

PLANNING DESIGN AND ACCESS STATEMENT

on Behalf of Sammi Developments Ltd

Planning Application for Erection of 38 New Dwellings and Related Development
Land at The Lillies Caravan Park, Yapton Road, Barnham

Our Ref: C15026

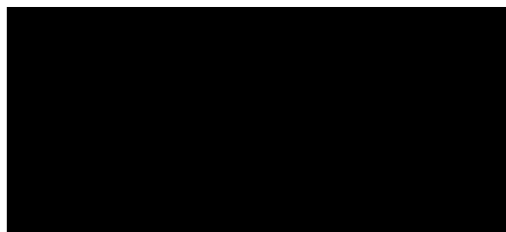
June 2015



Phase 2

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LIMITED

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Contents

	Page
1. Introduction	1
2. Site and Surroundings	3
3. The Proposal	4
4. Planning History and Consultation	5
5. Planning Policy Review	8
6. Consideration of the Main Planning Issues	13
7. Conclusions	17

Appendix 1 Pre-Application Advice

1 Introduction

Background

- 1.1 This statement is prepared by Phase 2 Planning and Development Ltd on behalf of Sammi Developments Ltd in support of an outline planning application for the residential development of 38 dwellings and related development at land at the Lillies Caravan site, Yapton Road in Barnham. The full description of the development is:

“Erection of 38 Residential Dwellings including Open Space, Landscaping and New Access”

- 1.2 The proposals follow pre-application consultation with planning officers, which will be referred to later in this statement.

Documents Submitted in Support of the Application

- 1.3 The application and supporting drawings that accompany this application have been prepared by DAPA Ltd and are listed on the schedule included with the application. In addition, a number of documents have been prepared in support of the proposal. These are as follows:

- **Transport Assessment** by Stuart Michael Ltd
- **Drainage/FRA Assessment** by FortRidge Consulting Limited
- **Arboricultural Assessment** by Barrell Tree Consultants
- **Ecology Assessments** by Ethos Environmental Planning
- **Design and Access Statement** by DAPA Ltd
- **Planning Statement** by Phase 2 Planning & Development Ltd

Purpose and Structure of this Report

- 1.4 The purpose of this report is to draw together the key issues in the consideration of this proposal and outline how the scheme responds to the constraints of the site and relevant policy guidelines.

1.5 Section 2 of this supporting planning statement sets out the site and surroundings and Section 3 details the development proposals. Section 4 provides a summary of the planning history and Section 5 provides a planning policy review. The key planning issues are identified and assessed in Section 6, with Section 7 providing a summary and conclusion.



Site Location & Description

- 2.1 The site comprises an area of 1.2ha located on the south side of Yapton Road. It was last used for tourist accommodation including permanent residential cabins with caravan and camping pitches. There are no seasonal restrictions on occupancy or the use and the site falls within the definition of previously developed land as set out at Annex 2 of the NPPF.
- 2.2 The area around the application site comprises many horticultural uses and there are also a number of residential dwellings to the north and east of the application site.
- 2.3 A full description of the site and its context is provided within the Design and Access Statement.

3 The Proposal

- 3.1 The planning application proposes the development of the site primarily for residential purposes.
- 3.2 38 new dwellings are proposed as being a mixture of open market units (27no), and affordable housing (11no). This is explained within the Design and Access Statement.
- 3.3 The scheme includes a wide range of house types and sizes, from 2 bed houses and flats, up to 4 bed detached family homes. The proposed mix is as follows:

Private

- 4x 2 bed houses
- 16x 3 bed houses
- 7x 4 bed houses

Affordable

- 6x 2 bed apartments
- 5x 2 bed houses

- 3.4 More detailed explanation of the scheme is provided within the Design and Access Statement.
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4 Planning History and Consultation

