

Design & Access, Sustainability and Planning Statement:

Site Address: White Lodge, Hangleton Lane,
Ferring, BN12 6PP.

Applicant: Mr & Mrs Harper

Date: 26th February 2020



Nigel Locke Planning Consultant



The Site and Surroundings



The Site

The site forms part of the White Lodge curtilage.

White Lodge is situated at the end of Hangleton Lane and comprises a detached chalet style house, former garage which is now converted to living accommodation for the applicant's disabled son and live in carer. Workshop and storage buildings. Large area of hard surfacing to provide car parking spaces for the applicant's garage and car sales business. There is an area of formal garden and lawned area.

The site is outside of the built-up settlement area of Ferring in an area where countryside policies apply. However as can be seen from the Google images below the immediate area is intensely developed with many residential, horticultural and commercial buildings.

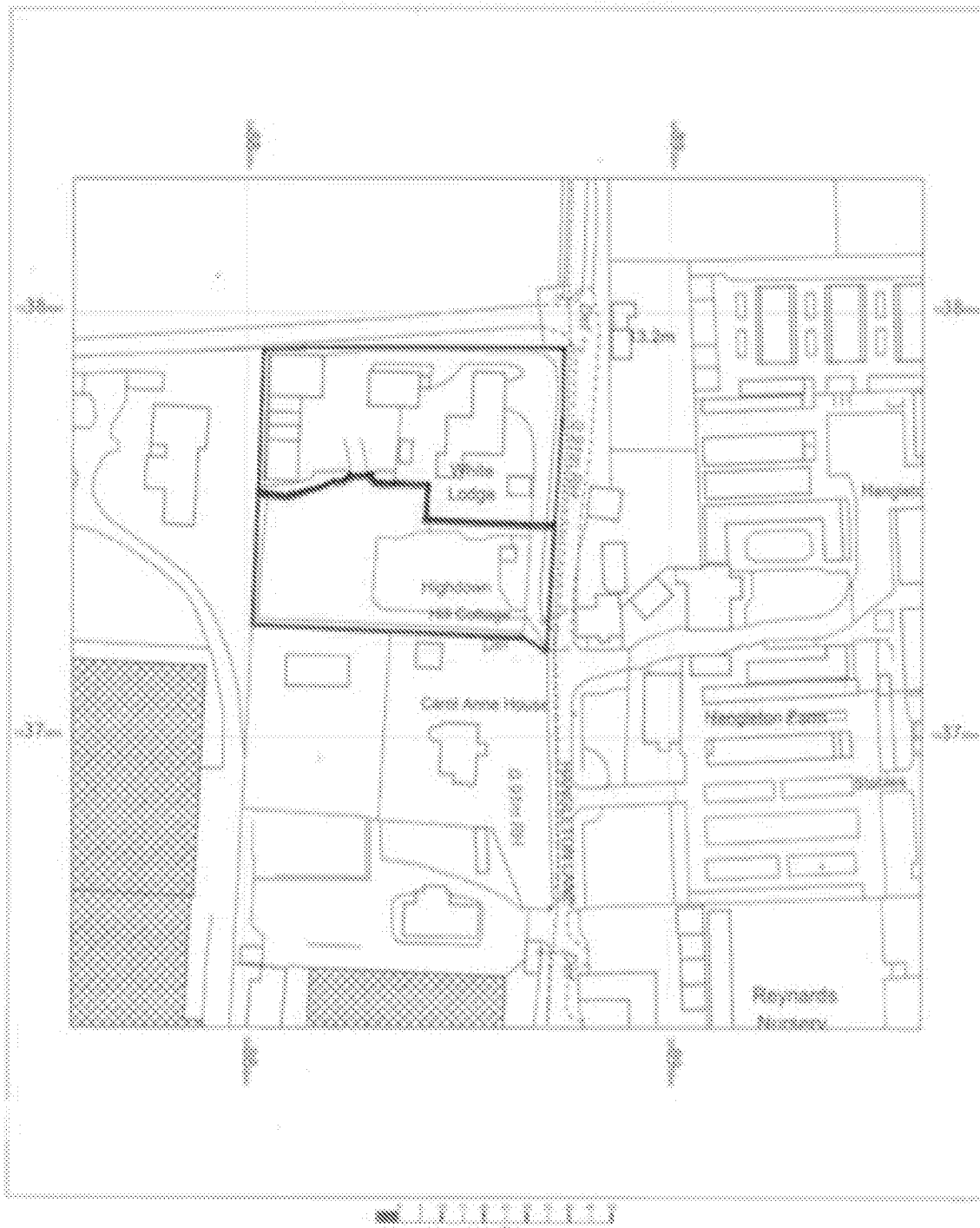






WHITE LODGE HANGLETON LANE

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Site Entrance



Lane to the north of the site entrance

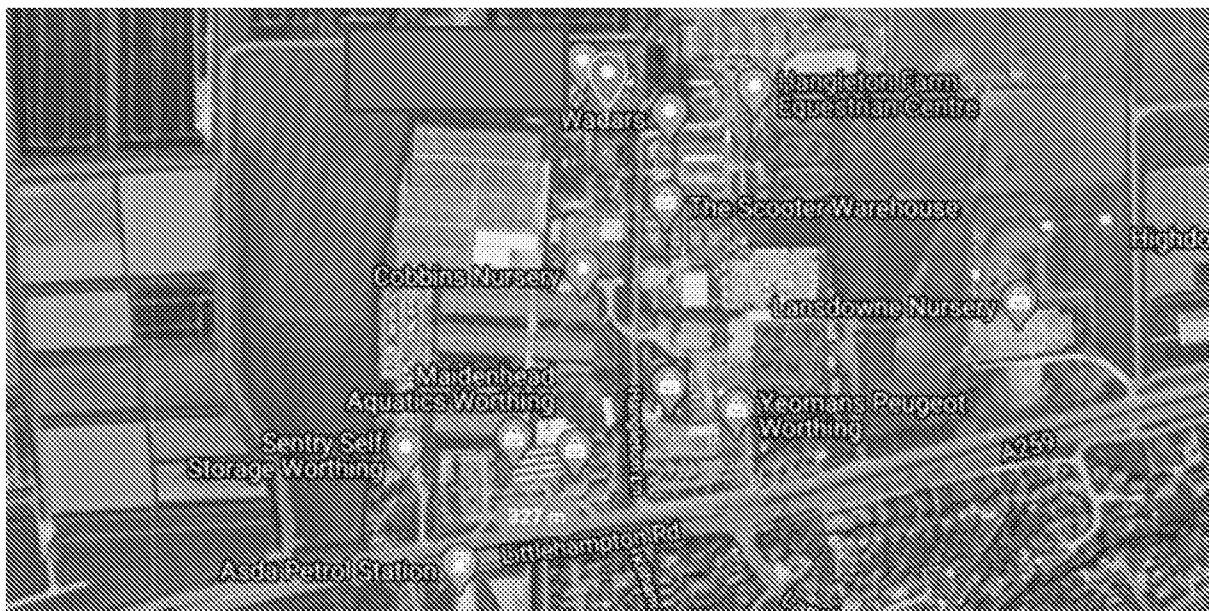


The site is not within the South Downs National Park. It is close to the settlement area boundary of Ferring which is on the opposite side of the A259. Although the north side of the A259 is designated for countryside uses there are extensive commercial and residential infill developments along this part of the A259 including the large Peugeot/Honda Garage situated on the corner of Littlehampton Road and Hangleton Lane.

