

04 POLICY EVALUATION

National Planning Policy Framework (2019)

Planning Practice Guidance (March 2014, as updated)

The Development Plan

The National Design Guide



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

04 POLICY EVALUATION

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

National Planning Policy Framework (2019) Para 124

A separate planning statement has been submitted as part of the planning application which sets out in more detail the current planning policy framework and other material considerations which should be taken into account when considering the proposals

The relevant planning policy framework for this application includes National Guidance including the National Planning Policy Framework (2019) and the National Design Guide (2019) and the policies of the adopted Development Plan comprising:

At the time of writing the Development Plan for the site comprises:

- Arun Local Plan 2018
- Banham and Eastergate Neighbourhood Development Plan 2014

National Planning Policy Framework (February 2019)

The National Planning Policy Framework (NPPF) was published in February 2019 and replaced the previously published NPPF. The NPPF places sustainable development at the heart of all decision taking and is a consistent message throughout the entire document be that in relation to economic and housing growth, housing development, or the environment. The NPPF sets out the Government's approach for delivering the homes, infrastructure and places that are needed whilst both protecting and enhancing the natural and historic environment.

Paragraph 8 of the NPPF identifies that there are three dimensions to sustainable development: economic, social and environmental. It is recognised that these roles should not be undertaken in isolation, because they are mutually dependant:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"

(Paragraph 8)

Paragraph 10 of the NPPF sets out that;

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)"

(Paragraph 10)

The NPPF advises that development proposals that accord with the Development Plan should be approved without delay. Where the Development Plan is absent, silent or relevant policies are out-of-date, planning 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; or
- Specific policies in the Framework indicate development should be restricted.



FIGURE 29. National Design Guide (2019)

National Design Guide (October 2019)

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in practice.

It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Para 3 of the guide sets out the role of the document:

“The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.”

Characteristics

The design guide identifies ten characteristics which aim to help nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics set out are:

Context	enhances the surroundings.
Identity	attractive and distinctive.
Quality	a coherent pattern of development.
Movement	accessible and easy to move around.
Nature	enhanced and optimised.
Public spaces	safe, social and inclusive.
Uses	mixed and integrated.
Harvest and buildings	functional, healthy and sustainable.
Resources	efficient and resilient.
Lifespan	made to last.

These characteristics have been embodied in the process of design for the site. Whilst the application is in outline form only the design has, where possible, provided a vision and design responses which can be carried through to assist in future design decisions.

Components for good design

The guide sets out the components for good design which include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

Section 02 of this document provides a detailed analysis of the context for the development including the technical and social infrastructure.

The design guide also recognises that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Section 06 of this document responds specifically to the above and provides details how the proposals have taken these into account in the design process.

Other key documents

There are a number of other key policy documents which have been taken into account in the preparation of the planning application as follows:

Building for Life 12 (2018)

An assessment of the proposals has been made against the criteria for Building for Life and is set out at the end of Section 07 of this document.

Technical Housing Standards (2015)

Whilst only an outline planning application the proposed development meets the minimum space standards set out in the Technical Housing Standards document.

Manual for Streets (2007) and Manual for Streets 2 (2010)

The layout of the streets and movement and access framework for the site has been designed to accord with guidance and best practice in accordance with Manual for Streets guidance. Section 07 of this document describes how this will be achieved.

Secured By Design (Updated version 2019)

The scheme has been designed to encompass all of the objectives set out in the Secured by Design in relation to the layout. How this has been achieved in section 07 of the document.

Supplementary Planning Guidance (SPD)

Arun District Design Guide SPD (draft July 2020)

The Arun District Design Guide has been prepared in support of the Arun Local Plan 2011-2031, and is part of the Council’s commitment to secure the highest quality of new development during a period of significant growth within the District.

Once adopted as a Supplementary Planning Document (SPD), the Arun District Design Guide will be a material consideration in the determination of planning applications.

This Design and Access Statement takes into account the objectives and advice provided in the draft Design Guide and refers specifically to how the proposed development complies with it. This includes specifically the following:

- Analysis of the town, the site and its setting (Sections 02 and 03)
- Understanding of the relevant policy context (Section 04)
- Development of a Design Rationale (Section 05)
- Explanation of the engagement process (Section 06)
- Working with the site’s features and natural resources including improvements to the ecological value and use of SuDS (Section 07)
- Creating a permeable and connected movement framework (Section 07) Developing a built structure and development plots including appropriate use of density, scale, massing and layout (Section 07)
- Delivering welcoming streets and spaces (Section 07)
- Providing a parking strategy for cycles and cars (Section 07)
- Considering the design of buildings and boundaries (Section 07)
- Demonstrating the approach to climate change and sustainability (Section 07)
- Ensuring quality through the use of design coding for buildings and open spaces including details of management (Section 08)

Arun District Council Conservation Areas Guidance (2000)

Whilst the site does not lie within a Conservation Area, regard has been given to this document given the proximity to the Church Lane Conservation Area.

Public Open Space SPD

The Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD was adopted by the Council in January 2020. It sets out the Council’s requirements for the provision of open space, playing pitches, indoor and built sports facilities within new developments.

Section 07, Green Infrastructure, demonstrates how the proposals meet the requirements for public open space within the site and via off site contributions where applicable.