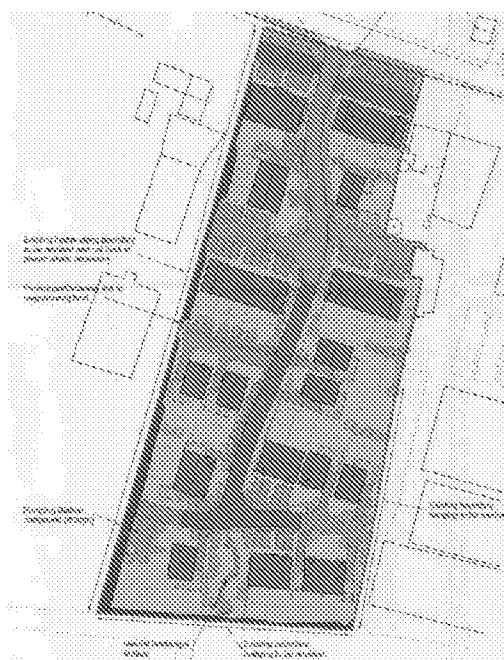
- 4.1 The application site has been the subject of 2 relevant applications, as follows:

BN/6/10/ Outline application with some matters reserved for 36 no. houses.

Refused 26-04-2010 Appeal: Withdrawn 16 08 2010

BN/3/13/ Demolition of 6 no holiday lodges, toilet block. Removal of circa 30 touring caravans/motorhomes/camping pitches & replace with erection of 38no. residential dwellings, associated garages/car parking, formation of access road & change of use from current C1 (Hotels) to C3 (Dwelling Houses). Refused 25-06-2013 Appeal: Dismissed 07 04 2014

- 4.2 The appeal decision in April 2014 is most relevant. The application was submitted in 2013 and proposed 38 units. At the time of the Council's decision in June 2013, the Council accepted that it could not show a 5 year land supply, but instead refused permission on the grounds of impact on the countryside, lack of on-site open space, inadequate foul drainage, and lack of s106. The Inspector rejected the Council's arguments and found in favour of the appellant on all counts, with the exception of the lack of on-site open space. However the Inspector was highly critical of the submitted design, describing it as "mediocre". The layout is shown below:



4.3 In our view it is highly likely that if the design of the scheme had been of a higher quality with more open space then the appeal may have been upheld, which is the approach taken with this application.

4.4 The current design provides a larger area of open space (the Council accepted in their previous assessment that on-site provision at around 50% of the policy requirement, together with an off-site contribution). It also removes the excessive hardstanding to the site frontage that the Inspector commented on, and delivers improvements elsewhere.

Other Relevant Appeal Decisions

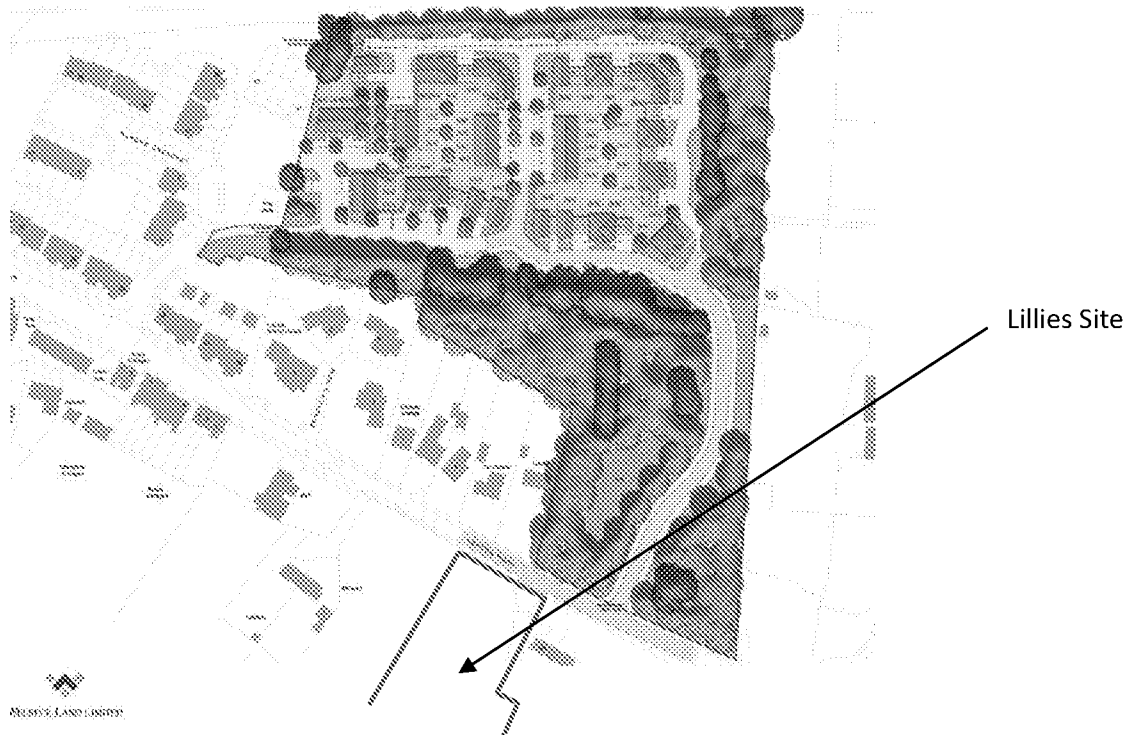
4.5 Both the adjoining site to the west and to the north have both been subject to appeal decisions.

