

Review of Potential Alternative Sites Land at Yapton Road, Barnham

Submitted on Behalf of Orchestra (Special Projects 1) Ltd

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1.0 Introduction

- 1.1 This Review of Potential Alternative Sites (RPAS) has been prepared to assist Arun District Council (ADC) with their determination of an outline planning application with all matters reserved except means of access (ADC ref BN/128/19/OUT) on land at Yapton Road, Barnham, PO22 0AZ, for the following:

Development of 70 bed Care Home and 14 Assisted Living Bungalows with associated car parking, landscaping and access
- 1.2 This RPAS has been prepared following a request from Officers at ADC and seeks to demonstrate that the Applicant has considered all other suitable, available and viable sites within an appropriate catchment area of the application site.
- 1.3 The methodology employed in this Review follows that utilised in the recently allowed appeal (ADC ref CM/16/18/PL) on land to the rear of Bairds Farm Shop, Littlehampton (PINS ref 3227374). That methodology and approach was found to be acceptable by the appeal Inspector and therefore provides a robust basis for a comparable assessment in this instance.

2.0 Methodology

- 2.1 The Inspector in the aforementioned appeal decision accepted the appellants position that a 2.5mile radius is an appropriate search area, given the acute scale of need within the area.
- 2.2 The Demand and Demographic Reports which accompanied the planning application subject of this Statement confirms that there is an acute need within the local area and was based on a 20 minute drive time from the appeal site.
- 2.3 Due to the methodology of a 2.5 mile radius having been tested at a recent appeal, it is considered that this radius is robust and there is no evidence to justify why an alternative approach should be used in this instance.
- 2.4 Any alternative site must be a comparable size and shape to accommodate the proposals.
- 2.5 The proposals have been designed to meet identified needs and must achieve a certain quantum of development in order for the final development to be a financially viable proposition. Therefore, there is little scope to reduce the size of the site, but a reduction to 1ha is reasonable, as it allows for alternative design approaches. The application site measures 1.18ha, therefore any alternative site must be at least 1ha in size.
- 2.6 This Assessment therefore follows the methodology and principles established in the Bairds Farm Shop appeal, namely:
 - The site must be outside of the designated 'Gaps Between Settlements' as defined in Policy SD SP3 and the Local Plan Policies Map;
 - The site must be at least 1ha in size and capable of accommodating a comparable scale care home and assisted living properties;
 - The site must be within 2.5 miles of the application site;
 - The site must be likely to be found acceptable in planning terms in all other respects having regard to both national and local planning policy, including high level consideration of matters such as: access and sustainability of the location; local character; landscape impacts; neighbouring uses and amenity; ecology; heritage; flooding; and ground/soil conditions;
 - The site must be free of any covenants or other constraints to development such as easements or access to utilities.
- 2.7 Like the Bairds Farm Shop appeal, this assessment has focused on sites that are:
 - a) Already allocated;
 - b) Benefit from planning permission for residential development (either outline or full);

- c) Brownfield land;
 - d) Identified within the HELAA as “suitable” and “deliverable”
- 2.8 When considering alternative sites, availability and deliverability in the short term, i.e. 0-5 year period, is a key consideration. The appeal decision confirms that there is a significant identified unmet need within this time frame, and that the Council cannot currently demonstrate a 5 year Housing Land Supply (HLS). Therefore, in order for any site to contribute to meeting needs within those periods it must be available for development within that timeframe.
- 2.9 For this reason, sites which form part of strategic allocations in the Local Plan are excluded, due to the significant lead in times to open up the sites, provide the necessary infrastructure, and bring forward individual parcels of land of the necessary size for development.
- 2.10 Finally, in order for the land to be deliverable, it must also be financially viable. Where planning permission has been granted for residential development it will have established a benchmark land value for the landowner, which a care home operator may not be able to compete with.

3.0 Potential Alternative Sites

- 3.1 Figure 1 below sets out a 2.5mile catchment radius from the application site. As the image shows, the radius principally captures the settlements of Eastergate, Westergate, Barnham, Yapton, Fontwell, Walberton and Ford.

