

PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

PLANNING POLICY DEVELOPMENT PROPOSALS

PLANNING POLICY

VALIDATION

This application provides all of the required information as part of the National and Arun Council's Local Requirements. The application is considered a detailed planning application and therefore documents are provided with reference to the Councils validation checklist.

LOCAL POLICY

The site is located in the residential area of Woodgate on the eastern fringe of the Settlement area and has an established residential use. The nearby village of Westergate provides a local convenience store, public house and local primary school, and lies conveniently between the centres of Chichester and Bognor Regis, with their more comprehensive shopping and leisure facilities. The land, including surrounding area, forms part of a wider housing allocation (SD5) following the adoption of the new Local Plan in July 2018. The plans sets out to deliver 2,300 dwellings to the area, to be delivered during the plan period.

NATIONAL POLICY – NPPF

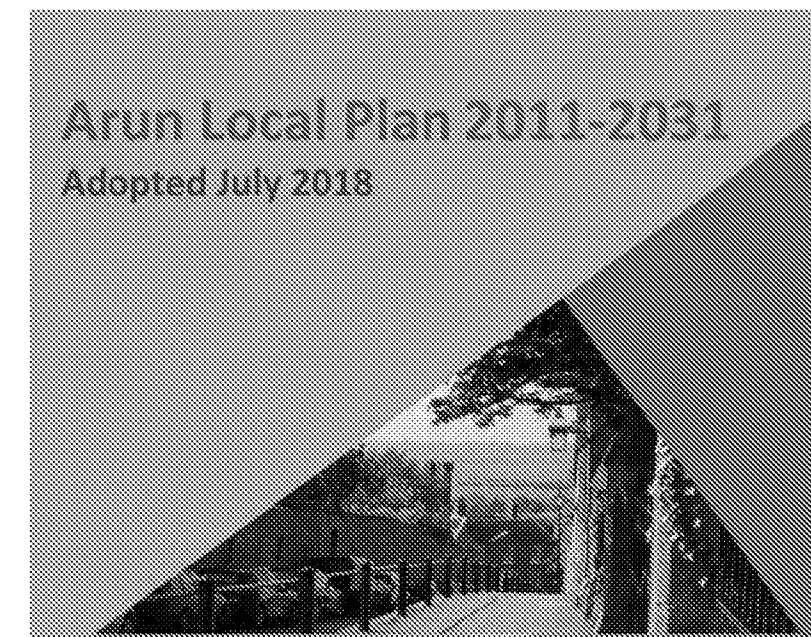
National planning policy is set out in the National Planning Policy Framework 2012. The government published the revised National Planning Policy Framework (NPPF) and its supporting documents on 24th July 2018. Below are key points of particular relevance to this application:

Government policy is a material consideration that is capable of over-riding policies in the development plan. Paragraph 67 of the NPPF requires Local Planning Authorities to identify a sufficient supply and mix of the sites, taking into account their availability, suitability and likely economic viability, to provide specific deliverable sites for years 1 – 5 of the plan period and broad locations for growth for years 6 – 10. We are now in year 8 of the plan period and broad locations, SD5 (allocation) should be delivering housing.

Paragraph 73 of the NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement. Arun District Council are currently unable to demonstrate a five year supply of deliverable housing sites in accordance with this requirement. The 'tilted balance' set out in paragraph 11 (d) (ii) of the NPPF is therefore engaged and planning permission for housing should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this framework taken as a whole.

The applicant considers their proposal is in accordance with the policies of the Development Plan. Any conflict must be balanced against the pressing need for new housing to be delivered across the District and the test of NPPF paragraph 11.

There is a pressing need for the delivery of new housing in the area and planning policy acknowledges the important contribution that small and medium sizes sites, such as this, can make to meeting the housing requirement, as identified in paragraph 68 of the NPPF.



