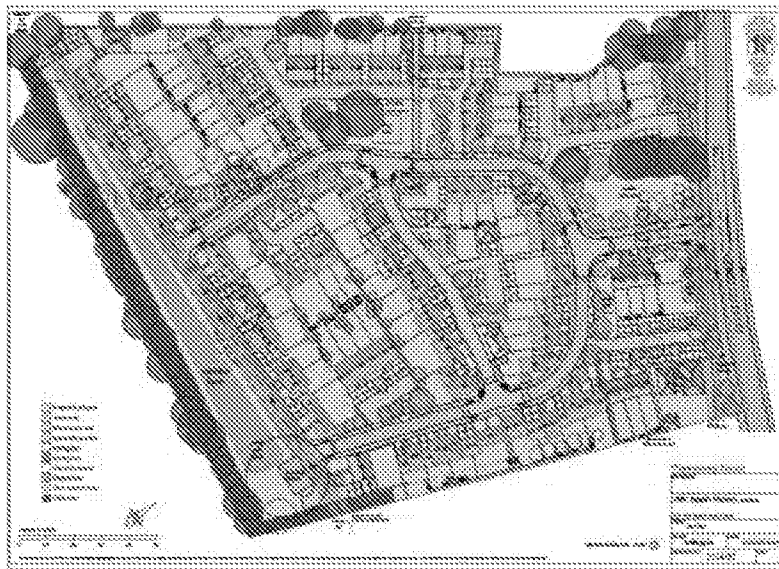


PLANNING STATEMENT

Accompanying a full application for the erection of 95 dwellings together with new access, landscaping, open space and associated works



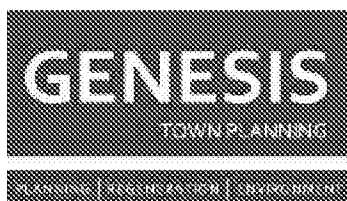
at

Angel's Nursery
Yapton Road
Barnham
PO22 0AY

on behalf of

West Sussex County Council
August 2016

Ref: 16053/PS02



PLANNING STATEMENT

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1.0 INTRODUCTION AND TERMS OF REFERENCE

- 1.1 This Planning Statement has been prepared on behalf of West Sussex County Council. It accompanies a full application for 95 dwellings at Angels Nursery. This application follows the implementation of the scheme for 86 dwellings (BN/27/09 and BN/29/13). There is therefore an extant permission for 86 dwellings on the site and this application seeks consent for an improved scheme which will visually be more in keeping with the site's village context.
- 1.2 The council is unable to demonstrate an adequate supply of housing land as required by paragraph 49 of the NPPF. The Examination into the Local Plan was suspended on the grounds that the Council's Objectively Assessed Housing Need should be higher than the Council's proposal for 580 unit pa. The council will need to identify more suitable land supply to meet the additional housing requirement. The OAN figure has been increased to 845 units pa as of 3rd February 2016.
- 1.3 Given the pressing need for housing and desirability to make efficient use of land, this scheme also proposes an additional nine dwellings over and above the extant scheme. The total of 95 dwellings on the site was the subject of a Public Inquiry and the appeal decision (BN/27/09) allowed for up to 95 dwellings on the site. The principle of development has therefore already been thoroughly examined.



