

**LAND AT BAYARDS, LEVEL MARE LANE
PLANNING STATEMENT
AUGUST 2021**



ICENI PROJECTS LIMITED
ON BEHALF OF RESIDE
DEVELOPMENTS LIMITED

Iceni Projects Limited on behalf of
Reside Developments Limited

August 2021

Planning Statement

LAND AT BAYARDS, LEVEL MARE LANE

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1. INTRODUCTION

1.1 This Planning Statement has been prepared in support of an outline planning application by Reside Developments Limited, for a residential development on the land at Bayards, Level Mare Lane, Eastergate, West Sussex, PO20 3RX.

1.2 The full description of development is as follows:

"Outline permission for the erection of up to 69 No. dwellings with access, parking, landscaping and associated works. All matters reserved other than access."

1.3 This Planning Statement sets out the relevant planning background to the proposal, presents the application scheme and demonstrates how the planning considerations associated with the development have been addressed and how they comply with the planning policy at local and national level.

1.4 Arun District Council is only able to demonstrate a 2.7 year supply of housing, therefore in line with national planning policy, the presumption in favour of sustainable development applies. Further to this, Policy EH1 of the Aldingbourne Neighbourhood Plan (ANP) (2021) indicates that where there is demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan (ALP), development proposals should be supported if they can demonstrate that a series of criteria are met. Section 5 of this Planning Statement sets out how this criterion is met.

1.5 Along with other environmental, social and economic benefits, the proposals will provide much needed housing in the district in line with the Government's objective is to significantly boost the supply of housing to meet the housing needs of different groups in the community.

1.6 This Planning Statement should be read in conjunction with the Illustrative Site Layout Plan and Parameters Plan and associated Design & Access Statement prepared by Clague Architects, together with all other consultant documents which comprise the planning application, as detailed in the covering letter.

1.7 Arun District Council's (ADC) Community Infrastructure Levy (CIL) Charging Schedule came into effect on 1st April 2020. The relevant CIL forms will be submitted at reserved matters stage.

1.8 The Planning Statement is structured as follows:

- **Section 2** of this Statement sets out the relevant background to the application site;

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- **Section 3** explains the application proposals;
 - **Section 4** details relevant planning policies at national and local level against which the application should be determined;
 - **Section 5** considers the material planning considerations.
 - **Section 6** details the social, economic and environmental benefits of the scheme; and
 - **Section 7** details the planning balance and provides the conclusions.

2. RELEVANT BACKGROUND

Site and Surrounding Area

- 2.1 The Site is located to the south of Level Mare Lane, 450m south of Fontwell, 1.3km north of Eastergate and 1.6km north of Westergate.
- 2.2 The c. 2.5 hectare site comprises Grade 2 agricultural land, which is currently used as paddocks for horses, surrounded by large treeline/ wooded shaw to the east and sparse treelines/hedges on other boundaries. In terms of topography, the Site is generally flat. The Site is currently accessed via Level Mare Lane.
- 2.3 The Site is bounded by Level Mare Lane to the north; an approved scheme (ref: BN/50/20/PL) known as the land west of Fontwell Avenue to the west; Bayards stables to the north-west and residential dwellings to the south-west. Fontwell Racecourse is located directly to the north of the Site beyond Level Mare Lane with Northfields Country House to the west. Further clusters of residential development are located to the south and along Fontwell Avenue.
- 2.4 In terms of designations, the Site is located within the Sharp Sand and Gravel Minerals Safeguarding Area (MSA). The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. The Site is categorised as Grade 2 Agricultural Land. There are no ecological designations within the immediate local landscape.
- 2.5 The Site is located within Flood Zone 1, which is an area with the lowest probability of flooding.
- 2.6 The Site is within an accessible location and is within walking distance of local amenities and facilities. As detailed in full in the Transport Statement prepared by Paul Basham Associates which accompanies this planning application, numerous facilities are accessible within a 20-minute walk or 10-minute cycle such as a post office, medical centre, nursery and secondary school. The Site benefits from regular bus services and rail services from Barnham Station, allowing for both local travel and travel further afield.

Land west of Fontwell Avenue (Ref: BN/50/20/PL)

- 2.7 The Site directly adjacent to the east, known as the land west of Fontwell Avenue, benefits from permission for 42 units (Ref: BN/50/20/PL) following unanimous approval by Arun's Planning Committee in November 2020. The development is now being delivered by Sovereign Housing Association. The Committee Report for the application states the following:

“The site is considered to be in a sustainable location situated between the edge of Eastergate and the new Fontwell development to the north. New residential occupiers will be able to walk, cycle or take a bus to access nearby facilities.”

- 2.8 The Committee were also pleased to see an application with excellent “green credentials”, that had been well planned and thought through. The scheme was described as the benchmark for all future applications to be judged against. The current proposals for the land at Bayards reflect this high-quality scheme.

Planning History

- 2.9 When referring to Arun District Council's planning application register for “Bayards, Level Mare Lane”, there are a number of historic planning applications relating to equestrian and nursery uses which are not of particular relevance to the subject planning application. A summary is provided in Table 2.1 below.

Table 2.1 Planning History

Application reference	Proposals	Decision	Date
AL/116/94	1 No. 2 bedroom house for personal occupation	Approved	08.02.1995
AL/6/91	Renewal of temporary planning permission for a mobile home for occupation in connection with a livery yard.(Previous approval AL/43/90).	Approved	22.04.1991
AL/43/90	Renewal of temporary planning permission AL/15/89 for the siting of a mobile home in connection with livery yard	Approved	21.05.1990
AL/25/90	Formation of 3 stall stable block extension to existing.	Approved	02.04.1990
AL/15/89	Temporary siting of a mobile home for occupation in connection with livery yard	Approved	28.03.1989
AL/113/88	Temporary siting of a mobile home for occupation in connection with livery yard	Refused	16.01.1989
AL/118/87	Conversion of existing vine house to residential and 3 new stables to match existing	Appealed (Part Allowed)	27.09.1988

- 2.10 As discussed, the land immediately adjacent to the Site, known as the land west of Fontwell Avenue (ref: BN/50/20/PL) has planning permission for the demolition of existing structures on-site and erection of 42 No. dwellings with access, parking, landscaping and associated works.