National Planning Policy Framework

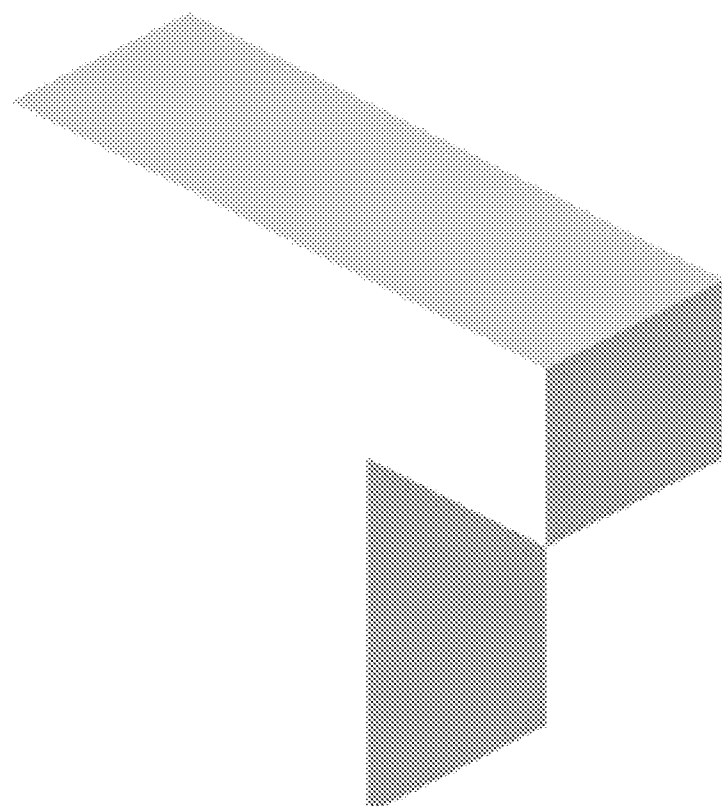
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DEVELOPMENT PROPOSALS



THE DEVELOPMENT PROPOSALS

Site, Size, Location and Assessment of the Immediate Area

The site is located to the south of Oak Tree Lane which is a country lane road and lies between a previous housing development and the donor property Ryefields Farm. The land is a level field which forms part of the retained properties garden and is used for some livestock grazing. The western boundary separates the existing development with the site and is well screened with mature trees, the majority of which will be retained, including new planting, to maintain and enhance the existing character. The layout of the new development has specifically taken into account the format of neighbouring housing stock and provides a logical continuation to the street scene.

The land is approximately 3.277 m2 (0.32HA/0.81acres) and situated in the predominantly residential area of Woodgate on the eastern fringe of the settlement boundary. Westergate village provides a local convenience store, public house and local primary store with the more comprehensive facilities provided in the centres of Chichester and Bognor Regis. The nearest railway station is located in nearby Barnham, providing links into London Victoria.

The land forms part of a wider housing allocation following the adoption of the new Local Plan in July 2018 which sets out to deliver 2,300 dwellings to the area, to be delivered during the plan period. This specific site is being supported by a small house builder to provide much needed housing to the borough in the short term, which is supported under the new NPPF 2018.

SOCIAL AND ECONOMIC FACTORS

The site is an established and sustainable residential area within walking distance of Barnham railway station and local facilities within Westergate village. There is a wealth of shopping facilities in the centre of Chichester and Bognor Regis.

INVOLVEMENT

Residential use is already established here. No public consultation has been carried out to date. Pre-application advice was sought from Arun District Council on the original application but due to a back log of applications, the council were suspending the service. Given the lengthy discussions during the first application including detailed officers report following its refusal, pre-application advice has not been sought. Discussions were held with the Consortium promoting the delivery of Strategic Site Allocation SD5 as requested by the Planning Officer following the issue of an Illustrative Master Plan (Ref: 00605B SK 008). This is the only available reference guide to the strategic site proposals with no specific proposals for the application site, only residential with a local access road running parallel to the railway. The proposed development is consistent with this land use and pattern and there is nothing contained in the illustrative master plan or identified by the promoters of the strategic allocation that would amount to evidence of being prejudicial to the preparation and implementation of the wider development.