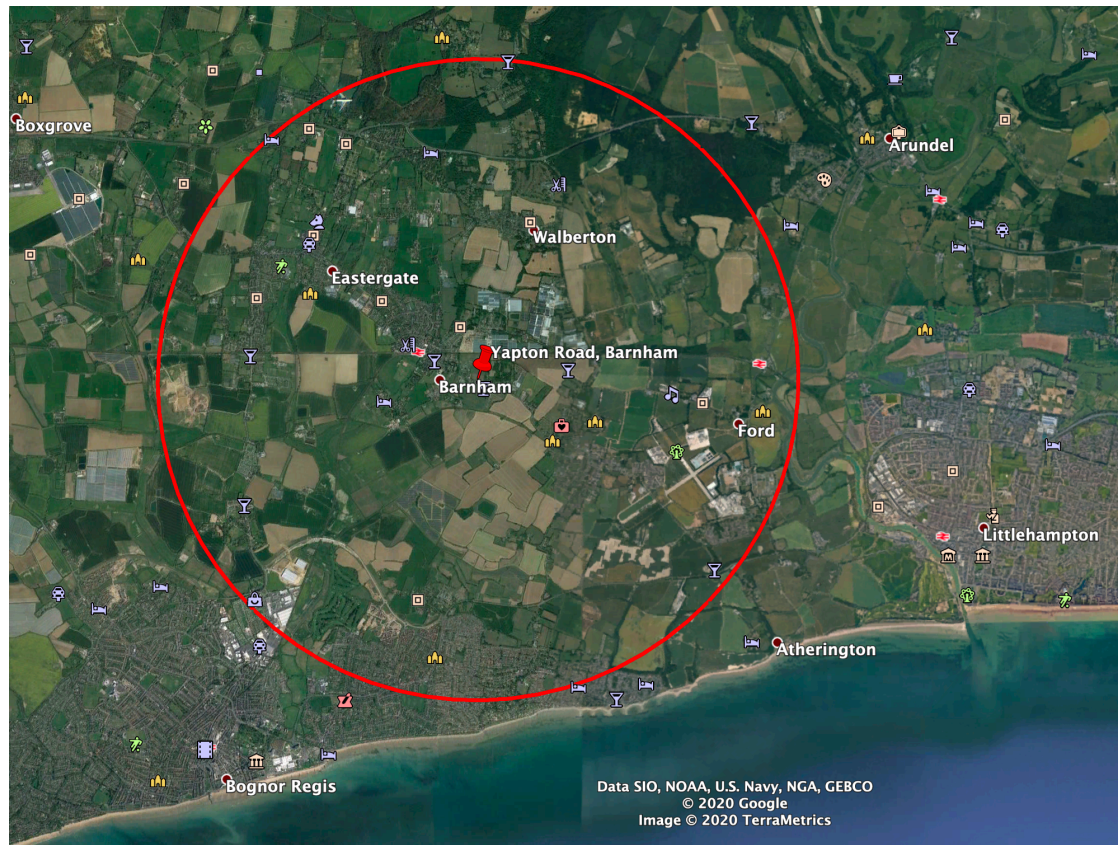
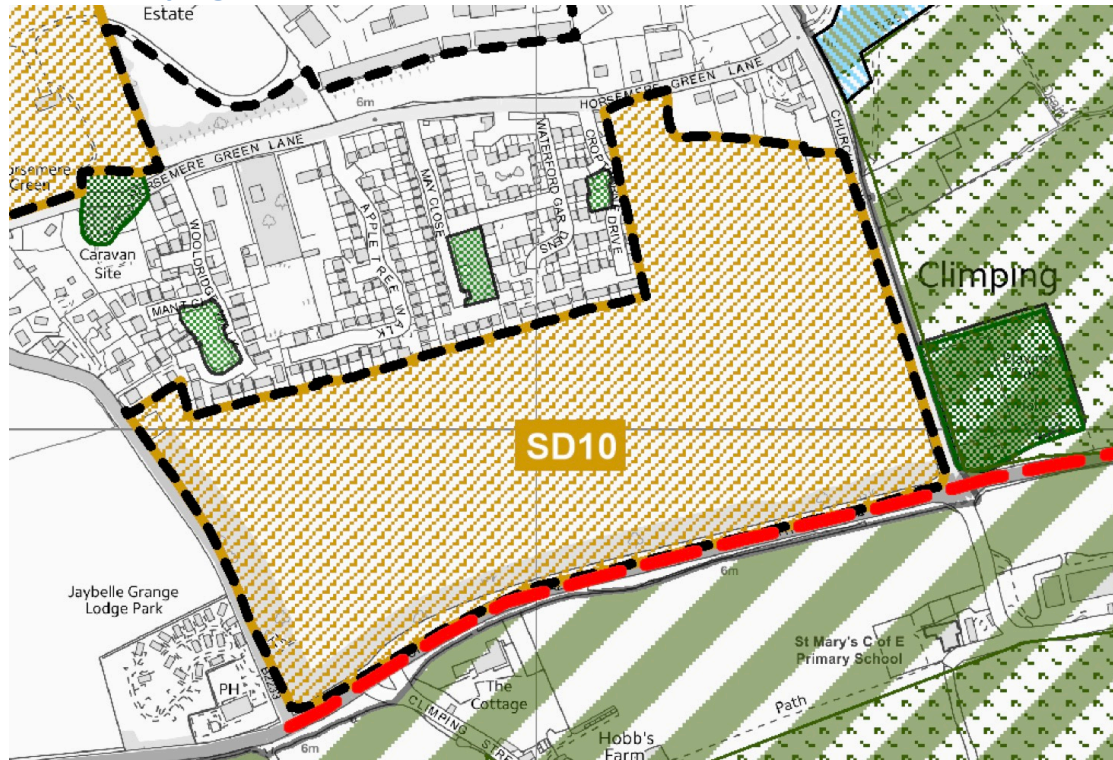


Figure 1: 2.5m radius from application site

Site 1: Land South of Horsemere Green Lane and West of Church Lane, Climping



- 3.2 Site is allocated in the Local Plan under Policy SD10 for the delivery of 300 dwellings and new retail, library and community facilities.

Suitability:

- The site is greater than 1ha and regularly shaped;
- The principle of development is established through the allocation and the grant of outline planning permission under ref CM/1/17/OUT;
- A care home was not included in the permitted scheme, nor is it identified in the allocation. It would need to be subject to a separate planning application albeit the site appears large enough to accommodate the scheme proposals without significantly reducing the number of houses proposed on the site;
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, any housing it replaced;
- The delivery of the proposals may be dependent upon the timing of other infrastructure, such as highways, which could affect the timing and/or viability of the proposals.

Findings: Site would be suitable in principle.

