

PLANNING STATEMENT
BRIDGE COURTYARD, SELSEY ROAD, DONNINGTON



Whaleback Planning & Design 91 Boundary Road Hove BN3 7GA 01273 234 354 www.whaleback.co.uk	Site	Bridge Courtyard, Selsey Road, Donnington, Chichester, PO20 7PP
	Project	Replacement of agricultural building with one dwelling following planning permission for the construction of two dwellings
	Applicant	Nick Cottrell
	Our Ref	W1897-f
	Date	March 2024
	Version	v1

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Introduction

1. Whaleback Planning & Design is instructed by the applicant to prepare and submit a full planning application for the replacement of an existing agricultural building with one residential dwelling.
2. This application follows the prior approval for the conversion of the agricultural building to two residential dwellings under application 20/02483/PA3Q and full planning permission for the replacement of the barn with two dwellings under application 22/00952/FUL.
3. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

4. The application site is located to the east of Selsey Road (B2201), set back from the road and accessed from a lane that branches from Selsey Road. Public Right of Way Footpath 185 shares this lane, resulting in both pedestrians and vehicles alike using the route. The site is to the east of a Grade II Listed dwelling known as Bridge House and to the north of Bridge Courtyard – a former converted barn in lawful use as a residential dwelling.



Application site

5. The application site consists of an agricultural barn north of the access track leading from Selsey Road. The main building is steel framed with a concrete block base and a brick walled lean-to structure to the eastern side of the building. It has a shallow dual-pitched roof finished in corrugated sheeting,

vertical timber cladding and a large set of sliding doors to both ends of the building. The building has a footprint of 450sqm and a ridge height of 6.5 metres.



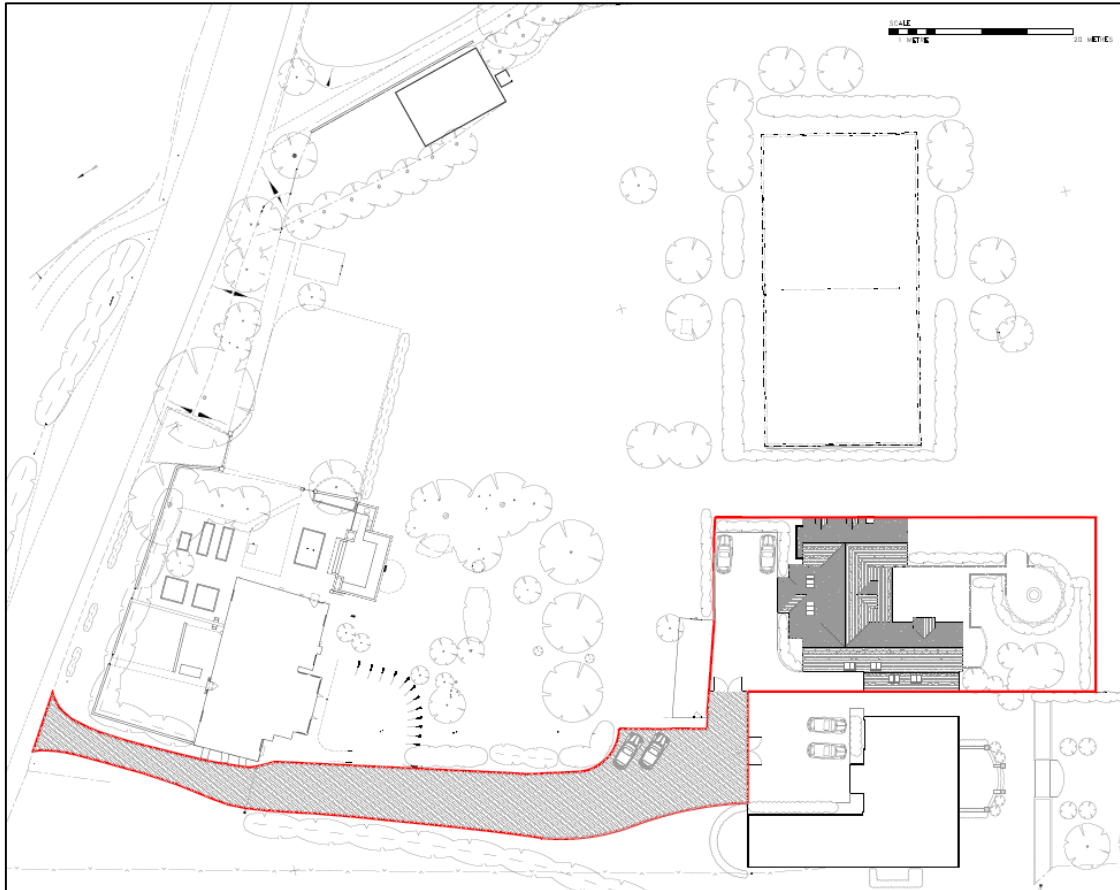
Northern elevation of existing agricultural barn



