

DESIGN & ACCESS STATEMENT  
FOR  
WATERMILL COTTAGES  
HALFWAY BRIDGE, LODSWORTH  
WEST SUSSEX



# INDEX

- 1.0 Introduction
- 2.0 Historical Background
- 3.0 The Site & its Surroundings
- 4.0 The Application Proposal
- 5.0 **Affordable Housing & Housing Mix**
- 6.0 Biodiversity/Ecosystems/ Habitat Regulations Arboricultural Assessments/Statements
- 7.0 Community Infrastructure Levy
- 8.0 Flood Risk Assessment & Surface Water Drainage Strategy
- 9.0 Landscape Appraisal
- 10.0 Lighting Assessment/Dark Skies
- 11.0 Marketing Information
- 12.0 Noise Assessment
- 13.0 Sustainability Assessment
- 14.0 Transport Assessment
- 15.0 Water Neutrality Statement

ERECTION OF 4 NO 3-BED HOUSES & 3 NO. 2-BED HOUSES  
WITH PARKING & ANCILLARY REQUIREMENTS

1.0 Introduction: -

This statement has been prepared on behalf of Newman Developments Ltd, to support this application for the erection of 4 No. 3-bed Houses & 3 No. 2-bed houses together with ancillary parking & landscaping.

The application is accompanied by the requisite planning drawings & a number of appendices that provide all the necessary background information.

2.0 Historical Background: -

Recent History of use; - The building has gone through varying uses, the last being for Offices & Storage, which ceased in 2018. Since that time the buildings have been marketed for let or sale until March 2021, when all marketing was terminated due to the Flood risk Assessment results were known.

3.0 The Site & its Surroundings: -

The site is located in the small enclave of Halfway Bridge, to the north of the A272 in Lodsworth. Adjacent to the current application site, lies the adjoining Watermill, main building. This building was subject to an application earlier this year (Planning reference; SDNP/23/00588/FUL) for a Change of Use & conversion from Offices to Residential, to provide 1 No. 2-bedroom 3-storey dwelling. This application was supported by Lodsworth Parish Council, was recommended for planning approval by the Planning Officer & was consented under delegated powers. On that basis the redevelopment of the site into residential use has already been accepted as a preference & a benefit.

To the north-west of the site on the other side of the road, lies the area for parking, on the basis of 1 space / dwelling. To the north lies the existing Watermill & adjacent tarmac car-park which falls outside this application site. To the west of the site is The Mill House, which is raised up on a higher level to the application site & separated by a large stone wall with brick dressings which is in need sympathetic refurbishment. To the south lies some very overgrown planting && beyond that the parking area to the Halfway Bridge Public house. To the east of the site is again further overgrown vegetation leading down to the River Rother.

#### 4.0 The Application Proposal: -

The existing application on site & the flat-roofed buildings within it are of absolutely no merit architecturally & are considered to considerably detract from the character of the hamlet. The aim of the new proposed development is to considerably improve the visual appearance of the site with a suitable residential development, with a “traditional” cottage design, utilising local materials including local stone walls with brick dressings: plain tiled roofs & white painted timber windows & doors.

The bulk of the existing landscaping is either overgrown bushes in terms of the minimal soft landscaping & impermeable tarmac in terms of the hard landscaping. This would be replaced by suitable native planting & permeable rolled stone/gravel.





## 5.0 Affordable Housing & Housing Mix: -

The proposal is for 4 No. 3-bed/5 person houses & 3 No. 2-bed/3 person Houses.

Our client Newman Developments Ltd is prepared to make a payment in lieu of £161,181=00, knowing that Housing Associations are reluctant to take a smaller number of units for management reasons.

However, our client's preference would be to offer 2 No. units for keyworkers, either at a discounted sale price or discounted rent, under a S.106 agreement.

Our clients have used Keyworker restrictions successfully on previous schemes with Chichester District Council & several years later these are still occupied under the Keyworker restriction, at an agreed discount.



6.0 Biodiversity/Ecosystems/ Habitat Regulations Arboricultural Assessments/Statements: -

Please refer to Lizard Landscapes report in Appendix A.

7.0 Community Infrastructure Levy: -

Please refer to completed CIL forms under Appendix B.

8.0 Flood Risk Assessment & Surface Water Drainage Strategy: -

Please refer to SWP reports under Appendix C.

