

PLANNING STATEMENT (APPLICATION SUMMARY)

RESIDENTIAL DEVELOPMENT OF 107 DWELLINGS AND ASSOCIATED WORKS

LAND AT POLLARDS NURSERY, LAKE LANE, BARNHAM

ON BEHALF OF REDROW HOMES LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning Statement accompanies an application for Approval of Reserved Matters which has been submitted on behalf of Redrow Homes Ltd (the Applicant).
- 1.2 The application relates to land adjacent to Pollards Nursery in Barnham. In summary, the application seeks Reserved Matters Approval for 107 dwellings and other associated works. A more detailed description of development proposals is set out in Section 4 of this statement and also within the separate Design and Access Statement that accompanies the application.

The Purpose and Content of the Planning Statement

- 1.3 This Planning Statement provides a summary overview of the application proposals and identifies the Planning Policy Framework within which it should normally be considered.
- 1.4 **Section 2** outlines the background to the application. **Section 3** provides a description of the site and its surroundings. A description of the development proposals is set out in **Section 4**. The Planning Policy Framework that is applicable to the application is set out in **Section 5**. **Section 6** then provides an assessment of the main planning issues and provides a reasoned justification for the scale and nature of the development that is being proposed. The summary and conclusions are set out in **Section 7**.

Other Supporting Documents

- 1.5 In addition to this Planning Statement, the application is supported by a number of other documents including:-
- Design and Access Statement prepared by Pegasus Urban Design dated October 2016.
 - Affordable Housing Statement prepared by Pegasus dated October 2016.
 - Landscape Management Plans prepared by Allen Pyke dated October 2016
 - Flood Risk Assessment Addendum prepared by JNP Group dated 4th October 2016.
- 1.6 Applications to discharge outline planning conditions will be submitted in parallel with this application.

2. PLANNING HISTORY

- 2.1 The site has a history of applications relating to the its former horticultural use but the most relevant planning history for the purposes of this application is the more recent residential applications and approvals.

Outline Planning Permission

- 2.2 On 17th October 2013, the Secretary of State for the Department of Communities and Local Government granted Outline Planning Permission with all matters reserved except access, for the redevelopment of the site for up to 107 dwellings along with associated infrastructure and works. A copy of the appeal decision is contained in Appendix 1.

APPENDIX 1 – APPEAL DECISION APP/ C3810/ A/ 13/ 2193942

Section 73 Application

- 2.3 An application to vary condition 4 of the Outline Planning Permission was submitted to the LPA on 15th April 2014 (reference BN/21/14/PL). The application was approved on 15th July 2015 and this allowed for the alteration of the red line site boundary to remove two small sections of land from the development boundary. No other changes were sought.

Approval of Reserved Matters

- 2.4 Redrow Homes submitted an application for the approval of Reserved Matters for up to 107 dwellings with associated internal access roads, footpaths, boundary treatments, attenuation ponds, pumping station, landscape & open space (including allotments) on 23rd June 2015 (LPA reference BN/21/15/RES). This scheme was approved by the Local Planning Authority on 2nd December 2015.
- 2.5 A copy of the Decision Notice and the approved layout are contained in Appendices 2 and 3 respectively.

APPENDIX 2 – DECISION NOTICE BN/ 21/ 15/ RES

APPENDIX 3 – APPROVED RESERVED MATTERS SITE LAYOUT PLAN

Revised Scheme for Approval of Reserved Matters

- 2.6 Subsequently, a further application for Approval of Reserved Matters was submitted in March 2016. This second application sought to amend some of the approved house types and this required the reconfiguration of the north eastern

corner of the site. The application (LPA reference BN/15/16) is currently before the Council and is awaiting determination.

3. SITE DESCRIPTION AND LOCATION

- 3.1 The application site is located to the east of the settlement of Barnham, south of Lake Lane. It extends to 6.5ha. The site is made up of existing glasshouses that were built in the 1950s/60s associated with the former use of the site as a horticultural business. The site is largely covered by hardstanding and existing structures, comprising of approximately 2 hectares of existing hardstanding area and containing approximately 9 single storey glass houses.
- 3.2 To the east, the site is bounded by glasshouses associated with Pollards Nursery. Mature trees and hedges define the edge of the northern and western boundaries of the site beyond which is a parcel of agricultural land which now has planning permission for a development of 75 dwellings (known as “Goodacres”). To the south, the site is bounded by the railway line.
- 3.3 The site access lies approximately 950m to the east of the village centre. The nearest residential properties, are the properties in Halliford Drive and dwellings in Lake Lane and Park Road to the north and north east of the site.
- 3.4 The location and extent of the application site is detailed on the Site Location Plan provided at Appendix 4.

