

Planning Statement, including Statement of Community Involvement, Heritage Statement & Affordable Housing Statement

Site: Warwick Nursery, Barnham Road, Eastergate

Proposal: Detailed planning application for 44 dwellings and associated infrastructure.

On behalf of Landacre (Eastergate) Ltd
December 2020



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Town Planning & Development Consultancy



Executive Summary

Henry Adams LLP act on behalf of Landacre (Eastergate) Ltd in respect of the submission of a detailed application for 44 residential dwellings on land at Warwick Nursery, Barnham Road, Eastergate.

This Statement demonstrates the following key points:

- The site is allocated for development as part of Strategic Allocation SD5 Barnham/Eastergate/Westergate.
- The proposal is in accordance with a mini-masterplan agreed between the adjoining landowners, the Parish Council and Arun District Council.
- Early delivery of the mini-masterplan area will enable the Strategic Allocation to start delivering housing in the immediate future.
- Lack of 5 year housing land supply and lack of an up-to-date Neighbourhood Plan.
- Economic benefits will include the creation/maintenance of construction jobs, and additional spending by new residents on local goods and services.
- Ecological and biodiversity enhancements through the landscaping proposals will result in biodiversity gains and environmental benefits.

This application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development delivering economic, social and environmental benefits to the local area.

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Appendix 1 - Assessment against H SP2 and HSP2c

1. Introduction

- 1.1. Henry Adams LLP act on behalf of Landacre (Eastergate) Ltd in respect of this detailed planning application for the construction of up to 44 dwellings, 30% of which would be provided as affordable homes.
- 1.2. This Statement sets out the relevant background for the determination of this planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations. The statement incorporates the following:
 - Affordable Housing Statement
 - Draft heads of Terms
 - Statement of Community Involvement
 - Heritage Assessment
- 1.3. The proposals have been informed by the policies within the National Planning Policy Framework (NPPF), Arun Local Plan, Barnham and Eastergate Neighbourhood Plan and supplementary planning documents.
- 1.4. In addition to this Statement, the following documents are submitted as part of the planning application;
 - Arboricultural Method Statement including Tree Schedule & Protection Plan
 - Flood Risk Assessment & Drainage Strategy
 - Preliminary Ecology Appraisal and Reptile Survey
 - Landscape Strategy
 - Transport Assessment
 - Utilities Statement
 - Sustainability Statement
 - Mineral Safeguarding Statement
 - Detailed Drawings

2. **Site and Surroundings**

- 2.1 The Site comprises 1.72 hectares of grazing land to the south of Barnham Road, Eastergate. Existing hedgerows and trees provide strong boundary treatments and in turn screening to the north, east and west.
- 2.2 This area of Barnham Road is characterised by a number of nurseries and associated residential properties to the south, with a stretch of linear residential development that fronts the highway to the north.
- 2.3 Barnham Road is an adopted highway, subject to a 30mph speed limit. Footpaths on both sides of the road provide pedestrian access to Eastergate and Barnham, with the southern side being lit.
- 2.4 Warwick Nursery is located immediately east of Eastergate, a sustainable settlement with a number of local facilities including a doctors surgery, shop and post office, and secondary school. The Site is also less than 1 mile west of Barnham Village, another sustainable settlement with multiple shops, pharmacy and train station.
- 2.5 In terms of connectivity, Barnham Train Station provides regular services across the south coast and north to London Victoria. Bus stops on Barnham Road, within 100 yds of the site, provide regular services to Bognor Regis, Chichester, Walberton and Arundel.
- 2.6 Warwick Nursery is located outside of the Eastergate settlement boundary however, it forms part of the Strategic Allocation SD5 Barnham/Eastergate/Westergate, as defined within Local Plan Policy H SP2c.

Site & Surrounds Planning History

- 2.7 There is no planning history relating to the application site. However, parcels of land to the east, also located within the Allocation SD5, have been subject to applications prior to the agreement of a Council endorsed masterplan for the area. The planning history is as follows:

Application Reference	Proposal	Decision
BN/135/20/PL	Construction of 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). This site is a Strategic Site in SP2 (Zero Rated).	Decision pending
BN/65/19/OUT	Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 no. new dwellings, widening & re-profiling of site access, provision of right turn lane with improved	Refuse

	visibility splays, retention of significant landscaped highway buffer, parking for 30 no. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT)	
EG/22/19/OUT	Outline application with some matters reserved for the erection of 28 no. dwellings, access, landscaping & associated works (re-submission following EG/42/18/OUT)	Refused & Appeal Pending
EG/49/18/OUT	Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 no. new dwellings, widening & re-profiling of site access, provision of right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 no. cars including garages & visitor parking & potential future highway access to adjacent housing land	Withdrawn
EG/42/18/OUT	Outline application with all matters reserved for the erection of 28 no. dwellings, access, landscaping and associated works.	Withdrawn