9.0 Landscape Appraisal: -

Currently there is little landscaping around the existing buildings. There are some overgrown trees & bushes to the East going towards the River Rother & some overgrown bushes to the south of the existing buildings up to the boundary with the adjoining buildings, but nothing at all of any merit.

Any hard surfacing to the perimeter of the building footprint, is either paved or impermeable tarmac. In conclusion, the current visual impact of the existing buildings & external areas is

poor & could be considered detrimental, offering no positive contribution to the small hamlet of Halfway Bridge.

A sensitive landscaping proposal is proposed, using locally distinctive native planting to reinforce the rural characteristics, improve biodiversity, green infrastructure & significantly improve the appearance of this small enclave. A Landscape specialist would be used to develop the indicated scheme & maximise its potential.

The impermeable surface would be removed completely & replaced by a permeable rolled sandstone/gravel surface. With this alteration a sustainable drainage system would be integrated into the design proposals.

This would allow us to implement a range of techniques for holistically managing water runoff onsite, to significantly reduce the quantity & increase the quality of surface water that drains into the sewers. Our clients would employ a SuDS design engineer to help deliver a landscape led design that responds to the surface water drainage issues. The scheme allows for 7 No. parking spaces on the adjacent land, arranged to allow turning & manoeuvring within that area & also for 2 No. Disabled/Visitor parking spaces on the approach to the housing, which will be softened by the proposed landscaping by the native shrub planting.

In addition, the western historic stone boundary wall will be reinstated, with matching stonework.

#### 10.0 Lighting Assessment/Dark Skies: -

Our clients measured each existing window & glazed doors & the total existing amount of glazing equated to circa 52m<sup>2</sup>.

The proposed elevations have been carefully designed to not exceed this figure.

Units 1-4 have a total of 6.95 m<sup>2</sup>/per unit.

Units 5-7 have a total of 6.83 m<sup>2</sup>/per unit.

On top of this is a total of 3.62 m<sup>2</sup> for the gable ends.

O/A for the proposed elevations the total equates to 51.91 m<sup>2</sup>.

On this basis, there is no increase in the amount of glazing & it should also be noted that front doors & adjacent side windows are located under a porch canopy, ensuring light pollution is further reduced.

All existing external flood lighting will be removed & new external lighting will be designed by specialist lighting designers in accordance with accepted dark skies recommendations.

#### 11.0 Marketing Information: -

Please refer to marketing reports under Appendix D.

## 12.0 Noise Assessment: -

The proposal is to demolish the existing structures on the site, with the exception of the Watermill, reusing all the hardcore for the site, auger pile & construct 4 No. 3 bed dwellings & 3 No. 2-bed dwellings.

The proposed change of use from office to residential, will considerably reduce the number of vehicle movements.

Previously when operating as office accommodation there were up to 85 staff && in excess of up to 50 cars.

As a residential use this will reduce considerably to 7 car parking space @ 1/space per house. With electric charging points for each space. In addition, there are 3 visitors spaces, 2 of which are suitable for disabled parking.

This reduction in vehicle movements will considerably reduce potential noise impact for neighbouring properties.

With regards the new residential properties, double glazed windows & a highly insulated building envelope will ensure that the new dwellings will not be impacted by noise, from either the road or the local public house some 400m away.

## 13.0 Sustainability Assessment: -

The proposals are to incorporate the following, to demonstrate their sustainability credentials; -

Fabric first approach with the building envelope targeting a 15% improvement over current Building Regulations requirements for "U" values & low levels of air leakage. Air source heat pumps.

Instant eco hot water heater, preventing storage of hot water.

Rainwater harvesting & grey water recycling (collection of waste water from baths/showers/washing machine/wash basins) to supply toilets/washing machine & external watering.

Water consumption kept to a minimum by using low water consuming sanitary ware, with dual flush toilets; low flow taps with aerators; showers with eco-fixed heads; 4 place searing dishwasher.

Internal lighting to generally be low energy fittings.

External lighting to be energy efficient, time controlled & on movement sensors.

All rooms naturally ventilated.

Where possible all materials will be A or A+ rated in the BRE Guide to specification. All of the insulation will have a high Green Guide rating & high thermal performance.

The contractor will produce a site management plan, including a site waste target. At least 80% of non-demolition waste & 90% of demolition waste by weight will be diverted from landfill.

The existing site is largely covered by either the footprint of the existing buildings or by tarmac. The new proposals will include elements of soft landscaping & have permeable hard landscaping.

Electric car charging points.