Existing agricultural barn – southern elevation

Development Proposal

6. The proposed development is for the replacement of the existing agricultural building with one new detached dwelling and associated works. This proposal follows approvals for the conversion of the barn into two dwellinghouses (under prior approval 20/00912/PA3Q) and for its demolition and replacement with two semi-detached dwellings (under permission 22/00952/FUL).



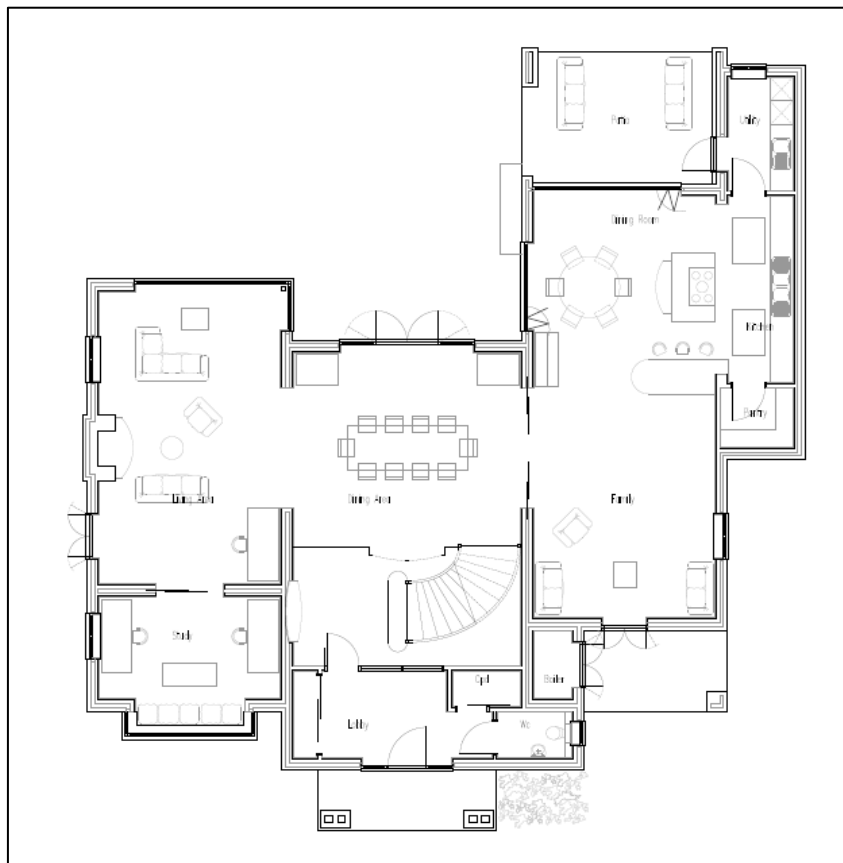
Proposed site plan

7. The proposed dwelling would be two storeys in height, with projecting gable features to the front and rear of the building. There would be timber cladding within the gable ends, with the remainder of the building finished in brickwork and clay tiles for the roof. The proposed building would have a built footprint of 260sqm and a ridge height of 6.5 metres, which would match the ridge height of the existing barn and the approved dwellings.



Proposed front elevation (top) and rear elevation (bottom)

8. Internally, the proposed dwelling would comprise an open plan living / dining room, study and utility room at ground floor level and four bedrooms (two with en-suites) and a bathroom at first floor level.



