

DESIGN AND ACCESS STATEMENT

Demolition of Existing Dwelling and Erection of 8No. Three Bedroom Dwellings with New
Access and Car Parking

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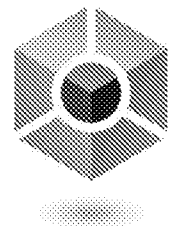
21 Bucksham Avenue
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West Sussex
PO21 5DT



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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the demolition of the existing dwelling and erection of 8No. three bedroom dwellings with new access and car parking at 21 Bucksham Avenue, Bognor Regis, West Sussex, PO21 5DT. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

2.0 SITE LOCATION & SURROUNDINGS

The site is located along Bucksham Avenue within the suburb of North Bersted part of the seaside town of Bognor Regis. The site forms a secluded location at the end of a Cul de Sac road within a residential area and built up street frontage. Bucksham Avenue is located within a developing settlement providing access to local facilities and links back to the main town centre. The site is close to the local facilities and amenities that are provided within Bognor town centre and the seafront.

The site is occupied by a large residential bungalow containing 3 bedrooms. The building is finished with white renders walls, feature bay windows and a concrete tiled pitched roof. The site also consists of land to the rear of the main property which extends behind the properties fronting Bucksham Avenue. The site measures 2725sqm/0.27hectares/0.67acres. There is an existing vehicular access to the front of the site which provides access from Bucksham Avenue. There is also a separate vehicular access adjacent to No.17 which provides access to the land to the rear.

The surrounding area is predominantly residential uses made up of traditional semi detached and detached housing within Bucksham Avenue. The surrounding areas consist of recently built housing estates as part of the North Bersted housing allocation. The site is separated from the adjoining housing estates by a belt of vegetation and a stream along with footpaths linking the new housing to Bucksham Avenue. The site generally is viewed within the context of Bucksham Avenue.

3.0 THE PROPOSALS

The proposals involve the demolition of the existing dwelling and a comprehensive residential development of the site and the adjoining land to the rear. A new access will be formed onto Bucksham Avenue to create a roadway into the site to serve the development. The development will consist of 8 No. three bedroom houses with car parking and garden areas. The houses are all designed as detached and semi detached units formed around the new access road into the site yet maintaining frontage onto Bucksham Avenue.

The proposals aim to provide additional residential units within the urban area. The development will include appropriate car parking facilities and provide suitable vehicular access onto Bucksham Avenue. All new dwellings will be provided with suitable gardens and amenity space along with cycle and bin store facilities. The overall scheme will consist of 8 new dwellings providing three bedroom accommodation.

For clarification there have been previous planning applications considered for the site which only relate to the land at 21 Bucksham Avenue. These include ref BE/157/11, BE/42/13, BE/78/13 and BE/17/14. These applications only related to the existing dwelling and land to 21 Bucksham Avenue and therefore hold no real material consideration as the site now incorporates additional land.

A Pre Application submission was made to the Local Planning Authority under reference PAA/140/14. The proposals under this submission were for the erection of 10 units on the site and comments were received as contained within Appendix B. A further follow up meeting was attended with the planning officer to discuss the responses and comments. In conclusion it was agreed that 8 units was an appropriate number of dwellings that would be supported by the LPA.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the built up area as identified under Arun District Council's Local Plan 2003 and the emerging Local Plan 2011-2029.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Documents and Planning Policy Guidance.

LOCAL PLAN POLICIES

Arun District Council's
Local Plan (2003)

GEN2 Built up Area Boundary
GEN7 The Form of New Development
GEN9 Foul and Surface Water Drainage
GEN12 Parking in New Development

Arun District Council's
Local Plan (2011-2029)

EDDM1 D DM1 Aspects of Form and Design Quality
EDDM2 D DM2 Internal Space Standards
EDDM3 D DM3 External Space Standards
EDSP1 D SP1 Design
EECCSP2 ECC SP2 Energy & Climate Change
Mitigation
EQESP1 QE SP1 Quality of the Environment
ESDSP2 SD SP2 Built Up Area Environment
ETSP1 T SP1 Transport and Development
EWDM2 W DM2 Flood Risk
EWDM3 W DM3 Sustainable Urban Drainage Systems

SUPPLEMENTARY PLANNING GUIDANCE

Bersted Neighbourhood Plan 2014

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create an attractive style development that provides additional residential units within the urban area. The new dwellings form a traditional layout with units facing Bucksham Avenue and units formed around the new access road. Consideration has been given to the neighbouring properties with the orientation of the building and the mass adjoining the boundaries. The new dwellings have been designed as a small mews style development following the pattern of development within the area.