4.6 In respect of the land to the west (known as Angel's Nursery), an appeal for 95 dwellings, of which 40% was affordable, was allowed in January 2011. The Council had contended that it had a 5 year land supply, but the Inspector rejected this, and considered the supply to be no more than 3.8 years. The Inspector also accepted that the site was in a sustainable location, next to the sports hall and close to the heart of the village.

4.7 Reserved Matters approval has subsequently been granted, and the scheme is shown below:



4.8 On the north side of Yapton Road, permission for 44 dwellings (30% affordable) was granted on appeal in January 2013. The Council had initially refused consent on grounds that included the principle of development, claiming that it could show a 5 year land supply. In the event, by the time of the Inquiry, it had withdrawn all of its grounds of appeal, including land supply, acknowledging that despite a published 2012 5 Year Land Supply that shows a surplus, it in fact was not able to demonstrate sufficient land. The Inspector calculated the supply to be around 4.6 years. The outline indicative layout is shown below.



Pre-Application Consultation

4.9 The planning application was the subject of an initial pre-application request in Jan 2015, and meeting in early March 2015. The written response is attached as appendix 1 to this statement, and referred to in detail in section 6 in analysing the key planning issues.

5 Planning Policy Review

- 5.1 This section of the report sets out the planning policy framework, detailing relevant planning policies. The development plan for Arun DC currently comprises the existing adopted Development Plan for the site is the 2003 Arun Local Plan, although the Council have also been working on the replacement Arun District Local Plan 2011-2029. The former will be used in assessing the site.

National Planning Policy

- 5.2 Relevant national planning policy is set out in the National Planning Policy Framework, which was published in March 2012.
- 5.3 It states that local planning authorities (LPAs) should approach decision-making in a positive way to foster the delivery of sustainable development (paragraph 186). It goes on to state that LPAs should look for solutions rather than problems, working pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 5.4 With regard to housing, the NPPF states that in order to boost significantly their supply of housing, LPAs should identify a supply of deliverable sites with a 5% buffer and where there has been a persistent under-delivery of housing the buffer should be increased to 20%. Paragraph 49 identifies that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 5.5 Para 7 emphasises that there are three dimensions to sustainable development: economic, social and environmental, which give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

-
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

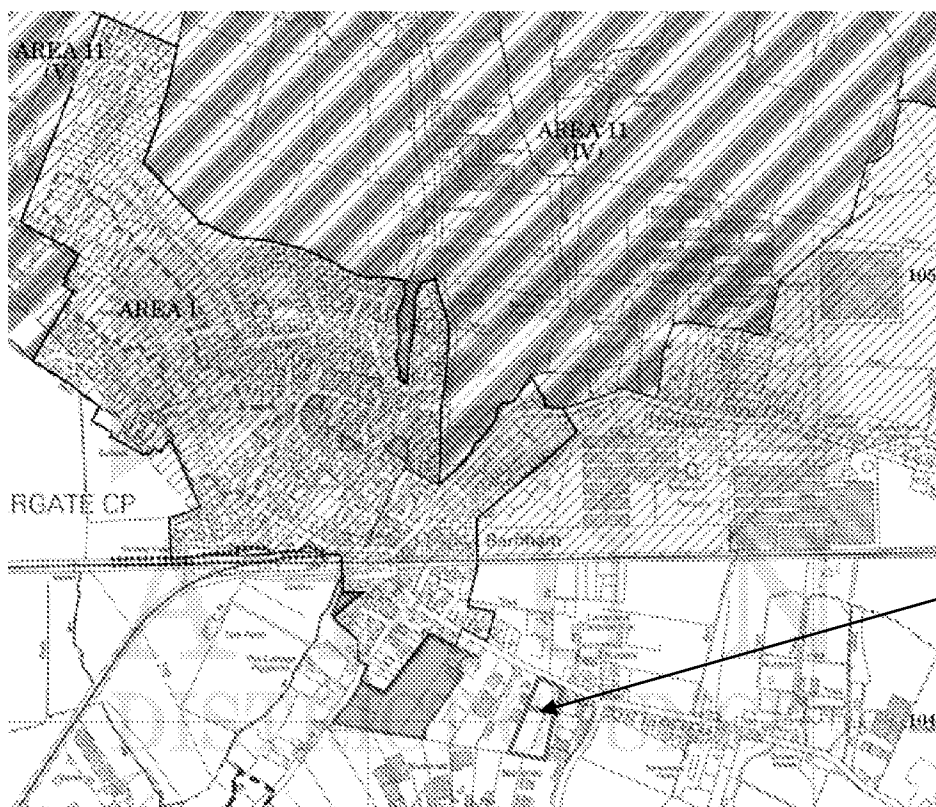
5.7 These roles will be addressed within section 6.

