

PLANNING STATEMENT

FOLLY FOOT FARM, FONTWELL AVENUE, EASTERGATE



W haleback Planning & Design
The Old Bank
257 New Church Road
Hove
BN3 4EE

Site Folly Foot Farm, Fontwell Avenue, Eastergate,
Chichester PO20 3RU

Project Demolition of existing dwelling, garage and
commercial buildings, and the erection of a
replacement dwelling, garage and commercial
building.

Applicant Roy Smith

Our Ref W 1898

Date March 2021

Version 20200331

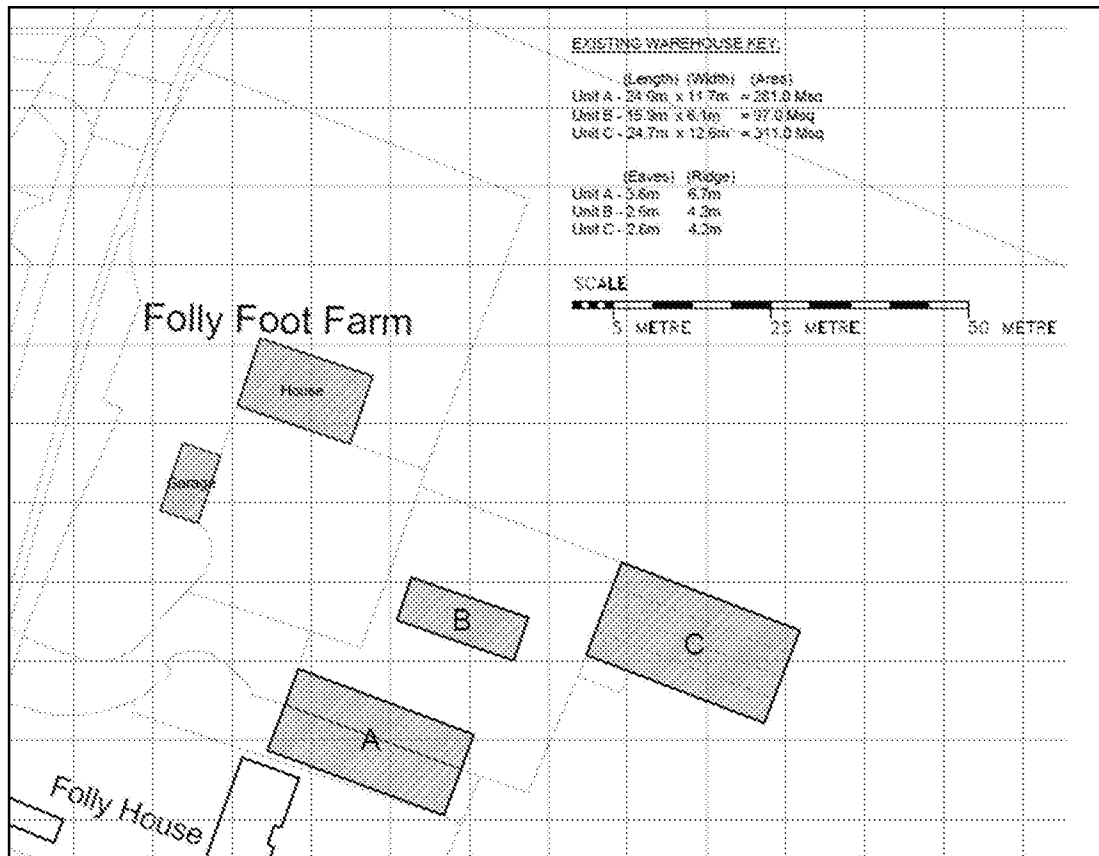
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Aerial view of the application site (www.google.co.uk)