3. Application proposals

- 3.1 The proposal comprises a detailed planning application for the construction of 44 dwellings, to include 30% affordable housing and a new access point from Barnham Road.
- 3.2 The application site forms part of ADLP Strategic Allocation SD5 (Barnham/Eastergate/Westergate) and thus the proposal has been submitted in line with a wider mini-masterplan devised and agreed with Arun District Council. This masterplan area encompasses smaller land parcels on the southern side of Barnham Road to ensure that these can be bought forward as a cohesive development at the earliest opportunity.
- 3.3 Initially, the proposal seeks to modify the existing access from the B2233 Barnham Road, creating a 4.8m wide roadway with 2m wide footpath to one side. The Strategic Allocation proposes a bypass which, when complete, will provide connectivity for all parcels within the mini masterplan area.
- 3.4 Of the 44 proposed dwellings, 13 homes (30%) would be provided as affordable dwellings in a form and tenure that complies with the ADLP requirements. The proposed housing mix is aligned with the Strategic Housing Market Assessment requirements and is as follows:

Market

- 6 no. 2 bed houses
- 13 no. 3 bed houses
- 2 no. 3 bed townhouses
- 10 no. 4 bed houses

Affordable

- 2 no. 1 bed flats
 - 7 no. 2 bed houses
 - 4 no. 3 bed houses
- 3.5 The scheme has been designed to be predominately two storey with a pair of two and a half storey dwellings on the main spine road in the centre of the site to add interest and variety to the street scape. Fronting Barnham Road and adjacent to Little Warwick, the dwellings have been designed to be one and a half storey to respond to the local context.
- 3.6 In terms of materials, these will be reflective of the traditional West Sussex vernacular found throughout the Arun district. This will, therefore, comprise a mixture of local red/brown stock brick work, plain clay tile-hanging, red brick quoin and weather boarding to create variation within the street-scene. Individual landmark or accent buildings or building groups which vary in scale or massing may exhibit a more individual architectural style or include particular architectural detailing, and alternate materials may be used where visually appropriate within the public realm.

- 3.7 Boundary treatments comprise a combination of 1.8m close boarded fencing to rear garden boundaries for the majority of properties, with a facing brick garden wall to some road frontages.
- 3.8 In terms of open space and landscaping, circa 3,102 sqm will be provided as formal and informal public space, including an informal play area. Hedgerows and mature trees will be retained subject to a break to create connectivity through the site with the wider mini masterplan parcels.

4. Planning Policy

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

4.2 The Development Plans for Arun and Eastergate comprise:

- Arun District Local Plan 2011-2031 (2018)
- Parking Standards SPD
- Barnham and Eastergate Neighbourhood Plan (2014)
- West Sussex Waste and Minerals Plan

4.3 The specific policies of relevance to this application are summarised in the list below:

Arun District Local Plan 2011-2031 (ADLP) (2018)

- H SP2 C Inland Arun Barnham/Eastergate/Westergate (SD5)
- AH SP2 Affordable Housing
- C SP1 Countryside
- D DM1 Aspects of form and design quality
- D DM2 Internal space standards
- D SP1 Design
- ECC DM1 Renewable Energy
- ECC SP1 Adapting to Climate Change
- ECC SP2 Energy and climate change mitigation
- ENV DM4 Protection of trees
- ENV DM5 Development and biodiversity
- GI SP1 Green Infrastructure and Development
- LAN DM1 Protection of landscape character
- QE DM1 Noise Pollution
- QE DM2 Light pollution
- QE DM3 Air Pollution
- SD SP1 Sustainable Development
- SKILLS SP1 Employment and Skills
- SO DM1 Soils
- HWB SP1 Health and Wellbeing
- QE SP1 Quality of the Environment
- WM DM1 Waste Management
- T DM1 Sustainable Travel and Public Rights of Way
- T SP1 Transport and Development
- W DM2 Flood Risk
- W DM3 Sustainable Urban Drainage Systems