Fig 1: Approved layout - BN/29/13

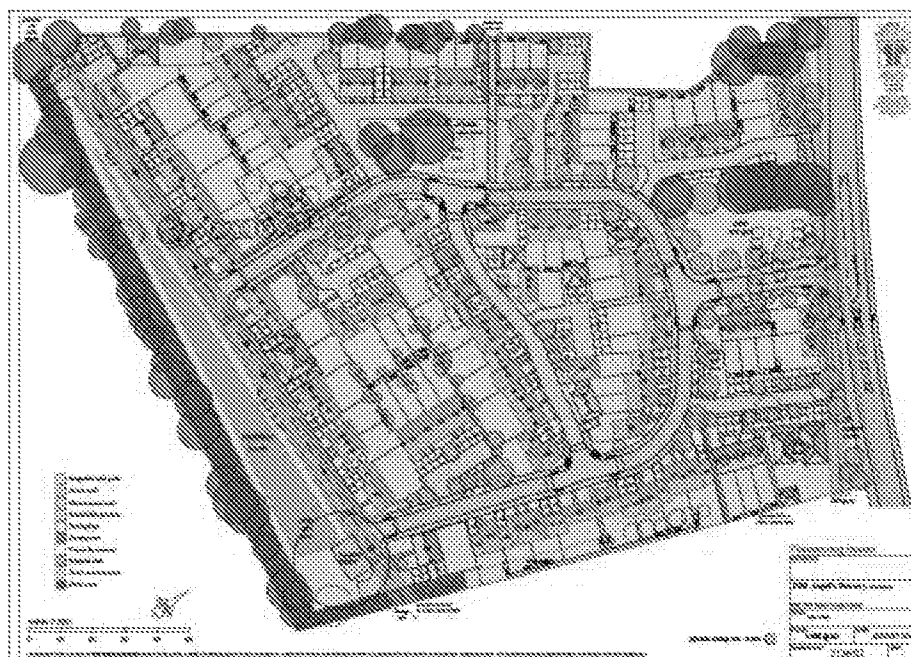


Fig 2: Proposed layout

Key Benefits

1.4 The key benefits of the scheme are:

- The site is in a sustainable location as recognised by inspectors on appeal and officers in various committee reports. The sustainability of the location, about 500m from the village centre and close to various local facilities is covered in more detail in the accompanying Highways and Transport Summary from Milestone Transport and Planning.
- For planning policy purposes the site is within the proposed Built-up Area Boundary of Barnham in the emerging Local Plan.
- The scheme provides a modest increase in housing on an existing site identified as an existing commitment in the Barnham and Eastergate Neighbourhood Development Plan (BENP) 2014-29 (Schedule D).
- There are two existing dwellings on the site so the proposed scheme will add an additional 93 dwellings to the housing stock. The dwellings will contribute to the District Council's housing land supply. At the present time the Council cannot demonstrate a five year supply of housing.

- All 95 dwellings will be sustainable and built to a high level of energy efficiency (equivalent to Code Level 3 in accordance with BENP Policy ES11 and seek to achieve a reduction in water consumption in recognition BENP policy ES2).
- The development will provide 28 units (30% of the net increase of 93 dwellings) as affordable housing. There will be no social rented provided on the site and the 28 units will be a mix of affordable rented and shared ownership. This has been agreed with the Housing Strategy and Enabling Manager and addresses the concerns raised by the Parish Council.
- It is in full compliance with national planning policy in the National Planning Policy Framework (NPPF) and the Development Plan; namely the saved local policies in the Arun District Local Plan 2003 and the Barnham and Eastergate Neighbourhood Plan 2014 -29.
- The layout and house types meet the proposed National space. In this respect the scheme accords with the requirements of the local internal and external space standards in the emerging Local Plan (Policy D DM2 and D DM3).
- The site is not within a Local Gap and no part is at risk of flooding.
- On site ecological enhancements and landscaping will be consistent with the previous approved scheme to ensure the character and appearance of the site is protected and enhanced. The proposals include the infilling of a small section of the eastern ditch which is confirmed to be of no ecological value. This ditch does not form part of the land drainage network for the area. The Council's Drainage Engineer has confirmed that land drainage consent is not required for this work. In mitigation a revised scheme for the proposed pond retention area is suggested to provide enhanced wildlife opportunities.
- The site is available and deliverable now. All previously applied pre-commencement planning conditions have been discharged which gives confidence that technical matters are capable of being satisfied promptly after a permission being granted.

1.5 With regards to technical matters the key points can be summarised as follows:

- Foul water discharge to the public sewer with sewer upgrade has been established as acceptable in principle with Southern Water. The requirements for detailed drainage matters under condition 5 of the original outline consent have been satisfied and the condition has been discharged (BN/42/15/DOC approved 25/02/2016). The same principles will be carried forward to this revised scheme and include a pumping station in the south-east corner of the site. An updated FRA and Drainage Strategy is enclosed with this application to accommodate the increase in number of dwellings.

- Surface water discharge will be via lines permeable paving to the on-site retention retention pond to Environment Agency required standards. Final discharge to the ditch is therefore restricted to the greenfield runoff rate so ensuring there is no additional off-site impact from the proposed scheme. Details for the approved scheme have been approved in BN/42/15 approved 09/02/2016 which discharges condition 4 of the original outline consent. The same principles will be carried forward to this revised scheme. An updated FRA and Drainage Strategy is enclosed with this application to accommodate the amended layout, the change is the location of the retention pond and the additional impermeable area created by the additional nine dwellings.
- Ecology – Further ecological surveys have been carried out in accordance with condition 10 of the outline consent and a scheme of ecological enhancement has been approved under condition 11 (separate letters of approval dated 06/11/2015 under reference BN/44/15/DOC). An amended scheme of ecological enhancement is now proposed to accommodate the new layout and mitigate for any additional impacts.
- Access/Traffic Impact – the site is capable of providing a safe and acceptable means of access and would cause no adverse traffic impact on highway network. The scheme has no additional impact over and above the outline approval which established the principle for 95 dwellings. The Highways and Transport Statement submitted with this application reflects the new layout. The layout now submitted has been considered by WSCC Tim Townsend under their pre-application process and his requirements have been accommodated within the latest layout.

