

Design & Access and Planning Statement for:

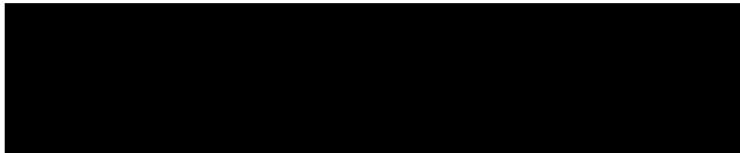
Site Address: Mow Cottage, Worms Lane, Felpham

Applicant: Mr Keen & Miss Robson

Date: 19th March 2019



Nigel Locke Planning Consultant



The Site and Surroundings

The site forms a parcel of land situated to the north of Worms Lane and to the south of the A259.

It is situated on the fringe of the local development area as the south side of Worms Lane opposite the site comprises a relatively high density modern housing development.

The site is not in an isolated position. It is easily accessible to local bus routes with Felpham Village being close by and it is about 2 ½ miles east of Bognor Regis Town Centre and Littlehampton Town Centre is about 4 miles to the east. It is about ¾ of a mile from Felpham Junior School and about 1 mile from Felpham Community College and Leisure Centre.

It is therefore considered to be in a sustainable location.

The remains of the existing cottage are still visible on site together with the remains of some of the outbuildings.

The site of the old buildings is situated within the residential curtilage of the application (edged red on the Location Plan). This part of the site is open with the blue highlighted part of the land which forms the remainder of the site. This area was previously cultivated for horticultural use. It is the applicant's intention to cultivate this part of the land for growing crops etc. for their own use.

Total site area is approximately 6863 square metres.

Google Earth image from 2001 shows buildings within the proposal's residential curtilage area.



Site History

Historic records show that a small detached house was built on the site between 1900 and 1910. A Valuation Officer's Report made in 1993 refers to a description in 1914 of a brick and slate cottage.

The site has remained in the same family ownership since the early 1900s and the present applicants seek to rebuild on the site of the dwelling which was burnt down in 2006.

See applicant's statement attached for the full history of the site.

Pre-Application Submission

A pre-application was submitted, and a response was received from Arun District Council under reference PAA/54/18. A copy of the Planning Officer's response is copied in the appendix to this statement. The main

issues resulting from the Planning Officer's response have been considered and dealt with as part of this full application.



The council have highlighted in their response a number of local plan policies relevant to this application and I will therefore deal with this in detail later in this statement.

Ecology

A Phase One Habitat Survey has been carried by a specialist company and their report forms part of this application. As construction will not directly impact upon the ditch adjacent to the western boundary no Phase Two follow up surveys have been recommended.

It was noted that the ditch could provide habitat for Great Crested Newts.

The ditch is not wholly owned by the applicants and as construction works will not affect the ditch any habitat for Great Crested Newts will remain undisturbed.

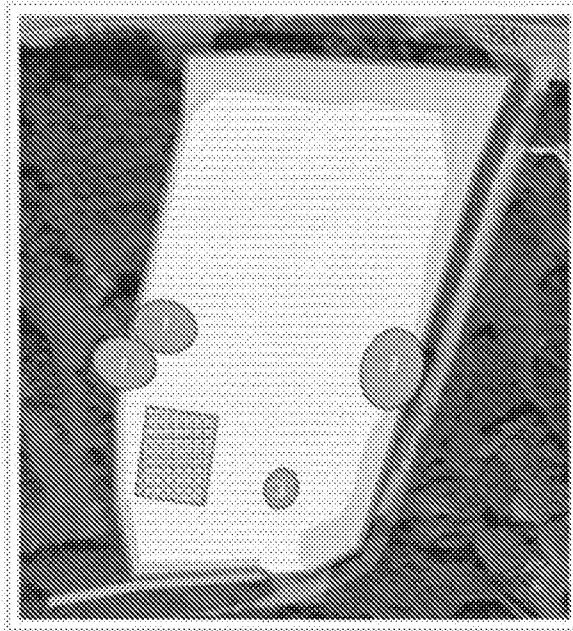
Copied below is a map of the habitats and species present during the survey and this shows the building works will not impact upon these habitats in any way.

6. Baseline Ecological Conditions

Figure 3. Map of Habitats and Species Present during the survey

N.B. Avoidance of the removal of habitats generally retains a greater biodiversity value.

