

Pollards Nursery, Barnham

Planning application summary

On behalf of Redrow Homes

Turley

Contents

1.	Introduction	3
2.	Site description	4
3.	Planning history	5
4.	Planning Policy	6
5.	Proposal	9
6.	Conclusion	13
Appendix 1: Site plan		14
Appendix 2: Context plan		15

Contact

Will Cobley



Client

Redrow Homes Ltd

LPA

Arun District Council

April 2016

1. Introduction

- 1.1 This planning application summary supports a full planning application for seven dwellings at the former Pollards Nursery, Lake Lane, Barnham. The site and further land to the west already benefit from outline planning permission and reserved matters approval for redevelopment for up to 107 dwellings.
- 1.2 This application relates to an area of land between the proposed development to the west and the remaining nursery to the east. This site is currently occupied by a vacant single-storey office building, open space and areas of hardstanding.
- 1.3 At the time of the outline planning application it was envisaged that the office building would be retained as part of the nursery business. As the office building is no longer required, this application proposes to redevelop this area for further housing.
- 1.4 The application is accompanied by the following information:
 - Completed planning application form
 - Application drawings
 - Design and access statement
 - Biodiversity checklist
 - Preliminary ecological appraisal
 - Tree survey / report
 - Landscape management plan
 - Flood risk assessment and drainage strategy
 - Environmental noise assessment
 - Transport statement addendum
 - Ground investigation report
 - Landscape character and visual assessment
 - Validation checklist
- 1.5 This application has been made following discussions with officers at Arun District Council and Barnham Parish Council.

2. Site description

- 2.1 The site is located to the east of Barnham Village within the administrative areas of Arun District Council and West Sussex County Council. The site extends to 0.3ha and is currently vacant. A location plan of the site is included as appendix 1.
- 2.2 The site is currently occupied by a single-storey office building, with associated grassed areas, hardstanding and vegetation. Residential properties fronting Lake Lane are located to the north, with the nursery and associated buildings located to the east, west and south. A plan showing the site in its context is included as appendix 2.
- 2.3 The site is located approximately 950m east of Barnham village centre.

3. Planning history

- 3.1 The application site along with land to the west has outline planning permission for residential development of up to 107 dwellings, with all matters reserved except for access. This permission was granted on appeal on 17 October 2013 (ref: App/C3810/A/13/2193942). At the time of this application it was envisaged that the office building and the associated parking would be retained as part of the nursery business.
- 3.2 Reserved matters approval pursuant to the outline consent was granted on 2 December 2015 (ref: BN/21/15/RES). A revised reserved matters application was submitted to Arun District Council on 7 March 2016 (ref: BN/15/16/RES). This application seeks to substitute some of the originally approved house types and is due to be determined by 10 May 2016.
- 3.3 An outline planning permission for 75 dwellings exists on land located directly west of the original Pollards Nursery site (Goodacres). This is currently being developed by Croudace Homes and when complete will provide a direct pedestrian and cycle route from Pollards Nursery to the centre of the village.
- 3.4 The other planning history on the site relates to the existing agricultural use.

4. Planning Policy

National Planning Policy

The National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF sets out the Government's policies for the planning system and how these are expected to be applied positively and pro-actively to deliver sustainable economic growth and new development to meet the identified needs.
- 4.2 The NPPF endorses the merits of a plan-led system and is a material consideration in the determination of planning applications.

Core planning principles

- 4.3 Paragraph 17 sets out a list of core land-use planning principles that should underpin both plan making and decision taking. The following are considered particularly relevant to this application:
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
 - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable

Delivering a wide choice of high quality homes

- 4.4 Paragraph 50 of the NPPF states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 4.5 It is recognised that any planning application will need to respond to the content of the NPPF and saved Local Plan policies, particularly in the context of development proposals constituting sustainable development and contributing towards the delivery of housing to meet the needs of Barnham.