Pre-application Planning Advice

- 2.11 The Applicant has undertaken pre-application discussions with Arun District Council in relation to developing the site for residential. Written pre-application advice was received on 19th May 2021.
- 2.12 The key issues identified and feedback in respect of residential development on the site, can be summarised as follows:

- **Principle** – the principle of development would be contrary to the policies in the development plan. The ALP has reduced weight due to the Council not being able to demonstrate a 5-year housing land supply but the Aldingbourne Neighbourhood Development Plan (ANDP) Review may have full weight by the time an application is submitted. It would be necessary to consider the proposal against the NPPF presumption in favour of sustainable development and weigh the benefits against any adverse impacts.
- **Design (1)** – it is positive that the layout shows good sized and useable open space areas and the layout is similar in form to the approved scheme to the east. Some houses to the fringes appear quite close to existing trees.
- **Design (2)** - an area of open space is proposed to mirror that on the adjoining land to the east to create a central area of open space around existing trees. This is positive however this could be extended southwards down the whole east edge of the scheme perhaps narrowing to reflect the width of the grassed area in the approved scheme.
- **Neighbour amenity and amenity space provision** – the proposal is likely to be acceptable subject to compliance with the Design Guide.
- **Affordable housing** – developments over 11 residential units require a minimum provision of 30% affordable housing on site at a split of 75% rented and 25% intermediate housing in small clusters, ideally no more than five dwellings, which are pepper potted throughout the development.
- **Highways, transport and parking** – whether the intensification of the approved vehicular access to the adjoining site is acceptable will depend on advice from WSCC Highways. Request that pedestrian access is provided from Level Mare Lane.
- **Sustainable construction** – 10% of the total predicted energy requirements should be derived from renewable or low carbon energy generation.
- **Protected Trees (1)** – boundary hedgerows and trees future growth and continued influence should be a major consideration. The dominant vegetation of higher importance is found both along the northern and eastern boundary. It is encouraging to see a landscape buffer zone

proposed between established trees and built form but equally concerning to see the proximity of gardens and dwellings to the same, due south. As the site layout design evolves it will be important to have first established an acceptable route through the tree-line. The view of higher value trees should not be blocked out by built structures.

- **Protected Trees (2)** - the proposal is likely to be acceptable subject to important trees being respected/preserved and replacement trees being planted to compensate for any lost. This should be on a ratio of 2:1 and new trees should be native species and of a potential scale to correspond with the scale of any lost.
- **Open space provision** – the Public Open Space (POS) should be all useable and should not include drainage features. The areas need to connect in and beyond the site promoting and enhancing footpath and cycle links and their use in the wider area. The proposal is likely to be acceptable provided that the layout shows a sufficient amount of public open space including a LAP and a LEAP.
- **Light pollution** – lighting should be designed to minimise impact on bat and other nocturnal wildlife species in the area.
- **Infrastructure provision** – a Section 106 agreement will be required to address infrastructure provision.
- **Biodiversity** – surveys should be undertaken to check for signs of wildlife and their habitats. Information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination
- **Nature conservation** – carefully consider impacts on bats.
- **Loss of agricultural land** – the proposal could result in the loss of Grade 1-3a agricultural land.
- **Heritage** - the site is around 670m from Denmans Garden, a Grade II Listed Park/Garden of Special Historic Interest in England.
- **Waste** - the site partly is in the 500m buffer zone of the Bognor Regis HWRS Waste Site.
- **Landscape** - a landscape-led development in this location would be advised in order to blend this development proposal into the character of this rural fringe area.
- **Drainage** – consideration should be given to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance.

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- 2.13 The proposed development and the outline planning application submitted seeks to address these matters to ensure that the scheme is acceptable in planning terms. This is explored in Section 5 of the Planning Statement.
- 2.14 There have been on-going pre-application discussions with West Sussex County Council (WSCC) in respect of highways matters as detailed in the Transport Statement prepared by Paul Basham Associates.
- 2.15 The Applicant has also consulted with Aldingbourne Parish Council informing them of the proposals and inviting comments on the development, and their views on the wider parish needs. The Parish adopted the Neighbourhood Development Plan 2 on 14 July 2021 which is discussed in further detail in Section 4 of this Statement. Barnham and Eastergate Parish Council were also consulted considering the site is adjacent to the Parish boundary.
- 2.16 To inform neighbouring residents and businesses about the proposals and invite them to provide feedback on the outline application, a community newsletter was delivered to 1,027 residential properties and businesses neighbouring the site. A copy of the newsletter and further details of the consultation process can be found at the Statement of Community Engagement Report prepared by Cratus submitted as part of the planning application.

3. PROPOSED DEVELOPMENT

- 3.1 This outline planning application seeks permission for the erection of up to 69 dwellings (Use Class C3), including 30% affordable homes, with all matters reserved apart from access (referred to as the “proposed development”).

Residential Development

- 3.2 The proposed development will deliver up to 69 dwellings at an approximate density of 30 dwellings per hectare. The proposals will provide 30% of the total quantum of development as affordable housing, in line with policy requirements.
- 3.3 The housing mix for the indicative scheme is broadly in accordance with policy requirements and will be confirmed at reserved matters stage.

Access

- 3.4 The main vehicular access is proposed through the permitted development to the west (ref: BN/50/20/PL) and would serve the majority of the Site. Approximately 6 units to the north of the Site will be served by a secondary access onto Level Mare Lane.

Parking

- 3.5 Car parking on site will be provided in accordance with the standards set out in Arun District Council's Parking Standards. The proposed layout indicates that parking can be provided broadly in accordance with the standards when utilising the 10% variation that the standards allow for.
- 3.6 Electric Vehicle charging and cycle parking will also be provided in accordance with Arun District Council's parking standards, all to be confirmed at reserved matters stage.

Landscaping

- 3.7 In line with Arun's Public Open Space SPD, the Site will provide c. 7,800 sqm of public open space within different zones of the Site. Within this a c.400 sqm of LEAP and c. sqm 200 sqm of LAP will be delivered.
- 3.8 Further details of the proposed development are set out in the Design and Access Statement and accompanying plans submitted in support of the application. This Statement should be read in conjunction with these documents.

4. POLICY CONTEXT

4.1 The Local Planning Authority is required to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan in this instance comprises of the West Sussex Joint Minerals Local Plan (2018), the West Sussex Waste Local Plan (2014), the Arun Local Plan 2011-2031 (2018) and the Aldingbourne Neighbourhood Development Plan (2021).

