

From: Michael Eastham
Sent: 10 August 2018 13:12
To: Planning.Responses
Subject: FW: Planning application ref AL/20/18/OUT

Please upload the amended Planning Statement from the applicant for AL/20/18/OUT onto Ocella.

Thanks,

Michael

From: Clare Bartlett [REDACTED]
Sent: 10 August 2018 12:44
To: Michael Eastham
Subject: Planning application ref AL/20/18/OUT

Hi Michael

Following the adoption of the Arun Local Plan and the publication of the revised NPPF last month, I attach an update to the Planning Statement to reflect the planning policy changes relevant to the above planning application.

Kind regards

Clare

Clare Bartlett MRTPI PIEMA

Partner



Batcheller Monkhouse | Chartered Surveyors
New Bartram House, 3-5 Swan Court, Station Road, Pulborough, RH20 1RL



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Batcheller Monkhouse

Land at Bridge Cottage & The Old Cottage
A29 Lidsey Road
Lidsey

Planning Statement Update

August 2018
Prepared by Batcheller Monkhouse

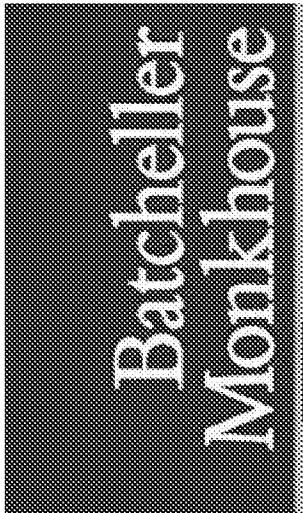
STATEMENT OVERVIEW

Update to the Planning Statement dated February 2018 submitted in support of Planning Application Reference AL/20/18/OUT

PREPARED FOR

Mr Chris Howard-Harris

PREPARED BY

	OFFICE LOCATION	CLARE BARTLETT MRTPI, PIEMA Head of Planning, Partner
	Batcheller Monkhouse 3-5 Swan Court Station Road Pulborough West Sussex, RH20 1RL	

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1. INTRODUCTION

- 1.1 This report provides an update to the Planning Statement dated February 2018 submitted in support of Planning Application reference AL/20/18/OUT.

2. POLICY CHANGES

- 2.1 Since the submission of planning application reference AL/20/18/OUT there have been a number of policy changes at both the local and national level. This section provides an update on the changes relevant to the consideration of the planning application.

National Planning Policy Framework (NPPF)

- 2.2 An updated version of the NPPF was published on 24th July 2018. Paragraph 47 confirms that planning law continues to require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 states that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 2.3 Paragraph 59 states that in order 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.
- 2.4 The important contribution that small and medium sized sites can make to meeting the housing requirement of an area is recognised at paragraph 68. The NPPF recognises that smaller sites can be built out relatively quickly and requires planning authorities to work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes. This is especially important following the introduction of the Housing Delivery Test which requires housing supply to be monitored on the basis of houses being built rather than planning permissions being granted (paragraph 75).

- 2.5 The majority of the site lies within the BEW strategic allocation which forms part of the now adopted Arun Local Plan 2011-2031. The site is an example of a smaller site forming part of a large site referred to within paragraph 68 of the NPPF which can be built out quickly to speed up the delivery of homes. The site's location in the southern end of a proposed strategic allocation, with road frontage and direct access on to the A29 makes it suitable to be brought forward for development now, in advance of the rest of the allocation. The site is not dependent upon new infrastructure being provided first and being located on the edge of the strategic site can be developed without prejudicing the delivery of the wider site.

Arun Local Plan 2011-2031

- 2.6 The Arun Local Plan (ALP) was adopted on 18th July 2018 and this, alongside the Aldingbourne Neighbourhood Plan, now forms the development plan for the site.
- 2.7 The majority of the site forms part of the Barnham/Eastergate/Westergate strategic allocation (SD5). The strategic allocation will provide at least 2300 dwellings over the plan period, and up to 3000 in total. Policy H SP2c sets out the key design and infrastructure requirements for the allocation. An appraisal of the proposed development against this criteria is provided below:

CRITERIA	SCHEME APPRAISAL
a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233	Due to the site's location, its development would not result in the physical coalescence of the three villages and is distant from the B2233. The site would in any case deliver 2100sqm of open space sited mainly along the site's frontage with the A29 to provide an appropriate transition between the rural area to the south and the more urban environment to the north.