Arun Parking Standards SPD

The Arun District Council Parking Standards was adopted in January 2020. It takes standards and evidence produced and consulted on by the County Council, along with its own documentation and tailored it to make it applicable to the situation within Arun District. The Parking Standards SPD relates to the amount of parking, cycle and electric vehicle charging points expected to be provided within development of differing sizes.

Section 07, Movement and Access, demonstrates how the proposals meet the requirements of the SPD.

Barnham and Eastergate Neighbourhood Plan (2014)

The Barnham and Eastergate Neighbourhood Plan was approved following a referendum on July 2nd 2014 and is now planning policy, used by Arun DC when making planning decisions.

The proposals have had regard to the specific policies of the Neighbourhood Plan, in particular policies:

- ES1 : Flooding, drainage and new development
- ES2 : Water courses
- ES5 : Quality of design
- ES6 : Contribution to local character
- ES7 : Development affecting heritage assets
- ES8 : Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
- ES10: Trees and hedgerows

05

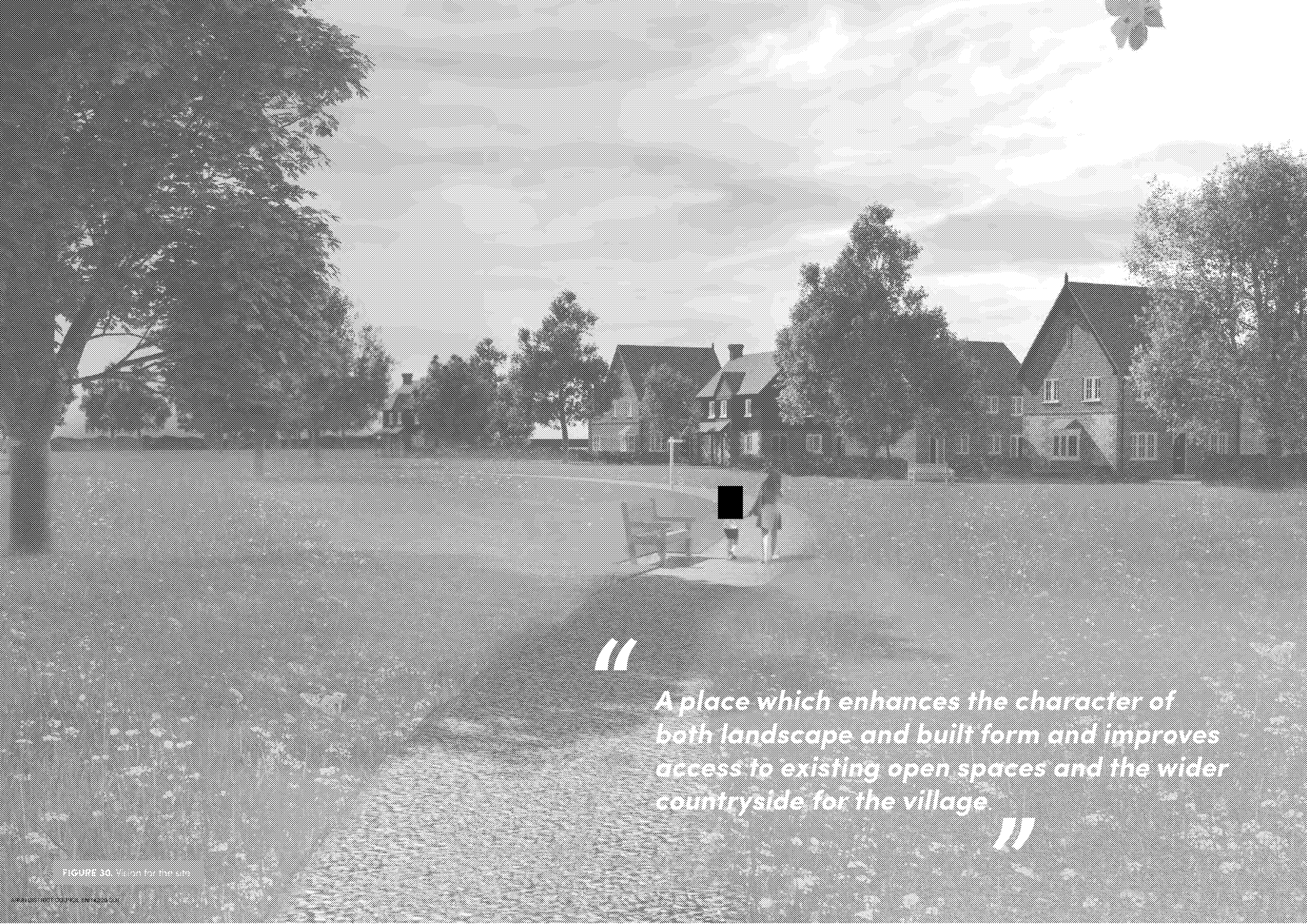
EVALUATION AND RATIONALE

Design team

Developing a masterplan and vision

Development objectives

Design Rationale



“

A place which enhances the character of both landscape and built form and improves access to existing open spaces and the wider countryside for the village.

”

FIGURE 30. Vision for the site

05 EVALUATION AND RATIONALE

Well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.

National Design Guide (2019) Para 16

Design team

As a developer, Gleeson Strategic Land aspires to create attractive places that will stand the test of time. The company's objective is to create developments that make a positive contribution to the existing environment in which future occupants are able to support and integrate into the existing community.