Proposed ground floor layout



Proposed first floor layout

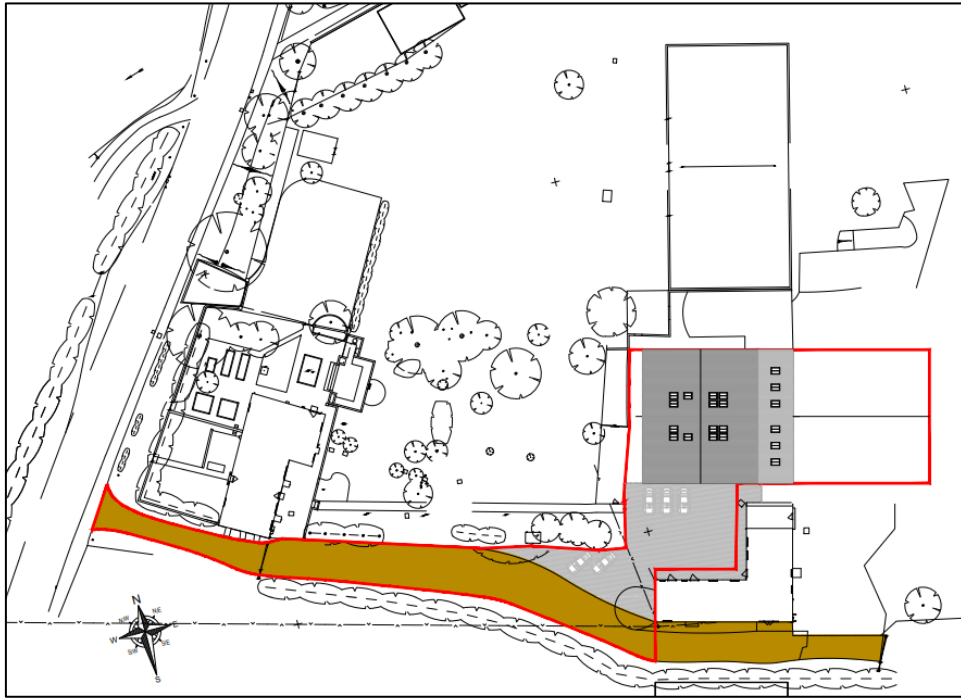
9. The dwelling would have a private rear garden to the eastern part of the site and a driveway to the front for vehicular parking. Vehicular access to the proposed dwelling would be achieved via the existing south-easterly lane which leads from Selsey Road.

Relevant Planning History

10. **22/00952/FUL:** Demolition of existing agricultural building replaced with 2 no. semi-detached dwellings with associated gardens and parking, following approval of change of use under Class Q. Approved 30th January 2023.
11. **20/02483/PA3Q:** Conversion of agricultural building into 2no. dwellinghouses. Approved 30th March 2021.
12. **20/00912/PA3Q:** Conversion of agricultural building into 2no. dwellinghouses. Refused 29th May 2020.
13. **01/01023/FUL:** Change of use of redundant barn building to furniture workshop to be used in conjunction with the farm. Approved 24th August 2001.

Planning Permission 22/00952/FUL

14. The demolition of the existing barn and its replacement with two semi-detached dwellings was approved in January 2023 under permission reference 22/00952/FUL. The permission is extant and allows for the construction of two dwellings that would match the ridge height, massing and footprint of the agricultural barn they would be replacing.



Approved site plan



Plans approved under 22/00952/FUL – front and rear elevation

Planning Policy Framework

15. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
16. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:
 - National Planning Policy Framework (2023)
 - Chichester Local Plan 2014-2029

National Planning Policy Framework

17. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
18. 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): economic, social and environment.
19. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chichester Local Plan 2014-2029

20. The following planning policies of the Chichester Local Plan (CLP) are relevant to the assessment of this application:
 - **Policy 1** Presumption in Favour of Sustainable Development
 - **Policy 2** Development Strategy and Settlement Hierarchy
 - **Policy 4** Housing Provision
 - **Policy 8** Transport and Accessibility
 - **Policy 33** New Residential Development
 - **Policy 39** Transport, Accessibility and Parking
 - **Policy 40** Sustainable Design and Construction
 - **Policy 45** Development in the Countryside
 - **Policy 48** Natural Environment
 - **Policy 49** Biodiversity

- **Policy 50** Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas
- **Policy 51** Development and Disturbance of Birds in Pagham Harbour Special Protection Area