Parking Standards SPD

- 4.4 Paragraph 2.8 and Table 2.2 – Electric Vehicle Charging Points Minimum Requirements, requires all properties with a driveway and garage to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)).
- 4.5 Principle 6 of the SPD requires garages to be of a sufficient size (6mx3m internally), adequate visitor parking, cycle storage and space for storage of bins.
- 4.6 Table 3.1 – expected level of provision for new residential developments, seeks to achieve 2 spaces for a 3 bed and 3 spaces for a 4 bed property. Paragraph 3.3 requires the number of visitor spaces to be 20% of the total number of residential units

Barnham and Eastergate Neighbourhood Plan (NHP) (2014)

- ES1 Flooding and drainage
 - ES5 Quality of design
 - ES6 Contribution to local character
 - ES8 Three-dimensional qualities of traditional buildings
 - ES10 Trees and Hedgerows
 - ES11 Energy Efficiency of new development
 - GA1 Connection to sustainable transport
 - GA2 Footpath and cycle path network
 - GA3 Contributions to maintain and improve the network
 - GA4 Parking in new development
 - H3 Housing mix
 - H4 Integration of new housing into surroundings
 - H5 Outdoor Space
 - H6 Attention to detail
 - H7 Drainage for new housing
- 4.7 The NHP was Made (adopted) in March 2014 on the basis of the saved policies in the previous Local Plan and the draft policies in the then emerging ADLP. Since its adoption, the District Council have adopted the ADLP 2011-2031. Given that that the NHP was adopted in advance of the more recently adopted ADLP, the Parish Council are in the process of reviewing this document to conform to the ADLP and its associated housing requirements.

National Planning Policy Framework and Guidance

- 4.8 At national level the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

4.9 The NPPF sets out at paragraph 8 the three overarching objectives as follows:

- An economic objective - to help 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
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and,
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

4.10 The same paragraph confirms that these objectives 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). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.

4.11 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development means:

- c) Approving development proposals that accord with an up-to-date development plan without delay; or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protects 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 this Framework taken as a whole.’

4.12 It is particularly relevant to note that point (i) confirms that applications should only be refused if there is a clear reason for refusing development.

- 4.13 With regard to the delivery of new housing, Paragraphs 73 and 74 deal with the requirement for Local Planning Authorities (“LPAs”) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement.
- 4.14 Footnote 7 on Page 6 confirms that where an LPA cannot demonstrate a five year supply of deliverable housing sites, the housing supply policies will be considered out of date for the purposes of applying Paragraph 11 (d).
- 4.15 As the Council cannot currently demonstrate a 5-year HLS (as considered further below), paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is engaged. This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), planning permission should be granted. The only caveat to this is set out above under paragraph 11 d i) and ii).

National Design Guide

- 4.16 In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 13 of the NPPF which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

5. Housing Land Supply

- 5.1. In February 2019, the Government published results of its Housing Delivery Test. This shows that Arun has under-delivered on its housing targets (achieving only 91%). The Test recommends that all Councils achieving less than 95% prepare an Action Plan to set out how delivery rates will be improved. There has since been the 2019 result (published Feb 2020) showing an even worse position of 68% with buffer as the consequence.
- 5.2. In addition to the above, the Council can no longer demonstrate a 5-year Housing Land Supply (HLS) as is required by the NPPF. The Council's latest information shows that Arun District has a 2.9 year' housing land supply for the period 2019-2024. The 2.9 year' figure arises from an Inspector's Decision Letter (Appeal Ref: APP/C3810/W/19/3236911) - Land adjacent to Bonhams and Flints, Hoe Lane, Flansham (Y/20/18/OUT). This position on housing land supply is accepted by the District Council, and was confirmed in their pre-application enquiry response in August 2020. A 20% buffer (rather than 5%) must now also be applied, which wasn't the case when the Inspector concluded that the Council could only demonstrate a 2.9 year supply.
- 5.3. The Council's Action Plan (2019) sets out the reasons for the lower projected delivery. This include planning delays on some Strategic Allocations; poor quality schemes delaying approvals; developers unable to meet stated and committed timescales; strategic site applications not coming forward as anticipated and developer/market factors outside of local authority control.

6. Scheme Assessment

- 6.1. This section sets out the merits of the scheme and its general compliance with national and local planning policy.

Principle of Development

- 6.2. As set out above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for Arun currently comprises the Arun Local Plan and Barnham and Eastergate Neighbourhood Plan.
- 6.3. This site forms part of a Strategic Allocation. The proposal has been brought forward in line with a mini-masterplan agreed between adjoining landowners, the Parish Council and Arun District Council. The wider masterplan for the overall allocation has also been endorsed by the Council, which has of course been informed by the mini-masterplan documents.
- 6.4. The application should therefore be viewed favourably as it seeks to immediately deliver a small portion of a wider Strategic Allocation, whilst doing so in a cohesive manner agreed by all interested parties.

