

Land south of Barnham Station

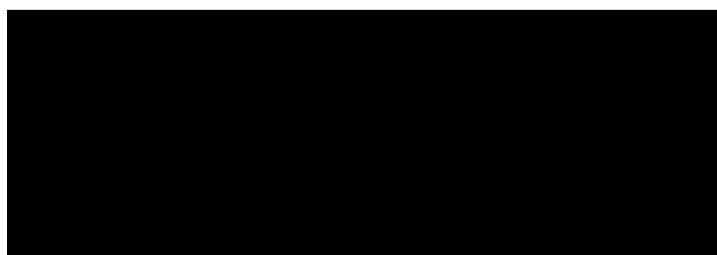
Planning Statement

on behalf of Gleeson Strategic Land

November 2020

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Appendices

Appendix A: HELAA BA12A

1.0 Introduction

- 1.1 This Planning Statement is submitted in support of an outline planning application with all matters reserved other than principal means of access, made on behalf of Gleeson Strategic Land ('the Applicant') for the following development:

'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').

On

"Land south of Barnham Station" ("the Application Site").

- 1.2 This Planning Statement includes an Affordable Housing Statement and Draft Heads of Terms.

Environmental Impact Assessment

- 1.3 The Proposed Development does not fall within any category under Schedule 1 of the EIA Regulations. However, it does fall within Item 10(b) of Schedule 2 of the EIA Regulations as an "Urban Development Project" on land within an overall area comprising more than 5 hectares or for more than 150 dwellings. In this scenario an EIA is only required when the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 1.4 On 17th September 2020, Nexus Planning submitted an EIA screening request to the Council which demonstrated that the Proposed Development, taking into account its characteristics, location and potential impact – is not likely to cause significant effects on the environment.
- 1.5 The Case Officer confirmed at the pre-application meeting the Council does not consider that the scheme is likely to result in a significant environmental impact in terms of designated landscapes and that overall **no Environmental Impact Assessment is required**. The formal screening request, while overdue, has not yet been provided.

Application Documentation

- 1.6 The following documentation is submitted as part of the planning application:

- a. Planning Application form (including ownership certificates) and Community Infrastructure forms
- b. Site Location Plan (drwg no. 1311.01)
- c. Land use parameter Plan (drwg no. 1311.04)
- d. Site Access Plan to Marshall Close (drwg no. ITB14160-GA 005 Rev C)

1.7 The above should be read in conjunction with a range of technical documents and supporting material as follows (the extent of which was discussed and agreed as part of the pre-application process):

- a. Illustrative masterplan (drwg no. 1311.03)
- b. Design and Access Statement
- c. Statement of Community Involvement
- d. Planning Statement and affordable housing statement
- e. Archaeological Desk Based Assessment
- f. Flood Risk Assessment and Drainage Strategy
- g. Ecological Appraisal
- h. Heritage Assessment
- i. Landscape and Visual Impact Assessment
- j. Noise and Vibration Assessment
- k. Arboricultural Impact Assessment
- l. Arboricultural Method Statement
- m. Travel Plan

- n. Transport Statement
- o. Biodiversity check list
- p. Local Validation check list
- q. Cover letter and application summary

2.0 The Application Site and Surrounding Area

- 2.1 The Site comprises approximately 13 hectares of green fields located on the southern side of the village of Barnham. There is a small cluster of buildings located towards the centre of the Site.
- 2.2 To the north and northwest is the railway line and to the north east beyond a small triangle of land is Barnham Station itself. Directly to the east is Marshall Close which host a play area and green infrastructure along with a number of houses. The south eastern boundary of the site is defined by the Barnham Rife, beyond which are a number of properties accessed from Church Lane. To the south west beyond a boundary of trees are a further number of houses and businesses.
- 2.3 The Site's topography is mainly flat, with some elevation to the south. Public Right of Way (PROW) FP 323 crosses the Site on a northwest-southeast alignment and connects the west of Barnham with Church Lane.
- 2.4 The majority of the Site is located within Flood Zone 1, with some areas within Flood Zone 2 and Flood Zone 3. Further information on this is set out later in this planning statement.
- 2.5 The Site is not subject to any specific international, European, national or local landscape constraints and does not contain any listed buildings.

Surrounding Area

- 2.6 The Site is located within walking distance of a range of services and facilities within Barnham which include shops, Barnham Community Hall, St Philip Howard Secondary School and Barnham train station.
- 2.7 In terms of sustainable transport modes for journeys further afield, the close proximity to Barnham train station provides future residents with excellent services to destinations including Brighton, Southampton, Littlehampton, Gatwick Airport and London Victoria. Public bus services can currently be accessed from Yapton Road and provide additional services to facilities in neighbouring settlements such as Bognor Regis, Eastergate and Yapton.

- 2.8 To the northwest of the Site is the strategic allocation for Barnham, Eastergate, Westergate (BEW) which is allocated for 2,300 dwellings in this plan period and a further 700 beyond the plan period. This allocation will comprise a new two form entry primary school, a new nursery facility and new sports pitches.
- 2.9 It is understood that a public consultation has taken place relating to the planning application and a framework masterplan will be considered by the Development Control Committee in November 2020.

Planning History

- 2.10 The Application Site has no planning history of specific relevance to the Proposed Development. However, it has been promoted through the Council's HELAA process under reference "Land west of Church Lane (Rear of Cottage Piggeries)" with site reference number BA12A. An extract is attached at Appendix 1 of this Statement.
- 2.11 Importantly, the Application Site is confirmed within the HELAA as being 'deliverable' i.e. suitable, available and deliverable for housing, with a suggested total capacity of 241 homes based on an assumed average density of 30 dwellings per hectare. In terms of the timing of delivery, the HELAA identifies that first housing completions would take place in 2021/22.
- 2.12 Outside (but adjacent to) the Application Site, on land adjacent to Tars Farm House, a development of 4 houses (Reference BN/39/20/PL) was approved by the Council in September 2020. The Committee Report for this planning application notably confirmed that:
- the Council has a significant land supply shortfall (only 2.9 years on the Council's figures at the date of that Committee);
 - the Council's Action Plan (June 2019) recommends that the Council invites applications from landowner/ developers on 'deliverable' HELAA sites to re-establish the 5-year housing land supply;
 - that the location is sustainable with Barham rail station only 600m away and easily accessible by foot /cycle.

3.0 Stakeholder Engagement

3.1 The Arun Statement of Community Involvement ("SCI") (November 2018) states that:

'engagement is a two-way process of openly sharing and exchanging information, understanding different views, listening and responding to suggestions, developing trust and dialogue to support effective working relationships to the mutual benefit of all involved.'

3.2 The Arun SCI recommends that developers adopt at least one consultation method listed in advance of submitting a planning application for both minor and major applications. The SCI acknowledges that the type and nature of this consultation will vary depending on the complexity and scale of the development proposed.

Public Consultation

3.3 A Statement of Community Involvement accompanies this application and summarises the public consultation that has taken place to inform the Proposed Development. Most notably, a leaflet drop and questionnaire were circulated to approximately 1900 households in Barnham. A website was also created. Together these brought the emerging proposals to the attention of the local population, and provided different means by which the local community could provide their views on the emerging proposals.

