

Planning Committee Meeting

15 June 2017

Agenda Item 14 : SDNP/17/01088/OUT

Land south of Barlavington Way, Midhurst, West Sussex, GU29 9TG.

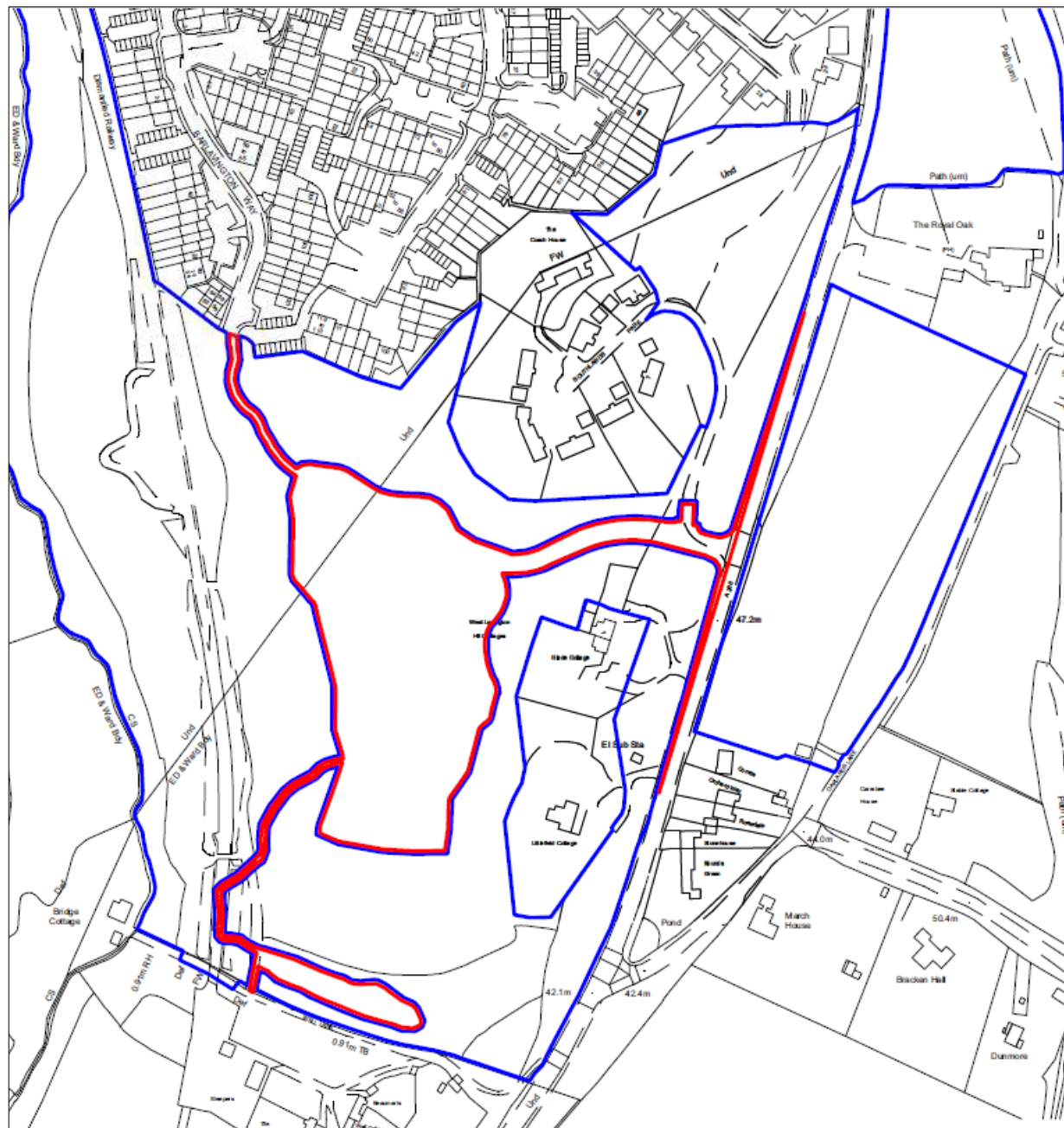
Outline planning application for the erection of up to 20 open market and 12 affordable dwellings with associated residential curtilages, parking and turning areas, the provision of a new vehicular access road, the provision of a new combined pedestrian/cycleway, the provision of a new footpath along part of the former Chichester-Midhurst railway line and the provision of a surface water detention basin.