Supporting Information

- 1.6 There are various technical reports which were submitted for the earlier applications on the site. Where these remain relevant and up to date these original reports are supplied for completeness and for validation purposes. Where reports remain substantially unaffected the original report is accompanied by an addendum as advised in the pre-application response. Where reports need to be fully revised a fresh report is now included.
- 1.7 The supporting information for this full application therefore comprises:
 - Completed Application Form and certificate
 - The drawings specified on the Drawings Schedule dated 10th August 2016.
 - Housing Schedule dated 4th Aug 2016
 - House Type Schedule dated 4th Aug 2016
 - Garage Schedule dated 4th Aug 2016

- Materials Schedule Dated August 2016.
- Planning Statement – August 2016 Genesis Town Planning Ltd
- Updated Flood Risk Assessment and Drainage Strategy – WSP - August 2016.
- Highways & Transport Statement – August 2016 by Milestone Transport Planning
- Already approved Post Excavation Assessment – Archaeology South East March 2015 as discharged by BN/42/15/DOC
- Ecology Strategy August 2016
- Original approved Ground Investigation Report - Geo-Environmental Services Ltd (5 Parts)
- Arboricultural Implication Assessment – PJC June 2016.
- Biodiversity Checklist completed by F D Clark
- Completed Validation Checklist
- Draft Planning Obligation
- Fee payment of £24,224.00 to be paid by cheque with portal reference

2.0 APPLICATION SITE AND SURROUNDINGS

The Site

- 2.1 The application comprises a generally rectangular site known as Angel's Nursery fronting Yapton Road. This is located on the south side of Yapton Road and around 500m from Barnham railway station beyond which lies the village service centre. The site comprises two former horticultural establishments (Angel's Nursery and Hyde Nursery). As a result there are two existing vacant dwellings on the site which are not restricted in terms of occupancy. There are also areas of hardstanding from the former glasshouses etc. The total site extends to around 3.5 ha.

The Surroundings

- 2.2 Immediately to the west of the site lies a pair of semi-detached houses, Millward and Larkfield and also the recently built Barnham Community Hall (BN/3/09) with its multiuse games area, children's playground and large open recreation area known as Murrells Field to the south.
- 2.3 To the south of the application site lie commercial glasshouses accessed off Hill Lane.
- 2.4 Immediately to the east of the site is a former nursery and chalet/caravan park known as The Lillies. To the north on the opposite side of Yapton Road, there is a line of detached housing and a further approved development site.
- 2.5 New housing developments are proposed or permitted near to the site and these are relevant to the site context. These are referred to in the planning history section below.

3.0 RELEVANT PLANNING HISTORY

The Application Site

- 3.1 The site has both outline permission for up to 95 dwellings (BN/27/09) and reserved matters permission (BN/29/13) for 86 dwellings. Following the discharge of the pre-commencement conditions the reserved matters permission for 86 dwellings has been implemented by the commencement of drainage works on the site. The site is now identified in the 2012 SHLAA as site BN7 with commitments in 2013-16. As such the site forms part of the Council's five year housing land supply (5HYLS).
- 3.2 In November 2015 an application (BN/51/15/PL) was submitted to vary the layout approved under the reserved matters application. This application was refused for three reasons as follows:
- The revised layout was considered to not be of a high standard of design and it was also contended that previously proposed links to adjoining development sites were to be removed. It was also considered that the development failed to adequately address street frontages.
 - A number of outstanding highway concerns remained at the time of the decision.
 - The application failed to include details of appropriate landscaping to replace those previously approved.
- 3.3 In December 2015 (BN/58/15) an accompanying applications was submitted to add an additional nine dwellings to the layout. This application was refused on 22nd February 2016 for four reasons including the following:
- The form of the development was again considered to not be of a high standard of design and it was also again considered that previously proposed links to adjoining development sites were to be removed.
 - The application sought to infill a drainage ditch on the boundary of the site for which it was contended that advance Land Drainage Consent was required.
 - The application failed to include details of appropriate landscaping.
 - A draft s106 planning agreement did not include contributions associated with this development.
- 3.4 As a consequence of the 2010 refusal, WSCC have been working with Council officers through the pre-application enquiry process to prepare and submit revised proposals for the site. The current application has arisen following detailed feedback from David Innes at Arun DC and the pre-application response has been included in Appendix A of this Planning

Statement. The design changes are detailed in the accompanying Design and Access Statement. Further minor amendments have now been made to address his remaining comments about the attractiveness of the link to the village hall site adjoining plot 14. In addition further minor changes have been made to accommodate highway comments resulting from the WSCC pre-application enquiry process.

