

PLANNING REPORTS FOR PLANNING & CONSERVATION COMMITTEE

WEDNESDAY 25 JULY 2018 AT 5.30PM

CC/18/01568/REM

**Land North West of Chichester Crematorium Westhampnett Road Chichester West Sussex
Approval of reserved matters in respect of the erection of a Lidl supermarket, with external works including access from Westhampnett Road, provision of associated car parking and detailed landscaping following outline planning permission CC/17/02065/OUT**

Site and proposal

The application proposes the erection of a supermarket (proposed initial occupiers are Lidl), with external works including access from Westhampnett Road, provision of associated car parking landscaping.

The application site is the southernmost part of a larger site granted outline permission under reference CC/17/02065/OUT. The wider site is bound by Westhampnett Road to the south, Barnfield Drive to the north and the River Lavant to the east. The remainder of the site would require a separate reserved matters application.

The application site forms part of a wider development for retail uses at Barnfield and the creation of a public parkland area running alongside the River Lavant.

Main considerations

The matters for consideration as part of this application are only those relating to the layout, appearance, scale and landscaping of the proposed development; the principle of the development has already been established.

In addition to the above, the proposals will trigger the provision of a new area of landscaped public parkland (known as the 'Linear Park') running along the bank of the River Lavant.

A landscaped buffer is proposed along the east, west and south of the site. This provides a separation distance of 30m from the nearby residential properties in Swanfield Drive and Cornflower Close. The resultant space would create a green corridor running along the boundary and would provide pedestrian links to existing residential development beyond.

The development would face south and east, creating a layout which opens out towards the new roundabout and the open public green spaces on the south and east boundaries. Associated parking for the development would be laid out to the front of the site with a landscaped area around the edge.

The footprint of the building reflects the approved outline permission. The design and scale of the proposed store is characteristic of other large format commercial development to the east of the application site. The proposal features a mix of render and composite cladding panels to break down the scale and massing of the building, and expansive areas of glazing mark the entrance and main shopfront. The proposal includes a landscape strategy in order to soften the built form within the wider context.

The proposal would provide for 133 car parking spaces, including 16 accessible spaces. Additional provision is also made for cycle and motorcycle parking.

Conclusion

The principle of the development has already been established. The proposed details of the development, in terms of its scale, layout, appearance and landscaping are acceptable and accord with the outline proposals.

Recommendation: No objection subject to WSCC Highways comments on parking provision.

CC/18/01587/REM

Linden Homes and Miller Homes

**Land West Of Centurion Way and West of Old Broyle Road Chichester West Sussex PO19 3PH
Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale
following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road,
Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western
Green Link, Central Green Link and Country Park**

Site and proposal

The application site forms part of the West of Chichester (“Whitehouse Farm”) Strategic Development Location (SDL) as identified at policy 15 in the Chichester District Local Plan. The whole SDL is approximately 120 hectares. The wider development site is bounded by Centurion Way (former railway line and now Sustrans cycle route) to the east, Old Broyle Road to the north, the railway line and Clay Lane to the south and agricultural land to the west, however, this application related only to a small area within the phase 1 outline permission site (Outline Planning Permission ref CC/14/04301/OUT), and covers only the land proposed to be used for the spine road, primary drainage and utilities route and principle green spaces. The remainder of the phase 1 site is not covered specifically within this application, and will require separate detailed planning permission in its own right.

Main considerations

This is a reserved matters application, and the principle of development as permitted under planning reference CC/14/04301/OUT, is not open for reconsideration under this application. The application covers the primary access road (including footway and cycleway) through the site, primary surface drainage, routing of primary utilities and the Suitable Alternative Natural Greenspaces (SANGs); the Western Green Link, Central Green Link and Country Park. Only the acceptability of these matters can be considered under this application.

Proposed spine road

The primary northern access to the site, which is via a new roundabout on Broyle Road, has previously been approved in detail in as part of the outline permission (CC/14/04301/OUT). In relation to highways matters this reserved matters application only relates to the spine road. The outline planning application included a Framework Plan (LL-225-P-101) which indicatively showed the route of the primary street and primary new cycle path. The alignment of the primary access as currently proposed is similar to that shown on the Framework Plan.

The carriageway would be 6.75m wide, with a 3.0m wide shared footway/cycleway provided along the northern side of the road and a 2.0m wide footway on the southern side of the road. The application details the vehicular junctions off of the spine road.

Further reserved matters applications will be required in due course, which will set out the internal road layout of the remaining, smaller roads within the site, and the pedestrian and cycle infrastructure and parking details.

Proposed drainage strategy

The site gently falls in a southerly direction from the northern boundary to the south and lies wholly within Flood Zone 1, the lowest category of risk from fluvial and tidal flooding.

