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TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

in support of an application

for

**NEW HARDSTANDING FOR PROPOSED CAR PARK TOGETHER WITH
A/C UNIT/ENCLOSURE, HANDRAIL AND EXTERNAL LIGHTING
(Revised Application)**

at

17 ELM GROVE SOUTH BARNHAM PO22 0EJ

for

CHALCRAFT GOSPEL HALL TRUST

Our ref: 1127/JRS/l
June 2014

**NEW HARDSTANDING FOR PROPOSED CAR PARK TOGETHER WITH
A/C UNIT/ENCLOSURE, HANDRAIL AND EXTERNAL LIGHTING (Revised Application)
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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a revised application for the laying of hardstanding for the proposed car park, A/C unit/enclosure, handrail and external lighting following the refusal of planning permission on 14 February 2013 and dismissal of an appeal on 30 September 2013.
- 1.2 This Planning Statement has been submitted in accordance with Arun District Council Validation Checklist. This Planning Statement should be read in conjunction with the application forms and the following documents:
- Drainage Assessment
 - Noise Impact Assessment
- 1.3 The application site is a detached former caretaker's bungalow situated on the south east side of Elm Grove South adjacent to the bend in the road 100m south west of the junction with Barnham Road within the village of West Barnham. The building is now used as a Place of Worship.
- 1.4 It is concluded that the proposed development is in accordance with 'Saved' policies GEN7, GEN9 and GEN12 of Arun District Local Plan together with the Publication Local Plan and the emerging Barnham and Eastergate Neighbourhood Plan. The proposals constitute sustainable development, in accordance with Paragraph 6 of the National Planning Policy Framework (NPPF). The proposed development will be low key and will have no adverse effect on the character or appearance of the area or the amenity of the adjoining residents. The Local Planning Authority is therefore invited to support this revised application and to grant planning permission.

2. PLANNING HISTORY

- 2.1 The following planning applications have been recorded in respect of this site:

EG/59/12	Laying of permeable hardstanding, A/C unit/enclosure, handrail and external lighting Planning permission refused 14 February 2013 Appeal APP/C3810/A/13/2193555 dismissed 30 September 2013
EG/36/11/CLE	Application for Certificate of lawfulness for an existing use as a detached bungalow Refused 20 September 2011
EG/8/57/A	School Keepers Bungalow Conditional approval granted 18 February 1959

3. PLANNING POLICY

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise.”

- 3.2 The Development Plan for the area comprises:

Arun District Local Plan (2003)

Arun District Local Plan

- 3.3 The Arun District Local Plan was adopted on 17 April 2003 and covered the period until 2011. A ‘Saving Direction’ was made on 27 September 2007. The following ‘Saved’ policies are considered to be relevant to this application:

GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage
GEN12	Parking in New Development

National Planning Policy Framework

- 3.4 The National Planning Policy Framework (NPPF) came into effect from 27 March 2012. It sets out the Government’s Planning Policies for England and how they are expected to be applied.
- 3.5 At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 197). The purpose of the planning system is to contribute towards achieving sustainable development (6).
- 3.6 The following national policies as set out in the NPPF are particularly applicable to this application:

Paragraph 7	Achieving sustainable development
Paragraph 14	Presumption in Favour of Sustainable Development
Paragraph 70	Promoting Healthy Communities
Paragraph 103	Giving Priority to the Use of Sustainable Drainage Systems
Paragraph 171	Health and Well-being

- 3.7 The National Planning Policy Framework has now passed its first anniversary. Accordingly, paragraph 215 of the Framework now requires decision makers to consider the weight to be attached to the existing plans according to their degree of consistency with the Framework.
- 3.8 The Arun District Local Plan is dated, having been adopted in 2003 for the period to 2011. It has outlived its expected life by two years. Therefore, each relevant saved policy should be considered for consistency with the Framework.

Arun District Local Plan – Publication Version 2014

- 3.9 The emerging replacement Arun District Local Plan – publication version, was agreed by Full Council in February 2014 prior to public consultation when policies for the

Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation have been agreed by Full Council.

3.10 The Publication Local Plan (excluding the above section) is now considered a material consideration by the Council when assessing planning applications.

3.11 The following Publication Local Plan policies have been considered:

SD	SP1	Sustainable Development
D	SP1	Design
D	DM1	Aspects of Form and Design Quality
ECC	SP1	Adapting to Climate Change
HWB	SP1	Health and Wellbeing
W	SP1	Water
W	DM2	Flood Risk
W	DM3	Sustainable Urban Drainage Systems
QE	SP1	Quality of the Environment
QE	DM1	Noise Pollution
QE	DM2	Light Pollution

3.12 It is considered that the emerging local plan will carry limited weight until it has been subjected to public examination.

Barnham and Eastergate Neighbourhood Plan 2014-2029

3.13 The Barnham and Eastergate Neighbourhood Plan (BENP) was commenced in September 2012. An independent examination has been carried out and the report of the Independent Examiner was published in May 2014. A local referendum is arranged for 2nd July 2014.