The new dwellings form a terrace pattern across the site continuing the building lines from the adjoining properties to the north and south of the site. Gardens are then created to the rear of the new houses intermingled with car parking spaces and landscaping. Adequate separation distances will be retained to the properties facing Bucksham Avenue and existing dense vegetation and public footpaths provide suitable separation to the recently constructed housing to the north.

The new access will provide access to car parking areas within a court yard style design off the main turning area which will keep hard surface areas concealed within the development. The design of the site also incorporates bin store areas as well as incorporating paths and landscaping features to the front elevations. Cycle stores providing space for 2 cycles per unit will be provided within the rear garden and short stay cycles to the front of the building.

The new dwellings simply use the form and mass of the existing dwellings following the building lines across from the adjoining properties within Bucksham Avenue and form a linear pattern of development. Adequate separation distances have been provided to the existing dwellings to the south of the site and there are no overlooking or privacy issues. The overall use of the site respects the residential nature of the area and provides gardens to the new properties.

The overall design of the proposals will provide simple yet attractive elevations with traditional doors and window fenestrations to create a simple yet striking appearance. The design of the surrounding paths and landscaping has been simplified to create more soft landscaping areas. Varying materials and design features will provide simple yet attractive elevations with building step backs providing depth and style to the building's appearance.

6.0 ACCESS

The site and its immediate surrounding area are within a good accessible area with good public transport services and infrastructure facilities. The proposed development will involve creating new access onto Bucksham Avenue which will provide access to car parking within the new development for the new houses. Car Parking will be provided as 2 allocated spaces for the each unit off street along with 3 unallocated spaces for visitors. Pedestrian access will be provided to the front of the development providing access to each unit off the main pavements to Bucksham Avenue.

All houses will be provided with a bin store area to the front adjacent the parking areas and a cycle storage area within the rear garden. Short stay cycle storage will be provided to the front of each unit accessed from the pavements. Long stay cycle storage will consist of 2 spaces per unit and short stay cycle storage will consist of 1 space per unit.

The existing site currently has a level topography as shown on the drawings. Adequate provisions have been provided to provide transition between the car parking areas and the building to provide suitable access around the site. The new maisonettes will be designed with level thresholds and effective clear widths and satisfy all the requirements of Part M of the building regulations. The approach to the design proposals will enable suitable access into the site from the surrounding area which is a factor in maintaining the character of the site and the surrounding area.

7.0 PLANNING CONSIDERATIONS

Under Arun District Council's Local Plan 2003 and Local Plan 2011-2029 the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to residential development within the urban area and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built up residential area of Bucksham Avenue with a varying mixture of styles of property. The general location and siting of the surrounding buildings respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The existing dwelling will be demolished in order to unlock the access to the land to the rear and create a suitable site for development. The surrounding area provides a mixture of detached houses and semi-detached dwellings. The proposals for the application site seek to achieve a medium density that the policy requires, as it is considered that the area is more suited to such a density development due to the character of the area and the supporting infrastructure and facilities.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The new accesses will provide access to car parking spaces to serve the development of the units to the front and allows for on street parking too supplement the required parking provision. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. Gardens have been provided for the dwellings which are in keeping with the proportions of the surrounding properties.

The elevations will seek to provide an interesting and lively appearance. The height and mass of the development is contained within the constraints of the existing house and is considered to provide a strong street scene and the use of materials will create strong facades and building lines. The proposed development provides good accommodation in order to create a sustainable community that is well supported through the local infrastructure.

7.0 PLANNING CONSIDERATIONS

It is suggested that the density of the proposed development provides for an efficient and effective use of this underutilised site within the urban area and is appropriate given the established form of other developments of houses in the immediate locality. The design of the building reflects the architecture and form of adjacent buildings with semi detached style dwellings and the use hipped and gabled roofs and bay windows. The layout of the site allows for sufficient distance to the adjoining properties with the main entrances to the houses positioned on the front elevation away from adjoining private spaces.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the saved policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

8.0 FINANCIAL CONTRIBUTIONS

Under current policy there will be a requirement for financial contributions by way of a Section 106 Agreement. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a Section 106 Agreement.

