

Written Submission for Planning Committee 28 July 2021

Statement of Representation

To:

Arun District Council – Planning Committee Panel & Chair
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Application Number: AL/40/21/PL

Site Address: Land adjacent to Byfields, Nyton Road, Westergate PO20 3US

To be read and heard at the Planning Committee Meeting
at 2:00 pm on the 28th July 2021.

**Statement prepared by: Mr. ACJ Clinch – Design & Planning Consultants and
Elizabeth Halton Byfields Nyton Road Westergate PO20 3US**

RECOMMENDATION:

We start by confirming that this application has been “Recommended for Approval” with Conditions, on which we will elaborate during the course of this statement, which should be considered in conjunction with the Planning Officers Detailed Report.

SITE AND SURROUNDINGS

The application seeks to construct a 3 bed dwelling to the east side of 'Byfields' in vacant garden space.

The Topography is predominantly flat..

EXISTING SITE

The site forms garden space for the dwelling at Byfields. This comprises a detached 1.5 storey dwelling with gardens to front, rear and sides. The dwelling has part light red brick, part timber boarding and a tiled roof. Large gravelled parking area to part front. The access is shared with Mill View to the west. A 3.4m wide verge is at the front between the wall and the road.

CHARACTER OF LOCALITY

To the north of Nyton Road, the land is agricultural. A short distance to the east, both sides of the road have dwellings. To the south, there is a large area of woodland which borders with an open area of grassland. The area has a semi-rural character.

RELEVANT PLANNING HISTORY SUMMARY

Planning Applications - 2001 to 2020

The site has been subject to 3 x Outline & 1 x Planning applications since during the course of 2001 to 2020, including duplicate re-submissions, all refused, generally for reasons of poor design and overdevelopment.

Approved Applications - 2001

The site achieved an Approval for a Detached Garage in 2001

Pre - Applications - 2016

Pre-application advice was given in January 2016 concerning a scheme to demolish Byfields and develop the site with 4 semi-detached houses and 3 terraced houses.

At this time, it was advised the application would likely be refused on the grounds of inadequate private amenity space and overdevelopment of the site.

However: There were no in principle objections and that a smaller scheme may be capable of attracting officer support. The advice stated that whilst an element of 2 storeys would be acceptable, the overriding scale of the new dwellings at Byfields should be 1.5 storeys.

CURRENT APPLICATION – 2021 - AL/40/21/PL

In essence the current application assimilates the past recommendations of the Arun District Council Planning Department and has issued a comprehensive and site-sensitive scheme.

The current planning application is now in position to be supported and has been recommended for Approval.

The adjudicated planning officer states:

“The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan”.

KEY ISSUES

The key issues are principle, design and visual amenity, residential amenity, highways/traffic and space standards

PRINCIPLE

The site lies in the built up area boundary in the Local Plan where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan and provided it accords with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity and parking. In this case, the key policies of the Arun Local Plan are D SP1, D DM1, ENV DM5, ENV DM4, W DM2 and T SP1 of the Arun Local Plan.

Aldingbourne has a Neighbourhood Plan with an updated version having passed referendum and being taken to Full Council on 14th July. Policies relevant are H8, EH1, EH5, EH6, EH10, EH12, GA1, GA3.

The proposal results in the net increase in 1 dwelling, which would contribute towards Arun's housing supply, in accordance with policy H SP1 of the ALP.

In short the application complies to the Key Planning Policy Principles of the Arun Local Plan & Aldingbourne has a Neighbourhood Plan.

DESIGN & VISUAL AMENITY

ALP policy D DM1 requires the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area.

The proposal seeks to construct a detached 1.5 storey dwelling. This features an attached double garage to the principal elevation. The addition of the garage to the front of the property reflects a similar construction at Mill view, on the other side of Byfield's with the overall massing set back from Nyton Road, in line with development of the surrounding area and is not unduly dominant upon the frontage.