Site boundary	
Hedge/row	
Standing water	
Poor semi-improved grassland	
Scrub	
Area of fallen structures	
Free-standing Trees (Bat roosting category 1, 1, 2, or 3)	

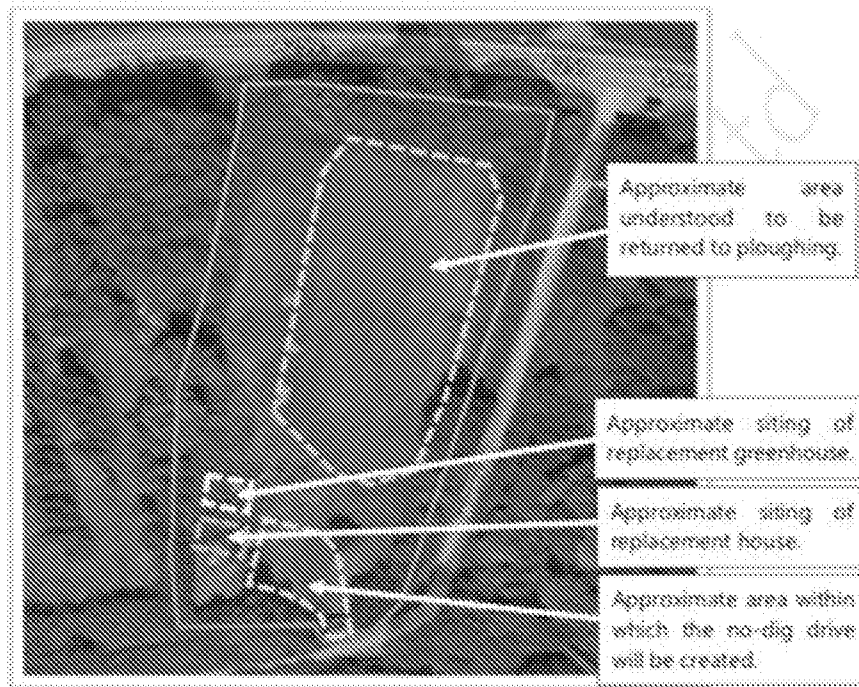


Arboricultural Impact Assessment

This concluded that all trees can remain.

The map copied below clearly shows that the development can be carried out without adversely impacting upon any trees highlighted in the tree survey.

Figure 2. Client/Architect's Proposed Development



With regard to flood risk and foul and surface water drainage this will be dealt with later in this statement.

The new dwelling will be built on the site of the derelict cottage therefore there will be no loss of agricultural land.

The conclusion to the Planning Officer's response is copied below:

"Conclusion

Based on the above comments, I conclude that were an application for planning permission to be submitted it would likely be considered to conflict with countryside policy in respect of new residential development and may also be in conflict with policy designed to safeguard agricultural land. However, it is not considered that the proposal would also result in any harm to the character of the area and therefore, subject to their being no Highways or Environment Agency objection, it is likely that the

development could be supported. You will also need to prove that the extent of residential curtilage is in accordance with the historical situation and you may wish to do this first through a certificate of Lawfulness application which could also be used to establish the principle of residential development in the countryside."

Use

The land was formally a commercial market garden with a dwelling and various outbuildings on site.

The new dwelling will be a replacement of the old dwelling which was on the site. Therefore, the application is not for any additional dwellings within the countryside.

Amount

The proposal is to replace the burnt down cottage with a similar sized single storey property on the same site as the historic dwelling.

Part of the foundations and a small part of the structure of the cottage remain. It is difficult to calculate the exact size of the original property however the proposal is for a modest sized single storey dwelling together with some outbuildings.

Scale

As far as can be assessed from photographs etc. the height and scale of the proposed dwelling will be similar to the original cottage.

It occupies a secluded setting on the site and will not have any adverse

impact upon the residential amenity of other properties.



Layout

Internal Layout

The layout is as shown on the application plans to provide a modest single storey cottage with a living room; separate dining room; bedroom; kitchen with breakfast area and bathroom. The living room and bedroom face south maximising solar gain.

All main rooms have good outlook and good levels of daylight and ventilation.

The room sizes exceed the minimum room size standards set out in the Government's Nationally Described Space Standards. The internal gross floor area is approximately 78 square metres which exceeds the Government's Nationally Described Space Standards for a two person, one bedroom single storey dwelling minimum size of which is 50 square metres.

The overall size is restricted to try to keep the replacement dwelling in keeping with the size of the original dwelling.

External Layout

This will comprise an improved driveway leading to a parking and turning area close to the cottage and this will be via the existing vehicular access off of Worms Lane. A secure cycle shed is provided.