The Surrounding Area

- 3.5 To the west the recently built Barnham Community Hall and eight houses were constructed following planning permission in 2009 (BN/3/09).
- 3.6 To the east lies The Lillies Caravan Park which has recently been cleared of chalets. It is the subject of a recent outline planning permission for 38 dwellings (BN/32/15). This outline permission has all matters reserved therefore the layout indicated on the decision plans is purely indicative. Nonetheless the layout of the scheme for Angels Nursery has been designed to ensure there is no conflict in terms of spacing and overlooking. The frontage of the Angels Nursery site is to be provided with a continuous cycleway providing its contribution to the long term objective of a wider cycle network and linking The Lillies site to the Barnham Community Hall. Furthermore, the proposed link to The Lillies site in the south eastern part of the site allows appropriate pedestrian permeability between the two sites and enables The Lillies residents to access the village hall site via an alternative route.
- 3.7 Opposite the site on the north side of Yapton Road are detached houses to the west and a rural hedge to the east. There is planning permission (BN/7/12 and BN/26/15/RES) for 44 dwellings to the north of the existing dwellings on the site of a previous tree nursery. The access to this scheme is through the existing gap in the frontage in a location to the east of the previously approved access for Angel's Nursery.

4.0 PLANNING POLICY CONSIDERATIONS

- 4.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the on-line Planning Practice Guidance (March 2014) the adopted Arun District Local Plan 2003 and the emerging Local Plan Publication Version (Oct 2014). The Barnham and Eastergate Neighbourhood Plan was 'made' by Arun District Council (July 2014) and now forms an important part of the Development Plan.

National Policy

- 4.2 The National Planning Policy Framework (NPPF) published in March 2012 confirms that the principle of determining planning applications shall continue to be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 The NPPF introduced a **presumption in favour of sustainable development**. Paragraph 14 confirms that for decision taking on planning applications this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - 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; or
 - Specific policies in this framework indicate development should be restricted.

Paragraph 47 requires local authorities to set out their own approach to housing density to reflect local circumstances.

- 4.4 Paragraph 49 states that *'housing applications 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'*.
- 4.5 The Council cannot currently demonstrate a five year land supply to satisfy the requirements of the NPPF and as such its housing land supply policies are out of date and the provisions in paragraphs 14 and 49 are engaged.
- 4.6 Paragraph 184 of the NPPF confirms the basic condition that a Neighbourhood Plan must be in general conformity with the strategic priorities of the Local Plan. The Examiner found this to be the case with reference to the saved policies Local Plan 2003. He further had regard to the general approach of the emerging Local Plan particularly with regard to the housing allocations.

Local Plan Policy

Barnham and Eastergate Neighbourhood Plan – Key Relevant Policies

Policy ES1 – Flooding and Drainage

- 4.7 This policy aims to ensure overall flood risk in the area is reduced and new development takes account of the Surface Water Management Plan for Lidsey and the Aldingbourne and Barnham Rife Strategy when published.

Policy ES5 – Quality of Design and Policy ES6 – Contribution to Local Character

- 4.8 These policies states that all new development within the parishes will need to be of a high quality design, to contribute positively to the rich and varied character of the villages and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide.

Policy ES 8 – Traditional Build Quality

- 4.9 Developments are expected to incorporate details to reflect traditional construction including set back windows and doors and modelling to facades.

Policy ES10 – Trees and Hedgerows

- 4.10 In accordance with this policy the site has been re-surveyed and the updated report submitted. The revised layout has been designed to ensure the same level of protection for all important trees and hedgerows as the permitted scheme and the previous tree reports remain relevant. The Arboricultural Implication Assessment by PJC consultancy is enclosed.

Policy ES11 – Energy Efficiency of New development

- 4.11 This policy states that new developments will be expected to meet equivalent to Code Level 3 of the Code for Sustainable Homes (DCLG). This development will meet this criteria.

Policy GA1 – Connection to Sustainable Transport

- 4.12 The site is well related by the existing pavement network to facilities in both villages and also to the bus route and community transport so reducing the need to use private cars.

Policy GA4 – Parking and New development

- 4.13 In accordance with this policy the illustrative layout demonstrates that there is ample space for the scheme to accommodate the full maximum standard of off-street parking for a development of this size (to accord with the West Sussex parking standards).

Policy H1 – Housing allocations

- 4.14 The plans specific site allocation is explained in paragraph 9.1.4 of the plan to be in addition to the permissions already granted and capable of implementation listed in Schedule D.

Policy H2 – Windfall Sites

- 4.15 This policy allows for small scale residential development on infill and redevelopment sites within the parishes. The site is within the BUAB of the emerging Local Plan where the principal of additional dwellings on the site accords with the spirit of this policy.

Policy H3 – Housing Mix

- 4.16 The site access is more than 400m of Barnham village centre and therefore this policy requires no more than 25% of the units to be one and two bedrooms.