6. The existing buildings on the site comprise a dwelling and garage, and three commercial buildings (Use Class B8).



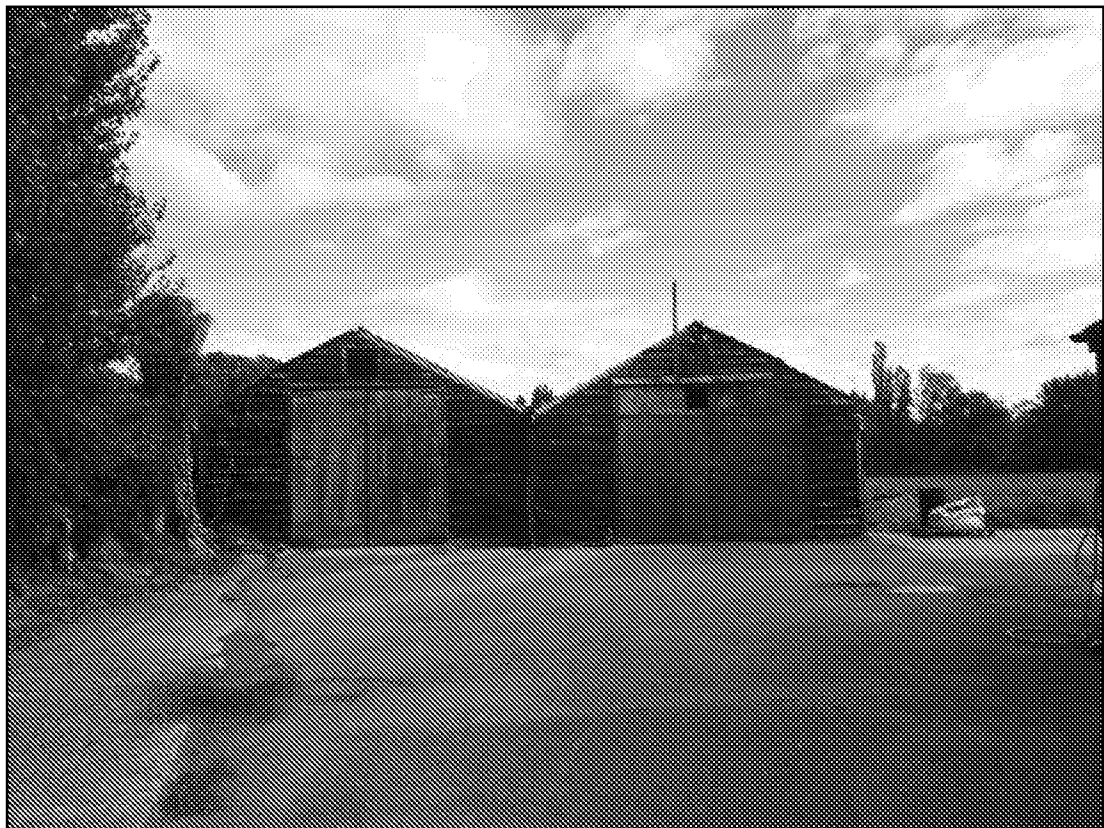
Existing site layout.



Commercial Building A.



Commercial Building B.



Commercial Building C.



The existing dwelling ' southern / front elevation.



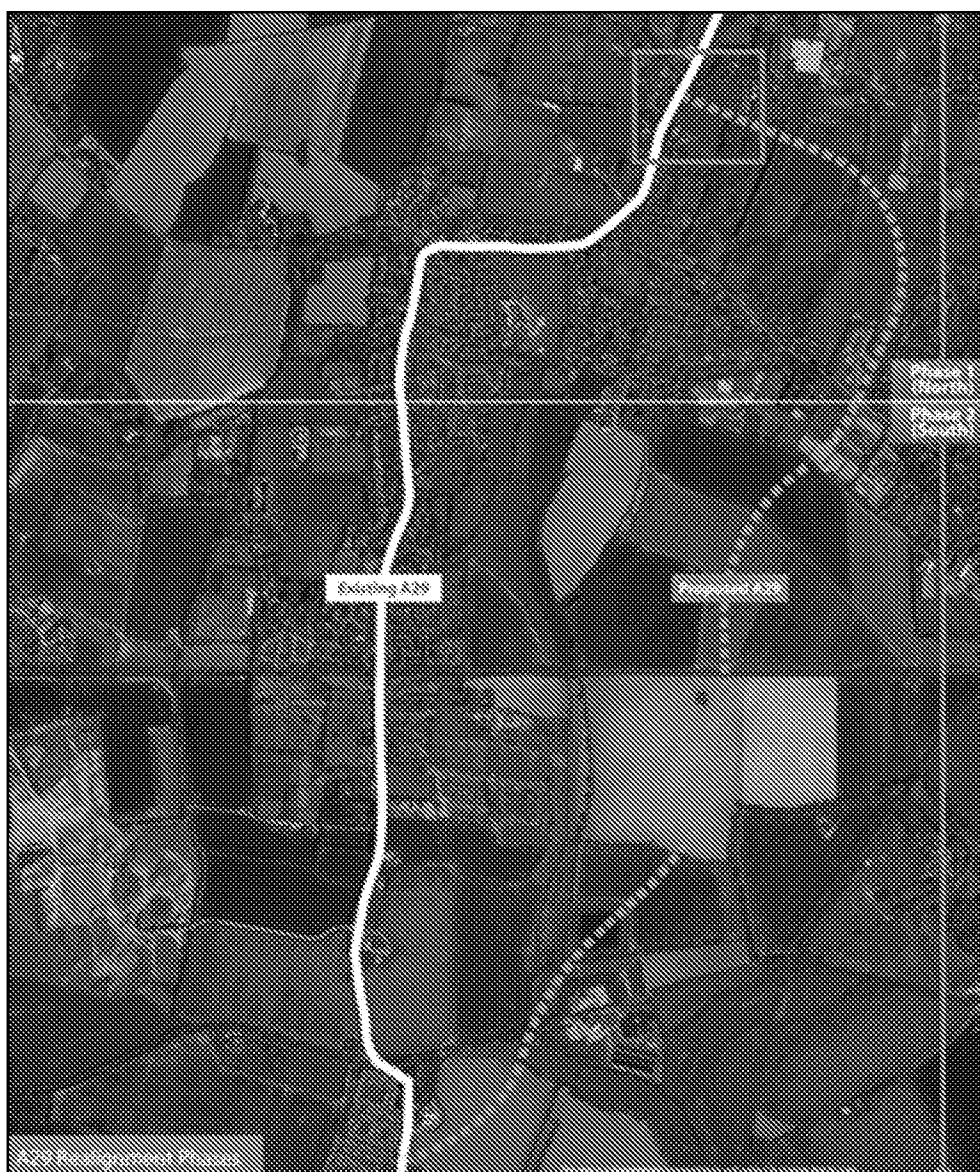
The existing dwelling ' side and rear elevation.