Local Policy: The Adopted Local Plan

5.8 The adopted Local Plan provides the basis for all planning decisions within the district. It contains policies relating to the location of development and protection of environmental features.

5.9 On the Proposals Map Inset for Barnham, the application site is shown as lying outside the defined settlement boundary for the village to which adopted Policy GEN3 applies, which seeks to protect the countryside for its own sake. However, the NPPF has taken away this criteria, and there have been material considerations recently which have outweighed Policy GEN3 leading to the grant of planning permission for residential development on two neighbouring sites, as set out above.

5.10 The proposals map is shown below:

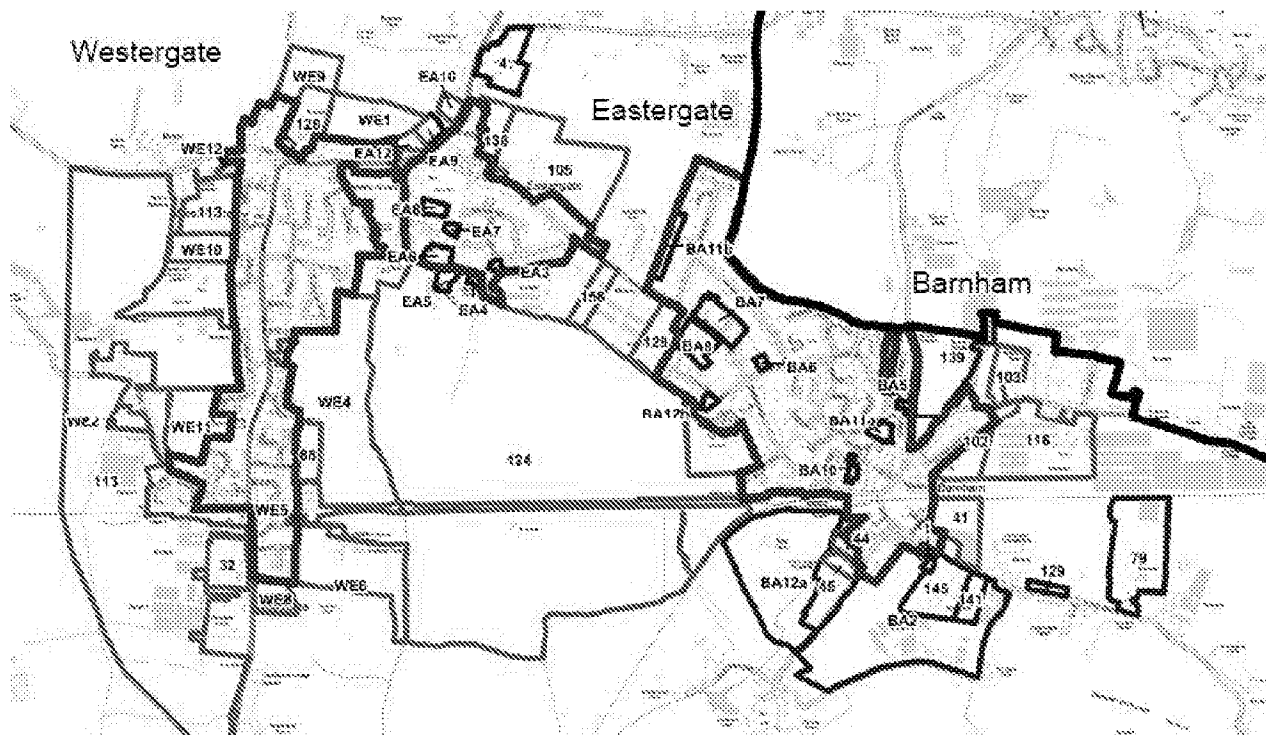


The Application Site

Local Policy: The Emerging Development Plan

- 5.11 Arun Council is currently in the process of preparing a new Local Plan. It has produced a number of drafts over recent years, the most recent having been in the summer of 2013. The Council's Strategic Housing Market Assessment at that time recommended that between 600-750 new homes per annum would be needed to meet the Council's locally arising housing need, but the 2013 draft Plan was based on an assumed target of 580 homes per annum. A 2014 SHMA updates suggests a range of 550-650 homes per annum, although the national population projections suggest a higher figure.
- 5.12 The Key Diagram included within that document (see below) identifies four strategic housing sites, one of which lies to the west of Barnham, with 2000 homes proposed as a major allocation lying between the villages of Barnham, Westergate and Eastergate. A separate 'Parishes' allocation is also proposed, which would see 100 homes built elsewhere in Barnham Parish.
- 5.13 The objective of the housing delivery strategy has therefore been to concentrate development in to a limited number of large scale allocations, in order to fund major infrastructure improvements, rather than allocating a large number of smaller sites.

Site 41 to the north of the appraisal site also has planning permission for residential development. The large green site, site 124, is the location of the proposed strategic allocation referred to above.



5.15 The issues raised by the above will be addressed within the following section.

6 Consideration of the Main Planning Issues

6.1 This section considers the following key planning issues to be of relevance to the proposals, which are derived from the officer's pre-application letter attached as appendix 1; and the previous appeal decision.

- The principle of the development including five year housing land supply.
- Design.
- Neighbour Amenity
