

Parish: Southbourne	Ward: Southbourne
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**SB/16/00205/OUT**

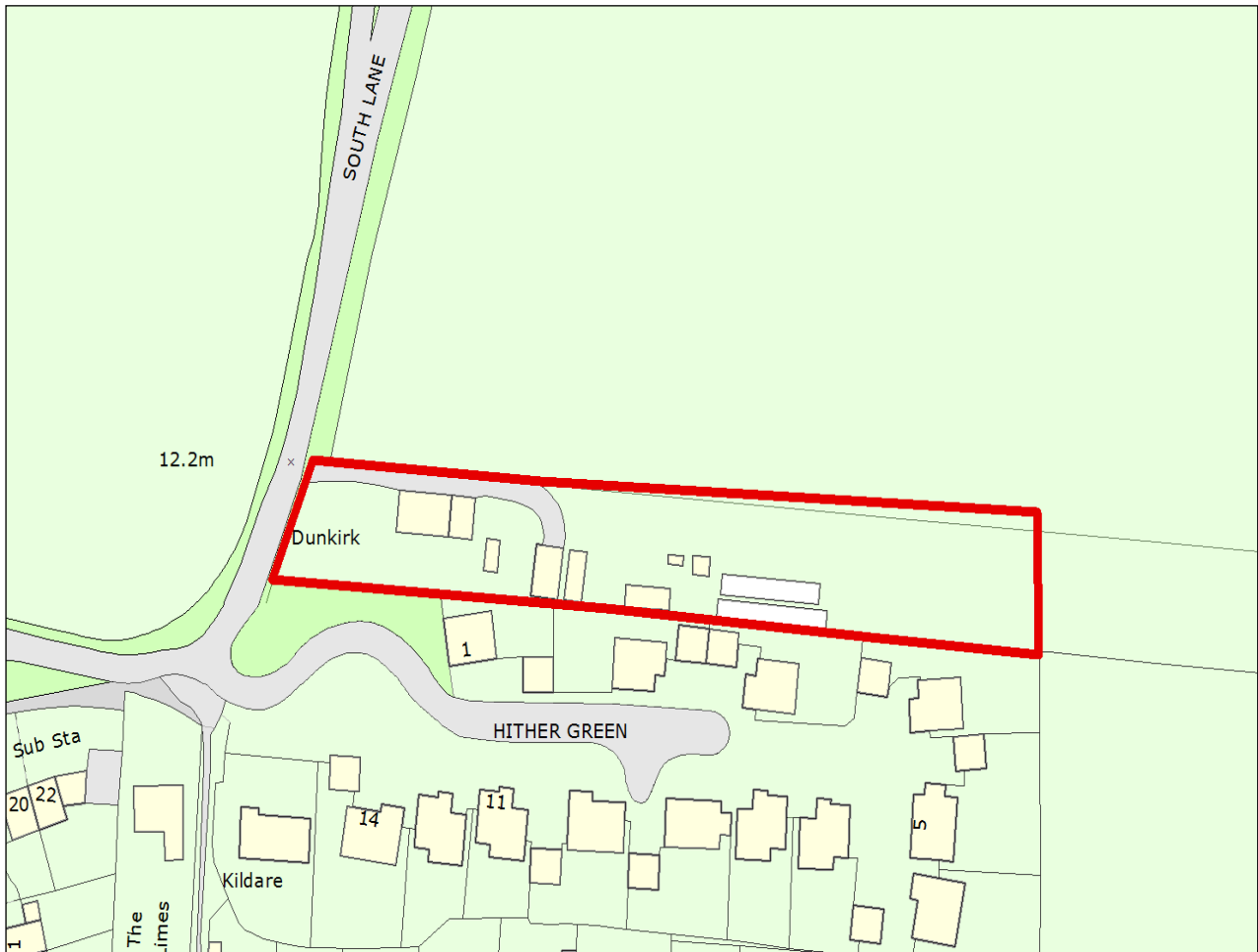
**Proposal** Outline application with all matters reserved. Erection of 5 no. dwellings and associated works.


