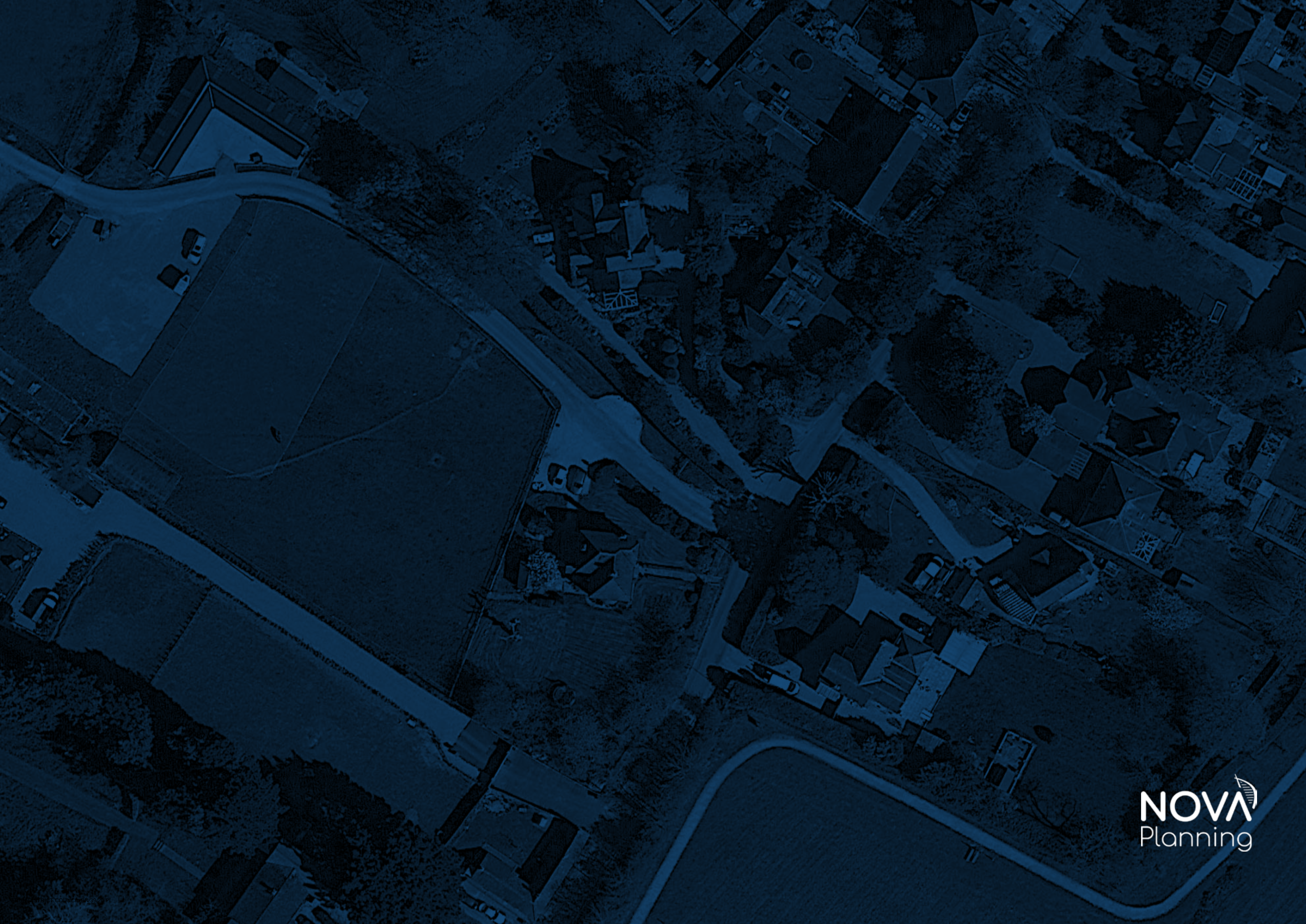




6.0 SUMMARY AND CONCLUSIONS

The application seeks planning permission for the erection of four dwellings and associated works on land to the rear of Tars Farm House, Church Lane, Barnham. The application is made in the context of Neighbourhood Plan Policy H2, which permits the infill development of small sites in the defined Neighbourhood Plan Area. This has been discussed and agreed in principle with ADC Officers through pre-application discussions.