3.14 Once formally made, following the proposed referendum, BENP will form an integral part of the development plan and will perform a key role in the determination of planning applications in the area.

3.15 The following Neighbourhood Plan policies have been considered:

ES1	Flooding and Drainage
ES3	Local Character

5. PLANNING CONSIDERATIONS

5.1 Having due regard to current policies, the site's location and all other material considerations it is considered that the following main issues arise:

- The Character of the Area;
- The amenity of adjoining properties; and
- Highway Safety.
- Surface Water Drainage

Character of the Area

- 5.2 Elm Tree Grove South in the vicinity of the application site comprises detached and semi-detached houses set behind mature hedges. Some of the houses have extensive areas of hardstandings set behind mature hedges.
- 5.3 It is proposed to provide three parking spaces in front of the building. The traditional steel railings along the boundary are to be retained with gates to match the existing railings. The parking area will be screened by the boundary treatment and the existing trees and shrubs within the front garden. As such the parking area will have no adverse effect on the character and appearance of the area.
- 5.4 The Appeal Inspector concluded:

“That proposed hard surfaced parking areas would cause no harm to the character and appearance of the surrounding area. There would be no conflict with Policy GEN7 of the Arun District Local Plan (2003) in so far that it seeks to ensure that new development responds positively to the character of the area in which it is located.”

The Amenity of Adjoining Properties

- 5.5 The building is used as a local place of worship up to four times a week. For the remainder of the week the building will be unused. No noise will emanate from within the building. All special services such as weddings and funerals are conducted at the larger hall at Aldingbourne.
- 5.6 An enclosed air conditioning unit and seven car parking spaces are proposed at the rear of the building.
- 5.7 A Noise Impact Assessment has been carried out. This is submitted in support of the application. The report concludes that the enclosed air conditioning unit will result in “a low risk of complaints.” In relation to car park activity noise the report concludes the impact on the neighbouring property will mainly result from the slamming of car doors. Such activities will not result in impacts exceeding recognised limits for night – time events. This report has been accepted by the Council’s Environmental Health Officer. The submitted plans include new 1.8m close boarded fencing enclosing the air conditioning plant and on the boundary of the car park with the public footpath.
- 5.8 The Appeal Inspector also concluded:

“The proposed car parking would cause no unacceptable harm to the living conditions of those nearby. There would be no conflict with Local Plan Policy GEN7 on seeking to prevent harm to adjoining occupiers.”

Highway Safety

- 5.9 The Place of Worship will be served by a new vehicular access from the south east side of Elm Grove South. Ten car parking spaces are proposed within the application site. The number of parking spaces is considered to be sufficient because some of the congregation living close to the site may either walk or cycle. The remainder will arrive in cars as complete families. The times when services are held are outside of peak travel hours. It is considered that the proposal will have little

impact on the existing highway network and is compliant with 'Saved' Policy GEN12 of the Arun District Local Plan.

5.10 The Appeal Inspector concluded:

"Given the limited number of vehicle movements likely, the proposed development should not be detrimental to highway safety."

Surface Water Drainage

5.11 The Appeal Inspector concluded:

"That it has not been shown that satisfactory surface water drainage would be provided."

5.12 In the light of the above conclusion, the applicants and their advisors have liaised in detail with Arun District Council Drainage Engineers. Technical work has included:

- a. Two trial holes and percolation tests : December 2013;
- b. Groundwater monitoring : December 2013 – February 2014;
- c. BRE 365 Technical Analysis for Soakaway Design.

5.13 A Drainage Assessment Report summarising this work is submitted as part of this application. Despite the good percolation rates observed, high winter groundwater levels indicate the need for shallow storage during critical storm events.

5.14 The submitted scheme includes the appropriate volume of storage in the front and rear car parks with 150mm deep Charcon Permavoid to permit infiltration of storm water to the sub-soil.

5.15 It is proposed to include permeable blockwork hardstandings at the front and rear of the building. Traditional soakaways are proposed 5m from the rear of the building and one soakaway is proposed 5m from the front of the building to receive roof drainage and flows from channel drains at the front and rear of the building. It is concluded that these proposals are satisfactory to ensure adequate surface water drainage of the property. The proposals are therefore compliant with national and local policies which encourage the use of sustainable drainage systems.

6. CONCLUSIONS

7.1 It is concluded that the revised proposals comply with the relevant policies and provisions of the development plan and the National Planning Policy Framework.

7.2 It is concluded that the revised proposals satisfactorily illustrate how surface water drainage is to be provided through on-site storage and infiltration in accordance with recognised SUDS techniques.

7.3 For all of these reasons it is concluded that this revised application is worthy of the support of the Local Planning Authority and planning permission should be granted subject to appropriate conditions.

John Shephard
June 2014