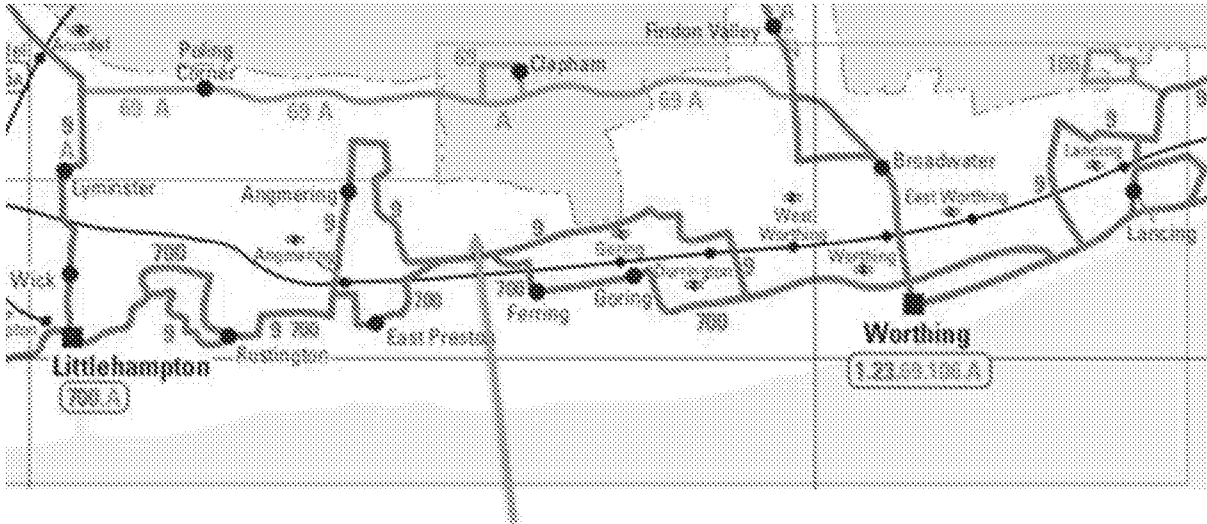
Although the site is within an area designated within countryside policies it should be noted that this is not an isolated site within the countryside. It is in an extremely accessible and sustainable location within easy walking distance of the Asda Superstore, nearby garden centre with retail outlets and a restaurant. The maps copied below show the sites distance from these excellent local amenities. They also show bus stops within easy walking distance of the site with regular bus services to Worthing and Brighton to the east and Rustington, Littlehampton, Chichester and Portsmouth to the west.



Distance from the site to Asda Superstore



Distance from the site to The Highdown Garden Centre



Local bus stops

The Site

Ferring Village Centre with shopping and medical facilities is within about $\frac{1}{2}$ of a mile of the site.

Although there are no footpaths, transport and shopping services will mostly be accessed during daylight hours.

Overall it is considered that the proposal is sustainable in terms of location and transport.

The Proposal

Is to erect a detached low-profile bungalow with attached garage. [REDACTED]

Eco friendly materials and construction methods will be used to contribute to the sustainability of the proposal.

Pre-Application Submission

A pre-application enquiry was submitted under reference PAA/131/19 and the Council's response was dated the 20th December 2019.

A copy of the pre-application response is copied in the appendix to this

statement and I copy below the Planning Officer's conclusion section of the response.

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"CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reason:

By reason of the unsustainable countryside location, the proposal for a new dwelling with unrestricted residential use (i.e. not tied to a agricultural/horticultural etc. use) would be unacceptable in principle. Future occupants of the new dwelling would be likely to rely heavily on the use of a private vehicle. The environmental harm would be likely to significantly and demonstrably outweigh the limited economic and social benefits of a new dwelling in this location. As such, being in an environmentally unsustainable location, the proposals would not benefit from the 'presumption in favour of sustainable development' as set out in the NPPF, which would apply given the Council's lack of a five year housing land supply which renders the countryside policies in the Development Plan out of date. The proposals would also conflict with Arun Local Plan policies T SP1 (a) and T DM1 (a), which supports development which is designed to reduce the need to travel by car, and requires new development to be located within easy access of established public transport services. Additionally, it is in conflict with paragraph 102(c) of the NPPF which seeks opportunities to promote walking, cycling and public transport, and also paragraph 150(b) which requires development to reduce greenhouse gas emissions through its location etc.

In the event of a planning application being submitted, the following comments are made:

1) Design - the design should maintain the character and visual amenity of

the area, and have an acceptable impact on views and light levels within the South Downs National Park.

2) Residential amenity - any roof level accommodation could result in significant overlooking and loss of privacy to neighbouring occupants at 'New House, Cobbins Nursery'.

3) Internal and external space standards - the proposed dwelling appears to meet the national internal space standards and would provide adequate outdoor garden amenity space.

4) Bin storage - bin storage details should be provided at application stage.

5) Car/cycle parking - adequate car parking would be provided to serve the new dwelling, cycle parking details should be provided at application stage.

6) Sustainable construction - a site plan and drawings with details of proposed energy efficiency measures and sustainable construction methods should be provided at application stage.