4.2 Other material considerations include:

- National Planning Policy Framework (2021).
- National Planning Practice Guidance (2019).
- National Design Guide (2019).
- Arun's Supplementary Planning Documents including:
 - Arun Design Guide (2020)
 - Arun Parking Standards (2020); and
 - Arun District Public Open Space, Playing Pitches and Built Facilities (2020).

4.3 The proposed development will be considered against all of the relevant policies of the Development Plan, this section highlights the most pertinent strategic policies to the subject application but is not intended to be an exhaustive list. Further policies will be referenced in the consideration of the material planning considerations in the subsequent sections.

Arun Local Plan

4.4 The Arun Local Plan (ALP) which guides development in Arun was adopted in 2018 and covers the period 2011-2031.

4.5 *Policy SD SP1 'Sustainable Development'* highlights that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions.

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- 4.6 Eastergate is identified as one of the Villages in the District that will develop their role as a well-connected large village serving Inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services over the local plan period.
- 4.7 *Policy C SP1 'Countryside'* sets out the criteria relating to the types of development permitted outside the Built-Up Area Boundaries in the countryside. The Council will take into account cumulative impact of development in the consideration of planning applications.
- 4.8 *Policy H SP1 'The Housing Requirement'* sets out that at least 20,000 new homes will be accommodated in the district between 2011 and 2031. This will be achieved through a number of strategic housing allocations and additional non-strategic allocations will be made across the District through Neighbourhood Plans.
- 4.9 In terms of housing mix, *Policy H DM1* seeks a mix of dwelling types and sizes. The tenure mix for development schemes shall be negotiated on a case by case basis.
- 4.10 *Policy AH SP2 'Affordable housing'* requires all developments of 11 residential units or more to provide 30% affordable housing on-site, if viable. The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.
- 4.11 In terms of design, *Policy D SP1* states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. *Policy D DM1* provides the aspects of form and design quality that the Council when consider planning applications.
- 4.12 *Policy ECC SP1 'Adapting to climate change'* requires development to be located and appropriately designed to adapt to the impacts of climate change. In terms of energy and climate change mitigation, (*Policy ECC SP2*) all new residential development will be expected to be energy efficient, all major developments must produce 10% of the total predicted energy from renewable or low carbon energy generation on site.
- 4.13 *Policy T SP1 'Transport and Development'* will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. *Policy T DM1 'Sustainable Travel and Public Rights of Way'* outlines that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

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- 4.14 *Policy W SP1 'Water'* - development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.

Aldingbourne Neighbourhood Plan

- 4.15 The Aldingbourne Neighbourhood Development Plan 2 (ANP) was made on 14 July 2021.
- 4.16 *Policy H2 'Housing Mix'* states that proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.
- 4.17 *Policy H3 'Housing density'* requires that the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- 4.18 *Policy H4 'Affordable Housing'* states that any proposal for 10 or more new dwellings should include 30% affordable units. The size and tenure of affordable units should reflect latest available housing needs evidence.
- 4.19 *Policy H9 'Attention to detail'* states that the following items must be considered early in the design process and integrated into the overall scheme:
- bin stores and recycling facilities, cycle stores, meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes and telephone lines.
- 4.20 *Policy EH1 'Built Up Area Boundary (BUAB)'* states that where there is demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:
- the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;
 - the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;
 - the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements;

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- it is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;
 - the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;
 - there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding;
 - the development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.

4.21 *Policy EH3 'Development on Agricultural Land'* states that proposals for development on the 'best and most versatile' agricultural land shown on Map B, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria:

- It supports the diversification of an agricultural enterprise or other land-based rural business;
- The need for the development clearly outweighs the harm;

4.22 *Policy EH4 'Protection of watercourses'* states that proposals that support and promote river catchment management, wildlife conservation and reduce flood risk will be supported.

4.23 *Policy EH6 'Protection of trees and hedgerows'* states that development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.

4.24 Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

4.25 *Policy EH8 'Buildings, structures and areas of character'* states that the proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting and contribution to local distinctiveness.

4.26 *EH12 'Protection of bat habitats'* states that in order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites. Care must also be taken through development design to ensure that such retained features are not affected by artificial lighting.

4.27 *Policy GA1 'Promoting Sustainable Development'* states that development proposals that increase travel demand will be supported where they can demonstrate that:

- they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy;
- they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services;
- they do not result in the loss of any existing footpaths or cycle paths.

4.28 *Policy GA2 'Footpath and Cycle Path network'* states that support will be given to the proposals that improve and extend the existing footpath and cycle park network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside.

4.29 *Policy GA3 'Parking and New Development'* states that Proposals must provide adequate parking in accordance with the standards adopted at the time.

4.30 The Applicant welcomes the opportunity to continue to work with the Parish Council in respect of the current proposals and on wider Parish matters.

West Sussex Joint Minerals Plan

4.31 The West Sussex Joint Minerals Local Plan was adopted in 2018 and covers the period to 2033. It will provide the basis for making consistent land-use planning decisions.

4.32 The Joint Minerals Local Plan identifies areas for safeguarding minerals at Appendix E. The site falls within the area safeguarded for Sharp Sand and Gravel.

Policy M9 relates to safeguarding minerals. The policy outlines that sharp sand and gravel, reserves are safeguarded against sterilisation. The policy states that proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:

- (i) Mineral sterilisation will not occur; or
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

- 4.33 This issue is considered in Section 5 of this Planning Statement and in full in the Minerals and Waste Infrastructure Assessment in respect of the site has been undertaken by Tetra Tech, which accompanies this planning application.

National Planning Policy Framework

- 4.34 The National Planning Policy Framework (NPPF) (2021) sets out the Government's planning policies for England and how these should be applied. The NPPF is a material planning consideration in planning decisions.

Achieving sustainable development

- 4.35 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective and an environmental objective.
- 4.36 Paragraph 9 states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

- 4.37 At the heart of the framework is a presumption in favour of sustainable development. Based on Paragraph 11 of the NPPF, for decision making this means approving development proposals that accord with an up-to-date development plan without delay or where the policies which are most important for determining the application are out-of-date, granting permission unless:

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- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.38 The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 4.39 Paragraph 14 states that where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) the Neighbourhood Plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the Neighbourhood Plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 4.40 The ANP was made on 14 July 2021 and contains policies and allocations to meet its identified housing requirement, therefore parts a and b have been satisfied.
- 4.41 Arun District Council have delivered at least 45% of that required over the previous three years, therefore part d is satisfied.
- 4.42 While the Neighbourhood Plan was made in 2021 and includes policies and allocations to meet the housing requirement, as discussed in Section 5 of this Statement, Arun District Council can only demonstrate a 2.7 year supply of housing, therefore part c has not been satisfied, and the presumption in favour of sustainable development is applied.

