

Planning Committee Meeting
8th November 2018
Agenda Item II:

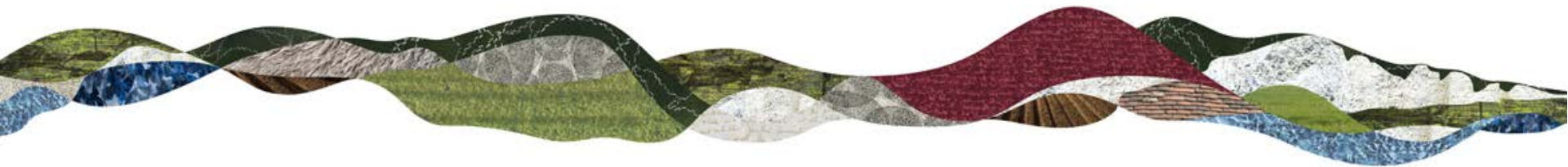
SDNP/15/01862/FUL
Land at Rotherlea, Dawtrey Road, Petworth
Erect 34 Dwellings, access and parking

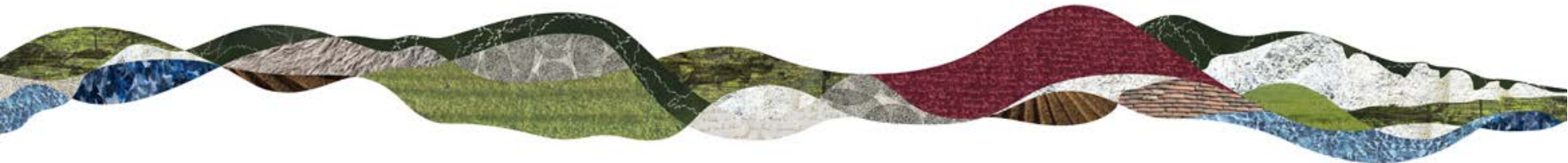


Main Issues

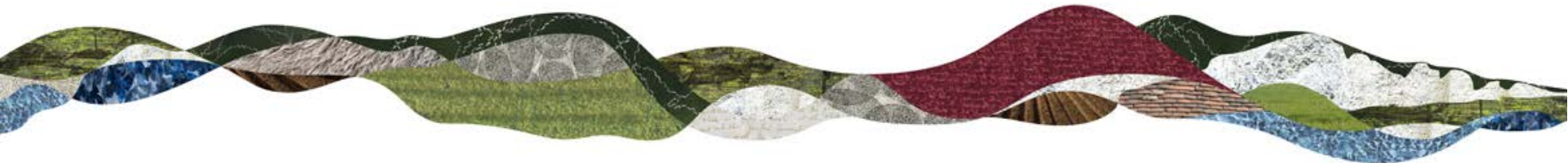
- Allocated site in Petworth Neighbourhood Plan
- Landscape & Design
- Ecology
- Highways
- Amenity of Neighbouring Properties
- Provision of affordable housing and mix of properties.