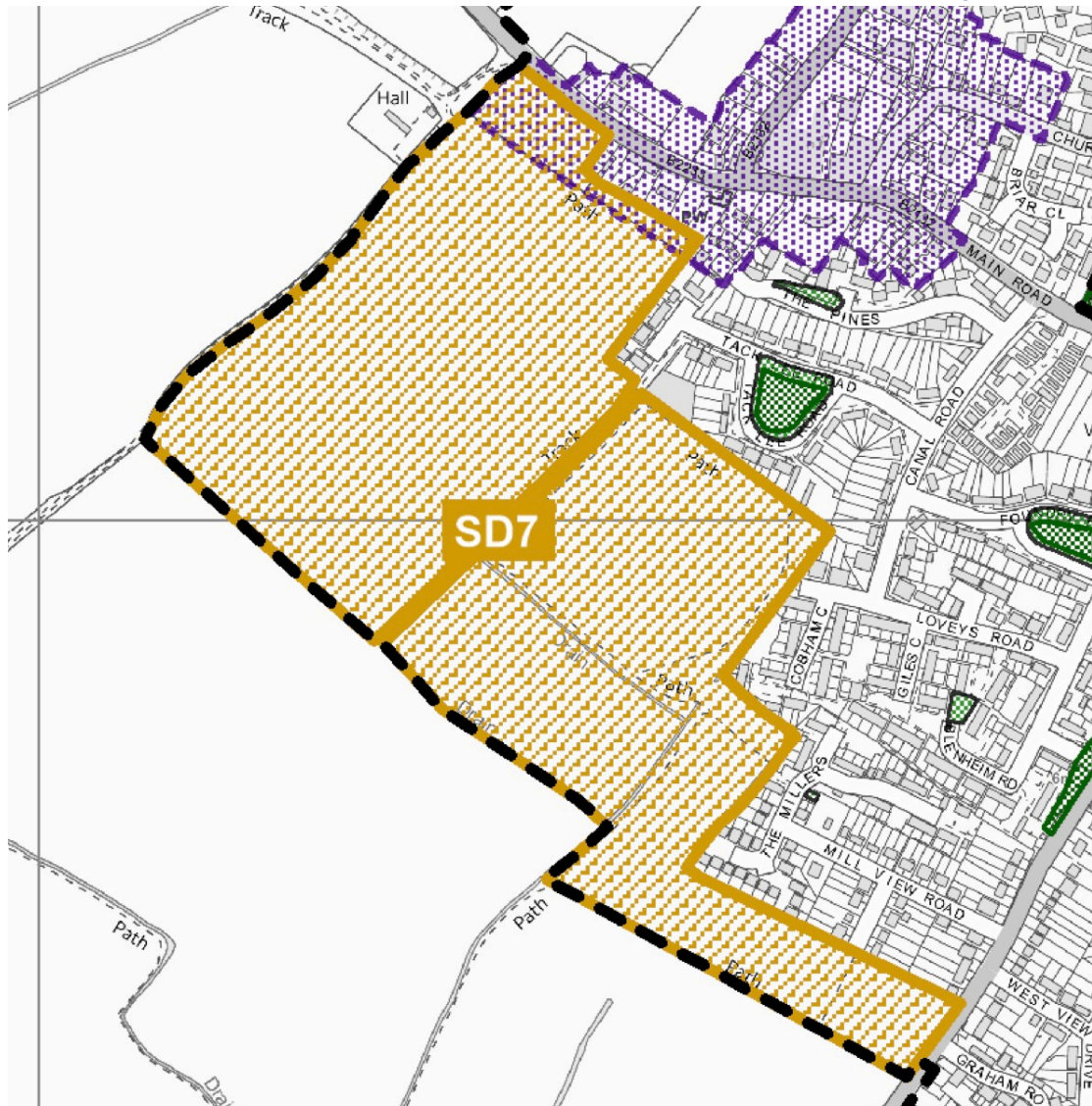
Availability:

- 3.3 The site has been marketed by McLaren Clark for sale in its entirety. As a large 300+ home allocation it is too large to be a suitable proposition to

purchase in its entirety and is understood to not be available for purchase in part.

- 3.4 Any housebuilder is unlikely to then sell part of the site, having just bought it in its entirety, unless their own financial circumstances dictated so.
- 3.5 The site is therefore not considered to be available.

Site 2: Land east of Drove Lane and West of Bilsham Road, Yapton



- 3.6 Site is allocated in the Local Plan under Policy SD7 for the delivery of 500 homes and benefits from outline planning permission granted under application ref Y/92/17/OUT and a subsequent discharge of conditions application from David Wilson Homes under application ref Y/16/20/DOC.

Suitability:

- The site is greater than 1ha and regularly shaped;
- The principle of development is established through the allocation and resolution to grant outline planning permission;

- A care home was not included in the applications, nor is it identified in the allocation. It would need to be subject to a separate planning application albeit the site appears large enough to accommodate the scheme proposals without significantly reducing the number of houses proposed on the site;
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, any housing it replaced;
- The delivery of the proposals may be dependent upon the timing of other infrastructure, such as highways, which could affect the timing and/or viability of the proposals.

Findings: Site would be suitable in principle.

Availability:

- 3.7 The site is being brought forward for development by David Wilson Homes, a residential developer as evidenced by the discharge of condition application. The site is not considered available as it is being brought forward for residential development by a housebuilder and it would not be reasonable to expect a care home to purchase the land from a developer, given the disparity in land value and the fact that the developer would no longer have the ability to build out the site themselves.
- 3.8 The site is therefore not available.

Site 3: Clays Farm, North End Road, Yapton

NEWY23



- 3.9 Site is identified under reference NEWY23 in the HELAA. It is subject to a current live planning application under reference Y/83/19/OUT.