b. The design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages	As above, the scheme provides 2100sqm of open space sited mainly along the site's frontage with the A29. This provides transition between the rural area to the south and the more urban environment to the north.
c.The design and layout of the development shall take account of the location of the railway line crossing the site	N/A. The site is located 1.2km away from the railway line.
d. Housing shall be designed around a Linear Park which follows along the Lidsey Rife	Although the site is not located alongside the rife, it has been designed so as to provide pedestrian links to the proposed 'Rife Valley Park'. The scheme provides a footpath connection to the existing public right of way (path no. 200_1) which connects into the proposed park as shown on the latest masterplan for the BEW allocation.
e. A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study	The application is supported by a proposed surface water drainage regime which is aligned with the findings of the Lidsey Surface Water Management Plan.
f. Significant views to and from the South Downs shall be incorporated within the site	Views of the South Downs from the site are limited, however public footpath connections will enable people to enjoy more prominent views to the north.

g. Provide a Community Hub which has been designed and will include: - a new well connected local centre, with connections to the train station at Barnham, - the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area; - new retail, commercial and community facilities - new Tier 7 library facility; and - healthcare facilities to serve BEW (SD5) and Fontwell (SD6)	The latest masterplan for the BEW allocation shows these facilities located centrally within the allocation for ease of accessibility. The applicant agrees to make a proportionate financial contribution by way of a Section 106 agreement towards the cost of the community hub. Details of the required contribution have been requested from Arun District Council and are awaited.
h. Transport requirements including: - a new A29 route - Provision of an east-west route north of the railway line - Access to Barnham railway station shall be maximised through the provision of direct and attractive routes for all transport modes - regular bus services linking BEW with Bognor Regis (A29) and local facilities and employment	The proposed development does not affect the delivery of the new A29 route. Footpath connections provide pedestrian access to Barnham. An indicative layout plan has been provided with the planning application that also shows how pedestrian, cycle and vehicular links can be provided to the east to link in with the remainder of the BEW allocation.

- Westergate Link cycle scheme and further cycle routes to/from Bognor Regis and linkages	
i. Provide a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places,	The proposed development would not prejudice the delivery of the schools and the applicant is agreeable to paying a reasonable and proportionate contribution towards the provision of them. Details of the required contribution are awaited.
j. Incorporate two new sports pitches and changing facilities	Sport and play facilities are shown further north within the latest BEW masterplan. The proposed development would not prejudice the delivery of these and the applicant is agreeable to paying a reasonable and proportionate contribution towards the provision of them. Details of the required contribution are awaited.
k. Incorporate planned new employment provision.	Employment provision is proposed further north within the allocation. The proposed development would not prejudice the delivery of this.

- 2.8 Whilst the majority of the application site lies within the BEW allocation, part of it lies outside. The inclusion of additional land, which amounts to approximately 35% of the application site, allows for a more efficient use of the land to be made. The additional land allows for more generous open space to be provided, including the provision of a LEAP, a wider housing mix and additional affordable homes. If the additional land were excluded it would leave an isolated pocket of land and a single house disconnected from the remainder of the allocation. There are therefore considered to be good planning reasons for including the additional land within the application site.
- 2.9 Policy H SP2 also sets out the general requirements for development proposals within the Strategic Site Allocations. These are in the main covered above.
- 2.10 Policy H DM1 sets out the required housing mix which should include affordable housing. For developments of 11 units or more a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations should be provided. Policy AH SP2 requires 30% affordable housing for developments of 11 residential units or more. The proposed development provides a mix of 1, 2, 3, and 4 bedroom flats and houses with 30% offered as affordable units. The mix has been agreed with Arun District Council.
- 2.11 The ALP also includes policies relating to design and internal space standards. These matters can be dealt with at the reserved matters stage.

Aldingbourne Neighbourhood Plan (2016)

- 2.12 Since the adoption of the Arun Local Plan the Council now considers a 5 year housing land supply to exist. The Aldingbourne Neighbourhood Plan policies relating to the supply of housing are therefore no longer out of date. However, the ANP was written in accordance with the now superseded 2003 Local Plan policies and does not reflect the BEW allocation as required by paragraph 13 of the NPPF. The ANP recognises that a future review of the plan will be required should the BEW allocation be confirmed. As such the ANP has limited application to the application site insofar as it relates to a strategic allocation,