Policy H4 – Integration of new Housing into Surroundings

- 4.17 This policy requires the scheme to achieve 12 out of 12 greens in response to the twelve questions in Building for Life 12.

Policy H5 – Outdoor Space

- 4.18 Areas of Public Open Space (POS) are proposed in addition to the private garden areas in this relatively low density development. The site adjoins the large Public open space of Murrells Fields to the west and links between the sites are proposed. An additional link will connect with The Lillies POS in the southern part of the site.

Policy H6 – Attention to Detail

- 4.19 This policy requires items of detail design to be considered early in the design process and lists a number of considerations in this regard. A materials schedule is included with the application which demonstrates the use of good quality traditional materials.

Policy H7 – Drainage for New Housing

- 4.20 This policy requires that wherever possible new developments meet Code Level 5 in relation to water discharge ie no more than 80 litres per person per day. We confirm that we intend to seek a reduction from the standard 110 litres per person per day in the final construction details.

Adopted Local Plan Policy- Arun District Local Plan 2003

Policy GEN2 and GEN3 – Built-up Area Boundaries and protection of the Countryside

- 4.21 The saved policies of the Arun Local Plan 2003 cover the period up to 2011 thus the Built-up Area Boundary Policy GEN2 and protection of the Countryside policy GEN3 are time expired in so far as they relate to the location of new housing. The application site lies outside but immediately adjoining the Built-up Area Boundary of Eastergate as shown on Inset Map H of the Local Plan. (However see policy SD SP2 below for emerging policy status).

Policy GEN7 – The Form of New Development

- 4.22 This policy covers the usual detailed design criteria for high quality development (as reflected in the more up-to-date Neighbourhood Plan). This policy still refers to the requirement for developments to achieve net densities of at least 30 dwellings per hectare however this aspect no longer reflects the NPPF where para 47 local authorities should set out their own approach to housing density to reflect local circumstances. The proposed density for 95 dwellings is around 27dph.

Policy GEN8 – Provision of Infrastructure

- 4.23 In accordance with this policy, the applicant confirms agreement in principle to fair and reasonable contributions towards the cost of infrastructure to meet the needs of occupiers of the development. It is understood that the details and terms will be agreed in a S106 Agreement.

Policy GEN9 – Foul and Surface Water Drainage

- 4.24 In accordance with this policy, the proposed scheme allows for a Sustainable Urban Drainage System (SUDs) by the use of lined permeable private driveways together with surface water retention including a storage pond. Run-off to the existing and improved ditch network is limited to the greenfield rate. As there is insufficient capacity for main foul drainage, the scheme will need to combine with other development sites (Crayfern Homes to the north) to upgrade the main sewer in accordance with the requirement of Southern Water.

Policy GEN11 – Inland Flooding

- 4.25 This policy requires development to be located outside flood risk areas and to retain the capacity of the floodplain to store or pass flows of water. The accompanying FRA demonstrates that the development is being located in Flood Zone 1 (the lowest risk of flooding). The proposals ensure the retention and improvement of the existing capacity of the site within the floodplain and so there is no increased risk of water being displaced off the site to the surrounding area.

Policy GEN12 – Parking in New Development

- 4.26 The Council's maximum parking standards as set out in Appendix 2 of the 2003 Local Plan no longer apply and have been superseded by West Sussex County Council standards. The relevant Neighbourhood Plan policy (GA4) requires the maximum standard to be provided. It is confirmed that these standards are accommodated in the layout.

Policy GEN15 - Cycling and Walking

- 4.27 In accordance with this policy the scheme allows sufficient space to accommodate safe and attractive pedestrian and cycle access from Yapton Road and throughout the site. This includes a 3 metre wide cycle track and footway along the Yapton Road frontage. In time it is anticipated

that this would connect with similar provision on other sites to provide a continuous cycle network. In addition the application provides for pedestrian and cycle links between plots 14 and 15 into the adjacent Community Hall site (subject to agreement with the adjoining landowner).

Policy GEN20 - Provision of Public Open Space within New Development

- 4.28 This policy requires 2.4 hectares of public open space (POS) per 1000 population and play equipment to meet the needs of the development. Contributions are required where on site provision does not meet this standard. The proposed open space is 4712 sqm. and includes a LAP.

Policy DEVI 7- Affordable Housing

- 4.29 This policy has effectively been updated by the Interim Affordable Housing Policy 2010. Discussions have been held with the Housing Strategy and Enabling Manager and it has been agreed that the location, type, tenure and number of affordable units meets current policy. A separate affordable housing statement is included with the application which deals with this aspect in more detail.

Emerging Local Plan Policy - Publication version Oct 2014

- 4.30 The replacement 2014 Local Plan has been significantly delayed as the Inspector appointed to conduct the Examination called a halt to proceedings because the draft before him failed to meet objectively assessed housing need. The Council has recently agreed to the suspension of the Local Plan Examination Process for a period of 12-18 months to rectify this and to produce proposed modifications that meet the higher objectively assessed housing need requirement.