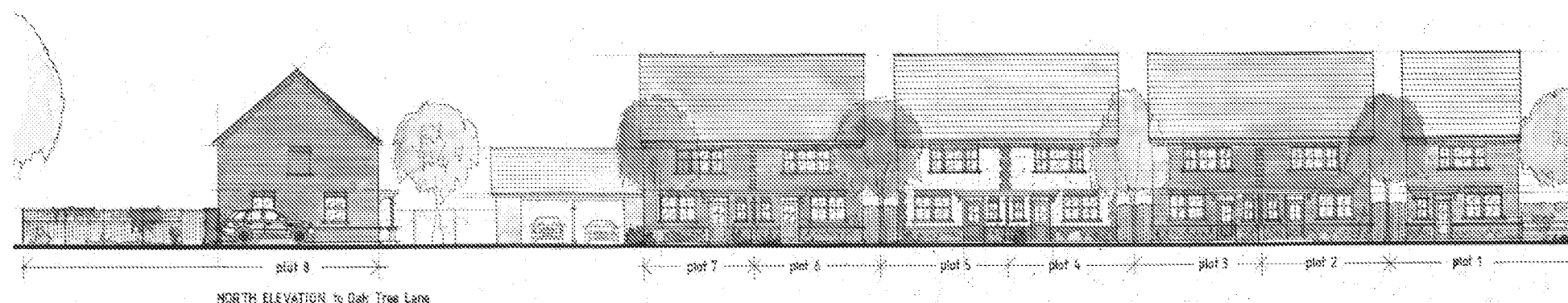
DESIGN

The general principles of the scheme and its design were formed from consideration of the previous application refusal, existing pattern of development in the area, the layout and style of properties adjacent and the context of the site and it's various constraints.

The layout of the development follows the linear format of the development to the west. The proposal is for three and four bedroom detached and semi detached houses of two storeys. Ten units are proposed in a mix of three four bedroom detached houses; one detached three bedroom and three pairs of semi detached three bedroom houses. The first 'block' is sited parallel to Oak Tree Lane and has been re-located further away from the lane (including new access road) than the previous application, to address concerns raised by the tree officer. In addition, the attached garage to plot eight has now been removed and replaced with surface parking which further improves impact upon trees. This section comprises the single detached three bedroom house and three pairs of semi detached houses. The units have been reduced in size as a result of the relocation mentioned above, including a reduction to a more traditional two storey house, with elevations simplified. The design of the elevations is based on classical 'Georgian' inspired themes and symmetrical layout with sash style windows, soldier brick lintels and simple dentil courses to eaves. This arrangement coupled with variation of materials such as mellow and contrasting brick and render with brick detailing, provides a variation between units to provide individuality and character, together with a related theme conducive to the rural location.

The detached properties are sited in a north to south arrangement backing onto the east boundary and follow the 'family' of design and materials. They in effect "turn" the corner and provide a "rounding off" of the development, in front of the donor property being retained. The development has been designed to be low key with design components symmetrically arranged in simple form with pitch roofs. The reduction in content and scale reduces impact on the location and provides a transition from the existing developments to the present character of the area beyond.

Street scene elevation



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DEVELOPMENT PROPOSALS

USE

The existing use of the site is in residential use, as is the proposed use.

AMOUNT

The amount of development is determined by its location and size of plot and constraints around the building. The proposed units are all designed to be three and four bedroom, with the detached properties having either a detached or attached single garage.

The total amount of accommodation (excluding garages) being proposed is:

Plot 1 -	three bedroom detached with surface parking	97sqm (1,044 sqft)
Plot 2 -	three bedroom semi detached with surface parking	97sqm (1,044 sqft)
Plot 3 -	three bedroom semi detached with surface parking	97sqm (1,044 sq ft)
Plot 4 -	three bedroom semi detached with surface parking	97sqm (1,044 sqft)
Plot 5 -	three bedroom semi detached with surface parking	97sqm (1,044 sq ft)
Plot 6 -	three bedroom semi detached with surface parking	97sqm (1,044 sqft)
Plot 7 -	three bedroom semi detached with surface parking	97sqm (1,044 sqft)
Plot 8 -	four bedroom detached with surface parking	112.5sqm (1,211sqft)
Plot 9 -	four bedroom detached with separate car port	112.5sqm (1,211sqft)
Plot 10 -	four bedroom detached with separate car port	112.5sqm (1,211sqft)

Amount of built form removed to facilitate development:- 20.32sqm (218sqft)

LAYOUT

The layout of the proposed units has been carefully considered to balance the existing site constraints and to compliment the linear format of the 90’s style development to the west, but set slightly further back due the angled frontage and access road. This arrangement has been re-located further away from the lane than the previous application, including new access road and parking, to provide a greater separation distance from Oak tree Lane’s associated trees, following comments from the tree officer. The existing development in the Lane and the proposed site are separated by a small grassed area, including screening from existing trees along the front section and new hedging along the immediate side boundary, next to plot 1.