- Affordable Housing.
- Highways Transport and Parking.
- Open Space Provision.
- Landscaping and Trees.
- Drainage.
- Noise.
- Planning obligations.

The Principle of the Development

6.2 In addition to the decisions made above, an appeal decision in February this year regarding a site in Eastergate (APP/C3810/A/14/2217385) determined that the Council had a five year shortfall of 881 dwellings. For its part, the Council acknowledges this, and states in the pre-app response that with an absence of an adequate supply of housing land in accordance with the NPPF and a Local Plan that is not adopted, *"the principle of residential development on*

the site has been accepted at this time. However, it should be stated that when the Local Plan is adopted, the Council is likely to be able to demonstrate an adequate supply of housing land and the principle of development would not then accord with the development plan."

- 6.3 Officer's go onto state that paragraph 29 of the Inspectors decision letter states;

'If for any reason the Angel's and Hyde Nursery site development did not proceed, then clearly the west side of the appeal site would be more open and would be seen as being more closely related to the open countryside. This could result in a slightly adverse impact on the character and appearance of this site between the urban areas of Barnham and Yapton. However, in my view, this adverse impact in relation to the general appearance of housing on the site would still be significantly and demonstrably outweighed by the benefits when assessed against the policies of the NPPF and having taken into account all of the other material considerations.'

- 6.4 As identified above, the Angels and Hyde Nursery has planning permission.

Design

- 6.5 The scheme subject of the pre-app discussion was different to that the subject of this application, and officers had a number of specific comments regarding the detailed design of the scheme, as set out in appendix 1. These have all been addressed within the application scheme.

Neighbour Amenity

- 6.6 Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property.
- 6.7 During the pre-app, officers advised that in the case of the pre-app scheme, it was considered that the proposed development would be unacceptable on the residential amenities of neighbouring properties by virtue of the siting of plots 8 and 10 specifically and their proximity to the sites boundary relative to the adjoining uses.

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- 6.8 However, they acknowledged that with that said, “with relatively minor amendments to the layout, a layout could be achieved that would result in an acceptable level of residential amenity.” These changes have been made.