The existing garage.

7. Beyond the residential plot and the area comprising the commercial buildings and associated hard landscaping the site is open agricultural land.

9. The proposed A29 realignment will run directly through the site and requires the demolition of the existing buildings on the site.



The proposed A29 realignment route.

Development Proposal

10. As detailed above, the demolition of the existing dwelling, garage and commercial buildings is required to facilitate the A29 realignment project. Therefore, under this application planning permission is sought for the demolition of the existing buildings, and the erection of replacement buildings. The proposed replacement dwelling would be set back from Eastergate Lane, access by a driveway with a parking area and a replacement garage. A second vehicular access would run down to a replacement commercial development to the south of the dwelling. This part of the development comprises one building subdivided into five commercial uses (Use Class B1 (E) / B8) with loading areas, soft and hard landscaping and parking provision.

11. The proposed replacement dwelling is of a similar character to the existing two-storey, brick faced with a pitched tiled roof.



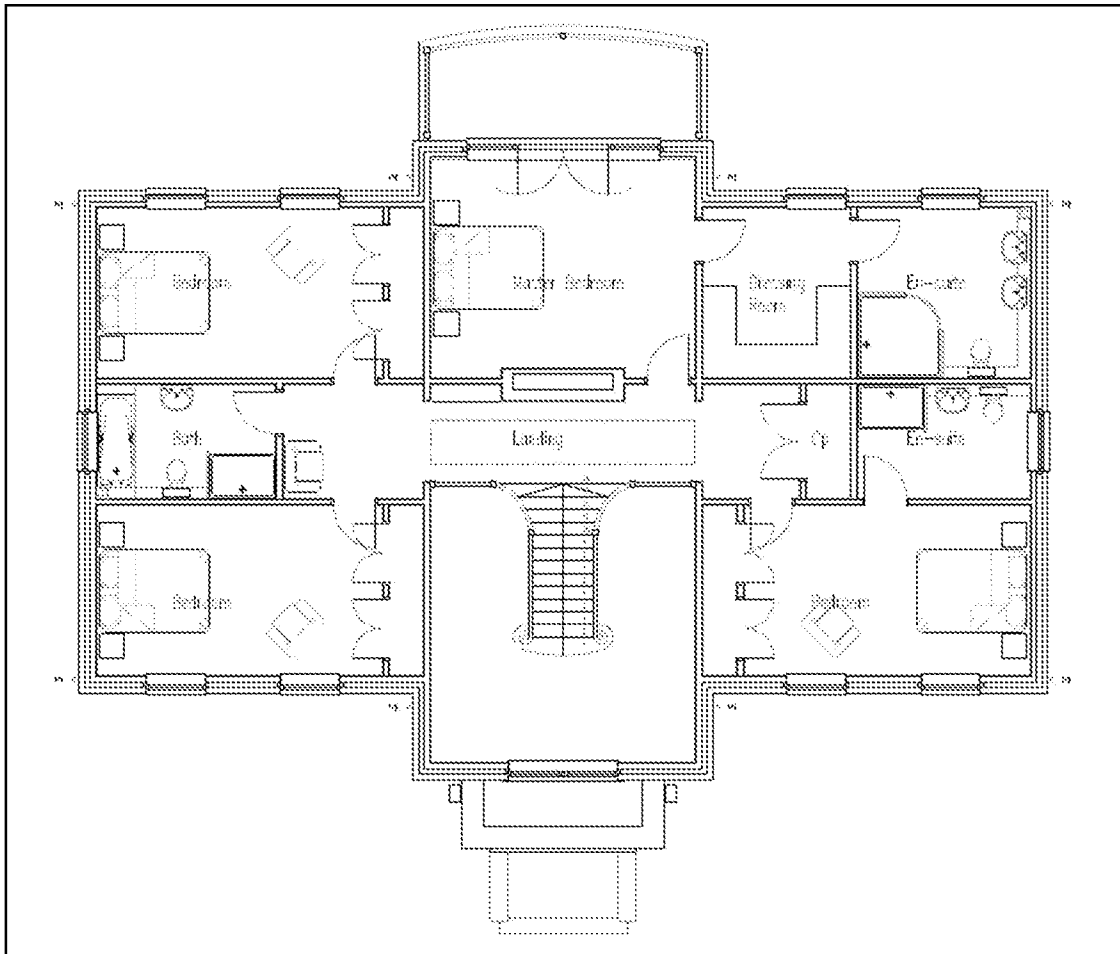
Replacement dwelling proposed front elevation.