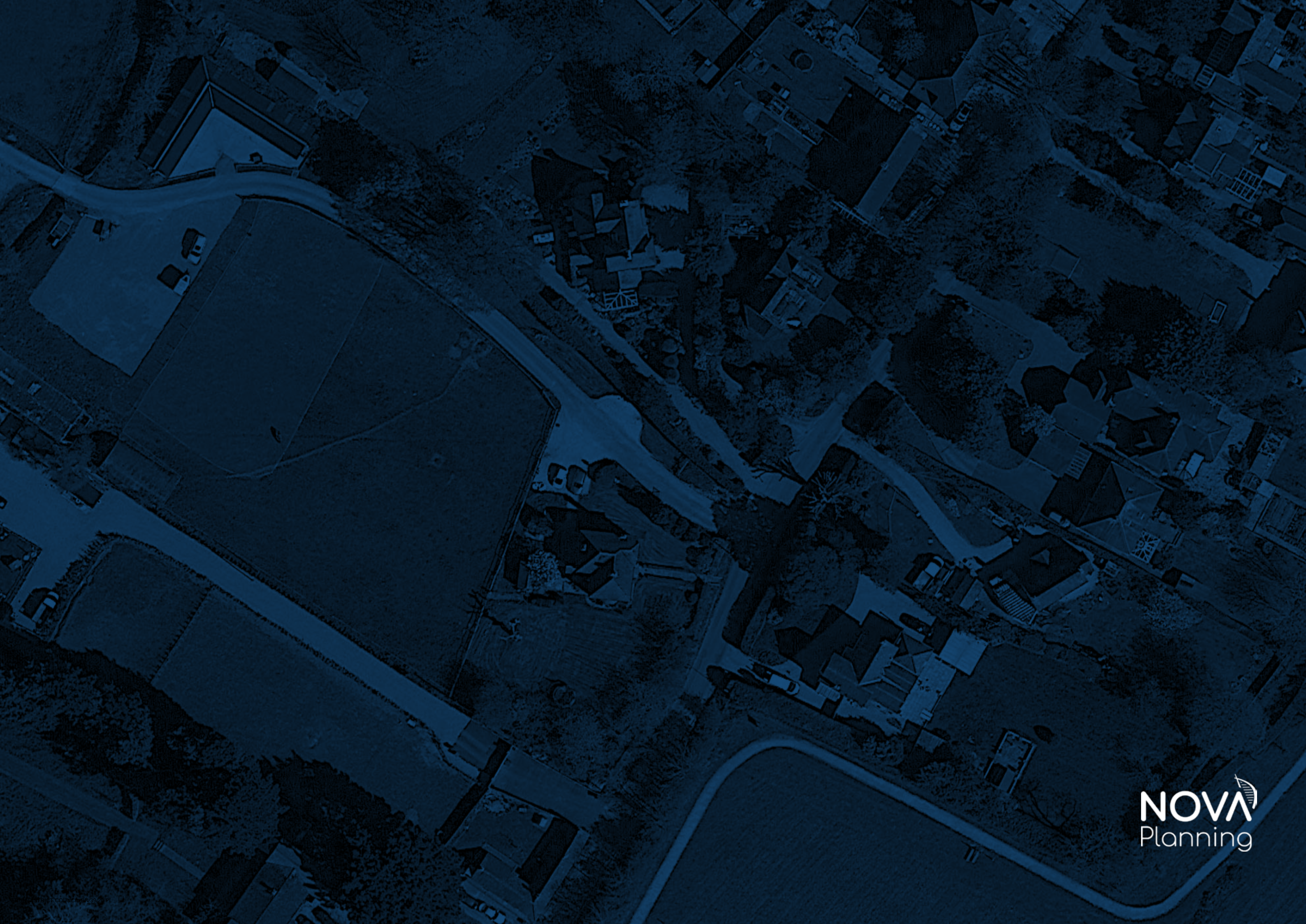
The applicant has appointed a team of consultants to analyse the site and make recommendations to shape the proposals, including a detailed Landscape and Visual Impact Assessment, Tree Survey and Transport Assessment and Drainage Assessment. This assessment work has been undertaken to understand the site constraints and to inform the production of a sensitively designed proposal for the site that does not generate any significantly detrimental impacts.

In summary, the site is bound by existing residential development on three sides, with equestrian development framing the remaining side. As such, the site is relatively well contained in the wider landscape and it relates well to the built-up streetscene of Church Lane. The proposed dwellings have been carefully designed to respond to the site and neighbouring properties to ensure they assimilate into the surrounding area and contribute positively to the character of the area.

The proposed development will not result in any unacceptable adverse impacts on any interests of acknowledged importance and there will be no material conflicts with relevant local and national planning policies. The conclusion is that the proposals will make a positive contribution to housing delivery in the district and it is respectfully requested that the application be approved.