Suitability:

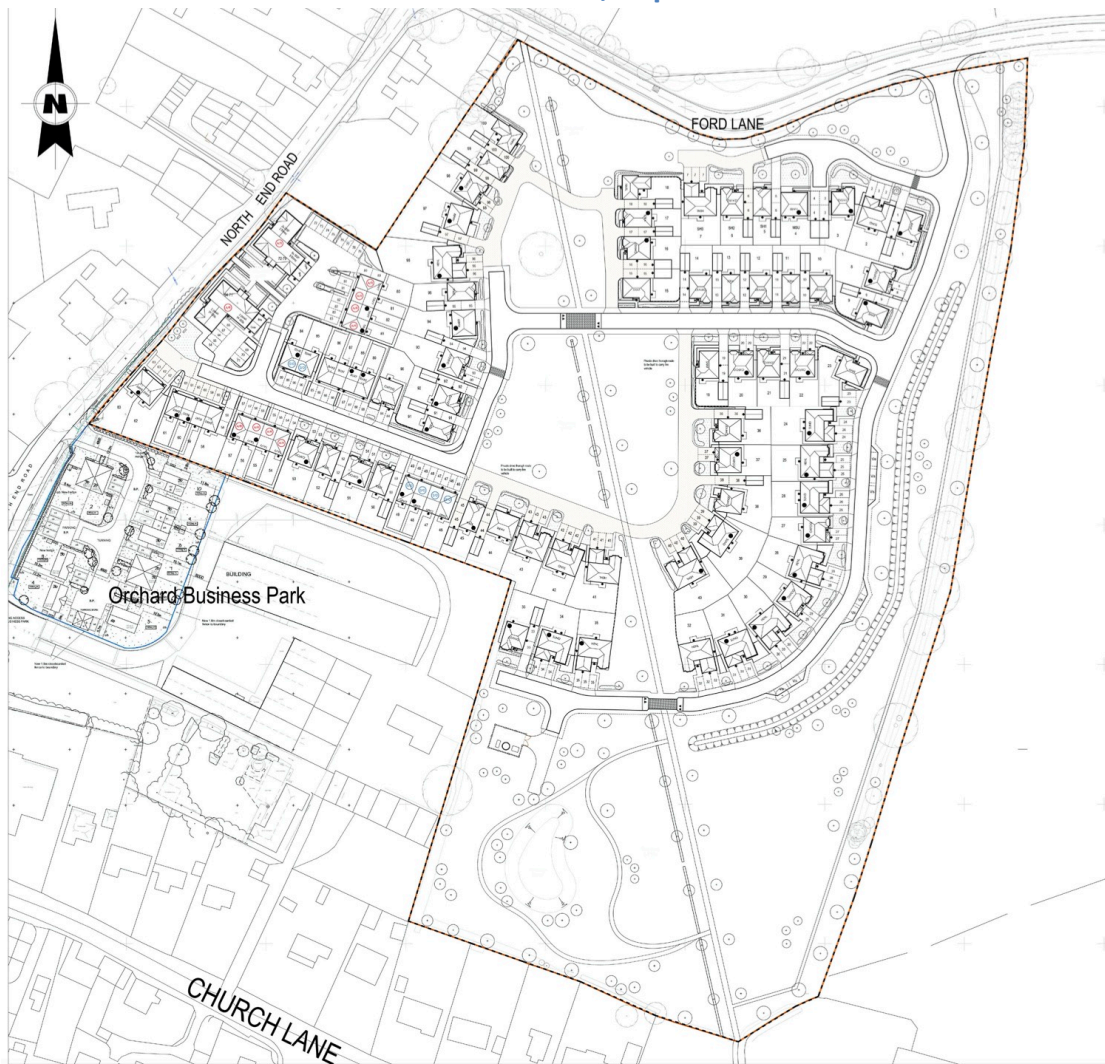
- The site is greater than 1ha and regularly shaped;
- The site does not benefit from any allocation or planning permission and is outside of the settlement boundary. The principle of development has not been established at the current time;
- However, there is an extant outline planning application for development of the site and, at a high level, the site appears suitable for development for the application proposals;
- A care home was not included in the application, and the site size (1.67ha) would not be capable of accommodating both the application proposals, and the 33 dwellings proposed by that applicant. It would therefore have to come forward as an alternative to the 33 homes proposed and would result in a loss of C3 dwellings.
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, the housing it replaced;

Findings: Site would be suitable in principle, balanced against the loss of 33 C3 dwellings.

Availability:

- 3.10 The site is subject to an outline planning application and extant appeal, submitted by Domusea Developments Ltd, a housebuilder. The developer has an expectation for land value, and to be able to build homes on the site. It would not be reasonable to expect a care home to purchase the land from a developer, given the disparity in land value and the fact that the developer would no longer have the ability to build out the site themselves.
- 3.11 The site is therefore not considered available.

Site 4: Land East of North End Road, Yapton



3.12 Site is not allocated but benefits from planning permission for 100 dwellings as granted under reference Y/80/16/OUT. There is an extant reserved matters application under application ref Y/19/20/RES.

Suitability:

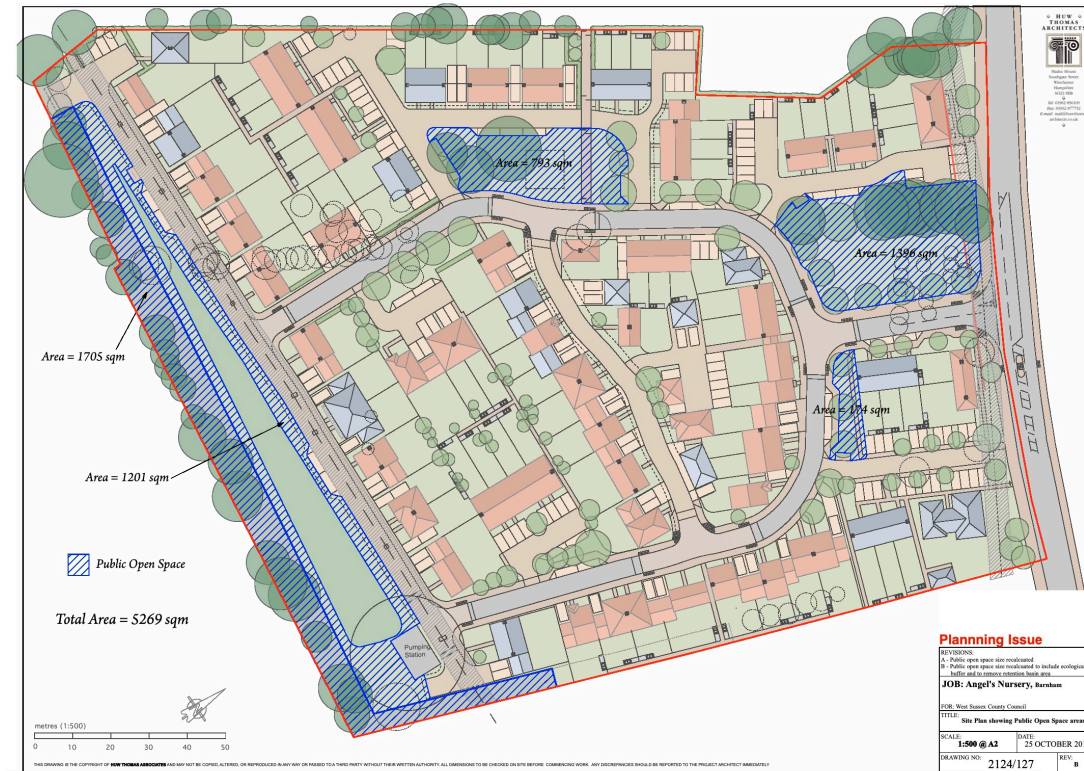
- The site is greater than 1ha and regularly shaped;
- The site does not benefit from any but the principle of development has been established through the grant of planning permission for 100 dwellings.
- A care home was not included in the application, and the site is now subject of a reserved matters application which also excludes a care home. Given the site size, a care home would result in a considerable loss of C3 dwellings on the site.
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, the housing it replaced;

Findings: Site would be suitable in principle, balanced against the loss of C3 dwellings.

Availability:

- 3.13 The site is subject to a reserved matters planning application from Redrow Homes, a developer. The site is not considered available as it is being brought forward for residential development by a housebuilder.
- 3.14 The site is therefore not available.

Site 5: Angels Nursery, Yapton Road, Barnham



- 3.15 Site is not allocated but benefits from planning permission for 95 dwellings as granted under reference BN/43/16/PL. The site has been subject to several planning applications to discharge conditions and allow for the commencement of development on site.

Suitability:

- The site is greater than 1ha and regularly shaped;
- The site does not benefit from any but the principle of development has been established through the grant of planning permission for 95 dwellings.
- A care home was not included in the application, and the site is now subject of detailed approval which also excludes a care home. Given the site size, a care home would result in a considerable loss of C3 dwellings on the site.
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, the housing it replaced;

Findings: Site would be suitable in principle, balanced against the loss of C3 dwellings.

Availability:

- 3.16 The site is being brought forward for development by Redrow Homes, a developer. The site is not considered available as it is being brought forward for residential development by a housebuilder.
- 3.17 The site is therefore not available.

Site 6: Land to the rear of The Lillies, Yapton Road, Barnham



- 3.18 Site is not allocated but benefits from planning permission for 38 dwellings as granted under reference BN/32/15/OUT. The site has been subject to several planning applications for reserved matters and to discharge conditions and allow for the commencement of development on site.

Suitability:

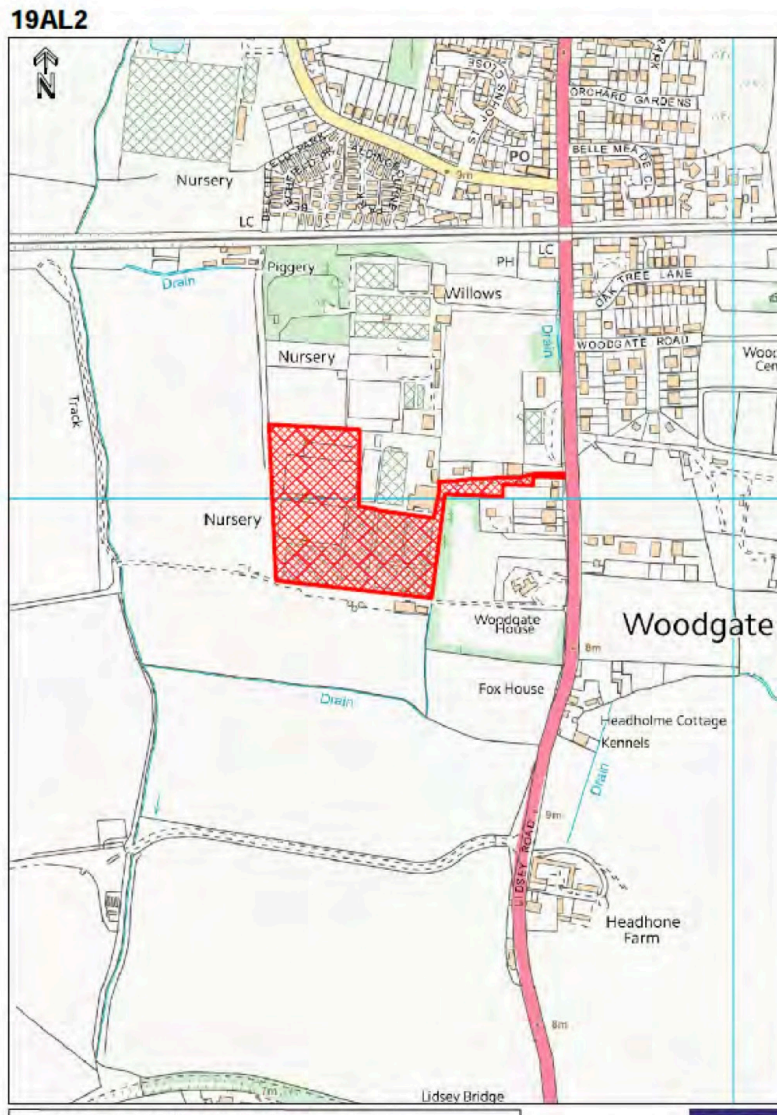
- The site is greater than 1ha and regularly shaped;
- The site does not benefit from any but the principle of development has been established through the grant of planning permission for 38 dwellings.
- A care home was not included in the application, and the site is benefits from detailed permission which does not include a care home. Given the site size, a care home would result in the entire loss of C3 dwellings on the site.
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, the housing it replaced;

Findings: Site would be suitable in principle, balanced against the loss of C3 dwellings.