The property incorporates a gable roof with a half hip to the west edge and a first floor projection to the front and rear. The scale and massing is considered comparable to neighbouring properties to the west, with the proposed ridge and eaves height matching that of the neighbouring dwelling at Byfields. Sufficient separation is retained between neighbouring dwellings to the east and west and is not considered an overdevelopment of the site.

The Planning Department Conclude:

Due to its scale and design, with the property being 1.5 storeys, it appears sympathetic in appearance to the area and is informed by surrounding buildings and materials, reflecting the pattern of development in the locality.

Having regard to the character and layout of the area, the proposal has acceptable impact on the established layout and pattern of development, sufficiently integrating with its surroundings and the character of the street scene in accordance with D DM1 of the Arun Local Plan

HIGHWAYS

The Highways Department Summary

The proposal is for the erection of a one x three bedroom dwelling. The site is located on Nyton Road, a "B" – Classified Road, subject to a restriction of 30 mph in this location.

"WSCC in its role as local Highways Authority (LHA) – Raises no Highways Safety Concerns for this Application".

Access & Visibility

A 6m wide vehicular access on Nyton Road is proposed to serve the new dwelling. This access will also be shared with existing property Byfields who currently share an access with Mill View. The access will be subject to a crossover license, agreed with the local Council Engineer and can be subject to a condition.

"The LHA does not anticipate that the addition of one dwelling will give rise to a significant material intensification of movements on the local highways network. There is no evidence to suggest the nearby Road network is operating unsafely or that the proposal would exacerbate an existing safety concern".

Parking and Turning

The LHA considers the proposed parking to be sufficient. As proposed two parking spaces, by a double car garage.

The current internal dimensions are 5.8 x 5.7 meters. The LHA recommends 6 x 6 meters.

Once increased the LHA is satisfied that the sufficient parking proposal is available on the site.

Cycle Parking and Electrical Charging Points

The design and access statement states that a car charging point and bicycles storage will be provided for within the garage. If the garage is to be used for storage, this will take up valuable parking space and it is considered a separate cycle storage unit should be provided for which will be conditioned.

HIGHWAYS CONCLUSION

“The parking allocation complies and the safety of the site comply with T SP1 of the Arun Local Plan”.

The applicant agrees to the recommended conditions & informatives as set in the LHA Consultation letter of 19th May 2021.

SPACE STANDARDS

The dwelling has an internal layout depicting; 2 storey, 3 bedroom, 6 persons. The space standard for this provision is 102sqm. The provision provided will measure 207.3 sqm and complies with the guidance.

482sqm external amenity space is provided and this is acceptable exceeding the guidance.

The standards provided comply with D DM2 of the Plan and with HB of the Aldingbourne Neighbourhood Plan.

BIO DIVERSITY NET GAIN

The application is accompanied by a biodiversity net gain assessment. This was assessed by the Councils ecologist who did not object subject to conditions to secure various protection, mitigation and enhancement measures. The document provided includes measures that will be used which includes the use of bat boxes, a lighting scheme to ensure it does not disrupt commuting routes, bird boxes, raised height fences to allow for hedgehog movement. The use of the green roof to the rear addition will also support biodiversity net gain.

The dwelling is considered to retain a sufficient distance to biodiversity corridors at the front and rear that there will be no adverse impact.

The scheme provides details of biodiversity net gain and is in accordance with the ALP policy ENV DM5 and ANP policy EH2. The proposal is within 12km of the Singleton and Cocking Tunnel SAC with protected bats. Ecology have requested a further bat survey to assess bat activity at the site - this is awaited.