**Site** Dunkirk South Lane Southbourne Emsworth Hampshire PO10 8PR

**Map Ref** (E) 477098 (N) 106806

**Applicant** Mr & Mrs Oxford

**RECOMMENDATION TO PERMIT**



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## **1.0 Reason for Committee Referral**

Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The appeal site comprises a flat, rectangular site, on the eastern side of South Lane, which takes access from Stein Road, which connects to the A259 (Main Road) to the south. Stein Road comprises the secondary road in Southbourne, providing access to the industrial estate, local schools and college, railway station and several shops. The area is largely residential, comprising a mix of property styles and types, although the site borders open countryside to the north, east and west of the site.
- 2.2 The site is situated at the northern edge of the settlement of Southbourne, and presently comprises a large, detached two storey dwelling known as Dunkirk, which together with a collection of outbuildings and greenhouses and large open grassed areas comprises the extent of the site. The site is largely linear and acts as the buffer between the built up area of Southbourne to the south, and the open countryside to the north. The site measures approximately 136m by 20m (although the extent of the garden appears to extend a further 65m beyond the rear boundary highlighted on the site location plan. The site is largely bound by mature hedging and screen fencing with open arable fields beyond.

## **3.0 The Proposal**

- 3.1 The proposal seeks outline permission for the demolition of the existing structures on the site (namely the existing dwelling and the collection of outbuildings) and the erection of 5no. detached dwellings accessed from South Lane.
- 3.2 The application has been submitted for consideration in outline form with all matters reserved for future determination, although indicative elevational details have been provided, for illustrative purposes. The indicative layout would seek to follow a linear form, retaining landscaping to the northern boundary. Access would be from South Lane.
- 3.3 The principle consideration therefore is whether the principle of development for residential purposes (including the quantum of development) is acceptable.

## **4.0 History**

14/01672/OUT

REF

Erection of 5 no. dwellings.

## 5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## 6.0 Representations and Consultations

### Parish Council

- 6.1 Objection- on the basis that it goes against the objectives of the Neighbourhood Plan as the development was north of the railway line and a development in a green area of the parish.

### WSSC Highways

- 6.2 In summary;

...Plans of the development demonstrate a bellmouth access design with 6m kerb radii. The access road is 4.8m in width which would be sufficient for the proposed development.

The developer has also annotated visibility splays of 2.4m by 90m in the northern direction and 2.4m by 18m in the southern direction. In the LHA email correspondence to the developer...it was agreed that these splays would be sufficient when considering the alignment of the road and the design speed of the bend to the south west of the site.

An initial swept path analysis demonstrates the tracking of a Refuse Vehicle in and out of the site. It is noted that internal modifications to turning space will need carrying out although this can be detailed at reserved matters stage.

As the application is outline with all matters reserved it is anticipated that further details will be provided at Reserved Matters Stage on the above points. In addition it is considered it is expected that parking provision and design of the footway extension in to the site will also be considered. The LHA do not wish to raise any highways concerns to the principle of the proposals, subject to matters described above being considered at reserved matters stage.

### CDC Environment Officer

- 6.3 Reptiles

As detailed within the Preliminary Ecological Appraisal May 2014, there is potential for reptiles to be within the site. Due to the protection reptiles hold and as detailed within the report the applicant will need to either have a reptile activity surveys undertaken by a suitably qualified ecologist or assume reptiles are onsite and have a mitigation strategy for reptiles produced and submitted with the planning application prior to determination. The mitigation strategy will need to include details of reptile fencing,

translocation methods, the translocation site / enhancements and the timings of the works

#### Bats

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

#### Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

#### Recreational Disturbance

This proposal will have an in-combination effect on the Solent Maritime SAC in combination with all other residential developments within the 5.6km zone of influence. In line with the Solent Disturbance and Mitigation Project Phase 3 report and Natural England's letter of the 31 May 2013 (below) avoidance measures will need to be secured.