9.0 SUMMARY & CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission the demolition of the existing dwelling and erection of 8No. three bedroom dwellings with new access and car parking. The proposed development seeks to regenerate this underutilised site which forms the garden to an existing dwelling and seeks to provide much needed smaller housing units. The design of the new dwellings will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant Development Plans and Supplementary Planning Guidance.

The development will deliver 10 new residential units that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.

10.0 APPENDICES

A (PHOTOGRAPHS)



View of existing dwelling.



View of existing dwelling.



View of existing footpath to east boundary.



View of existing footpath to east boundary.



View of existing dwelling from footbridge.



View of existing dwelling from footbridge.



View of land to the rear 21 Bucksham Avenue.



View of land to the rear 21 Bucksham Avenue.



View of existing boundary to the north adjacent to footpath.



View of site from footbridge.



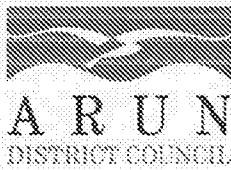
View of existing access onto Bucksham Avenue.



View of existing cul de sac.

10.0 APPENDICES

B (PRE APPLICATION COMMENTS)



Arun District Council
Arun Civic Centre
Maltrovers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: [REDACTED]
Dx: 57406 Littlehampton
Minicom: [REDACTED]
e-mail: [REDACTED]
website: www.arun.gov.uk/planning

Vivid Design Studio Ltd (Mr Philip)
The Barn
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Your Ref:
Our Ref: PAA/140/14/

Please ask for: Mr S Davis

20th February 2015

Dear Mr Dudley

Pre-Application Advice

Demolition of existing dwelling and erection of 6No. three bedroom houses and 4No. two bedroom houses with new access and car parking.

21 Bucksham Avenue Bognor Regis West Sussex

I write regarding the above matter and your enquiry received on 25th October 2014.

Description Of Proposed Development

From the details submitted, I understand that you propose to demolish the existing dwelling and, utilising land to the rear, erect 6 no. three bedroom houses and 4 no. two bedroom houses all with car parking. A new access will be forged from Bucksham Avenue and will run parallel to 17's northern boundary. Your Design and Access Statement expands on the submitted indicative layout and states that the dwellings will all be semi-detached and will have suitable gardens/amenity space plus bin and cycle stores. The layout plan also shows trees around the whole of the site and it is assumed that some of this planting will be new.

Description Of Site

The application site comprises of two elements. Firstly, there is an empty detached bungalow with flat roofed single storey extensions and an overgrown garden area to the north side at the end of the cul-de-sac. Secondly, there is the land to the west which is overgrown/scrub land and which has an existing narrow access onto Bucksham Avenue located between 17 and 21. This area shares a boundary with 1-21 Bucksham Avenue and with 426 Chichester Road. All of the land is predominantly flat.

The western boundary is well defined by existing landscaping which sits adjacent to stream whilst the rear of neighbouring houses are bordered by a 2m timber fence. No. 21 is currently bordered by Heras type temporary fencing. It was noted that there is a mature Willow tree just inside the boundary of no. 11 and which overhangs the site.

It was noted that no. 21 has parking space for 2 cars.

Description Of Locality

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Mixture of semi-detached houses and bungalows. Beyond the end of the road, there is a lagoon whilst directly to the rear (west) of the site there are more modern houses which are part of Site 6. The houses to the rear within Site 6 are rough rendered and painted.

Nos. 5-17 Bucksham Avenue all share the same building line and are two storey semi-detached houses. No. 426 Chichester Road is a bungalow.

Planning Issues

The following issues have been identified for consideration.

Principle;
Design;
Neighbour Amenity;
Amenity Space Provision;
Bin Storage;
Highways, Transport and Parking;
Sustainable Construction;
Protected Trees; and
Protected Species.

