

Statements document

Transport/ parking Statement

Whilst we believe that the close proximity to bus transport and local shops are available at the site we have still provided one single space for each of the one bedroomed flat units. In addition, Elm Grove is on the main 30 and 31 bus route with stops close to the site in addition the site is close to Mengham town centre with a range of shops restaurants and social facilities.

It should also be noted that the existing two bedroomed flat has no parking facilities and has always utilised the large public car park directly to the rear of the site.

Refuse collection statement

We have provided both a waste and recycle bin for each flat unit at the front of the property to provide easy access to the highway via the existing dropped kerb

Drainage

We have utilised the existing site foul drainage. The existing site utilises this drainage via toilets for the existing two bedroomed flat with up to 4 occupants and also for the business which has 6 employees and a regular customer clientele. We will of course respond to any concerns raised by southern water when they are consulted on the application

Landscaping plan and biodiversity gain

We have provided a community garden and ensured that all flats have access to the space, The garden is screened from the parking area by 1.8m hedging and fencing and is laid mainly to lawn with trees and shrubs to the rear southern corner.

The existing site is completely laid to concrete and has no soil or green areas.

As regards biodiversity net gain, we believe the site qualifies for a minimis exemption (development below the threshold) this conclusion was reached by following the Joe bloom software process suggested supported and offered via the planning portal however having concluded the question and received the result indicating the exempt status of the site.

The software then suggested this needed to be confirmed by re-entering the information into their software and paying a £95 fee to download the evidence. We agreed to do this before being informed that their software was not yet available and ready for market so we could go no further.

Should this be a requirement we would accept a condition on the planning approval for this to be provided before construction commences.

It should be noted that due to the hardstand nature of the existing site and the proposed addition of the shared garden facilities Biodiversity gain will be achieved within this proposal.

With regards to Habitats for Bats and Nesting Birds, please see below photos showing the well maintained and enclosed nature of the existing eaves and verges



Contaminated land

In the previous pre app enquiry the planning officer expressed concern over a previous 1971 application ref 17924/6 approving the land for a motor workshop and Petrol filling station. As far as we are aware via research of previous owners of the site the petrol filling station element together with the proposed ducting for the proposed spray shop was never undertaken and the site appears only to have been used for vehicle sales and minor repairs, we therefore do not believe the land is contaminated. However, should the planning officer feel confirmation of this is required as part of any potential approval, the client would be happy to agree to this condition.

CIL Liability

The applicant recognises the proposal generates a CIL liability and has provided the relevant CIL forms

Solent Recreational Mitigation Strategy

The applicant recognises that the proposal will generate a charge for this and is happy for it to be secured via a S106 agreement. A European site avoidance and mitigation checklist has been attached to the application

Nutrient neutrality

The proposal has provided the relevant assessments (see attached) these include the occupancy calculator and the current nitrate calculator (both downloaded 9/4/24)

Wholesome water usage

Should the application be acceptable, for the building regulations approval water calculations will be provided for each flat showing wholesome water to each new dwelling will be not more than 120 litres/headperson/day (l/hp/d)