Planning Appraisal

Principle of Development

21. Permission 22/00952/FUL approved the demolition of the existing agricultural building and its replacement with two residential dwellings with defined residential curtilages. This permission remains extant and represents a fully viable legal fallback position for the application, which will be commenced should no other permissions for residential development be forthcoming.
22. The current application seeks permission for one dwelling following the demolition of the existing barn, which represents a less intensive form of residential development in comparison to the two dwellings approved under permission 22/00952/FUL. There are design and visual impact improvements associated with the submitted scheme, which are covered in more detail in the *Design, Visual Impact and Landscape Character* section below.
23. Overall, residential use at the application site and within a countryside location has already been established by virtue of previous approvals and the principle of development is therefore acceptable, subject to an assessment of other material considerations as set out below.

Design, Visual Impact and Landscape Character

24. The proposed dwelling would be of a traditional design, typical of Sussex homes found in countryside and agricultural settings such as the application site. The dwelling would have a sympathetic gable roof reflective of the gable roof form at Bridge House and other nearby residential properties (The Old School and Little Melbury to the north and Old Manor House to the west). Natural timber cladding, brick masonry and clay tiled roof are proposed as a response to the types of materials found within the local area, with brickwork and clay tiles particularly prevalent on buildings to the north along Selsey Road. The proposed materials will have a dark, muted finish to ensure the home has a low-key appearance which integrates with its wider rural context.
25. The existing barn has a utilitarian character due to its agricultural use and purpose, which the dwellings approved under extant permission 22/00952/FUL sought to reflect in their overall design. The proposed dwelling significantly improves on the appearance of the existing barn and approved dwellings by proposing a scheme that responds better to the local vernacular as set out above and by incorporating features (such as gable ends, staggered elevations and half timber clad, half brickwork exterior) that add articulation to the overall building. The resultant dwelling will be one of a higher quality design and one that appears as a rural home, particularly when compared the dwellings approved under permission 22/00952/FUL.
26. The proposed dwelling matches the ridge height of the existing barn and approved dwellings at 6.5 metres, but would have a significantly lesser built footprint (at 260sqm) when compared to the existing and approved buildings (at 450sqm). The use of staggered elevations and single storey additions assist in breaking up the massing of the proposed dwelling, bringing the dwelling further away from Bridge

Courtyard to the south and resulting in a more spacious relationship with the adjacent property in comparison to the existing barn and approved dwellings.

27. Overall, the resultant dwelling would have a far lesser impact on the rural landscape when compared to the dwellings approved under extant permission 22/00952/FUL given its reduced built footprint, massing and enhanced design. The proposal would therefore comply with Policies 33, 45 and 48 of the CLP in terms of design and landscape impacts.

Neighbouring Amenity

28. The nearest neighbour to the application site is Bridge Courtyard. The southernmost dwelling as approved under permission 22/00952/FUL had two ground floor windows to its south-western elevation facing towards Bridge Courtyard, which were considered to result in no harmful overlooking towards the neighbouring property.
29. The proposed dwelling will have two ground floor rooflights serving a kitchen to its south-western elevation. Views from these windows would be directed upwards and towards the windowless north-western elevation at Bridge Courtyard and as such, there would be no loss of privacy to the neighbouring occupants.
30. There would be two en-suite rooflights to the south-western roofslope of the proposed dwelling and a ground floor living room to its south-western side elevation. Views from these windows would not face towards any neighbouring windows serving habitable rooms (in the case of the rooflights) or would be directed towards the shared boundary treatment (in the case of the ground floor living room window).
31. The overall footprint and massing of the proposed dwelling would be reduced in comparison to the existing barn and the approved dwellings under permission 22/00952/FUL, which represents an improvement in terms of impacts on neighbouring light levels and outlook.
32. Overall, neighbouring amenity would be protected as a result of the proposed scheme, in accordance with Policy 33 of the CLP.

Standard of Accommodation

33. The proposed development would provide one family dwelling, which would result in a high standard of accommodation for future occupiers. The dwelling meets the size standards for a four-bed, two-storey dwelling as recommended within the Nationally Described Space Standards, whilst all habitable rooms would have good circulation space, natural light levels and outlook. Future occupiers would have access to a spacious rear garden, which further contributes to the excellent standard of accommodation associated with the proposed dwelling.