To assist with the delivery of these aims, the following team contributed to the preparation of the proposals for this planning application:

- Planning - Nexus Planning
- Urban Design and Architecture - Richards Urban Design Ltd.
- Landscape - Aspect Landscape
- Transportation and access - i-transport
- Ecology - Aspect Ecology
- Drainage - Abley Letchford Partnership Ltd
- Arboriculture - Aspect Arboriculture
- Archaeology and Heritage - Thames Valley Archaeological Services
- Noise - Cass Allen Associates

Developing a masterplan and vision

To achieve a successful masterplan we have sought to both understand the site, its constraints and opportunities and to also establish a strong vision.

The vision for the development is shown at Figures 27 and 29 and the process of the masterplan development is shown at Figure 28.

Understanding the site

The site analysis undertaken of the site and the surrounding area includes both the physical and social attributes of the site including how it relates to the village and the wider countryside.

Technical studies have been undertaken to support the analysis of the site including a review of the landscape, historic character, the character of the area in built form and spaces, movement and access, ecology, hydrology and sustainability. Details of these are provided in Section 02 of this document and in separate reports submitted with the planning application.

Creating a vision and objectives

The vision and strategic objectives which we have outlined for the site have been established from a balance of analysis, engagement and innovation.

The vision for the site as shown at Figure 14. is based on the opportunity to bring forward a high quality development which is of benefit to existing and future residents of the village.

The development objectives are shown at Figure 15. and the Design Rationale is at Figure 16.

Engagement

A number of engagements with key stakeholders have taken place including Arun District Council and Barnham and Eastergate Parish Council.

Public consultation has also taken place. Further information can be found in the Statement of Community Involvement submitted in support of the application.

FIGURE 28. Developing a masterplan process

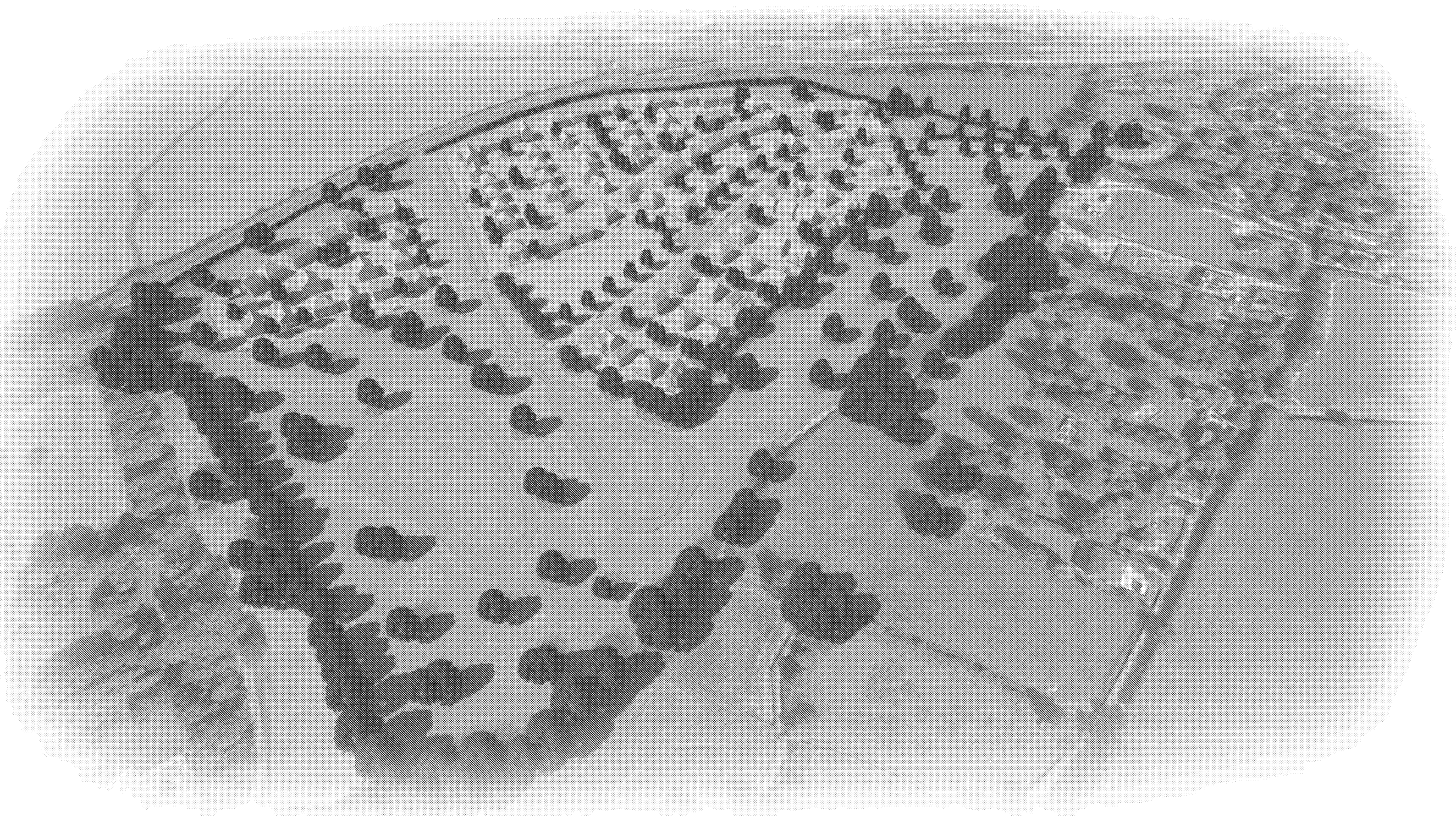


FIGURE 31. Three dimensional model created to explore the potential layout and massing of the site



Development objectives

Building on the vision we identified a series of opportunities or development objectives which have guided the vision and evolution of both the masterplan and will support the development of the new neighbourhood area. These are shown on the diagram at Figure 32.

