

Parish: Tangmere	Ward: Tangmere
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TG/16/00444/FUL

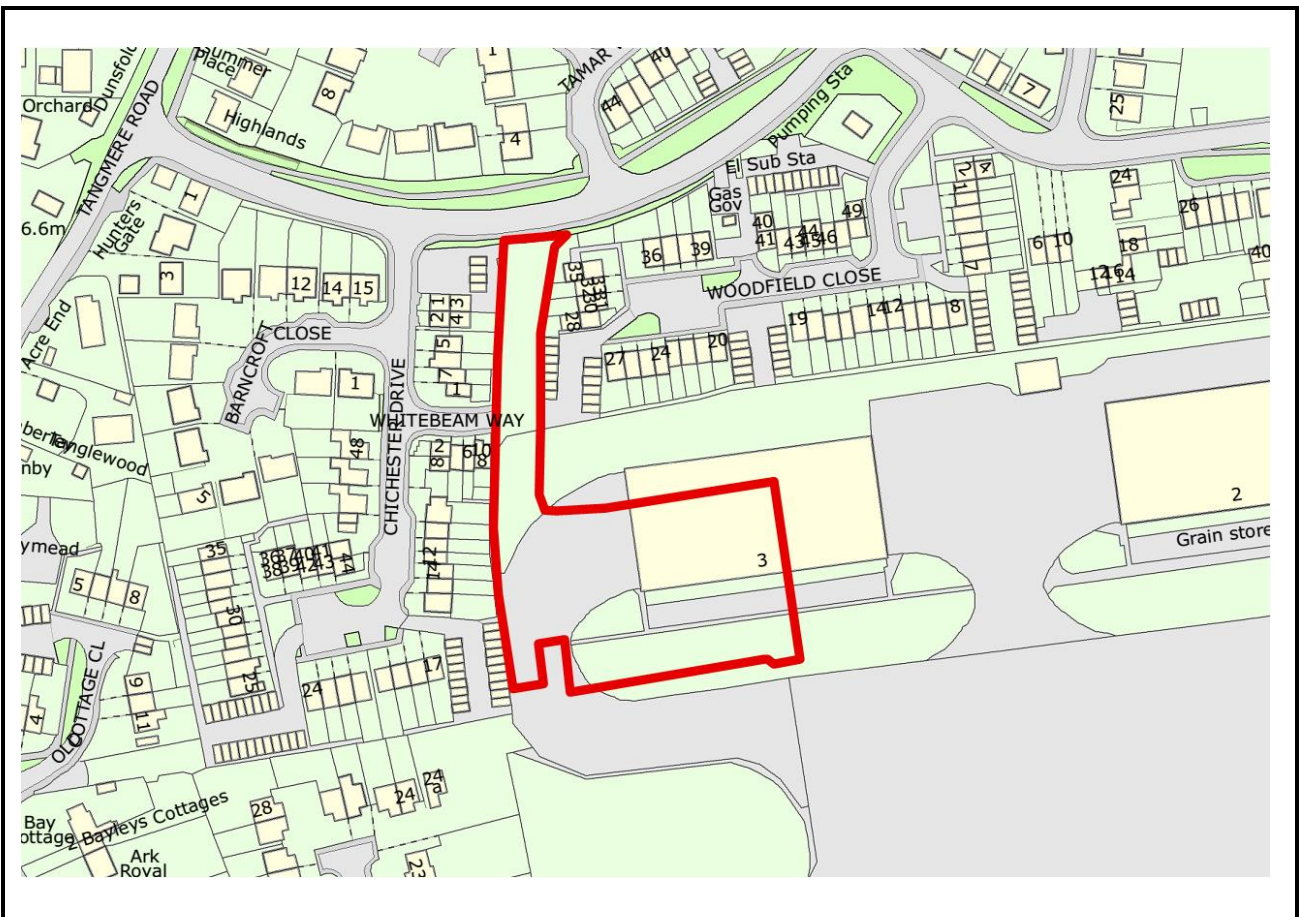
Proposal Erection of six additional residential dwellings with associated parking, bin and cycle store, landscaping and open space.