APPENDIX 4 –SITE LOCATION PLAN

4. THE PROPOSED DEVELOPMENT

4.1 This application seeks the Approval of Reserved Matters for a development comprising;

- Erection of 107 dwellings of a mix of detached, semi-detached and terraced dwellings.
- Car parking and garages.
- Internal access roads, footpaths, parking and circulation areas.
- Footpath links and informal paths.
- Allotments.
- Play areas (LEAP) and open/amenity space.
- Ecological enhancement areas.
- Sustainable Urban Drainage features.
- Sewage Treatment Plant.
- Hard and soft landscaping, and
- Other associated infrastructure and engineering works.

4.2 The site is accessed from the north eastern part of the site onto Lake Lane as agreed as part of the outline planning permission. A secondary pedestrian access is proposed through the south western part of the site and over land which was allowed on Appeal for 75 units at land known as “Goodacres.”

4.3 The residential development would have a density of circa 26 dwellings per hectare based on the net developable area of 4.1ha. The development will provide for a mix of house types and sizes. Building heights will range between 2 and 2.5 storeys, with the taller buildings providing visual interest and variety throughout the development.

4.4 The development will also provide a range of tenures and this will include 30% affordable housing as required.

4.5 The scheme includes the provision of informal and formal open space areas with a LEAP being located on the western boundary and proposed allotments proposed in the south eastern corner of the site.

4.6 The scheme includes the provision of two on-site attenuation ponds to accommodate surface water storage and assist water storage capacity. These are located on the western boundary and the northern boundary respectively.

4.7 A more detailed description of the proposed development and the justification for the design concept that has been followed is set out in the Design and Access Statement prepared by Pegasus Urban Design.

Summary of Revisions to Approved Layout

4.8 Following the approval of the previous Reserved Matters application, the Applicants have undertaken a further review of the scheme and this has resulted in the need for changes to the layout which can be summarised as follows;

- Adjustment of plots and house types on southern spine road;
- Revisions to plots and house types in central development parcel adjacent to the proposed pumping station;
- Adjusted open space and relocation of proposed allotments to south western boundary of the site;
- Adjustments to plots and house types on southern boundary;
- Repositioning of the pedestrian/cycle link to adjoining development and adjustments to open space in south western corner; and
- Revised layout on western boundary, following the relocation of the proposed allotments.

4.9 These revisions have not substantially altered the scheme from that already approved. The quantum of development remains the same with the access to the site remaining from the north east and in accordance with the details approved at the Outline stage. The layout retains the same principles of a linking spine road running through the site with dwellings fronting onto the road. The scheme continues to provide the same levels of open space both informal and formal provision as well as the identified wildlife corridors and drainage features.

4.10 The details of this application will be discussed in more detail below but at this stage it can be concluded that there are no fundamental differences between the approved and proposal layout and that the approved layout will be an important material consideration when considering the latest proposals.

5. PLANNING POLICY FRAMEWORK

- 5.1 This section refers to relevant national planning policy guidance and Development Plan policies that provide the planning policy framework within which the development proposals should normally be considered.

National Planning Policy Guidance (NPPF)

- 5.2 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. Local Authorities are required to take its content into account when preparing their Development Plans and also when making decisions on planning applications or appeals with paragraph 2 stating that:-

“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”

Achieving Sustainable Development

- 5.3 Central to the NPPF is the principle of sustainable development. Paragraph 6 explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in paragraphs 18 to 219 of the NPPF taken as a whole, will constitute the Government's view of what sustainable development in England means in practice for the planning system.

The presumption in favour of sustainable development

- 5.4 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This should be seen as a golden thread running through both plan-making and decision-taking (paragraph 14).

Promoting sustainable transport

- 5.5 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. Of particular relevance is Paragraph 32 of the NPPF states that decisions should consider how development reduces the need to travel and also provides safe and suitable access. In this case, the appeal established the access point and the amount of development.

Delivering a wide choice of high quality homes

- 5.6 Guidance in relation to housing is provided at paragraphs 47 to 55. The Government's clear and over-arching requirement is to significantly boost the

supply of housing to meet identified needs and to promote growth. This site will deliver additional new housing for the District.

Requiring good design

- 5.7 Guidance on design is set out at paragraphs 56 to 66 and this will be of particular importance to these reserved matters applications. The guidance at paragraph 56 states that:-

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

- 5.8 The Applicants have been mindful of the design guidance in the NPPF.