Relevant Planning History

BE/17/14/	Removal of existing dwelling and replacement with 2 No 3 bedroom houses (resubmission following BE/78/13/)	Withdrawn 05-05-2014
BE/78/13/	Removal of existing detached dwelling, proposed residential development of site comprising 3 No. dwellings. Resubmission of BE/42/13/	Refused 24-12-2013
BE/42/13/	Removal of existing detached dwelling & erection of 3 No. dwellings	Withdrawn 05-08-2013
BE/157/11/	Demolition of existing dilapidated bungalow. Erection of 4No. new dwellings with associated soft and hard landscaping.	Withdrawn 24-02-2012
BE/137/10/	Outline application with all matters reserved for a chalet house	Refused 03-02-2011

Comment On Site History

The site of 21 and its garden has been subject to a number of applications seeking residential development which have either been withdrawn or refused on the grounds of character and overdevelopment.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM2	D DM2 Internal Space Standards
	EDDM3	D DM3 External Space Standards
	EDSP1	D SP1 Design

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EECCSP2	ECC SP2 Energy & Climate Change Mitigation
EQESP1	QE SP1 Quality of the Environment
ESDSP2	SD SP2 Built-Up Area Boundary
ETSP1	T SP1 Transport and Development
EWDM2	W DM2 Flood Risk
EWDM3	W DM3 Sustainable Urban Drainage Systems
NEBEEES1	Bersted Neighbourhood Plan 2014 Policy ES1
NEBEEES2	Bersted Neighbourhood Plan 2014 Policy ES2
NEBEEES5	Bersted Neighbourhood Plan 2014 Policy ES5
NEBEEES6	Bersted Neighbourhood Plan 2014 Policy ES6
NEBEHDQ3	Bersted Neighbourhood Plan 2014 Policy HDQ3
NEBEHDQ5	Bersted Neighbourhood Plan 2014 Policy HDQ5
NEBEHDQ7	Bersted Neighbourhood Plan 2014 Policy HDQ7
NEBEHDQ8	Bersted Neighbourhood Plan 2014 Policy HDQ8

Planning policy guidance

Supplementary Guidance: NPPF National Planning Policy Framework

Principle

The site falls within a residential area and is defined in the Arun District Local Plan as being within the built up area boundary. The National Planning Policy Framework (NPPF) supports effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access. It is considered that the proposal is acceptable in principle given its location in a sustainable location only a short distance from a main road and from petrol filling station with ancillary shop.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Section 7 of the NPPF states that good design is a key aspect of sustainable development (paragraph 56), and that developments should establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 58). Paragraph 64 confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

Local Plan Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of, for example, layout.

I have concerns with the scheme in terms of the amount of houses proposed. Essentially, I consider that the layout appears to be cramped in that some of gardens appear to be small. I consider that the site would be seen and read in the context of Bucksam Avenue and also to a lesser extent, Chichester Road and as such the layout should relate to these areas. However, the layout is quite irregular whereas the neighbouring streets are more regular. I would suggest that 8 dwellings might be a more appropriate number.

Please also see my comments below (see "Amenity Space Provision" & "Other Considerations") in relation to the Councils emerging internal and external space standards policies which I do not consider that your proposal complies with.

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Neighbour Amenity

Arun District local Plan Policy GEN7 (iv) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (paragraph 17). Both the adopted Local Plan Policy GEN7 and the emerging Local Plan policy require regard to be had to the amenity & living conditions of neighbouring properties.

Provided that the number of windows in the flanks are minimized and that any that are proposed are shown to be obscure glazed and either non-opening or top vent opening only, then I do not consider that the proposal would result in any loss of privacy to neighbouring properties. Furthermore, the dwellings appear to be far enough away from surrounding dwellings so as not to result in any loss of light issues.

I note that the new access will run alongside no. 17 and could result in noise disturbance to that property. However, as the road is only very short, I do not consider that vehicles will be travelling at high speed and as such should not result in any noise disturbance. Please avoid the use of gravel or similar on this driveway in order to minimise vehicle noise.