Requiring good design

- 4.6 Paragraph 58 of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. It goes on to state that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

4.7 The NPPF is also clear that where development proposals accord with the Development Plan, decisions should be taken without delay and LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Housing Land Supply

4.8 Paragraph 49 of the NPPF states that housing applications (applications contributing to five year housing land supply) should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Development Plan

4.9 The Development Plan comprises the

- 'Saved Policies' of the adopted Arun District Local Plan (2003);
- Emerging policies of the Arun District Local Plan 2011-2029.
- Saved Policies of Local Plan 2003

4.10 The Local Plan was adopted by the Council in 2003. Following the three year expiry period imposed by the Planning and Compulsory Purchase Act 2004, only the remaining relevant 'saved policies' from the Local Plan are considered relevant to this application. These comprise:

- Policy GEN2: Built Up Area Boundary seeks to restrict development on land within the built-up area boundaries and not outside unless the proposal is consistent with other LP policies and further, Local Plan Policy GEN3:

- Local Plan Policy GEN7: The Form of New Development states permission will only be granted for schemes displaying high quality design and layout.
- Local Plan Policy GEN15: Cycling and Walking seeks to encourage and support the development of safe cycle and footpath networks.

Emerging Policies of Local Plan 2011-2029

4.11 The Local Plan was submitted for examination in 2014. The examination is currently on hold while the Council reconsider the Objectively Assessed Needs for housing following concerns raised by the Inspector during the examination process.

4.12 Notwithstanding this delay, we understand some weight is being attached to the non-housing related policies of the plan and these are set out below:

- Policy SD SP1 Sustainable Development states that when considering development proposals the, Council will take a positive approach that reflects the 'presumption in favour of sustainable development' contained in the NPPF.
- Policy D SP1 requires all development proposals to be of good quality and demonstrate a high standard of design.
- Policy ECC SP2 Energy and climate change mitigation seeks all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:
 - (i) Achieve energy efficiency measures that reflect the standards in Part L of the Building Regulations (or any documentation which supersedes this), or the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission;
 - (ii) Use design and layout to promote energy efficiency; and
 - (iii) Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

5. Proposal

- 5.1 The application proposes the construction of seven family homes, which will offer a range of three and four bedroom accommodation.
- 5.2 The proposal seeks the redevelopment of a vacant office which has been deemed surplus to requirements by the main nursery business. In line with para 17 of the NPPF the proposal seeks to redevelop a vacant brownfield site and provide much needed family housing in Barnham. The scheme provides a natural extension of the scheme to the west and provides an attractive entrance to the wider development area.
- 5.3 The design places a strong emphasis on the existing green infrastructure, whilst also seeking to provide a number of new formal and informal green spaces. The proposals include pedestrian and cycle links, which will allow easy access through the main site to Barnham Village and the local services it provides.
- 5.4 The architect's vision is to create a high quality, well-constructed residential development led by the opportunities presented on the site. This seeks to embrace sustainable principles and provide an attractive and safe place for people to live. The scheme will have its own unique character but one that will sit well within the context of Barnham Village.
- 5.5 The layout will provide:
- Seven new homes with a generous level of parking
 - 0.03ha of public open space
 - A link to the new pedestrian / cycle route towards Barnham village centre
 - A safe environment for new residents
 - The retention of as much of the existing mature vegetation as possible, accompanied by the introduction of new landscape
- 5.6 A full description of the design is included within the submitted Design and Access Statement.

Scheme

- 5.7 The proposal is for two x 3-bedroom and five x 4-bedroom homes. The dwellings are arranged in a low density layout, which is consistent with the wider residential development and the character of Barnham village. The plots include generous landscaped front gardens which contribute to the character of the wider scheme.
- 5.8 The design of the scheme is considered to be complementary to the wider consented development and will offer an architectural style that includes the use of brick and render for walling; combined with tile hanging and timber boarding.

