



Informal pre submission Consultation with Arun District Council

Angel Nursery Barnham on behalf of WSCC

Notes of meeting held on 26 Aug 2009

(Headings refer to the agenda circulated by PPC prior to the meeting)

Persons present:

N Crowther (Principal Planner, Strategic Development Team, ADC) & P. P. Collins (Planning Director PPC Ltd)

Background:

Noted/agreed

NC advised that the Councils SHLAA was to be considered by the Councils LDF Sub Committee at its meeting on 14 September 2009 and that the site was identified in the SHLAA as a being a suitable future Housing site for approx 95 dwellings.

Policy & Principles:

Development Plan

It was agreed that:

- the Development Plan for the purposes of Section 38(6) was the SEP and the Adopted 2003 Local Plan
- in view of Section 38(5) in the event of a conflict between adopted Local Plan policy and SEP policy any planning decision should be made in favour of SEP policy
- the site lies outside the BUA defined for Barnham in the ADLP but is otherwise not subject to any other policy constraint.

Other material considerations

It was agreed that:

- the Council is unable to demonstrate a 5YHLS for the purposes of PPS3 Housing Paragraph 71 and that any application for housing should be considered favourably and tested against PPS 3 Housing Paragraph 69 criteria
- the emerging LDF and supporting evidence should be afforded limited weight but did in any case support the development of the site
- the Council would not wish to oppose any scheme on the grounds of prematurity
- the only relevant SPG was that relating to POS provision and this was due to be replaced by a new SPD at an unknown date in the future.

In view of the above it was agreed that as a matter of policy and principle the site was a suitable and available housing site that should be considered favourably by the Council.

Possible Environmental Constraints:

It was agreed that there were no known:

- Landscape constraints except for the existence of a number of trees on the site which should be identified/assessed and any removal of same justified as part of any application.
- Ecology/Nature conservation constraints but an Ecological Scoping Survey should be undertaken and submitted as part of any application
- Flood risk constraints but a Level 1 Flood Risk Assessment should be undertaken in accordance with PPS25 due to the size of the site.
- Land contamination constraints but a Desk Top evaluation and walkover survey should be provided as part of any application due to the nature of the existing uses on site.
- Sustainability issues and the site appeared to be sustainably located but this should be assessed/demonstrated as part of any application
- Noise considerations and no assessment was required

Possible Infrastructure Issues

It was agreed that:

- Based on PPS3, SEP policy and the Councils SHMA the Council would seek 40% of the proposed dwellings to be provided as Affordable Housing with 80% of this provided as social rented and 20% as Intermediate

- Any application should be supported by a TA addressing Transport & Traffic issues in accordance with a scope to be agreed with WSCC Highways.
- POS should be provided in accordance with the Councils current adopted SPG with some allowances made for cross subsidy opportunities and provision in respect of the implementation of the approved BPC scheme on adjoining land in the same WSCC ownership.
- The only other infrastructure issues/requests would be those raised by WSCC in terms of Education, libraries & Fire service. Any request for a TAD contribution would not be made by ADC as the Council does not seek same.

Subject to the above proving satisfactory it was agreed that the site appeared to be an achievable housing site in terms of PPS3 paragraph 69 criteria.

Application scope, content & procedural Matters

It was agreed that the following Technical Reports should be submitted in support of the application:

- Tree Survey, report and impact assessment
- Ecological Scoping Survey
- Level 1 Flood Risk Assessment
- Land contamination Desk Top evaluation and walkover survey
- TA

It was also agreed that an EIA would not be required and that a PPA would not be requested by ADC.

Indicative scheme design

It was agreed that the Density & Housing Mix shown on the indicative layout appeared to be generally acceptable.

NC suggested that we reconsider the indicative scheme layout with particular regard to the location of play areas, landscaping/trees and the site frontage development onto Yapton Road to ensure that we could demonstrate compliance with relevant guidance regarding POS provision and protecting/reflecting the character of development in Yapton Road

Paul Collins BA (Hons) DipTP MRTPI 5 September 2009