Design Rationale

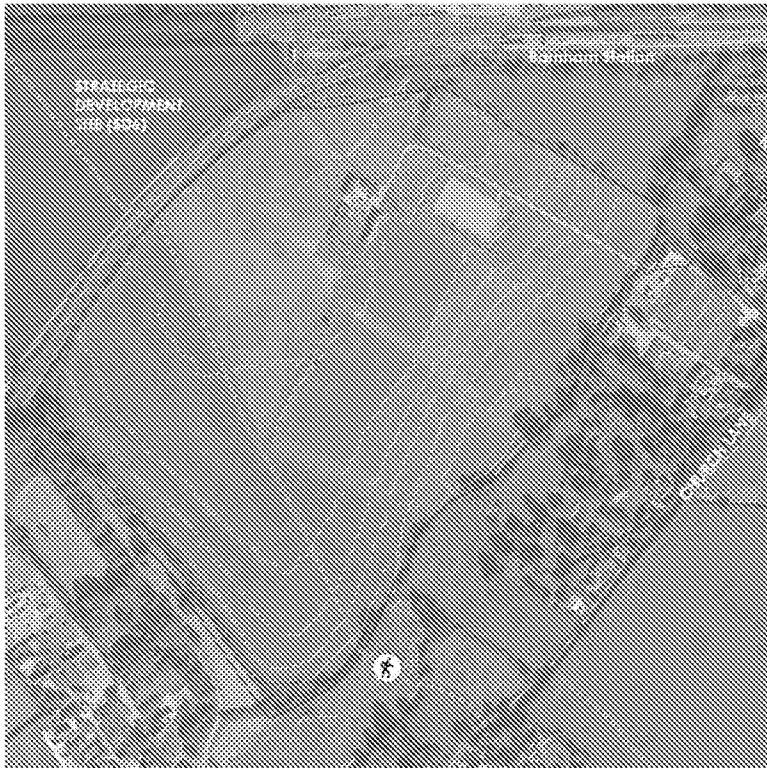
The design rationale at Figure 33 show how these objectives have been translated into the masterplan for the site.

They show the evolution of the masterplan in response to the contextual analysis in Section 02 and the constraints and opportunities identified in Section 03.

Leading from the design rationale concepts (Figure 34) a draft illustrative masterplan and three dimensional modelling to share with key stakeholders including the local community to gauge their views and comments. The process of engagement is set out in Section 06.

FIGURE 32. Development objectives

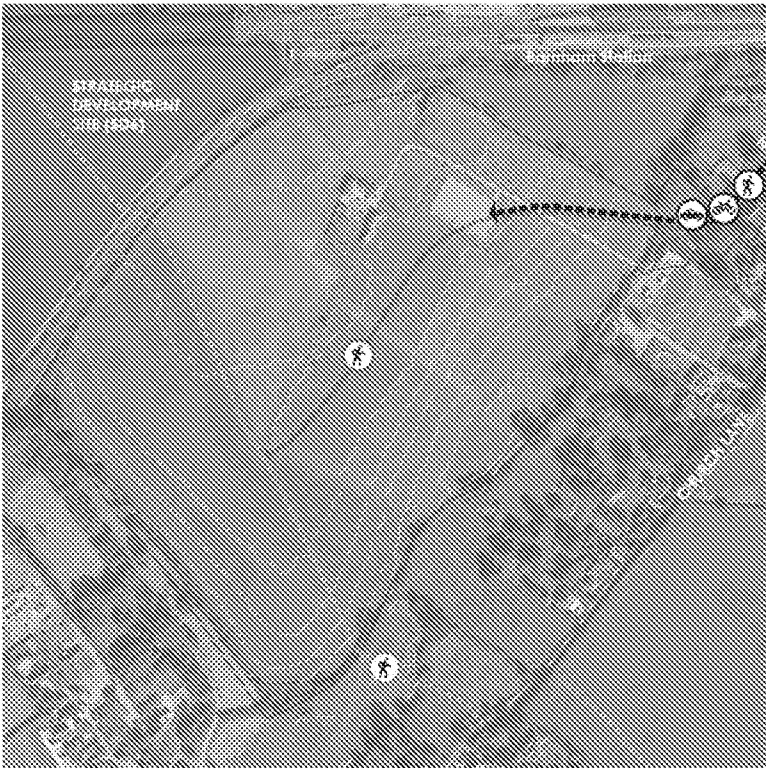
01



The site

- The site measures 13.8 hectares / 19.6 acres and is a mix of equestrian fields, open grassland and a small number of buildings.
- There is residential development to the south west and south east. To the north is Barnham Station and village centre beyond the railway lines. To the northwest, beyond the railway lines is an area of land allocated for strategic development (SD5).
- The southeastern boundaries are defined by the curtilages of existing housing with properties which back or side onto the site.
- The site gently falls from the north to the east and south towards the Barnham Rife.

