

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 22nd March 2010

**FROM: Ian Gledhill TO: Arun District Council
FAO: Neil Crowther**

**SUBJECT: BN/6/10 - Outline application with some matters reserved for 36 no. houses
(This application is a departure from the development plan).**

The Lillies Holiday Park, Yapton Road, Barnham, West Sussex, PO22 0AY

CONSULTATION DATE: 3rd March 2010

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☒	No Objection	☐	Refusal	☐

This response comprises of the views of West Sussex County Council Local Development Division. Advice has been sought from various Local Development Officers in respects of the highways, ecological, archaeological, and infrastructure contribution requirements of this proposal have been considered and these views are incorporated within this response. This response has been prepared by the Officer named above.

It is noted that this proposal seeks outline approval for 36 units with all matters apart from access reserved. The site has an established holiday caravan/leisure use. The site also has a permitted, although as yet unimplemented permission for a new vehicular access and it is proposed to install a new vehicular access serving this development in broadly the same position as this approved access. The principle of implementing an access is therefore accepted. Details of the approved access point and that submitted as part of the current application do differ, although with respects to matters relating to the width and kerb radii the proposed access is acceptable. Visibility splays at the access forming part of the current application are reduced to that at the approved. It is appreciated that the site lies within a 30mph speed limit and as such Manual for Streets is applicable. The setting back of the hedgerow to the east would improve visibility, and considering also the extent of the public highway, visibility splays greater than those shown would be achievable, and it would perhaps have been more beneficial for the maximum achievable visibility splays to be shown.

The proposed access arrangements have been considered as part of a Stage One Safety Audit. The Designer has addressed all of the issues and as such the Audit is considered acceptable. It would be requested that the proposed footway to the west is extended to the site boundary, which would then allow for a possible connection with any footway works proposed as part of the possible residential development immediately to the west.

With regards to the possible development adjoining the site, this has been considered independently. Whilst it is appreciated given that neither site has planning permission for residential development, and that each site should be considered on its own individual merits, it would have been beneficial if the access arrangements are jointly considered. At the very least the access approved under BN/13/08 should be considered as part of BN/27/09.

In terms of traffic generation, the Transport Statement makes very little reference to movements resulting from the existing site use. Whilst it is appreciated that given the nature of this use that there would be a degree of seasonality with more movements occurring during summer months, and there being relatively few peak hour movements. Even so, the site does

generate movements at present and as such these could be used to offset the proposed use. However considering just the proposed residential use, with regards to vehicle movements during peak hours, these are anticipated to be low (below the assessment level of 30 or more vehicle movements in any given hour) and as such this proposal would not result in any capacity issues on the highway network. The TRICS outputs provided, if anything may give a higher trip rate, as these are based on private units rather than considering also the affordable housing that would form part of the development

The internal layout is a reserved matter. The layout should though be based on the advice within Manual for Streets. The proposed parking provision (of 102 spaces) is within the WSCC Parking Standards, with the layout for parking considered as part of the reserved matters application. Pedestrian/cyclist links are shown between the application site and that on the neighbouring land, such links would increase permeability and as such these would be beneficial. The Developers of the respective sites should liaise with one another to develop such links through any reserved matters applications.

The site is sustainably located with there being a range of facilities within walking distance in Barnham. There is also frequent passenger transport also within walking distance.

In highway terms, there would be no objection to this development.

The WSCC Senior Ecologist would advise that there is a strategic ecological objection to the principle of this development due to the failure to follow up on the recommendations (additional surveys and mitigation/enhancement) made with the ecological report (see summary table and with particular relevance to bats) would result in a recommendation to refuse the application in accordance with ODPM Circ. 06/2005 (paragraphs 98 & 99), PPS9 (para 16). Policies Gen 28 & 29 of the saved Arun LP are also relevant. Retained trees and hedges will be expected to be protected in accordance with BS5837:2005 and a Tree Protection Plan submitted to support the ReM application.

The following comments have been made by the WSCC Principal Archaeologist. This site is on the coastal plain brickearth and to the north, at Barnham Nurseries, a quantity of prehistoric flint implements and waste material was recovered between 1920 and 1930 (probably as a result of a sharp-eyed worker spotting the material in pre-mechanisation days). The finds included a mixture of Neolithic and Mesolithic material: a Neolithic spear point, an axe, scrapers and three Mesolithic picks. While this earlier prehistoric material would have been retrieved from former plough soil it is possible that later prehistoric features, especially of Bronze Age date, may survive below plough depth.

It is recommend that a condition be attached to the planning permission to provide for a trial field investigation (trial trenching) with the capacity to open up any areas that warrant more detailed investigation into an area excavation. Any proposed geotechnical test pits (to a depth of 2m or more) should be monitored by a geo-archaeologist.

The model condition in PPG 16 paragraph 30 or Circular 11/95, Appendix A, cond 55 would be appropriate.

Contributions would be required towards the provision of additional County Council service infrastructure, other than highways and public transport, arising in relation to the proposed development and provision should be made for this within a s106 agreement.

The basis for this advice is contained in the adopted Supplementary Planning Guidance document "The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1.

The advice is as follows:

1. School Infrastructure Contribution

1.1 The Director for Children and Young People's Services advises that it appears that at present primary/secondary/further secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. However, the situation will be monitored and further advice on all of the main education sectors, (i.e. Primary/Secondary/Further Secondary) should be sought if this planning application is to be progressed. For further information please contact: Lyndsay Irvine, WSCC Children and Young People's Services).