Amenity Space Provision

- 6.9 Policy GEN7 was also cited by officers in relation to ensuring that the proposal creates attractive places and spaces with the needs of people in mind, and that 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 Government Advice.
- 6.10 They considered that subject to the amendments highlighted above, the proposal is likely to be acceptable in amenity space provision. This issue has been carefully considered with the revised layout, and the comments taken on board.

Affordable Housing

- 6.11 The Council’s affordable housing policy seeks 30% affordable housing onsite on residential developments of 15+ residential units.
- 6.12 In the pre-app response, it states that the Council would seek 11 (30%) affordable homes on-site as part of his application, and that 2 bed homes are the highest priority for the Council at present for either houses or flats, although houses are preferred. The submitted scheme shows 11 units with a mix of 2 bed houses and flats. Tenure will be agreed in discussion with the Council's Housing Strategy and Enabling Manager.

Highways Transport and Parking

- 6.13 Officers indicated at the pre-app that the proposal is likely to be acceptable in transport and highway terms due to the fact that a similar scale of development and access proposals have been found to be acceptable, although did comment in the meeting about the possibility of removing one of the footways from within the site as one is likely to be sufficient for a scheme of this scale. This has been undertaken.

Open Space Provision

- 6.14 It is proposed to make a financial contribution in lieu of a deficiency in on-site provision with a 50% provision on site, indicated as acceptable by the last Inspector and as allowed by

policy. Officers also indicated that there is also a requirement also for children's play, and that if this is not provided on site, a further contribution of £1,000 per unit would be required so that additional play equipment could be provided off-site. This will be the subject of confirmation during the drafting of the S106.

Landscape Comments

- 6.15 We have noted that the Council's Parks and Open Space/Arboricultural Officers have asked that any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location, and that any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be retained. The tree report included with the application shows trees to be retained as requested.
- 6.16 The submitted scheme shows landscaping proposals, and details will be agreed at part of an appropriately worded condition.

Drainage Engineers Comments

- 6.17 The Council's Drainage Engineers have requested that any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles (SuDS), and that 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 has been undertaken within the drainage report attached with the application.

Noise

- 6.18 We have noted that the Council's Environmental Health Officers made no comments on the pre-app scheme, but noted that noise should be taken into account when determining the application and where appropriate conditions imposed to ensure an adequate level of protection against noise.

7 Conclusions

- 7.1 In conclusion, the site would involve development of a site advocated for development within the Council's emerging Local Plan and which is located within a sustainable settlement.
- 7.2 It has been demonstrated that the proposal will provide a high quality sustainable residential scheme which has regard to its context, which would significantly enhance both the character of this part of Barnham, and would assist the Council in maintaining a flow of developable sites and thus their 5 year housing supply.
- 7.3 The Council are therefore respectfully requested to receive this application positively and to grant planning permission in due course.

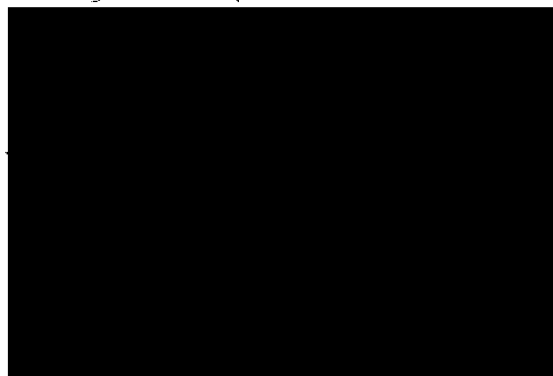
Appendix 1

Council Pre-application Response



DRAFT

Arun District Council
Arun Civic Centre
Mailrovers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries



Dear Mr Coleman

Pre-Application Advice

Build 38 new houses and associated open space, parking, servicing and infrastructure
The Lillies Caravan Park Yapton Road Barnham

I write regarding the above matter and your enquiry received on 16th January 2015.

Description Of Proposed Development

From the details submitted , I understand that you propose to redevelop the site to provide for 37 dwellings on the site with open space and a pumping station.

Description Of Site

Tourist accommodation, consisting of log cabins, static caravans and touring caravan births. Hard standing through-out the site with central service block. Existing structures are single storey, with the exception of the dwelling on the Yapton Road frontage.