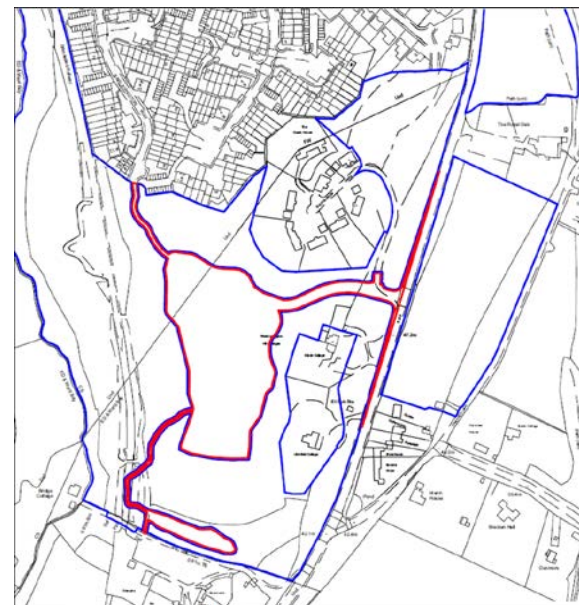


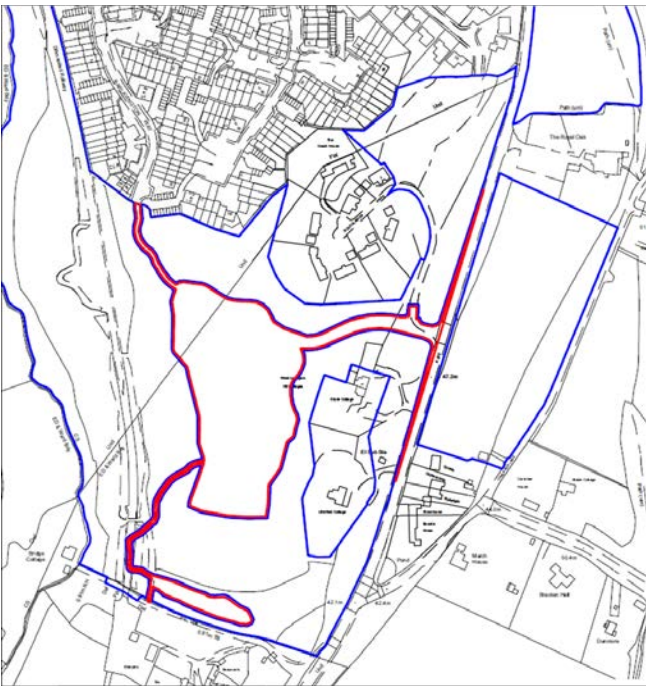
Introduction

- Site context
- Proposals
- Access arrangements
- Planning policy – adopted Local Plan 1999 and SDNP draft Local Plan
- Major development
- Highways
- Affordable housing
- Ecology
- Drainage
- Amenities of neighbouring properties

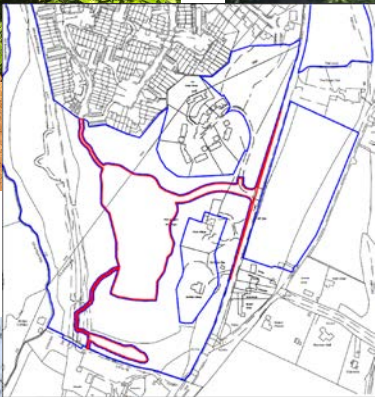










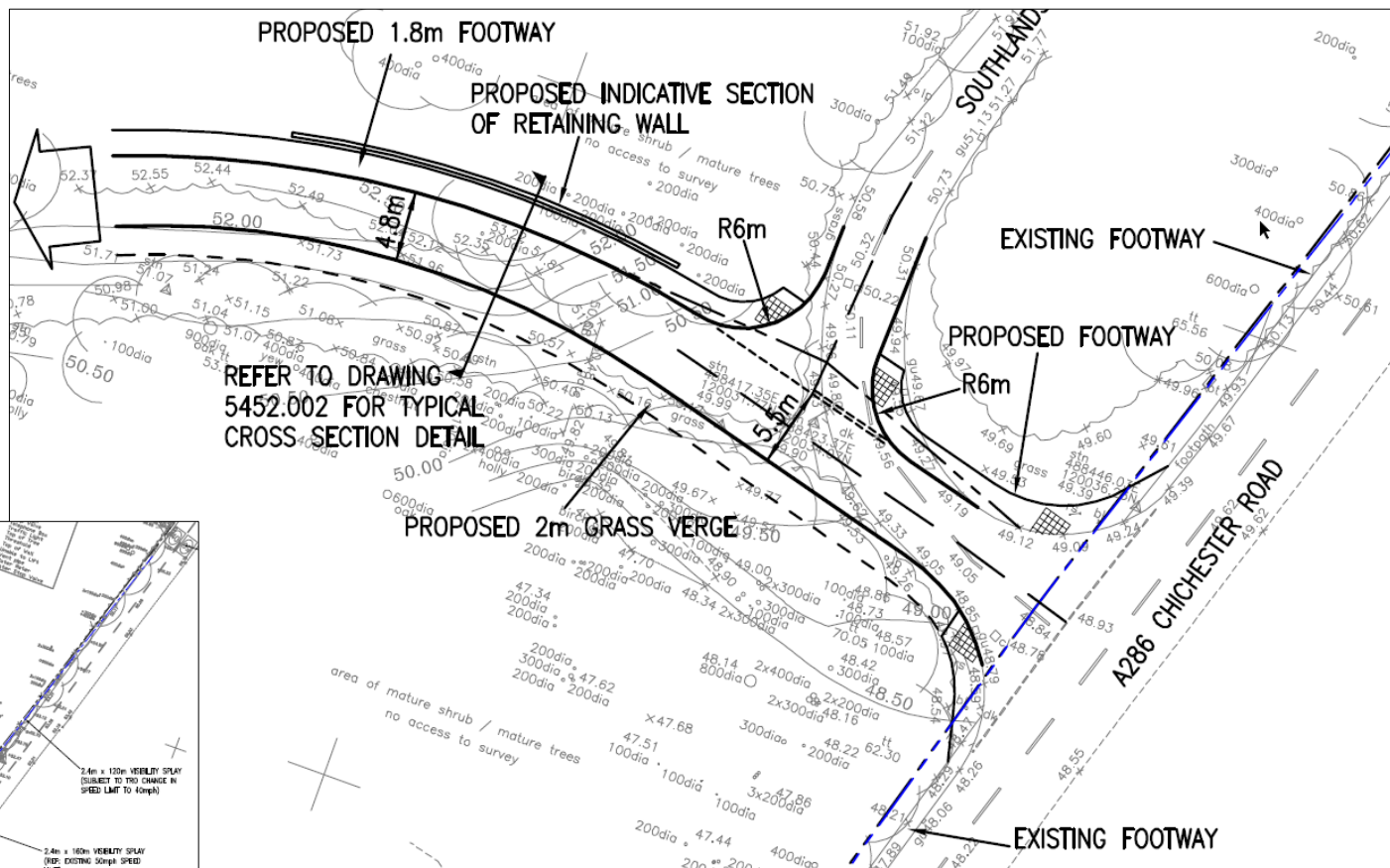




The Proposals

- Outline planning permission for 32 dwellings (20 open market and 12 affordable).
- Illustrative plans showing how 32 dwellings could be accommodated on site.
- Access arrangements are the only Reserved Matter to be considered.
- New vehicular access
- New footpath/cycle links.
- Detention basin for managing surface water.



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Submitted perspective of the proposed access



