

## Planning Committee Meeting 9 May 2019

### Agenda Item 9 - SDNP/18/04918/FUL

The erection of 18 dwellings (including nine affordable units) accessed via Lavant Road (A286), the provision of open space, pedestrian link and community parking

Land at Pook Lane, Lavant, West Sussex







The site is allocated for the provision of a new football field with associated parking, new public footpath, and new dwellings.

Development of this site must accord with all of the following criteria:

- 1) Circa fifteen dwellings shall be provided.
- 2) A new vehicular access to serve the new dwellings from the A286.
- 3) A 20m buffer will be provided between Devils Ditch (a Scheduled Monument) located along the northern boundary of the site and any development. This buffer will be retained as public open space in perpetuity
- 4) The field to the east of the existing playing field will form an informal public open space. These areas will be made available in perpetuity for use by the public.
- 5) A car parking area to allow vehicles to park safely off the road when visiting the new football field and Memorial Hall shall be provided south west of the Memorial Hall adjacent to Pook Lane. This areas must be made available in perpetuity for use by the public.
- 6) A 'raised speed table' within Pook Lane to be constructed of contrasting surface materials that provides access across Pook Lane and slows the traffic in the vicinity of the Memorial Hall and new parking if approved by the Local Highway Authority.
- 7) A replacement like for like football pitch will be provided before building operations are commenced on the new houses on the land south of Pook Lane opposite the



Memorial Hall for community use. No flood lighting (to maintain our dark skies) or other development (to protect our landscape) is to be provided on this site. This area shall be made available in perpetuity for use by the public.

- 8) The public right of way from Raughmere to be extended at its junction with Pook lane along the north of the new football field to share the newly formed crossing point.
- 9) A new public right of way shall be provided within the 20m buffer between Devils Ditch and the new housing connecting Lavant Road to the Memorial Hall. A further pedestrian access shall be created linking the southeast of the new housing area to the bus stop and existing footpath on Lavant Road.
- 10) To ensure landscape impacts are acceptable across the whole application site, details of hard and soft landscaping and management of the public realm shall be provided alongside any planning application and be secured by condition if permission is granted. These details shall include:
  - a. Improvements to the tree and hedgerow belt along Pook lane.
  - b. An Arboricultural Survey and a management plan for the protection of native trees.
  - c. Protection, enhancement and ongoing maintenance of the entrenchment.
  - d. Landscape designs for the open spaces.
  - e. Retention of the hedgerow to the east of the new football field.
- 11) Any application should be informed by a programme of















## Original Proposal

## Application before committee





## Original Proposal

## Application before committee

Amount of  
internal road  
facing the  
wider views

Relocation of  
visitor parking



Dwellings  
fronting  
Lavant Road



Dwelling  
facing the  
access





Eastern  
'larger'  
dwelling  
realigned to  
be visible  
from entrance

Original Proposal



Application before committee



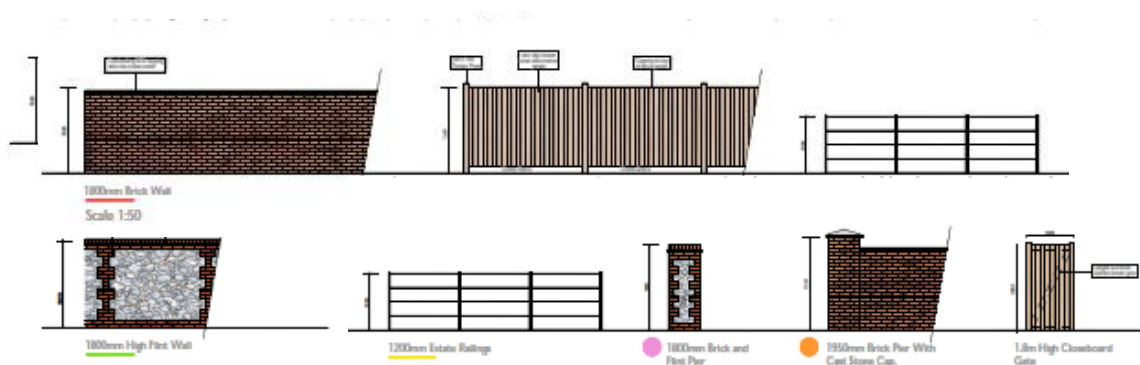
Parking  
amended to  
reduce  
dominance on  
streetscene



Removal of  
'maintenance  
strips'









1. That planning permission be granted subject to the conditions set out at section 10.1 of this report and a legal agreement to secure:
  - Nine affordable dwellings;
  - The provision of a replacement football pitch that is available for use by the community;
  - The provision of a temporary football pitch until the replacement football pitch is available;
  - The delivery of the community car park;
  - The delivery of highway improvements to Pook Lane to improve the access to the community car park;
  - The delivery and management of the public open space;
  - £5,000 contribution towards upgrading the Centurion way; and
  - £10,509 contribution to the Solent Bird Mitigation Strategy.
2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting of 9 May 2019.







# PARKING STRATEGY

- Allocated 35 Spaces
- Visitor 6 Spaces
- Garages 13 Spaces
- Total - 54 Spaces

Unallocated 37 Spaces















1 Storey  
 2 Storey  
 2.5 Storey





