SS/6/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replacement bridge, proposing an alternative bridge design to replacement bridge approved under application SS/2/06 South Stoke Bridge, South Stoke

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a replacement steel bridge with a carrying capacity of 20 tonnes and a width of 3.6 metres. The existing bridge is a steel frame design, 3 metres wide, dating from circa 1838 and is structurally weak with a lorry capacity of 7.5 tonnes. It had been closed to pedestrians and vehicles since June 2005.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Land slopes down to river
TREES	Some small trees around concrete supports to bridge.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Original metal bridge was supported temporarily by metal under the northern section. Bridge was wide enough to facilitate access for cars and farm machinery. Metal and concrete abutments to bridge. The bridge has now been demolished.
CHARACTER OF LOCALITY	Rural – Bridge is situated on north side of South Stoke hamlet.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
SS/3/06/CA	Conservation Area consent for demolition of existing bridge.	Current
SS/2/06	Replacement bridge.	Approved, Conditionally 10/05/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
South Stoke Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	This is an appropriate design which will not adversely affect the character or appearance of the conservation area of its setting.

English Nature — As only changes to design, English Nature is happy to attach the same conditions to this application as formerly applied.

SS/6/06

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Engineers	Provided the bridge is designed by a suitably qualified Engineer. No adverse comments.
Environment Agency	No objections – condition suggested.
Conservation Area Advisory Committee	No comment.
South Downs Joint Committee	No objection. Did not object to previous application to demolish and replace this bridge, providing the replacement was of a similar design in order to maintain the character of the area. The current application is for a revised design for the replacement bridge. It would be slightly wider than the permitted bridge, but the design would be closer in appearance to the original bridge with steel outriggers. If permitted the Joint Committee would welcome the inclusion of the same conditions as applied to the previous permission to ensure minimal damage to flora and fauna during the construction process.
County Archaeologist	No objections subject to a condition ensuring archaeological investigation, recording and interpretation are provided. Also no objection in respect of design.
South Downs Society	No objection on the understanding that all works are to be agreed and supervised by industrial archaeologists as well as by Officers from County and English Heritage.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Outside Built-up Area Boundary Within Designated Conservation Area Within Site of Nature Conservation Interest of National and Local Importance Area Special Control for Adverts Abuts River Arun

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH2, CH4, CH7, LOC2
Arun District Local Plan : GEN3, GEN7, GEN16, GEN29, GEN30, AREA2, AREA9, AREA13, AREA14, AREA17

PLANNING POLICY GUIDANCE

PPS 1	-	Delivering Sustainable Development
PPS 7	-	Sustainable Development in Rural Areas
PPS 9	-	Biodiversity and Geological Conservation
PPG 15	-	Planning and the Historic Environment
PPG 16	-	Archaeology and Planning

SS/6/06

POLICY COMMENTARY

The above policies combined to describe the relevant development control criteria against which the application will be assessed particularly with regard to the character and appearance of the area, nature conservation and archaeology.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on the character or appearance of the area, nature conservation or archaeology.

(The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The existing bridge has now been demolished and work is under way for the implementation of the bridge approved under ref SS/2/06. The application has been submitted on behalf of a neighbour who would prefer to see a bridge that is a closer design match to the existing bridge.

The dimensions and structural calculations of this current proposal are largely the same as that earlier permission. Should this application be permitted it will be up to the Environment Agency as to which bridge they implement and construct.

As with the earlier application, the supporting information demonstrates that disturbance to flora and fauna during the construction process should be minimal and with use of appropriate conditions there would be no adverse effect on the Area of Nature Conservation Importance.

In addition, the bridge will sit well in the landscape and will not adversely affect the Character of appearance of the Conservation Area or the Area of Outstanding Natural Beauty.

SS/6/06

CONCLUSIONS

It would be appropriate, given the short length of time between this and the previous application, that the Conditions from SS/2/06 be repeated.

The application is therefore recommended for approved subject to the conditions set out overleaf.

SOUTH STOKE SS/6/06/

Replacement bridge, proposing an alternative bridge design to replacement bridge approved under application SS/2/06

South Stoke Bridge
South Stoke
Nr Arundel

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 All agreed actions and measures detailed in the submitted Environmental Report and Supporting Statements shall be carried out and adhered to.

Reason: To prevent ecological damage to the river and its associated habitats and species, during the proposed works in accordance with policy DEV1 of West Sussex Structure Plan and policies GEN7and GEN30 of Arun District Local Plan.

3 Upon completion of the works hereby approved the damaged area must be replanted with reedbed of native local provenance. Additional mitigation should be provided by planting additional reedbed around the edge of the scour. Sufficient reedbed must be left during the construction to provide habitat for dependant species.

Reason: To ensure protection of species and their habitat in accordance with policy DEV1 of West Sussex Structure Plan and policies GEN7 and GEN30 of Arun District Local Plan.

4 Upon completion of the works hereby approved the damaged area must be replanted with hedge plants of native local provenance. Sufficient hedgerow must be left during the construction to provide habitat for dependent species.

Reason: To ensure the protection of species and their habitat in accordance with policy DEV1 of West Sussex Structure Plan and policies GEN7 and DEV30 of Arun District Local Plan.

SOUTH STOKE SS/6/06/

5 No development shall take place on the site until the applicant has secured the implementation of a programme of archaelogical work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordace with policies CH7 of the West Sussex Structure Plan and AREA 17 of the Arun District Local Plan.

6 The replacement bridge hereby permitted shall not be painted other than in such colours as agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 INFORMATIVE: With regard to bats, no suitable tree clearance work can be permitted until an emergence survey has been carried out by a suitably qualified ecologist. This includes preparatory clearance work. English Nature should be consulted on the completed survey before work commences.

8 INFORMATIVE: Any works whatsoever in, over, or under the channel of the River Arun or on its banks within 8 metres from the top of the channel, would require the prior written consent of the Environment Agency under Section 109 of the Water Resources Act 1991 and/or Byelaws for which the Agency will need to be consulted through its own internal process.

9 INFORMATIVE: English Nature is content that the best practice regarding Japanese Knotweed is strict adherence to an Environmental Management Plan.

10 INFORMATIVE: English Nature is happy with the the mitigation offered for water voles .

11 INFORMATIVE: English Nature is content with the mitigation in respect of fisheries as long as this has been formally approved by the Environment Agency.

12 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.