1.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the education catchment area; the County Council's adopted floorspace standard for education provision; and the estimated costs of providing additional education floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the school infrastructure contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the School Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

DfCSF Figure x ACP = School Infrastructure Contribution where:

Note: x = multiplied by.

ACP (Additional Child Product) = The estimated additional number of school age children likely to be generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following criteria are used to generate a child product:

Houses and Bungalows
Dwelling Size - Occupancy
1 bedroom = 1.7 persons
2 bedrooms = 1.8 persons
3 bedrooms = 2.2 persons
4 bedrooms = 2.7 persons
5 bedrooms = 3.0 persons

Flats and Maisonettes
Dwelling Size - Occupancy
1 bedroom = 1.2 persons
2 bedrooms = 1.3 persons
3 bedrooms = 1.7 persons
4 bedrooms = 2.4 persons
5 bedrooms = 2.0 persons

Using the above occupancy rates to determine an overall population increase the following factors are applied. According to 2001 census data, there are 14 persons per

1000 population in each school year group for houses and 5 persons per 1000 population in each school year group for flats. There are 7 year groups for primary (years R to 6) and 5 for secondary (years 7 to 11). For Sixth Form, a factor of 0.54 is applied to the Child Product figure as this is the average percentage of year 11 school leavers who continue into Sixth Form colleges in West Sussex.

DfCSF Figure = Department for Children, Schools and Families (DfCSF) Primary school building costs per pupil place (for pupils aged 4 to 11) as adjusted for the West Sussex area applicable at the date when the School Infrastructure Contribution is paid (which currently for the financial year 2009/2010 are – Primary £13,115, Secondary £19,762, Further Secondary £21,432), updated as necessary by the Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index.

2. Library Infrastructure Contribution

- 2.1 The County Librarian advises that the proposed development would be within the area served by Bognor Regis Library and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development. For further information please contact: Ms Deborah Lewis, WSCC Library Services Tel: 01243 382541).

2.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the library's catchment area; the County Council's adopted floorspace standard for library provision; and the estimated costs of providing additional library floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the library contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Libraries Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$L \times AP$ = Libraries Infrastructure Contribution where:

Note: x = multiplied by.

AP (Additional Persons) = The estimated number of additional persons generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following figures are given as a guideline:

Houses and Bungalows
Dwelling Size - Occupancy
1 bedroom = 1.7 persons
2 bedrooms = 1.8 persons
3 bedrooms = 2.2 persons
4 bedrooms = 2.7 persons

5 bedrooms = 3.0 persons

Flats and Maisonettes

Dwelling Size - Occupancy

1 bedroom = 1.2 persons

2 bedrooms = 1.3 persons

3 bedrooms = 1.7 persons

4 bedrooms = 2.4 persons

5 bedrooms = 2.0 persons

L = Extra library space in sq.m. per 1,000 population x the library cost multiplier (which currently for the financial year 2009/2010 are 30sq.m and £3,620 per sq.m respectively).

3. Fire & Rescue Service Infrastructure

- 3.1 The County Fire Officer advises that the developer should install ONE fire hydrant connected to a suitable main for the purpose of fire fighting at his own expense in positions agreed between the Fire and Rescue Service and the Water Authority. Hydrants should be installed, tested and operational as each phase is available for occupation. The development should also include suitable access for fire brigade vehicles and equipment. For further information please contact: David Boarer – Fire & Rescue Services Tel: 01243 813667).

3.2 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would be required. This is necessary due to proposed development in the Southern division and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

3.3 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the fire service contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Fire and Rescue Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$Y \times (Z / M) = \text{Fire and Rescue Infrastructure Contribution where:}$

Note: / = divided by, x = multiplied by.

Y = The estimated adjusted increase in population generated by the development using the following figures as a guideline:

Houses and Bungalows
Dwelling Size - Occupancy
1 bedroom = 1.7 persons
2 bedrooms = 1.8 persons
3 bedrooms = 2.2 persons
4 bedrooms = 2.7 persons
5 bedrooms = 3.0 persons

Flats and Maisonettes
Dwelling Size - Occupancy
1 bedroom = 1.2 persons
2 bedrooms = 1.3 persons
3 bedrooms = 1.7 persons
4 bedrooms = 2.4 persons
5 bedrooms = 2.0 persons

Z = the estimated costs of providing additional Fire and Rescue Infrastructure in the Southern Service Division of West Sussex at the time of payment (which, for information, for 2007/2008 was £5,530,000).

M = the projected population of the Fire and Rescue Service Southern Service Division of West Sussex in 2016 at the time of payment (which, for information, for the 2007/2008 financial year was 429,647).

General points

Please ensure that the applicants and their agents are advised that any alteration to the housing mix, either size, nature or tenure, may generate a different population and require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Review of the contribution towards the provision of additional County Council services should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

Should you require further general information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure please contact, in the first instance, the Planning Applications Team officer, named above.

In conclusion, an objection would be raised to this proposal due to incomplete ecological works. This information should be provided to enable WSCC Local Development to provide a positive recommendation. In the event that this objection is overcome or that the Planning Authority is minded to approve this application, the conditions as detailed within this report should be secured along with provision made within the s106 agreement to secure the necessary contributions towards County infrastructure.

Ian Gledhill
Local Development

CONDITIONS

C8G

C9F (filling in the blanks, 5.5metres, 2.4metres, Yapton Road, 43metres, Yapton Road)

C9J

C9S

The development, hereby approved, shall not be occupied until such time as a 2metre wide footway has been provided across the site frontage in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

REASON – in the interests of highway safety.

INFORMATIVE

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ (Tel no. 01243 642105).