Neighbour amenity

- 5.9 The layout of the development has been carefully designed to respect the residential amenity of the existing properties within Lake Lane. It is considered that the proposed layout meets the criteria set out in Local Plan Policy GEN7. This includes avoiding significant overlooking and ensuring acceptable 'back to back' relationships with existing dwellings.

Highways, Transport and Parking

- 5.10 A Transport Assessment Addendum has been prepared on behalf of Redrow Homes Limited to support the application. The access to the site is proposed to be maintained as approved following the grant of outline planning permission BN/16/12 in October 2013.
- 5.11 The report concludes that the increase in traffic movements associated with the proposed development are not material and are significantly below West Sussex County Council's thresholds. Also, as West Sussex County Council did not raise any concerns regarding the potential additional movements across the railway crossing in relation to the approved 107 dwellings, it is understood that there will be no concerns raised regarding the traffic flows generated by a further 7 dwellings.
- 5.12 The proposals accord with national and local policies relevant to transport as per the outline planning consent (LPA Ref:BN/16/12). Suitable and appropriate access to the site will be utilised as approved in BN/16/12 from Lake Lane.
- 5.13 The proposals make appropriate provision for car and cycle parking having regard to adopted local standards. The anticipated level of traffic associated with the development is not considered to be material and will not lead to any demonstrable harm upon the operation of the local highway network.
- 5.14 The site can be accessed via sustainable modes of travel; whilst there are no dedicated cycling facilities in the immediate vicinity of the site, it is thought that the lightly trafficked nature of surrounding roads is such that cycling would provide an attractive alternative for people living in Barnham. Cycling in the local area has been enhanced in recent years through the implementation of the 'Barnham Link' cycle path that links Barnham with Bognor Regis to the south.
- 5.15 The closest bus stops are located on Lake Lane approximately 800 metres west of the site (measured from the existing site access). Further stops are located circa 900 metres west of the site on Barnham Lane.

Public Open Space

- 5.16 An area of public open space is provided as part of the proposal. This includes an area for informal play, which will also provide an attractive setting for the development. This complies with The Open Space and Recreational Standards Supplementary Planning Guidance (October 2000) which provides the Council's advice on the provision of open space and play equipment within new residential developments.

Landscape Strategy

- 5.17 The Landscape Strategy for the application has been devised to complement the wider development of the Pollards Nursery site. The 'avenue' character associated with the site has been continued and is emphasised by avenue tree planting and long garden frontages to the plots, which is strengthened by hedge planting.

Trees

- 5.18 The application is accompanied by a tree survey, which provides a qualitative survey of the existing trees. The purpose of the survey is to assess the landscape and visual amenity value of the existing trees and to identify the constraints associated with the trees prior to any potential redevelopment of the site.
- 5.19 The findings of this survey have been used to inform the detailed layout, with the objective to minimise the impact on any high quality trees. The full findings of this survey and the recommendation are included within the report, which accompanies this application.

Affordable housing

- 5.20 The proposal includes 7 units and is therefore not required to provide contributions towards affordable housing. However it should be noted that as part of the wider scheme that Redrow Homes will be providing significant levels of affordable that will help to meet local need. These will provide a mix of three and four bedroom houses. The tenure of these properties will initially be 80% affordable rented and 20% intermediate market housing.

Surface and foul water drainage

- 5.21 In accordance with current guidance, the site and all surface water drainage has been engineered in a manner that there is no resultant risk of flooding to properties on site and no increased risk of flooding off site, for all storm events up to and including the 1 in 100 year event with a 30% additional allowance for climate change taken into account.
- 5.22 The attenuation basins will provide wetland areas that will contribute to the diversity of ecological habitats on the site, providing a complimentary habitat to the existing watercourse and increasing habitat and species diversity on site.
- 5.23 The foul drainage network will also be a traditional piped system, designed in accordance with 'Sewers for Adoption'.
- 5.24 Due to local capacity issues within the existing main sewer network (operated by Southern Water), foul drainage from the proposed development will discharge to an onsite biological treatment plant (designed by a specialist supplier) where sewage will be treated to an appropriate level, before being discharged into the site's new surface water network.
- 5.25 The biological treatment process of the unit is self-regulating and it requires no specialised operational knowledge. The system uses colonies of live natural

microorganisms (biomass), to break down the pollutants in the sewage. This process is designed to achieve high quality effluent from domestic sewage and when loaded at its maximum rated capacity (domestic sewage BOD and ammonia), the plant design provides for a 90-120 days de-sludge interval.

