



APPLICATION BN/27/09 - ANGELS & HYDE NURSERIES YAPTON ROAD BARNHAM

- **Outline Application for the redevelopment of the 3.5 hectares site with residential development.**
 - **40% of the dwellings are to be affordable homes**
 - **Up to 0.75 hectares to be retained for landscaped open space**
 - **Improved vehicular access onto Yapton Road & new pedestrian/cycle links from Yapton Road, through the site into the public open space/community facilities (Murrells Field).**
- **Layout, scale, appearance and detailed landscaping reserved for later approval at detailed stage.**
- **Application is supported by:**
 - **Design & Access Statement (including Affordable Housing/Public Open Space Statements)**
 - **Detailed plans showing the proposed Access arrangements/improvements & Indicative layout plans showing indicative layout, scale, appearance & strategic landscaping.**
 - **Ecological Scoping Survey & Tree survey & Arboricultural Impact Assessment**
 - **Independent Transport, land contamination & Flood risk Assessments/Reports**

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PLANNING CONTEXT

The South East Plan (SEP) 2006 – 2026 (Adopted May 2009)

- Supersedes the former West Sussex County Structure Plan 2001 – 2016
- Requires ADC to identify sites for 2895 new homes 2009 – 2014 (of which at least 40% should be affordable) and to date ADC has only been able to identify some 70% of this requirement
- SEP also requires ADC to identify sites for use by Gypsy, Travellers & Travelling Showpersons (G & T Sites)
- Sites must be in sustainable locations within/adjacent to the districts main urban areas and must also include sites within/adjacent to the districts most sustainable rural settlements.

Arun District Local Plan 2003 (Adopted March 2003)

- The site lies outside the built up area of Barnham defined in the Plan but its location is consistent with the more up to date SEP Spatial Strategy for the location of the housing and/or G & T sites required.
- Prepared on the basis of the now superseded Structure Plan so now conflicts with later SEP Spatial Strategy
- Expires 2011 and makes no provision for new housing beyond that date so is in need of urgent review.

Arun District Councils emerging Local Development Framework

- Seeks to review/replace the out of date Local Plan but has run into serious delays. Current delays will result in an inability to adopt a new Core strategy before the old Local Plan expires in 2011 and an inability to identify the new housing sites required until 2012 earliest.

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- The Councils published emerging evidence base for the Core Strategy identifies that:-
 - Barnham is one of the districts most sustainable rural settlements and that it should accommodate some of the new housing required within or adjacent to the settlement. - one option.
 - The site is within a landscape that has a low sensitivity to the visual impact of new housing and a medium/high capacity to accommodate housing without detriment to its general character
 - The site is an available/suitable & deliverable housing site. as part of larger area
- The Councils published emerging evidence base for Gypsy & Traveller sites is less advanced but it identifies:
 - A need for the provision of such sites in Arun District generally
 - Barnham as a suitable location for such provision and
 - This site as being capable of providing such a site
- WSCC agrees that there is a general need for the provision of G & T sites in Arun District but disagrees with ADC as to why Barnham should be considered a suitable location for same.
- WSCC as a landowner therefore objects to the identification of this site as being appropriate for such a use given the competing and (we say) more pressing need for sites to be made available for market/affordable housing.
- **Government Planning Policy Statement 3 Housing** may supersede adopted but out of date local plan policy (where this has not been reviewed to reflect later policy) in circumstances where required housing sites have not been identified and that **the Council should consider planning applications for available, suitable and deliverable housing sites favourably** and assess same against the national policy that it contains but makes no such provision for a shortfall in G & T site provision.

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THE PLANNING MERITS OF THE SITE FOR HOUSING

The Site is "Available" for Housing

- Site is surplus to the service delivery requirements of WSCC and any capital receipts from site disposal would be used by WSCC to fund Core/essential service delivery within Arun District
- The former Horticultural use of the site is unlikely to be revived due to the level of capital investment necessary to bring the site/buildings back into productive/commercially viable use

The Site is "Suitable" for Housing

- Well related to the services/facilities and Transport connections within the centre of Barnham
- Integrates well with the Public open space/community facilities planned for Murrells Field
- Limited visual/physical impact on the settlement character/landscape of area

The site is a "Deliverable" Housing Site

- No technical/environmental constraints on development that cannot be addressed subject to detailed design.

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COMMUNITY BENEFITS

In our view the proposed Housing Scheme would deliver the following Community benefits:

- A housing development that would help to sustain and support the services/facilities in Barnham and help to maintain its position in the hierarchy of rural settlements in Arun District
- A relatively low density housing development that integrates well with the "village" settlement pattern and characteristics and the Murrells Field Community Scheme and would build on the open space provided
- A housing development that will make a significant contribution towards the delivery of the Murrells Field Community Scheme
- A housing development that would provide a significant number of affordable homes for local residents in a manner that can be satisfactorily incorporated within (rather than dominating) the scheme
- A housing development that would bring an under utilized and deteriorating commercial site back into effective, efficient and less visually harmful use.

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