

# **ALDINGBOURNE GOSPEL HALL**

NYTON ROAD, ALDINGBOURNE, WEST SUSSEX

**PROVISION OF ADDITIONAL PARKING**

**PLANNING, DESIGN AND  
ACCESS STATEMENT**

ON BEHALF OF THE SPRINGFIELD GOSPEL TRUST

April 2018

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## 1. INTRODUCTION

This Planning, Design and Access Statement accompanies a planning application for an extension to the existing car parking area serving the Aldingbourne Gospel Hall, off Nyton Road, Aldingbourne. The application is submitted on behalf of the Springfield Gospel Trust.

The Statement describes the setting of the application site, the issues affecting the proposed development, examining the principle of the development and describing the proposed development and associated considerations. The Statement also sets out the relevant policies of the National Planning Policy Framework, the adopted Arun District Local Plan 2003, the emerging Arun Local Plan 2011-2031 and the made Aldingbourne Neighbourhood Plan.

## 2. SITE LOCATION AND DESCRIPTION

The application site forms part of the site of the existing Aldingbourne Gospel Hall, Nyton Road, Aldingbourne.

The Gospel Hall lies to the east of Nyton Road, a short distance north of the junction with Church Road. It lies at the end of the access road to the hall from Nyton Road. The Gospel Hall location is shown on edged red on the plan below.



Planning permission for the existing Gospel Hall and associated parking was granted by Arun District Council in January 2006. The site comprises the main hall with ancillary facilities, contained within a single building, together with areas of hard surfaced car parking and grassed areas towards the northern and western edges of the site. It is these grassed areas to which the application relates.

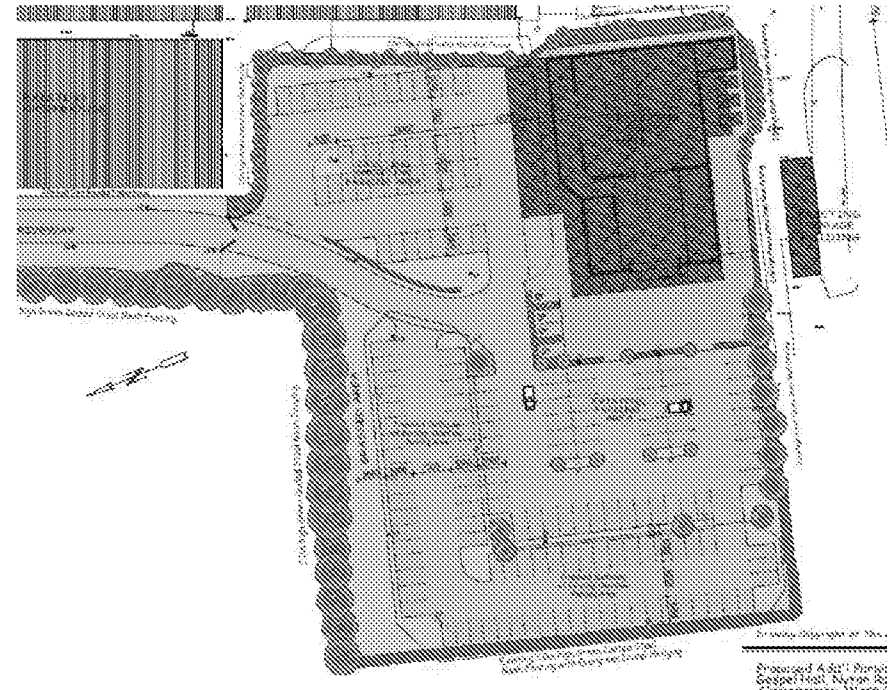
The location is characterised by horticultural glasshouses and nurseries, horse paddocks and a small number of residential dwellings. Immediately adjacent to the Gospel Hall site are glasshouses to the west and north-east, together with four semi-detached bungalows immediately to the east, a detached property to the south-west and agricultural fields to the south. The wider context of the site comprises agricultural fields reflecting its semi-rural location. The Gospel Hall site is well contained by trees and hedges along its immediate boundaries and by the neighbouring glasshouses; it is not readily visible from public viewpoints. The site not located within an area designated as of landscape sensitivity or of ecological importance. There are no listed buildings on or immediately adjoining the site and it is not within a conservation area.