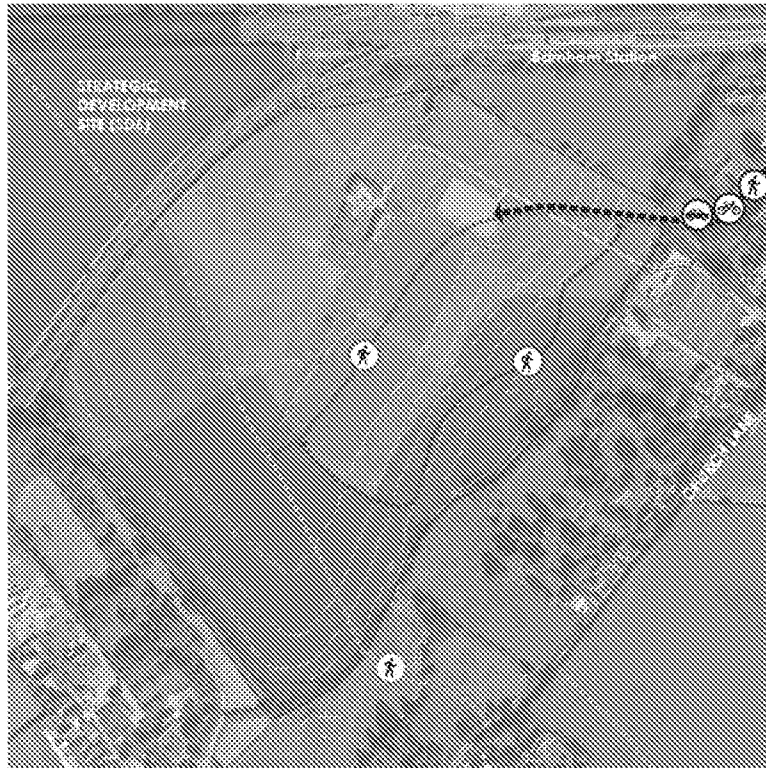
02



Access and movement

- The primary access to the site will be provided via an extension to the existing highway at Marshall Close.
- A new pedestrian access will also be provided from Marshall Close which links through to Yapton Road to access the village centre and station under the railway bridge.
- The existing Public Right of Way through the site will be maintained and potentially improved

03

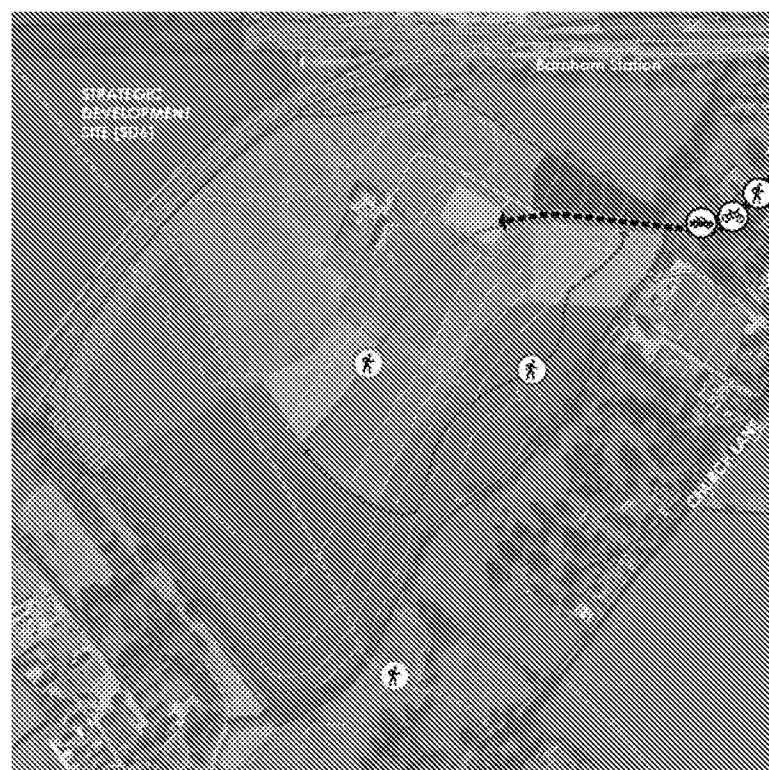


Landscape and ecology buffer

- A significant landscaped buffer will be provided along the south eastern and south western boundaries of the site for the following reasons:
 - To minimise the impact on residential properties in Church Lane and Marshall Close
 - To reduce the potential impact on the Church Lane Conservation Area to the south of the site
 - To provide an offset to the existing Barnham Rife
 - To allow for additional landscape planting to enhance the landscape character of the site
 - To provide opportunities for net biodiversity gain with additional planting and drainage features
 - Assist in retaining the setting of the public right of way
 - Provide opportunities for natural play and informal public open space
- A new informal footpath through the space for recreational use connecting to the public right of way