Site Land North East Of Tangmere Military Aviation Museum Gamecock Terrace Tangmere West Sussex

Map Ref (E) 490555 (N) 106411

Applicant Mr Robert Collett

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The site is located on the southern edge of Tangmere, within the settlement boundary of the recently made Tangmere Neighbourhood Plan, and currently benefits from planning permission for 160 dwellings which was granted in 2015 (TG/14/02413/REM). The principle of residential development on the wider site has therefore already been agreed by the Council. This development is located to the eastern end of previously permitted site, with dwellings to the north, east and south, and is positioned on space originally permitted as open space. The wider development site is enclosed on 3 sides to the north, east and west boundaries by existing, 2 storey residential development.

3.0 The Proposal

3.1 The proposal is for 6 additional new homes in the form of a new apartment building with associated parking, bin and cycle storage and landscaping. This would raise the total number of new homes to 166 on the site. The building would provide 4 no. 2 bedroom dwellings and 2 no. 1 bedroom apartments. In terms of scale, the development is proposed as 2 storeys with dormers in the profile of the roof.

3.2 The proposed building would match other buildings already permitted on the larger site in terms of height, style and in materials to those approved on the wider site and would comprise facing brickwork, tile hanging and composite timber boarding as the main facing materials for the elevations of the dwellings with pitched roofs of tiles. The frontage of the development would be eastern facing, looking out towards a new parking area to serve the apartments. To the rear, bedrooms and living rooms would look out towards the remaining open space. Cycle and bin storage will be provided in a small, purpose built structure to the south of the vehicular parking area.

4.0 History

08/01390/OUT	PER	Mixed use redevelopment with access from Meadow Way and including land for community use, 160 dwellings and ancillary car parking, open space and landscaping.
11/00640/EXT	PER	Extension of planning permission TG/08/01390/OUT. Mixed use redevelopment with access from Meadow Way and including land for community use, 160 dwellings and ancillary car parking, open space and landscaping.
14/00797/FUL	PER	Variation of condition 11 (mix of dwellings) and 13 (layout and siting) to planning permission TG/11/00640/EXT for Mixed use redevelopment with access from Meadow Way and including land

for community use, 160 dwellings and ancillary car parking, open space and landscaping.

14/02413/REM

PER

Erection of 160 dwellings - Details of the layout of the site, the scale and the appearance of the buildings and the landscaping pursuant to outline planning permission TG/14/00797/FUL.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Parish Council: OBJECT for the following material reasons:

The Council remains to be satisfied that the proposal will not result in the amount of open space and vehicular parking for the whole development being below the required provision.

6.2 WSCC Highways

The Local Highway Authority (LHA) has been consulted on the above application for 6 residential flats and 12 parking spaces. These will be in addition to the 160 dwellings initially approved under planning reference TG/08/01390/OUT, to which the LHA raised no objection. The application seeks to build on part of the space originally allocated as open space for the development under TG/08/01390/OUT.

In summary, the LHA would not consider these additional 6 units to give rise to a significant volume of traffic movements to an extent that would have a severe impact on the local highway network. The LHA also consider that safe and suitable access can be achieved to serve the proposed development.

Access & Visibility

Access to the proposed units will be via the spine road that serves the development approved under TG/08/01390/OUT. A parking courtyard will be provided off the spine road with an access width of 4.1m. This width is considered narrow and the access point should be increased to 4.8m to allow two opposing vehicles to pass. The provided visibility splays of 12m from a 2.4m set back are considered acceptable given the anticipated very low vehicle speeds expected in this location resulting from the highway geometry.

Any planting within the visibility splay should be kept below 0.6m high. This restriction will also provide for good pedestrian inter-visibility between pedestrians on the footway and vehicles leaving this development.

Trip Generation

The Highways Technical Note states that the trip generation data for the consented development was undertaken in 2008. This is somewhat dated. As such a TRCIS report has been obtained to establish peak hour trip rates relating to the proposed 6 flats. Although the full TRCIS report has not been provided to determine what selection parameters have been applied. Even so the LHA would not expect the additional 6 units to give rise to a significant number of vehicle movements above that of the already permitted scheme.