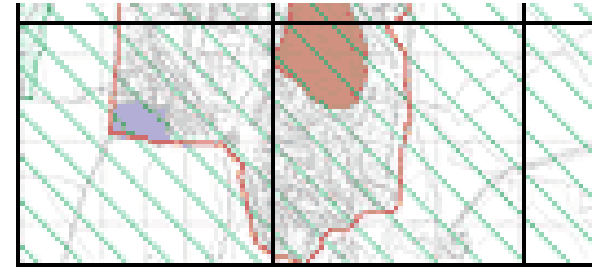
Proposed paths



Considerations ~ Current and Emerging Policy

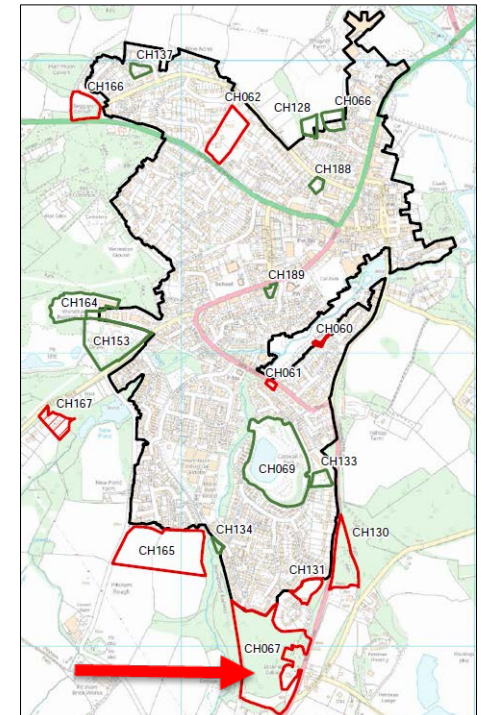
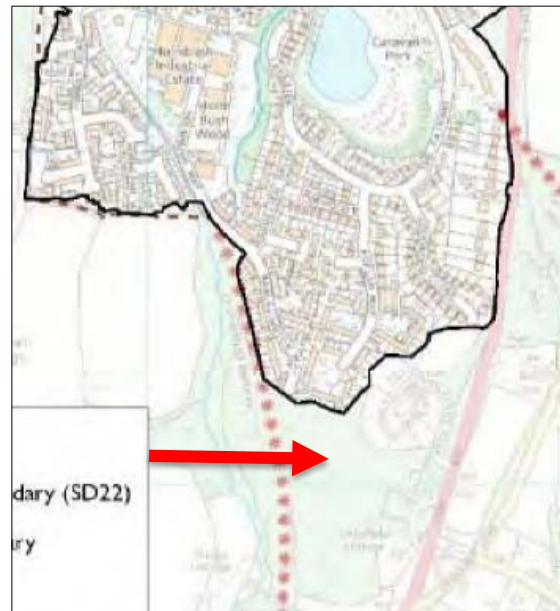
Local Plan 1999

- Outside of the Settlement Policy Boundary
- General restraint of new development in designated countryside (policy RE1).
- Rural exception scheme not proposed (policy H9).



Draft Local Plan

- SHLAA rejected the site on landscape grounds.
- Draft housing allocations exclude the site.
- Draft SPB excludes the site.



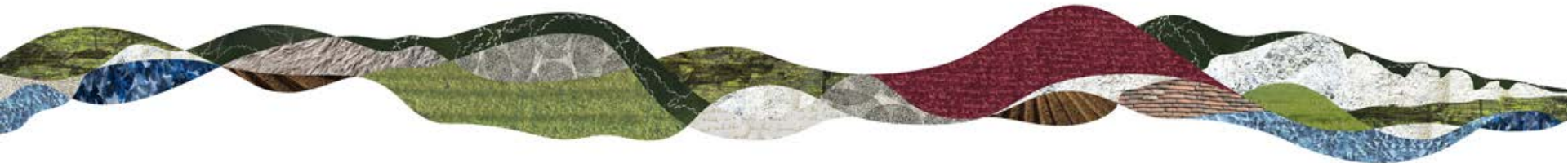
Considerations continued

Major development

- Paragraph 116 of the NPPF.
- Need
- Scope and cost for developing elsewhere outside the designated area or meeting the need in some other way.
- Detrimental effect on the landscape and recreational opportunities

Access

- Highways Authority raised no objection to the proposed access.
- New paths would create a permeable development with links to the wider countryside.
- Concerns about location of the site to services and facilities and use of car could be more prevalent.



Considerations continued

Affordable housing

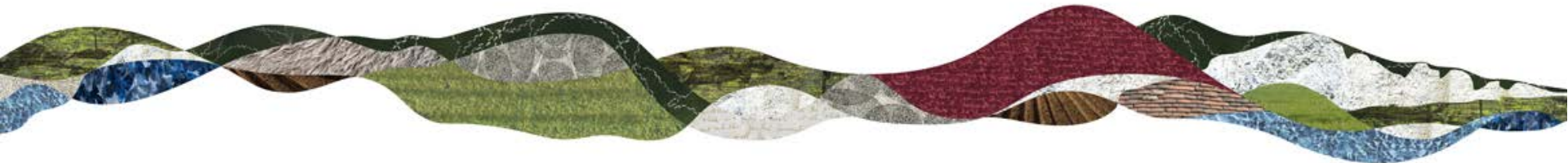
- High need
- Housing Authority hasn't objected.
- Principle issue that a rural exception scheme has not been proposed given countryside location.

Ecology

- Ecologist has raised a variety of concerns.
- Concerns about the level of survey information and consequent detail in regard to assessing the impacts of the development and any mitigation.

Impact on surrounding amenities

- Siting of proposed access
- Indicative layout



Recommendation

That outline planning permission be **refused** for the 3 reasons outlined in paragraph 10.1 of the report and the Update Sheet.