Design

- 6.5. The proposal has taken a landscape-led approach that fits in with the agreed mini-masterplan, which in turns responds to the overall masterplan. Initial considerations included factors such as; views, boundary treatments, access, surrounding uses and character, nearby public rights of way, existing vegetation and mature trees, means of enclosure, topography, and water bodies.
- 6.6. Development has been set well back from Barnham Road, with an area of open space behind the existing roadside trees to continue the building line from Church Lane. Incidental open space has been provided along boundaries to protect and enhance the existing landscape of the field boundaries, with special regard to the Oak on the eastern boundary subject to a TPO. A large area of landscaped open space has been provided along the southern boundary with a rural lane style shared surface access to properties. A small area of open space has also been created adjacent to the garden of Little Warwick to ensure privacy and protect the amenity of the residents.
- 6.7. In terms of scale, the scheme has been designed to be predominantly 2 storey with a pair of 2.5 storey properties on the main spine road. This change seeks to add interest a variety to the street scene. Fronting the Barnham Road, the dwellings have been designed to incorporate elements of 1.5 storey properties to respond to the local character. The scale also steps down towards Nursery Cottages with a single storey element. The same approach has been taken for the properties that are located to the west of Little Warwick. The properties are also sited so as to protect the amenity of this property, in particular the private garden areas.

- 6.8. The architectural form and character of the development are intended to strongly reflect the character and materials traditionally used within the local area. A palette of materials, reflective of the traditional West Sussex Vernacular will be used. Buildings are intended to incorporate elements of symmetry along with feature gables, projecting bays, chimneys and porch details to create a high-quality proposal and interest throughout the development. Traditional features such as working chimneys and feature bay windows are also intended to be used to add to the scheme's local identity.
- 6.9. The proposal has therefore been designed in accordance with Arun Local Plan Policy D SP1 Design and Policy D DM1 Aspects of form and design quality.

Access and Movement

- 6.10. A Transport Statement has been prepared to support the Planning Application, which has been submitted to demonstrate the acceptability of the proposed development in highways terms.
- 6.11. Access to the site is proposed to be in the form of a new simple priority junction off Barnham Road, on the northern boundary. Visibility splays of 2.4m x 43m are achievable and compliant with the Manual for Streets requirement for streets with a 30mph speed limit. The Transport Statement demonstrates that this point of access is suitable and safe to accommodate the proposed development.
- 6.12. The proposal provides 95 allocated parking spaces in line with the Arun Parking SPD and WSCC parking standards. 17 unallocated parking spaces will be provided for visitors. Whilst this provides 7 spaces under the required parking demand (WSCC), the surrounding streets within the development provide sufficient space to accommodate this small additional demand.
- 6.13. The scheme proposes 12 cycle spaces within communal storage for the flats, whilst all cycle parking for the houses will be provided within dwelling curtilages, ensuring 76 cycle parking spaces in total, in accordance with the Arun Parking SPD. As set elsewhere in this report, the Transport Statement confirms that the site's proximity to existing local amenities, pedestrian, cycle, public transport and equestrian networks, presents a good opportunity to encourage the use of sustainable transport and create a sustainable development. The Assessment goes on to confirm that many of the local facilities are within desirable walking distances and access to these is considered to be safe for existing and future residents.
- 6.14. The Transport Statement demonstrates that the scheme is expected to generate 21 two-way vehicle movements in the AM peak period (08.00-09.00), 17 two-way vehicle trips in the PM peak period (17.00-18.00) and 172 two-way vehicle trips daily. The forecasted vehicular trips associated with the development are therefore unlikely to represent a severe impact on the local highway network.
- 6.15. The Transport Statement demonstrates that the proposed development will not have a 'severe' impact on the operation, capacity or safety of the local road network. Severe impact being the key policy test set out at paragraph 109 of the NPPF.

Flood Risk and Drainage

- 6.16. The site is located within Flood Zone 1 (low probability of flooding), as defined by the Environment Agency Flood Mapping system. As such, the proposal accords with the objectives of the NPPF to locate development in such locations.
- 6.17. In terms of surface water drainage, the infiltration drainage potential has been examined, demonstrating a shallow water table level. Therefore, in line with the SuDS hierarchy, development run off will be managed by means of on-site attenuation with discharge to the ditch watercourse at the south east corner of the site. The offsite discharge rate will be restricted and the drainage strategy demonstrates that there will be sufficient storage capacity available for all events up to the '1 in 100 annual probability' with 40% allowance included for climate change.
- 6.18. A Management and Maintenance Plan will be drawn up for the SuDS features and agreed via condition.
- 6.19. The foul water will be routed to the local Lidsey Waste Water Treatment Works. The proposal therefore accords with Arun Local Plan Policy W DM2 Flood Risk, Policy W DM1 Water Supply and Quality, and Policy W DM3 Sustainable Urban Drainage Systems.