The main block of housing units are situated parallel to Oak Tree Lane with the secondary element positioned in a north to south arrangement, backing onto the eastern boundary.

Vehicle and pedestrian access will be provided off Oak Tree Lane, utilising the existing wooden gate entrance to the field to the north west. The new access road will provide an entrance of 6mts in diameter, including a further grass Crete area to further improve access in terms of manoeuvring for larger vehicles such as Refuse and Fire Engine. The access road then drops down to 4.8mts along the main ‘block’ frontage, including the north to south arrangement. The new road is to be tarmacked and will service the proposed units, associated surface parking (by way of block paviour markings) and new car ports, including the provision of a more traditional turning head for refuse and fire engine vehicles. Refuse bin and cycle stores for individual properties are located within the rear curtilage of the plots, with plots nine and ten situated within the car ports. Bin collection points are located either side of the new entrance for easy access to Oak Tree Lane.

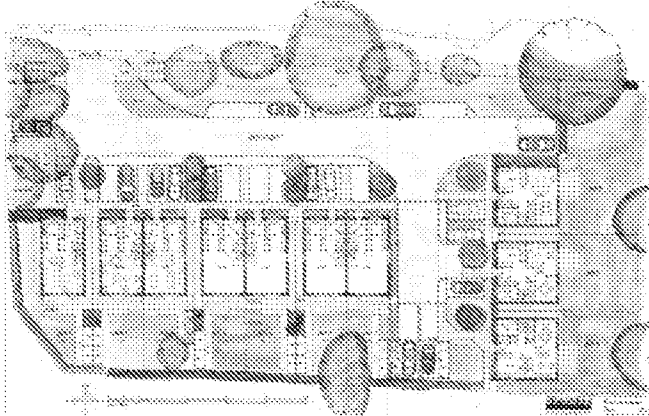
The proposed units provide separation distances between dwellings which mimic the existing housing stock in Oak tree lane to the west, including garden sizes. Trees have been retained on site where possible to maintain the existing character and provide an established feel and new planting of trees on the frontage of the proposed units (between parking areas) will break up the hard standing areas and increase biodiversity and the verdant feel of the site. The layout has been carefully considered to protect and maintain privacy and amenity of future occupiers as well as existing properties.

Policy HP2 of the Local Plan requires proposals for the strategic site allocations to be comprehensively planned and to have regard to a Masterplan endorsed by the LPA. The only Masterplan currently available is Drawing No 006058. SK008 produced by the Consortium promoting the delivery of SD5. A further layout is believed to be in preparation. One of the members of the Consortium Cala Homes has submitted a planning application for 101 dwellings (AL/15/17/OL) on land to the east of Westergate which is awaiting determination. Turnbull Land have considered these documents/proposals in preparing their revised scheme in terms of their relevance to the proposed development of this site. It is concluded that on the basis of available evidence there is no conflict between the various proposals.

In addition, Turnbull land have also considered comprehensive master planning in terms of consideration to pedestrian and cycle connectivity between the existing residential development and the future strategic allocation. This shall be achieved along Oak Tree lane and if required, there is suitable space between plot one and the adjoining dwelling No 24 Oak tree lane, to provide a connection to the south if required.

Please refer to the Planning Policy matrix accompany this application for further details on specific policies relating to the Strategic Allocation requirements.

Site plan



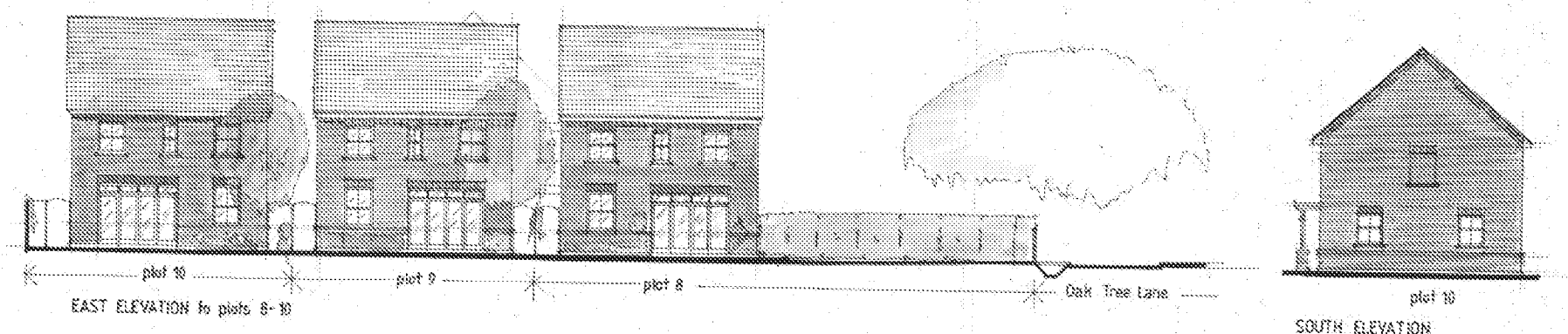
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DEVELOPMENT PROPOSALS