Delivering a sufficient supply of homes

- 4.43 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 60).

Achieving well-designed places

- 4.44 Recent changes to the NPPF focus on building beautiful. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.45 Paragraph 130 outlines that planning decisions should ensure that developments will function well, and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

National Planning Practice Guidance

- 4.46 The Planning Practice Guidance (PPG) provides the relevant guidance to support policies set out in the NPPF.
- 4.47 In terms of housing supply and delivery, the PPG indicates that an authority will need to be able to demonstrate a 5-year housing land supply when dealing with applications. If an authority cannot demonstrate a 5-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply¹.
- 4.48 A section of the guidance provides advice on the key points to take into account on design. The tools for assessing and improving design quality to ensure design quality are identified and include the National Design Guide and local design guides and codes.

National Design Guide

- 4.49 The National Design Guide was published in October 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in practice. It is based on national

¹ Paragraph: 008 Reference ID: 68-008-20190722

planning policy and guidance and forms part of the Government's collection of planning practice guidance and is a material consideration.

- 4.50 Good design is considered to involve careful attention to the components of places including the context for places and buildings, hard and soft landscape, technical infrastructure and social infrastructure.
- 4.51 A well-designed place comes through making the right choices about layout, form and scale of buildings, appearance, materials and detailing. The Guide identifies ten characteristics which work together to create physical character; help to nurture and sustain a sense of community and work positively to address environmental issues affecting climate. The characteristics are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Supplementary Planning Documents

Arun District Design Guide SPD

- 4.52 The Design Guide was adopted in January 2021. It provides further guidance on design policies to provide further guidance on design policies contained within Arun's Local Plan.
- 4.53 While the Guide is a material consideration in Arun District Council's decision-making, the design solutions specified within are guidance only, and alternative approaches may be acceptable, when sufficiently justified and after the local authority's approval.

Arun Parking Standards

- 4.54 The Parking Standards were adopted in January 2020. This SPD is intended to outline Arun District Council's approach to parking at new developments (residential/commercial). It is used to help determine the level of parking at new developments and provide the basis for the County Council's advice to local planning authorities on planning applications.

5. MATERIAL PLANNING CONSIDERATIONS

- 5.1 This section outlines the key planning case for the development of the site, including details of the proposed development's compliance with national and local policy.

Principle of Development and Housing Land Supply

- 5.2 The application site lies outside the defined Built-up Area Boundary of Eastergate as identified on the ALP Policies Map and therefore falls within countryside. *Policy SD SP2* of the ALP indicates that development should be focused within the Built-up Area Boundaries. *Policy C SP1* of the ALP states that development in the countryside will only be permitted where it relates to certain criteria. The proposed development does not meet any of these criteria and is therefore inconsistent with the provisions of the ALP in this regard.
- 5.3 Notwithstanding, the Council cannot currently demonstrate a 5-year housing land supply (discussed in further detail below) and as a result, all development policies that relate to housing in the ALP are considered to be out-of-date for the purposes of decision making and the presumption in favour of sustainable development applies, in line with Paragraph 11 of the NPPF.
- 5.4 Paragraph 14 of the NPPF states that in situations where the presumption to applications involving provision of housing, the adverse impact of allowing development that conflicts with the Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits, provided a full series of criteria are met, set out at Para 4.39 of this Planning Statement. As the Council can only demonstrate 2.7 years supply, the presumption in favour of sustainable development still applies.
- 5.5 Further to this, whilst there is an up to date Neighbourhood Plan, and therefore typically it would only be necessary for Arun District Council to demonstrate a 3 year supply, in this instance the Neighbourhood Plan negates this, as set out in *Policy EH1*. This states that where there is demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals outside the BUAB will not be resisted if they demonstrate each of the criteria in *Policy EH1* can be met. Table 5.1 below sets out how the proposed development meets all of these criteria and is therefore consistent with the Neighbourhood Plan in this regard. Each topic is discussed further in subsequent sections.

Table 5.1

Policy EH1	Proposed Development
The scale of development is proportionate to the housing supply shortfall and local housing	Arun District Council can only demonstrate a 2.7 years' supply of housing, which is significantly short of the 5 years' supply. Therefore, the provision of up to 69 units will

needs of the Parish and can be deliverable in the short term	make a positive contribution to this supply in the short term. The site does not have any barriers to delivery and the intention is to progress with reserved matters without delay once the principle of development has been established.
The development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy	A Landscape Visual Impact Assessment prepared by Fabrik has been undertaken to support the planning application. It is considered that the site would be acceptable in visual terms and would not have an adverse visual impact upon the South Downs National Park.
The proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements	As shown on the illustrative layout, the design for the site layout is landscape led with a framework of landscape spaces being created around the boundaries of the site.
It is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;	The Ecology Impact Assessment prepared by Lizard Ecology, concludes that the impacts of the proposed development upon biodiversity will be negligible, nonsignificant with proposed ecological enhancements resulting in a net gain in habitat and linear features, as proven through the completion of the DEFRA Biodiversity Net Gain metric.
The proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs	The Committee Report for the adjacent site (ref: BN/50/20/PL) considered it to be in a sustainable location situated between the edge of Eastergate and the new Fontwell development to the north. New residential occupiers will be able to walk, cycle or take a bus to access nearby facilities.
There would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding	The supporting technical assessments, including the Ecological Impact Assessment, Transport Assessment and Flood Risk Assessment and Drainage Strategy confirm that there are no technical constraints or barriers that would prevent the development from coming forward.
The development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.	The site is c.500m from the formal biodiversity corridors. The treeline is used by foraging and commuting bats but is not designated as a biodiversity corridor.

Housing Land Supply

- 5.6 Arun District Council acknowledges that it cannot demonstrate a five-year housing land supply. The most recent Authority Monitoring Report (AMR) published in December 2020 confirms that the Council can only demonstrate a 3.3 years' supply of housing.