12. At ground floor level, the dwelling would provide an entrance hall, open plan kitchen / dining room / living room, utility room, study, cloakroom, and W.C..



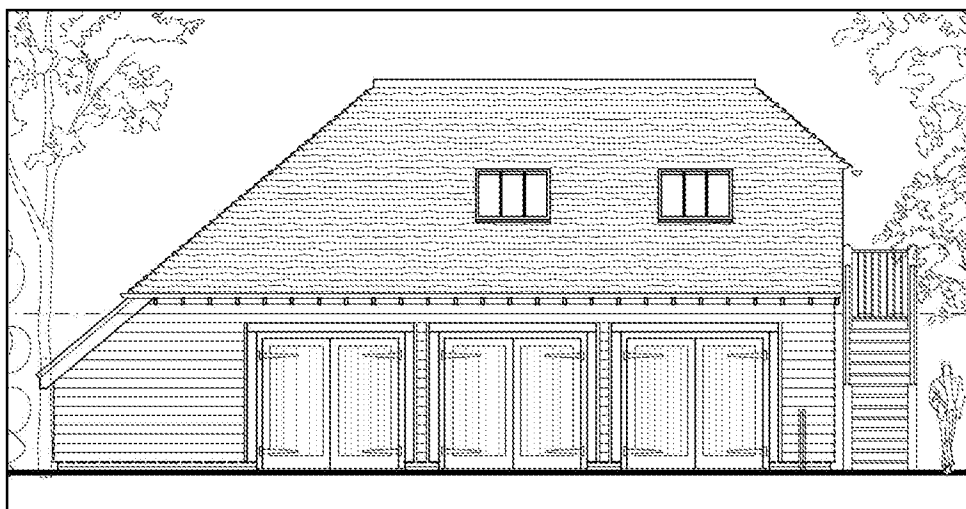
Replacement dwelling proposed ground floor layout.

13. At first floor level, four bedrooms (two with en-suite facilities) and a family bathroom are proposed.



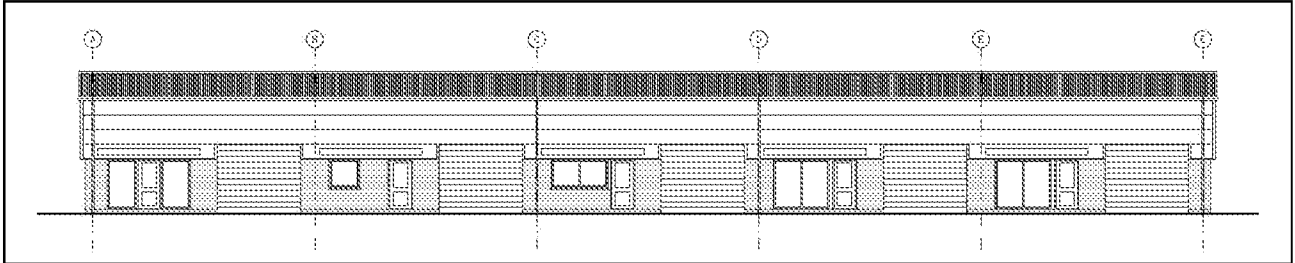
Replacement dwelling; proposed first floor layout.

14. The proposed garage is of traditional timber clad design with a tiled pitched roof. Internally, the garage would provide space for the parking of three vehicles and bicycle storage. Accommodation is proposed in the roof of the garage, accessed by external steps.