Highways Safety and Parking

34. The proposed development would deliver a four bedroom house and provides ample space for the parking of five vehicles, with adequate turning space available within the site. This level of parking provision accords with parking figures from the WSCC car parking demand calculator. Adequate parking space is also available for occupiers at Bridge Courtyard within its own front driveway.
35. There are no proposed alterations to the existing access route from Selsey Road, ensuring the continued provision of adequate visibility splays at its access point. The adjacent footpath will be left

unobstructed during and after construction works to ensure safe and convenient public access is available at all times.

36. Cycle storage can be provided within the application site and can be secured by planning condition if required by the LPA.
37. Overall, there are no highways safety or parking capacity issues associated with the proposed development.

Ecology and Biodiversity

38. The application is accompanied by an Ecological Impact Assessment (Imprint Ecology – January 2024), which should be referred to for further detail.
39. The report concludes that there would be no significant impacts on protected animal species, providing a series of mitigation measures are implemented during and post-construction. A series of ecological enhancements are recommended at Section 6 of the report, which can be secured by planning condition if required by the LPA.

Sustainable Construction and Design Statement

40. Policy 40 of the CLP relates to sustainable design and requests that proposed residential schemes are submitted with evidence to demonstrate that the below criteria has been considered. Each criteria is considered in turn below:

How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated

41. The proposal will have a lesser and enhanced visual impact on the built environment and surrounding landscape when compared to previously approved schemes as set out within the previous *Design, Visual Impact and Landscape Character* section.
42. The natural environment will be conserved and enhanced as a result of the development, with the accompanying Ecological Impact Assessment setting out recommended mitigation and enhancement measures.

The proposal achieves a minimum of 110 litres per person per day including external water use;

43. The proposal will ensure the optimum level of water efficiency is achieved, resulting in a minimum of 110 litres per person per day water efficiency standard overall.

New development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services; and takes into account the need for on-site waste reduction and recycling;

44. The dwelling will aim to comply with the Building for Life Standards wherever possible, with the open plan design of the ground floor assisting people with mobility issues, including wheelchair users. An accessible WC, in accordance with Building Regulations requirements, will be provided on the ground floor. The dwelling could later be adapted with a stair lift if required.

45. Internally, the kitchen will be fitted integrated recycling bins, whilst there is adequate space externally for the storage of general waste and recycling bins.

Where appropriate, the proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials

46. Construction materials will have a low environmental impact, such as those with an A+ or A rating under BRE's Green Guide. Where possible, materials will be chosen that are responsibly sourced, recycled or reclaimed. Locally sourced materials will be prioritised and the re-use of any suitable existing materials will be identified at an early stage, such as the timber cladding. The use of local subcontractors, close to Chichester, for construction of the building will be encouraged.

Energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible;

47. Energy consumption will be minimised through the use of high levels of fabric insulation, accredited detailing to minimise heat loss at building junctions where possible, high efficiency heating, advanced heating controls, low energy lighting (e.g. LEDs), low energy use ventilation, and energy efficient "white" goods.

48. The use of ground source heat pumps is currently being considered by the applicant.

49. Passive solar design has also been considered during the design process. The carbon reduction compared to the Building Regulations baseline through fabric improvements and renewable technologies can be quantified, with data provided and secured by planning condition if necessary.

The proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces and drought resistant planting/landscaping;

The expansive rear garden provides ample opportunity for a landscaping, including the use of drought-resistant planting. Surface water run-off will drain to soakaways, as outline in the *Surface Water Drainage Statement* section below.

The historic and built environment, open space, and landscape character will be protected and enhanced;

50. The proposal will have a lesser and enhanced visual impact on the built environment and surrounding landscape when compared to previously approved schemes as set out within the previous *Design, Visual Impact and Landscape Character* section.

The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure;

51. The natural environment will be conserved and enhanced as a result of the development, with the accompanying Ecological Impact Assessment setting out recommended mitigation and enhancement measures.

The development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area; and

52. The proposal has a lesser visual impact when compared to previously approved scheme, resulting in a higher-quality and enhanced design that relates well to Bridge Courtyard to the south and integrates with the wider landscape.

The reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles.

