

Planning Statement

Change of use of land to a community garden, siting of metal shipping container and erection of perimeter fence

Land east of Ivy Lane , Westergate

July 2017

Introduction

This Planning Statement is in support of a full planning application for the change of use of land to a community garden, siting of a metal shipping container and erection of a perimeter fence on waste land to the rear of garages in Ivy Lane, Westergate.

The land is currently waste land which is leased to and maintained by Aldingbourne Parish Council.

The application is for the siting of a storage container for use by allotment holders for the storage of equipment. It will provide a single secure location and stop the rest of the site becoming untidy due to the erection of multiple structures. The land around the container will become a community garden and will have a new 2m high perimeter fence.

The application is supported by:

Site location Plan

Block Plan showing the position of the new unit

Elevations

Fencing specification

Biodiversity Checklist

LVR

Site and Surroundings



The site is located outside the Built up Area Boundary and east of houses in Ivy Lane ; west of Eastergate C of E Primary School. To the north of the site there is a mature tree screen and to the south a row of garages. It is currently a piece of overgrown waste land which has been used for dumping of rubbish.

Land to the east is recorded by the Environment Agency as being at low risk of flooding.

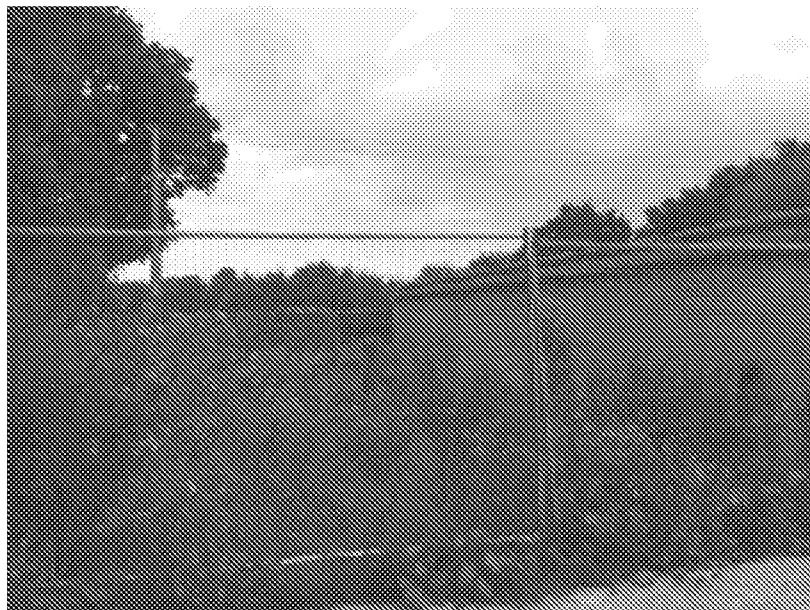
There are public rights of way to the north and east of the site.

There is a biodiversity corridor approximately 64m east of the site.

There are no TPO's on trees on the site.

The site is located within a designated Local Green Space.

The site from the east



Access to the site



Planning Constraints

Arun 2003 Local Plan

GEN2 Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map

GEN3 Protection of the Countryside – constraining development to specific uses and needs

GEN7 Form of New Development – the key design principles of development

Aldingbourne Neighbourhood Plan

Policy EH1 Built up Area Boundary

Policy EH2 Green Infrastructure and Ecosystem Services

Policy EE6 Sustainable Recreational and tourism activities

Policy LC3 Provision of buildings for community use

Policy LC6 Designation of Local Green Space

Policy EH1 Built up Area Boundary

The policy states that development will be permitted where ‘the benefits outweigh the harm’. In this instance the benefits to the community of having a secure lockable storage container would outweigh the small amount of visual harm caused by the siting of the container.

Policy EH2 Green Infrastructure and Ecosystem Services

The nearest biodiversity corridor is 64m away from the proposed container and therefore poses no threat to the corridor.

Policy EE6 Sustainable Recreational and tourism activities

The policy states that 'development proposals that provide facilities for recreation and tourist activities will be supported provided that:

- the siting, scale and design respects the character of the surrounding area, including any historic and natural assets - *the proposed unit will not be dominant in the surrounding area and does not affect any historic or natural assets. The container will be painted green and surrounded by a landscaped community garden.*
- the local road network is capable of accommodating the additional traffic movements - *no additional traffic movements are generated by the proposal*
- adequate parking is provided on the site - *parking is available for allotment users. This proposal will not add to the need for parking.*
- the proposal conforms with other policies of the development Plan - *see above and below*

Policy LC3 Provision of buildings for community use

The policy states that 'provision of buildings for community use will be supported provided that:

their design and scale are in keeping with the local character and;
the impact on the residential amenity is acceptable.

The proposed unit will not be dominant in the surrounding area and does not affect any historic or natural assets or the residential amenity of surrounding properties.

Policy LC6 Designation of Local Green Space

The policy states that development will only be permitted in 'very special circumstances'

In this case it could be argued that the special circumstances are:

- *the need for a facility which will reduce the overall impact of multiple developments;*
- *the community need*
- *the visual improvement of the land which is currently waste land*

Summary

The application is for the siting of a metal container for use by allotment holders for tool/equipment storage. It will be sited with no impact on special biodiversity features and with minimal impact on the surrounding area. Its location behind the existing garages will effectively screen it from view. It will be planted with climbing plants to further 'hide' it in the landscape.

It will be for community use and will prevent the build up of an excess of small sheds and buildings which could harm the environment and the visual amenity of the site. The creation of a community garden/ growing area will enhance this otherwise neglected space.

The addition of perimeter fencing will join up existing areas of the same style of fencing.