#### 14.0 Transport Assessment: -

The change of use from offices to residential, should greatly alleviate previous parking issues & vehicle movements, which existed prior to the offices ceasing in 2018.

Previously, we understand that up to 60-70 cars came to site & parked along both sides of the narrow road.

The proposed development allows for 1 No. dedicated parking space / dwelling across the road, with 3 No. Disabled/Visitor spaces immediately adjacent to the site.

This will result in a far more appropriate parking ratio for the proposed use & will also bring a highway improvement in that the residential spaces will be able to turn off the highway, as opposed to the previous situation where double banked cars would reverse directly back on to the Highway.

Also, each residential space will be provided with an electric vehicle charging point to encourage more sustainable vehicle usage.

Letter from resident who had complained about the previous parking & also photograph of the previous on-street parking

Application Number: 03/00046/FUL

Name:

Address:

Halfway Bridge

Lodsworth

West Sussex, GU28 9BP

Tel:

Email:

Date and time of comment received: 04 Mar 2003 10:30

Comment Type:

Object to Proposal

Comment:

Charles R.S. Cotton

Development & Building Control Services

Chichester District Council

1 East Pallant

Chichester

West Sussex PO19 1TY

The Millhouse

Halfway Bridge

Lodsworth

West Sussex

GU28 9BP

1st March 2003

Dear Mr Bushell

Application Number: LD/03/00046/FUL

Construction of mansard roof over part of existing flat roof to offices.

Land West of The Police House, Halfway Bridge, Lodsworth, Petworth.

(Waterside - offices occupied by Gabem Group Limited)

As a resident of Halfway Bridge and immediate neighbour to the Waterside offices, I have strong objections to the further intensification of the use of the site and strongly oppose the planning application.

By reason of its size and massing, the construction of a mansard roof would appear over-dominant to adjoining residential properties and totally out of keeping with the surrounding area. The visual impact from our property would be extensive, obscuring views from the two main downstairs reception rooms, all three bedrooms and the garden.

In reference to Mr Anthony Greenwood's letter of 7th January in support of the application, I give no credence whatsoever to his view that the building of a mansard roof would "result in the enhancement of the building to the benefit of the visual characteristics of the area and the Area of Outstanding Natural Beauty in general". The building has no redeeming features whatsoever and to increase the mass will only make it more incongruous in an Area of Outstanding Natural Beauty. I feel sure the developers are well aware of the potential working space created in the void under a Mansard roof, hence the application! The building has survived for many years with a flat roof and with all the advances in flat roof technology, repairing or replacing the existing roof, like for like, should be possible.



The residents of Halfway Bridge are deeply concerned by the continued development of this site and feel that urgent consideration should be given by Chichester District Council and West Sussex County Council to an immediate review of the cumulative consequences of recent planning applications made by Cerise Enterprises in relation to this site.

The following is a quote taken from the Chichester District Council website:

"Living in Chichester District is all about balance. Respect for our past and enthusiasm for a bright future. Where our everyday needs to make a home, to keep healthy and safe, to have fun and to travel can be fulfilled whilst conserving our heritage, our natural environment and its resources".

How does this relate to the residents of Halfway Bridge?

"all about balance" As a resident of Halfway Bridge, I am looking for Chichester District Council to redress the balance between the commercial interests of the owner and of the tenant of the Waterside building and the well-being and safety of the residential community. While it is important to support the regeneration of a rural economy, it must be done in a manner that brings direct benefit to the community. In this instance, quite the opposite has happened with the offices providing accommodation to some 60 + staff, most, if not all of whom, commute from outside the area.

"to keep healthy and safe" Increasing instances of inconsiderate driving and parking has brought to the fore serious safety issues for both pedestrians and motorists. The road has become a corporate car park with up to 50 vehicles parked in one of three car parks, on grass verges or obstructing passage on pavements. Pedestrians are forced to walk in the road and one resident with a baby and young child has become so concerned about her family's safety that she will drive three miles to walk in Petworth Park rather than run the gauntlet of vehicles parked outside her own home! In recent weeks we have also had to contend with the road being obstructed by a vehicle valeting service, cleaning the cars of staff from the Waterside building.

"to have fun and to travel can be fulfilled whilst conserving our heritage" Lodsworth parish, to which Halfway Bridge belongs, is in an Area of Outstanding Natural Beauty. Ramblers, cyclists and riders are attracted to the area to explore the diverse countryside and unique cultural attractions found on our doorstep. The parish of Lodsworth has a long and ancient history and we need to conserve our heritage, not have it destroyed for the sake of personal or corporate gain.