FIGURE 33. Design rationale

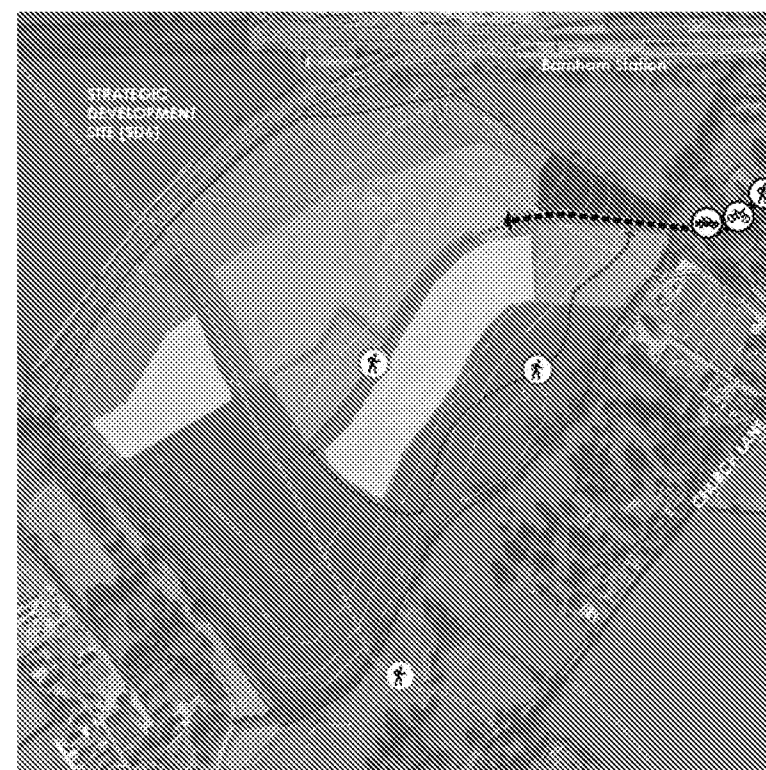
04



Edges and public open spaces

-  Provide a landscaped edge to the site on the north western boundary which contains the development and provides mitigation to the railway lines
-  Create two new areas of amenity space:
 - A new park in the centre of the site at the intersection between the pedestrian links
 - An extension to the existing public open space at Marshall Close by the entrance to the site
-  Provide a new area of allotments with car parking in a location which is accessible to both existing and future residents. The allotments are also located to minimise their impact on the landscape character.

05

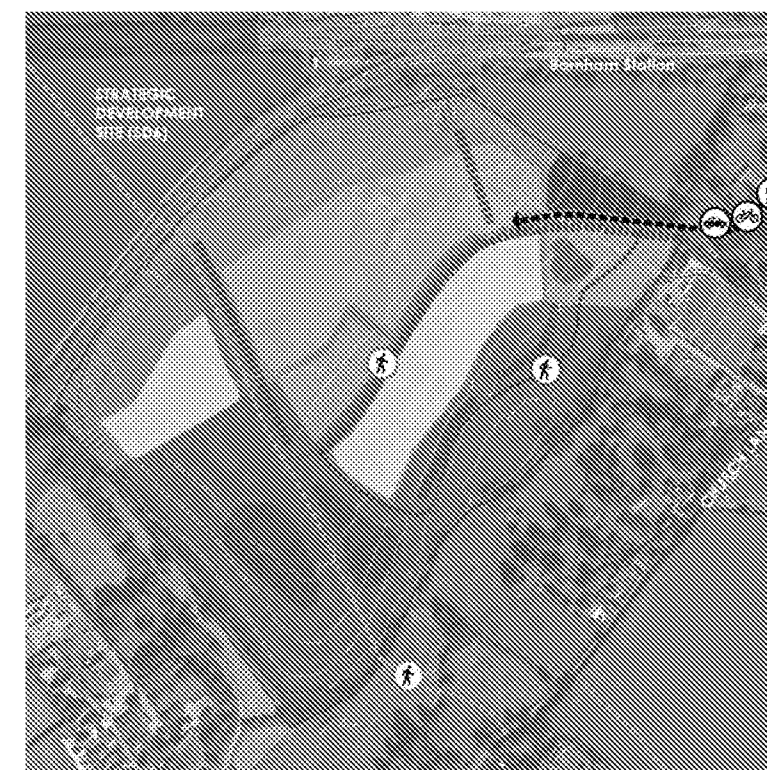


Residential density and character

Provide a mix of residential development which responds to the characteristics of the site and its context:

-  Lower density housing on adjacent to the green edge to provide a softer edge on the south eastern side of the development responding to and reflecting the character of Church Lane and the Conservation Area. Development limited to 2 storeys and to incorporate high quality landscape planting
-  Medium density residential development in the centre of the site framing the primary access and new amenity open space to reflect the character of housing in the village. Development will be predominantly 2 storeys with some 2.5 storey buildings in key locations to add variety to the townscape, provide legibility and frame public spaces and streets.
-  Higher density on the northwestern edge of the site where the development interfaces with the railway and the new strategic development. The character will seek to replicate the tight urban grain of railway cottages found in the village. Development will be predominantly 2 storeys with some 2.5 storey buildings in key locations to add variety to the townscape, provide legibility and frame public spaces and streets.

