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Chartered Town Planner

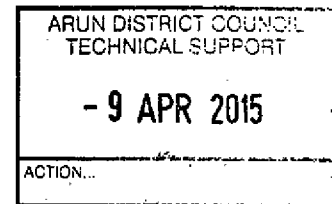
Planning & Development Consultant

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Tel/Fax
Mobile
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My Ref. SDB/A/15

1st April 2015



Dear Sir/Madam,

Planning Statement – Proposed new vehicular access at Merrivale, Station Road, Angmering, West Sussex.

I refer to the above and enclose herewith the completed application forms together with a site plan and layout plan showing the proposal. Also enclosed is a cheque to the value of £195.

The required checklist and Biodiversity Checklist are also enclosed.

Introduction.

Planning permission was granted under Ref. A/136/14/PL on the 11th November 2014 for the erection of two 4 bedroom house with garages on the site of the detached property Merrivale following its demolition.

The construction of the new houses is currently being undertaken and the applicant's believe that a better access arrangement can be achieved by creating a new access to Plot 1 rather than the two houses sharing the same access.

From the submitted drawings it can be seen that apart from the actual formation of the new access there would be little change to the frontage with existing shrubs and bushes replanted as shown on the layout plan.

Equally, there is no change to the location of the two double garages that would retain the ability for drivers to turn on site so as to leave in a forward gear.

Cont....

Highway considerations.

Much of Station Road has traffic calming through "pinch points" that give one way priority. This significantly reduces speed and given that visibility splays of 2.4m x 90m. can be achieved in each direction there should be no highway hazards as a result of a further access in the location proposed. Furthermore, there is a parking area in front of the proposed entrance gates that allows vehicles to park clear of the highway.

Conclusions.

In essence, apart from the separation of the two turning areas with planting now between them, the only differences between the approved access arrangements and those proposed is the actual formation of the access onto the highway and the increased area of soft landscaping to the frontage of the site that hopefully will be welcomed.

Yours faithfully



Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement	NO	
2	Draft Planning Obligation	NO	
3	Biodiversity Survey & Report	NO	
4	Land Contamination Assessment (LCA)	NO	
5	Economic Development Statement	NO	
6	Retail Impact Assessment (RIA)	NO	
7	Flood Risk Assessment	NO	
8	Foul & Surface Water Drainage Statement	NO	
9	Land Engineering Works Statement	NO	
10	Landscaping Strategy	NO	
11	Lighting Assessment	NO	
12	Noise/Extraction Assessment	NO	
13	Bin Storage & Collection Provision	NO	
14	Parking Plan	YES	SEE LAYOUT DRAWING 14/17/36A
15	Planning Application Summary	YES	STATEMENT DATED
16	Street Scene	NO	
17	Structural Survey & Conversion Method Statement	NO	
18	Telecommunications Development Statement	NO	
19	Transport Assessment (TA)/Travel Plan (TP)	NO	
20	Transport Statement (TS)	NO	
21	Tree Survey & Arboricultural Implications	NO	
22	Lidsey Foul Water – Environmental Assessment Statement	NO	
23	Validation Checklist	YES	
24	Plan & Drawing Requirements	YES	ORWL NO. 14/17/36A
25	Historic Environment Records Search	NO	

Updated 10/03/2015

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:
<http://www.arun.gov.uk/download.cfm?doc=docm93jjm4n1170.pdf&ver=795>.

If you tick Yes, you must provide supporting information/statement with the application. If
you do not the application will be held as invalid until you do so.

Site Address/Application Reference Number:

MEERVAKE, STATION RD., ANGERING.

Bats

YES

NO

Has the site been surveyed for bats?

☐
☒

Are there any structures on site which have the potential to support roosting bats?

☐
☒

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐
☒

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'

Barn Owls

YES

NO

Has the site been surveyed for barn owls?*

☐
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Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

☐
☒

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found in 'Barn Owls On Site: A guide for developers' available at:

<http://publications.naturalengland.org.uk/publication/76007?category=40030>

Breeding birds

YES

NO

Has the site been surveyed for breeding birds?*

☐
☒

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐
☒

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers

YES

NO

Has the site been surveyed for badgers?*

☐
☒

Is there any evidence of badgers on or near the application site?*

☐
☒

Are badgers commuting through the site to foraging areas?*

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☒

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

Updated 10/03/15

YES NO

Dormice

Has the site been surveyed for dormice?*

☐
☒

Is there suitable habitat for dormice on, or close to the application site?*

☐
☒

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds. Further information can be found in The Dormouse Conservation Handbook available at:

<http://publications.naturalengland.org.uk/publication/80018?category=32020>

YES NO

Great crested newts

Has the site been surveyed for great crested newts?*

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Is there suitable habitat for great crested newts on, or close to the application site?*

☐
☒

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<http://publications.naturalengland.org.uk/publication/810429?category=30014>

YES NO

Reptiles

Has the site been surveyed for reptiles?*

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☒

Is there suitable habitat on the site for reptiles?*

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Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

http://www.naturalengland.org.uk/Images/Reptiles_tcm6-21712.pdf

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