Description Of Locality

Application site currently comprises tourism uses in the countryside with Barnham village to the north-west. The area around the application site comprises many horticultural uses and there are also a number of residential dwellings to the north and east of the application site.

Planning Issues

The following issues have been identified for consideration.

- Principle
- Design
- Neighbour Amenity
- Amenity Space Provision
- Bin Storage
- Affordable Housing
- Highways, Transport and Parking
- Sustainability

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Sustainable Construction
 Flooding/Drainage
 Open Space Provision
 Infrastructure Provision
 Biodiversity
 Planning/Enforcement History
 Housing Supply

Relevant Planning History

BN/3/13/	Demolition of 6 no holiday lodges, toilet block. Removal of circa 30 touring caravans/motorhomes/camping pitches & replace with erection of 38no. residential dwellings, associated garages/car parking, formation of access road & change of use from current C1 (Hotels) to C3 (Dwelling Houses) - This application is a Departure from the Development Plan	Refused 25-06-2013 Appeal: Dismissed 07 04 2014
BN/6/10/	Outline application with some matters reserved for 36 no. houses. (This application is a departure from the development plan)	Refused 26-04-2010 Appeal: Withdrawn 16 08 2010

Comment On Site History

The planning appeal decision letter associated with BN/3/13 is an important material consideration as it addressed both the principle of residential development on the site as well as making detailed comments about design and layout of the previous scheme.

Planning permission also exists on the adjoining site to the west for residential development.

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

Arun District Local Plan:	DEV17 Affordable Housing GEN7 The Form of New Development
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality D DM2 Internal Space Standards D DM3 External Space Standards D SP1 Design H DM1 Housing Mix H SP1 Strategic housing, parish and town council allocations H SP2 Affordable Housing SD SP2 Built-Up Area Boundary W DM2 Flood Risk W DM3 Sustainable Urban Drainage Systems
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1	Applications for new development must meet the local drainage requirements
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5	Quality of design
Barnham & Eastergate Neighbourhood Plan 2014	Buildings should be designed to reflect the

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POLICY ES8	three-dimensional qualities of traditional buildings
Barnham & Eastergate Neighbourhood Plan 2014	Parking and new development
POLICY GA4	
Barnham & Eastergate Neighbourhood Plan 2014	Integration of new housing into surroundings
POLICY H4	
Barnham & Eastergate Neighbourhood Plan 2014	Outdoor space
POLICY H5	
Barnham & Eastergate Neighbourhood Plan 2014	Attention to detail
POLICY H6	
Planning policy guidance	NPPF National Planning Policy Framework

Principle

Paragraph 29 of the Inspectors decision letter states;

'If for any reason the Angel's and Hyde Nursery site development did not proceed, then clearly the west side of the appeal site would be more open and would be seen as being more closely related to the open countryside. This could result in a slightly adverse impact on the character and appearance of this site between the urban areas of Barnham and Yapton. However, in my view, this adverse impact in relation to the general appearance of housing on the site would still be significantly and demonstrably outweighed by the benefits when assessed against the policies of the NPPF and having taken into account all of the other material considerations.'

With an absence of an adequate supply of housing land in accordance with the NPPF and a Local Plan that is not adopted, the principle of residential development on the site has been accepted at this time. However, it should be stated that when the Local Plan is adopted, the Council is likely to be able to demonstrate an adequate supply of housing land and the principle of development would not then accord with the development plan.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. 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.

You have only submitted a layout plan as part of your submission and therefore my comments will only relate to that aspect of the design approach.

I consider that the layout as submitted would not be acceptable. However, with some minor adjustments an acceptable layout could be achieved. Specifically,

- Garden lengths for plots 6, 7, 25 and 26 are insufficient
- Plot 10 is too close to the boundary of the site. It would appear that there is a rear garden to be located on the other side of the boundary to the west and this plot needs to step away from the boundary to avoid an over bearing impact.
- Plot 8 is too close to the sites boundary and will overlook the rear amenity space of the adjoining property to the east.
- Car parking for plots 27 - 32 could be pulled to the west to create a larger amenity area or shift everything so that plot 37 is further off of the boundary.
- Plots 22 - 24 would work better facing north so that they front onto the open space.

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- Rear garden areas should be a minimum of 10m in depth.