Parking & Turning

12 spaces are proposed. This meets with the WSCC Parking Demand Calculator (PDC). Each of the spaces measure 2.4 x 4.8m and allow for 6m plus corridor width to allow vehicles to manoeuvre into and out of these bays. 10 bays will be within the courtyard area and two bays are to be located just off of the spine road. These two bays would mean vehicles having to reverse into or out of the spaces onto the spine road, while this is not ideal it is accepted that on residential estates like these with vehicles traveling at low speeds this is not a highway safety concern.

Cycle Storage

Cycle parking has been shown on drawing no: 83-1951-101. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Refuse Collection

Refuse collection arrangements appear unchanged from that of the previous permitted application.

Conclusion

The LHA are satisfied that the application meets with paragraph 32 on the National Planning policy Framework (NPPF), in that safe and suitable access to the site can be achieved and the LHA would have no objection to this application, subject to the access point to the courtyard parking area being increased to 4.8m. The following conditions should be applied; access, visibility, pedestrian visibility and car parking spaces.

6.3 Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewers within the site. The exact position of the public foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

No development or new tree planting shall be located within 3 metres either side of the centreline of the public sewers and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Furthermore, due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required as ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire O21 2SW (Tel: 0330 303 0119) or www.southerwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire O21 2SW (Tel: 0330 303 0119) or www.southerwater.co.uk.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: “Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.”

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms shall be located closer than 15 metres to the boundary of a proposed pumping station site.

Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, the very nature of sewage treatment works means that they are not ideal neighbours to sensitive land uses. Developments sensitive to odour pollution in close proximity to sewage treatment works suffer from smells that are inherent in the treatment process.

We therefore ask that the precautionary principle is adopted by Local Planning Authorities to avoid potential land-use conflict, in accordance with PPS23. This can be achieved by designing an appropriate buffer zone around the treatment works within which development

sensitive to odour is excluded or by a S106 agreement in which the developer funds measures at the works required to control odours.

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 Tangmere Neighbourhood Plan was made on the 19th July 2016 and forms part of the Development Plan for the area.

7.2 The principal planning policies of the Chichester Local Plan 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 6: Neighbourhood Development Plans
- Policy 33: New Residential Development
- Policy 52: Green Infrastructure
- Policy 54: Open Space, Sport and Recreation

7.3 The principal planning policies of the Tangmere Neighbourhood Plan relevant to the consideration of this application are as follows:

- Policy 1: A Spatial Plan for the Parish
- Policy 10: Design

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 7 generally.

7.6 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of house-building 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 Chichester in Partnership Community Strategy 2016-2021 which are relevant and material to the determination of this planning application are:

- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Promote and increase sustainable, environmentally friendly initiatives in the district

7.8 Chichester District Council's Open Space, Sport and Recreation Facilities Study provided guidance as to the types of spaces which can be used as open, amenity space.

8.0 Planning Comments

8.1 The principle of residential units on this site has already been agreed by the Council in the form of recent permission for a 160 unit housing development with associated access arrangements, parking, landscaping and open space. The key issues arising from this proposal are therefore limited to:

- i) Open Space
- ii) Highway considerations
- iii) Landscaping
- iv) Design
- v) Impact on surrounding neighbours
- vi) Other matters

Open Space

8.2 Whilst developments of 6 dwellings do not normally require provision for open space, the current proposal would be situated within the envelope of the wider development of 160 dwellings and would reduce the amount of open space provided within that scheme. It is therefore appropriate that this site ensures that there is suitable open space provision for a total of 166 dwellings across the entire wider development site. Nevertheless, the applicant has stated that the overall open space provided still exceeds the requirements for a development of 166 dwellings.

8.3 The Parish Council have raised concern regarding the overall provision of open space and there is question as to whether the requirement for open space provision should include landscape strips.

8.4 The quality standards set out in the Council's open space, sport and recreation facilities study (Part 5) states that *"the value of amenity open space must be recognised especially in housing areas where it can provide import local opportunities for play, exercise and visual amenity that are almost immediately accessible"* and this section continues by stating that *"in addition to be minimum size threshold all amenity open space should be subject to landscape design ensuring the following quality principles:*

- *Capable of supporting local informal recreation such as a kick-about, space for dog walking or space to sit and relax*
- *Include high quality planting of trees and/or shrubs to create landscape structure*
- *Include paths along main desire lines*
- *Be designed to ensure easy maintenance"*

8.5 It is considered that the open space proposed for the wider development achieves the above principles. The space provided still affords an area of green space with landscaping to provide good quality visual amenity that is accessible by all local residents. It contains areas for planting, as well as areas that can be used for informal recreation - such as for kick-about or dog walking.