Availability:

- 3.19 The site is subject to detailed permission and discharge of conditions applications from Matthew Homes, a developer. The site is not considered available as it is being brought forward for residential development by a housebuilder.
- 3.20 The site is therefore not available.

Site 7: Land to the rear of Stockhearn Nursery, Lidsey Road, Woodgate



3.21 Site is identified under reference 19AL2 in the HELAA, which finds the site suitable in principle for residential development.

Suitability:

- The site is greater than 1ha, but is not regularly shaped;
- Site location is not ideal for a care home development, with the developable area at the rear of the site away from the main road frontage;
- Access is not practically achievable due to land ownership, and the access and developable site area are in different land ownerships;
- The existing vehicular access is narrow, and there is the risk of conflict between pedestrian and vehicular movements associated with the proposals, and the existing uses also served off the same access.

Findings: Whilst site would be suitable in principle, the access is not achievable due to land ownership and design constraints.

Site 8: Land north of Lees Yard, Lidsey Road, Westergate



3.22 Site is identified under reference WE8 in the HELAA. It is subject to a current live planning application under reference AL/21/20/OUT.

Suitability:

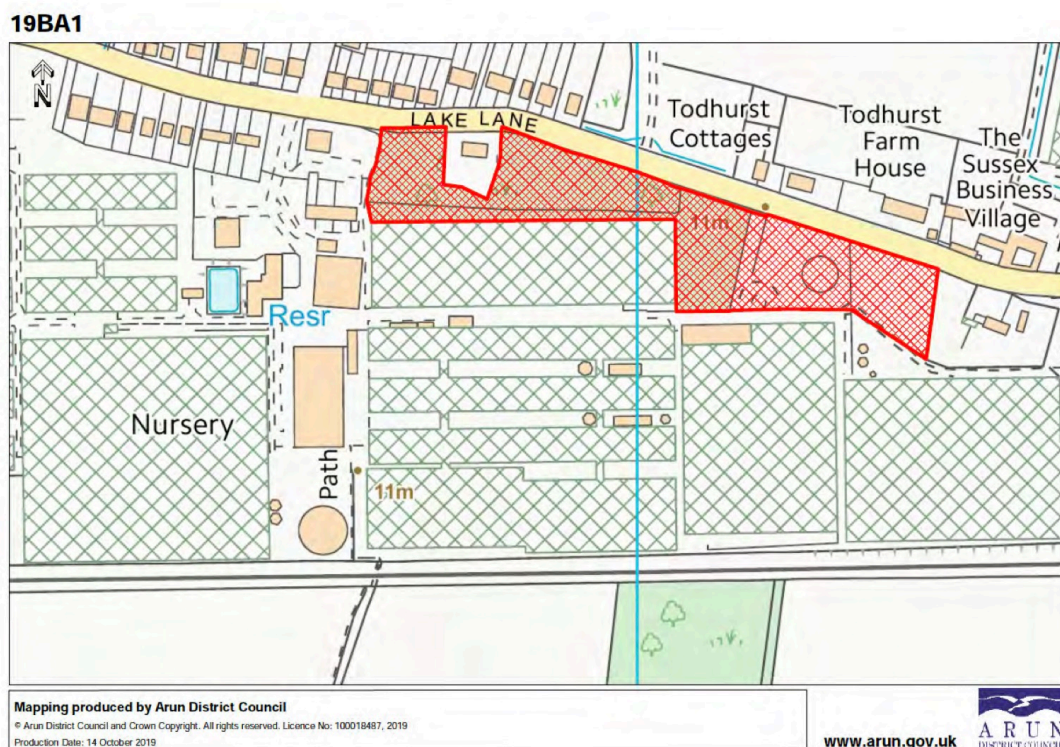
- The site is greater than 1ha and regularly shaped;
- The site does not benefit from any allocation or planning permission and is outside of the settlement boundary. The principle of development has not been established at the current time;
- However, there is an extant outline planning application for development of the site and, at a high level, the site appears suitable for development for the application proposals. It is identified as suitable in the HELAA;
- A care home was not included in the application, and the site size (1.67ha) would not be capable of accommodating both the application proposals, and the 38 dwellings proposed by that applicant. It would therefore have to come forward as an alternative to the 38 homes proposed and would result in a loss of C3 dwellings.
- The vehicular movements associated with the proposals are likely to be comparable to, or less than, the housing it replaced;

Findings: Site would be suitable in principle, balanced against the loss of 38 C3 dwellings.

Availability:

- 3.23 The site is subject to an outline planning application. The landowner has an expectation for a residential land value on the site given historic and current proposals for residential development on the site. It would not be reasonable to expect a care home to be able to compete with a residential developer for the purchase of the site, given the disparity in land value between the two land uses.
- 3.24 The site is therefore not considered available.