West Elevation

SCALE

The proposed buildings have been considered holistically and are in keeping with the neighbouring properties and in line with the local character. The information provided gives precise detail on how the designs are suitable in scale and height for their setting.

The houses are traditional two storey and have been designed to be low key with design components symmetrically arranged in a simple format with pitched roofs. This is consistent with the existing properties along Oak Tree Lane to the west. The reduction in content and scale reduces impact on the setting and provides a transition from the existing developments to the general character of the area beyond. The massing of the proposed units and plot densities is also akin to existing stock in Oak Tree Lane and the wider area, which is predominantly established semi detached and detached housing, set in modest size plots.

APPEARANCE

Elevations have been prepared to illustrate the schemes appearance and suggested materials are listed on the application forms. The design is traditional in form and style and the coloured street scene provided demonstrates the design intentions here.

The design of the elevations are based on classical 'Georgian' inspired themes and symmetrical layout with sash style windows, soldier brick lintels and simple detail courses to eaves. This arrangement, including variation of materials such as mellow and contrasting brick and render with brick detailing, allows variation between units to provide individuality and character. This design provides a related theme conducive to the rural location.

LANDSCAPING

Specific landscaping detail will be submitted through the discharge of conditions, including types of planting and species. However, we have shown on the site plan how we intend to provide a positive setting and one that integrates the proposed development within the existing street scene and residential layout.

The north boundary will retain its post and rail fence, apart from the side boundary of plot 8 which will provide a new 1.8m hedging, including 1.3m post and rail fence, for security and further screening along Oak Tree Lane. A new 1.8m close board fence will be provided to the remaining boundaries, apart from the new joint boundary with the donor property which will consist of a 1.8m close board fence topped with a 400mm trellis. The private rear and side gardens will be laid to lawn providing good amenity space. Hedging and tree planting has been strategically placed on the front of the proposed properties, including side of plot 7 as the access road turns a corner, providing a buffer to the hard standing areas. New hedging is also proposed to the side and rear of plot one, as well as retained hedging to the rear of plots two to seven. Soft landscaping has generally been introduced wherever possible including the retention of existing mature trees to maintain the character of the area and provide good amenity space and break up the overall scheme to help incorporate into the existing landscape.

ACCESS

The site is directly accessed from Oak Tree Lane which is un-adopted highway with a marked 5 mph speed limit, currently servicing a number of existing dwellings, including the retained donor property Ryefield Farmhouse. A new vehicle and pedestrian access will be provided off Oak Tree Lane utilising the existing wooden gate entrance to the field to the north west. This entrance will provide a width of 6mts, with an additional grass Crete area for larger vehicles such as refuse and fire engine, dropping down to 4.8mts along the main 'block' frontage, including the north to south arrangement (which includes an amended and more traditional turning head for larger vehicles), servicing the individual units and associated parking. The scheme will provide a total of 26 parking spaces as required under the supplemental planning guidance under policy GEN12. The majority of units are capable to be used for wheelchairs, with visitors spaces providing the most logical positions. PART M- The buildings have been designed in accordance with M4 (1) of the building regulations for visitable dwellings as required.

Pedestrians and cyclist access specifically will be along Oak Tree lane which has footpaths on both sides up to the turning head, which lies approximately 11m to the west of the application site boundary. The private unmade track that extends beyond the turning head runs along the full length of the application site frontage, serving Ryefields Farmhouse and the converted farm building beyond. Currently, pedestrians and cyclists would utilise the proposed service road within the development site as a shared surface and then walk along the unmade track for a length of approximately 11m to reach the footpath in Oak Tree lane. The unmade track fronting the proposed development will remain but given the very low level of traffic, the straight road with good visibility, the speed restriction and short distance involved, it is not considered to raise any significant highways hazards. This clarifies the position in relation to refusal reason 2.