The majority of the land will be cultivated for growing food crops for the

applicant's own use. It is not proposed to be a commercial enterprise. Some of the land around the cottage will be laid out to domestic garden area edged red on the plan but this will be left open to the agricultural land.

Appearance

Historic photographs which are attached within the appendix show the cottage and it is proposed that the replacement dwelling will have brick elevations under a clay plain tiled roof. The photographs show a mix of thatch and tiling to the roof whereas historic reports refer to the cottage built in brick and slate.

Proposed schedule of materials is:

FINISHES

Walls

All plastered surfaces to receive primer coat before 2no. coats of emulsion, colour t/b/a.

Woodwork (skirting, architraves, doors etc.)

Knot, prime and stop all new timberwork. Apply two undercoats (second to be tinted) and finish with a gloss topcoat, colour : white.

Ceilings/coving

Apply primer coat before two coats of emulsion, colour :white.

Ceramic tiling

: Kitchen : apply 150x150mm ceramic tiling between worktop surfaces and the wall units, including for behind all appliances.

: Bathroom : apply 100x100mm ceramic tiling from floor to ceiling.

The style of all tiles to be agreed in conjunction with the client.

Landscaping

As far as the residential curtilage of the proposal is concerned the southern and western boundaries are well secluded by trees, hedgerows and other vegetation.

Access

The driveway will follow the line of the historic access as shown on the Site Plan. It is proposed that the eastern and northern boundaries of the residential curtilage will not be fenced as the applicant's want to keep the open agricultural appearance of the site as it is at the moment and has always been historically.

Foul and Surface Water Drainage

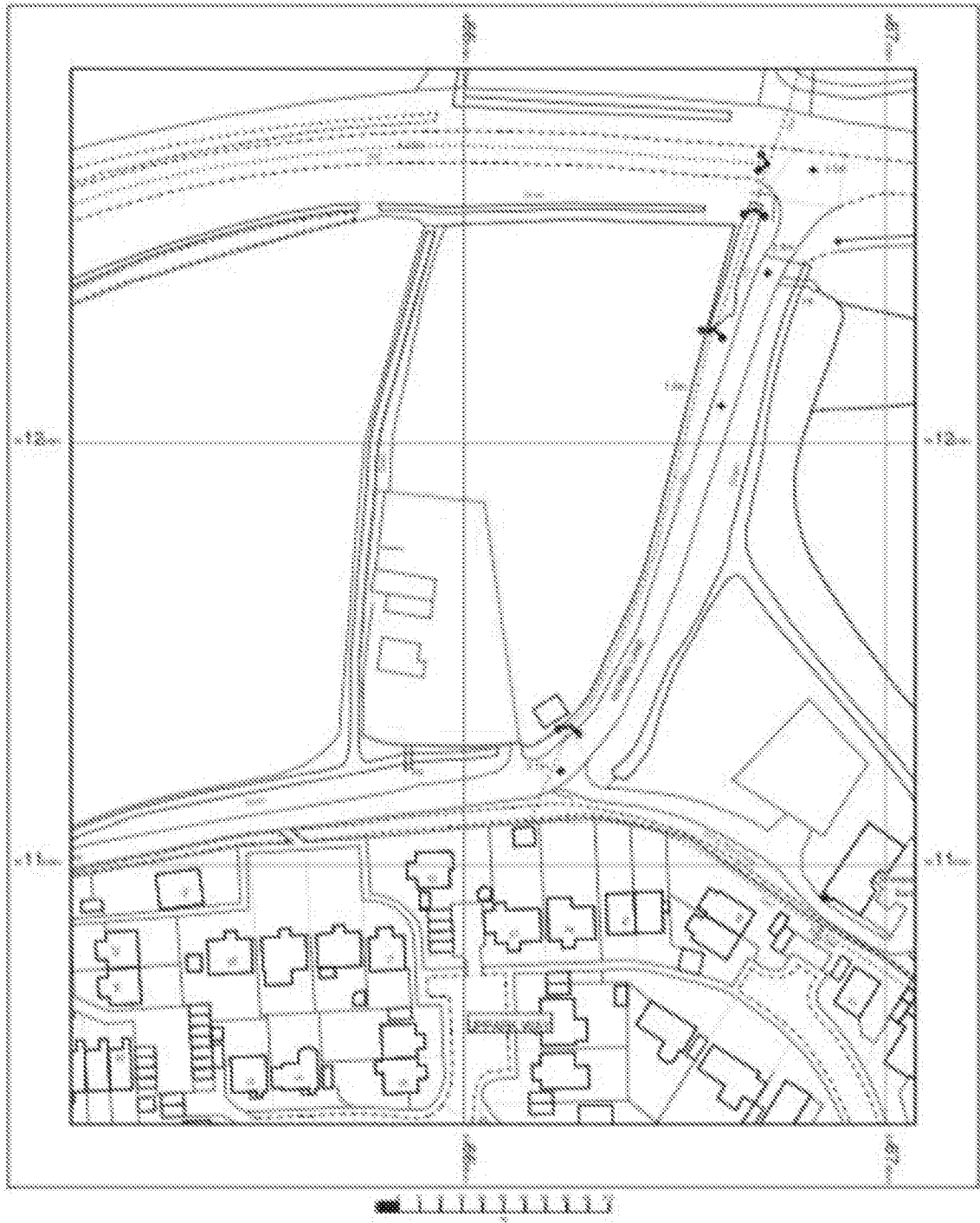
Foul drainage will be to a new septic tank situated on site as shown on the Site Plan.

Surface water drainage will be to a new soakaway again positioned on site and shown on the Site Plan.

Bin Storage

Refuse and recycling bins will be stored on site and wheeled to the nearby residential estate (Uppark Way) – see plan below.

MOW COTTAGE WORMS LANE FELPHAM

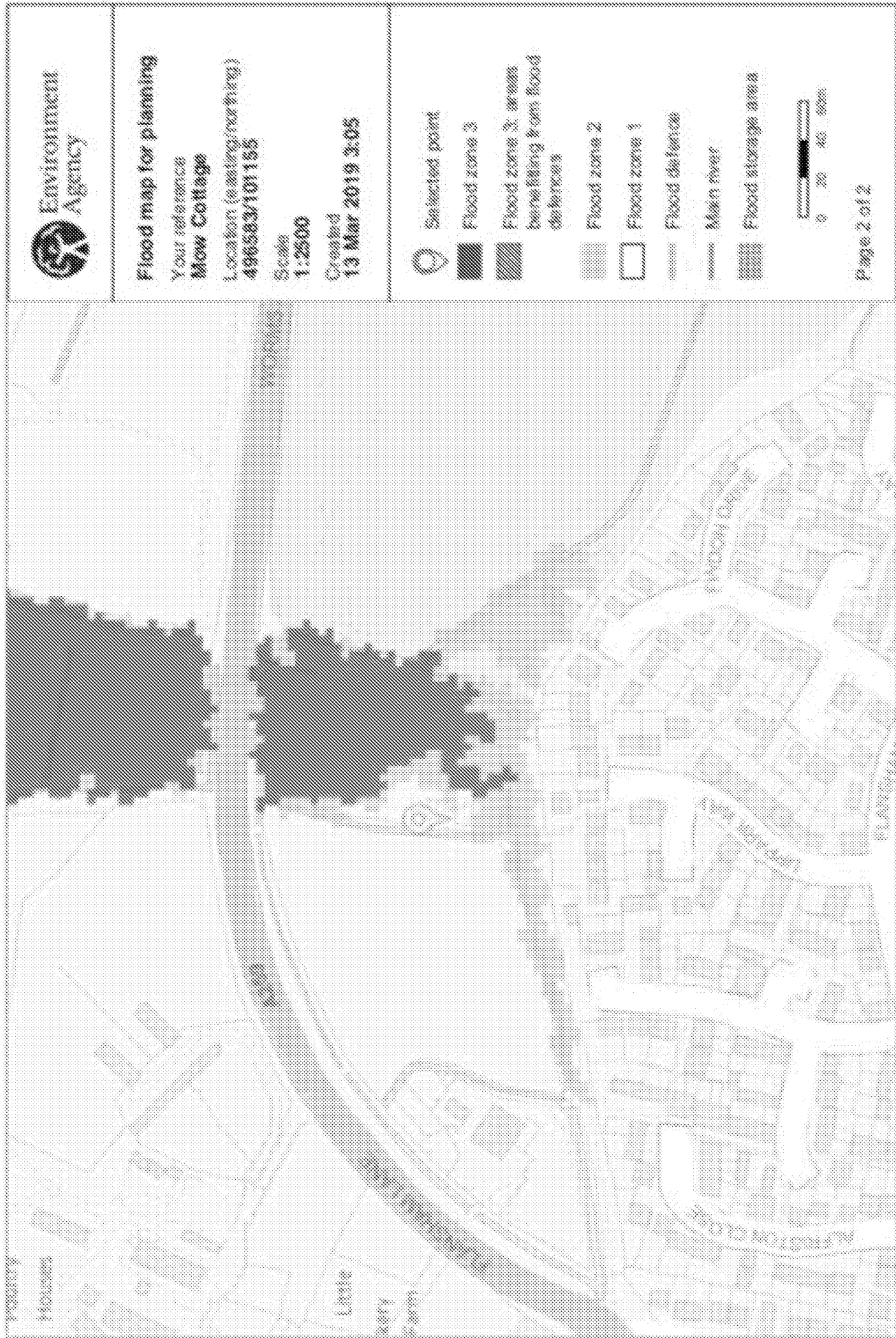


PLANNING STATEMENT

Flood Risk Assessment

A Flood Risk Assessment was carried out and was submitted with the pre-application submission by UK Flood Risk who are specialist flood risk consultants and this assessment is resubmitted as part of this application.

I copy below the flood risk map copied from The Environment Agency's Flood Risk Maps for Planning. This shows the area of the site and buildings where the property will be situated is actually in Flood Risk Zone 1 with the remainder of the site in Flood Risk Zones 2 or 3.



Whilst the new dwelling will be on the site of Flood Risk Zone 1 only, finished floor levels will be set at 2.21 metres AOD as the UK Flood Risk Report suggested as follows:

"In order to afford a level of protection against flooding it is normally recommended that finished floor levels are set a nominal 300mm above the 1 in 200 year annual probability tidal flooding (0.5%AEP) in any year (including an allowance for climate change). The modelling output indicated that under the undefended condition the 0.5% AEP flood level at the site is 2.62mAOD and the future 0.5% AEP (2115) water level is 3.60mAOD. However, it is not possible to raise the finished floor level of the proposed building to this level of 3.60mAOD due to other constraints. Therefore, it is proposed that the finished floor level of the building will be set not lower than 2.21mAOD which is 300mm above the existing ground level of 1.91mAOD."

Context

This application has been considered having due regard to the council's pre-application response.

The proposal follows as near as possible to redeveloping the site of the derelict cottage. The land within the overall site will remain open and undeveloped to retain the historic look and use of the site.

The proposal has also been considered in relation to relevant local and national planning policies.