Site 9: Land south of Lake Lane, Barnham



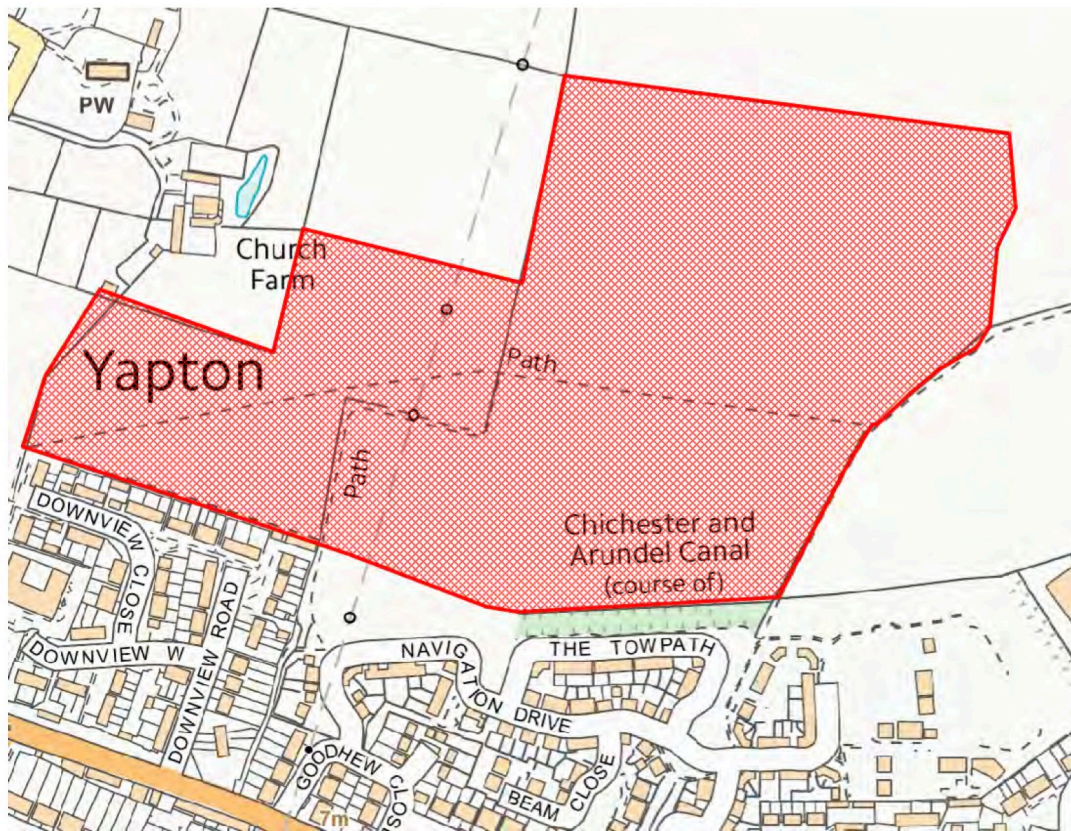
- 3.25 Site is identified under reference 19BA1 in the HELAA, which finds the site suitable in principle for residential development.

Suitability:

- The site is greater than 1ha, but is not regularly shaped;
- Site is a narrow site, with irregular boundaries and adjoining residential properties;
- This presents a significant constraint which would make development of the site for the scheme proposals not achievable;

Findings: The site is not suitable due to the site size and shape; it would not be capable of accommodating the development proposals.

Site 10: Land to the south of Ford Lane and east of King George V Rec, Yapton



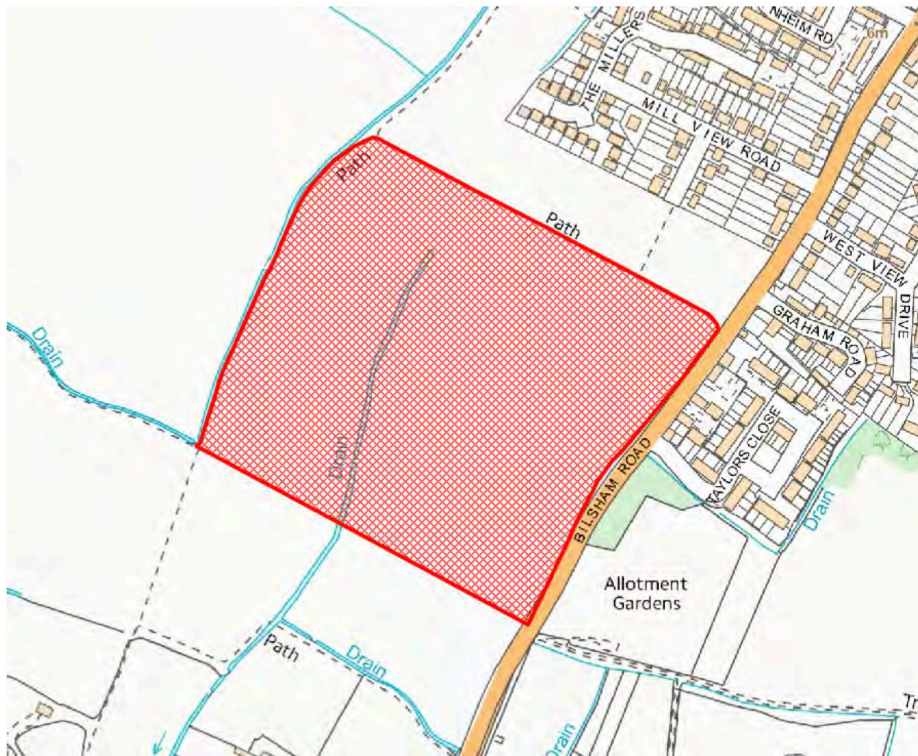
- 3.26 Site is identified under reference 18F2 in the HELAA, which finds the site suitable in principle for residential development, but dependent upon the adjoining land (18Y3) in order to be developable.