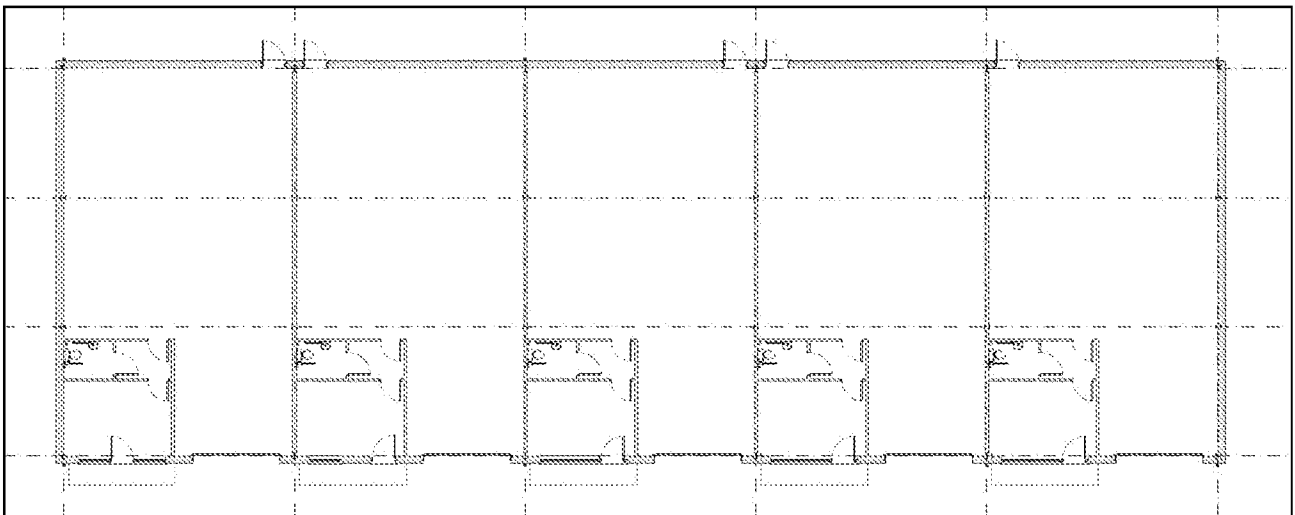
Replacement garage; front elevation.

15. The proposed commercial building is single storey, brick faced and clad, with a pitched composite panel roof. The building is divided into five units, each with its own entrance door with glazed panels to either side, and a roller shutter loading entrance.



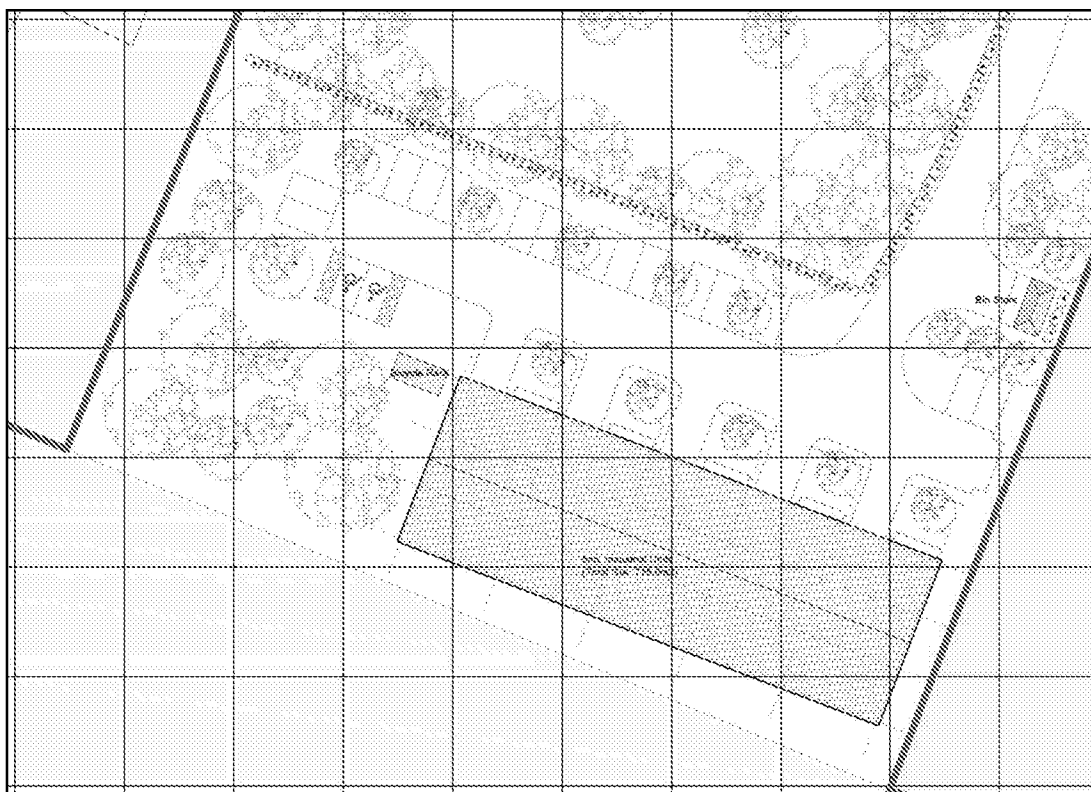
Replacement commercial building; proposed front elevation.