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- 5.7 Further to this, the housing land supply position was considered as part of a recent planning appeal. The appeal decision² (dated 6 August 2021), found that the supply position is 2.7 years, which is substantially below the housing requirement for the previous 3 years, so the presumption in favour of sustainable development therefore applies irrespective of the status of the Neighbourhood Plan as discussed.
- 5.8 Taking these factors into account, the proposed development for up to 69 residential dwellings would make a meaningful contribution to meeting the housing requirement and improve the mix of sites in the district. Furthermore, the site does not have any barriers to delivery and the intention is to progress with reserved matters without delay once the principle of development has been established. As such, the scheme can be built-out quickly to meet housing needs in the short term, in compliance with the criteria set out in *Policy EH1* of the Neighbourhood Plan.
- 5.9 It is clear that the presumption in favour of sustainable development applies in the determination of this application and paragraph 11d(i) of the NPPF is engaged. This means that permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole*”. The following sections consider the potential impacts of the proposed development and other technical matters.

Technical Matters

Agricultural Land

- 5.10 An Agricultural Land Classification and Soil Resources Assessment has been undertaken by Reading Agricultural Consultants in support of the planning application. All of the agricultural land at the site is classified as Grade 2 which is described as “very good quality”.
- 5.11 The national and local planning policy framework protects the best and most versatile agricultural land. Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use, and Grade 5 is very poor quality land.
- 5.12 *Policy SO DM1* of the ALP and *Policy EH3* of the Aldingbourne Neighbourhood Plan restricts the development of Grade 1-3a Agricultural Land unless need for the development outweighs the need to protect such land in the long term unless designated by the Development Plan.
- 5.13 It is recognised that the development of the site is not consistent with the policy of the ALP however, the loss of the agricultural land needs to be considered in the context of the need for land to accommodate housing which is significant in the District at present. Furthermore, the site area that

² APP/C3810/W/21/3269025

comprises agricultural land amounts to just c. 2.1 hectares which we consider would not be able to support viable agricultural activities in isolation. Arun District benefits from having a high proportion of land that falls within the best and most versatile classification grades (1-3a) so the development of the site would represent an insignificant reduction in land area in overall terms.

Landscape

- 5.14 *Policy LAN DM1* of the ALP seeks to protect the landscape character of the District and the setting of the South Downs National Park (SDNP) in particular.
- 5.15 A Landscape Visual Impact Assessment prepared by Fabrik has been undertaken to support the planning application. It is considered that the site would be acceptable in visual terms and would not have an adverse visual impact upon the South Downs National Park. Consequently, the proposed development is acceptable visually and complies with *Policies LAN DM1* of the ALP the criteria set out in *Policy EH1* of the Neighbourhood Plan.

Character and Design

- 5.16 *Policy D SP1* and *Policy D DM1* of the ALP sets out the main considerations in terms of form and design quality expected from new developments.
- 5.17 The Design and Access Statement prepared by Clague Architects that forms part of the planning application provides detail on the design considerations. The principles advocated by the National Design Guide and the Arun Design Guide SPD have informed the design process and the proposals seek to conform with this guidance.
- 5.18 As shown on the illustrative layout, the design for the site layout is landscape led with a framework of landscape spaces being created around the boundaries of the site. A sense of openness is maintained by including a large green space to the north-west of the site and green edges throughout which will be addressed by homes to create safe, usable spaces. The landscape buffers will help to soften the proposed development, whilst respecting the existing trees and RPA's with the additional 2m buffer the pre-application advice requests.
- 5.19 The Site will provide c. 7,800 sqm of public open space within different zones of the Site. Within this a c.400 sqm of LEAP and c. sqm 200 sqm of LAP will be delivered in line with Arun's Public Open Space SPD.
- 5.20 In terms of density, ALP policy outlines that the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. The policy does not provide density metrics however, the indicative masterplan provides c. 30 dwellings per hectare.

5.21 A design-led approach to density has been taken to ensure the proposed development is in keeping and is sympathetic to the site and its surroundings which is semi-rural and is considered to be appropriate. It is worth noting that the density has been reduced through the design phase from the scheme presented through the pre-application process.

5.22 As a result, it is considered that the proposed development meets the policy requirements and adequately addressed design guidance and will deliver a high-quality development that respects local character. Full details can be found within the Design and Access Statement submitted in support of the planning application.

Trees

5.23 *Policy ENV DM4* of the ALP requires land and tree surveys, a tree constraints plan and an arboriculture impact assessment to be provided where there are existing trees on or adjacent to a development site. *Policy EH6* of the Neighbourhood Plan also relates to the protection of trees and hedgerows.

5.24 Lizard Landscape Design and Ecology were commissioned to undertake a dendrological survey and produce arboricultural documentation for the proposed development, which accompanies this planning application. The Arboriculture Implications Assessment and Method Statement report provides an assessment of the direct and indirect effects of the proposed design, and where necessary recommends mitigation. The report is accompanied by an existing tree schedule; tree constraints plan; and a tree retention protection plan.

5.25 Trees have been an important consideration in designing the layout. The proposals have evolved around the existing vegetation on-site to enable the retention of the majority of trees (the only losses are for access to the site, where lower grade trees will be lost), including those included in the Tree Preservation Order (ref: TPO/AL/3/21) made by ADC on 4 August 2021.

5.26 The vast majority of trees are proposed for retention and in most cases the trees' entire RPAs are to be retained, in addition to a further 2m buffer for 14no. trees. The proposals require the removal of 3 trees and 1 hedge

- *H03 – Crataegus monogyna Hedge (Category C)*
- *TL34 – Mixed Species Native Group (Category B) (removal of c. 10m, consisting of 3no. Ash, 2no. tall sycamore, 1no. Cypress, 2no. hawthorn shrubs, 2no. regrowing sycamore stumps)*
- *T35 – Castanea Sativa (Category U) (removal due to condition)*

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- *H03 – small hedge offering limited ecological value and no real amenity value.*

- 5.27 As there is no section along this boundary that can provide a connection point to the permitted scheme without affecting a TPO or RPA, a section of TL34 must be removed to allow access from the consented scheme to the east.
- 5.28 With this in mind, the location has been chosen at a point where the treeline thins significantly, with T35 requiring removal due to condition. The section of treeline required for removal offers no significant value and the loss will be compensated through replacement native planting to minimise impacts on bats. New, fast growing native trees will be planted to speed up canopy closure.
- 5.29 The removals are supported given the scale of the site and the value of trees. On this basis, it is considered that the proposed development complies with *Policy ENV DM4 of the ALP* and *Policies EH6 and EH1* of the Neighbourhood Plan.
- 5.30 Further information on the mitigation measures and protection and retention of existing trees and habitats can be found in the supporting arboricultural information.