Landscape and Trees

- 6.20. The site lies within the South Coast Plain Landscape Character Area (LCA). This LCA stretches east west from Shoreham to Southampton. The South Downs National Park lies approximately 2/5km to the north of the site. Residential development on this site will have no adverse effects on the local landscape.
- 6.21. A detailed Tree Survey has been submitted in support of the application. Towards the southern end of the western boundary there is a mature oak subject to a TPO and this has been considered from the onset. There are no trees or hedgerows in the centre of the site, however the boundaries are heavily planted.
- 6.22. Key trees and hedgerows are proposed to be retained where possible including the southern edge which will provide a mature landscaped setting to the development and screening from long range views from the south. The design and layout will also ensure green glimpses are created when standing in the site, so views are not dominated by built form only. The site frontage, which comprises part of a green frontage along this southern section of Barnham Road will also be retained and where required enhanced. Whilst not a masterplan requirement, this is considered to assist in reducing any coalescence impacts from development of Warwick Nursery and the adjacent sites.

Ecology and Biodiversity

- 6.23. A Preliminary Ecological Appraisal (PEA) was undertaken in September 2019 to inform a planning application for residential development. This was followed by a protected species survey for reptiles and Great Crested Newt eDNA at the site throughout April-June 2020.

- 6.24. The PEA concluded that the site offers suitable habitat for breeding reptiles and birds, and foraging great crested newt and badger. An additional reptile survey was recommended to assess if and how reptiles and great crested newts are using the site. The report also recommends that a precautionary approach be taken to site clearance with development safeguarding breeding birds and foraging badgers.
- 6.25. As noted, the reptile and GCN eDNA surveys of the land were undertaken throughout April-June 2020. Only 3 waterbodies were found within 500m of the site and only 1 was accessible for further survey. The waterbody consisted of a ditch running past the southern boundary, culminating in a small pond. An eDNA survey of the pond gave a negative result for GCN. The proposed development is therefore considered to stand a negligible risk of contravening the Conservation of Habitats and Species Regulations 2017 (as amended). Phase 2 reptiles surveys of the grassland and tall ruderal vegetation revealed a 'moderate' population of slow worms on the site. Appropriate mitigation measures have been proposed to preserve the local slow worm population.
- 6.26. Mitigation measures including exclusion fencing, translocation, and area of open space being located within receptor areas, notably the southern boundary where a continuous open space backs onto trees and hedges. Post construction, the areas of open space throughout the site would then be made suitable to enable the reptile population to re-colonise and be sustained in the site over the long-term.
- 6.27. Alongside this mitigation, the PEA makes a number of recommendations for habitat enhancement namely placement of bird and bat boxes on trees or walls and compensatory planting of native species.
- 6.28. The Ecological Appraisal concludes that through the implementation of the safeguards and recommendations set out within their report, any development proposals will accord with planning policy with regard to nature conservation at all administrative levels and the appropriate requirements can be secured through appropriately worded conditions and reserved matters approval.
- 6.29. The Ecological Assessment sets out recommendations for ecological enhancements to ensure that biodiversity net gain can be achieved on-site. For the detailed assessment and recommendations, reference should be made to the Ecological Assessments provided in support of this application.

Sustainable Construction

- 6.30. The applicant supports the principles of low-carbon design, reducing carbon emissions and ensuring lower energy costs for our customers. They are seeking to follow a 'fabric first' approach to building design, maximising the performance of the components and materials of the building itself. This includes insulation, high-performing windows and doors, increased air tightness and maximising passive solar gains.
- 6.31. The dwellings are to be designed to high levels of fabric insulation and air tightness, in line with current thinking, with solar panels added or air source heat pumps to ensure

that at least 10% of the developments energy is from renewables or low carbon energy productions.

- 6.32. The proposal therefore meets the requirements of Arun District Council's Local Plan Policy ECC SP2 Energy and Climate Change Mitigation.