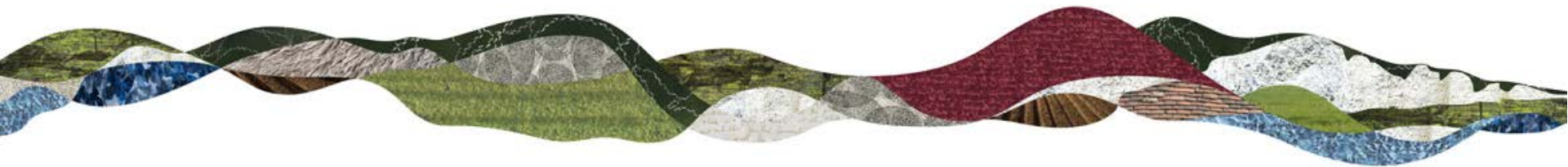








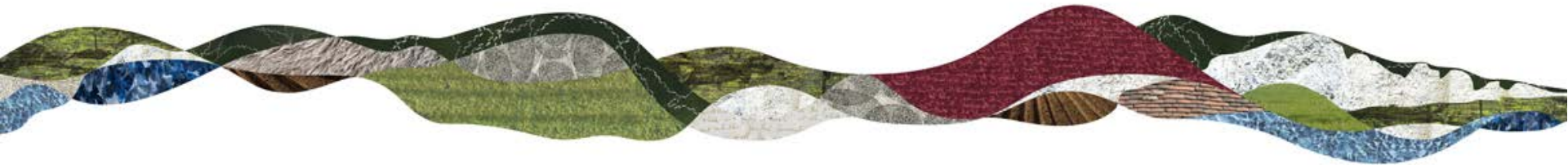




Plots 1 - 3



Plots 4-9



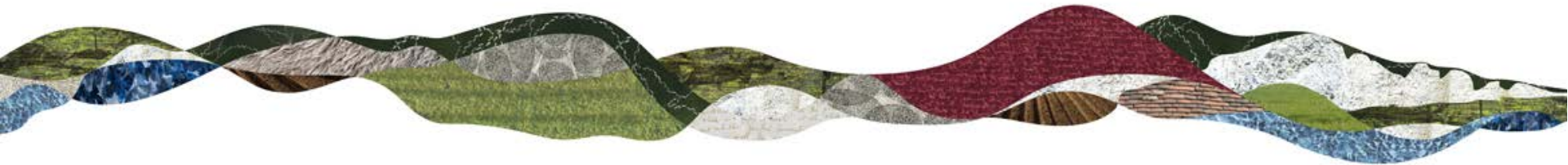
Plots 10- 17



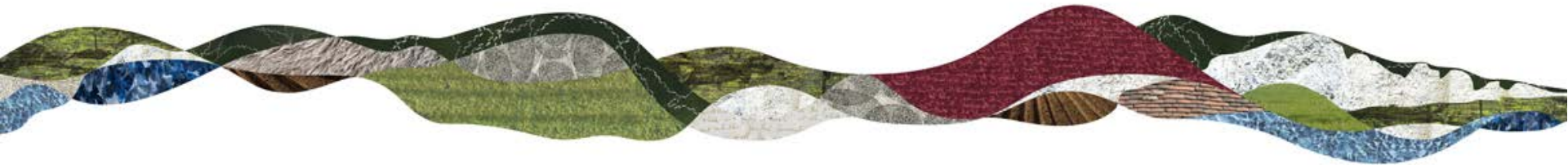
Plots 18 - 22



Plots 23 - 32

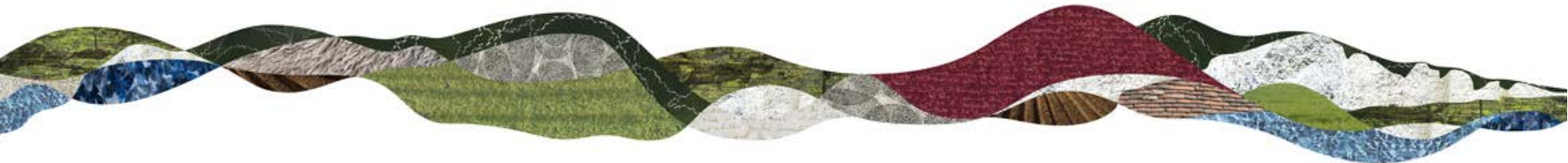


Plots 33 - 34



Recommendation

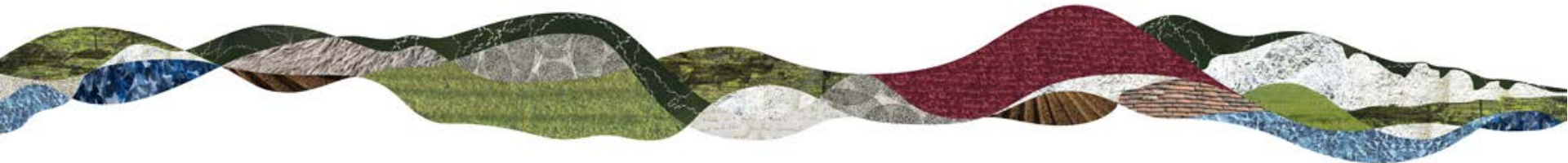
Planning Permission be granted for the reasons and subject to the conditions set out in Section 10 of this report and subject to the completion of a S106 agreement with obligations relating to:



Recommendation

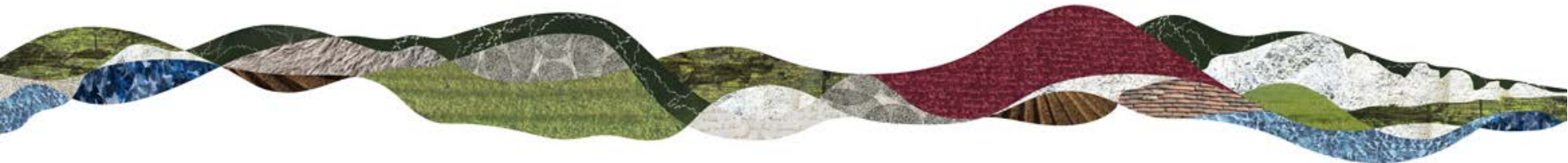
- A provision of 13 dwellings (38%) on site for affordable housing.
- A contribution of £79,800 towards off site affordable housing
- A management plan securing the long term retention and management of the approved landscape details for the site

That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 agreement is not substantially completed or substantial progress has not been made within 3 months of the 8 November 2018 Planning Committee meeting.

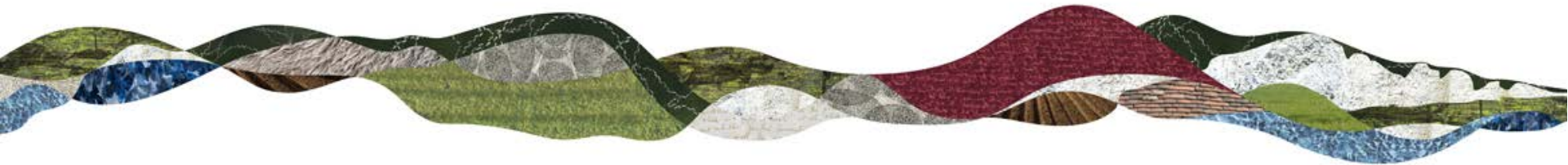


Other Slides

Type of Property	Policy Requirement	Proposed
1 & 2 Bed Market	40%	62%
3 Bed Market	40%	24%
4 Bed Market	20%	14%
1 Bed Affordable	35%	31%
2 Bed Affordable	35%	38%
3 Bed Affordable	25%	31%
4 Bed Affordable	5%	0%



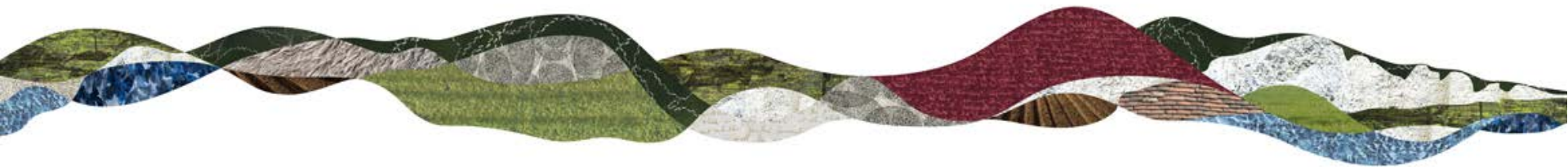
Properties facing onto turning circle – Rain Garden



View Facing Littlecote

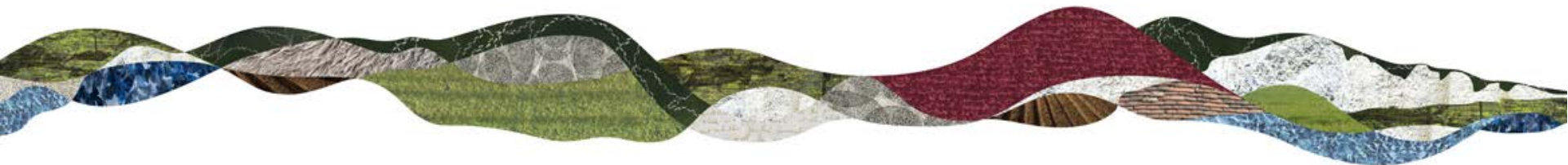
Properties facing onto turning circle – Rain Garden