Ecology and Biodiversity Net Gain

- 5.31 Policy ENV DM5 development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on Site.
- 5.32 Lizard Landscape Design and Ecology were commissioned to undertake a Preliminary Ecological Appraisal and subsequent Protected Species Surveys. The results of these surveys were then used to inform an Ecological Impact Assessment, which accompanies this planning application.
- 5.33 A preliminary ecological appraisal (PEA) was undertaken on 13th May 2021, to appraise the existing ecological resource within the land and the surrounding area. Following the walkover, reptile and badger surveys were recommended and undertaken during the 2021 survey season.
- 5.34 The development Site is formed of common, widespread habitats of low ecological value. Floral diversity in general was very low, with the bulk of the Site dominated by heavily grazed improved grassland.
- 5.35 No protected species of badger or reptile were recorded utilising the site, however the mature vegetation to the eastern boundary is utilised by common light-tolerant bat species of common and soprano pipistrelle and serotine.
- 5.36 The impacts of the planned development upon biodiversity will be negligible, nonsignificant with proposed ecological enhancements resulting in a net gain in habitat and linear features, as proven

through the completion of the DEFRA Biodiversity Net Gain metric, submitted in support of the planning application. The Biodiversity Net Gain assessment concludes that the indicative layout suggests that the proposals would result in a Biodiversity Net Gain of c. 8% in Habitat units and c. 23% in Hedgerow units, providing new habitat for a diverse range of biodiversity interests, and be fully compliant with and exceed the requirements of Policy ENV DM5 of the Local Plan.

Affordable Housing

- 5.37 *Policy AH SP2* of the ALP requires a minimum of 30% affordable housing to be provided on-site in the first instance, which the proposed development will comply with. The affordable units will be pepper-potted across the development.
- 5.38 In terms of mix the policy starting point is 75% social rent and 25% intermediate housing. The proposed development will provide this specific mix and is therefore considered to be compliant with *Policy AH SP2* in terms of the provision of affordable housing. Full details will be provided at reserved matters stage.

Housing Mix

- 5.39 *Policy H DM1* of the ALP seeks a mix of dwelling types and sizes and a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date Strategic Housing Market Assessment recommendations.
- 5.40 The indicative layout broadly conforms with the Council's housing mix requirements, which will be confirmed at reserved matters stage.

Transport

- 5.41 *Policy T SP1* seeks to ensure that development provides safe access onto the highway network; contributes to highway improvements and promotes sustainable transport.

Site Access

- 5.42 The application site would be access via two access locations. The majority of the development (63 units) would be accessed via a connection into the consented scheme (ref: BN/50/20/PL) to the east with the remaining six units accessed from a new dropped kerb arrangement to the north of the site on Level Mare Lane.
- 5.43 *Policy GA2* of the Neighbourhood Plan supports proposals that improve and extent the existing footpath network, allowing greater access to new housing, the village centres and green spaces. The pre-application advice also indicated that pedestrian access should be provided onto Level Mare Lane which has been incorporated.

Trip Generation and Distribution

- 5.44 Transport Assessment prepared by Paul Basham Associates has been submitted as part of the planning application in response to *Policy T SP1(e)* of the ALP. The assessment indicates that the proposed development is anticipated to generate 37 trips in the AM peak and 35 trips in the PM peak. The peak period trips that would be generated from the site are modest and anticipated to be easily absorbed onto the local highway network due to the strategic nature of Fontwell Avenue. Overall, the proposed development is not anticipated to have a significant impact on the operation of the surrounding highway network.
- 5.45 Applying distribution to the site's trip generation, this indicates that the majority (61%) of development trips are anticipated to travel northbound (left) from the site access and 39% of trips anticipated to travel southbound (right) from the site access.
- 5.46 Junction capacity modelling was undertaken for the proposed access onto Fontwell Avenue, Fontwell Avenue Roundabout (aka Fontwell West Roundabout) to the north and Eastergate Square Roundabout (aka Memorial Roundabout) to south for five years into the future (2026) and to the end of the Local Plan (2031).
- 5.47 The assessment concluded that overall, the impact of the proposed development is minor on this strategic junction and it is therefore not considered that mitigation would be required to make the development acceptable. Whilst not considered necessary to mitigate the impact of the development monies could be secured via contribution by Highways England towards future mitigation works, a strategy which has been applied to other nearby development sites resulting in a minor impact.

Public Transport

- 5.48 The ALP outlines that the Council will support transport and development which is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services (Policy T SP1(a)). The Site is located within an accessible location, approximately 450m south of Fontwell.
- 5.49 The site is situated on Fontwell Avenue with numerous local facilities available within a 20-minute walk or 10-minute cycle. Barnham Railway Station is located approximately 2.7km from the site and is a c.11-minute cycle journey (attractive for multi-modal commuting). Station facilities include bicycle parking with 62 spaces, ticket office and machines, toilets, refreshment facilities and waiting rooms. Direct destinations from Barnham Railway Station include Southampton Central (1 hour), London Victoria (1h 30m), Brighton (45 minutes), Portsmouth & Southsea (35 minutes), Bognor Regis (7 minutes) and Littlehampton (10 minutes). Further to this, the cycle route to the Rail station would be

even more attractive following the implementation of the A29 realignment scheme, with the proposed footway/cycleway accessible in less than a 1-minute cycle of the development.

- 5.50 To further encourage a sustainable development, it is proposed that travel vouchers worth £150 will be provided to the first occupants of each unit. Residents would be able to choose from a cycle, bus or WSCC cycle training voucher. The terms of the voucher would be negotiated by the TPC through liaison with local bus companies, WSCC's cycle training team and cycle shops. The voucher would be valid for a period of 6 months to encourage cycle/bus use from the outset, with terms and conditions clearly stated on the voucher. Provision of this incentive would be entitled by the completion of a resident's travel survey in the form of a questionnaire.
- 5.51 It is therefore considered to be suitable for occupants of the development to travel via sustainable modes such as walking, cycling and public transport.

Parking Provision

- 5.52 *Policy T SP1* of the Local Plan indicates that developments should incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision. However, Arun District Council provides parking standards for residential dwellings in the 'Parking Standards Supplementary Planning Document' (January 2020).
- 5.53 Car parking, including electric vehicle charging, will be provided in accordance with the standards set out in Arun District Council's Parking Standards. Parking numbers will be confirmed at the reserved matters stage. The indicative layout indicates that parking can be provided broadly in accordance with the standards when utilising the 10% variation that the standards allow for.