7) Sustainable Urban Drainage - any future planning application should include a site plan with details of SUDs proposed.

8) Trees - an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' would be required with an application, and potentially an Arboricultural Method Statement (AMS) and Tree Protection Plan (dependent on the findings of the AIA).

9) Land Contamination - the minimum requirement at application stage would be for a Phase I Report (and possibly Phase II Report dependent on findings of Phase I).

10) Biodiversity/Protected Species - there may be a requirement for an Ecology Survey/Report after submission of application. With regard to Biodiversity Net Gain, information on this i.e. proposed measures must be submitted at application stage, prior to determination. Guidance on potential BNG measures can be found on the Natural England website.

11) Crime - consideration should be given in the design of the building and surrounding spaces in relation to crime prevention.

12) South Downs National Park - consideration should be given to the impact on this protected landscape, and the South Downs National Park Authority would be formally consulted to provide comment on the impact of the proposals in terms of views and light pollution.”

With regard to the Council’s comments relating to it being in an unsustainable countryside location, this Design & Access Statement will show that the proposal is not an isolated home in the countryside, it is a site that is easily accessible to local amenities including the Asda Superstore, Highdown Garden Centre (incorporating retail outlets and a restaurant), it is also within easy walking distance of bus stops on the A259 providing frequent services to Worthing and Brighton to the east and Rustington, Littlehampton, Chichester and Portsmouth to the west. It is therefore a site that is located within easy access of established public transport services.

An important consideration for this application was not commented in the Council’s response which is that the new property would be purpose built to [REDACTED]

One of the main parts of the Government’s National Planning Policy Framework relating to sustainable development is to provide socially inclusive communities. This proposal will allow the applicant’s [REDACTED]

Paragraph 7 of the National Planning Policy Framework states that the purpose of a planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

It is considered that considerable weight should be given to the social benefits of this application and that it should be considered on the basis of a presumption in favour of sustainable development in accordance with Paragraph 11(d) of the National Planning Policy Framework.

The 12 paragraphs that the Council set out in their response have been taking into consideration in the preparation of this application as follows.

Paragraph 1- The design and appearance will be of a traditional low profile detached bungalow built to eco friendly construction methods. The secluded site means that it will not be visible within the street scene or any of the public footpaths on the South Downs National Park.

Paragraph 2 - There are no proposals for roof space accommodation and therefore the residential amenity of neighbouring properties will be respected.

Paragraph 3 - Indoor space standards exceed those required under the Government's Nationally Described Space Standards and there will be good sized amenity and garden space to the property.

Paragraph 4 - Bin storage and collection points are shown on the site plan.

Paragraph 5 – Secure car parking and cycle storage is provided by an

attached carport and garage.

Paragraph 6 - A sustainability section forms part of this statement.

Paragraph 8 - A specialist Arboricultural Implications Assessment forms part of the application.

Paragraph 9 - A Phase One Contamination Report is included as part of the application.

Paragraph 10 - Existing hedges and trees will be maintained, so the proposal will have no adverse effect upon the biodiversity of the site or wildlife habitats.

Paragraph 11 - The bungalow will be positioned at the rear of the site giving good surveillance outlook towards the vehicular and pedestrian accesses to the site.

Paragraph 12 – The site is not situated within the South Downs National Park. The site is not visible from any of the public footpaths on the nearby section of park. This low profile building in a secluded location is not considered to have any harmful impact upon the South Downs National Park.

Use

The present use of the site is mixed residential and commercial. White Lodge is a detached chalet style property. To the rear of this are garage and workshop buildings with one of the garages converted for use by the applicant's disabled son.

The proposal will provide a new detached dwelling to be incorporated within the existing residential curtilage of the site and sited well back from the road in the south west corner. This is not a speculative development proposal as the applicants wish to occupy the bungalow as their residence

with another family member taking over the occupancy of White Lodge.

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The layout of the accommodation will serve the

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] as well as

[REDACTED]

his limited mobility will last.

This bungalow is not for build & sale

[REDACTED]

[REDACTED]

Whilst the proposal is a departure from the development plan it is considered that there are strong mitigating circumstances for the need for this accommodation.

The Government's National Planning Practice Guidance

Amount

The internal gross floor area of the bungalow is 212 square metres.