06



Sustainable Urban Drainage

Provide a network of open sustainable urban drainage features including:

-  Swales alongside the primary road and alongside the existing public right of way to help maintain it's soft landscape character
-  Attenuation basins in the lower parts of the site which will be incorporated as part of the ecology strategy for the site to improve biodiversity. The basins in the southern part of the site will also provide visual separation between the site and Church Lane including the Conservation Area

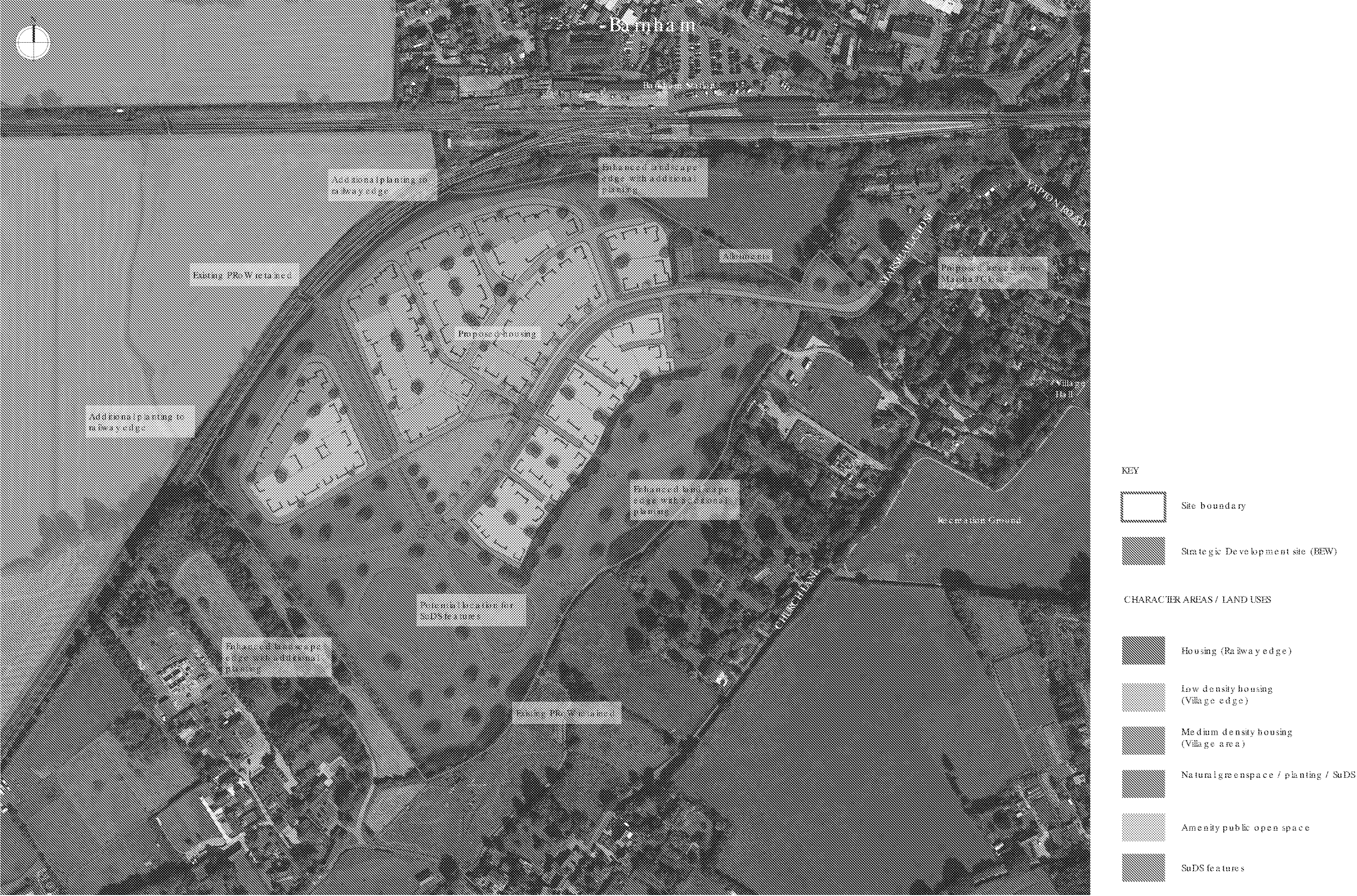


FIGURE 34. Sketch masterplan prepared for the public engagement and initial pre-application submission based on masterplan concepts



FIGURE 35. Three dimensional model created to explore the potential layout and massing of the site