Policy H SP1- Strategic Housing, Parish and Town Council Allocations

- 4.31 This policy confirms the parish allocations of 100 houses for each of Barnham and Eastergate. Developments within Parishes are counted against the target since April 2013. (Paragraph 9.1.2 of the Neighbourhood Plan explains that it is agreed that against this 200 allocation, permission has been granted for 158 houses and flats since April 2013 and the nett requirement is therefore at least 42 units.)

Policy H SP2- Affordable Housing

- 4.32 This policy requires 30% affordable housing provision. This current proposal for a nett increase of 93 dwellings and 28 affordable dwellings are proposed to be secured by a s106 agreement.

Policy SD SP2 – Built-up Area Boundary

- 4.33 Development within the BUAB will be permitted subject to the other policies.

Policy T SP1 - Transport and Development

- 4.34 This policy under subsection (d) requires car parking in accordance with WSCC parking guidance.

Policy T DM1 - Sustainable Travel and Public Rights of Way

- 4.35 It is confirmed that cycle parking provision will meet WSCC standards.

Policy D DM2 - Internal Space Standards

- 4.36 This policy introduces minimum space standards for both rooms and external space. The design approach meets the previously agreed space standards for the site and accord with the draft National Standards.

Policy D DM3 - Space Standards

- 4.37 This policy sets down private garden sizes. Paragraph 13.3.28 explanatory text confirms that external space standards will be expected to be sufficient to provide space for car parking to WSCC standards. The layout meets these standards.

5.0 MAIN CONSIDERATIONS

Design and Layout

- 5.1 The proposed layout comprises a mix of a short terraces, detached semi-detached and link detached houses with a variety of roof heights and forms. The proposed mix of elevational treatments allows for individuality to be expressed and the effect of a standardised 'estate' minimised.

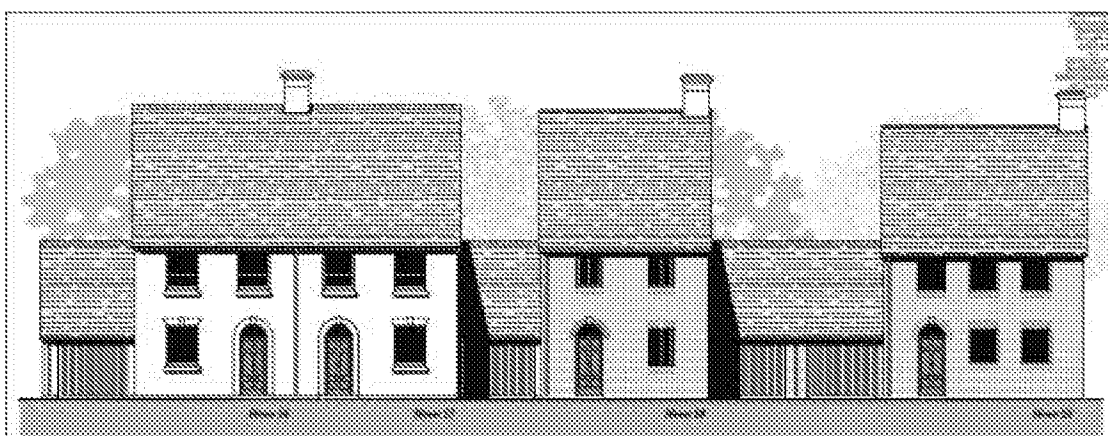


Fig 3 Plots 56 to 59

- 5.2 The roof heights of this scheme are deliberately varied in height to avoid conformity and monotony which is prevalent on the approved reserved matters scheme. Varying the roof heights and adding chimneys creates a more active skyline, more reminiscent of the roof silhouettes found older English villages and not the more recent estate developments



Fig 4 Plots 65 to 67

- 5.3 In terms of detailing, there are a mixture of traditional windows, casements, sliding sash and French casements, all of which have the vertical emphasis found on older buildings. The frontages have the advantage, through increasing the height of floor to ceiling, of being able to create a hierarchy of windows. This one factor has the effect of creating more pleasing traditional elevations.
- 5.4 In terms of materials, the bricks are not all the same colour and texture and will vary from terrace to terrace or house to house. This is done in order try to give the impression that these houses were not built at exactly the same time. Some buildings are rendered, which is a common feature in Barnham and these are deliberately positioned at focal points.