53. The proposed driveway has ample space for the provision of electric charging points in line with WSCC parking standards. Best practice will be followed regarding noise pollution from site activities, including off-site manufacturing/fabrication where suitable, and only allowing construction work on site to occur during normal working hours. Light pollution will be minimised and provided through a lighting scheme that is sensitive to neighbours, commuting bat species and the dark night skies.

Nutrient Neutrality

54. The application is accompanied by a Nutrient Neutrality Assessment (Earthcare Technical – March 2024), which should be referred to for further detail.
55. The report uses the latest Natural England Nitrogen Budget Calculator for the Solent area (February 2024) and proposes that 0.063 hectares of Crouchers Farm land is taken out of food growing production and planted with trees to offset the nitrogen load associated with the proposed development. As was the case under permission 22/00952/FUL, the nitrates mitigation land (identified within the accompanying Nutrient Neutrality Assessment at page 4) can be secured via a s106 legal agreement for the lifetime of the development.
56. A 'Management and Maintenance Plan for the Mitigation Land' is appended to this Planning Statement at Appendix I.

Surface Water Drainage Statement

57. Surface water drainage from the roof and gutters of the building will drain to soakaways. The proposed dwelling has a smaller roof area when compared to the existing building, resulting in no increased rainwater run-off.
58. The proposed parking area will be of a permeable design to allow for groundwater infiltration, whilst the planted rear garden will assist with the attenuation of surface water.
59. This drainage strategy follows the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the Sustainable Drainage System (SuDS) Manual produced by CIRIA (Construction Industry Research and Information Association).

A27, Chichester and Pagham Harbour Financial Contributions

60. The applicant acknowledges that the proposed development will result in a net increase of one dwelling within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and within 3.5km of the Pagham Harbour SPA. The applicant commits to provide mitigation via a financial contribution to offset the recreational impact on both the Pagham and Chichester Harbour SPAs.

61. All net increases in housing within the southern part of the Chichester Local Plan Area are also required to contribute towards identified infrastructure improvements to the A27. The applicant commits to paying this financial contribution via legal agreement.

Conclusion

62. The principle of residential development at the application site is established, with the extant permission of the construction of two dwellings representing a fully viable fallback position should no further planning permissions be forthcoming. There are design enhancements associated with the proposed scheme, resulting in an improved visual impact on the wider countryside due to the reduced massing and higher quality design of the proposed dwelling in comparison to the existing and approved buildings.
63. Mitigation measures are proposed to ensure that protected animal species are safeguarded during and post-construction and to ensure nutrient neutrality is achieved. Highways safety and neighbouring amenity would not be compromised as a result of the proposed development.
64. It is therefore respectfully requested that permission is granted without undue delay to allow for the design and landscape impact benefits of the scheme to be delivered.

Engagement with the Local Planning Authority

65. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

Appendix I - Management And Maintenance Plan for Mitigation Land

1. It is proposed that to mitigate the nitrate output associated with the proposed development through the planting of trees on 0.063 ha horticultural grassland at Crouchers Farm as shown edged yellow on the plan at page 4 of the Nutrient Neutrality Assessment (Earthcare Technical – 5th March 2024)
2. The mitigation area will be managed and maintained as follows:
 - Prior to the commencement of development the land will be removed from agricultural production. Prior to the commencement of development deciduous trees will be planted at a minimum density of 100 per hectare. Prior to the commencement of development fencing will

be installed to the boundaries of the mitigation land in the form of thick galvanised steel wire fencing 1.5m in height with timber posts.

- The trees will be fully dormant, in good condition and free of pests and diseases when planted.
- A planting pit will be dug of suitable size for the plant. The trees will be planted into this with the root collar at ground level and the stem upright. The ground will be firmed with the boot heel. All plants will be protected with a suitably sized green Tubex treeshelter and supported by a treated softwood stake.
- Any trees which die, are damaged or are removed due to management once established will be replaced to ensure the area is planted for perpetuity.

3. Reporting schedule to the Local Authority will take place as follows:

- In year 1 - Effective establishment of the trees will be reported by providing photographic evidence.
- In year 5 - Effective ongoing management will be reported by providing photographic evidence.
- Every 10 years thereafter effective ongoing management will be reported by providing photographic evidence.

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