Consideration is also required to Policies ES6, ES8, H4 and H6 of the Barnham & Eastergate Neighbourhood Plan in respect of detailed housing design.

Neighbour Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. In this case, it is considered that the proposed development would be unacceptable on the residential amenities of neighbouring properties by virtue of the siting of plots 8 and 10 specifically and their proximity to the sites boundary relative to the adjoining uses (and approved uses).

That said, with relatively minor amendments to the layout, a layout could be achieved that would result in an acceptable level of residential amenity.

Amenity Space Provision

Creating 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 are essential requirements of any scheme of this nature. 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 Government Advice.

Subject to the amendments highlighted above, the proposal is likely to be acceptable in amenity space provision.

Affordable Housing

In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 15+ residential units. The tenure, dwelling type/size and location of on-site affordable housing must be agreed with the Council's Housing Strategy and Enabling Manager.

The Council would seek 11 (30%) affordable homes on-site as part of his application. Ideally this would be provided as 8 x Affordable Rent and 3 x intermediate housing. 2 bed homes are the highest priority for the Council at present for either houses or flats, although houses are preferred.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. The proposal is likely to be acceptable in transport and highway terms due to the fact that a similar scale of development and access proposals have been found to be acceptable.

I did comment in our meeting about the possibility of removing one of the footways from within the site as one is likely to be sufficient for a scheme of this scale.

Open Space Provision

The Council's Supplementary Planning Guidance "Open Space and Recreational Standards" Adopted October 2000 is available on the Council's website and sets out the advice on the

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provision of open space and play equipment within new residential developments. A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats. The Council's standards apply to developments of houses only 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. This provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate. Full details of the Council's policy on Open space can be found within the Council's SPG.

You have previously set out how you make a financial contribution in lieu of a deficiency in on-site provision. My very rough calculations would indicate that you would require approximately 2,000 sqm of open space on site and you appear to be providing approximately 50% of that requirement within your proposals.

There is also a requirement also for children's play. If this is not provided on site, a further contribution of £1,000 per unit would be required so that additional play equipment could be provided off-site.

Landscape Comments

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

'Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be retained. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

Forming part of the application and prior to any consent being given 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 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 assure the adjacent properties privacy is maintained, the setting is uncompromised and the street scene is appropriate for its setting.'

Drainage Engineers Comments

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

Public sewers cross the site at two locations. Southern Water should be consulted regarding the exact positions. Any ditches/watercourses on or bounding the site will require a 3m easement for maintenance access.

Engineers advice on surface water drainage:

Any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles (SuDS).

SuDS Selection

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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 30% 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.

Environmental Health Comments

The Council's Environmental Health Officers have made no comments. However, their comments on BN/3/13 were as follows;

'The Environmental Noise Survey indicates that part of the site may be exposed to road traffic noise to the extent that noise should be taken into account when determining the application and where appropriate conditions imposed to ensure an adequate level of protection against noise. Appropriate internal noise criteria are proposed and these are achievable using conventional construction. No comment is made in respect of the impact of noise upon external amenity space.'

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted with the above minor amendments made to the proposed layout, a recommendation of approval would follow. This is on the basis of the proposed layout alone as no details have been submitted to show elevations or landscaping.

A planning obligation would be required and this would need to cover the following matters;

- Affordable housing
- Open Space deficiency contribution
- Children's play
- Healthcare contribution
- Primary, secondary and 6th form contribution
- Fire service contribution
- Library facilities contribution

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 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will

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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 (Existing and Proposed)
Floor Plans (Existing and Proposed)
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 through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Statement
Draft Planning Obligation
Biodiversity Survey and Report
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Transport Assessment/ Travel Plan
Transport Statement
Tree Survey and Arboricultural Report
Lidsey Foul Water Treatment Catchment Area Statement and possible Environmental Assessment

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 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.

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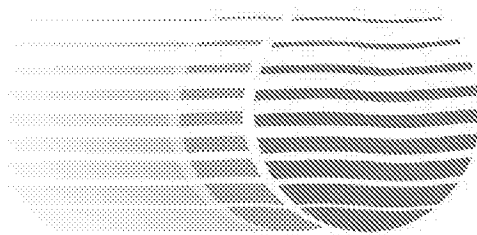
I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

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Phase 2

PLANNING &
DEVELOPMENT
LIMITED