8.6 In response to concerns raised the applicant provided a plan showing the level of open space provided on site with some of the previously shown landscaping areas removed from the open space calculation; those areas around the proposed apartment building and along the access road. The information sets out that, with those areas removed, 1,450 sqm of open space would still be provided within the area of the current application site, and in combination with the 2,114 sqm of public open space provided towards the centre of the wider site, a total of 3,564 sqm would still be provided. This is in excess of the minimum open space requirements for a development of 166 dwellings as identified in the Council's open space calculator, which requires a total provision of 2,265 sqm.

8.7 It is considered that, although some of the previously proposed open space is lost, this was an overprovision within the original scheme and is not required to meet the policy requirement of the Local Plan. The open space now proposed for 166 dwellings across the entire site still exceeds the required provision of 2,265 sqm by 1,299 sqm.

Highway considerations

8.8 Also of concern to the Parish Council was the amount of vehicular parking to be provided and that it would be result in an overall (166 dwelling) development with parking below standards. However, the current proposed development for 6 dwellings meets the required parking standards and therefore is acceptable on its individual merits. The decision regarding the level of parking for the wider site is unaffected by the current proposal.

8.9 WSCC Highways officers raise no objection to the development, stating that 6 additional dwellings would not give rise to any significant volume of traffic movements to an extent that would have a severe impact on the local highway network. They also consider that safe and suitable access can be achieved to serve the proposed development. Conditions covering access, visibility and pedestrian visibility and car parking spaces are requested.

8.10 It is therefore considered that the proposed development is acceptable with regards to highways and safety matters.

Landscaping

8.11 The application is accompanied by a comprehensive scheme of landscaping and planting proposals. The vehicular access off Meadow Way into the site would still be lined to the west by Lime trees, and which would be extended around to enclose the perimeter of the south west area of open space. It is considered that the proposed planting would still contribute significantly to creating a sense of place and arrival for the development. It is considered that the landscaping proposals are acceptable and would provide an attractive setting for the development.

Design

8.12 The outline permission granted to the wider site restricted dwellings to a maximum 2.5 storeys to ensure the development would be in keeping with the character and appearance of the surrounding settlement. The reserved matters application was submitted in accordance with this restriction and gave permission for a predominantly 2 storey development, with some 2.5 storey dwellings - primarily the blocks of flats or townhouses. The approved 2.5 storey flats are at a maximum 10 m to ridge height. The proposed development adheres to these scales and dimensions and would sit appropriately within the context of the wider development. It is therefore considered acceptable in the context of the wider surrounding 2 - 2.5 storey residential development.

Neighbouring Impacts

8.13 The separation distances of the proposed development is over 70m from existing dwellings at Haleybridge Walk and which is in accordance with Council guidelines. In this regard, the development would not be unneighbourly and would not lead to an unacceptable loss of privacy, light or outlook.

8.14 Furthermore, the separation distance between the proposed development and those permitted on the wider site is also acceptable. The northern elevation has no windows and the eastern façade would face open space. The western and southern elevation would face dwellings, but are still separated by a distance of 29m and 15m respectively. The southern elevation is also separated by parking and an access road.

Conclusion

8.15 It is considered that the proposed development is acceptable on its own merits. In addition, the application also adheres to the approved wider development with regards to open space, design and style. Therefore, the development is recommended for approval and should be permitted subject to the conditions attached.

Human Rights

8.16 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

- 1 A01F Time Limit - Full
- 2 U06104 – Plans
- 3 U06103 – Landscaping Proposals

- 4 U06105 – Materials to match
- 5 U06106 – Vehicular Access
- 6 U06107 – Visibility Splays
- 7 U06108 – Pedestrian Visibility Splays
- 8 U06109 – Car Parking Construction
- 9 U06110 – PD restriction
- 10 U06125 – Surface & Foul Water Drainage

INFORMATIVES

- 1 U06124 – Sewer connection informative
- 2 W44F Application Approved Without Amendment

For further information on this application please contact Chris Bartlett.