The drainage strategy submitted in support of the application identifies an area of localised surface water collection within the site along the existing watercourses and ditches. The drainage strategy seeks to mitigate the risk of surface water flooding by ensuring development of the site is profiled to be above the existing low points (ditches) of the site.

The drainage strategy notes that there are concerns relating to how the development would affect existing flood risk within parts of Parklands, adjacent to the north western parts of the site. Developers cannot be required to improve existing flooding or drainage issues off site, but the development should not increase flood risk on or off site. The drainage strategy states that the proposals would have a positive impact in reducing the risk of surface water flooding from the site to Parklands, as the flows would now be intercepted by the drainage system and routed to the onsite attenuation provisions.

The drainage strategy seeks to direct the surface water run-off from the development parcels to a series of new ditches and swales which run parallel to the existing central watercourse. Discharge rates to the existing water course would be controlled at various points along this new ditch/swale system, with an overflow provision for the additional volume of run-off being conveyed along the new swales to avoid over inundating the existing watercourse. The proposed scheme has been modelled to demonstrate that it would satisfactorily provide for a critical 1 in 100 year storm event with additional capacity to account for the effects of climate change.

The development is required to ensure that the additional volume of run-off from the redevelopment of the site is no greater than a Greenfield run-off rate. The drainage strategy seeks to achieve this through the installation of flow controls within the existing watercourse and using the attenuation features within the Country Park area to provide storage of surface water discharge during rainfall events.

The drainage strategy is linked to, and reliant upon, a concurrent application for 3 culverts beneath Newlands Lane.

Proposed Suitable Alternative Natural Greenspaces

The proposed SANGs would provide three distinct character areas; the Southern Country Park, a Central Green Link and a Western Green Link. These green spaces are proposed to mitigate the effect of the new development and provide areas for recreational purposes and dog walkers, whilst also providing ecological benefits.

The Southern Country Park would have a rural feel with mown grass paths suitable for exercising dogs off lead whilst limiting bicycle usage. Raised boardwalks would provide access across the swales and wetland areas.

The Central Green Link would be characterised by a sense of openness, would feature the existing watercourse and provide a suitable habitat for local wildlife.

The Western Green Link would form part of the 15m ecological buffer adjacent to the Upper Rouse Copse and The Slab. It would be designed with a woodland character and feature a 3m wide path for pedestrians and cyclists. It would provide a circular route linking the whole site.

Conclusion

The application accords with the previously approved outline planning permission and details how the required drainage and green spaces would be adequately provided for, as well as confirming the details of the spine road. There have been a number of representations from residents in response to the application, however concerns predominantly relate to matters which cannot be considered under this application, including the impact of development already permitted under the outline consent, anticipated future changes to Centurion Way, which is not proposed within this application and is outside of the application area, and the southern access to the site which is also outside of the area covered by this application and not proposed within it.

Recommendation: No objection

CC/18/01588/FUL

Linden Homes and Miller Homes

Street Record Newlands Lane to Centurion Way Chichester West Sussex

Three no. surface water pipes beneath Newlands Lane

Site and proposal

The application site covers a 10m length of Newlands Lane, including a small area of land either side of the road. The site is adjacent to a small number of existing dwellings, and also open arable land. There are 2-3 low grade trees in the vicinity of the application site, otherwise the road is open to the arable land to north and south.

The application is for the installation of 3 pipes under Newlands Lane and is concurrent to the reserved matters application submitted in relation to the West of Chichester SDL. The proposed pipes crossing beneath Newlands Lane are necessary to support the detailed surface water drainage strategy proposed as part of the development.

Main Considerations

This application is linked to the submitted reserved matters application (ref CC/18/01587/REM) which includes the details of a new Sustainable Drainage System (SuDS) running north to south in the centre of the site. It is proposed that the SuDS corridor would collect and treat surface water run-off from the future development on the site and transfer these flows southwards into the new County Park, where a series of attenuation basins, ponds and bio-retention areas are to be located to provide temporary storage before discharging at greenfield run-off rates to the existing downstream watercourse. In order to connect the SuDS corridor north of Newlands Lane to the new Country Park south of Newlands Lane, this application proposes three new 1050mm diameter culverts under Newlands Lane. The surface of the lane would be reinstated once the pipes have been installed and brick-faced headwalls would feature around the inlets (north) and outlets (south).

Whilst the headwalls of the inlets and outlets of the pipes would be apparent from Newlands Lane, they are a common feature in the rural landscape and would not have a significant wider landscape impact.

The adjacent trees are not considered to be high quality examples but are not sought to be removed and will be retained. Ecological mitigation is proposed to ensure no significant ecological effects from the proposal.

Conclusion

The development proposed would be under ground, with the exception of the inlets and outlets which would have little visual impact. The development would facilitate the implantation of the drainage strategy for the West of Chichester SDL.

Recommendation: No objection