Meeting the challenge of climate change, flooding and coastal change

- 5.9 Paragraph 103 advises local planning authorities when determining planning applications they should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding.
- 5.10 The site has already been the subject of a flood risk assessment as part of the outline planning permission and this is also controlled through the conditions of the outline planning permission. The scheme includes the provision of two attenuation basins as part of the proposed drainage strategy.

Conserving and enhancing the natural environment

- 5.11 Paragraph 109 explains that the planning system should contribute to and enhance the natural and local environment by amongst other things protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity where possible. Further guidance on biodiversity issues is set out in paragraph 118. These issues are picked up in the Ecological Assessment that will be submitted as part the application to discharge the outline planning conditions.
- 5.12 Paragraphs 215 and 216 of the NPPF also seek to provide guidance on the weight to be afforded to both adopted Local Plans and Emerging Local Plans, dependant on the degree of consistency with the NPPF and the progress through examination in the case of emerging Local Plan.

Local Planning Policy - The Development Plan

5.13 The Development Plan for the area and this application comprises:-

- 'Saved Policies' of the adopted Arun Local Plan (2003);
- Barnham and Eastergate Neighbourhood Plan (2014).

5.14 A material consideration will be the emerging Arun Local Plan 2011-2031 (Submission Draft October 2014)

Saved Policies of adopted Arun Local Plan 2003)

5.15 It is not necessary to consider planning policies which relate to the principle of residential development on this site as this is already firmly established by the extant Outline Planning Permission. It is only the policies that relate to the layout, appearance, scale and landscaping of the development (ie. the reserved matters) that need to be considered.

5.16 **Policy GEN7** is general design policy which states that development is required to be of high quality in terms of design and layout. The policy also seeks to protect the amenities of adjoining properties. This site already benefits from extant Reserved Matters approval which agreed the layout and design of the development and this will be a material consideration when dealing with the revised proposals.

5.17 **Policy GEN9 and Policy GEN11** both relate to drainage. The principle of the development was established by the outline planning permission and conditions 5-7 of the outline permission requires the submission of a detailed drainage strategy prior to works commencing on site.

5.18 **Policy GEN20** requires the provision of open space within new developments. This requires provision at a rate of 2.4 hectares of open space per 1,000 people and play equipment to meet the needs of the development.

5.19 **Policy GEN29** complements Policy GEN28 as it seeks to ensure that developments retained or enhance ecological habitat areas. the latest proposals continue to the retain the mature western boundary and habitat retained in the approved layout.

5.20 **Policy GEN32** relates to the impact of noise pollution and seeks to protect the amenity of future occupiers. It can be demonstrated the latest application

respects the agreed parameters of development in relation to the proximity of the railway to the south with the agreed buffer of 15m being maintained.

- 5.21 Rather than rehearse all of these policies again here reference is made to the policies where relevant in Section 6 of this statement, this provides an assessment of the application proposal.

Barnham and Eastergate Neighbourhood Development Plan (2014)

- 5.22 The Barnham and Eastergate Neighbourhood Development Plan (NDP) was formally made in July 2014 and therefore forms a material consideration for this application. The key NDP policies include inter alia;

- Policy ES1 – Quality of Design
- Policy ES5 – Contribution to Local Character
- Policy ES6 – Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
- Policy ES10 - Trees and hedgerows
- Policy ES11 - Energy efficiency of new development
- Policy GA1 - Connection to sustainable transport
- Policy GA2 - Footpath and cycle path network
- Policy GA3 - Contributions to maintain and improve the network
- Policy GA4 - Parking and new development
- Policy H3 - Housing mix
- Policy H4 - Integration of new housing into surroundings
- Policy H5 - Outdoor space
- Policy H6 - Attention to detail
- Policy H7 - Drainage for new housing

Supplementary Planning Guidance

- 5.23 The Local Planning Authority has produced a series of Supplementary Planning Guidance notes. Those that will be of most relevance to this application will include:-

- Open Spaces and Recreation Standards (2000) and

- Parking Standards (2000).

5.24 It should however be noted that Supplementary Planning Guidance does not have the same weight as Development Plan Policies. Also a number of these were prepared some time ago and do not necessarily reflect current national guidance. The Applicant has nonetheless had regard to the guidance and it has been taken into account where appropriate when preparing the development proposals.