3.4 In total 99 responses were received through the feedback form and a further 11 people responded by email or letter. The key themes from the responses are set out in the SCI and included:

- a. Traditional properties over modern properties;
- b. lack of knowledge of the requirement for housing in the area;
- c. the number of dwellings should be less than that proposed in the HELAA;
- d. concerns over loss of identity of the village;
- e. concerns over flooding within the area.

Consultation with Arun District Council

- 3.5 A request for pre-application advice in relation to the emerging development proposals was submitted to the Council in August 2020.
- 3.6 A pre-application meeting was held with Raymond Cole ("the Case Officer") on the 27th October 2020 via video conference. The meeting discussed the rationale for and principle of development, the technical work carried out, and the emerging masterplan. The Case Officer highlighted the internal consultation comments received to date relevant to conservation / heritage, trees, leisure and landscape and drainage (and these were subsequently provided to us).
- 3.7 The primary comments from the Case Officer made at the meeting itself related to trees and heritage. He noted that the Tree Officer had recommended that a Tree Preservation Order (TPO) be served on some of the trees around the Site and confirmed that a provisional order had been made. The Applicant confirmed that we were aware of this but that the trees in question were peripheral to the Proposed Development and would be retained in any event. In terms of heritage, the Case Officer raised the potential for impact on the Church Lane Barnham Conservation Area and some nearby listed buildings. A Heritage Statement has been submitted in support of this planning application and heritage matters are summarised later in this Statement.
- 3.8 All comments received have been taken into consideration in producing the submitted parameter plan and indicative masterplan.

Consultation with Barnham and Eastergate Parish Council

- 3.9 A presentation was given to Barnham and Eastergate Parish Council ("the Parish Council") on the 24th September 2020. The presentation provided an opportunity for the Parish to better understand the emerging proposals, the public consultation carried out and to comment upon the emerging masterplan.
- 3.10 The Parish Councillors were clear that they objected to the principle of housing development on the Site. However, notwithstanding this, they did start to engage with the emerging proposals and, for example, welcomed the proposed allotments and recommended the additional inclusion of a community orchard (something that we have included in the Proposed Development).

- 3.11 For a variety of reasons related to COVID-19 and general availability of Parish Councillors (who of course perform their roles voluntarily) we were not able to meet with Parish Councillors again prior to submission of this application. However, to continue our process of dialogue / engagement with them, we provided them with a series of technical notes on matters including landscape, ecology, trees, highways, heritage and flood risk / drainage with an opportunity to digest this and provide us with any comments during October and November 2020. At the time of writing, no specific comments / questions had been received.

4.0 The Proposed Development

- 4.1 The Proposed Development seeks outline planning permission, with all matters reserved other than principal means of access from the highways, 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").

- 4.2 The submitted parameters plan, and the accompanying indicative masterplan and Design and Access Statement, demonstrate that a high quality new development would be created that would deliver:

- a) residential development of up to 200 dwellings including affordable housing (see below);
- b) significant new green infrastructure including a publically accessible Community Park;
- c) pedestrian and cycle links throughout the Application Site;
- d) access taken from Marshall Close;
- e) provision of new allotments and Community Orchard.

Market and Affordable Housing Statement

- 4.3 The Proposed Development will provide up to 200 residential dwellings, of which it is proposed that 30% would be affordable (up to 60 units).
- 4.4 In accordance with Policy AH SP2 of the Local Plan, the proposed affordable housing tenure mix is proposed to be 75% affordable rent and 25% intermediate housing. This will be discussed further during the course of the planning application.
- 4.5 At this outline stage, where layout is not for determination, the location and precise mix of the affordable homes is not identified and will instead be agreed at reserved matters stage. However, it is expected that the quantum of affordable housing to be delivered, and the tenure mix, will be secured through a Section 106 Agreement (see Section 7 of this Statement).

Green Infrastructure

- 4.6 The Proposed Development will include a significant amount of Green Infrastructure that will be accessible to both residents of the development and the wider community.
- 4.7 The proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the surrounding vegetation along with the site's immediate context. The extensive area of public open space, that includes notable areas of native tree, shrub planting and wildflower grassland effectively wraps around the development and forms a Community Park which will be integral to the proposals.
- 4.8 The creation of the Community Park presents a range of opportunities to enhance and create new varied habitats. These would include areas of native wildflower grassland, shrub, tree planting and wetland features.

Site Access

- 4.9 The Application Site will be accessed from Marshall Close and will be designed in accordance with Manual for Street principles and comprises an extension of the existing carriageway to provide a 5.5m access road that turns westwards into the Application Site. To facilitate the utilisation of Marshall Close in this way, having regard to the need to provide appropriate parking provision for existing residents, a number of improvements are proposed along Marshall Close including off carriageway parking laybys within the highway verge.
- 4.10 Once within the Application Site, the proposed access crosses the Barnham Rife with an appropriate bridging structure. The existing footway situated on the eastern side of Marshall Close is to be extended into the Application Site to provide a 2m wide pedestrian route. A second 2m wide footway is to be provided on the northern side of the new access road. The extension of the footway will provide continuous pedestrian infrastructure.
- 4.11 Further information on the Site access is available in the Transport Assessment.

Demolition of Existing Buildings

- 4.12 There is a cluster of outbuildings situated in the centre of the site. These buildings are formed of a collection of barns and wooden stables surrounding a small yard. There are also a number of brick and flint walls forming the remains of buildings whose roof has since been lost. The existing buildings have all been included within the survey work and will be demolished as part of the Proposed Development.

5.0 Development Plan Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless there are material considerations which indicate otherwise.

5.2 The Development Plan for Arun comprises the following:

- i. Arun Local Plan 2011-2031 (July 2018)
- ii. Barnham and Eastergate Neighbourhood Development Plan 2014

Arun Local Plan 2011-2031 (July 2018)

5.3 Policy H SP1 of the Arun Local Plan 2011-2031 ("the adopted Local Plan") identifies a requirement for the delivery of at least 20,000 houses in the district between 2011 and 2031. This strategy includes a stepped trajectory for the delivery of housing, with the annual housing requirement rising from 610 dwellings per annum (dph) between 2011/12 and 2015/16, to 1,120 dph between 2016/17 and 2020/21, to 1,310 between 2021/22 and 2025/26, and down again to 960dpa between 2026/27 and 2030/31.

5.4 The two primary ways to meet this requirement, as identified in the adopted Local Plan, is the allocation of a series of strategic sites as summarised at table 12.2 of the Plan, together with a total of at least 1,250 homes to be delivered from non-strategic sites which are to be allocated through future neighbourhood plans (or a subsequent Site Allocations Document).

5.5 Barnham is identified as one of the 'six villages' in the western part of the district. Paragraph 3.7 states that:

"Barnham, Eastergate and Westergate are located close together and share many facilities. Considered together these three villages provide a range of shops and local services."

The same paragraph adds that:

"Barnham additionally benefits from a mainline railway station."