06 ENGAGEMENT

Background

Local Planning Authority

Parish Council

Community Engagement

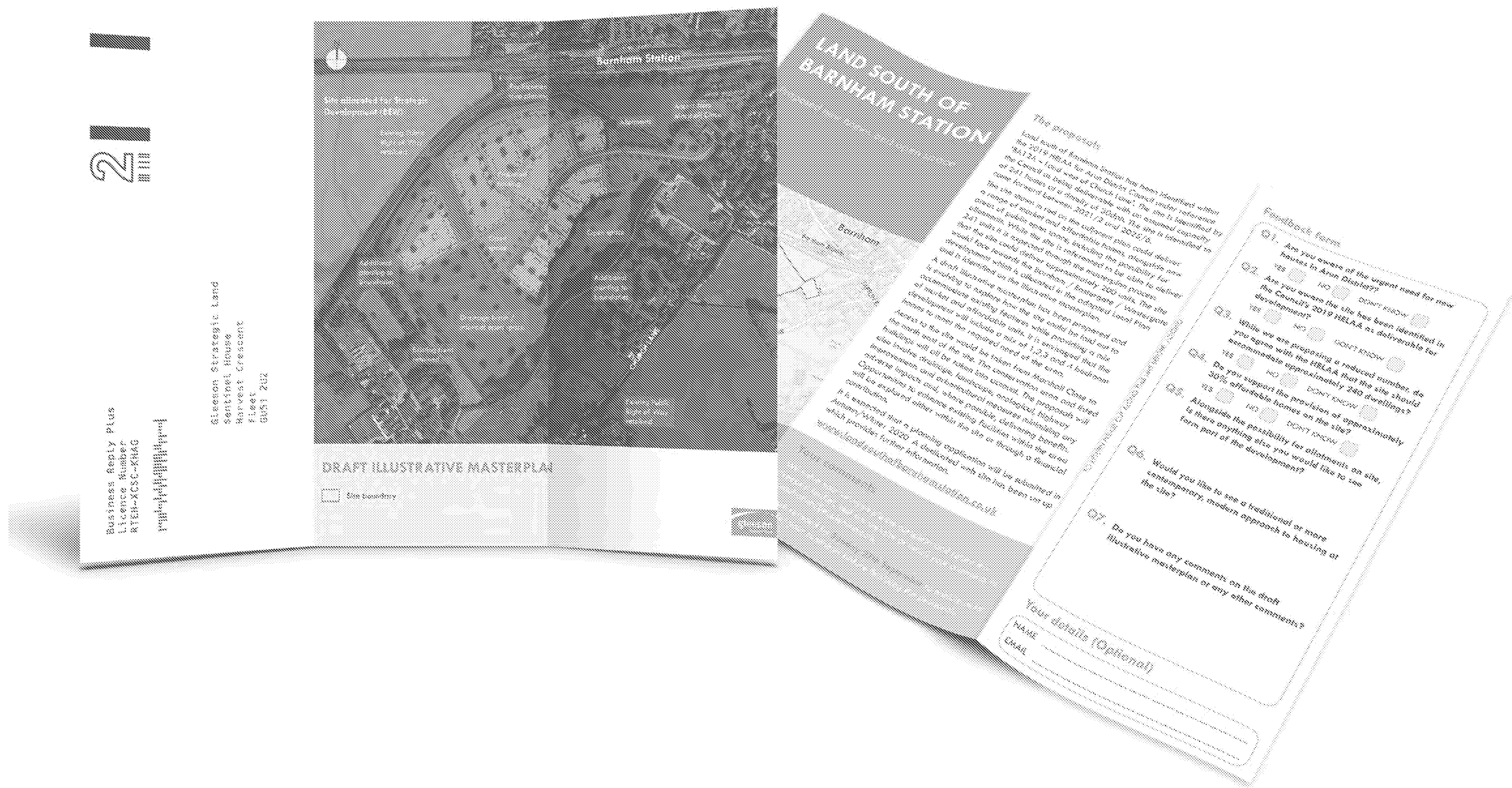


FIGURE 35. Leaflet distributed to the local community as part of the engagement process

06 ENGAGEMENT

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

National Planning Policy Framework (2019) Para 39



FIGURE 37. Web site set up for information and feedback

Background

This planning application has been prepared in the context of the following engagement processes:

- Discussions with the Local Planning Authority at the pre-application stage
- Engagement with the Parish Council
- Community engagement via a leaflet and web site with opportunities for feedback by post and online

The details of the consultation responses are set out fully within the Statement of Community Involvement.

Local Planning Authority

A pre-application submission was submitted to Arun District Council in August 2020. Further information on the pre-application discussions with the LPA can be found in the Statement of Community Involvement.

It is envisaged that further engagement will take place post submission to ensure that officers and members are well informed to make their final decision.

Parish Council

The Parish Council have been informed of the proposals for the site and a virtual meeting was held in September to present the work to date and discuss the emerging proposals. Additional information was sent to the Parish to keep them informed of the proposals and provide more details.

It is envisaged that further engagement will take place post submission to ensure that members of the Parish Council are well informed to make a decision.

Community engagement

A leaflet (figure 36) was distributed to homes within Barnham Village setting out the details of the proposals. The leaflet included a prepaid response form which asked the following questions:

- Q1. Are you aware of the urgent need for new houses in Arun District?**
- Q2. Are you aware the site has been identified in the 2019 HELAA as deliverable for development?**
- Q3. While we are proposing a reduced number, do you agree with the HELAA yield of the site of approximately 240 dwellings?**
- Q4. Do you support the provision of approximately 30% affordable homes on the site?**
- Q5. Alongside the possibility for allotments on site, is there anything else you would like to see form part of the development?**
- Q6. Would you like to see a traditional or more contemporary, modern approach to housing at the site?**
- Q7. Do you have any comments on the draft illustrative masterplan or any other comments?**

A dedicated web site was also set up;

www.landsouthofbarnhamstation.co.uk

This provided additional information on the proposals and allowed comments to be submitted via an online form.

Feedback and design responses

Following review of the feedback a number of changes were made to the proposals including:

- Provision of additional car parking for residents in Marshall Close
- Provision of a community orchard in the site
- Review of landscape proposals to ensure use of appropriate species
- Review of ecological work to provide enhancements to biodiversity
- Further investigative drainage work and revised proposals to ensure that there is no increase in flood risk for the site or local area
- Detailed review of capacity for waste water