Scale

As the applications plans show the proposed new bungalow will be of a low-profile design with a ridge height of about 5.4 metres and a height to eaves of about 2.25 metres.

It is considered that a bungalow of such proportions will have minimal impact upon the character of the area. No accommodation is proposed in the roof space and therefore there will be no adverse effect upon

neighbour amenity to adjacent properties. The proposal will not be visible within the Hangleton Lane street scene and also will not be visible from the public footpaths on the South Downs National Park.

The proposal is therefore considered to be appropriate in terms of scale.

Layout

Internal Layout

The front entrance will be over a level threshold to an enclosed porch which opens onto an entrance hall [REDACTED]

[REDACTED] To the front there is a combined living room and dining room with full height patio windows. There are also separate windows to the front and side elevations. Therefore, this will benefit from good natural sunlight, daylight and ventilation. There is an open plan kitchen/utility room, three bedrooms and two of the bedrooms have en-suite shower rooms and all have built in wardrobe cupboards.

A door from the utility room leads into the garage and a door from the kitchen leads into the carport, so that shopping etc. can be transferred to the bungalow in the dry. The garage also offers space for secure cycle storage.

It is considered that the property will provide a good standard of accommodation with all main rooms having good daylight and ventilation.

The kitchen, lounge and dining room will have a pleasant outlook over the large front garden area, and this also gives good surveillance as any approaching cars or pedestrians can be seen from the bungalow.

All room sizes and storage space exceed the minimum standards set in the Government's Nationally Described Space Standards.

External Layout

There is a separate double entrance gate giving vehicular and pedestrian access to the new bungalow via the driveway as shown on the site plan.

New parking and turning areas will be provided to the front of the bungalow. The remainder of the front garden is presently laid to lawn and this will be retained and supplemented with additional soft landscaping.

The property will be set 5.5 metres off the rear boundary. The southern boundary comprises a mature hedge and this will be retained as will the timber close boarded fencing to the rear boundary, which will be softened with a raised planting bed.

Excluding driveway and parking areas the bungalow will have an amenity/private garden space of about 903 square metres.

Appearance

The schedule of materials proposed are as follows:

- Elevations – rendered façade
- Windows – grey PVCu plastic or powder coated aluminium double glazed
- Roof – interlocking roof tile (grey) Marley Modern or similar
- Eaves – white PVCu and doul
- Rainwater Goods – black half round guttering with 63mm diameter downpipes

The new bungalow will be of a low profile traditional design with white render elevations, so that it will integrate well within the site as White Lodge also has white render elevations, as do other properties in Hangleton Lane.

Landscaping

The site comprises a hard-surfaced car parking area which is where the new property will be sited.

To the front of this there is an extensive lawned area which will form the main garden area to the property and will be appropriately soft landscaped.

External hard surfaces will be in permeable material to minimise water run-off.

The rear boundary fence will be softened by a new raised bed planting.

Existing trees and mature hedges will be retained. Therefore, protecting existing wildlife habitats.

An Arboricultural Implications Assessment forms part of this application.

Access

The existing vehicular access of Hangleton Lane will be used from there an existing separate gated access road will lead to the new bungalow. The proposal is likely to result in a reduction of traffic movements to and from the site as the area for commercial vehicle parking will be considerably reduced.

The lane already carries a high level of traffic movements due to the many commercial uses in the lane.

The approach to the development and the main entrance door thresholds will be designed to allow ambulant access that will comply with current design standards as set out in the building regulations, 2004 Edition Part M.

[REDACTED]

A bin collection area is shown on the site plan.

This is a self-build project to provide a new lifetime home for the applicants.

Planning Statement

Context

The design and siting of the proposed new bungalow have been considered in the context of its integration with the existing house and buildings on site and its relationship with adjacent properties.

This is a self-build project to provide purpose built accommodation to meet the future needs of the applicants [REDACTED]

The design and layout are considered to be compliant with relevant local and national planning policies. In particular the sustainability of the proposal will contribute to the Governments aims for socially inclusive communities that address the needs for people with disabilities.

Flood Risk Assessment

The site is in Zone 1 on the Environment Agency's Flood Risk Maps for Planning and therefore is in a low risk area with regard to tidal flooding. It is also shown to be in a low or very low risk area of flooding from surface water therefore it is not considered that a flood risk assessment should be required.