Amenity Space Provision

The NPPF indicates that good design should contribute positively to making places better for people. It also encourages the creation of places, streets and spaces which meet the needs of people are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

Policy GEN7 of the Arun District Local Plan further indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

Please also note that the Council has introduced a new policy in the emerging local plan (Policy D DM3) which sets minimum sizes for rear gardens to private dwellings. The requirement for semi and detached dwellings is 85m² private garden space with a depth of at least 10m. Your proposal includes gardens of various sizes and my rough measurements suggest the following figures: 96m², 66m², 71.5m², 84m², 50m², 60m², 55m², 63m², 81m² and 56m². Therefore only 1 garden complies with the standards and although 84m² would be accepted as broadly compliant, the other 8 fall well short. In addition, at least 3 of the gardens fail to meet the 10m depth requirement.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100

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litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

It should be noted that Emerging Local Plan Policy D DM3 states that "External areas also need to include adequate space for recyclable and non-recyclable waste storage".

Affordable Housing

The Councils Housing Strategy & Enabling Manager was consulted on this application and commented that: "I would request that the applicants designate one dwelling on this development for affordable housing for either rent or more likely intermediate market housing."

However, this would only apply to schemes of at least 10 dwellings. Should you revise your proposals and offer less dwellings then there will be no requirement for the provision of affordable housing. Furthermore, we do not levy affordable housing contributions on schemes of 10 or less dwellings.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. I am not able to consult with West Sussex County Council on pre-application enquiries so I am unable to provide any comments on the suitability of the access point. However, you can contact them yourself for pre-application advice. The details are on the following webpage:

http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/development_control_plans_and/development_control_for_roads/pre-application_advice_for_roa.aspx.

According to the West Sussex Parking Demand Calculator (also found on the above webpage), the proposal would result in a total demand of 23 spaces. Your proposal provides 20 only spaces and I consider that you should provide some additional visitor parking spaces in order to prevent visitors from parking on Bucksham Avenue and impacting on the amenity of those residents. In addition to car parking, I would expect secure cycle parking to be provided.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the standards in the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."

And that:

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"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure that you have regard to this Policy if you prepare a planning application.

Protected Trees

Planning policies and Planning Policy Statements seek to protect the environment and avoid damage to protected trees. BS 5837:2012 sets out standards for Trees in Relation to construction - Recommendations.

There is a Tree Preservation Order Ref TPO/BE/1/07 which relates to the site. This is an area order associated with the Site 6 development. The relevant part of that Order is G11 which runs along the western boundary of your site and consists of 13 no. Crataegus Monogyna (Hawthorn), 5 no. Prunus Spinosa (Blackthorn/Sloe), 4 no. Salix Caprea (Goat Willow) and 1 no. Corylus Avellana (Hazel).

I have consulted with the Council's Tree Officer who has made the following comments:

"The key here will be for the applicant to observe BS5837:2012 recommendations where there are trees which might have an impact on the development proposals and vice versa that a full tree survey is undertaken and an Arboricultural Impact Assessment prepared to include the Root Protection Areas of these trees and show this on a plan and then the report should detail how any potential adverse impact on the trees will be avoided and works undertaken outside of the RPA's and the shelterbelt screens fenced off with protective fencing - the Plans that they should be submitting are:-

- * Tree Survey & Constraints Plan - clearly showing the RPA's for all trees plotted accurately on a scaled plan base. (For this site this would be any trees on site, plus the newly planted and the established trees that abutting the boundary lines of this property);

- * Tree Retentions and Removals Plan - clearly showing which trees are to be retained and which will be removed. The Illustrative Concept Drawing that has been submitted has listed most, but not all established trees that exist on site; and

- * Tree Protection Plan - clearly showing the positioning of protective fencing and including a specification for same. This protective fencing must be static and once installed prior to the development starting, should not be removed until all construction works has been completed. It must also meet the BS5837:2012 requirements for height and structural strength. Any construction work that has to be done in the RPAs should have all the relevant mitigation. This method of mitigation that would be expected would be arboricultural supervision (from a qualified arborist), also correct use of hand tools, etc."

This may affect the siting of some of the plots shown on the indicative layout and result in a lower achievable number of dwellings.

Protected Species

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.

pnadtec

If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration.

I consider given the overgrown nature of the site and its proximity to a lagoon and stream that it has the potential to support wildlife and is either used as habitat or for foraging. I would therefore recommend that any application is accompanied by a phase 1 habitat survey. This will identify whether any protected species are likely to be using the site and whether or not any species specific surveys are required.