- 5.6 As part of the overall housing strategy, Policy H SP2c allocates a strategic site referred to as 'Barnham/Eastergate/Westergate (SD5)' for up to 3,000 homes in total (of which 2,300 are expected to be delivered before 2031). This strategic development would, in addition to housing, provide a range of new facilities including a community hub (incorporating a local centre, new retail, commercial and community facilities, a library facility and additional healthcare facilities), together with new primary schools and sports pitches.
- 5.7 Whilst not specifically allocated for development in the adopted Local Plan, the Application Site is adjacent to the identified Barnham settlement boundary, and adjacent also to the eastern edge of the Barnham/Eastergate/Westergate strategic allocation (separated only by the existing railway line).

Barnham and Eastergate Neighbourhood Development Plan 2014

- 5.8 The Barnham and Eastergate Neighbourhood Development Plan was made in 2014. In terms of housing, Policy H1 states that permission will be granted for at least 60 homes in Eastergate on land identified in the Proposals Map. This allocation is a single site north of Barnham Road.
- 5.9 The made neighbourhood plan was produced before the housing requirement for the district, as set out in the adopted Local Plan, was confirmed (and this requirement increased very significantly between 2014 and 2018). The neighbourhood plan is also now 6 years old and does not fulfil the relevant requirements to trigger the provisions of paragraph 14 of the NPPF (see later in this Statement for detail).

Other Material Considerations

- 5.10 The primary 'other material considerations' in relation to this application is the National Planning Policy Framework February 2019 ('the NPPF'). The NPPF sets out the Government's planning policies and how these are expected to be applied. It sets out at paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.11 At paragraph 7 it sets out the three dimensions to sustainable development: economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways. We assess policy matters in detail later in this statement but we summarise below, with reference to the three dimensions identified in the NPPF, how the Proposed Development would contribute to achievement of sustainable development:

Sustainable Development	Benefits of the Proposed Development
An Economic Role	• A significant capital investment to the local area; • Increased spending by new residents in local shops, businesses and other services; • New housing to underpin existing and support new economic activity; • Employment of approximately 620 people • Provide 6 apprenticeships, graduates or trainees; • Generate over £2,400,000 in tax revenue
A social role	• Up to 200 new homes, including up to 60 much needed affordable homes; • A high quality physical environment and significant new green infrastructure, including a community park, allotments and a community orchard; • Establishing a high quality framework for good detailed design which has regard to the ability to reduce opportunities for crime and anti-social behaviour;

A Environmental Role	• An opportunity to deliver a significant net gain (likely to be a minimum of 10%) in biodiversity including establishing native wildflower grassland, shrub, tree planting and wetland features; • Surface water run-off rates limited to existing greenfield rates to avoid any increase in flood risk on or off site; • A Community Park available to both residents of the development and the wider community; • An opportunity to provide a visually attractive development with a high standard of design.
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5.12 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development and, for decision taking, this means where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date (footnote 7 confirms this includes applications involving the provision of housing where the local planning authority cannot demonstrate a five year land supply of deliverable housing sites) grant permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. 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.

National Planning Practice Guidance

- 5.13 Planning Practice Guidance (PPG) was first published as an online resource to supplement the NPPF. It is regularly updated to reflect changes in Government Policy.
- 5.14 This Statement addresses elements of the PPG insofar as they are relevant to the case in favour of the Proposed Development.

Housing Delivery Test Results / Housing Delivery Test - Action Plan (June 2019)

- 5.15 The 2018 Housing Delivery Test ("HDT") results for Arun District identified a shortfall in delivery, with only 91% of required housing being delivered in the years 2015-16 to 2017-18. As a result, there was a requirement for the Council to produce an 'Action Plan' to identify how it would boost supply.
- 5.16 The Council met this requirement and published its Action Plan in June 2019. In Section 7 this document identifies a series of 'Proposed Delivery Actions and Opportunities'. For development management purposes, and most relevantly to this application, these include an identified action for the Council to:

"Invite applications from landowners/developers on 'deliverable' HELAA sites to re-establish 5 yr HLS"

- 5.17 This application, for the development of a site identified as 'deliverable' by the Council in its HELAA, accords with this Council objective.
- 5.18 Since the publication of the Action Plan, the 2019 HDT results have been published. These identify a significant worsening of the housing supply situation in Arun District, with delivery at only 68% of the requirement for the years 2016-17 to 2018-19. This requires the application of a 20% buffer on top of housing supply requirements.
- 5.19 It is clear, therefore, that the housing supply situation in the district is severe and worsening. The only way in which this severe shortfall (see the next section of this Statement for detail) can be reduced is the approval of development on sustainable, deliverable but currently unallocated sites such as the Application Site.

Housing and Economic Land Availability Assessment (HELAA) February 2020

- 5.20 The Site has been promoted through the Council's HELAA process under reference "Land west of Church Lane (Rear of Cottage Piggeries)" with site reference number BA12A. An extract is attached at Appendix 1.
- 5.21 The Site is confirmed within the latest HELAA as 'deliverable', with a suggested total capacity of 241 homes based on an assumed average density of 30 dwellings per hectare.
- 5.22 In terms of the delivery of housing the HELAA identifies that first housing completions would take place in 2021/22. On that basis, it must be assumed that the Council expects a planning application to be submitted no later than 2020. This application accords with this objective.

Emerging Barnham & Eastergate Neighbourhood Plan

- 5.23 Barnham and Eastergate Parish Council has recently started the production of a new / updated neighbourhood plan, with an online high level questionnaire being consulted upon in late October 2020. This emerging plan is very much in its infancy and cannot be give any material weight at this time.

National Design Guide

- 5.24 In October 2019 the government published the 'National Design Guide'. The purpose of the document is to supplement paragraph 130 of the NPPF which promotes good design, by identifying ten characteristics for well-designed places. The content of the National Design Guide is addressed, alongside other design guidance and principles, in the Design and Access Statement submitted with this application.

Supplementary Planning Documents

- 5.25 The Council has adopted a series of Supplementary Planning Documents ('SPDs'). Of relevance to the Proposed Development are the following:
- a. Arun District Public Open Space, Playing Pitches and Built Facilities
 - b. Parking Standards

The following SPDs are also currently being prepared by ADC:

- c. Arun District Design Guide

5.26 Where relevant we make reference to these in our assessment of the Proposed Development later in this Statement.

6.0 Housing Land Supply

- 6.1 Policy H SP1 of the adopted Local Plan identifies a requirement for the delivery of at least 20,000 houses in the district between 2011 and 2031. This adopts a stepped trajectory, with the annual housing requirement rising from 610 dwellings per annum (dph) between 2011/12 and 2015/16, to 1,120 dph between 2016/17 and 2020/21, to 1,310 between 2021/22 and 2025/26, and down again to 960dph between 2026/27 and 2030/31.
- 6.2 To meet this requirement, the adopted Local Plan allocates a series of strategic sites as summarised at Table 12.2 of the Plan, and a total of at least 1,250 homes from non-strategic sites to be allocated through future neighbourhood plans (or a subsequent Site Allocations Document).
- 6.3 The latest formally published position in terms of land supply in the district is provided at Chapter 4 of the Council's Annual Monitoring Report 2018-19. This concludes (on page 23) that supply is just 3.7 years.
- 6.4 However, in a more recent appeal decision issued on 12th February 2020, for the development of 10 dwellings at Flansham (Ref APP/C3810/W/19/3236911), the Council's 3.7-year supply position was challenged, with the appellant in that case taking the view that supply was just 2.8 years. The Inspector ultimately concluded that:

".....I conclude in the main that the appellant's estimate of the extent of the 5YHLS that could be demonstrated was broadly correct.....This would mean that the Council was able to demonstrate a supply of approximately 2.9 years"

Notably he also concluded as follows:

"Even if the shortfall had been only to the extent postulated by the Council, the Council was unable to give a date by when it believed that the shortfall would be resolved. As I have concluded that the position is in fact less good than that, I therefore can only conclude that the shortfall is likely to continue for a considerable period."