Community Infrastructure Levy

This is a self-build project and therefore will be exempt from CIL.

Local Planning Policies

In their pre-app response, the Council listed the policies that they consider to be relevant to this application and these are as follows:

Arun District Local Plan 2011-2031

- C SP1 – Countryside
- HSP1 – Housing Allocation and Housing Requirement
- D SP1 – Design
- D DM1 – Aspects of Form and Design Quality
- D DM2 – Internal Space Standards
- HER DM2 – Locally Listed Buildings or Structures of Character
- QE SP1 – Quality of the Environment
- WM DM1 – Waste Management
- T SP1 – Transport and Development
- T DM1 – Sustainable Travel and Public Rights of Way
- ECC SP2 – Energy and Climate Change Mitigation
- W DM2 – Flood Risk
- SD SP3 – Gaps Between Settlements
- ENV DM4 – Protection of Trees
- ENV DM5 – Development and Biodiversity
- QE DM4 – Contaminated Land
- LAN DM1 – Protection of Landscape Character

Ferring Neighbourhood Plan 2014

- Policy 10 – Sustainable Water Management

- Policy 1A – A Spatial Plan for the Parish
- Policy 7 – Land North of Littlehampton Road, encouraging of existing rural businesses

I would like to comment upon these policies as follows.

The site is not for an isolated home in the countryside. It is situated in an area intensively built-up with agricultural and commercial buildings as well as residential properties. As already outlined in this statement it is in a highly accessible location close to bus routes and local shopping amenities.

The proposal has been carefully designed to create a low-profile eco-friendly build of a traditional appearance.

The proposed new bungalow will have no adverse effect upon the residential amenity of adjacent properties.

The National Design Guide states as follows:

Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.

They meet the needs of a diverse range of users, taking into account factors such as ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

Well-designed homes and buildings:

- *Provide good quality internal and external environments for their users, promoting health and well-being;*
- *Relate positively to the private, shared and public spaces around them, contribution to social interaction and inclusion; and*
- *Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.*

The above Design Guide factors have been taken into consideration to provide a well-integrated unobtrusive design of a property that will suit the future needs of the applicants and their disabled son.

All room sizes comply or exceed the space requirements as set out in the Government's Nationally Described Space Standards.

With regard to external space standards excluding driveways and parking areas, the property will have about 903 square metres of garden/amenity space.

The proposal will not affect any listed buildings or heritage assets.

The proposal will not adversely affect the local environment or local wildlife habitats.

Water and energy saving measures and waste minimisation methods are set out detail in the '*Sustainability*' section of this statement.

Walls will be constructed from Durisol insultated woodcrete blocks which are a recycled cement bonded wood fibre material.

The site is sustainable in terms of its access to close by bus services. It is within walking distance of a superstore, garden centre and Ferring Village

centre which minimises car use.

The site is in a low risk Zone 1 area for tidal flooding and very low/low risk area for surface water drainage as defined in the Environment Agency's Flood Risk Maps for Planning.

Sustainable drainage methods will be used including permeable materials to be used for all paths, driveways and turning areas to minimise water run-off.

The site is not situated in one of the open land gaps between settlements as it is in a developed area close to the settlement boundary.

An Arboricultural Implications Assessment forms part of this application.

The secluded siting of the proposed new bungalow means that it will have no adverse effect upon the landscape character of the area.

With regard to potential contamination a Phase One Contamination Report forms part of this application.

This is a self-build project to house the applicants [REDACTED] and this will mean that the applicants are able to continue you their businesses run from the site. Therefore, continuing to contribute to the vitality of the local economy.

National Planning Practice Guidance (NPPG)

Revisions made to the NPPG in June 2019 set out guidelines for Councils to plan for the housing needs of disabled people and extracts relevant to the application are copied below.

Why is it important to plan for the housing needs of disabled people?

The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.

What are the benefits of accessible and adaptable housing?

Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.

Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.

National Planning Policy Framework (NPPF)

The Government's revised NPPF was published on the 24th July 2018 and updated in February 2019. It is now a material consideration in all planning applications.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy

communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Economic

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a new investment in the locality.