Natural England's advice is that the SDMP work represents the best available evidence, and therefore avoidance measures are required in order to ensure a significant effect, in combination, arising from new housing development around the Solent, is avoided.

The preferred method would be to collect a contribution towards the implementation of the joint project outlined in the Phase 3 report. The level of contribution to the interim scheme will be £176 per unit. Such a planning obligation should be payable at commencement in order to ensure that avoidance measures are in place before first occupation.

#### CDC Drainage Engineer

#### 6.4 Surface water drainage:

Infiltration should be investigated through percolation testing and winter groundwater monitoring. If infiltration is found to be unviable, another method of surface water disposal should be investigated, restricting runoff to pre-development rates.

The 1 in 100 year storm event plus 30% should be stored without causing flooding. Drainage design and maintenance manual for surface water drainage system should be conditioned.

#### Third Party Objection

#### 6.5 7 Third Party Objections have been received raising the following concerns:

- a) Outside designated settlement boundary
- b) Loss of biodiversity
- c) Additional congestion
- d) Highways concerns
- e) Sewage system at capacity

## 7.0 Planning Policy

### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Southbourne Neighbourhood Plan was made on the 15th December 2015 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Parish Housing Sites 2012- 2029

Policy 6: Neighbourhood Development Plans

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 41: Off-site Renewable Energy

Policy 47: Heritage

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

7.3 Southbourne Neighbourhood Plan:

Policy 1: Development within the Settlement Boundaries

Policy 3: The Green Ring

Policy 7: Environment

### National Policy and Guidance

7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

*For decision-taking this means unless material considerations indicate otherwise:*

*- Approving development proposals that accord with the development plan without delay; and*

*- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

- 7.5 Consideration should also be given to paragraph 17 (Core Planning Principles), Sections 6, 7 and 11 generally.
- 7.6 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

#### Other Local Policy and Guidance

- 7.7 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:
- B1 - Managing a changing environment
  - D1 - Increasing housing supply
  - D2 - Vibrant, safe and clean neighbourhoods
  - D3 - Housing fit for purpose

### **8.0 Planning Comments**

- 8.1 The main issues arising from this proposal are:
- i. The principle of development in this location
  - ii. Impact on character of area
  - iii. Impact on neighbour amenity
  - iv. Impact on highway safety
  - v. Impact on surface water drainage
  - vi. Biodiversity

#### Assessment

- i. Principle of development
- 8.2 The application site is identified in the made Southbourne Neighbourhood Plan as being within the settlement policy boundary. Policy 1 of the Southbourne Neighbourhood Plan supports development inside settlement boundaries of Southbourne, identifying those areas as the most appropriate locations for future development within Southbourne Parish. Southbourne is also identified as a settlement

hub in Policy 2 of the Chichester Local Plan, having a wide range of services and facilities, including access to regular public transport, primary, secondary and higher education and local shops. It is therefore considered that the site lies in a sustainable location, within a defined settlement for which the principle of additional dwellings is considered acceptable.

Southbourne Parish Council have commented that the site lies north of the railway line and its development would be contrary to the objectives of the Neighbourhood Plan, which seeks to restrict development to south of the railway line. However there is no policy context provided for this and Policy 1 of the Neighbourhood Plan clearly supports development within the Settlement Policy Boundary for Southbourne.

ii. Impact on character of area

8.3 The indicative layout proposes a cul de sac form of development in linear fashion, along the southern boundary of the site, following a similar layout and density to the housing at Hither Green immediately to the south of the site. The northern boundary hedgerow would be retained in addition to a large number of trees on site, retaining the semi-rural character of the site and its surroundings. Further landscaping works would be the subject of future reserved matters applications, however the indicative positioning of the proposed housing along the southern boundary would allow for a greater level of proposed landscaping to come forward as part of a reserved matters application.