Emerging Arun Local Plan 2011-2031

5.25 Arun District Council is the process of drafting their replacement Local Plan and the emerging Arun District Local Plan 2011-2031 was submitted for Examination on 30th January 2015. The Examination in Public (EIP) has been formally suspended by the Inspector in February 2016 with further evidence and studies being undertaken to support the proposed modifications.

5.26 The emerging Local Plan should only be afforded weight insofar as the progress of the plan (NPPF Para 216). The key policies including inter alia:-

- Policy D DM1 – Aspects of Form and Design Quality
- Policy D DM3 – External Space Standards
- Policy D SP1 – Design
- Policy OSR DM1 – Open Space, Sport and Recreation
- Policy QE DM1 – Noise Pollution
- Policy W DM2 – Flood Risk
- Policy W DM3 – SuDS
- Policy W SP1 – Water
- Policy T SP1 – Transport and Development

6. ASSESSMENT

6.1 This section of the Planning Statement addresses the key planning considerations for this application and these include:-

- Principle of Development
- Site Layout
- Housing Mix
- Affordable Housing
- Scale and Appearance
- Surface Water and Foul Drainage
- Ecology
- Landscaping
- Noise

Issue 1 – Principle of Development

6.2 As noted earlier in this statement, the site already benefits from an extant Outline Planning Permission which firmly establishes the principle of residential development.

6.3 It also has the benefit of an extant Approval of Reserved Matters for 107 dwellings under LPA reference BN/21/15/RES dated 2nd December 2015.

6.4 This current application is consistent with the parameters of the Outline Planning Permission and it reflects many of the detailed design principles that were agreed as part of the previous RM approval.

6.5 The applicant has undertaken a further design review which results in some changes to the layout, however, the quantum of development remains the same at 107 dwellings at a density of approximately 26dph (on net developable area), consistent with that approved in 2015. The access to the site remains as approved in the outline planning permission from the north east.

6.6 Overall the outline planning permission has already firmly established the principle of residential development of this site for up to 107 dwellings and the access to the site.

Issue 2 – Site Layout

- 6.7 The site access arrangements remain entirely consistent with the approved outline planning permission and the previously approved layout. The application proposals relate primarily to alterations to the detailed plot layouts and do not affect the approved points of access.
- 6.8 The revised scheme also retains the same access and movement principles of the linking spine road and the series of secondary private drives off the spine road running through the site. This has been adjusted in the revised plans to serve the proposed layout but maintains a permeable and legible layout.
- 6.9 The mix of dwellings include a range of small rows of terraces and semi-detached houses as well as detached houses. The dwellings are predominately designed to front onto the main spine road running through the development. Adjustments have been made to the layout in relation to the open space to orientate the dwellings in this area to front over these public spaces providing greater natural surveillance of these areas.
- 6.10 The gardens of the houses are largely contained to the rear of the plots to provide private areas and the boundary treatments chosen to provide an appropriate and secure boundary.
- 6.11 In terms of site boundaries, the layout has had regard to the adjoining uses with the required 15m offset on the southern boundary as well as the maintaining the separation distance of dwellings on the eastern boundary to the adjoining glasshouses. Indeed, the revised plan reduces the number of units on this boundary and relocate the allotments to the southern eastern corner providing a greater area of open space on this boundary.
- 6.12 In terms of parking, the scheme includes a comparable level of parking provision to that already agreed by the Council. This equates to;
- Garage spaces 85no.
 - Allocated spaces – 201no.
 - Unallocated spaces – 14no.

Total - 300 spaces

- 6.13 In the previously approved scheme, officers agreed a total of 289 spaces with an average ratio of 2.7 spaces per dwelling including 12 unallocated spaces for the allotments.
- 6.14 It should also be noted that the development will also deliver footpath and cycle connections into the adjoining residential development known as “Goodacres” as required by condition 21 of the outline planning permission.
- 6.15 The revised layout continues to deliver the approved infrastructure such as SuDS wildlife corridors, sewage treatment plan and public open spaces both informal and formal, as agreed in the previously approved layout.
- 6.16 Overall it can be seen that the application proposals follow the principles of the approved outline planning permission and also the previously approved RM layout.