Other Considerations

I have also had regard to policy D DM2 of the Arun Local Plan 2011 - 2031 (Publication Version) (October 2014) which sets out the Council's internal space standards for different sizes of dwelling.

The standard given for 3 bedroom dwellings is either 87m² (4 persons), 96m² (5 persons) or 103m² (6 persons) and the number of persons is calculated on the basis of the size of the bedrooms (whether single or double). The standards in respect of 2 bedroom houses are either 77m² (3 persons) or 83m² (4 persons).

I have not been able to calculate the floor space of the proposed houses as no details have been provided but it would appear that the footprints of the proposed dwellings are in all cases short of the standards (and clearly the footprint will be larger than the floor space) so the deficit will be greater.

a 2 bedroom 4 person dwelling is 83m² but your proposal provides around 115m² of internal space and so clearly exceeds this standard.

Landscape Comments

The Council's Parks and Open Space/Arboricultural Officers have made the following comments:

"Landscape - Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact and screening to this location. Any trees in particular along the boundaries, and which provide screening of the adjacent properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Council's Tree Officer. Root protection Areas (RPA) from the tree cover to the West / South-West of the site should extend into the development area. Before construction, a tree protection scheme must be in place for these/any retained trees adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'."

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. In this development no onsite open space provision is required however for this proposal we would be seeking a contribution to offsite play provision whereby we would be seeking a contribution at a rate of £1,000 per property in the form of a 106 agreement.

Forming part of the application, a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in

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plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring development and properties.

I would recommend that the above points are addressed and details submitted as part of a valid application."

Please note the requirement for an open space contribution would only apply in respect of developments of 7 dwellings or more.

Drainage Engineers Comments

The Council's Drainage Engineers have made the following comments:

"Any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles (SuDS). A three metre easement is required along all watercourses and ditches for maintenance.

SuDS Selection

The design will need to follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the Sustainable Urban Drainage System (SUDS) Manual produced by CIRIA. This means that the developer must first consider the discharge of surface water into an infiltration device (eg. soakaway, basin, swale, permeable paving etc) before considering any other method.

Infiltration Drainage Design

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 20% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design will need to include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. Supplementary guidance notes are available on request."

Briefing Panel Comments

The proposal was considered at a Members' Briefing Panel on the 5th of December 2014 and the following comments were made:-

- * That the scheme is overdevelopment;
- * That the scheme is out of character with the surrounding area; and
- * That there is insufficient parking.

In addition, two members sent comments by email. These included:

* "We have had similar applications in past, all have been refused. One plan was to cut a semi detached house in half in order to allow access for emergency vehicles. I cannot agree to this latest application, it is ridiculous"; and

* "Thank you for the notification. This site has been contentious for several years and I have had

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previous representations from residents and relatives from residents who this will affect. However I have not received any such comments in regards to the current application and have not looked at the plans yet myself. I believe there is merit in putting this to the briefing panel before consideration at Development Control so that members have a good grasp of what is coming forward for consideration.

Conclusion

Based on the above comments, I conclude that were an application for planning permission for 10 dwellings to be submitted that it would likely be refused on the grounds of overdevelopment and character and with reference to the Councils internal & external space standards policies. I would recommend that you revise your plans and propose a lesser number of dwellings.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making a Planning Application

If you decide to proceed with making a planning application you will need to quote the reference number for this advice in the pre-application advice section of the planning application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal;
Ownership Certificate and Agricultural Land Declaration;
Design and Access Statement;
Correct Fee;
Location Plan (1:1250);
Site / Block Plan (1:500);
Elevations (Proposed);
Floor Plans (Proposed); and
Roof Plans.

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council introduced a new Local Validation Requirements List in July 2013 which you should refer to before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

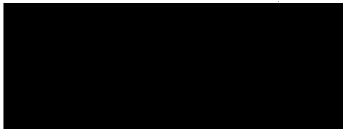
Biodiversity Survey and Report;
Flood Risk Assessment (if the site exceeds 1 ha in area);
Foul and Surface Water Drainage Statement;
Landscaping Strategy;
Bin Storage and Collection Provision;
Street Scene; and
Tree Survey and Arboricultural Report.

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You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note that this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Roberts
Assistant Director Planning Services &
Housing Strategy

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