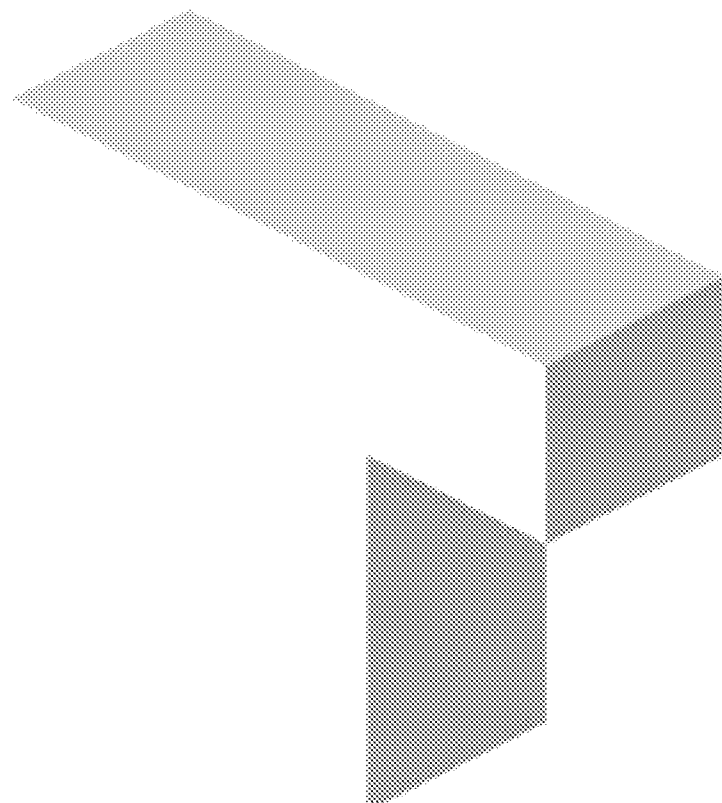
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OTHER MATTERS



Access (continued)

In terms of refusal reason 3 on the previous application, Fire Appliance access, egress and turning vehicle tracking provided with this new application submission has been undertaken with vehicle details supplied directly from West Sussex Fire and Rescue Service. As for refuse vehicle access, egress and turning, Turnbull were originally provided a vehicle size by Planning Officer Claire Potts which was based on another application that was presented at that time. This was following comments received from the Highway Authority that the vehicles used were deemed too small. It was confirmed at the time, that Claire Potts would get back to Turnbull and confirm this was the correct vehicle to utilise for the tracking. No confirmation was ever received. Following this, further details were received from Planning Officer Raymond Cole providing details of a 12m long refuse vehicle. The details supplied were insufficient to be able to build the vehicle software.

Therefore, the applicants Highways Consultant Sarnlea Ltd carried out their own research which identified a nearby major housing development referred to as “The hedgerows – Westergate” (Ref: AL/3/19/PL) for which Taylor Wimpey used a 9.86m refuse vehicle for their tracking. This tracking was presented to WSCC for consultation in their capacity as Highway Authority as part of that application and provided comments which are available under this planning reference number which quotes the following: “Vehicle tracking for a refuse vehicle has been provided and is accepted”. This is the standard size of refuse vehicle our highways consultant would normally expect to apply. The tracking provided with this new application has been based upon this standard size refuse vehicle which has been publicly accepted by both WSCC Highways and Arun Council.

Notwithstanding any of the above, refuse collection could simply take place along Oak Tree lane as per the existing arrangement with the retained property Ryefields Farmhouse, without a refuse vehicle being required to access the site.

OTHER MATTERS

REFUSE AND RECYCLING

Dedicated bin store collection points for the storage of refuse and recycling facilities are provided either side of the new access point (please refer to site plan). There is also individual bin stores for each property including cycle storage, within the rear curtilage of each property, with the exception of plots nine and ten to be included within their respective car ports.