- 6.5 Given the extent of the shortfall, we do not consider that it is necessary at this point to assess this in any further detail. However, what is clear is that the housing land supply situation in Arun District is severe, worsening and will not be rectified for a considerable period. Accordingly, as set out in the Council's Housing Delivery Test Action Plan, it is essential that 'deliverable' sites identified in the HELAA, such as the Application Site, are approved without delay.

7.0 Assessment of the Proposed Development

7.1 This section of the Planning Statement is structured having regard to the topic-based approach identified in the NPPF but focussing under each topic, in accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, on the policies of the adopted Local Plan, as follows:

- i. Principle of Development
- ii. Delivering a sufficient supply of homes
- iii. Building a strong and competitive economy
- iv. Promoting Healthy and Safe Communities;
- v. Promoting Sustainable Transport
- vi. Making Effective use of land
- vii. Achieving well-designed places
- viii. Meeting the challenges of climate change, flooding and coastal change
- ix. Conserving and enhancing the natural environment; and
- x. Conserving and enhancing the Historic Environment

Principle of Development

7.2 Policy C SP1 of the adopted Local Plan states that residential development in the countryside, outside a built up area boundary (BUAB), will not be permitted unless it accords with policies in the Plan which refer to a specific use or type of development. The Application Site is outside, but adjacent to the, BUAB for Barnham and none of the exceptions to the policy area relevant. Accordingly, the proposals conflict with Policy C SP1.

- 7.3 The Barnham and Eastergate Neighbourhood Plan does not include any specific policy relating to development outside the BUAB. However, it is evident that the intention of Policies H1 and H2 is to allocate a site for 60 homes on land north of Barnham Road, and to support small scale residential development on infill and redevelopment. It is not the intent to support what would be classed as a larger development as currently proposed. As such, whilst not directly contrary to any specific policy in the neighbourhood plan, it is clear that it did not envisage a development of this scale in this location.
- 7.4 However, the policies most important for the determination of this application including, most notably Policy CSP1 as referenced above are (in accordance with paragraph 11 of the NPPF), out of date by virtue of the significant housing land supply shortfall in the district, with a supply of no more than 2.9 years. On that basis, as set out in more detail in Section 9 of this Statement, whilst footnote 6 policies relevant to heritage are relevant in this case, they do not provide a reason for refusing the Proposed Development (let alone a clear reason) and accordingly, the presumption in favour of sustainable development is engaged i.e. permission should be granted unless the adverse impacts significant and demonstrably outweigh the benefits.
- 7.5 As demonstrated clearly later in this Statement, the adverse impacts do not outweigh, let alone significantly and demonstrably (paragraph 14 of the NPPF is not engaged in this case), the clear and significant benefits of the development of a site already identified as 'deliverable' in the Council's HELAA, and where the Council's own Housing Delivery Test 'Action Plan' identifies a need to invite applications for deliverable HELAA sites. As such permission should be granted.

Delivering a Sufficient Supply of Homes

- 7.6 As previously identified, the Council accepts that it cannot demonstrate a 5-year housing land supply, with recent appeal decisions and Council Committee Reports confirming a supply of no more than 2.9 years.
- 7.7 The Proposed Development would deliver much needed market and affordable housing contributing towards establishing a 5-year housing land supply for the district.

Building a Strong and Competitive Economy

- 7.8 Paragraph 8 of the NPPF states that the economic objective of sustainable development involves helping to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 7.9 Policy SKILLS SP1 of the Local Plan confirms that the Council will encourage development proposals that provide skills on strategic housing and employment sites particularly with regard to construction skills and raised skill levels and increased employability.
- 7.10 There is no relevant policy in the Neighbourhood Plan but reference is made generally to supporting local businesses.
- 7.11 According to the Homes Builders Federation Housing Calculator¹ the Proposed Development would provide:
- a. Employment of approximately 620 people;
 - b. provide 6 apprenticeships, graduates or trainees;
 - c. increased open space;
 - d. generate over £2,400,000 in tax revenue.
- 7.12 It is, therefore, clear that the Proposed Development does accords with relevant national and local policies in this regard.

Promoting Healthy and Safe Communities;

- 7.13 Paragraph 95 of the NPPF states that decisions should promote public safety and take into account wider security and defence requirements by making sure the layout and design of developments are informed by the most up to date information available from the police and other agencies.
- 7.14 Policy HWB SP1 of the adopted Local Plan confirms that all developments should be designed to maximise the impact in promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.
- b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
- c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.
- d. Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.

7.15 Policy D DM1 of the adopted Local Plan adds that when considering a planning application, the Council will have regard to crime prevention measures that make places feel safer to be achieved, inter alia, through natural surveillance and human presence by locating buildings and play areas along public routes and spaces and making a clear division between private and public land to foster a mutual protection through territorial belonging.

7.16 The Barnham and Eastergate Neighbourhood Plan sets out within its objectives on page 30 a clear need to protect open space for development.

7.17 As set out within the submitted Design and Access Statement, secured by Design Principles have (insofar as they are relevant to an outline planning application) been adhered to within the illustrative masterplan. The Proposed Development has also been designed to meet and indeed very significantly exceed the requirements of the Arun District Council Open Space Standards Paper (2020) as follows:

¹ <https://www.hbf.co.uk/policy/policy-and-wider-work-program/hbf-housing-calculator/>

Open Space category	Requirement in hectares per 1000 population	Requirement for 200 dwellings	Provision in the masterplan
Allotments and community gardens	0.25	0.13	0.3
Amenity green space	1.07	0.54	0.54
Natural and semi-natural open space	0.5	0.25	7.00
Parks and gardens	0.2	0.1	
Provision for children and young people	0.04	0.02	0.04

7.18 The proposed Community Park, as shown on the submitted parameter plan and illustrative masterplan, wraps around the Proposed Development area providing a significant and attractive new area of green infrastructure that will encourage social interaction and physical activity. This will in turn help support the health and wellbeing of both future residents and the wider existing community.

7.19 Full details of the landscape and ecological benefits of the Proposed Development are discussed later in this Statement and in more detail in the submitted Ecological Appraisal, Landscape and Visual Impact Assessment and Design and Access Statement.