16. Internally, each of the five units comprises an open plan space, with a W.C. and office to the front of the unit.



Replacement commercial building; proposed floor plan.

17. The proposed layout to the front of the units includes 19 vehicular parking spaces (2 with disabled access), a bicycle store, a recycling and refuse store, and a loading space in front of each unit. A turning head is provided.



Replacement commercial development; proposed layout.

Relevant Planning History

18. EG /4/13/ - Proposed detached 3 bay open fronted oak framed garage - Permitted 21/03/2021.
19. EG /57/11/C L E - Application for a Lawful Development Certificate for an Existing use for warehouse storage & distribution ´ Approved 07/02/2012.
20. EG /26/96 - Amended siting of approved dwelling ´ Permitted 30/07/1996
21. EG /3/96 - Replacement dwelling ´ Permitted 15/05/1996.

Planning Policy Framework

22. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
23. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:

National Planning Policy Framework

24. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
25. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
26. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Arun Local Plan 2011-2031 (July 2018)

27. Policies relevant to the application proposal:
 - ¿ SD SP1 Sustainable Development
 - ¿ SD SP2 Built-Up Area Boundary
 - ¿ C SP1 Countryside
 - ¿ LAN DM1 Protection of Landscape Character
 - ¿ EMP DM1 Employment Land: Development Management
 - ¿ H SP1 The Housing Requirement
 - ¿ D SP1 Design
 - ¿ D DM1 Aspects of Form and Design Quality
 - ¿ D DM2 Internal Space Standards
 - ¿ T SP1 Transport and Development
 - ¿ T DM1 Sustainable Travel and Public Rights of Way
 - ¿ T SP3 Safeguarding the Main Road Network
 - ¿ ENV SP1 Natural Environment

- ¿ W SP1 Water
- ¿ W DM1 Water Supply and Quality
- ¿ W DM2 Flood Risk
- ¿ QE DM1 Noise Pollution
- ¿ QE DM2 Light Pollution

Aldingbourne Neighbourhood Development Plan 2014 -2034 (2016)

28. Policies relevant to the application proposal:

- ¿ H1 Quality of Design
- ¿ H8 Outdoor Space
- ¿ H9 Attention to Detail
- ¿ EH1 Built Up Area Boundary
- ¿ EH3 Development on Agricultural Land
- ¿ EH5 Surface Water Management
- ¿ GA1 Promoting Sustainable Transport
- ¿ GA3 Parking and New Development
- ¿ EE1 Supporting Existing Employment and Retail
- ¿ EE2 Retention of Employment Land
- ¿ EE3 Support for New Commercial Uses
- ¿ EE9 Sustainable Commercial and Employment Buildings

Supplementary Planning Documents

29. Parking Standards SPD (January 2020)

Planning Appraisal

Principle of Development

30. Local Plan Policy T SP3 states that the indicative line of the A29 realignment will be safeguarded to support the delivery of planned growth through the Local Plan. As detailed above, the existing dwelling, garage and commercial buildings are required to be demolished as part of an infrastructure project; the A29 realignment. This is an exceptional circumstance and therefore the proposal for replacement development must be considered in this context.
31. The development site is outside of settlement boundaries in the countryside. This is however part of the wider site owned by the applicant and represents the logical location for replacement development.
32. The replacement of the existing dwelling and garage with a new dwelling and garage, as a direct replacement for the dwelling which is to be demolished, will not increase the number of dwellings in the immediate area and will not therefore result in any significant increase in impacts associated with the residential use of the site. Therefore, whilst the siting of the replacement is outside of the settlement boundary, it would adjoin the settlement boundary and there is existing development to either side of the site on Eastergate Lane. The approval of a replacement dwelling in this specific circumstance and location would not therefore cause harm to the countryside and would not set a precedent for the approval of further development.
33. Without a replacement dwelling proposal being secured, the A29 realignment project would result in the net loss of a family dwelling, which would be contrary to the objectives of Local Plan Policy H SP1. The proposed replacement dwelling would resolve this policy conflict.
34. The existing commercial premises ' B8 storage and showroom for a carpet business, represents a local business which generates employment in a rural location. The NPPF at p.83 states that 'Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.' NPPF p.84 states that:

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).'
35. Local Plan Policy EMP DM1 states that the Council will seek to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy. The policy also protects existing employment sites, and supports the relocation and expansion of existing businesses. Aldingbourne Neighbourhood Plan Policies EE1, EE2 and EE3 also support the retention of existing employment uses, and new commercial uses with Use Classes B1, B2 and B8.
36. The A29 realignment requires the demolition of the existing employment use, which in isolation would be contrary to the objectives of Policy EMP DM1. This policy conflict is successfully addressed by the application proposal, which includes the relocation / replacement of the existing employment use. The proposed commercial development would also be built to modern standards and may allow for occupation by new businesses in addition to the relocation of the existing business, as a small increase

in floorspace is proposed (56 sqm) and the new buildings may facilitate more efficient occupation of the space.

37. The relocation of the existing employment use, necessitated by the A29 realignment project, is therefore supported by NPPF, Local Plan and Neighbourhood Plan policies.
38. In summary, due to the exceptional circumstances arising from the A29 realignment project which requires the demolition of the existing dwelling, garage and commercial buildings, the proposed replacement development is justified. The proposed siting of the replacement development is logical as it is part of the wider site in the ownership of the applicant, and it adjoins the settlement boundary, with existing development to either side of the site on Eastergate Lane. The proposed replacement dwelling is a one-for-one replacement of the existing dwelling, which would provide replacement accommodation for the applicants and would ensure that a net loss of a family dwelling would not occur as a result of the A29 realignment. The proposed replacement commercial development would provide replacement premises for the existing business and would ensure that the A29 realignment would not result in the loss of an existing employment site. The principle of development is therefore acceptable.

Landscape Character and Visual Impact

39. The proposed development will be positioned between the realigned A29 / the settlement boundary to the south, and Eastergate Lane to the north. The sites to either side of the application site are already developed. Therefore, following the completion of the A29 project, the application site will not appear as open countryside, rather it will appear as an open site with development / roads on all four sides of the site. The exceptional circumstances of the application which justify development upon an open site are set out above. In this context, as a replacement development necessitated by a major infrastructure project, the proposed development would not have a harmful landscape impact, and would not set an unwelcome precedent for development in the countryside.
40. The proposed dwelling design is of a similar character to the existing dwelling which itself was granted as a replacement dwelling in 1996. The dwelling is of traditional form and character and would be in keeping with the character of the surrounding area. The proposed garage is also of traditional design and materials. The proposed dwelling and garage are set well back from Eastergate Lane and it is proposed that existing planting along the front boundary would be retained. Full details of boundary treatments and gates can be secured by planning condition.
41. Significant tree planting is proposed around the dwelling and full details of soft landscaping proposals can be secured by planning condition.
42. The proposed commercial building is located to the rear of the site, set back 100 metres from Eastergate Lane. Therefore, the building will not have a significant impact upon the character of Eastergate Lane. The building would be sited alongside the proposed A29 realignment project, which is a suitable location for a development of this type. A full landscape strategy has been submitted in association with the A29 project under application Ref. W SC C /052/20. The proposed building design is appropriate for a Use Class B1 / B8 use, and would not have a harmful impact upon the surrounding area.
43. Again, it is proposed that existing planting would be retained along the front boundary of the site. New tree planting is proposed around the proposed recycling and refuse store, to the western side of the proposed building and in between the loading areas and parking spaces proposed. This tree planting

and the retention of grassed areas outside of the proposed access and parking spaces would soften the appearance of the development and would result in an appearance in keeping with the surrounding area.

Neighbouring Amenity

44. The proposed dwelling is set 17m away from the nearest residential dwelling Lyndhurst, to the west of the site on Eastergate Lane. There is substantial hedging and tree planting along the boundary between the two sites. The proposed dwelling would not therefore have a harmful impact upon the amenity of occupiers of Lyndhurst.
45. The proposed commercial building is set 58m away from Lyndhurst. The proposed uses are Use Classes B1 and B8; these uses would not generate significant noise. The proposed access road, parking and loading areas are set well away from Lyndhurst. Vehicular movements would not therefore cause harmful noise disturbance. Tree planting proposed across the site would also screen commercial activity.
46. The proposed commercial building is set 45m away from the proposed dwelling and tree planting is proposed along the boundary between the residential and commercial development, as well as along the western side of the proposed vehicular access to the commercial development. The proposed commercial uses would not therefore cause harm to the amenity of the occupiers of the proposed dwelling.
47. The proposed dwelling and the proposed commercial building are both set well way from the residential dwelling to the east of the site on Eastergate Lane; the dwelling set 85m away and the commercial building 107m away. The proposed access to the commercial development is set 48m away from this dwelling with tree planting proposed in between. The proposed development would not cause harm to the amenity of occupiers of this neighbouring dwelling.
48. Overall, the proposed development would not cause significant harm to the amenity of neighbouring occupiers.