Population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding, as well as additional Council Tax receipts.

The proposal means that an existing rural business can continue to contribute to the local economy.

The proposal satisfies the economic dimension of sustainable development.

Social

[REDACTED]

[REDACTED]

It will add well to the housing mix in the area.

It can therefore be considered that proposal satisfies the social dimension of sustainable development.

Environmental

An Arboricultural Implications Assessment by a specialist company has been carried out and forms part of this application.

A Phase One Contamination Report has also been carried and this shows only moderate contamination potential which can be covered by a suitably worded planning condition.

The proposal will have no adverse effect upon the local environment.

It is considered that the proposal satisfies the environmental objectives of

sustainable development.

*Paragraph 10 states that so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 5: Delivering a Sufficient Supply of Homes

*Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the **needs of groups with specific housing requirements are addressed** and that land with permission is developed without unnecessary delay.*

Rural Housing

Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside.

As previously set out in this statement the proposal is not an isolated home in the countryside. It is in a sustainable location accessible to all local amenities and transport links in an area of intensive mixed

development.



Section 9: Promoting Sustainable Transport

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed.

Considering Development Proposals

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 110 states that within this context, applications for development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

Section 11: Making Effective Use of Land

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.

Section 12: Achieving Well Designed Places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local

planning authorities and other interests throughout the process.

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal will provide a well-designed inclusive development to meet

[REDACTED]

[REDACTED] It will also mean that the applicants can continue running the existing family business from

the site.



The proposal will provide an energy efficient new home of a traditional appearance that will blend well with regard to its relationship with the existing house, buildings on site and adjacent sites. It will optimise the site's potential to accommodate development.

Habitats and Biodiversity

Paragraph 174 states that sites should protect and enhance biodiversity and geodiversity.

No wildlife habitats will be harmed and the biodiversity of the site will be maintained or increased.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

As the Council cannot at the present time show a satisfactory five year land supply in accordance with Section 11 of the NPPF, a presumption in favour of sustainable development should apply to this application which is considered to be sustainable in terms of location, transport, the local economy, the local environment as well contributing to socially inclusive communities.

The proposal will provide an energy efficient home, so it is therefore sustainable in terms of construction.

The sustainability features of the proposal are set out in the next section of this statement.

Sustainability Statement



The sustainability features incorporated in this proposal include the following.

- ✓ The proposal will provide an energy efficient new property with energy and water saving measures incorporated in the specification.
- ✓ Walls to be constructed in Durisol woodcrete blocks which are a sustainable alternative to masonry bricks and blocks and timber frame construction.
- ✓ Energy and water saving measures will include: A++ domestic appliances, low flush or dual flush toilets, aeriated taps to basins.
- ✓ Provides energy efficient lighting both internally and externally.
- ✓ Surface water management to include external hard surfaced areas to be in permeable materials to minimise water run-off.
- ✓ Site waste will be kept to a minimum with regular site collections to be made from site by specialist contractors.
- ✓ Materials from sustainable sources will be sourced locally where possible.
- ✓ External water saving measures could include the use of water butts to collect rainwater for garden watering.
- ✓ Any excavations during construction will either be reused on site or disposed of in an environmentally friendly way and in the event of

any contaminated soils these will be removed by a specialist contractor.

- ✓ As set out in this statement although not within the settlement area, the site is in a highly accessible and sustainable location within walking distance of extensive bus services and shopping facilities etc.



- ✓ Economically it will contribute to the local economy and the Council revenue by way of the New Homes Bonus and Council Tax revenue.
- ✓ A charging point for electrical vehicles will be provided.
- ✓ The proposal is considered to be sustainable development in terms of location, transport, local economy, the local environment and energy efficient construction.

Sustainable Drainage Statement

There is no mains drainage on site. Therefore, a new independent sustainable drainage system will be installed for the new property to the approval of the Local Authority, probably by way of a new septic tank.

Surface water run off will be to soakaways.

External hard surfaced areas will be in permeable materials to assist water run off.

Conclusion



Following the Council's pre-application response this statement seeks to set out the proposal's compliance with relevant local and national planning policies.

It also seeks to set out how the proposal to provide a purpose built accommodation [REDACTED]

[REDACTED]

It is hoped that the Council will be able to support this application.