7.20 It is therefore clear that the Proposed Development accords with (and indeed exceeds) relevant national and local policy objectives.

Promoting Sustainable Transport

7.21 Paragraph 103 of the NPPF identifies that significant development should be focused on locations which are sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

- 7.22 Policy T SP1 of the adopted Local Plan sets out to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles. Specifically, the Council will support development that:
- a. is designed to reduce the need to travel by car;
 - b. incorporates the District's green infrastructure network and gives priority to pedestrian and cycle movements;
 - c. protects committed lines of major road scheme;
 - d. incorporates appropriate levels of parking;
 - e. is supported by an effective Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan which is effective and deliverable; and
 - f. provides improved crossing points over the railway line.
- 7.23 Policy GA 1 'Connection to sustainable transport' of the Neighbourhood Plan sets out that new development should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.
- 7.24 Policy GA 2 'Footpath and cycle path network' identifies that support will be given to proposals that improve and extend the existing footpath and cycle path network, allow greater access to new housing, the village centres, green spaces and the open countryside.
- 7.25 As identified in Section 2 of this Statement and within the Transport Assessment submitted in support of this Planning Application, the Site is located in a highly sustainable location as summarised below:
- a. Improved walking and cycling facilities across the Site; including being located within walking distance of Barnham. Footways will provide access to Barnham village centre and railway station along with the Murrell Arms public house, Barnham Community Centre and Community Hall.

- b. Walking distance to bus stops located approximately 350m north east of the site on Yapton Road and Lake Lane. Further bus service can also be found 450m north on Barnham Road adjacent Barnham Railway Station. Services are provided to high order destinations such as Chichester and Bognor Regis.
- c. Walking distance to Barnham Railway Station which is approximately 500m from the Site and provides West Coastway services between Brighton and Southampton.

7.26 The submitted plans demonstrate that pedestrian and cycle routes can be provided connecting to Marshall Close, with the PROW (FP 323) crossing the site on a northwest- southeast alignment towards West Barnham and connecting to Church Lane. The Community Park will further improve the connectivity of the site.

7.27 Further measures to encourage sustainable transport modes are set out within the submitted Framework Travel Plan, and include but are not limited to:

- a. the appointment of a Travel Plan Co-ordinator for the site;
- b. commissioning of TRICS SAM surveys; and
- c. provision of travel vouchers to residents.

7.28 In light of the above, it is evident that the Application Site is situated in a highly sustainable location that is consistent with relevant national and local policies.

Impact on the Highway Network

Vehicular Access

7.29 As set out within the submitted Transport Assessment, access to the Application Site will be taken from Marshall Close. The access has been designed in accordance with Manual for Streets principles and comprises an extension of the existing carriageway to provide a 5.5m access road that turns westwards into the Application Site. To facilitate the utilisation of Marshall Close in this way, having regard to the need to provide appropriate parking provision for existing residents, a number of improvements are proposed along Marshall Close including off carriageway parking laybys within the highway verge.

- 7.30 Once within the Application Site, the proposed access crosses the Barnham Rife with an appropriate bridging structure. The existing footway situated on the eastern side of Marshall Close is to be extended into the Application Site to provide a 2m wide pedestrian route. A second 2m wide footway is to be provided on the northern side of the new access road. The extension of the footway will provide continuous pedestrian infrastructure from Marshall Close and Barnham itself into the Site.

Vehicle and Cycle Parking

- 7.31 Whilst not for determination at this stage, the submitted Transport Assessment confirms that Arun District Council's approach to parking for new development as set out in the Parking Standards SPD can be accorded with at reserved matters stage. For development in this area the SPD indicates that the Application Site is within 'Zone 2' and therefore the following should be applied:

No. of bedrooms	No. of habitable rooms	Car Parking Provision	Cycling Provision	Parking
1	1-3	2	1	
2	4	2	1	
3	5-6	2	2	
4+	7+	3	2	

Source: Arun District Council Parking Standards SPD: January 2020

- 7.32 In terms of traffic generation, the submitted Transport Assessment concludes that the Proposed Development is likely to contribute 102 movements during the Morning Peak (08:00-09:00) and 101 movements during the Evening Peak Hour (17:00-18:00).
- 7.33 All the assessed junctions are expected to operate well within capacity during each of the assessed years. As such the Proposed Development will not have a significant (let alone a severe) impact on the local highway network in line with national and local policies.

Making Effective use of land

- 7.34 Paragraph 117 of the NPPF sets out the requirement to make effective use of land in meeting the needs for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 7.35 Policy D SP1 of the Local Plan states that development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area.
- 7.36 Policy D DM1 of the Local Plan adds that when considering any application for development the Council will have regard to, inter alia, the character of and making the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area.
- 7.37 There is no relevant density policy in the Barnham and Eastergate Neighbourhood Plan.
- 7.38 The submitted Design and Access Statement (DAS) provides a very detailed site analysis and context appraisal which demonstrates how this landscape-led scheme has had regard to the surrounding area. The DAS confirms at Section 7 that the average net density is 35dph which is considered to be wholly appropriate and which accords with the objectives of relevant national and local level policies.

Achieving Well-Designed Places

- 7.39 Paragraph 127 of the NPPF identifies that decisions should ensure that developments:
- i. Will function well and add to the overall quality of the area;
 - ii. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - iii. Are sympathetic to local character and history, including the surrounding built environment and landscape setting;
 - iv. Establish a strong sense of place, using the arrangements of streets and spaces to create attractive, welcoming and distinctive places to live, work and visit;
 - v. Optimise the potential of the site to accommodate an appropriate amount and mix of development; and

- vi. Create spaces that are safe, inclusive and accessible which promote health and well-being, with a high standards of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.40 The PPG (ID: 26-010) states that outline planning applications should set a framework for the preparation and submission of reserved matters proposals, with the possibility of establishing design principles.

7.41 The PPG (ID: 26-011) further states that parameter plans can contribute towards setting this framework, and can also allow flexibility through establishing maximum parameters.

7.42 More recently, the National Design Guide identifies broad principles that should be taken in to account in creating high quality places /good design.

- a. Policy D DM1 of the adopted Local Plan sets out fifteen aspects of form and design quality that the Council will have regard to in considering development proposals.

7.43 Policy ES5 of the Barnham and Eastergate Neighbourhood Plan sets out that all new development should be of a high quality design.

7.44 Whilst matters relating to layout, appearance and landscaping are reserved for future consideration, a parameter plan has been submitted to establish clear principles for the location of the built development and open space. This is supplemented by an illustrative masterplan.

7.45 Furthermore, a detailed Design and Access Statement has been submitted which demonstrates clearly how the Proposed Development has had regard to and responds to its context, and will achieve high quality design. The clear principles set out in the DAS, which will achieve high quality design, are as follows:

- i. a scheme designed to respond to the opportunities of the Application Site;
- ii. retention of important trees and hedgerows within the Application Site and on its boundaries, with enhanced landscape planting which will replicate the boundaries of the site;

- iii. new vehicular access from Marshall Close with pedestrian / cycle links to the surrounding area and the village centre / rail station;
- iv. a hierarchy of streets, shared surfaces and footpaths which aim to reduce traffic speeds and encourage pedestrian / cycle priority in certain areas;
- v. efficient use of the land to achieve up to 200 homes;
- vi. provision of significant new green infrastructure including the creation of a high quality new 'Community Park'.