Mineral Safeguarding

- 6.33. A Mineral Resource Assessment has been submitted in support of the application. The report determines the site to comprise a river terrace sand and gravel deposit and a head deposit. Most of the proposed development site is covered with a river terrace sand and gravel deposit, which is the safeguarded mineral resource on the site. The south eastern part of the site is covered in a head deposit which is not a safeguarded mineral resource.
- 6.34. The assessment concludes that the quantity of sand and gravel on the proposed development site is too small to be of any economic value and the minerals have already been indirectly sterilised by the presence of existing residential development to the north and east of the proposed development site. Consequently, the safeguarded mineral resource has no economic value, so prior extraction is not practicable or environmentally feasible. The proposal is therefore compatible with criterion b (iii) or the County Council's Policy M9: Safeguarding Minerals.

7. Statement of Community Involvement

- 7.1. The NPPF encourages stakeholder involvement and early engagement with the local community. The Arun Statement of Community Involvement (SCI) states that prior to submitting a planning application, developers are encouraged to undertake at least one of a number of forms of consultation methods identified.
- 7.2. To date, the following consultation has been undertaken:
- July 2020 – formal plans submitted and discussed with Arun District Council
 - July 2020 – Consultation boards distributed to the Parish Council
 - July/August 2020 – discussions with the Parish Council
 - September / November 2020 – ongoing discussion with Parish Council
 - December 2020 – consultation with adjoining properties / landowners
 - 2019 / 2020 – consultation with representatives / landowners of wider allocation to help inform Masterplan

Comments from local residents and Parish Council

- 7.3. The consultation work to date has highlighted a number of matters, which include:
- Consideration of ecological enhancement
 - Relationship with Green Corridor to the east of the site
 - Need to consider green views / glimpses when within the development
 - Local infrastructure requirements
 - Need to maintain green frontage to the site and contribute to avoiding coalescence between Barnham and Eastergate
 - Relationship and design of public open space and drainage features
 - Need to learn from mistakes of some recent developments in the locality
- 7.4. In response to the concerns raised, the detailed technical reports, such as the drainage strategy and landscaping strategy respond to these matters, together with the detailed site layout plan. The scheme has also been designed to provide public access to open space.
- 7.5. It is noted that there is concern that local facilities and services are over capacity. In that regard, the District Council will secure costs towards improvement of infrastructure in the area, to ensure appropriate capacity is available for existing and future residents.

Arun District Council – Pre-application enquiry

- 7.6. The pre-application enquiry related to a proposed application of 45 dwellings, with the response confirming the following:
- The proposal would be in accordance with ALDP Policy H SP2 in that it accords with a Council endorsed mini-masterplan which focusses on an acceptable layout which accords with the wider SD5 BEW Framework Masterplan.

- 2 storey building heights would accord with the character of the area.
- A combination of red brick and dark timber cladding would be characteristic of recent additions to the Barnham area. Subject to materials being high quality, such a palette would be deemed acceptable.
- The proposal appears to achieve a high level of pedestrian and cycle connectivity, but further connectivity would be needed onto the western boundary footpath.
- A 30% affordable provision would be required, alongside a 75/25% split of social rent to intermediate housing.
- Adequate open space has been provided and provision of a financial contribution towards a LEAP would be considered acceptable.

8. Affordable Housing Statement

- 8.1. Policy HDM1 provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. It is important to highlight that the policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating that each must be considered on its own merits.
- 8.2. The policy (12.2.4) continues to acknowledge that the final mix will be then be negotiated on a site by site basis, having regard to the most up-to-date SHMA. NHP Policy H3; Housing Mix, seeks to ensure that the mix of housing reflects the location and expects the proposal to ensure that no more than 25% of the units would be one or two bedroom dwellings.
- 8.3. The Local Plan expects the delivery of circa 5,000 affordable homes across the plan period, which equates to the provision of 238 affordable dwellings per annum. It expects at least 1,000 of these to be delivered by way of a Neighbourhood Plan.
- 8.4. The detailed layout includes the provision of 13 affordable dwellings (30%). These would comprise a tenure mix of rented and shared ownership properties, expected to be split 75% in favour of affordable rented properties and 25% as shared ownership properties.
- 8.5. The proposed affordable housing mix is aligned with the Council's Housing Enabling Officer response as obtained through the pre-application process. The proposed mix is as follows:

Affordable rent

- 2 no. 1 bed flats
- 2 no. 2 bed flats
- 2 no. 2 bed flats Part M4(3)
- 1 no. 3 bed house

Shared Ownership

- 3 no. 2 bed houses
- 3 no. 3 bed houses

- 8.6. The appropriate mix can be secured by planning condition and delivered by way of legal agreement. The provision of 13 affordable homes, at a time where there is significant housing need in the District, is a matter that weighs heavily in favour of approving the development.