Issue 3 – Housing Mix

- 6.17 The outline planning permission does not specify a particular mix that must be achieved on this site.
- 6.18 The adopted Local Plan is largely silent on housing mix whilst the Emerging Local Plan suggests a higher demand for family accommodation of 2/3+ bedroom houses. This is supported with NDP Policy H3 which outlines the housing mix dependant on proximity to the village centre.
- 6.19 However, the approved Reserved Matters application has already established an accepted mix and this application is consistent with the previous scheme. It would be as follows;
- 12 x 1 bed units,
 - 18 x 2 bed units,
 - 16 x 3 bed units,
 - 52 x 4 bed units, and
 - 9 x 5 bed units.
 - Total: 107 dwellings

Issue 4 - Affordable Housing

- 6.20 This development provides the opportunity to meet the needs for smaller dwelling units which will contribute to the wide mix of housing types. The development will also include 30% affordable housing which will be available for both rental and shared ownership in accordance with the saved and emerging local plan policies. Moreover, the scheme is consistent with the agreed mix through the Section 106 agreement and agreed by the Council in the approved Reserved Matters BN/21/15/RES.
- 6.21 It is standard practice that the affordable housing will be designed in order that it is “tenure blind.” That is to say that the quality in the design and materials of the affordable housing will be no less than that of the open market housing.
- 6.22 The affordable housing is distributed in the site as clusters, agreed with officers in the extant approval (BN/21/15/RES) as well as according to Registered providers’ management and maintenance preferences. Clusters will be separated in a number of ways including separation by roads, open spaces and with the use of intervening tenures.

Issue 5 – Scale and Appearance

- 6.23 In terms of the architectural design of the proposed dwellings, this is comparable to the previously approved scheme with the provision of a range of dwelling types and designs. These are reflective of the buildings found in the rest of the village whilst still providing a character of its own.
- 6.24 The scheme includes a mix of terraces, semi and detached dwellings which provide variety and interest throughout the development. The materials have been carefully chosen to reflect the local vernacular and visual interest added with the use of detailing such as tile hanging, barge boards, timber boarded gables in appropriate locations. The proposed roof designs have taken reference from the local traditional designs. The materials palette is also consistent with the local vernacular with the use of brick and render.

Internal and External Standards

- 6.25 The Saved Policies of the Local Plan (2003) do not provide internal or external space standards however the emerging Local Plan includes Policy DDM2 (internal) and DDM3 (external) which require minimal internal space requirements as well

as ensuring each dwelling has a sufficient sized garden and separation from adjoining properties.

6.26 Emerging Policy DDM2 requires the provision of internal spaces which reflect the Nationally Described Space Standards. Whilst this policy has yet to be adopted, the proposals have been designed to reflect national standards and therefore also accords with the requirements of emerging policy DDM2. The Design Statement provides the breakdown of floorspace provided within each house type.

6.27 The emerging Policy DDM3 refers to external space standards in Table 13.2 below;

Table 13.2 Emerging Local Plan 2011-2031 (October 2014)

House type	Garden area (sq.m)
2 bed terrace	50
3 bed terrace	65
Small Semi or Detached (3bed max)	85
Large Semi or Detached	100

6.28 The layout proposals have been designed having regard to these standards as well as ensuring the standard back to back distances are maintained to protect residential amenity in terms of privacy and overlooking. Throughout this phase the overall design has provided for a minimum of 20m between facing units providing an adequate level distance to avoid overlooking/privacy concerns.

Issue 6 - Surface and Foul Water Drainage

6.29 The detailed design of this proposal has had regard to the surface water drainage requirements of the site to ensure that there is no increased risk of flooding as a result of this development. This has built in the required allowance for all storm events of a 1 in 100year event plus 30% additional to take account of climate change. This meets the requirements of the NPPF.

6.30 The detailed drainage scheme is largely consistent with that approved under BN/21/15/RES with the provision of attenuation basins providing SuDS features plus additional capacity. The location of these features has been driven by the technical requirements and the layout of the development and they are located on the western and northern parts of the site.

- 6.31 It should also be noted that the provision of SuDs features with the open space areas within the site also allows for increased ecological habitat and biodiversity improvements through providing complimentary landscape features.
- 6.32 With reference to the foul drainage proposals, consistent with the approved Reserved Matters, the foul network is proposed to be managed by a piped system and adopted by a public body (Southern Water).
- 6.33 As noted in the outline application, there are existing sewage capacity issues which requires the provision of onsite sewage treatment plant allowing the water to be treated before continuing to discharge through the proposed surface water network. The approved Reserved Matters agreed the position of the treatment plant and this application remains consistent in the provision, location and 15m buffer to neighbouring dwelling's habitable rooms.
- 6.34 The current application is considered to be consistent with the requirements of saved Policies GEN9 and GEN11 as well as emerging Policies WDM1 and WDM2 and NDP Policies ES1 and H7. The application is also consistent with the provision and details as already approved by the Council as part of BN/21/15/RES.

