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Your Ref:

Our Ref: PAA/193/17/

Please ask for: Richard Temple

01903 737591

23rd November 2017

Dear Mr Charman

Pre-Application Advice

Creation of single storey commerical unit.

The Wolds Fontwell Avenue Eastergate Chichester

I write regarding the above matter and your enquiry received on 21st October 2017.

Description Of Proposed Development

From the details submitted , I understand that you propose to erect a single storey rehab unit to complement the existing physiotherapy and hydrotherapy unit. This would be located in the north west corner of the site. It would also include creating more parking spaces within the existing site.

Description Of Site

The application site comprises a 2 storey business premises with an ancillary single storey building, both buildings are currently used as a Physiotherapy and Hydrotherapy centre. Parking is situated to the front, sides and rear. The site is generally flat 0.15 hectares in size and there are trees affected by your proposal.

Description Of Locality

The area is outside of the built up area boundary, semi-rural rural in character with mainly detached two storey neighbouring residential properties and some commercial forestry and farming uses nearby.

Planning Issues

The following issues have been identified for consideration.

Principle

Design

Neighbour Amenity

Bin Storage

Highways, Transport and Parking

Flooding/Drainage

Trees

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Light Pollution

Relevant Planning History

AL/118/07/	Hydrotherapy pool building in association with existing Physiotherapy Clinic - Amendments to existing consent AL/136/05	ApproveConditionally 11-01-2008
AL/136/05/	Erection of hydrotherapy pool building in association with existing physiotherapy clinic	ApproveConditionally 17-03-2006
AL/57/00/	Part change of use of residential premises for use as a physiotherapy practice and alteration to existing access.	ApproveConditionally 02-10-2000
AL/2/96	Demolition of conservatory and erection of new conservatory	ApproveConditionally 02-02-1996

Comment On Site History

AL/118/07/ granted conditional approval for the existing single storey Hydrotherapy building.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN12	Parking in New Development
	GEN2	Built-up Area Boundary
	GEN28	Trees and Woodlands
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage

Publication Version of the Local Plan (October 2014):	C SP1 Countryside
	D DM1 Aspects of Form and Design Quality
	D SP1 Design
	QE SP1 Quality of the Environment
	SD SP2 Built-Up Area Boundary
	T SP1 Transport and Development
	W DM3 Sustainable Urban Drainage Systems
	W SP1 Water

Aldingbourne Neighbourhood Plan 2016 POLICY EE3 Support for new commercial uses

Aldingbourne Neighbourhood Plan 2016 POLICY EH1 Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY EH10 Unlit village status

Aldingbourne Neighbourhood Plan 2016 POLICY EH5 Development in Flood risk areas will not be supported unless...

Aldingbourne Neighbourhood Plan 2016 POLICY EH6 Surface Water Management
Protection of trees and hedgerows

Aldingbourne Neighbourhood Plan 2016 POLICY GA3 Parking and new development

Aldingbourne Neighbourhood Plan 2016 POLICY LC2 Healthcare facilities

Planning Policy Guidance	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance

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Principle

The following issues have been identified for consideration.

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The site is located outside of the built up area boundary. However, as the building would be modest in scale and is linked to an established use and development within a ribbon on development outside of the built up area boundary (BUAB), the principle of the new development is acceptable.

Aldingbourne NDP policies EE3 and LC2 support the development of new commercial uses and healthcare facilities subject to compliance with other relevant planning policies.

Design

Planning Policies and Central Government advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

The proposed development is considered acceptable by reason of compliance with policies and advice as it would be a modest building not visible from the street scene and mimicking the character of the existing detached hydrotherapy building. The external timber materials are considered to be acceptable in terms of visual amenity for this semi-rural location.

Neighbour Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties because the building would not be significantly close to the neighbouring dwellings or their immediate external private amenity spaces. The use of the building and increased customer visits would generate noise and disturbance levels over and above existing which may have a detrimental impact on residential amenities. Especially from vehicle parking and turning. This will have to be considered further at application stage and addressed in the submitted design and access statement.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre.

West Sussex County Council has produced a parking demand calculator which will provide guidance on the levels of car parking required. This can be viewed at <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

The proposal is likely to be acceptable in transport and highway terms due to additional off street parking spaces being created. Although the Council would be lead by consultation comments from

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West Sussex County Council, should an application be made, who are the Highways Authority in this instance.

Flooding

As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

There are requirements regarding the submission of a Flood Risk Assessment and Sequential test documentation. The relevant requirements for these are dependent upon the designated flood zone that the site is located within and the Technical Guidance to the NPPF provides more details on these issues.

The proposal is likely to be acceptable due to the risk of flooding from tidal/fluvial sources as the site is located in Flood Zone 1 and is not at high risk. However, it is located within the Lidsey Treatment Catchment Area so is at high risk from Surface Water Flooding. It is likely the Council's Drainage Engineers would require any application that were to be approved to include pre-commencement conditions to demonstrate how through the use of a suitable soakaway, slow drainage of additional surface water run off back into the water table can be achieved to reduce the risk of surface water flooding.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. Aldingbourne NDP policy EH10 'Unlit village' status states:

"Development proposals which detract from the unlit environments of the Parish will not be supported.

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds."

As such, a lighting survey would be required showing potential light spill from the development. External lighting in general should face down and be low level.

Other Considerations

Trees

It is likely that mature trees in and outside of the site will be impacted by the proposal. As such it is suggested that an arboriculture report and tree statement are submitted with an application to show the impact and possible mitigation to protect the trees.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin

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per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided. Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to conditions. It is noted that issues such as surface water drainage and impact on neighbour amenity and trees would need to be addressed for approval to be recommended.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request to the case officer.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Economic Development Statement
Foul and Surface Water Drainage Statement/Lidsey Foul Water Treatment Catchment Area

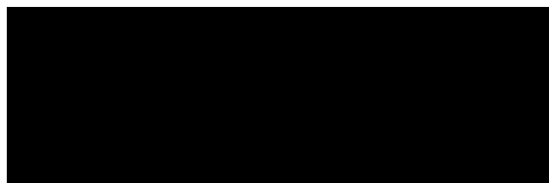
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Statement
Lighting Assessment
Noise/ Extraction Statement
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Transport Statement
Tree Survey and Arboricultural Report

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

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