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APPLICATION SUMMARY AND HIGHLIGHTS

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Lidsey Road, (Land at Woodgate), Westergate



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The purpose of the Application Summary and Highlights document is to inform the reader of the application as a whole. The site represents an excellent opportunity to provide a sustainable form of development establishing a new community with a mix of dwelling types, sizes and affordability together with employment space, communal gardens, allotments and car parking.

The application was subject to early engagement with Arun District Council and the application addresses those concerns raised to present an application which complies with both National and Local Plan Policy.

In establishing a new community on the site, the development has sought to compliment the existing character and appearance whilst understanding and appreciating concerns which are often raised regarding aspects such as car parking and traffic. The scheme has therefore fully embraced Adopted Policy to provide sufficient car parking for the development so as to not put additional pressures on the surrounding network.

Planning history within the Local Authority has concluded that where there is no identified 5 year supply, applications for housing scheme should be considered in the context of a presumption in favour of sustainable development. The National Planning Policy Framework also recognises that, in rural areas, housing should be located where it would enhance or maintain the vitality of rural communities.

National Policy therefore fully embraces that housing being provided in rural locations should give careful consideration to how the development would benefit rural communities including the use of local facilities.

The Council previously undertook studies to identify where development could be accommodated to meet its required housing numbers. The site in question was identified as one suitable for development subject to addressing the access to services and facilities regarding the train line which dissects the village.

The summary below sets out the numerous supportive statements and reports which have been provided with the planning application and summarises the conclusions.

Affordable Housing

The site delivers 30 units and is therefore liable for the provision of Affordable Housing. The development therefore includes 10 affordable units in accordance with policy requirements.

Ecology

The site was subject to an initial ecological overview which identified that the site could serve protected reptiles. As a result, a further in depth survey was undertaken which concluded that there was no evidence of reptiles.

Trees

The development results in only removal of three trees, a hedge and two small sections of the coniferous treeline.

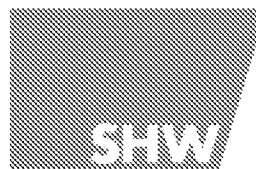
The supportive tree survey concludes that existing trees can be retained and protected during the construction process.

Access and Parking

As already mentioned, we understand that local communities can often become concerned by the potential impact of development within a village setting on access and car parking. The accompanying Transport Statement confirms that the number of additional vehicles coming from the site will have a negligible impact on the wider network. Essentially, the development generates very little traffic during peak hours. Furthermore, the development provides for sufficient car parking in line with planning policy requirements.

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Whilst concerns were raised early on regarding the train line which dissects the village and the result, of which, could force residents of the new development to travel in their car south to Bognor Regis, a detailed assessment has been undertaken. This identifies that the level crossing closes three times per hour in each direction (6 in total). The amount of time that the barrier closed represents approximately 34 seconds and therefore is approximately 3 minutes in every hour.

Flood Risk

The site does not fall within a flood zone and a suitable drainage strategy has been presented which results in no impact on the surrounding network.

Whilst the above summaries the supportive reports and surveys for the application, it is also helpful to identify the key facts and figures that come out of the application. These are summarised as follows:-

- Site size: 1.53 hectares
- Unit Numbers: 30
- Dwelling mix: 10 x 3 bedroom houses; 4 x 4 bedroom houses; 4 x 3 bedroom apartments; 8 x 2 bedroom apartments; 4 x 1 bedroom apartments.
- Number of affordable units: 10 units
- Affordable housing mix: 2 x 3 bedroom apartments; 6 x 2 bedroom apartments; 2 x 1 bedroom apartments.
- Density: 19.6 dwellings per hectare
- Number of car parking spaces: 56
- Number of cycle parking spaces: 1 per 1 and 2 bedroom units and 2 per 3 bedroom units.

The development provides a sustainable form of development providing a mix of dwelling types, sizes and affordability. This is fully embraced within Planning Policy set down by Arun District Council. National Planning Policy identifies that development in rural areas can be acceptable and there is a real emphasis towards developments such as this providing a suitable local benefit. In particular, with regards to access to local facilities such as pubs and shops. These lifelines of local villages are often lost due to limited populations or residents making use of them. A development of 30 dwellings increases numbers of people that would likely to use the spaces.

The development has been carefully considered both against Planning Policy but also from a community perspective.

The development has introduced a working hub to encourage work from home as well as introducing aspects such as communal garden spaces and allotments.