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[redacted]

Arun District Council
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF

20th November 2020

Ref: 34862/06

Your ref: PP-09245960

Dear Sir/Madam,

Proposal: Outline application with all matters reserved other than principal means of access for up to 200 dwellings, associated infrastructure and landscaping and demolition of existing buildings at Land south of Barnham Station.

On behalf of our client Gleeson Strategic Land ("the applicant") please find enclosed an outline planning application for:

"Outline planning application with all matters reserved other than principal means of access for up to 200 dwellings, with access taken from Marshall Close, associated infrastructure and landscaping and demolition of existing buildings" ("the Proposed Development")

At

Land south of Barnham Station ("the Site")

Content of the Application

This outline application is submitted with all matters reserved other than principal means of access to the highway. The plans and reports which are submitted for approval are as follows;

i. Planning Application Form (including ownership certificates);
ii. Site Location Plan (ref: 1311.01)
iii. Parameter Plan (ref: 1311.04)
iv. Proposed Site Access from Marshall Close (ref: ITB14160-GA-005 Rev C)

This outline application should be read in conjunction with a range of supporting technical documents and materials consisting of;

i. Illustrative site layout plan (ref: 1311.03)
ii. Planning Statement and affordable housing statement
iii. Local Validation Checklist
iv. Design and Access Statement
v. Statement of Community Involvement
vi. Arboricultural Impact Assessment
vii. Arboricultural Method Statement
viii. Archaeological Desk-based Assessment
ix. Ecological Appraisal
x. Heritage Assessment
xi. Flood Risk Assessment and Drainage Strategy
xii. Noise and Vibrations Assessment
xiii. Landscape and Visual Impact Assessment
xiv. Transport Assessment
xv. Framework Travel Plan
xvi. Landscape & Visual Impact Assessment
xvii. Biodiversity Checklist

The application fee of £27,051.00 shall follow under a separate cover. Attached to this cover letter is a Planning Application Summary.

We look forward to receiving confirmation of receipt and trust you have everything you require to validate the application in due course.

If you have any questions, please do not hesitate to contact myself or my colleagues Adam Ross.

Yours sincerely

Zoe Knott
Associate
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Land South of Barnham Station

Planning Application Summary

The Application Site

The Application Site comprises 13.8 hectares of agricultural land, within which a small cluster of agricultural buildings is located centrally, situated on the southern side of the village of Barnham. It is located adjacent to Barnham's existing built-up area boundary as defined in the adopted Local Plan.

The north-western / western boundary of the Application is formed by an existing railway line. A Public Right of Way (PROW) FP 323 crosses the Site on a northwest-southeast alignment and connects the western part of Barnham with Church Lane to the east.

The Application Site is located within walking distance of the range of services and facilities within Barnham which include shops, Barnham Community Hall, St Philip Howard Secondary School and Barnham rail station.

The majority of the Application Site is located within Flood Zone 1 i.e. the lowest risk of flooding although some of the land, adjacent to the Barnham Rife, is within Flood Zones 2 and 3.

The Site is identified as 'deliverable' in the Council's Housing and Employment Land Availability Assessment (HELAA).

Background to Planning Application

The Council is unable to demonstrate a 5-year housing land supply, and in an appeal decision earlier this year an Inspector concluded that supply in the district was no more than 2.9 years. This is a severe (and indeed worsening) shortfall to which significant weight must be given.

In recognition of the under-delivery of housing in the district, the Council published a Housing Delivery Test Action Plan in 2019. One of the identified actions to boost housing supply was for the Council to invite planning applications on sites identified as 'deliverable' within the Council's HELAA. As referenced above, the Application Site is identified as 'deliverable' in the HELAA and the submission of this application responds to, and accords with, this Council identified action.

The Proposed Development

This application seeks outline planning permission for the delivery of up to 200 dwellings. All matters are reserved for future determination other than the principal means of access to the highway from Marshall Close. The general arrangement of the Proposed Development is set out on the submitted Parameter Plan and Illustrative Masterplan which identify the following primary components:

- residential development – up to 200 homes including up to 60 affordable homes;
- a significant new green infrastructure network that includes a new 'community park' with opportunities for natural play, allotments and a community orchard; and
- access from Marshall Close.

Summary

The Proposed Development would deliver much-needed housing and affordable housing in this highly sustainable location, on a site identified as 'deliverable' by the Council in its HELAA, and in circumstances where the Council has agreed to invite applications on sites such as this to reduce the severe and worsening housing land supply positon in the district.

The Proposed Development will deliver a range of social, environmental and economic benefits which include:

- the delivery of up to 200 new homes, including the delivery of up to 60 new affordable homes;
- direct and indirect benefits during the construction period, and ongoing benefits as a result of the additional local spend from the new residents;
- a net biodiversity gain by virtue of protecting existing features and the creation of new habitats;
- provision of an extensive new green infrastructure network for the benefit of both new and existing residents; and
- the provision of new homes in a location with excellent access to a range of facilities using non-car modes of transport.