- 5.26 The above principles were all agreed with the relevant authorities as part of the outline planning consent associated with the proposed development.
- 5.27 An addendum FRA and Drainage Strategy has been prepared in support of the application which confirms that the proposed development area of the site is located in Flood Zone 1 where land is assessed as having less than a 1 in 1000 annual probability of river and tidal flooding (low probability).
- 5.28 Suitable mitigation measures, such as raising FFL's 300mm above existing ground levels where appropriate, will be implemented to ensure that the flood risk posed by groundwater, reservoir and surface water flooding is low.

Ecology

- 5.29 A Preliminary Ecological Appraisal (PEA) was undertaken on the 11th January 2016 to appraise the potential ecological constraints associated with the proposed development. The key findings of the PEA are outlined below:
- The 'mosaic' of habitat represented within the site boundary has been assessed to possess 'negligible' ecological value
 - The building on-site provides very limited bat roost potential and it is considered highly unlikely that bats roost within the premises.
 - The only potential ecological constraint that has been identified has been the potential for breeding birds within the mature, coniferous tree lines located at TN01; TN02; & TN03; Figure No. 1 – Site Habitat Plan.
 - The potential for birds to nest within the building is also believed to be 'negligible' however the roof could not be observed.

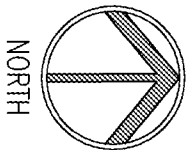
6. Conclusion

- 6.1 This planning application summary supports a full planning application for seven dwellings at the former Pollards Nursery, Lake Lane, Barnham. The development will form a natural extension to the scheme to the west, which already has outline planning permission for up to 107 dwellings. This permission was granted on appeal on 17 October 2013.
- 6.2 This application proposes the redevelopment of a former office building and the associated external area, which is no longer required as part of the main nursery business.
- 6.3 The application illustrates a sensitive design, which follows the established principles within the wider development and also responds to the features of the site and architecture within the village. The final layout illustrates seven well-designed houses within an attractive landscape setting.
- 6.4 The development proposes the redevelopment of a vacant brownfield site, as supported by national planning policy and provides a limited extension of a consented residential scheme, which provides better use of land.
- 6.5 The mix of much needed market housing and represents a sensitive development that will not cause adverse impacts to local infrastructure or nearby properties.
- 6.6 The application is accompanied by a number of reports and statements, which provide more information in respect of the affordable housing provision, ecology, trees and flood risk.

Appendix 1: Site plan



KEY



REV	DESCRIPTION	DATE	AUTHOR	CHECKED



Pollards Nursery
Barnham

Site Location Plan

Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

SCALE	DATE	AUTHOR	CHECKED
1:1250 @ A3	14.04.16	LAH	-
JOB NO	DRAWING NO	REV	
7430-7	SLP-01	-	

Appendix 2: Context plan

PLEASE NOTE THAT THIS DRAWING IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND CANNOT BE RELIED UPON FOR ANY ONE PURPOSE



KEY



REV	DESCRIPTION	DATE	AUTHOR	CHECKED
-----	-------------	------	--------	---------



Pollards Nursery
Barnham

Site Layout

SCALE	DATE	AUTHOR	CHECKED
1:500 @ A3	08.03.16	LAH	-
JOB NO	DRAWING NO	REV	
7430-7	SL-01	-	

Turley

6th Floor North
2 Charlotte Place
Southampton
SO14 0TB



Turley