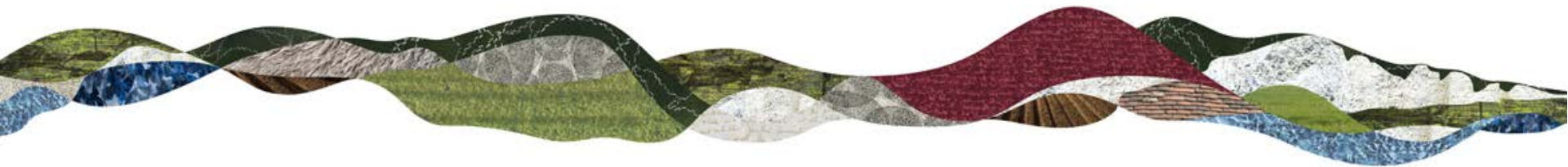




View Facing towards South Grove

View Facing towards Rotherlea Care Home

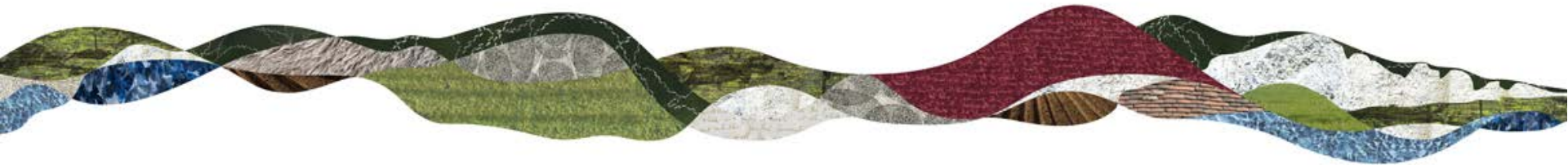




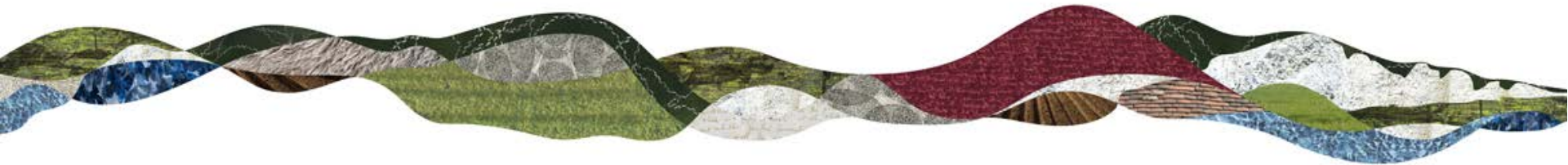
Location of Parking



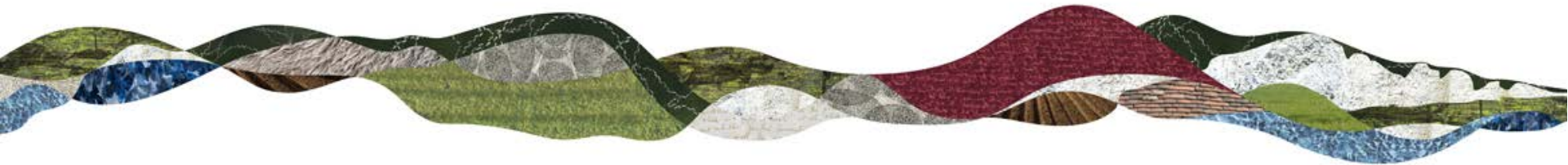
Location of Affordable Housing



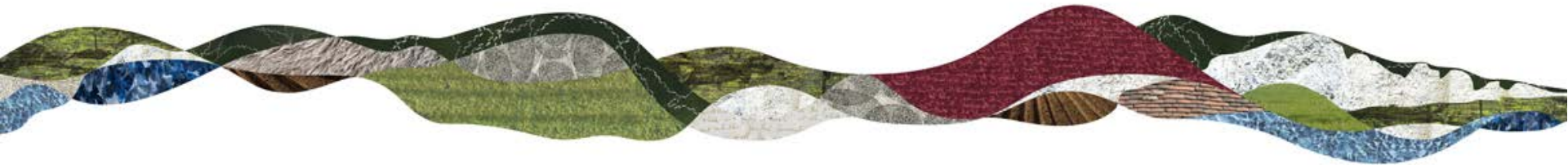
1st Floor Plan - Plots 16-17



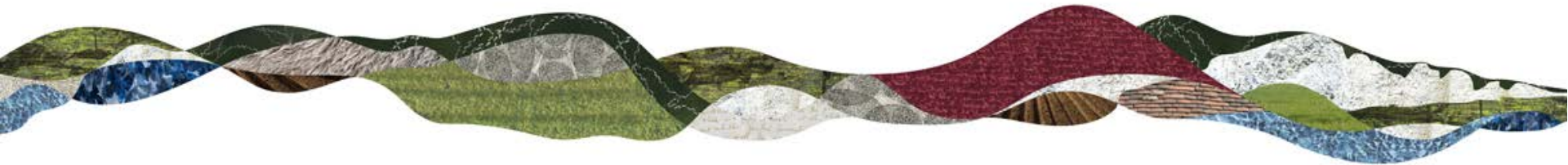
1st Floor Plan - Plots 10-15