9. Heritage Statement

- 9.1. The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. This legislation applies only to designated listed buildings that may be affected by the proposed development.
- 9.2. Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 9.3. Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 9.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.
- 9.5. There are no designated heritage assets within the site boundary. There are no scheduled monuments, registered parks and gardens, conservation areas and historic battlefields within 1km of the Proposed Development.
- 9.6. There are several Archaeological Notification Areas (ANAs) in this part of the West Sussex but none are present within the site, or in close proximity. There is no clear evidence for archaeological remains within the Site or immediately surrounding land.
- 9.7. There are a number of listed buildings within 1km of the site, the majority of which are located in Eastergate village to the west. None of these buildings have any close association with the application site and will not be affected as part of its development.
- 9.8. The Site boundary contains land which has not previously been developed and which has been retained in equestrian / agricultural grazing use. There are few recorded archaeological features in this area and none which positively indicate the presence of archaeology within the site.
- 9.9. The proposed development is considered to have a neutral impact on the historic environment, given the lack of any visual or physical relationship between the Site and any nearby heritage features.

10. Planning Conditions, Infrastructure and Draft Heads of Terms

- 10.1. The Council has now adopted its CIL Charging Schedule. However, the site forms part of Strategic Allocation SD5 and these contributions will be made via S106 legal agreement.
- 10.2. The Heads of Terms of any future legal agreement are likely to comprise:
- Highways infrastructure
 - Sports / Play provision
 - Education provision
 - Healthcare
 - Delivery of the affordable homes, and
 - Management and maintenance of public open space, play facilities and SuDS.
- 10.3. In terms of utilities, these are defined in the Development Plan as gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure. As set out within the supporting Utilities Statement, connectivity to existing utilities connections can be achieved and the applicant will work closely with the utility providers to ensure appropriate provision on-site.
- 10.4. Subject to appropriate conditions and agreements suggested above, it is considered that the proposal would comply with Policy ICS1 of the LPP1.

11. Conclusion

- 11.1. This statement has been prepared in support of this detailed planning application for the construction of 44 dwellings at Warwick Nursery, Barnham Road, Eastergate. 30% of the homes are to be provided as affordable dwellings.
- 11.2. Following the inclusion of the site within Policy H SP2 C Inland Arun Strategic Allocation SD5 Barnham/Eastergate/Westergate. This application has been brought forward in line with the Council approved mini-masterplan in order to ensure the delivery of housing in the short term. The mini-masterplan has in turn informed the preparation of the wider allocation Masterplan, which was endorsed by Arun District Council in November 2020. Delivery of this site will assist in the early delivery of housing as part of the Strategic Allocation at a time when there is a significant housing land supply deficit within the District.
- 11.3. The provision of 44 dwellings would make a significant contribution to housing delivery within the District and is a matter that carries significant weight in favour of approving the development. Additionally, there are economic and environmental benefits including the creation of jobs during construction.
- 11.4. The site is environmentally sustainable as it lies on the eastern edge of Eastergate whilst also being within a short distance from Barnham. It will be possible for residents to use non-car means of transport to access the primary school, local shops and other services.
- 11.5. The application submission demonstrates that the design will be of a high quality and the density and scale of the proposal is commensurate with surrounding development and therefore appropriate for the location. The layout includes the provision of extensive areas of open space and a green corridor through the site, in accordance with policy requirements and the agreed mini-masterplan.
- 11.6. The proposal jointly addresses each strand of sustainable development to provide and widen the choice of high quality homes within a sustainable location. The scheme, as demonstrated, is compliant with national and local planning policy and it is therefore requested that planning permission be granted.

Appendix 1 - Assessment against H SP2 and HSP2c

Policy H SP2

Strategic Site Allocations

Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.

