

Application Correspondence "Copy of Briefing Note sent to Members in adv of Committee"

From: Esme Sparrow <>
Sent: 28 January 2022 15:16
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Lorna O'Carroll <>
Subject: FW: Bayards Committee Report Comments

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Hi Simon,

Please find attached the Members Briefing for the Bayards scheme, this has been sent to the Planning Committee Members electronically and in the post.

Please also let me know if you wanted to discuss any of the comments on the Committee Report I sent through yesterday? I am around on my mobile.

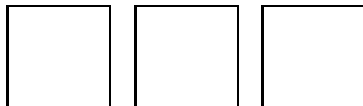
Thanks,
Esme

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Members' Briefing - Land at Bayards

Planning Reference AL/113/21/OUT

February 2022

reside.

Your Officers recommend approval for an outline planning application for up to 69 new homes at Land at Bayards, south of Level Mare Lane in Eastergate. The proposals are put forward by Reside Developments, who have a track record of delivering high-quality proposals in Arun.



Artist's impression of what the proposed development and public greenspace may look like

Delivering quality

Land at Bayards is adjacent to another Reside development known as Land West of Fontwell Avenue (planning reference BN/50/20/PL). It was approved by Arun's Planning Committee Members in November 2020, with Members stating that they **"would like to see more applications of this style and quality"** and that it was **"a most progressive and quality application and almost a model for other applications."**

This development is now being constructed by the Hampshire Homes Group on behalf of Sovereign Housing Association, and it is anticipated that the first homes will be ready for families to move in later this year.

Arun District Councillors and Officers have demonstrated that well thought-out, sensitive proposals in the right locations are welcomed. Reside's ethos of delivering truly sustainable developments matches this vision and the company is committed to continue to be a trustworthy partner in Arun, in order to help provide the homes that local people need.

Images for illustrative purposes only

Sustainability

The proposals meet the same high sustainability standards as the adjacent Land West of Fontwell Avenue, which exceed the norm. Officers confirm that “the application will respond directly to the climate change standards set out by Arun District Council and it is estimated the scheme will deliver carbon emissions saving of 12.9%” (please see page 62 of the committee report).

Officers confirm that the site is in a sustainable location, with local facilities, services and amenities within a safe walkable and cycling distance. Public paths through the development encourage active means of travel. Following Officers’ suggestions, Reside has agreed to make improvements to a nearby bus stop to further support the use of public transport. The submitted travel plan sets out sustainable measures including vouchers for each new home of £150 for a new bike and £50 of bus vouchers.

A dedicated Sustainability Statement has been submitted, which sets out measures including:

- ▶ Minimising internal water consumption to 105 litres per person per day, compared to a UK average of around 150 litres (source: Environment Agency)
- ▶ Reducing surface water run-off sustainably through the use of a water storage basin, soakaways and permeable paving
- ▶ Minimising energy demand through proper insulation of homes
- ▶ Installing Electric Vehicle chargers and air source heat pumps

Affordable homes

30% of the homes, 21 in total, will be affordable, providing shared ownership and social rent opportunities for those on Arun District Council’s housing register. The development will be tenure blind. Officers confirm that they will require that a number of new homes “be designed to be suitable for the older population and for those with mobility issues” (please see page 62 of the committee report).

The team has been in contact with the Aldingbourne, Barnham & Eastergate Community Land Trust, who have expressed an interest in continuing the conversation should the project be allowed to go through to the Reserved Matters stage.



Artist's impression of what the proposed development may look like

Landscape-led approach

The scheme is landscape-led, where all constraints have guided the overall design and layout of the site. The site is physically and visually contained by existing trees and hedgerows. Homes will be set back from the site boundaries and native planting is proposed to further limit outside views. The main access will be taken through the adjacent housing site to the east, onto the A29. Density of the site is only 27 dwellings per hectare, which reflects positively on the semi-rural surroundings. The proposed design reflects that of Land West of Fontwell Avenue and is in keeping with local Arun vernacular in a high-quality form.

Local policy

The site is unconstrained and outside any designations. It is in Aldingbourne parish, on the boundary with Barnham & Eastergate. Officers confirm that “the Housing Land Supply (HLS) has decreased from the previous 3.3 year figure to 2.4 years.” Aldingbourne’s Neighbourhood Plan stipulates that if the District cannot demonstrate a sufficient housing land supply, an “opportunity for development outside the BUAB” (Built Up Area Boundary) (please see page 59 of the committee report), arises as long as proposals meet a number of set criteria (Policy EH1) which the Officers have confirmed are met.

Economic benefits of the proposed development



Source: Icen

Changes to proposals

In response to consultation, the initially proposed layout has evolved:

- ▶ The number of homes has been reduced from 75 down to 69
- ▶ The addition of a secondary access onto Level Mare Lane, for the northern 6 homes (vehicular) and linking foot/cycle paths to this access to improve connectivity for active travel. Vehicular access for no more than 6 homes has been secured by a planning condition. The primary access remains through the consented development.
- ▶ Moving the public open space to the north western corner of the site in order to incorporate a protected mature tree



Initial proposed site layout



Amended proposed site layout

Officers recommend approval for the outline application for Land at Bayards.

- ▶ Reside's proposals will be of the same high quality and have the same sustainability credentials as the adjoining Land West of Fontwell Avenue, also by Reside, which you approved unanimously in 2020
- ▶ The proposed houses will serve Aldingbourne parishioners and beyond. Officers state that "it is material that the site is closely related to the Parish of Barnham & Eastergate so the new houses will serve a wider area than just Aldingbourne Parish." (please see page 61 of the committee report).

- ▶ The site is well screened, unconstrained, outside any designations and in a sustainable location. It is available and deliverable
- ▶ There are no objections from technical statutory consultees
- ▶ The plans will contribute 69 homes, of which 21 affordable, towards the District's Housing Land Supply
- ▶ The current construction of Land West of Fontwell Avenue demonstrates Reside's commitment to timely housing delivery