7.46 The Proposed Development therefore accords with relevant national and local policies relevant to design quality.

Meeting the Challenges of Climate Change, Flooding and Coastal Change

7.47 Paragraph 155 of the NPPF states that development should be directed away from areas at highest risk of flooding. Furthermore, the PPG (ID 7-063) states that residential development should be designed so that the most vulnerable uses are restricted to areas that are at lowest risk of flooding, with areas that are of highest risk used to accommodate less vulnerable land uses.

7.48 Policy ECC SP1 of the adopted Local Plan advises that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; and health impacts as a result of extreme temperatures and a decline in the quality and richness of biodiversity.

7.49 Policy W SP1 sets out that Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Developments will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies or provide flood relief.

7.50 Policy W DM2 adds that development in areas at risk from flooding will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the NPPG has been met;

- b. a site specific flood risk assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall;
- c. the sustainability benefits to the wider community are clearly identified;
- d. the scheme identifies adaptation and mitigation measures;
- e. appropriate flood warning and evacuation plans are in place; and
- f. new site drainage system are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

7.51 Policy ES1 of the Barnham and Eastergate Neighbourhood Plan states that new development should aim to reduce the overall level of flood risk in the area.

7.52 A Flood Risk Assessment and Drainage Strategy has been submitted in support of the Proposed Development. This Assessment confirms that the Application Site lies predominantly within Flood Zone 1 in respect of fluvial flows, although sections closest to the Barnham Rife are located within Flood Zones 2 and 3.

7.53 All proposed new homes would be located within Flood Zone 1.

7.54 As referenced above, the land either side of the Barnham Rife is located in flood zone 2 and 3. This area of land is used to access the site from Marshall Close and the NPPG confirms (ref: 7-066-20140306) that essential infrastructure includes transport infrastructure which is acceptable in policy terms. The access point is therefore considered acceptable in terms of location in the flood zone.

7.55 All other areas of flood zone 2 and 3 have been incorporated into the Green Infrastructure across the Site.

7.56 Supplementary hydrological assessments are currently underway to assess prevailing flood levels within the Rife in association with the Environment Agency given its status as a Main River.

Surface Water Drainage

- 7.57 Sustainable Urban Drainage measures will be implemented across the Application Site to ensure that flood risk downstream is not increased due to the Proposed Development.
- 7.58 The submitted Flood Risk Assessment and Drainage Strategy identifies the principal components of the proposed surface water strategy and is subject to further detailed investigations as part of any subsequent reserved matters application. These assumptions are subject to evolution as the design develops.
- 7.59 The main components that make up the surface water strategy are as follows:
- a. A network of trapped gullies, pipes and Sustainable Drainage (SuDS) features to collect the surface water runoff from impermeable areas such as roads, roofs and driveways;
 - b. A combination of roadside swales and basins in tandem with existing on-site drainage ditches to provide attenuation storage and high quality water benefits;
 - c. Attenuation basins that will be lined to provide the ability to create localised permanent bodies of water which adds landscaping and biodiversity opportunities to the scheme.

- 7.60 The attenuation basins in combination with source control techniques and other site controls such as swales will ensure the Proposed Development will not pose an increase in flooding in the area.

Foul Water Drainage

- 7.61 The topography of the Site and location of the existing foul sewer point of connection, wastewater from the Site can flow entirely by gravity to the receiving public sewer. Discussions are currently ongoing with Southern Water regarding the extent of additional off-site sewers or improvements to existing sewers that may be required to service the development. The on-site foul water sewers will be designed in collaboration with Southern Water as approving body in accordance with the new Sewerage Sector Guidance (SSG) and will be offered to Southern Water for adoption under S104 of the Water Industry Act.

Conserving and Enhancing the Natural Environment

- 7.62 Paragraph 170 of the NPPF sets out that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and prevent new development being put at unacceptable harm from noise pollution and recognising the intrinsic character of trees and woodland.
- 7.63 Policy ENV SP1 of the adopted Local Plan states that the Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.

Landscape

- 7.64 Policy LAN DM1 of the adopted Local Plan confirms that development should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 7.65 There is no directly applicable policy relevant to landscape matters in the Barnham and Eastergate Neighbourhood Plan advises that proposals for new housing development should include good quality outdoor amenity space – either private gardens or shared amenity area.
- 7.66 A Landscape and Visual Impact Assessment (“LVIA”) has been submitted in support of the Proposed Development. The LVIA confirms that in relation to the effects of the Proposed Development upon landscape character, whilst some harm is acknowledged to the immediate landscape character of the Application Site itself, the harm is restricted to the site itself and reduces within the immediate setting and further in the wider setting.
- 7.67 In terms of the visual assessment, the primary visual receptor would be users of the PROW that runs through the Application Site, and residents and motorists using Church Lane and Marshall Close to the north east and south east. Overall it is concluded that the views of the Application Site are well-contained and highly localised within the context of the existing visual environment. The LVIA concludes that the Proposed Development will integrate into the immediate setting without compromising the visual amenities or qualities of the localised or wider setting.

- 7.68 As a consequence, it is concluded that the Proposed Development will not result in significant harm to the landscape character or visual environment, and that the Proposed Development can be successfully integrated in this location.
- 7.69 In terms of landscape features, and whilst a matter reserved for the detailed stage, it is proposed that the following would be provided, inter alia, as part of any landscape strategy and would deliver significant new benefits:
- a. on site allotments and community orchard;
 - b. enhanced landscape boundary and substantial new native tree and shrub planting providing ecological benefits and habitat corridors for wildlife;
 - c. existing vegetation structure retained and strengthened to north of the site where there are currently gaps in the landscaping; and
 - d. new accessible public open space.

Noise

- 7.70 Policy QE DM1 of the Local Plan states that residential development likely to experience noise from road, rail or air, and in particular development in close proximity to specifically identified locations (which include 'the stretch of railway line that runs through Barnham Station') must be supported by:
- i. a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise; and
 - ii. Consider both the likely level of exposure at the time of the application and any increase that might be reasonably expected in the foreseeable future.

7.71 The submitted Noise and Vibration Assessment confirms that noise levels at the Application Site are dictated by railway noise emissions and that these are relatively low, as confirmed by an NEC and ProPG assessment. Acceptable noise levels can be readily achieved through the implementation of the proposed buffer zone (the separation of development from the railway line as proposed on the submitted parameter and illustrative masterplans), using standard façade elements and the orientation of gardens closest to the railway behind dwellings or behind 1.8m closed-board timber fencing. The Assessment concludes that the Proposed Development is acceptable subject to the above, and that ground-borne vibration levels are also considered to be acceptable.

7.72 As such the Proposed Development complies with relevant policies in this regard.

Biodiversity

7.73 Policy ENV DM5 of the adopted Local Plan sets out that development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats. Developments shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces.