Over the past eighteen months, the residents of Halfway Bridge have been treated with utter contempt by Cerise Enterprises who clearly have no regard for the interests of the community. This is exemplified by three planning applications, all of which have been made retrospectively following complaints from neighbours to their building activities.

We need to ask,

Just how can a private developer be allowed to:

- 1) Systematically destroy hedgerows and grass verges?
- 2) Cut down private hedging (which was only achieved by trespassing)?
- 3) Dredge the River Lod on which they have no rights?
- 4) Build a car park on land to which they have no claim?
- 5) Install air-conditioning units without planning permission?
- 6) Heighten the external walls of a building without planning permission?
- 7) Remove part of a boundary wall without the consent of their neighbour?
- 8) Clear the bank of the River Lod, resulting in serious soil erosion?
- 9) Fell trees?

All done without consultation with or referral to the local community?

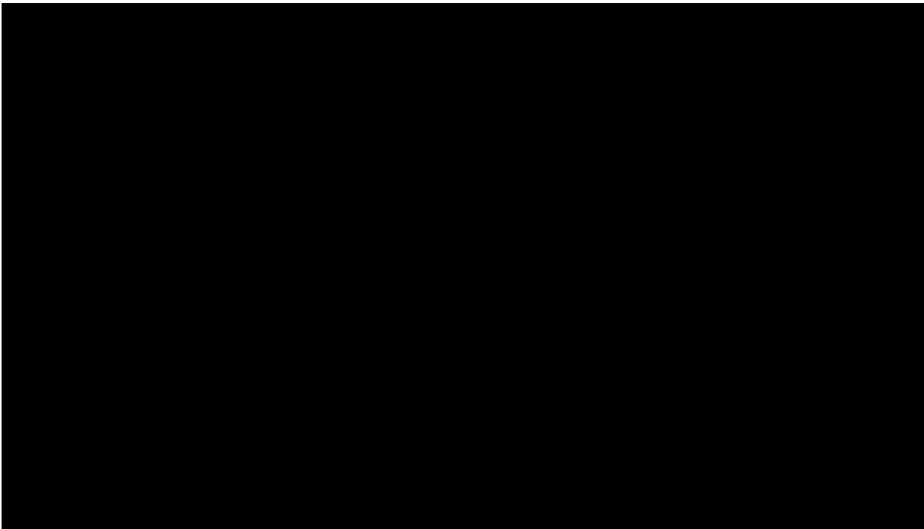
The residents are also disturbed by the complete lack of consideration shown towards us by the tenant of Waterside, Gabem Group Limited. Apart from car parking, to which reference has been made, we face daily concerns over the following issues:

- 1) Retrospective approval was given for the installation of air conditioning units on the roof of the offices but on condition that use of the system would be restricted to given times of the day. Those conditions are breached every day of the week!
- 2) We are subjected to light pollution through the thoughtless and unnecessary use of external building lights illuminating the surrounding countryside.
- 3) Commercial waste disposal bins permanently sited in full view of the road and our homes are frequently left open and over full with the result that rubbish is blown into the road. At weekends, the residents are left to pick up the mess.

Is this the balance of life Chichester District Council seeks for their residents?

Not only should all development of this site cease at once but also, at the very least, the present tenant should be forced to take immediate action to introduce a green transport policy and reduce the number of vehicles accessing Halfway Bridge. Ideally, the tenant should consider relocating to an area more ideally suited to their needs and to one which could sustain their business.

Yours sincerely



HALFWAY BRIDGE



\* TUESDAY 13<sup>th</sup> NOV @ 10.30 AM.

## 15.0 Water Neutrality Statement: -

The existing building previously accommodated a total of 85 Staff on a 6 day-rotation – see photos of parking & letter from neighbour below.

On the basis of 50 litres per person/day, this would equate to **4,250 litres/day**.

In terms of the proposed residential use, we calculate as follows;

- **3 Bedroom houses** - maximum 5 people/house x 70 litres/day = 350 litres/house x 4 Houses = 1,400 litres/day.
- **2 Bedroom Houses** – maximum 3 people/house x 70 litres/day = 210 litres / house x 3 houses = 630 litres/day.
- **Total proposed usage = 2,030 litres.**

In summary therefore previous use = 4,250 litres less proposed use = 2,030 litres/day gives an **overall saving of 2,220 litres/day**.