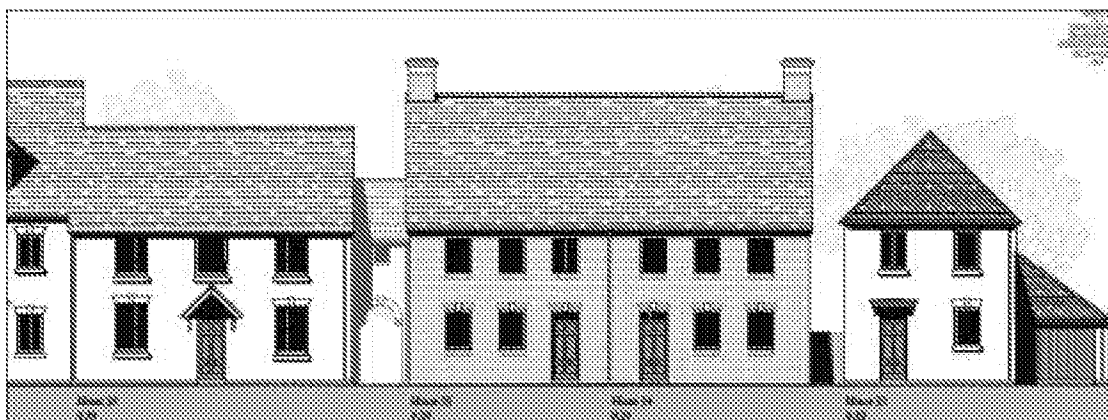


Fig 5 Plots 33 to 36

- 5.5 The proposed overall housing mix is provides a balance of house sizes predominantly two and three bedroomed. The full provision is 6 x 1-bed flats, 35 x 2-bed dwellings, 37 x 3-bed dwellings and 17 x 4-bed dwellings. Of these, 28 dwellings will be affordable. This is considered to represent a good balance of house types and sizes to create a mixed and balanced community.

Affordable Housing

- 5.6 As required by Policy H SP2 the development will provide 28 units (30% of the net increase of 93 dwellings) as affordable housing. There will be no social rented provided on the site and the 28 units will be a mix of affordable rented and shared ownership. This has been agreed with the Housing Strategy and Enabling Manager and addresses the previous concerns raised by the Parish Council about the location of the social rented housing.
- 5.7 We confirm that we are currently negotiating with providers of affordable housing and the proposed mix is based on the advice obtained from the Councils Housing Strategy and Enabling Manager and the requirements of these providers in terms of deliverability. The affordable rent are 14 x 2 bed houses (70 sq m) and will be no more than 80% market rent as required under the definition of affordable housing in Annex 2 of the NPPF. The shared

ownership will be below market value again in accordance with the NPPF. These will be 8 x 2 bed houses (70 sq m), 2 x 1 bed flats (50 sq m), 4 x studio flats (39 sq m).

Drainage

- 5.8 The accompanying FRA and Strategy report by WSP covers these matters in detail and the following represents a summary.

Surface Water

- 5.9 The surface water drainage that has been submitted for the layout provided by HGP, relied heavily on the use of lined permeable paving to convey the surface water from private areas to adoptable sewers within the carriageway. The sewers had been oversized to ensure a flatter gradient could be laid. The sewer network discharged into two attenuation ponds that were designed to work in tandem with one another. The ponds were sized to attenuate the surface water generated in storm events up to and including the 100 year + 30%. The flows will be restricted to Qbar through the use of a hydrobrake, this will reduce peak flows and volume runoff. The surface water will be discharged into the southern perimeter ditch.
- 5.10 It is intended to mimic this regime in the layout provided by Huw Thomas. Due to the topography of the site, there is not much scope to amend the strategy. The main change to the design is the arrangement of the pond. Rather than two ponds, it is proposed to have one larger pond along the southern boundary. The outfall will remain the same.
- 5.11 There is a limited length of ditch to be infilled (as detailed in the Design and Access Statement). This was probably created to take run-off from the glasshouses therefore it is now dry and has very little ecological value. It is anticipated that the proposed infilling of the topmost 38m length of this eastern ditch will be compensated for by a revised retention pond strategy with the objective of accommodating an area of shallow water for aquatic plants and wildlife as recommended in paragraph 4.5.4 of the original D F Clark report. The remaining ditches will be widened as agreed.

Foul Water

- 5.12 The report details the foul sewer improvements required along Yapton Lane as advised by Southern Water. Due to the topography of the site, it was determined that a foul pumping station was required in the south eastern extent of the layout. The sewers would convey the foul water via gravity toward the pumping station. A rising main would then transfer the foul water from the pumping station to tie into an existing Southern Water foul sewer located within the

northern boundary of the site. It was noted that the pumping station wet well must be located a minimum of 15m from any dwelling.