7.74 The submitted Ecological Appraisal confirms that there are no statutory or non-statutory nature conservation designations within or adjacent to the Application Site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals. The majority of the habitats on site do not constitute as features of ecological importance however the hedgerows and watercourse are of importance on a local level. The loss of a proportion of these features is considered to be of minor ecological significance.

7.75 The Site generally offers limited opportunities for protected species.

7.76 While the Site as existing has low ecological potential and in order to promote high quality ecology in the area the following list provides examples of improvements that will be implemented:

- a. New habitat creation- new planting is proposed to comprise areas of native species of local provenance, including trees and shrubs appropriate to the local area;

- b. Wildflower grassland- areas of wildflower are proposed within the landscape strategy for the site, such that in combination with new native landscape planting, opportunities for biodiversity will be maximised under the proposals;
- c. Wetland features- new wetland habitats are proposed that will provide a range of opportunities for wildlife, including water vole and species of amphibian and Reptiles;
- d. Bat/ Bird Boxes- boxes will be incorporated into the final reserved matters scheme;
- e. Habitat Piles – a proportion of any deadwood arising from vegetation clearance works will be retained within the Site in a number of log piles located within area of new plating;
- f. Hedgehog Nest Domes – Nest Domes will be installed within sheltered areas, such as existing or newly created hedgerows to provide suitable nesting and hibernation sites.

Further biodiversity improvements measures are included in the Ecological Appraisal.

7.77 For these reasons and those set out in more detail within the Ecological Appraisal the Proposed Development therefore provides a net gain likely to be a minimum of 10% in biodiversity and accord with national and local policies.

Arboriculture

7.78 Policy ENV DM4 of the Local Plan states that development will be permitted where it can be demonstrated that trees protected by a TPO, identified as Ancient Woodland, in a Conservation Area or contributing to local amenity; will not be damaged or destroyed now and as they reach maturity. Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

- a. Land and tree survey;
- b. a tree constraints plan;
- c. an Arboricultural impact assessment to include a tree protection plan and arboricultural method statement.

- 7.79 Policy ES9 of the Barnham and Eastergate Neighbourhood Plan identifies that proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be maintained. Plans for tree planting on new developments of more than 3 dwellings must anticipate the effects of climate change.
- 7.80 An Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) have been submitted in support of this planning application. The AIA confirms that the Proposed Development will not result in any loss of protected trees or threaten the well-being of any important trees. Similarly, the AIA confirms that no ancient woodland or veteran trees are at risk from the Proposed Development. Some tree removal will be required to accommodate the development but this will be limited to small groups of low quality trees and hedgerow which require removal to access the site and will be fully mitigated with replacement planting. The illustrative masterplan demonstrates that the risk of residual harm to trees arising from the post-occupation pressure is also low.
- 7.81 Whilst there are three Tree Preservation Orders on the Application Site (TPO/BN/6/20) (TPO/BN/3/20:T1) (TPO/BN/1/18:T1), all have been accommodated within the proposals.
- 7.82 It is therefore considered that the Proposed Development accords with relevant national and local policy.

Conserving and Enhancing the Historic Environment

- 7.83 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 7.84 Paragraph 196 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.
- 7.85 Policy HER DM3 of the adopted Local Plan states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission affecting the setting of a Conservation Area will normally be granted provided that a series of criteria are met including that it would not harm important views into, out of or within Conservation Areas.

7.86 Policy HER DM1 identifies that proposals that affect statutory listed buildings will also be required to:

- a. preserve or enhance the historic character, qualities and special interest of the buildings;
- b. be necessary and not detrimental to the architectural and historical integrity and detailing of a listed buildings exterior;
- c. protect the architectural and historical integrity and detailing of a listed buildings interior;
- d. protect the special interest of buildings of architectural or historic interest; and
- e. protect and where possible enhance the setting of the building.

7.87 The submitted Heritage Assessment confirms that there are no designated heritage assets within the Application Site and that only three designated heritage assets located in the wider environment could be affected by the Proposed Development:

- a. Barnham Court (Grade I Listed Building);
- b. Curacoa (Grade II listed Building); and
- c. The Barnham (Church Lane) Conservation Area.

7.88 The Assessment confirms that only the Church Lane Conservation Area would result in some loss of its significance as a result of the Proposed Development. However, this harm is at the lowest end of 'less than substantial' in terms of NPPF paragraph 196.

7.89 Whilst at the lowest end of 'less than substantial' we accept that this does mean that this harm should be weighed against the 'public benefits' of the proposal. In this case we consider that the significant public benefits of the Proposed Development would very clearly outweigh the level of harm at the lowest end of 'less than substantial', with these benefits most notably including:

- i. the delivery of up to 200 new homes in a highly sustainable location in a district with a severe housing shortfall (just 2.9 years supply at best);

- ii. the provision of much needed affordable housing (up to 60 homes) in an area with significant unmet needs;
- iii. a range of economic benefits including job creation and increased expenditure in the local economy;
- iv. significant ecological enhancements, including the protection of existing features and the creation of new habitats; and
- v. provision of extensive new open space, significantly in excess of policy requirements, for use by both residents and the local community.

7.90 Given these public benefits, and the very limited amount of heritage harm, it is clear that the proposals would accord with paragraph 196 of the NPPF and relevant local policies.

Archaeology

7.91 The submitted Archaeological Desk Based Assessment states that within the local area, previous archaeological work and find spots have produced a number of archaeological features and finds from prehistoric through to the Roman period.

7.92 The Assessment concludes that it will be necessary to provide further information in regards to the potential below ground archaeological deposits but that this work can and should be secured through a planning condition attached to the outline permission.

8.0 Section 106 Draft Heads of Terms

- 8.1 Draft summary Heads of Terms for a Section 106 Agreement, to provide a level of infrastructure to support the development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), are set out below. The exact scope and content of any agreement will need to be discussed and finalised during the course of the application and therefore the Heads of Terms should be considered in that context.
- 8.2 Arun District Council is a CIL charging authority and, therefore, financial contributions will be made in accordance with the Community Infrastructure Levy.
- 8.3 Following pre-application discussions, it is considered that the following key elements are likely to be covered in Section 106 for the Proposed Development:
- a. affordable housing provision;
 - b. highways works;
 - c. off-site cycle/pedestrian improvements;
 - d. education (contribution towards a local primary school);
 - e. a healthcare contribution;
 - f. provisions for open space management;
- 8.4 Discussions with Officers on the above will continue during the application process.