### 3. PROPOSED DEVELOPMENT

The proposed development is for the provision of an additional 70 parking spaces within the grounds of the Gospel Hall, to be located in the northern and western parts of the site. The proposed additional parking will be located on areas of grass that are currently used as overflow parking; the proposal will therefore regularise parking that already takes place rather than providing entirely new areas for parking.

The additional parking will be in two ranks to the west of the existing formal parking area (39 spaces) and two ranks towards the northern boundary (31 spaces). The parking layout will retain a grassed strip along the northern boundary to provide separation from the existing row of trees and will incorporate some landscaping between and at the ends of the rows. Lighting will also be provided. The resulting parking layout is shown to the right.

The new parking will use the existing access arrangements for the Gospel Hall parking; that is via the access road from Nyton Road. Some minor changes to the existing parking layout will be necessary to enable access to the new parking.



## 4. PLANNING POLICY

### *National Planning Policy Framework (NPPF)*

The National Planning Policy Framework establishes a presumption in favour of sustainable development, encompassing support for strong, vibrant and healthy communities and protecting and enhancing the natural environment. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14).

Paragraph 28 in *Section 3. Supporting a prosperous rural economy* encourages the retention and development of community facilities, including places of worship. Paragraph 70 in *Section 8. Promoting healthy communities* encourages planning decisions to plan positively for community facilities, such as places of worship.

### *Arun District Local Plan 2003*

The Arun District Local Plan 2003 remains part of the development plan for Arun District pending the adoption of the replacement Local Plan 2011-2031. The Local Plan Proposals Map shows that there are no site specific designations that apply to the Gospel Hall site.

‘Saved’ policies in the Local Plan that are applicable to the site and the proposed development are as follows:

*POLICY GEN2 Built-up Area Boundary.* Defines the built-up area boundaries within which development will normally be permitted.

*and*

*POLICY GEN3 Protection of the Countryside.* Safeguards the countryside outside the built-up area boundaries by resisting development other than for specific purposes including agriculture, forestry or mineral working and informal recreation.

*Response* The application site lies outside the built-up areas of settlements in the locality; however, the application relates to an existing building and use. See emerging Local Plan Policies SD SP2 and C SP1 below.

*POLICY GEN7 The Form of New Development.* Seeks high quality design, specifically the efficient use of land, responsiveness to the site and development's context, sustainable buildings and travel, protection of neighbours' amenity, retention of open or wooded areas and appropriate parking provision.

*Response* See draft Local Plan Policy D DM1 below.

*POLICY GEN8 Development and the Provision of Infrastructure.* Ensures the availability or provision of necessary infrastructure and services to support proposed development, including phased development where necessary and contributions towards provision.

*Response* Drainage for the additional area of surfaced parking will be provided by soakaway, as set out in the submitted Drainage Design. An electricity supply is available for the proposed lighting of the additional parking area.

*POLICY GEN9 Foul and Surface Water Drainage.* Ensures that adequate drainage capacity exists or can be provided for development which will materially increase foul and/or surface water discharges. Encourages the use of SuDS drainage systems.

Response See draft Local Plan Policy W DM3 below.

***POLICY GEN12 Parking in New Development.*** Seeks parking provision to meet the Plan's parking standards with lower provision sought in areas accessible by other means of transport.

Response The proposal is solely for additional parking to meet existing and anticipated parking demand from the use of the Gospel Hall. Evidence supporting the need for additional parking is provided by the submitted car parking report and photographs.

*Draft Arun Local Plan 2011-2031 Modified Consultation version January 2018*

Adoption of the emerging Local Plan is anticipated during 2018. Relevant policies to the current proposal are as follows:

*Policy SD SP2 Built-up Area Boundary.* Focuses development within the Built-Up Area Boundaries as shown on the Policies Maps.

*and*

*Policy C SP1 Countryside.* Outside the defined Built-Up Area Boundaries land will be designated as countryside will be recognised for its own intrinsic character and beauty. Development will not be permitted except in specified circumstances.

*Response* The application site lies outside the built-up areas of settlements in the locality. The application relates to an existing building and use; the location of the proposed additional parking is governed by the location of the Gospel Hall that it will serve. The Gospel Hall with its existing parking was granted planning permission in 2006.

*Policy GI SP1 Green Infrastructure and development.* Requires all major development proposals to consider, protect and enhance the existing Green Infrastructure assets to provide a joined up Green Infrastructure Network. The Network should be protected from light pollution.

*Response* The proposed development will retain the existing trees and hedgerows along the site's northern, western and southern boundaries. Additional tree planting is proposed within the new parking area. Lighting will be confined to the parking area.

*Policy LAN DM1 Protection of landscape character.* Requires development to respect the landscape and historic character of the locality and not negatively impact upon the South Downs National Park.

**Response** The parking for the Gospel Hall, both existing and proposed, is well screened by existing trees and hedgerows at the edges of the site and neighbouring glasshouses to the north-east and west. It is therefore not prominent in the immediate or wider locality and will have no discernible impact on the National Park.

**Policy D DM1 Aspects of form and design quality.** Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale.

**Response** The proposal is for an addition to the existing parking on site, converting unsurfaced overflow parking to a properly surfaced and organised area. The application site is well contained by trees and hedgerows such that it is unlikely to affect neighbouring dwellings or be prominent from public viewpoints, including Nyton Road and the public right of way to the west.

**Policy ENV DM4 Protection of trees.** Ensures that trees that are subject to TPOs, are in a Conservation Area or contribute to local amenity are protected.

and

**Policy ENV DM5 Development and biodiversity.** Seeks a net gain in biodiversity and protection of existing habitats.

**Response** The proposed development will retain existing trees and hedgerows at the edges of the site, together with additional tree planting within the new parking. None of the trees on site are subject to TPOs and the site does not lie within a Conservation Area.

A Preliminary Ecological Appraisal has been carried out and is submitted as part of the application. The Appraisal concludes that the site has low ecological potential and recommends ecological enhancements.

***Policy W DM3 Sustainable Urban Drainage Systems.*** Requires development to incorporate SUDS drainage, appropriate to the size of development.

**Response A** Drainage Design is submitted as part of the application, which proposes the drainage of the additional parking area via an additional soakaway with interceptor. The proposal therefore includes SuDS drainage.

### ***Aldingbourne Neighbourhood Plan***

The Gospel Hall application site falls within the boundary of the 'made' Aldingbourne Neighbourhood Plan. Policies relevant to the proposed additional parking at the Gospel Hall are as follows:

***Policy EH1 Built Up Area Boundary:*** Resists development proposals that are outside the built-up area boundary of Westergate unless they area for essential utility infrastructure, where benefits outweigh harm and that no alternative sites are available.

***Response*** The application site lies outside the built-up area of Westergate. The principle of the development is examined in the next section, with the conclusion that the benefits of the proposed development outweigh any harm. Additional parking is clearly required and no suitable alternative sites exist.

***Policy EH6 Protection of trees and hedgerows:*** Resists development that damages or removes trees of amenity or ecological value. Development proposals should incorporate biodiversity proposals.

***Response*** The proposal for additional parking will retain the existing trees and hedges around the site and includes some additional planting within the new parking area. The submitted Preliminary Ecological Appraisal recommends ecological enhancements.

***Policy EH10 'Unlit village' status:*** Requires new lighting to conform to the highest levels of light pollution restrictions and for new outside lighting on private and public premises to be neighbourly in its use.

***Response*** Lighting to be provided for the new parking area will have a 'zero upward light' specification, as indicated on the Site Layout plan.

*Policy GA3 Parking and new development:* Requires proposals to provide adequate parking and not to result in the loss of parking spaces.

*Response* The proposal seeks to ensure adequate parking is provided for the Gospel Hall and to remedy the existing unsatisfactory arrangements. No parking will be lost.

## 5. DEVELOPMENT RESPONSE

### *Principle of Development*

The proposed parking that is the subject of this application is to serve the needs of the congregation of the Gospel Hall. The Gospel Hall is only used as a place of worship and is not let to or used by other bodies. The Car Parking Report and photographs submitted as part of the application demonstrates that there is a clear need for additional parking. The parking demand from the growing congregation now exceeds the capacity of the parking provided as part of the planning permission for the Gospel Hall in 2005. In normal circumstances for Gospel Hall meetings the formal parking areas are full and members of the congregation are required to park on the existing grassed area as well as along the access road; the existing proposal is merely to formalise and properly provide this parking.

The 2005 planning permission included provision for 79 parking spaces plus a gravelled overflow parking area. The photographs accompanying the Car Parking Report show that this parking is no longer sufficient to accommodate the congregation's vehicles, such that the parking areas, access roads and manoeuvring areas are congested and parking takes place on the grassed areas at the edges of the site. These areas are readily churned up by the vehicles, creating an unsightly and unsatisfactory situation.

Given the location of the Gospel Hall, granted approval in 2005, there are no other suitable locations for members of the congregation to park – a solution within the grounds of the Gospel Hall is therefore required. This application proposes just that: the main grassed area currently used as overspill parking will be properly surfaced and laid out for parking. The additional parking will use the same access arrangements as the existing parking and will be conveniently located for the Gospel Hall.

The proposed additional parking will have no discernible impact on the amenity neighbours, the character of the locality or views from public areas including the South Downs National Park.

Given the inadequate existing parking provision, the clear advantages of the additional parking and the absence of any significant impact on residential neighbours or the character of the locality, the principle of the current proposal is considered to be acceptable.

### *Amount of Development*

The proposal is for an additional 70 parking spaces. With the existing spaces, including the overflow spaces shown on the site plan approved in 2005, this gives a total parking provision of 173 spaces.

### *Flooding and Drainage*

The Gospel Hall site lies within Flood Zone 1, as shown by the Environment Agency flood map, and more than 200 metres from areas at risk of flooding. Accordingly, and as the site is less than 1 hectare in area, a formal flood risk assessment is not required.

A Drainage Design is submitted as part of the application. The document concludes that SuDS drainage system will be feasible for the proposed additional parking. An existing soakaway provides for the existing parking and roof drainage;

there will be an additional soakaway provided within the Gospel Hall site for the additional parking areas and provided with an interceptor to prevent contamination of groundwater.

### *Highways and Parking*

Access to the Gospel Hall will not be affected by the proposed extension to the formal parking area – it will remain from Nyton Road in its current position and format.

The proposal to extend the formal parking area will not, in itself, increase the number of vehicle trips to and from the Gospel Hall or the number of vehicles parked there at times of services. As illustrated by the submitted photographic appraisal of the parking situation, substantial numbers of cars are currently parked on the grassed areas in a relatively informal way, together with unregulated parking along the access roads within the formal parking areas. This has a number of disadvantages: pedestrians are at risk, having to squeeze between parked cars; access routes are restricted, including for emergency vehicles; the grassed areas get churned up by the cars.

The proposal to surface and formally lay out the grassed areas for parking will overcome these problems and properly provide for parking for the Gospel Hall, taking account of the past and continuing growth in the size of the congregation.

### *Trees and Landscaping*

The proposal will not affect trees on or around the site, retaining the existing tree belt along the northern boundary and the laurel hedges along the western and southern boundaries. A suitable separation distance will be maintained between the surfaced parking and the trees, such that the roots will not be adversely affected.

Tree planting is also proposed within the parking area, as shown on the submitted site layout. Details of the trees to be planted and their maintenance could be required by condition.

### *Ecology*

A Preliminary Ecological Appraisal has been carried out and is submitted as part of the application. The Appraisal concludes that the site has low ecological potential but makes suggestions for ecological enhancements, comprising:

- provision of a nesting box and bug hotels within the site
- use of sympathetic lighting.

The enhancements could be secured by condition.