8.4 The northern boundary would provide screening of the site from sensitive countryside views from the north and from the public footpath to the east. There would be limited views of the development from Stein Road. Any limited views of the development would be read in conjunction with the ribbon development of Hither Green. The development is therefore not considered to result in an adverse effect on the character and appearance of the area.

iii. Impact on neighbour amenity

8.5 As the application is outline form with all matters reserved, the impact on neighbouring properties would be a matter to be considered as part of a later reserved matters application in relation to layout, scale, appearance and landscaping. However, in response to the indicative plans submitted in terms of layout, the proposal would respond well to the properties to the south at Hither Green, meaning the relationship and orientation would likely not give rise to overbearing impacts. As set out above, the design is subject to reserved matters at which point the design of the properties would need to ensure that there would be no undue overlooking or overbearing impacts.

iv. Highways

8.6 The proposal is to incorporate a bellmouth access design with 6m kerb radii. WSCC Highway Authority has no objection to this design or to the proposed visibility splays/width of the road. Whilst the comments from the Highway Authority include suggested minor alterations to the indicative layout, there is no objection in principle and these matters would be for consideration in detail at the reserved matters stage. As such, sufficient information has been submitted to demonstrate that the proposal is capable of achieving a safe access and the proposal is considered to comply with policy 39 of the Chichester Local Plan.

v. Drainage

- 8.7 There are no surface water sewers accessible to the site. Therefore surface water drainage will need to be drained to permeable surfaces. The Council's Drainage officer raises no issues in principle, however advises that infiltration should be investigated through percolation testing and winter groundwater monitoring. It is appropriate to make such details the subject of a condition in the event that permission is granted given the outline nature of this proposal, although it may be necessary for the applicant to provide such details as part of any reserved matters application in relation to layout.

vi. Biodiversity

- 8.8 The site lies within the 5.6km 'zone of influence' of the Chichester and Langstone Harbours Special Protection Area, and as such could have significant environmental impacts on this internationally important designation. To mitigate against this, the applicant has provided a signed and completed S106 Unilateral Undertaking and made a financial contribution to overcome the harm of the development. It is therefore considered that the proposal complies with the provisions of Policy 50 of the CLP.
- 8.9 It is therefore considered that the proposal would not result in a significant environmental impact on the Harbours Special Protection Area.

Significant Conditions

- 8.10 It is recommended that conditions are imposed in relation to the proposed surface water drainage and that a construction management plan is submitted. Conditions are also proposed to ensure the quality of materials and that permitted development rights would be removed from the proposed dwellings.

Section 106 Agreement

- 8.11 This development is liable to pay the Council's CIL charge which will be calculated upon the final floor area upon receipt of any reserved matters application that includes this detail.

Conclusion

- 8.12 Based on the above assessment it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Human Rights

- 8.13 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.



## **RECOMMENDATION PERMIT**

- |    |        |                               |
|----|--------|-------------------------------|
| 1  | A03F   | Time Limit - Outline          |
| 2  | A04F   | Time Limit - Reserved Matters |
| 3  | U02197 | Materials                     |
| 4  | U02198 | Site sections                 |
| 5  | U02199 | Surface water                 |
| 6  | K01H   | Landscaping                   |
| 7  | K02G   | Landscaping                   |
| 8  | K05F   | Retention of Hedge            |
| 9  | U02200 | Construction hours            |
| 10 | J17G   | Construction Method Statement |
| 11 | U02203 | Bin and cycle store           |
| 12 | U02204 | Wall and fence details        |
| 13 | U02205 | No extensions                 |
| 14 | U02206 | Vehicular access              |

## **INFORMATIVES**

- |   |      |  |
|---|------|--|
| 1 | W01F | Disclaimer - Other Consents            |
| 2 | W44F | Application Approved Without Amendment |

For further information on this application please contact Caitlin Boddy.