The comprehensive development of the allocation will need to meet the following key requirements;

Policy Criteria	Application Response
a. integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,	The mini-masterplan prepared with adjoining landowners demonstrates how this site, along with those adjoining can successfully integrate with the existing settlements of Barnham and Eastergate. The proposed development will link in to existing and proposed green and blue infrastructure and has been designed to complement and enhance existing features.
b. ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,	The wider masterplan prepared demonstrates a clear distinction between town and country and incorporates features that exist on the ground at present to create clearly defined areas and land uses.
c. Protects, conserves or enhances the natural environment, landscapes and biodiversity	The proposed development will demonstrate a biodiversity net gain across the site and proposed green infrastructure links with the adjoining sites.
d. incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces	The site layout created for Warwick Nursery distributes public open space and planting to connect directly with adjoining sites. Whilst this means that open space is dispersed, it will provide an attractive network of footpaths and green connectivity.
e. extend, enhance and reinforce strategic green infrastructure and publicly accessible open space	As noted above, the public open space provision, which follows the principles of the endorsed masterplan will ensure the delivery of public open space and green infrastructure.
f. new community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far	This will be provided as part of the wider masterplan, but the proposed layout will ensure the application site will be connected with these areas, once they are developed out.

as possible cluster retail, commercial and community uses,	
g. where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required,	This will be considered further with officers and whether it is reasonable and justified given the proposed scale of development. The site is well connected in terms of existing facilities and services, which will be supported further by future residents.
h. where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community groups,	Delivered as part of the wider masterplan.
i. integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c,	Delivered as part of the wider masterplan.
j. ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,	The proposed development includes direct links to adjoining land. When they are all developed out, collectively the sites deliver a comprehensive footpath network, to link with the existing communities and public transport.
k. address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,	The application will make proportionate contributions to any identified and justified requirements.
l. positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,	The proposed application includes a detailed SuDS strategy. This responds to the existing blue infrastructure and expectations of the masterplan.
m. maintain and enhance any important features, characteristics and assets of the local area;	The proposal will retain and enhance the following: Public footpath to the south of the site, which is to become a key biodiversity

	corridor, • Connection to green corridors to the east and west of the site • Retention of tree screen and hedgerows to the site frontage
n. provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan,	Given the scale of the site, the application will make proportionate contributions towards infrastructure.
o. enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District,	Given the scale of the site, the application will make proportionate contributions towards infrastructure.
p. consider inclusion of an area of the sites for Self-Build and Custom Build, and	Given the scale of the site, this provision is not made within the application site.
q. consider the delivery of an area as a site for Gypsy and Traveller accommodation.	Given the scale of the site, this provision is not made within the application site.

Policy H SP2c

Inland Arun

Barnham/Eastergate/Westergate (SD5)

This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements;

Policy Criteria	Application Response
a. Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,	The application site does not form part of the area identified to comprise a gap between settlements, which is identified further east and on land beyond the applicant control. It does however, seek to retain the mature green frontage, which will help contribute to minimising coalescent between the villages and experience of people travelling along Barnham Road.
b. the design of development and	As noted above, this will be created by the

landscaping shall ensure that there is continuity between the existing landscape setting and villages,	public open space distribution and connectivity shown between the application site and adjoining land. Links will be provided right to the boundary to ensure this is achieved in the long-term.
c. the design and layout of the development shall take account of the location of the railway line crossing the site,	The applicant does not control this land, but this is addressed in the endorsed masterplan.
d. housing shall be designed around a Linear Park which follows along the Lidsey Rife,	The applicant does not control this land, but this is demonstrated in the endorsed masterplan.
e. A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study;	The proposed SuDS schemes responds to the adjoining land and existing blue infrastructure.
f. significant views to and from the South Downs shall be incorporated within the site,	Given the scale and location of the site, views cannot be achieved, but green glimpses / views will be available when in the site.
g. provide a Community Hub which has been designed and will include; i. a new well connected local centre, with connections to the train station at Barnham, ii. the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area; iii. new retail, commercial and community facilities iv. new Tier 7 library facility; and v. healthcare facilities to serve BEW (SD5) and Fontwell (SD6)	Given the scale of the site, the application will make proportionate contributions towards community hub facilities, where justified.
h. transport requirements including: i. a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the	Given the scale and location of the site, the application will make proportionate contributions towards these requirements, where justified.

railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south; ii. provision of an east-west route north of the railway line that will join the existing A29 route to the new A29 route and continue eastwards to Barnham railway station; iii. access to Barnham railway station shall be maximised through the provision of direct and attractive routes for all transport modes including additional car parking to serve facilities in Barnham's centre including at the railway station; iv. regular bus services linking BEW with Bognor Regis (A29 route) and local facilities and employment; and v. Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis and linkages,	
i. provide a new two-form entry primary school, a new one-form	Given the scale and location of the site, the application will make proportionate

(expandable to two-form) entry primary school and nursery places,	contributions towards these requirements, where justified.
j. incorporate two new sports pitches and changing facilities, and	Given the scale and location of the site, the application will make proportionate contributions towards these requirements, where justified.
k. incorporate planned new employment provision.	Given the scale of the site, this provision is not made within the application site.