

From: Simon Davis
Sent: 24 November 2020 10:51
To: Planning Scanning
Subject: FW: Fontwell Avenue | BN/50/20/PL
Attachments: Land West of Fontwell Avenue - Members Briefing - November 2020.pdf

Application Correspondence

(inc the attachment)

From: Simon Davis
Sent: 24 November 2020 10:50
To: 'Maddi Simpson' [REDACTED]
Subject: RE: Fontwell Avenue | BN/50/20/PL

Maddi,

Thanks. FYI, please note that the new Barnham & Eastergate Neighbourhood Plan began its Reg 14 consultation yesterday and I will need to update Members as it needs to be taken into account in the decision. You can view it here: <https://barnhamandeastergate-pc.gov.uk/barnham-and-eastergate-parish-council/neighbourhood-plan-2019-to-2031/>

I have been through the relevant policies (i.e those existing policies referred to in the report plus any new ones) and note the following. However, I would suggest that the NP be given limited weight at this time due to it only having just been submitted.

Amended

ES1 states drainage can be left to a condition as long as demonstrate that there will be no net increase in surface water run-off from the application site as a result of the development.
ES4 now specifies that the view along Fontwell Avenue should be preserved (this includes this site and the trees along its frontage).
ES5 refers to a Design Guide
ES10 now refers to need for native trees and Singleton & Cocking Tunnels SAC
ES11 now refers to up-to-date sustainability requirements
GA1 requires inter-connection between adjacent developments. Note that other H1 allocated site, Land north of Spode Cottage for 28 units, is opposite. This was refused PP Dec 2017. Pedestrian crossing point is shown on your access drawing.
GA2 states support for new/better ped/cycle/horse routes
H1 allocates this site for 45-50 dwellings. Criteria (1) - need to achieve HQM 5 star rating at final stage certificate; (7) need housing suitable for older people. Site 3 bit of policy: won't meet criteria (b) because no CLT involvement. Also criteria (c) requires ped & cycling access points and links.
H2 but this would be outweighed by H1
H4 wording strengthened

Deleted

ES6, ES8, H7

New

ES14 – Agric Land policy
ES15 – development in biodiversity corridors. Includes Fontwell Avenue. Need to achieve 10% biodiversity net gain

ES16 – Dark Skies policy

EE8 supports retention of equestrian uses and requires evidence of marketing/viability in order to allow redevelopment but outweighed by policy H1.

H8 BUAB policy but outweighed by H1

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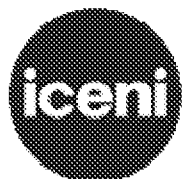
From: Maddi Simpson [REDACTED]
Sent: 24 November 2020 09:02
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fontwell Avenue | BN/50/20/PL

Hi Simon,

For information, please see the attached Briefing Note that has gone out to Members in advance of the DCC tomorrow.

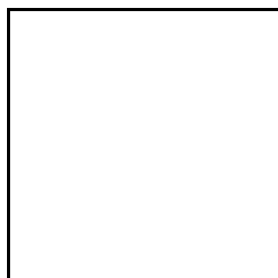
Thanks,
Maddi

Maddi Simpson
Planner, Planning



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Members' Briefing - Land West of Fontwell Avenue

Development Control Committee - Planning Application BN/50/20/PL

November 2020

reside.

Your officers recommend approval for a proposal for up to 42 homes west of Fontwell Avenue, Eastergate.



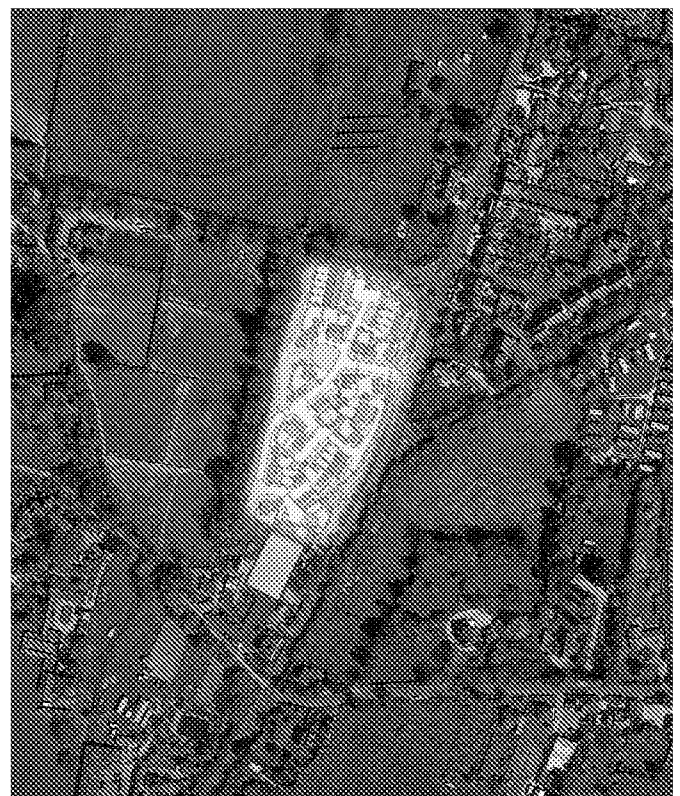
Impression of the proposed development

Delivering local homes

The site is being considered for housing development through the Barnham and Eastergate Neighbourhood Plan Review. Unfortunately, the review has suffered extensive delay. Officers agree that this site would contribute towards the District's 5-year Housing Land Supply and the emerging Neighbourhood Plan's housing requirements, if it were to be approved now. The site is deliverable now, underpinned by a full planning application. Development would commence immediately should Members grant approval.

30% of homes will be classed as affordable, providing shared ownership and social rent opportunities for those on Arun District Council's housing register. The development is tenure blind.

Officers state in the recommendation report that "*The proposal represents sustainable development and the NPPF presumption in favour of sustainable development is engaged. It is vital to consider additional sustainable housing developments to contribute to housing land supply and maintain/improve housing delivery rates.*"



Site plan in wider context

Landscape-led approach

The site is well contained and shielded by existing trees and hedgerows. There are no landscape or ecological designations in or near the site. The proposed scheme is truly landscape-led, with homes set back and native planting proposed to limit views from Fontwell Avenue. Apart from the access point, all existing trees and hedges will be retained.

Density of the site is only 27 dwellings per hectare, which reflects positively on the semi-rural surroundings. Design is in keeping with West Sussex vernacular in a high-quality form.

Much of the site is retained as open green space for existing and new residents to enjoy, which includes a trim trail and fruit trees, making the space usable and active. Access to public open space is vital to residents' wellbeing, which is something at the heart of this proposed development.

Issues addressed

Access

- Access from Level Mare Lane proved unfeasible due to insufficient highway boundary land available to provide a right turn lane. A carefully designed junction off Fontwell Avenue will deliver safe access to the site. The scheme provides a pedestrian access from Level Mare Lane.

Drainage

- The applicant's drainage consultants have been working hard to make the necessary improvements to the drainage strategy in consultation with the Council's drainage expert, who has confirmed the plans are satisfactory and can be dealt with by means of planning condition.

Sustainability

A dedicated Sustainability Statement has been submitted, which sets out measures including:

- Minimising internal water consumption to 105 litres per person per day, compared to a UK average of around 150 litres (source: Environment Agency)
- Reducing surface water run-off sustainably through the use of a water storage basin, soakaways and permeable paving
- Minimising energy demand through proper insulation of homes
- Installing Electric Vehicle chargers and air source heat pumps

The submitted travel plan sets out sustainable measures including vouchers for each new home of £150 for a new bike and £50 of bus vouchers. Local amenities are within a safe cycle/walking distance. Public transport facilities include regular bus services from Fontwell Avenue and rail services from Barnham Station.

Economic benefits

Reside Developments use local contractors to ensure economic benefits are enjoyed locally as much as possible. The project would benefit the local economy and generate financial revenue for the Council, including:

- A construction value of c. £7.6m
- Direct and indirect employment worth c 146 jobs
- CIL c. £394,300
- Resident expenditure of c £1.15m per year
- New Homes Bonus of £75,000 and Council Tax of £77,000 per year

Source: Iceni 2020

Conclusion

Your officers conclude that this site's many strong points make it an exceptional opportunity to help meeting local housing demand. They state that subject to a Section 106 agreement to be signed within 4 months, ***"the proposal is considered to be acceptable and it is recommended for approval subject to conditions"***.