Cycle parking will also be provided in accordance with the standards, to be confirmed at reserved matters stage.

Framework Travel Plan

- 5.54 A Framework Travel Plan has been prepared to support this planning application in line with national and local policy. The Travel Plan is a strategy for managing travel demand to a development site by addressing the travel needs of its future users, reducing the impact of car travel by promoting and facilitating the use of sustainable modes of transport, encouraging a reduced need to travel and increasing sustainable travel practices where appropriate.
- 5.55 These measures include: provision of travel vouchers to first occupants; promotion of national cycling and walking campaigns and events to encourage the use of local walking and cycling amenities; raising awareness about local bus and rail services by provision by providing information on bus

times and services and seeking discounts; promotion of car sharing and the use of a dedicated website to communicate and market measures.

- 5.56 As demonstrated, the proposed development seeks to provide safe access onto the highway network; contributes to highway improvements and promotes sustainable transport through the Travel Plan and therefore meets the requirements of policy.

Historic Environment

- 5.57 *Policy HER DM6* of the ALP relates to Sites of Archaeological Interest. The policy requires applicants to arrange for a desk based archaeological assessment of the proposed development Site to be undertaken by a suitably qualified person.
- 5.58 The pre-application advice also stated that the Site is around 670m from Denmans Gardens – a Grade II Listed Park and Garden of Special Historic Interest and the presence of this would be a material consideration.
- 5.59 A Heritage Desk Based Assessment has been prepared by RPS to support the planning application. The assessment concluded that no designated or known non-designated archaeological assets have been recorded on the Site. Based on the available evidence the Site has a low to moderate archaeological potential for settlement evidence dating to the late prehistoric and Roman periods.
- 5.60 The proposed development therefore has the potential to impact archaeological remains of a likely local significance. Consequently, the report suggests all archaeological mitigation measures can be secured by condition.
- 5.61 In regard to heritage assets, the assessment demonstrated that the functional and visual disconnection between the study site and the heritage asset, coupled with the retention of planting, means that the proposed development will have no impact on the significance of Denmans Gardens.

Light Pollution

- 5.62 An indicative Lighting Strategy for the proposed development is set out within the Design and Access Statement. It is formulated around achieving safe light levels across the site whilst also incorporating feature lighting in line with pre-application advice to minimise light pollution in accordance with *Policy QE DM2(b)*. Full details will be provided at reserved matters stage.

Residential Amenity

- 5.63 *Policy D DM1* of the ALP indicates that development should have minimal impact to users and occupiers of nearby property and land. It is not considered that the proposal will result in any harmful overlooking of neighbouring properties or that the proposed dwellings themselves are at risk of overlooking from existing dwellings.

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- 5.64 The scheme will seek to match, if not exceed the Gross Internal Areas of the Nationally Described Space Standards in line with *Policy D DM2 of the ALP* and this is applicable to both private and affordable house types which are designed to be tenure blind. Full details will be provided at reserved matters stage.

Noise

- 5.65 Hepworth Acoustics Ltd was commissioned to carry out a noise assessment relating to a proposed residential development. The results of the noise survey have been assessed against BS 8233 design criteria and the findings show that no special noise mitigation measures are warranted for the proposed development.

Mineral Safeguarding and Waste

- 5.66 The site is designated as part of a wider Sharp Sand and Gravel Minerals Safeguarding Area by the Development Plan.
- 5.67 Paragraph 210 of the NPPF relates to safeguarding of mineral resources. Where non-mineral development is proposed within a mineral safeguarding area, the guidance states that policies should *'encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place'*.
- 5.68 Policy M9 of the West Sussex Joint Minerals Plan outlines that proposals for non-mineral development within the safeguarded area subject to a number of exceptions. It echoes the national policy above but also allows for non-mineral development where the *"overriding need for the development outweighs the safeguarding"*.
- 5.69 *Policy W2* of the WSCC Waste Local Plan requires that development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless the relevant criteria is met.
- 5.70 A Minerals Resource and Waste Infrastructure Assessment has been undertaken by Tetra Tech to support the planning application. In regard to Minerals, the assessment states that the site, which is around 2 hectares, is unlikely to be considered (by a minerals operator) commercially viable to be worked as a standalone mineral resource. Further to this, the mineral is simply not the quality or quantity that it is likely to be of interest. On this basis, it is not considered that the prior extraction is practical or environmentally feasible and taking account of the need for housing in the District, there is an overriding need for development.
- 5.71 The report sets out the most suitable method to manage the underlying resource through recovering any gravels encountered during the construction works.

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- 5.72 In regards to waste, the pre-application advice also states that the site is partly in the 500m buffer zone of the Bognor Regis HWRS Waste Site, although this is c. 4 miles from the application site, so it is assumed that this should refer to the SRC Recycling Metal Facility on Fontwell Avenue. The assessment concluded that the proposed development would have no bearing on how the waste site operates and would be completed unaffected.

Surface Water Flooding and Foul Water Drainage

- 5.73 *Policy W DM2* requires the submission of a site-specific Flood Risk Assessment (FRA) which demonstrates that the development will be safe without increasing flood risk elsewhere and reduce flood risk overall; consider flood flow routing and utilise temporary storage areas.
- 5.74 The Flood Risk Assessment and Drainage Strategy prepared by Paul Basham concludes that there is no increase in flood risk, either on site or downstream as a result of the proposed development and no flood reduction measures are required.
- 5.75 It has been identified that the site lies wholly with Flood Zone 1 and has a very low risk of flooding. The proposed drainage system has been designed for the 1:100year storm event with an additional 40% allowance for climate change.
- 5.76 The site has also been assessed for all sources of flood risk such as rivers, groundwater, canals, reservoirs, surface water (pluvial flooding) and sewer, and it is concluded that the site is not a risk of any means of flooding.
- 5.77 In accordance with the Environment Agency, National Planning Policy Framework and current best practices, it is intended to attenuate the run-off at source using a number of different SuDS techniques, which also help improving the water quality prior to discharge into the ground. The drainage strategy employed will comprise the following:
- Surface water via infiltration with a combination of soakaways and permeable pavements;
 - Piped networks for both foul water with the primary strategy via gravity via adjacent Phase 1 site; an alternative pumping station option is demonstrated via Level Mane Lane; and
 - The new foul sewers will be connected to the existing network via an agreement with Southern Water under Section 106 of the Water Industry Act 1991.