9.0 Planning Balance / Conclusion

- 9.1 The Council acknowledges that it cannot currently demonstrate a 5-year land supply. Indeed, supply is no more than 2.9 years – a severe and worsening shortfall to which very significant weight must be given.
- 9.2 On this basis, having regard to paragraph 11d of the NPPF (and specifically footnote 7), the policies most important for the determination of this application are out of date and permission should be granted unless paragraph 11d limbs i) or ii) apply. In this case, the principle policy rendered out of date is Policy C SP1 which seeks generally to prevent development taking place outside identified built up area boundaries.
- 9.3 Footnote 6 to paragraph 11 of the NPPF confirms that the policies referred to in limb i) include designated heritage assets. As identified in the submitted Heritage Assessment, whilst there are no designated heritage assets within the Application Site, there are some in the locality and the Proposed Development would have a limited impact on the significance of the Church Lane Conservation Area. This impact is at the lowest end of 'less than substantial' where NPPF paragraph 196 states that this harm should be weighed against the public benefits of the proposal. As set out previously in this Statement, it is evident that the public benefits clearly and demonstrably outweigh the very limited heritage harm.
- 9.4 On this basis, the application of paragraph 196 of the NPPF does not provide a reason to refuse the Proposed Development (let alone a clear reason) and, having regard to relevant case law on the application of paragraph 11 of the NPPF (*Monkhill Limited vs Secretary of State for Housing, Communities and Local Government and Waverley Borough Council* ([2019] EWHC 1993 (Admin)), it is necessary to proceed to paragraph 11 limb ii).
- 9.5 For the reasons set out in this Statement, it is clear that the adverse impacts of approving the proposals (which are limited principally to the impacts associated with developing a greenfield site) would not outweigh the significant range of benefits (let alone significantly outweigh them) which include:
- i. the delivery of up to 200 new homes in a highly sustainable location in a district with a severe housing shortfall (just 2.9 years supply at best);

- ii. the provision of much needed affordable housing (up to 60 homes) in an area with significant unmet needs;
- iii. a range of economic benefits including job creation and increased expenditure in the local economy;
- iv. significant ecological enhancements, including the protection of existing features and the creation of new habitats; and
- v. provision of extensive new open space, significantly in excess of policy requirements, for use by both residents and the local community.

9.6 On this basis, neither limb i) nor limb ii) of paragraph 11 of the NPPF provide reasons to disapply the presumption in favour of sustainable development and accordingly, permission should be granted.

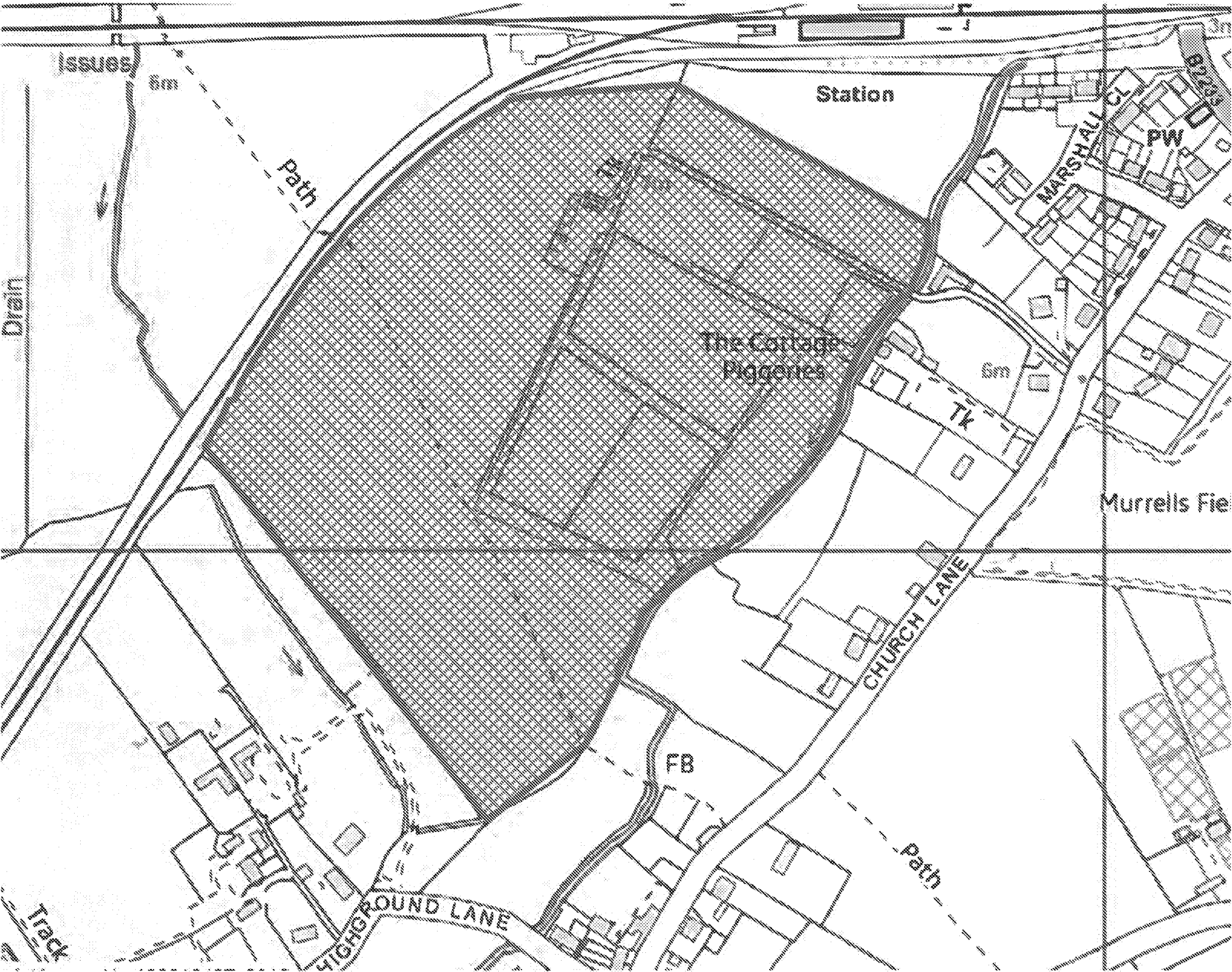
Appendix A: HELAA BA12A

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	BA12A
Site Location	Land west of Church Lane (Rear of Cottage Piggeries)
Parish	Barnham & Eastergate
Grid Reference	495710 - 104070
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Settlement	Barnham
Local Plan Area	Inland Arun Area
Site Area	13.44
Net Developable Area	8.064
Viability Typologies	1-LG150
Description of Site and Existing Use	Large, unusual shaped plot of land bordered by the railway line to the north and Church Lane to the south. The current use is agriculture. There is limited residential development in close proximity.
Existing Use	Greenfield
Potential use for evaluation	Residential.
Constraints	Lidsey Treatment catchment; Ground water flooding and flood zones 2, 3a and 3b; views of the conservation area to the south; limited number of access points - via Marshall Close PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.
Suitability Summary	Development in this location would have an impact upon the landscape, which is identified in the 2006 Landscape study as being medium/high capacity for development. Require flood risk exception test with potential flood plain incorporation
Availability Summary	The Site has recently been promoted as part of the 2019 HELAA updates process, and as a result is considered to be available for the purposes of this assessment.
Deliverability Summary	Promoter estimates submission of outline planning application in Jan 2020 and completion of last dwelling in March 2024.
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			241				
2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
0	0	50	50	50	50	41	0
2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
0	0	0	0	0	0	0	



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