Suitability:

- The site is greater than 1ha, but is not regularly shaped;
- Site is significantly larger than needed, and therefore would require the owner to sell the site in part.
- Site is being promoted for a school, library, health facility and open space;
- Site does not benefit from a direct access to the public highway, and is reliant upon other landowners, creating a potential ransom position.

Findings: Whilst site would be suitable in principle, the access is not achievable due to land ownership and access constraints.

Site 11: Lambs Field, Bilsham Road, Yapton



- 3.27 Site is identified under reference 18Y2 in the HELAA, which finds the site suitable in principle for residential development.

Suitability:

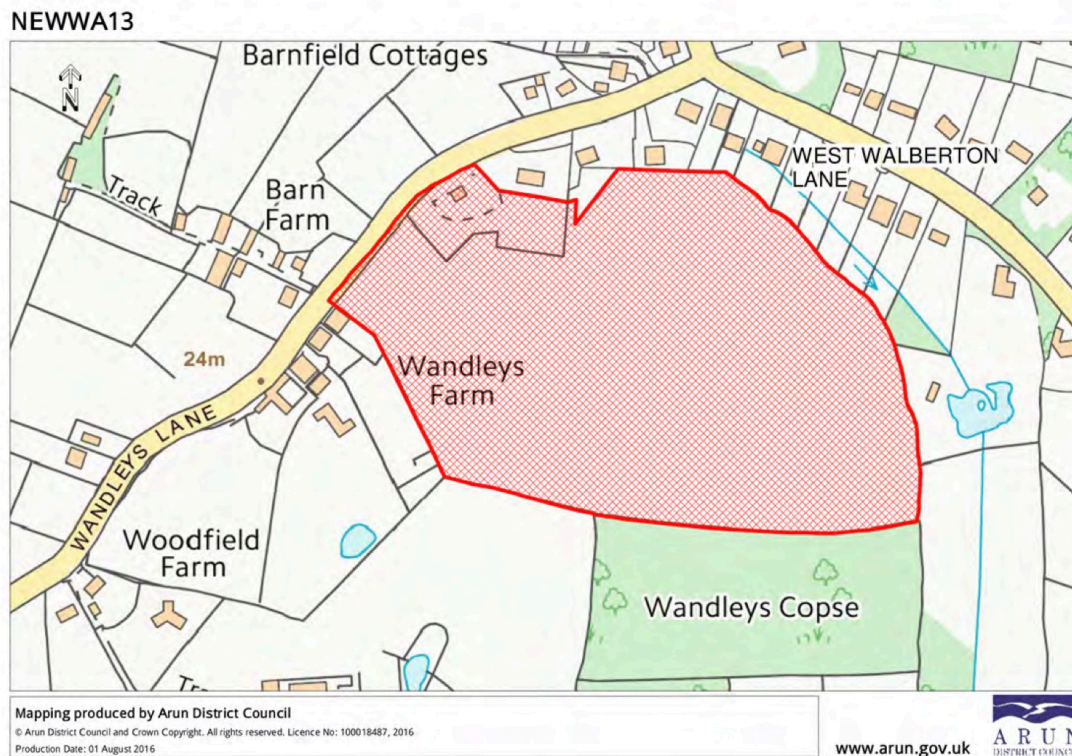
- The site is greater than 1ha and is regularly shaped;
- Site is significantly larger than needed, and therefore would require the owner to sell the site in part;
- Site is subject to flood risk constraints, with the HELAA identifying the site as containing Flood Zones 2, 3a and 3b, and further information required in respect of 100yr climate change flooding. The developable area of the site is unknown without further expensive flood risk modelling;
- The site is being promoted for residential development.

Findings: Whilst site may be suitable in principle, the unknown flood constraints may render the site undeliverable.

Availability:

- 3.28 The site is being promoted for residential development and is understood to be soon subject of an outline planning application for residential development. The landowner has an expectation for a residential land value on the site given historic and current proposals for residential development on the site. It would not be reasonable to expect a care home to be able to compete with a residential developer for the purchase of the site, given the disparity in land value between the two land uses.

Site 12: Wandleys Farm, East of Wandleys Lane



3.29 Site is identified under reference NEWWA13 in the HELAA, which finds the site to be potentially suitable for development.

Suitability:

- The site is greater than 1ha, but is not regularly shaped;
- Site is significantly larger than needed, and therefore would require the owner to sell the site in part.
- The site is identified as having access constraints in the HELAA, along with potential impacts upon the Lindsey Catchment;
- Wandleys Lane is a narrow road, with no footpath on either side. It would therefore not be suitable for access as it could not provide safe and suitable means of access for users of the site and would not be suitable for the proposed development. Even if land ownership allowed for the creation of a footpath, the length of footpath needed would likely create viability issues for the development.

Findings: Whilst site would be suitable in principle, the access is not achievable due to the lack of any footpath along the length of Wandleys Lane, and the Lane is not wide enough within the public highway to provide a full footway along its entirety.

4.0 Conclusion

- 4.1 The methodology employed in this Review follows that utilised in the recently allowed appeal (ADC ref CM/16/18/PL) on land to the rear of Bairds Farm Shop, Littlehampton (PINS ref 3227374). That methodology and approach was found to be acceptable by the appeal Inspector and therefore provides a robust basis for a comparable assessment in this instance.
- 4.2 The Review has considered 12 sites within a 2.5 mile radius of the application site. Each of the sites were selected, having complied with criteria relating to site size, location, and suitability having been identified in either the Local Plan, through planning applications, or the HELAA.
- 4.3 The Review has demonstrated that there are no reasonable alternative sites to the application site which could accommodate the proposed development. Given the significant, identified unmet need, the application site is therefore required and, importantly, available now, in order to help meet these needs.
- 4.4 As a result, planning permission should be granted for the proposals without delay.