Climate Change

- 5.78 *Policy ECC SP1* of the ALP relates to adapting to climate change. A Sustainability Statement has been prepared by Icen Projects.

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- 5.79 The Statement states that resource and water efficiency throughout the development will be maximised, whilst the production of waste and pollution is to be minimised, thus ensuring the impact of the proposal on its immediate surroundings and the environment as a whole is minimised.
- 5.80 By designing to rigorous energy standards and employing low carbon and renewable technology, the application will respond directly to the standards set out by Arun District Council. These measures combine to provide a carbon dioxide emissions saving of 12.9%, compared to the Part L:2013 baseline, exceeding the Arun District Council requirements through on-site means alone.
- 5.81 Overall, the proposals constitute sustainable development in accordance with national and local policy requirements and will provide a development that seeks to promote these principles in operation. As a result, it has been demonstrated that the proposed development complies with the ALP.

6. SUSTAINABLE DEVELOPMENT

- 6.1 The proposed development has the potential to deliver against the three overarching objectives of the planning system in the pursuit of achieving sustainable development identified in Paragraph 8 of the NPPF.
- 6.2 These headline benefits are summarised under each objective below.

Economic Objective

- 6.3 The proposed development is expected to deliver a range of economic benefits during construction phase and once the new homes are complete and occupied. The planning application is supported by an infographic provided at Appendix 1 however, the headline economic impacts can be summarised as follows, the scheme could:

- Generate **c. £10.9m** of construction investment from the private sector.
- Support **c. 38** direct construction jobs a year.
- Support **c. 43** indirect jobs in the supply chain.
- Generate **c. £12.2m** of direct and indirect GVA over the build period.
- One-off resident expenditure of **c. £2.2m** associated with furnishing new homes.
- Result in up to **c. £137,000** in New Homes Bonus payments, payable over four years;
- Council Tax payments of **c. £141,000** per annum, payable in perpetuity;
- Stamp Duty Land Tax payments in the region of **up to £340,000**; and
- Community Infrastructure Levy payments of **c. £465,000**.

Social Objective

- 6.4 The proposed development will support a strong, vibrant and healthy through the following:
- Delivery of up to 69 high-quality residential dwellings to meet the housing needs of Aldingbourne Parish and the wider-District;
 - Inclusion of 30% affordable housing including social rent and intermediate housing to provide for those most in need;

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- Provision of a suitable mix of smaller and family sized units to help create a balanced community;
 - A well designed, high-quality scheme that provides a good living environment for future residents;
 - The incorporation of a generous amount of open-space and a green for access by both new and existing residents, which provides opportunities for recreation and social interaction amongst neighbours thereby promoting health and well-being;
 - Creation of a new publicly accessible dedicated LAP and LEAP;
 - Implementation of secured by design principles in the design to achieve a safe and crime free living environment; and
 - A Travel Plan that promotes active living.

Environmental Objective

6.5 The proposed development will contribute to the environment in the following ways:

- Maintaining and enhancing vegetation at the site boundaries and introducing new habitats, which will suit a range of birds, bats, reptiles and invertebrates;
- Protection of trees subject to TPOs as far as possible;
- Provision of nesting boxes for a variety of bird species;
- Deliver biodiversity net gain;
- Increased levels of native shrub, amenity grass, herbaceous and wildflower mixes to help boost and maintain habitat growth and biodiversity levels;
- Street tree planting throughout the scheme with a focus on robust, low maintenance shrub under-planting;
- Promotion of sustainable transport modes through a Travel Plan to reduce the reliance on conventional combustion engine vehicles;
- Provision of EV charging points;
- Exceeding the minimum 10% carbon dioxide emissions savings;
- Selection of materials in line with the BRE's Green Guide to Specification and use of locally sourced materials where possible; and

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- A drainage strategy that incorporates a number of different SuDS techniques.

7. PLANNING BALANCE AND CONCLUSIONS

- 7.1 This outline planning application seeks permission for up to 69 residential dwellings with all matters reserved except for access on land at Bayards, Eastergate.
- 7.2 Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. However, in this instance there is a serious housing shortfall which is accepted by the Council, and worsening situation given the demonstrable supply of 2.7 years, the tilted balance outlined in paragraph 11 of the Framework applies.
- 7.3 Further to this, whilst there is an up-to-date Neighbourhood Plan, and therefore typically it would only be necessary for Arun District Council to demonstrate a 3 year supply, in this instance the Neighbourhood Plan negates this, as set out in *Policy EH1*. This states that where there is demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals outside the BUAB will not be resisted if they demonstrate each of the criteria in *Policy EH1* can be met. Section 5 set out how the proposed development meets all of these criteria and is therefore consistent with the Neighbourhood Plan in this regard.
- 7.4 On this basis, it is necessary to consider whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.
- 7.5 A comprehensive assessment of the proposed development against the development plan policies has been undertaken. It is apparent that there are no technical constraints or barriers that would prevent the development from coming forward. The site was assessed in the HELAA (2020) and was considered to be developable, however at this stage no developer was on board, therefore it is now considered to be deliverable in the short-term. Further to this, the adjacent scheme (ref: BN/50/20/PL), known as the land west of Fontwell Avenue was deemed a sustainable location for development and unanimously approved at Planning Committee in November 2020.
- 7.6 The scheme has the potential to deliver significant economic, social and environmental benefits to support the creation of a strong and vibrant community that is sustainably located close to existing local services. It would also improve connections to the wider area. The benefits of the proposed development, in particular the delivery of market and affordable housing in an authority whether there is a severe shortfall which is unlikely to be addressed in the short term, attracts substantial weight in favour of the proposal.
- 7.7 The application would deliver residential development beyond the Built-up-Area Boundaries identified in the ALP and therefore is considered to constitute development in the countryside. The development of the site would result in the loss of Grade 2 agricultural land and the loss of land that

falls within the sharp sand and gravel minerals safeguarding area. However, it should be recognised that the policies of the development plan do allow for development of land designated for these purposes where there is an over-riding need. In addition, it should be noted that the minerals have been shown to not be commercially viable to extract and would leave the site undevelopable. In this instance the need to deliver housing is acute. In assessing the harm, these factors should be given limited weight.

- 7.8 The proposed development is therefore on balance considered to be acceptable in the context of the development plan and other material planning considerations and the planning application should be approved without delay.

A1. ECONOMIC BENEFITS INFOGRAPHIC

Report Presented by:

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