HISTORIC ENVIRONMENT SEARCH

We are not aware of any heritage assets or the likelihood of any archaeological merits on the site. A HER (Historic Environment Search), including maps and reports, were carried out within a 1km radius of the site by West Sussex County Council which accompanies this application.

NOISE ASSESSMENT

The site is not located adjacent to an ‘A’ classified road or a railway, therefore a noise/extraction assessment is not required as per validation requirements. The land is located on a relatively quiet residential road with the nearest dwelling being approximately 65m away from the railway. The mature trees on the frontage also provide good screening and there is minimal noise with infrequent trains passing.

SECURED BY DESIGN

The scheme has been developed in accordance with the general principles of Secured by Design.

CONTAMINATED LAND

From inspections of the legal title deeds and historical maps, it is clear that the site has been in residential use for many years and there is no reason at this stage to suspect any abnormal contamination issues.

BIODIVERSITY AND ECOLOGY

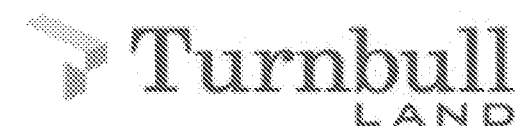
The proposed scheme only involves the removal of two existing small outbuildings and with the exception of the removal of a handful of smaller trees, the scheme will be built on a regularly mown grassed area. A Phase 1 Habitat Survey has been carried out and accompanies this application submission. No important or protected animal life or planting have been identified on the site that would affect the proposals. Enhancement opportunities are set out within the survey.

The strengthening of the boundary treatments and a landscaping scheme involving native species will help to increase the biodiversity of the site. With regards to trees, the independent tree report states that:- “although a number of trees will be removed to enable the proposed development, they are either small, garden scale trees or trees of poor quality with limited amenity value”. The larger boundary trees will be retained and will continue to provide important screening to the site. New tree planting will also be provided on the frontage of the proposed properties further integrating the site, improving the species diversity and age range of trees in the local area as well as enhancing the tree cover on the site.

TREES

An independent tree report provided by Canopy Consulting is provided with this new planning application which takes into account the adjustment to the road and parking area being pulled away from the main trees on Oak Tree Lane, to further address concerns raised by the tree officer on the original application, including refusal reason 4. The report demonstrates the very minor impact this application has on trees and protection measures to the retained trees. The majority of boundary trees are being retained and the site plan shows how this can be further enhanced with new planting. Although a number of trees will be removed to enable the proposed development, they are either small garden scale trees or have limited amenity value.

It is demonstrated within the report that the scheme is acceptable, providing the appropriate protection measures and construction techniques are adhered to.



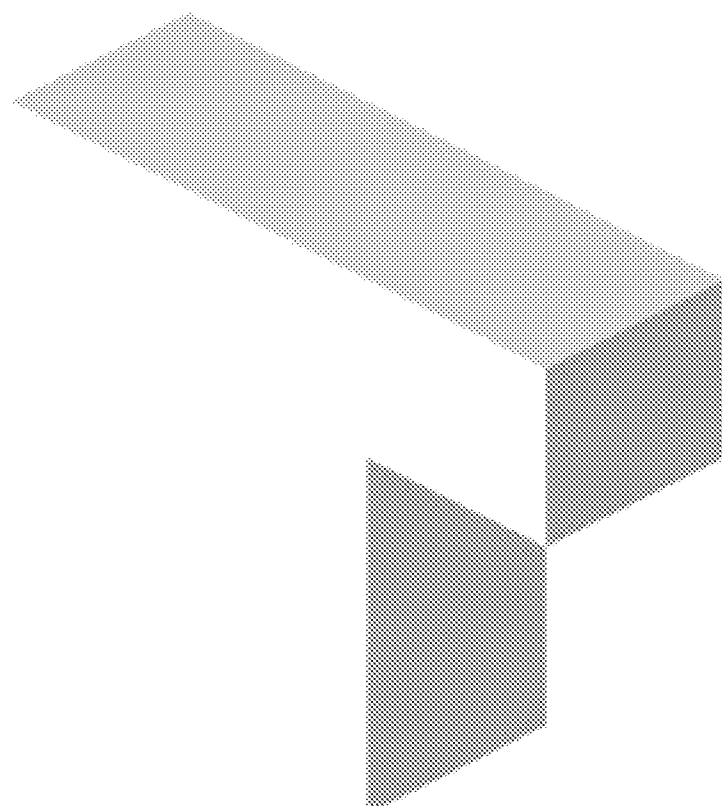
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CONCLUSION