7.0 | APPENDICES



7.0 APPENDIX A - PLANNING POLICY CONTEXT

REVISED NATIONAL PLANNING POLICY FRAMEWORK (2019)

The Revised National Planning Policy Framework (NPPF) was published in February 2019 and sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these objectives are:

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 effective 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.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. The presumption is set out at paragraph 11. For decision making the presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay; or 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:

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

Section 4 has regard to decision-making and requires Local Planning Authorities to approach decision on proposed development in a positive and creative way. Decision makers at all levels should seek to approve applications for sustainable development where possible (paragraph 38).

Paragraph 47 confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.

Section 5 has regard to the supply of homes. At paragraph 59 the Framework identifies that it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes.

Paragraph 63 sets out that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 gives recognition to the important contribution small and medium sized sites can make to housing delivery. It identifies a requirement of 10% of housing requirements to be met on sites of no larger than one hectare.

In rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs (Paragraph 77). To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, where there are groups of smaller settlements, development in one village may support services in a village nearby (Paragraph 78).

Paragraph 79 confirms that planning policies and decisions should avoid the development of isolated homes in the countryside, unless such a dwelling would satisfy one or more of a number of criteria. Section 12 has regard to design and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is seen as a key aspect of sustainable development. Paragraph 127 requires planning policies and decisions to ensure that developments:

1. 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;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
4. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
5. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
6. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard 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.

Section 15 has regard to conserving and enhancing the natural environment, including landscapes, biodiversity and geodiversity.

Paragraph 212 confirms that the Framework is a material consideration which should be taken into account in dealing with applications from the day of its publication.

ARUN DISTRICT LOCAL PLAN (2011 – 2031) ADOPTED 2018

The site is located in the countryside as defined by Local Plan (2011- 2031), where proposals for open market residential development are generally resisted by Policy C SP1, which states that development in the countryside will only be permitted where the proposal justifies a countryside location.

Policy D DM1 requires that the Council have regard to certain aspects including:

- Character - “Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.”;
- Appearance/attractiveness - “Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area”;
- Density - “The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity”; and
- Scale - “The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.”

Policy D DM1 requires that the Council have regard to certain aspects of form and design quality when considering new development proposals, including:

- Impact - “Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.”; and
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;”

7.0 APPENDIX A - PLANNING POLICY CONTEXT

Policy D DM2 of the ALP states that:

“The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.”

Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

“The Council will support transport and development which: Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on- street parking”

Policy ECC SP2 states that:

“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:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.”

Policy ENV DM4 of the Arun Local Plan 2011-2031 states that “Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (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, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees; or
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.”

Policy W DM1 is relevant. It states that:

“Major development within this area must also be accompanied by a full Drainage Impact Assessment which must take account of surface water disposal and foul water disposal. Although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows within the Lidsey Wastewater Treatment Works Catchment Area. Where surface water and foul water drainage systems are approved as part of the consideration of a planning application, conditions may be imposed upon the permission relating to dates for implementation or other detailed technical requirements. In order to discharge conditions, the developer will be required to submit a statement from a suitably qualified and experienced engineer that the measures have been adequately and satisfactorily implemented.”

Policy W DM2 states that:

“Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council’s Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance 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 systems 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.

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

**ARUN DISTRICT COUNCIL HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT
(HELAA) 2017**

The land to which this enquiry relates has been submitted through the 'Call for Sites'. It has been given a site reference 45 'Land at (Cottage Piggeries and) Tars Farm House' and is defined as 'Developable' in the assessment. The assessment comments as follows:

"the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community" – this comment endorses the above comments in respect of the site's sustainability credentials

"The site appears to be subject to flooding constraints which may limit capacity and would have to be resolved before the site could be brought forward for development" – this issue has been assessed and it does not constrain development

**BARNHAM & EASTERGATE NEIGHBOURHOOD DEVELOPMENT PLAN (2014 -2029) ADOPTED
2014**

The Barnham & Eastergate Neighbourhood Development Plan (BENDP) does not set a built up area boundary and policy H2 allows for the development of small residential developments on infill and redevelopment sites within the parishes. The policy does not state that these must be within the built up area boundary.

BENDP policies ES5 (Quality of design), ES6 (Contribution to local character), ES8 (Buildings should be designed to reflect the three-dimensional qualities of traditional buildings), H4 (Integration of new housing into surroundings) and H6 (Attention to detail) are all considered to be relevant. These set out requirements for high quality design, the early integration of building features & details and development that reflects the design & character of surroundings.

Policy GA4 of the BENDP states that "Development proposals will be supported only if they include the maximum level of off-street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity."