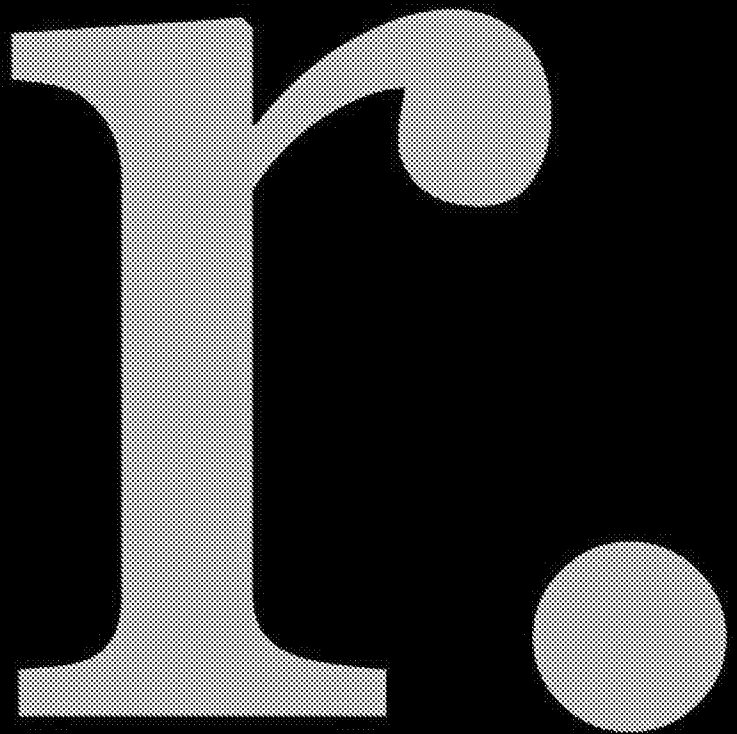
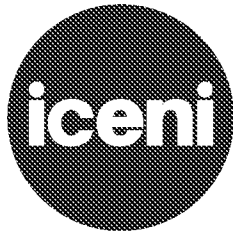


reside.

Land west of Fontwell Avenue, Eastergate

Planning Statement





MAY 2020

Planning Statement

Land west of Fontwell Avenue, Fontwell, Eastergate,

Iceni Projects Limited on behalf of
Reside Developments Limited

May 2020

ICENI PROJECTS LIMITED
ON BEHALF OF RESIDE
DEVELOPMENTS LIMITED

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Planning Statement
LAND WEST OF FONTWELL AVENUE, FONTWELL,
EASTERGATE,



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APPENDICES

A1. ECONOMIC BENEFITS INFOGRAPHIC

1. INTRODUCTION

1.1 This Planning Statement has been prepared in support of a full planning application by Reside Developments Limited, for a residential development on land west of Fontwell Avenue, Fontwell, Eastergate, West Sussex, PO20 3RX.

1.2 The full description of development is as follows:

"Demolition of existing structures onsite and full planning application for the erection of 42 No dwellings with access, parking, landscaping and associated works."

1.3 This Planning Statement sets out the relevant planning background to the proposal, presents the application scheme and demonstrates how the planning considerations associated with the development have been addressed and how they comply with the planning policy at local and national level.

1.4 Arun District Council cannot currently demonstrate a five-year housing land supply and therefore in line with national planning policy, the presumption in favour of sustainable development applies. The proposals will provide much needed housing in the District. The Government's objective is to significantly boost the supply of housing to meet the housing needs of different groups in the community.

1.5 This Planning Statement should be read in conjunction with the Architectural Plans and associated Design & Access Statement prepared by Clague Architects, together with all other consultant documents which comprise the planning application.

1.6 Arun District Council's (ADC) Community Infrastructure Levy (CIL) Charging Schedule came into effect on 1st April 2020. The relevant CIL forms are therefore submitted alongside this application.

1.7 The Planning Statement is structured as follows:

- Section 2 of this Statement sets out the relevant background to the application site;
- Section 3 explains the application proposal;
- Section 4 details relevant planning policies at national and local level against which the application should be determined;
- Section 5 considers the housing delivery in Arun;

-
- Section 6 assesses the relevant matters in the consideration of the planning application; and
 - Section 7 details the planning balance and provides the conclusions.

2. RELEVANT BACKGROUND

Site and Surrounding Area

- 2.1 The site is located to the west of Fontwell Avenue (A29), 450m south of Fontwell, 1.3km north of Eastergate and 1.6km north of Westergate.
- 2.2 The 1.85 hectare site comprises Grade 3a agricultural land, which is currently used as paddocks for horses. In terms of topography, the site is generally flat. The site has vehicle access from Fontwell Avenue (A29) and an unmade access from Level Mare Lane, which borders the site to the north. Mature and semi-mature trees line north, east and west site boundaries.
- 2.3 In terms of designations, the site is located within the Sharp Sand and Gravel Minerals Safeguarding Area. The site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. There are no ecological designations within the immediate local landscape.
- 2.4 The site is located within Flood Zone 1, which is an area with the lowest probability of flooding.
- 2.5 The site is within an accessible location and is within walking distance of local amenities and facilities. As detailed in full in the Transport Statement prepared by Paul Basham Associates which accompanies this planning application, numerous facilities are accessible within a 20-minute walk or 10 minute cycle such as a post office, medical centre, nursery and secondary school. The proposed site benefits from regular bus services and rail services from Barnham Station, allowing for both local travel and travel further afield.
- 2.6 The surrounding area is semi-rural in character with low density development. There are clusters of residential development to the north-east of the site and to the south along Fontwell Avenue. Fontwell Racecourse is located to the north. Northfields and Folly Foot Farm are located to the south and south-east respectively. Northfields and Fontwell Farm is located to the west. The land to the east of Fontwell Avenue is undeveloped.

Planning History

- 2.7 The Site has no recent planning or development history. There are a number of historic planning applications relating to equestrian and nursery uses, which are not of particular relevance to the subject planning application. A summary is provided in Table 2.1 below.

Table 2.1 Planning History

Application reference	Proposals	Decision	Date
EG/16/91	Retrospective application for use of stores/stables and riding area as riding school – reduce height of wall to improve visibility splay and a new block containing 3 stables.	Approve Conditionally	20/05/1991
EG/82/80	Erection of 4 stables	Approve Conditionally	13/08/1980
EG/2/80	Erection of 4 stables	Approve Conditionally	13/02/1980
EG/56/76	Nursery including office packing shed drive and propagation houses	Approve Conditionally	15/09/1976

Pre-application Planning Advice

2.8 The Applicant has undertaken pre-application discussions with Arun District Council in relation to developing the site for residential. Written pre-application advice was received on 17th October 2018.

2.9 The key issues identified and feedback in respect of residential development on the site can be summarised as follows:

- Principle – the site is located in the countryside, outside the defined settlement boundary identified in the Arun Local Plan and is considered to be poor in terms of environmental sustainability, however, the Neighbourhood Plan does not have a settlement boundary.
- Design – the site is located in a semi-rural area not characterised by residential development and could be potentially harmful to the street scene and character of the area.
- Neighbour amenity – the proposed development is likely to be acceptable in respect of neighbour amenity based on the proximity to other residential development and screening.
- Amenity space provision – the proposed development should include a decent amount of private amenity space.
- Affordable housing – the proposed development should deliver 30% affordable housing with units distributed throughout the development.
- Highways, transport and parking – an additional pedestrian links and the provision of a pedestrian pavement along the frontage of the site should be considered.
- Sustainable construction – 10% of the total predicted energy requirements should be derived from renewable or low carbon energy generation.

-
- Barnham Special Consultation Area – a Surface Water Drainage Statement should be provided.
 - Protected trees – the proposed development should make adequate provision for the trees and hedgerows.
 - Open space provision – the proposal is likely to be acceptable provided that the layout shows a sufficient amount of public open space including a LAP and a LEAP.
 - Light pollution – the lighting scheme should minimise light pollution.
 - Contamination – a small area of the site falls within the buffer of the Sussex Recovery waste recycling site and the likelihood of contamination should be explored.
 - Infrastructure provision – a Section 106 agreement will be required to address infrastructure provision.
 - Biodiversity – surveys should be undertaken to check for signs of wildlife and their habitats.
 - Crime – the principles of designing out crime should be taken into account.
 - Loss of agricultural land – the proposal could result in the loss of Grade 1-3a agricultural land.
 - Landscape impact – special regard should be had to the setting of the South Downs National Park.
- 2.10 The proposed development and the planning application submitted seeks to address these matters to ensure that the scheme is acceptable in planning terms.
- 2.11 The Applicant has consulted with Barnham and Eastergate Parish Council informing them of the proposals and inviting comments on the development, and their views on the wider parish needs. The Parish is in the early stages of preparing an updated Neighbourhood Plan which is discussed in further detail in Section 4 of this Statement.
- 2.12 There have been on-going pre-application discussions with West Sussex County Council (WSCC) in respect of highways matters as detailed in the Transport Statement prepared by Paul Basham Associates.
- 2.13 To inform neighbouring residents and businesses about the proposals and invite them to provide feedback on the outline application, a four-page A4 community newsletter was delivered to 1,027 residential properties and businesses neighbouring the site. A copy of the newsletter and further details of the consultation can be found at the Statement of Community Engagement Report submitted as part of the planning application.

3. PROPOSED DEVELOPMENT

- 3.1 This full planning application seeks permission for the erection of 42 dwellings (Use Class C3), including 13 affordable homes, with access, parking, landscaping and associated works (referred to as the “proposed development”).

Residential Development

- 3.2 The proposed development includes a mix of market and affordable housing and the accommodation schedule and housing mix is summarised in Table 3.1.

Table 3.1 Accommodation Schedule

Unit Size	Market	Affordable	Total	%
One-bedroom	0	4	4	9.5%
Two-bedroom	6	6	12	29%
Three-bedroom	19	3	22	52%
Four-bedroom	4	0	4	9.5%
Total	29	13	42	100%

- 3.3 The proposed development provides 13 affordable homes which amounts to 30% of the total quantum of development, in line with policy requirements.
- 3.4 In terms of density, the provision of 42 dwellings results in approximately 27 dwellings per hectare.

Access

- 3.5 The main vehicular access would be onto Fontwell Avenue. It is proposed that the site would be accessed via a right turn land junction on Fontwell Avenue which will require widening the carriageway into the site by c.2.3m.

The development site would be served via a 6m wide road.

- 3.6 It is proposed that a 2m wide footway would be provided on the southern side of the access, connecting pedestrians to a crossing point which would be facilitated by a pedestrian refuge island, dropped kerbs and tactile paving to ensure pedestrian safety.
- 3.7 A pedestrian access is provided on the northern boundary of the site onto Level Mare Lane to increase pedestrian permeability on the site.

Parking

- 3.8 The proposed development would provide a total of 96 parking spaces including 87 allocated spaces and 9 visitor spaces. The proposed car parking strategy for the site uses a combination of garages, driveways, on-street parking and laybys. All residential parking spaces would be allocated to units, with unallocated/visitor parking bays marked as 'visitor'. In addition, Electric Vehicle (EV) charging points will be provided.
- 3.9 Cycle parking is provided, with one space for each of the one- and two-bedroom units and two spaces for the three- and four-bedroom units resulting in 68 spaces in total.

Landscaping and boundary treatment

- 3.10 The Landscape Masterplan for the site comprises of the following areas:
- Woodland edge – publicly accessible adventure playground trail with wildflower planning.
 - Green street scene – street tree planting.
 - Village green – central space to provide a green heart to the development and provide expansive space for community events and informal play.
 - Green interface – natural corridor to create an interface with off-site vehicular infrastructure.
- 3.11 In total, the site provides 1,488sqm of natural play space within different zones of the site.
- 3.12 Full details of the proposed development are set out in the Design and Access Statement and accompanying plans submitted in support of the application. This Statement should be read in conjunction with these documents.

4. POLICY CONTEXT

4.1 The Local Planning Authority is required to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan in this instance comprises of the West Sussex Joint Minerals Local Plan (2018), the West Sussex Waste Local Plan (2014), the Arun Local Plan 2011-2031 (2018) and the Barnham and Eastergate Neighbourhood Plan (2014).

4.2 Other material considerations include:

- National Planning Policy Framework (2019).
- National Planning Practice Guidance (2019).
- National Design Guide (2019).
- Arun's Supplementary Planning Documents including:
 - Arun Parking Standards (2020); and
 - Arun District Public Open Space, Playing Pitches and Built Facilities (2020).

4.3 The proposed development will be considered against all of the relevant policies of the Development Plan, this section highlights the most pertinent strategic policies to the subject application but is not intended to be an exhaustive list. Further policies will be referenced in the consideration of the material planning considerations in the subsequent sections.

Arun Local Plan

4.4 The Arun Local Plan (ALP) which guides development in Arun was adopted in 2018 and covers the period 2011-2031.

4.5 Policy SD SP1 'Sustainable Development' highlights the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions.

4.6 Eastergate is identified as one of the Villages in the District that will develop their role as a well-connected large village serving Inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services over the local plan period.

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- 4.7 Policy C SP1 'Countryside' sets out the criteria relating to the types of development permitted outside the Built-Up Area Boundaries in the countryside. The Council will take into account cumulative impact of development in the consideration of planning applications.
- 4.8 Policy H SP1 'The Housing Requirement' sets out that at least 20,000 new homes will be accommodated in the District between 2011 and 2031. This will be achieved through a number of strategic housing allocations and additional non-strategic allocations will be made across the District through Neighbourhood Plans.
- 4.9 In terms of housing mix, Policy H DM1 seeks a mix of dwelling types and sizes. The tenure mix for development schemes shall be negotiated on a case by case basis.
- 4.10 Policy AH SP2 'Affordable housing' requires all developments of 11 residential units or more to provide 30% affordable housing on-site, if viable. The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.
- 4.11 In terms of design, Policy D SP1 states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy D DM1 provides the aspects of form and design quality that the Council when consider planning applications.
- 4.12 Policy ECC SP1 'Adapting to climate change' requires development to be located and appropriately designed to adapt to the impacts of climate change. In terms of energy and climate change mitigation, (Policy ECC SP2) all new residential development will be expected to be energy efficient, all major developments must produce 10% of the total predicted energy from renewable or low carbon energy generation on site.
- 4.13 Policy T SP1 'Transport and Development' will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Policy T DM1 'Sustainable Travel and Public Rights of Way' outlines that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.
- 4.14 Policy W SP1 'Water' - development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.

Barnham and Eastergate Neighbourhood Plan

- 4.15 The Barnham and Eastergate Neighbourhood Plan (BENDP) was made in 2014, however, it was based on the saved policies of the Arun District Local Plan 2003 and the draft policies of the publication version of the emerging Arun Local Plan at that time. The Parish Council is in the process of reviewing the Neighbourhood Plan to align with the District-wide Local Plan.
- 4.16 Notwithstanding, the policies of the made Neighbourhood Plan are still relevant insofar as they support the delivery of the strategic policies of the Arun Local Plan and align with the National Planning Policy Framework.
- 4.17 A Call for Housing Sites was undertaken in 2019 to identify sites within the Parish to meet the housing requirement allocated within the Arun Local Plan. A Site Assessment Report prepared by Process Matters on behalf of the Barnham and Eastergate Neighbourhood Plan Team has been published, which considers the application Site (Land west of Fontwell Avenue (Northfields Cottage)) to be “suitable for further consideration”. The site represents 3 of the 5 sites submitted as part of the Call for Sites taken forward for further review.
- 4.18 In terms of opportunities in respect of the application site the Report states that *“The extension of the parish northwards to the line of the new A29 makes the use of this site for housing viable however the density would need careful consideration due to the low density surrounding it”*. As discussed further in this Planning Statement and the Design and Access Statement, the density at 27 dph and character of the proposed scheme has been designed to reflect and compliment the established character of the local area.
- 4.19 The identified constraints highlighted in the Report in respect of the site are that it lies outside the built-up area (BUAB); known surface water flooding on east of site; and Grade 2 agricultural land. As outlined in this Statement and the technical reports accompanying the planning application, the subject site is Grade 3a agricultural land and the application is accompanied by a detailed drainage proposal, along with a flood risk assessment. The Report acknowledges that the Parish is under pressure to allocate land to meet its housing allocation and there are no suitable sites undeveloped within the BUAB. The Report concludes that *“As the northern extension to the BUAB as a result of the realigned A29 will take development further north towards Fontwell these sites could provide a sustainable location for development”*.
- 4.20 The Barnham and Eastergate Parish Council Planning and Environment Committee took place on the 24th March 2020 in which the Site Assessment Report was considered. The report asked the Committee to consider the following recommendations:

1. The Neighbourhood Plan team should be granted permission to continue work to assess, through the Strategic Environmental Assessment process, and in discussion with the land agents/owners the viability of the three sites and to bring the findings to the Planning Committee in June / July 2020. The three sites identified are as follows with the number of units anticipated to be provided: Barnham Square – minimum of 60 Land west of Fontwell Avenue (Northfields Cottage) a combined 70 units Land north of Spode Cottage, Eastergate Lane.

2. The Neighbourhood Plan team will continue to review the existing Plan to ensure that the policies are sufficiently robust to provide the basis for the design and sustainability elements of the new proposals.

- 4.21 The draft minutes of the meeting confirm that the Committee approved the recommendations as detailed above.
- 4.22 The Applicant welcomes the opportunity to continue to work with the Parish Council in respect of the current proposals and on wider Parish matters.

West Sussex Joint Minerals Plan

- 4.23 The West Sussex Joint Minerals Local Plan was adopted in 2018 and covers the period to 2033. It will provide the basis for making consistent land-use planning decisions.
- 4.24 The Joint Minerals Local Plan identifies areas for safeguarding minerals at Appendix E. The site falls within the area safeguarded for Sharp Sand and Gravel including a 250 metre buffer.
- 4.25 Policy M9 relates to safeguarding minerals. The policy outlines that sharp sand and gravel, reserves are safeguarded against sterilisation. The policy states:

Proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:

- (i) Mineral sterilisation will not occur; or*
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.*

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- 4.26 This issue is considered in Section 5 of this Planning Statement and in full in the Minerals Assessment in respect of the site has been undertaken by D. K. Symes Associates, which accompanies this planning application.

National Planning Policy Framework

- 4.27 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF is a material planning consideration in planning decisions.

Achieving sustainable development

- 4.28 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states the planning system has three overarching objectives to achieving sustainable development, an economic objective, a social objective and an environmental objective.
- 4.29 Paragraph 9 states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

- 4.30 At the heart of the framework is a presumption in favour of sustainable development. Based on Paragraph 11 of the NPPF, for decision making this means approving development proposals that accord with an up-to-date development plan without delay or where the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. 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*
- ii. 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.*

- 4.31 Footnote 7 clarifies that policies are considered to be out of date for applications involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years.
- 4.32 The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

4.33 Paragraph 14 states: *In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.

4.34 Paragraph 30 outlines that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. This is relevant in this case whereby the policies in the Barnham and Eastergate Neighbourhood Plan have been subsequently superseded by the Arun Local Plan.

Delivering a sufficient supply of homes

4.35 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59).

Achieving well-designed places

4.36 Paragraph 127 outlines that planning decisions should ensure that developments will function well, and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character and history, including the surrounding built environment and landscape setting; and 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.

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- 4.37 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

National Planning Practice Guidance

- 4.38 The Planning Practice Guidance (PPG) provides the relevant guidance to support policies set out in the NPPF.
- 4.39 In terms of housing supply and delivery, the PPG indicates that an authority will need to be able to demonstrate a 5-year housing land supply when dealing with applications. If an authority cannot demonstrate a 5-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply¹.
- 4.40 A section of the guidance provides advice on the key points to take into account on design. The tools for assessing and improving design quality to ensure design quality are identified and include the National Design Guide and local design guides and codes.

National Design Guide

- 4.41 The National Design Guide was published in October 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in practice. It is based on national planning policy and guidance and forms part of the Government's collection of planning practice guidance and is a material consideration.
- 4.42 Good design is considered to involve careful attention to the components of places including the context for places and buildings, hard and soft landscape, technical infrastructure and social infrastructure.
- 4.43 A well-designed place comes through making the right choices about layout, form and scale of buildings, appearance, materials and detailing. The Guide identifies ten characteristics which work together to create physical character; help to nurture and sustain a sense of community and work

¹ Paragraph: 008 Reference ID: 68-008-20190722

positively to address environmental issues affecting climate. The characteristics are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

5. MATERIAL PLANNING CONSIDERATIONS

- 5.1 This section outlines the key planning case for the development of the site, including details of the proposed development's compliance with national and local policy

Principle of Development & 5YHLS

- 5.2 Policy H SP1 of the Local Plan identifies the housing requirement for the plan period 2011-2031 as at least 20,000 new homes to be met through a number of strategic housing allocations, and non-strategic allocations to be made through Neighbourhood Plans or a Non-Strategic Sites Allocations DPD. The figure attributed to non-strategic sites is at least 1,250 new homes. The DPD has yet to progress to Regulation 18 consultation. The Barnham and Eastergate Parish Council is in the process of reviewing the BENDP however, given the early stage in the process, this cannot be given any weight in decision making at this stage.
- 5.3 The application site lies outside of the defined Built-up Area Boundary of Eastergate as identified on the ALP Policies Map and therefore falls within countryside. Policy SD SP2 of the ALP indicates that development should be focused within the Built-up Area Boundaries. Policy C SP1 of the ALP states that development in the countryside will only be permitted where it relates to certain criteria. The proposed development does not meet any of these criteria and is therefore inconsistent with the provisions of the ALP in this regard.
- 5.4 Notwithstanding, the Council cannot currently demonstrate a 5-year housing land supply (discussed in further detail below) and as a result, all development policies that relate to housing in the ALP are considered to be out-of-date for the purposes of decision making and the presumption in favour of sustainable development applies. The policies in the BENDP 2014 that relate to housing are also out-of-date, as they do not meet the requirements of paragraph 14 of the NPPF, insofar as the neighbourhood plan became part of the development plan more than two years ago and the neighbourhood plan does not contain allocations to meet the housing requirement identified by the ALP 2018. As a result, paragraph 11d of the NPPF applies for decision making.
- 5.5 Policy SD SP1 of the ALP states that the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will work to secure development that will contribute to social, economic and environmental conditions. This site is in a sustainable location, and the HELAA 2020 recognises that the site could contribute to the creation of a sustainable, mix community.

Housing Land Supply

- 5.6 Arun District Council acknowledges that it cannot demonstrate a five-year housing land supply. Following the publication of the Housing Delivery Test – 2018 measurement, which showed that Arun had not fully delivered on their housing requirement (91%) over the three previous years, the Council prepared an Action Plan which was published in June 2019. The Action Plan makes a series of recommendations in order to boost housing delivery including applying a presumption in favour of sustainable development until such time as the 5-year housing land supply is re-established.
- 5.7 The Authority Monitoring Report (December 2019), identified supply to be 3.7 years. This Report was published prior to the publication of the Housing Delivery Test – 2019 measurement however, the requirement figure incorporated a 20% buffer to take account of significant under delivery of housing in line with paragraph 73 of the NPPF. The 2019 Housing Delivery Test results have now been published and the measurement for Arun was 68% confirming that a 20% buffer was required in accordance with the Framework.
- 5.8 Moreover, the housing land supply position was considered as part of a recent planning appeal. The appeal decision² (dated 12 February 2020), found that the supply position is approximately **2.9 years**. The Inspector gave consideration to the weight that could be given to that extent of a shortfall and concluded that there is no clear evidence of when the shortfall will be resolved and it is reasonable to assume that it is likely to continue for a considerable period (our underlining). Given the significant drop in performance between the 2018 and 2019 Housing Delivery Test results, the situation has compounded over time.
- 5.9 The Council's Action Plan also recommends inviting applications from landowner/ developers on "deliverable" Housing and Economic Land Availability Assessment (HELAA) sites to re-establish the supply. The application site is identified as a deliverable site within the Arun HELLA published in February 2020 (site ref. NEWEG2). The site is considered within the assessment to be viable and achievable, and suitable in principle for future housing potential and could contribute to the creation of a sustainable, mixed community. Furthermore, as discussed previously, the site is also identified as suitable for further consideration and allocation as part of the BENDP review process.
- 5.10 Taking these factors into account, the proposed development for 42 residential dwellings would make a meaningful contribution to meeting the housing requirement and improve the mix of sites in the District. Furthermore, the site does not have any barriers to delivery and the application is being made in full, and as such can be built-out quickly to meet housing needs in the short term.

² APP/C3810/W/19/3236911

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- 5.11 It is clear that the presumption in favour of sustainable development applies in the determination of this application and paragraph 11d(i) of the NPPF is engaged. This means that permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole*”. The following sections consider the potential impacts of the proposed development and other technical matters.

Technical Matters

Agricultural Land

- 5.12 An Agricultural Land Classification and Soil Resources Assessment has been undertaken by Reading Agricultural Consultants in support of the planning application. The majority of the site is classified as Grade 3a agricultural land which is described as “good quality”.
- 5.13 The national and local planning policy framework protects the best and most versatile agricultural land. Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use, and Grade 5 is very poor quality land.
- 5.14 Policy SO DM1 of the ALP restricts the development of Grade 1-3a Agricultural Land unless need for the development outweighs the need to protect such land in the long term unless designated by the Development Plan.
- 5.15 It is recognised that the development of the site is not consistent with the policy of the ALP however, the loss of the agricultural land needs to be considered in the context of the need for land to accommodate housing which is significant in the District at present. Furthermore, the site area that comprises agricultural land amounts to just 1.5 hectares which would not be able to support viable agricultural activities in isolation. Arun District benefits from having a high proportion of land that falls within the best and most versatile classification grades (1-3a) so the development of the site would represent an insignificant reduction in land area in overall terms.

Landscape

- 5.16 Policy LAN DM1 seeks to protect the landscape character of the District and the setting of the South Downs National Park (SDNP) in particular. The pre-application advice outlined that the proposed development should have special regard to the SDNP. The closest boundary of the South Downs National Park is approximately 1.20km north, adjacent to Fontwell West Roundabout.
- 5.17 A Landscape Visual Impact Assessment prepared by Fabrik has been undertaken to support the planning application. It was found that even from the highest view point, on top of Folly Hill, within the SDNP, views of the site are truncated. It was concluded that the site is difficult to determine within the wider landscape and the site is visually well contained within the wider landscape due to the combination of undulating topography, built form and mature boundary vegetation. The site was also

considered to be well related to the settlement edge of Fontwell and would not alter the key characteristics of this area.

- 5.18 It is considered that the site would be acceptable in visual terms and would not have an adverse visual impact upon the South Downs National Park. Consequently, the proposed development is acceptable visually and complies with Policies LAN DM1 of the ALP.

Character and Design

- 5.19 Policy D SP1 and Policy D DM1 of the ALP sets out the main considerations in terms of form and design quality expected from new developments. There are a number of policies in the BENDP also relating to character and design including Policies H4 concerning the integration of new housing into surroundings; Policy H5 relating outdoor space; Policy ES5 Quality of Design and ES6 Contribution to Local Character. The Design and Access Statement prepared by Clague Architects that forms part of the planning application provides detail on the design considerations.
- 5.20 The principles advocated by the National Design Guide and the emerging Arun District Design Guide SPD have also informed the design process.
- 5.21 The 8 key principles underlying the design proposals are as follows:
- The proposal for the scheme is landscape led, with key views to the Western boundary maintained and housing pulled back from the Eastern boundary;
 - A green space forms the heart of the scheme with housing fronting onto it and informal play within it;
 - Viewpoints down Wandleys Lane are addressed by the position and orientation of the buildings;
 - Native planting to the Eastern boundary (where the existing has to be remove for visibility plays) of the site will be reinforced to create a natural visual buffer along Fontwell Avenue;
 - The building lines on the site do not follow the geometry of the roads creating an informal semi-rural character;
 - Affordable homes are in a mixture of forms (apartments and houses) and are designed to be tenure blind;
 - The Western edge of the site is maintained as a linear green space; and

-
- The architectural approach is in keeping with West Sussex vernacular to create a sense of place based on the surrounding context in Fontwell and Eastergate.

- 5.22 In terms of density, ALP policy outlines that the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. The policy does not provide density metrics however, the proposed development provides 27 dwellings per hectare. A design-led approach to density has been taken, to ensure the proposed development is in keeping and is sympathetic to the site and its surroundings which is semi-rural and is considered to be appropriate. It is worth noting that the density has been reduced through the design phase from the scheme presented through the pre-application process.
- 5.23 As a result, it is considered that the proposed development meets the policy requirements and adequately addressed design guidance and will deliver a high-quality development that respects local character.

Trees

- 5.24 Policy ENV DM4 'Protection of trees' requires land and tree surveys, a tree constraints plan and an arboriculture impact assessment to be provided where there are existing trees on or adjacent to a development site. Policy ES10 of the BENDP also relates to the protection of trees and hedgerows.
- 5.25 Lizard Landscape Design and Ecology were commissioned to undertake a dendrological survey and produce arboriculture documentation for the proposed development, which accompanies this planning application. The Arboriculture Impact Assessment and Method Statement report provides an assessment of the direct and indirect effects of the proposed design, and where necessary recommends mitigation. The Arboriculture Impact Assessment is accompanied by an existing tree schedule; tree constraints plan; and a tree retention protection plan.
- 5.26 The proposals will protect and retain the western (offsite) and northern boundary vegetation. The new access road proposed on the eastern edge will require the removal of trees and partial removal of the underlying hedgerow to provide the required visibility splay along Fontwell Avenue however, all of the Category A trees will be protected.
- 5.27 A focal area where a new access road is required for the development will require removal of 13no. Category B trees along Fontwell Avenue to allow for the required visibility splays. The loss of these trees would be compensated for through the planting of new trees, new native hedge and shrub planting along the boundaries of the site as part of a strong site-wide landscaping scheme. This will increase the diversity of native planting and enhance the ecological value of the site.

5.28 Due to the ecological importance of green corridors as commuting routes for wildlife, the area of trees and hedge proposed for removal above will be replanted once the new access road is in place, a set back row of replacement planting is proposed.

5.29 On this basis, it is considered that the proposed development complies with Policy ENV DM4.

Affordable Housing

5.30 The ALP Policy AH SP2 requires a minimum of 30% affordable housing to be provided on-site in the first instance. The proposed development provides 13 affordable housing units which equates to 30% of the total number of units. The proposed quantum of affordable housing is therefore considered to be acceptable. The affordable units are pepper-potted across the development.

5.31 In terms of mix, the policy starting point is 75% social rent and 25% intermediate housing. The proposed development provides this specific mix and is therefore considered to be compliant with Policy AH SP2 in terms of the provision of affordable housing.

Housing Mix

5.32 Policy H DM1 of the ALP seeks a mix of dwelling types and sizes and a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

5.33 Table 5.1 below sets out the proposed housing mix which includes a range of 1-4 bedroom units. Almost two thirds of the units comprise of family sized (3/4 bedroom units).

Table 5.1 Housing Mix

Unit Size	Market	Affordable	Total	%
One-bedroom	0	4	4	9.5%
Two-bedroom	6	6	12	29%
Three-bedroom	19	3	22	52%
Four-bedroom	4	0	4	9.5%
Total	29	13	42	100%

Transport

- 5.34 Policy T SP1 seeks to ensure that development provides safe access onto the highway network; contributes to highway improvements and promotes sustainable transport.

Trip Generation and Distribution

- 5.35 A Transport Assessment prepared by Paul Basham Associates has been submitted as part of the planning application in response to Policy T SP1(e) of the ALP. The proposed development is anticipated to generate 23 trips in the AM peak and 21 trips in the PM peak. The peak period trips that would be generated from the site are modest and anticipated to be easily absorbed onto the local highway network due to the strategic nature of Fontwell Avenue. Overall, the proposed development is not anticipated to have a significant impact on the operation of the surrounding highway network.
- 5.36 Applying distribution to the site's trip generation, this indicates that the site would result in the increase of 6 trips in the AM peak and 2 trips in the PM peak travelling southbound and an increase of 10 trips in the AM peak and 4 trips in the PM peak travelling northbound. Given the strategic nature of Fontwell Avenue and the changes proposed as part of the A29 realignment scheme it is considered that the proposed development would not have a significant impact on the operation of the local highway network.
- 5.37 Junction capacity modelling was undertaken of the proposed access onto Fontwell Avenue for 2025 taking account of the A29 realignment scheme and a number of other committed developments in the vicinity. The results of this assessment indicate that the proposed site access would operate well within capacity and it is there considered that the proposed access arrangements are acceptable.

Site Access

- 5.38 The primary site access will be from Fontwell Avenue. The site access arrangements have been informed by pre-application discussions with WSCC and a review of the A29 Realignment Transport Business Case document. The site will be accessed via a right turn lane junction on Fontwell Avenue; to accommodate the right turn lane it is proposed that the carriageway of Fontwell Avenue would be widened into the site by c.2.3m. This ensures that a width of 3.5m is achievable for both through lanes and that the right turn lane has a minimum width of 3m wide.
- 5.39 BENDP Policy GA2 'Footpath and cycle path network' supports proposals that improve and extent the existing footpath network, allowing greater access to new housing, the village centres and green spaces. The pre-application advice also indicated that a pedestrian footpath along the site frontage should be considered. It is proposed that a 2m wide footway would be provided on the southern side of the access. The footway would connect pedestrians to a formal crossing point which would be

facilitated by a pedestrian refuge island, dropped kerbs and tactile paving. The provision of this crossing point ensures that pedestrians can safely cross Fontwell Avenue when accessing local amenities within Fontwell, Westergate and Eastergate

Public Transport

- 5.40 The ALP outlines that the Council will support transport and development which is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services (Policy T SP1(a)). Barnham Railway Station is located approximately 2.7km from the site. The nearest bus stops to the site are located on Fontwell Avenue, travelling in an east and west direction. The bus stops (Level Mere Lane stops) are located approximately 160m to the northeast of the site access and are within a short walk of the site. There is also a bus stop located approximately 805m (10-minute walk) to the southwest of the site that is serviced on a more frequent basis. This confirms that public transport is a genuine transport option.
- 5.41 To further encourage a sustainable development, it is proposed that travel vouchers worth £150 will be provided to the first occupants of each unit. Residents would be able to choose from a cycle, bus or WSCC cycle training voucher. The terms of the voucher would be negotiated by the TPC through liaison with local bus companies, WSCC's cycle training team and cycle shops. The voucher would be valid for a period of 6 months to encourage cycle/bus use from the outset, with terms and conditions clearly stated on the voucher. Provision of this incentive would be entitled by the completion of a resident's travel survey in the form of a questionnaire.

Parking Provision

- 5.42 Policy GA4 of the BENDP and Policy T SP1 of the Local Plan indicates that developments should incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision. However, Arun District Council provides parking standards for residential dwellings in the 'Parking Standards Supplementary Planning Document' (January 2020). The site is located in Parking Behaviour Zone 2. As set out in the Transport Assessment (Table 4), the parking standards generate a requirement for 88 parking spaces plus eight visitor spaces. The proposed development allocates 87 parking spaces plus nine visitor spaces. In overall quantitative terms, the requirement is met however, the parking proposed for the proposed 1-bedroom units falls short of ADC's parking standard by one space each, meaning the site falls four parking spaces short of the allocated standard.
- 5.43 ADC's parking standards (paragraph 3.2) allows for a 10% variation below the target parking demand in the standards where appropriate travel option provision is provided including a Travel Plan or other sustainable travel incentives. To support this application a Travel Plan has been prepared to encourage the uptake of sustainable travel modes by residents and site users, with the aim to reduce

the reliance on single occupancy vehicle trips. The level of parking provided is therefore considered to be acceptable on this basis.

- 5.44 In terms of cycle parking, each residential unit would be provided with cycle parking in line with the Council's recommended levels of provision in the SPD.

Travel Plan

- 5.45 A Travel Plan has been prepared to support this planning application in line with national and local policy. This document sets out the package of measures to be adopted to promote sustainable travel amongst residents and visitors to the proposed development. These measures include: provision of travel vouchers to first occupants; provision of a crossing point and footway to connect residents to local amenities; promotion of national cycling and walking campaigns and events to encourage the use of local walking and cycling amenities; raising awareness about local bus and rail services by provision by providing information on bus times and services and seeking discounts; promotion of car sharing and the use of a dedicated website to communicate and market measures.
- 5.46 As demonstrated, the proposed development seeks to provide safe access onto the highway network; contributes to highway improvements and promotes sustainable transport through the Travel Plan and therefore meets the requirements of policy.

Ecology

- 5.47 Policy ENV DM5 development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.
- 5.48 Lizard Landscape Design and Ecology were commissioned to undertake a Preliminary Ecological Appraisal and subsequent Protected Species Surveys of the subject site. The results of these surveys were then used to inform an Ecological Impact Assessment, which accompanies this planning application.
- 5.49 A preliminary ecological appraisal (PEA) was undertaken in September 2018, to appraise the existing ecological resource within the land and the surrounding area. Following the walkover, reptile and badger surveys were recommended and undertaken during the 2019 survey season.
- 5.50 The development site is formed of common, widespread habitats of low ecological value. Floral diversity in general was very low, with the bulk of the site dominated by heavily grazed improved grassland.
- 5.51 No protected species were recorded utilising the site, however, the mature vegetation to the western boundary is likely to be utilised by common light-tolerant bat species such as pipistrelle sp. With

appropriate mitigation, compensation and enhancement the report concludes there will be no significant effects upon any habitats or protected species within or adjacent to the site.

- 5.52 The impacts of the planned development upon biodiversity will be negligible, nonsignificant with proposed ecological enhancements resulting in creation of varied habitats across the site which will suit a range of birds, bats, reptiles and invertebrates.

Historic Environment

- 5.53 Policy HER DM6 of the Arun Local Plan relates to Sites of Archaeological Interest. The policy requires applicants to arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person.
- 5.54 An Archaeological Desk Based Assessment has been undertaken by RPS in support of the planning application. The assessment confirms that there are no Scheduled Monuments or other designated heritage assets on site or close to the site. The site has a low to moderate archaeological potential for settlement evidence dating to the late prehistoric and Roman periods. The proposed development therefore has the potential to impact archaeological remains of a likely local significance. However, it is considered that the archaeological interest on the site could be secured by an appropriately worded planning condition.

Light Pollution

- 5.55 The Lighting Strategy for the proposed development is set out within the Design and Access Statement. It is formulated around achieving safe light levels across the site whilst also incorporating feature lighting in line with pre-application advice to minimise light pollution in accordance with Policy QE DM2(b).

Residential Amenity

- 5.56 Policy D DM1 of the ALP indicates that development should have minimal impact to users and occupiers of nearby property and land. The proposed development is well set away from the windows of the nearest dwellings on the junction of Wandleys Land/ Fontwell Avenue and Northfields Cottages. It is not considered that the proposal will result in any harmful overlooking of neighbouring properties or that the proposed dwellings themselves are at risk of overlooking from existing dwellings. The landscaping strategy also provides significant screening.
- 5.57 Policy D DM1 of the ALP, refers to the need for compliance with the Arun Design Guide. The draft document was published for consultation in January 2020 but it is not yet adopted. Regard has been had to Policy H.04 Residential Outdoor Amenity and External Space Standards as detailed in the Design and Access Statement.

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- 5.58 The scheme seeks to match if not exceed the Gross Internal Areas of the Nationally Described Space Standards in line with Policy D DM2 of the ALP and this is applicable to both private and affordable house types which are designed to be tenure blind.

Noise

- 5.59 The planning application is accompanied by a road Noise Assessment prepared by Hepworth Acoustics. Recommendations of appropriate noise mitigation measures have been made in order to achieve appropriate acoustic criteria in line with relevant British Standard guidelines, to secure good acoustic conditions for future residences.
- 5.60 To ensure that the development accords with Policy QE DM1 the following measures will be incorporated:
- Trees and hedgerows are to be replanted along the eastern boundary of the site which, combined with additional planting, will aid in reinforcing the vegetated buffer that is able to absorb noise pollution from the road;
 - Double glazing will be employed on all dwelling facades, as well as measures to minimise air permeability. This will aid in mitigating noise break-in from the surroundings to the habitable spaces of the proposed residences; and
 - Air source heat pumps (ASHP) systems that are quiet in operation will be specified, with additional acoustic measures considered as the design progresses, if necessary.

Land Contamination

- 5.61 Pre-application advice outlined that the likelihood of contamination should be explored. As such, a Preliminary Investigation Report was prepared to support the planning application by Soils Limited. The focus of the report was to identify the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also includes an assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and service.
- 5.62 No risk of contamination was identified as no pollutant linkage was established. An intrusive investigation with respect to site contamination was not considered to be necessary.

Mineral Safeguarding

- 5.63 The site is designated as part of a wider Sharp Sand and Gravel Minerals Safeguarding Area by the Development Plan.
- 5.64 Paragraph 204 of the NPPF relates to safeguarding of mineral resources. Where non-mineral development is proposed within a mineral safeguarding area, the guidance states that policies should

'encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place'.

- 5.65 Policy M9 of the West Sussex Joint Minerals Plan outlines that proposals for non-mineral development with the safeguarded area subject to a number of exceptions. It echoes the national policy above but also allows for non-mineral development where the *"overriding need for the development outweighs the safeguarding"*.
- 5.66 A Minerals Assessment of the site has been undertaken by D. K. Symes Associates. Site investigations proved that the head gravel deposits are principally clay with a noticeable proportion of gravel. This has been worked elsewhere, but needed extensive processing to make a useable mineral. Prior-extraction would render the site unsuitable for development due to the lowered landform or the unsuitability of the site if backfilled so conflicts with national policy, which states prior extraction must be practical. Furthermore, the site was found to be unsuitable located to meet the criterion for mineral extraction.
- 5.67 On this basis, it is not considered that the prior extraction is practical or environmentally feasible and taking account of the need for housing in the District, there is an overriding need for development.

Surface Water Flooding and Foul Water Drainage

- 5.68 Policy W DM2 requires the submission of a site-specific Flood Risk Assessment (FRA) which demonstrates that the development will be safe without increasing flood risk elsewhere and reduce flood risk overall; consider flood flow routing and utilise temporary storage areas. BENDP Policy ES1 sets out that new development should aim to reduce the overall level of flood risk in the area.
- 5.69 An FRA has been undertaken which confirms that the site is in Flood Zone 1, which is classified as an area with a low probability of flooding. The conclusions of the FRA indicates that there is no increase in flood risk, either on site or downstream as a result of the proposed development and no flood reduction measures are required based on the assumptions applied. The site has also been assessed for all sources of flood risk such as rivers, groundwater, canals, reservoirs, surface water (pluvial flooding) and sewer, and it is concluded that the site is not a risk of any means of flooding.
- 5.70 Groundwater monitoring was carried out as required by Messrs Soils Ltd. A summary of the results is also included in the completed Arun District Council's surface water drainage checklist in Appendix G of the FRA.
- 5.71 The proposed drainage strategy will comprise piped networks for both foul and surface water. Both water networks are to be drained by gravity, with the surface water discharging via a combination of soakaways, permeable pavements and infiltration swale; the existing foul water sewer will be diverted and new sewers will be connected to the existing water network via agreement with Southern Water.

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- 5.72 Consequently, it is considered that the proposed development complies with Policy W DM in terms of flood risk.

Climate Change

- 5.73 Policy ECC SP1 of the ALP relates to adapting to climate change. A Sustainability Statement has been prepared by Iceni Projects. Section 5 of this document describes the measures that have been taken to adapt to the effects of climate change including measures to conserve water internally and externally, measures to reduce the risk of flooding and mitigate overheating.
- 5.74 Policy ECC SP2 of the ALP requires all major development to produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site. The application is supported by an Energy Strategy which has also been prepared by Iceni Projects. The proposed development will comply with this policy through the employment of air source heat pump technology to provide space and water heating for the dwellings to achieve a carbon dioxide emissions savings that exceeds the 10% standard. However, technology changes and improves regularly, so it is proposed that a suitably worded condition is added to the permission to agree and confirm the precise technology to be used.
- 5.75 As a result, it has been demonstrated that the proposed development complies with the ALP.

6. SUSTAINABLE DEVELOPMENT

- 6.1 The proposed development has the potential to deliver against the three overarching objectives of the planning system in the pursuit of achieving sustainable development identified in Paragraph 8 of the NPPF.
- 6.2 These headline benefits are summarised under each objective below.

Economic Objective

- 6.3 The proposed development is expected to deliver a range of economic benefits during construction phase and once the new homes are complete and occupied. This planning application is supported by an infographic provided at Appendix 1 however, the headline economic impacts can be summarised as follows, the scheme could:

- Generate **£7.6 million** of construction investment from the private sector.
- Support **58** direct construction jobs.
- Support **88** indirect jobs in the supply chain.
- Generate **£7 million** of direct and indirect GVA over the build period.
- One-off resident expenditure of **£355,000** associated with furnishing new homes.
- On-going resident expenditure of **£1.15 million** per annum once complete and fully occupied.
- Support annual resident income of **£1 million**, a portion of which could be retained in Arun through spending.
- Result in up to **£75,000** in New Homes Bonus payments, payable over four years;
- Council Tax payments of **£77,000** per annum, payable in perpetuity; and
- Stamp Duty Land Tax payments in the region of **£182,000**; and
- Community Infrastructure Levy payments of **£375,100**.

Social Objective

- 6.4 The proposed development will support a strong, vibrant and healthy through the following:

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- Delivery of 42 residential dwellings to meet the housing needs of Barnham and Eastergate Parish and the wider-District;
 - Inclusion of 30% affordable housing to provide 13 new affordable homes;
 - Provision of a suitable mix of smaller and family sized units to help create a balanced community;
 - A well designed, high-quality scheme that provides a good living environment for future residents;
 - The incorporation of a generous amount of open-space and a central green for access by both new and existing residents, which provides opportunities for recreation and social interaction amongst neighbours thereby promoting health and well-being;
 - Creation of a publicly accessible adventure playground trail as part of almost 1,500sqm of natural play space;
 - Implementation of secured by design principles in the design to achieve a safe and crime free living environment;
 - A Travel Plan that promotes active living; and
 - Introduction of a 2m wide footway provided on the southern side of the access, connecting pedestrians to a formal crossing point which would be facilitated by a pedestrian refuge island, dropped kerbs and tactile paving. The provision of this crossing point ensures that pedestrians can safely cross Fontwell Avenue when accessing local amenities within Fontwell, Westergate and Eastergate

Environmental Objective

6.5 The proposed development will contribute to the environment in the following ways:

- Maintaining and enhancing vegetation at the site boundaries and introducing new habitats, which will suit a range of birds, bats, reptiles and invertebrates;
- Provision of nesting boxes for a variety of bird species;
- Increased levels of native shrub, amenity grass, herbaceous and wildflower mixes to help boost and maintain habitat growth and biodiversity levels;
- A Green Streets Scene which includes street tree planting throughout the scheme with a focus on robust, low maintenance shrub under-planting;
- Promotion of sustainable transport modes through a Travel Plan to reduce the reliance on conventional combustion engine vehicles;

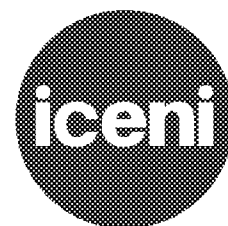
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- Provision of EV charging points;
 - Employment of air source heat pump technology to provide space and water heating for the dwellings;
 - Achieving the minimum 10% carbon dioxide emissions savings;
 - Selection of materials in line with the BRE's Green Guide to Specification and use of locally sourced materials where possible; and
 - A drainage strategy that incorporates a number of different SuDS techniques.

7. PLANNING BALANCE AND CONCLUSIONS

- 7.1 This full application seeks permission for 42 residential dwellings on land at west of Fontwell Avenue, Eastergate.
- 7.2 Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. However, in this instance there is a serious housing shortfall which is accepted by the Council, and given the substantial shortfall in housing land supply, the tilted balance outlined in paragraph 11 of the Framework applies. The policies which are most important for determining the application are therefore out-of-date. On this basis, it is necessary to consider whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.
- 7.3 A comprehensive assessment of the proposed development against the development plan policies has been undertaken. It is apparent that there are no technical constraints or barriers that would prevent the development from coming forward. The site has been assessed as deliverable within the Council's HELAA and suitable for further consideration as part of the BENDP review.
- 7.4 The scheme has the potential to deliver significant economic, social and environmental benefits to support the creation of a strong and vibrant community that is sustainably located close to existing local services. It would also improve connections to the wider area. The benefits of the proposed development, in particular the delivery of market and affordable housing in an authority where there is a severe shortfall which is unlikely to be addressed in the short term, attracts substantial weight in favour of the proposal.
- 7.5 The application would deliver residential development beyond the Built-up-Area Boundaries identified in the ALP and therefore is considered to constitute development in the countryside. The development of the site would result in the loss of Grade 3a agricultural land and the loss of land that falls within the sharp sand and gravel minerals safeguarding area. However, it should be recognised that the policies of the development plan do allow for development of land designated for these purposes where there is an over-riding need. In addition, it should be noted that the agricultural land is at the lowest end of the scale and the minerals have been shown to not be commercially viable to extract and would leave the site undevelopable. In this instance the need to deliver housing is acute. In assessing the harm, these factors should be given limited weight.
- 7.6 The proposed development is therefore on balance considered to be acceptable in the context of the development plan and other material planning considerations and the planning application should be approved without delay.

A1. ECONOMIC BENEFITS INFOGRAPHIC

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