Standard of accommodation

49. The proposed dwelling would provide a good standard of accommodation, with internal accommodation in excess of Government's Nationally Described Space Standards and a good provision of private amenity space.
50. The proposed commercial units would provide practical accommodation for B1 or B8 use. The proposed office to the front of each unit would benefit from good natural light and outlook.

Transport / Highways

51. Eastergate Lane is a dual lane road which provides safe access between the A29 and the village of Walberton. A number of dwellings and commercial developments are accessed from Eastergate Lane. Two vehicular accesses are proposed; one to the residential dwelling and a second to the commercial development. Both accesses would have clear visibility splays and adequate space to turn in and out. Both the residential and commercial development provide adequate space to turn within the site which will ensure that all vehicles will enter and exit the site in a forward gear.

52. The trips / vehicular movements associated with the proposed development would not have a harmful impact upon the surrounding highway network and would not result in an increased highway safety risk. The net increase in trips would not be significant as the development proposed is a replacement of the existing dwelling and commercial use.
53. The proposed dwelling would have six parking spaces, three in the proposed garage and three on the driveway. The proposed commercial development would have 19 parking spaces including two spaces suitable for disabled access. This level of parking provision would meet the demand generated by the development.
54. Bicycle storage is proposed in the garage of the residential development and in a bicycle store located to the west of the proposed commercial building. These facilities would encourage the use of sustainable modes of transport.

Ecology

55. The existing site is open land and is considered to have low potential for protected species. The proposed development includes the retention of existing planting, and new tree planting. Overall, the development would deliver a net gain in ecological terms due to the new planting proposed.
56. Full environmental and ecological reports have been submitted in association with application Ref. W SC C /052/20 for the A29 realignment scheme. These reports include an assessment of the application site and these reports can be referred to by the council as an up to date ecological assessment of the site.

Surface Water Drainage Statement

57. The application site is classified by Environment Agency Maps as Flood Zone 1 and is therefore not at high risk of flooding. It is proposed that surface water drainage would be addressed by the installation of soakaways. The proposed hard landscaping would be permeable to reduce surface water run-off. Full Flood / Drainage assessments have been submitted in association with application Ref. W SC C /052/20 for the A29 realignment scheme and can be referred to as an up to date assessment of the site characteristics.

Lidsey Foul Water Environmental Assessment Strategy

58. It is proposed that the residential and commercial development would connect to the mains sewer and therefore an Environmental Statement is not required.

Environmental Sustainability and Renewable Energy

59. Both the proposed residential development and the proposed commercial buildings would be constructed to current Building Regulations standards which ensure a high standard of efficiency in the use of energy and water, and a high standard of thermal insulation. The sustainability and efficiency of the proposed replacement buildings would be a significant improvement over the existing buildings which require demolition. Bicycle storage is proposed to encourage use of sustainable transport modes.

External Lighting Statement

60. External lighting will be kept to an absolute minimum, and will be directed and downward facing to minimise light spillage. External lighting associated with the commercial development will only be operational during active business hours.

Conclusion

61. The existing dwelling, garage and commercial / employment site and buildings require demolition to facilitate the A29 realignment project. The proposed dwelling, garage and commercial buildings are therefore necessary replacements of the buildings which are to be demolished. The proposed dwelling is of a similar scale and character to the existing, would result in an appropriate appearance. The amenity of neighbouring occupiers and the character of the surrounding area would be preserved. The proposed commercial building is set well back from Eastergate Lane and is set away from neighbouring dwellings. The commercial building is of an appropriate appearance and adequate parking, loading, and turning space is proposed. New tree planting is proposed across the site which would screen views of the proposed buildings and activities within the site, and additionally would deliver a net gain in biodiversity terms.
62. Overall, the scheme represents a necessary replacement development which should be supported as part of the A29 realignment project. The development is appropriate for its setting and would cause no significant harm. It is therefore respectfully requested that planning permission be granted without undue delay.

Engagement with the Local Planning Authority

63. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to W haleback Ltd via the contact details set out below.

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