Local Planning Policies

In their pre-application response, the council stated that the following local plan policies are relevant to this application.

Local Plan Policies

- C SP1 – Countryside
- D DM1 – Aspects of Form and Design Quality
- D DM2 – Internal Space Standards
- D SP1 – Design
- ECC SP1 – Adapting to Climate Change
- ECC SP2 – Energy and Climate Change Mitigation
- ENV DM4 – Protection of Trees
- ENV DM5 – Development and Biodiversity
- ENV SP1 – Natural Environment
- GI SP1 – Green Infrastructure and Development
- HSP1 – Housing Allocation and the Housing Requirement
- LAN DM1 – Protection of Landscape Character
- QE DM4 – Contaminated Land
- QE SP1 – Quality of the Environment
- SD SP1 – Sustainable Development
- SD SP1a – Strategic Approach
- SD SP2 - Built-Up Area Boundary
- SO DM1 – Soils
- T SP1 – Transport and Development
- W DM2 – Flood Risk
- W DM3 – Sustainable Urban Drainage Systems
- WM DM1 – Waste Management
- W SP1 – Water

Felpham Neighbourhood Plan 2014 Policies

- BT7 – Communications Infrastructure
- ESD1 – Design of New Development
- ESD2 – Development in Flood Sensitive Areas
- ESD5 – Surface Water Management

- ESD8 – Building Design
- ESD9 – Tree Protection
- ESD10 – Design Details
- ESD11 – Increasing the Energy Efficiency of Our Buildings

I would summarise the proposal's compliance with relevant local plan policies as follows.

The council's pre-app response states that the proposal would be acceptable in accordance with policies D DM1, D SP1, ES 1, ES 8 of the FNDP. Policies D DM1 and Q SP1 of the local plan. Policy C SP1 of the core strategy.

The proposal will have little impact upon the surrounding area being the replacement of a cottage that was historically sited in the same location for many years.

The land will remain open within its own boundaries as it historically always has been.

It is immediately adjacent to the existing Felpham settlement area boundary and it is noted that the Felpham Neighbourhood Development Plan does not set up a built-up area boundary and has no policies specifically relating to new development.

