the boundaries of the development along with native, seed / fruit bearing trees.
- The provision of bird nest boxes to matures existing trees;
- The installation of a suitable bat box to mature trees;
- Use of a sympathetic lighting scheme across the site, with lighting angled down and away from hedge / tree lines and bat boxes;
- The use of pale and night-scented species around the site will increase bat foraging potential. Species could include jasmine; michaelmas daisy; and evening primrose.;
- Use of wildflower seeding within areas of open space / habitat creation areas. A matrix of native trees, scrub and rough grassland will provide habitat for invertebrates in turn providing a foraging resource for birds, bats and reptiles. Log piles and compost heaps should be provided for refuge;
- Use of hedgehog friendly gravel boards to allow easy passage of hedgehogs around the site. These should be signed with 'hedgehog highway' signs (available from PTES) or similar to prevent their closure;
- Installation of a hedgehog house within areas of scrub;
- Digging a new replacement pond to compensate for the 2 no. which will be lost. The pond should be 15-50cm deep with shallow sloping sides.

Transport Statement

- 1.31 The application proposes a new wider access that enables safe two-way traffic flow. The existing accesses, at the apex of the bend in the A29, and the unmade access to the south of the site will both be closed off.
- 1.32 The new access has been subject to a Road Safety Audit that confirmed it will not affect highway safety, or capacity, to an extent that could be considered severe.

- 1.33 The proposed access road includes a formal turning area that can accommodate large refuse vehicles and a fire appliance. Currently refuse and delivery vehicles park on the main carriageway impeding the free flow of traffic so this represents an improvement to highway capacity and safety.
- 1.34 In the five-year period to February 2016, there have been three collisions at the bend in the road next to the location of the proposed access. One was a very rare event involving a vintage left-hand drive HGV. The two others suggest that the drivers were not driving in a manner suitable to the prevailing road conditions. They collided with vehicles approaching from the opposite direction, at the bend in the road. All three were contributed to by limited forward visibility, as vehicles approach the bend in the road. Recommendation 1 of the Road Safety Audit recognises that 'shrubbery and undergrowth should be removed from the western verge to maximise visibility'.
- 1.35 Currently, forward visibility afforded to drivers waiting to turn right into the site, and those approaching the bend, is in the region of 47metres. The widening of the A29 at the location of the new access, and maintenance of the hedgerow, will increase the visibility splay and forward visibility to at least 81metres.
- 1.36 An Illustrative Site Plan submitted with the application shows a possible arrangement of houses and car parking. The WSCC parking calculator indicates a demand for 61 parking spaces for 27 dwellings. The Illustrative Site Plan shows how the site can provide 56 parking bays and 11 garages/car ports.