OTHER MATTERS (continued)

SUSTAINABILITY

We are conscious of the importance of sustainability in modern development. It has been demonstrated that the site is in an established settlement close to road and rail transport and all major facilities are located within nearby Bognor Regis and Chichester, therefore sustainable and accessible. The houses will incorporate energy efficient measures within the design and construction which will include:-

- High standards of insulation in excess of current building regulation requirements
- Low energy glazing to all windows • A or A+ rated electrical appliances
- A or A+ rated heating plant and appliances
- Low energy light fittings and solar powered external lighting • Aerated taps to basins and baths
- Reduced flow rated showers (9 litre/min or less) • Dual/low flush wc's
- All construction materials will be durable and low maintenance. • All timber will be from sustainable sources certified by the Forest
- Materials will be sourced as locally as practical to minimise carbon emission.

RENEWABLE ENERGY

Turnbull are committed to providing buildings with good all round energy efficiency. Policy ECC SP1 and SP2 of Local Plan 2018 requires that all new residential development will be expected to be energy efficient, and to meet 10% reduction for all major developments. We propose to employ high standards of energy efficiency and efficient water use within this development. Some of these measures are listed above and it has already been confirmed within the officers report on the previous application that the proposals could comply with these policies through a suitably worded condition.

DRAINAGE MITIGATION STRATEGY AND ASSESSMENT OF FLOOD RISK

The site is not at risk from flooding from rivers or the sea and is at low risk from surface water flooding, but is at high risk from ground water flooding. Therefore a drainage strategy is provided with this new application. The strategy covers flood risk and an assessment of surface/ground water drainage, providing some potential mitigation measures. It must be recognised however that mitigation of surface/ground water drainage is very much dependant upon detailed ground investigation and soakage tests. These would be carried out at detailed design stage. Where possible, Turnbull will always seek to prioritise sustainable drainage systems where soakage rates allow. The site is also located within the Lidsey Treatment Catchment Area and mains foul sewer connections are available within Oak Tree Lane which has sufficient capacity for the proposals. A full assessment can be carried out at detailed design stage and appropriately conditioned.

PLANNING OBLIGATIONS (S106)

In line with Planning Policy, the proposed scheme would attract contributions towards the infrastructure needed to support the development. This is to be achieved through contributing proportionately to the infrastructure costs associated with the BEW strategic allocation. Turnbull have always been and continue to be, willing to provide a fair and reasonable financial contribution towards the provision of new local services and infrastructure, to the extent that is reasonable in relation to the development project. The draft s106 heads of terms on the previous application were not completed, despite several requests for clarification, and differ from the conclusion within the officers report. The LPA will need to provide full details of any suggested financial contributions to be based on this revised application due to the change in mix.

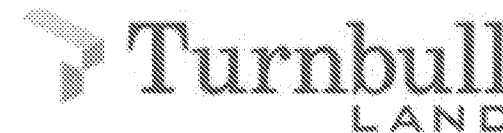
CONCLUSION

The information provided shows how this scheme has been holistically considered to provide ten, well designed homes that fit within their context and provide good internal layouts to suit modern day living. The land has already been allocated as part of a wider area for a large number of new homes under the newly adopted local plan, including a separate designation within the HELAA (Ref:WE6A) to be delivered within 2019/2020. We confirm that this parcel is developable and deliverable now and given its size and positioning, can be developed independent of the wider allocation without causing harm to its delivery. In addition, in comparing the new schemes proposed units to previous, this provides additional smaller units to meet local needs as highlighted within the housing needs survey.

The scheme provides a small, yet important contribution towards the Councils 5 year housing supply and in line with the new 2018 NPPF, it can be delivered in the short term by Turnbull, a small house builder.

In summary, the proposals:-

- Conform with the Illustrative Master Plan including existing character of Oak Tree Lane and the immediate surroundings.
- Allow a more efficient and better use of the existing surplus land, which has already been allocated for housing.
- Enables good quality accommodation in a sustainable location, within a short distance to public transport and local facilities.
- Provides a contribution of ten family houses towards the Councils 5 year housing supply.
- Accord with all main policy criteria

Turnbull
LAND