Access and Parking

- 5.13 The Highways and Transport Statement submitted with this application sets out the relevant highway safety, design and parking considerations for the scheme. A Stage I Road Safety Audit and Designers Response are appended to the Highways and Transport Statement.
- 5.14 Overall the principle of development for up to 95 dwellings with access via a ghost island right turn lane is established through BN/27/09 and the general form of development is established through BN/29/13 with this permission being implemented through the commencement of ground / drainage works.
- 5.15 In highway terms, the current application seeks to agree with West Sussex County Council Highways the principle of the access and internal layout of the site at this planning stage subject to further detailed design through the S278 / 38 process.
- 5.16 The distribution of parking through the site is based on 1 space per dwelling for the 6 x 1 bed affordable flats and 22 x 2 bed affordable houses together with 16 unallocated / visitor parking bays serving these units. The Market units are provided with a parking ratio of 2 spaces per unit of the 13 x 2 bed houses and 37 x 3 bed houses and 3 spaces per unit for the 17 x 4 bed houses together with a total of 20 unallocated / visitor parking spaces through the open market areas. Overall the site would provide for a total of 215 parking spaces comprising 179 allocated and 36 unallocated / visitor spaces. This complies with the WSCC calculator for parking spaces.
- 5.17 All parking bays are a minimum of 4.8m x 2.4m and all parking bays have a minimum of 6m clear space to the rear to allow for safe manoeuvring and where garages are provided the space to the front of the garage provides a minimum of 6m. Where spaces are located adjacent to boundary walls or vertical features, additional clearance is provided to allow for entry and exit. Of note is the provision of minimum 6m x 3m internal dimensions to garages together with some garages providing internal dimensions of 5 x 5m which provides further internal storage space in addition to space to keep a car.

Waste Management

- 5.18 The access and internal layout have been tested for vehicle movements through vehicle tracking plots demonstrating a refuse vehicle is able to enter and exit the site in a forward gear, safely manoeuvre and turn through the site and in turning heads. Where the refuse vehicle is

not able to manoeuvre (within the residential courtyards and mews), suitable refuse / bin collection areas are provided to allow occupiers to transfer bins to areas accessible to refuse operatives.

- 5.19 Bins are either stored in rear gardens with rear access or in larger than normal garages of

Noise Assessment

- 5.20 A noise assessment was prepared by Clarke Saunders specialist consultants for the previously approved layout by HGP architects. This assessment was accepted and condition 22 of implemented scheme (outline consent) was discharged under reference BN/42/15/DOC in February 2016. This noise survey of background noise levels across the site and the subsequent assessment identified that some of the elevations facing onto Yapton Road would need alternative means of ventilation to meet the BS8233:2014 design criteria.
- 5.21 This noise assessment will be updated to reflect the revised layout in due course and it is suggested that it would be appropriate to impose a condition to reflect the need to update the approved details.

6.0 JUSTIFICATION FOR THE APPLICATION PROPOSAL

- 6.1 We have considered the justification for the proposal in terms of national and local policy considerations.
- 6.2 As already noted, paragraph 47 of the NPPF requires Local Planning Authorities to boost the supply of housing and to identify and maintain annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The site is available and will contribute to this supply in the early years of the emerging Local Plan.
- 6.3 No adverse impacts have been identified in the supporting documentation for the application. Waste water and surface water discharge can be accommodated without additional burden on the existing infrastructure in the locality. The site enjoys a sustainable location with easy access by foot and public transport to a number of local facilities.
- 6.4 Since the proposal is within the village built up area as defined in the Neighbourhood Plan the principle accords with policy SD SP2. The development of the site therefore accords with the Development Plan. We have established through the pre-application enquiry process that officers consider the scheme now "would be likely to be approved subject to a s106 agreement". The Local Planning Authority cannot demonstrate a 5 year housing land supply as required by paragraph 49 of the NPPF and we consider there are no other adverse impacts which significantly and demonstrably outweigh the benefits of the application and it should be granted planning permission.

7.0 SUMMARY

- 7.1 The application comprises a full application seeking approval for 95 dwellings on a site with extant permission for 86 dwellings. The revised layout also re-configures the location of the retention pond due to the site constraints in the form of a main sewer line. The re-arrangement of the available space allows for nine additional dwellings within the original site area without detriment to neighbouring properties or the amenities of the proposed residents. The principle of 95 dwellings was previously allowed on appeal and therefore subject to normal development management matters the principle of 95 dwellings on the site has been accepted.
- 7.2 The revised scheme is a considerable design improvement over the implemented scheme and will make a positive contribution to the village character of Barnham. The scheme minimises the previous uniformity in height and appearance. It is considered this will create a higher quality development of more traditional character in good quality materials.
- 7.3 The reasons for refusal have been fully addressed as agreed in the pre-application enquiry responses from both Arun and WSCC.
- 7.4 The established principles of landscaping, ecological mitigation, foul and surface water drainage for the site are all proposed to be followed through to this revised development with no fundamental changes in approach.
- 7.5 The site is available and deliverable now.