IT SHOULD BE NOTED

The Bio Diversity Conditions are acceptable by the Applicant:

Condition – 6

No external lighting shall be installed on site until plans showing the type of light appliance,

the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Condition – 7

Any on site brush piles, compost and debris piles which could provide shelter areas and hibernation potential for hedgehogs must be removed outside of the hibernation period mid- October to mid-March inclusive. The piles must undergo soft demolition. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Condition – 10

Prior to first occupation, the biodiversity enhancement measures listed within 'biodiversity net gain assessment' 0-061-BNG June 2021 must be provided and retained in perpetuity. These refer to

- The addition of Bat Boxes
- The addition of Bird Boxes
- The creation of a hibernaculum to southern corner of the site
- A sparrow terrace integrated within the eastern elevation of the dwelling.
- The installation of hedgehog nesting boxes

FLOOD RISK AND DRAINAGE

The Councils drainage engineers raise no objection to the principle of the development in respect of surface water drainage and has requested a condition be included, minus the need to include testing which has already taken place and complies with relevant criteria.

IT SHOULD BE NOTED

The Flood Risk & Drainage Conditions are acceptable by the Applicant:

Condition – 3

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

TREES

The Councils Tree Officer has not responded and in the absence of comments, it is difficult to justify a refusal on tree grounds.

The proposal complies with relevant policies ENV DM4 of the Arun Local Plan and EH6 of the Neighbourhood Plan.

RESPONSE TO OBJECTIONS

3 x Objections

OBJECTION – 1

Aldingbourne Parish Council - objection

- The site falls outside the built up area boundary.
Incorrect the site falls within the built up area boundary.
- It would fail to integrate with the surrounding character of the area.
Contrary to the Planning Departments Recommendation which confirms the application is compliant to the Key Planning Policy Principles of the Arun Local Plan & Aldingbourne has a Neighbourhood Plan.
- It fails to demonstrate biodiversity net gain.
Contrary to the Planning Departments Recommendation which confirms. The dwelling is considered to retain a sufficient distance to biodiversity corridors at the front and rear that there will be no adverse impact.
- No provision to mitigate climate change.
The Councils drainage engineers raise no objection to the principle of the Development in respect of surface water drainage and has requested a condition be included, minus the need to include testing which has already taken place and complies with relevant criteria.

OBJECTIONS 2 & 3

2 objections received from nearby occupiers.

- D&S fails to comply with EH2, EH10, EH11 of the Neighbourhood Plan.
- *Contrary to the Planning Departments Recommendation which confirms the application is compliant to the Key Planning Policy Principles of the Arun Local Plan & Aldingbourne has a Neighbourhood Plan.*
- No provision for flint walls.
The front boundary walls exist and not subject to new Development
- A footpath should be installed to ensure pedestrian safety along the road.
- *Contrary to “WSCC in its role as local Highways Authority (LHA) – Raises no Highways Safety Concerns for this Application”.*
- Fails to demonstrate there will not be significant harm upon biodiversity.
Contrary to the Planning Departments Recommendation which confirms. The dwelling is considered to retain a sufficient distance to biodiversity corridors at the front and rear that there will be no adverse impact
- The position of the access is dangerous to users.
Contrary to “WSCC in its role as local Highways Authority (LHA) – Raises no Highways Safety Concerns for this Application”.

RECOMMENDED CONDITIONS

It should be noted that the applicant agrees to the recommended conditions as listed with the Planning Officers Report.

PLANNING OFFICERS RECOMMENDATION TO APPROVE

In the absence of adverse harm, the application has been recommended for approval subject to the listed conditions and informatives of the Planning Officers Report, which the applicant respectively agrees.

Should further surveys be conditioned, we request that the time limit of 14 days be extended to one month for any further survey to be commissioned and issued, due to the month of August 2021 being the holiday season, where consultants may not be readily available.

We thus encourage the Planning Committee and Chairman to Recommend the Application for Approval, subject to the Planning Officers recommended Conditions.

NOTED SUPPORTING INFORMATION

MAP OF ARUN LOCAL PLAN - LOCATION BOUNDARY OF BUILT AREA **(THE RED DOT INDICATES THE SITE LOCATION)**