Specialist arboricultural and ecological reports show that the proposal can be achieved without harm to identified trees on site or wildlife habitats.

The landscape character of the area will be maintained.

The proposal will have no adverse effect upon the local environment.

The development will be carried in accordance with flood risk assessment recommendations.

New foul and surface water drainage systems will be installed as shown on the application Site Plan.

The existing vehicular access which is still in use will be used to provide vehicular access to the site with a new driveway, parking and turning areas provided.

With regard to sustainability I will deal with this in detail in the next section of this statement under '*The National Planning Policy Framework*'.

Overall the proposal is considered to be compliant with the aims and guidelines of relevant local planning policies.

The National Planning Policy Framework

The Government's revised NPPF was published on the 24th July 2018 and it is now a material consideration in all planning applications.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states that 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):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Economic

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term the development could also support the local economy in terms of the use of local shops, services and facilities and potentially result in a new investment in the locality.

Population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding, as well as additional Council Tax receipts.

The proposal satisfies the economic dimension of sustainable development.

Social

The proposal will bring a derelict former dwelling back into use by a family member of the original owners of the site. It will regenerate the site where the buildings have been derelict, and the land overgrown for many years.

It can therefore be considered that proposal satisfies the social dimension of sustainable development.

It will add well to the housing mix in the area.

Environmental

Habitat and tree surveys shows that the development can be achieved without adversely effecting any identified trees on site or wildlife habitats.

The proposal will in fact contribute to protecting and enhancing the

natural built and historic environment.

It is considered that the proposal will enhance the character of the area and therefore the environmental dimension of sustainable development is satisfied.

*Paragraph 10 states that so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 5: Delivering a Sufficient Supply of Homes

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Rural Housing

Paragraph 78 states that to promote sustainable development in rural

areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- ◆ The development will re-use redundant or disused buildings and enhance its immediate setting.
- ◆ The design is of exceptional quality, that that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Section 9: Promoting Sustainable Transport

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed.

Considering Development Proposals

Paragraph 108 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 110 states that within this context, applications for development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport; create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

There is an existing vehicular access to the site which will be occupied by a couple and developed with a modest sized one bedroom property and therefore traffic movements to and from the site will be low.

The approach to the development and the main entrance door thresholds will be designed to allow ambulant access that will comply with current design standards as set out in the building regulations, 2004 Edition Part M.

This will provide access for disabled, including wheelchair users, the ambulant disabled, and those with sensory impairments.

There is an existing vehicular access to the site and the Local Planning Authority confirms that the proposal would not generate any additional traffic movements.

Section 11: Making Effective Use of Land

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and

healthy living conditions.

Paragraph 118 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unused land. They should also promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.

This application reinstates the historic use of the site to provide a modest sized cottage style dwelling with adjacent agricultural for own use cultivation.

Section 12: Achieving Well Designed Places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high

levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

Habitats and Biodiversity

Paragraph 174 states that sites should protect and enhance biodiversity and geodiversity.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development, and it is considered that this is a highly sustainable development proposal. Sustainability features for this development are as follows:

- ✓ The construction will provide an energy efficient new home with energy and water saving measures incorporated in the specification.
- ✓ Materials from sustainable sources will be sourced locally where possible.
- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist companies.
- ✓ A+ rated domestic appliances and low flush or dual flush wcs will be incorporated.
- ✓ The land areas give scope for cultivating areas to grow food.
- ✓ Carefully designing the fabric of the home to reduce thermal

bridging (thermal bridging allows heat to easily escape between the inner walls and the outer walls of a home).

- ✓ Providing more energy efficient lightning (both internally and externally).
- ✓ Provide secure cycle storage.
- ✓ Materials from the structures demolished on site will either be reused on site or recycled.
- ✓ The proposal is the redevelopment of a previously developed site.
- ✓ The site is adjacent to the Felpham Village settlement area and is easily accessible for local schools, shops, bus services and other local amenities.
- ✓ Sustainable drainage systems will be provided on site for surface and foul water drainage.
- ✓ Water butts will be provided to collect rainwater to be used for watering crops on site.

The Framework allows provision for additional housing in rural areas where it can be served by nearby villages.

The proposal is considered sustainable development in terms of the local environment, local economy, transport, location and construction.

Conclusion

It is hoped that the council will be able to support this application for a couple who seek to restore a former family home and at the same time bring the land back into productive use.