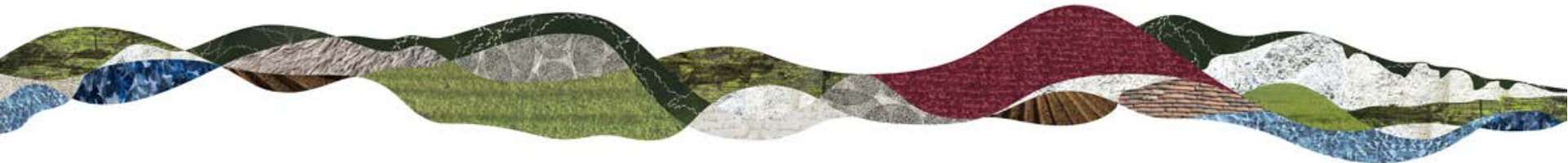


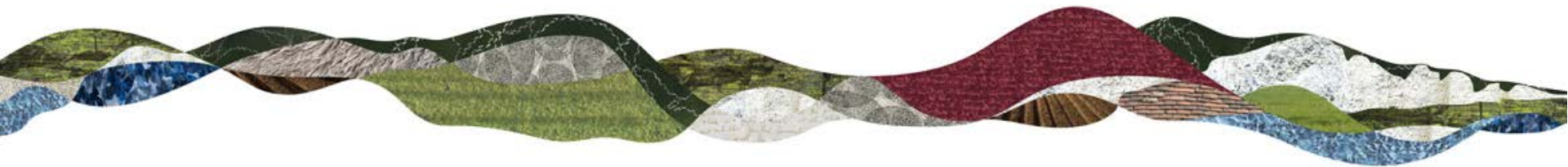
2nd Floor Plan - Plots 10-15



Relationship between Plots 10-15 and property in South Grove.







Petworth Neighbourhood Plan

Housing Allocations

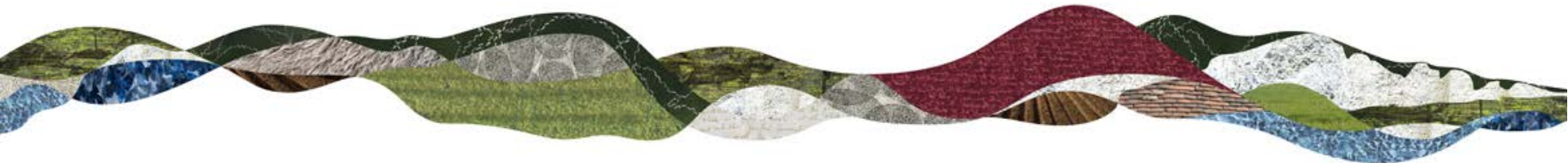


13/05402/OUT

33 dwellings

**Application
Withdrawn**

January 2014



06/03325/OUT

43 houses/flats

**Approved 18
October 2006**

**Renewed
December 2009**

Since Expired