Issue 7 - Ecology

- 6.35 The outline planning application was accompanied by a range of ecology reports including an Extended Phase 1 Survey which was undertaken in November 2011. This report highlighted that the site had only limited ecological value but did identify that there were parts of the site where there was the potential for amphibian and reptiles. Given the mature trees on the western boundary the Phase 1 also concluded that some of these trees had bat potential.
- 6.36 The Outline planning permission contains a number of conditions which require the submission of additional ecological information, namely;
- Condition 17 – requires the submission of all ecological enhancement measures including an ecological management plan for the construction phase.
 - Condition 18 – prior to commencement, the Applicant is required to submit a detailed mitigation and translocation plan for reptiles.
 - Condition 19 – requires the commissioning of an Ecological Clerk of Works to undertake a final check for bats.

- 6.37 The Outline planning permission established the principle of this development. These outline conditions require information prior to works commencing on the site. Those details will be submitted under discharge of condition applications in due course.
- 6.38 The proposed ecological enhancements of this application remains consistent with that approved under BN/21/15/RES and therefore the current scheme can be considered to provide appropriate ecological protection and enhancements. This is consistent with Para 118 of the NPPF as well as saved Policy GEN29.

Issue 8 – Landscaping

- 6.39 The landscaping of the site remains consistent with the parameters established in the Outline planning permission as well as being similar in layout to the previously approved RM scheme.
- 6.40 The landscaping of the scheme includes the retention of the western boundary and the enhancement of this area with additional planting and complimentary new features such as the LEAP and an attenuation basin. This adds to the overall multi functional use of this space.
- 6.41 The development is also interspersed with pockets of green spaces in the main development parcels providing smaller informal play areas/open space. The scheme also includes the provision of allotments, now proposed to the south eastern corner of the site.
- 6.42 As required by outline condition 10 and 12, this Reserved Matters submission includes the details of the retained landscape features as well as the details of the play areas. Furthermore, as required by condition 14, this application has been accompanied by a landscape masterplan and a Landscape Management Plan. These documents provide the details of how the landscaping will be provided and set out on the site as well as how these spaces will be managed going forward.
- 6.43 The application has also been accompanied by a tree survey which informed the retention strategy across the site.
- 6.44 Overall, regard has been had to the landscape and visual impact of the development on the village as well as the potential to enhance existing ecological habitats through appropriate landscaping. This is considered to be consistent with

saved Policy GEN28 and GEN29, emerging Policies DSPD1 and NDP Policies ES5, ES10, H4 and H5.

Issue 9 - Noise

- 6.45 To the south of the site lies the West Coastway railway line and the outline planning permission required that any dwellings must be located more than 15metres from the boundary fence with the railway (condition 20). This condition also required the submission of a noise assessment to provide the detailed mitigation measures.
- 6.46 The layout of this site has had regard to the 15m offset and accordingly no part of any dwelling is within this buffer area. This is consistent with the approved layout under BN/21/15/RES.
- 6.47 The previous Reserved Matters was accompanied by an Environmental Noise Survey and Assessment Report prepared by Noise.co.uk (dated September 2015). A revised report for the discharge of condition 20 will be submitted shortly to support this Reserved Matters Application.

7. SUMMARY AND CONCLUSIONS

- 7.1 This Planning Statement has been prepared in support of a revised Reserved Matters application for 107 no. dwellings, vehicular access, landscaping, and open space, and other ancillary works on land at Pollards Nursery in Barnham.
- 7.2 The application site already benefits from extant outline planning permission, granted on appeal, which established the principle of the proposed development. There is also an extant RM approval already in place for the same description of development.
- 7.3 The application proposals would only involve relatively minor revisions to the already approved layout and it is considered that the changes would be beneficial in terms of the overall layout and design of the development.
- 7.4 Supporting technical reports have been updated in relation to the current proposals confirm that the application proposals are acceptable and these will be submitted either as part of the RM submission or through the submission of applications to discharge conditions.
- 7.5 In summary, the principle of development has already been accepted and the site has extant Reserved Matters approval for an identical description of development.
- 7.6 The Applicants are very keen to start work on site and to start delivering new housing (including much needed affordable housing) in line with national planning guidance and local Development policies.
- 7.7 The Applicants would therefore welcome continued dialogue with Officers and other stakeholders so that the application can be progressed towards a favourable determination.

APPENDIX 1
APPEAL DECISION APP/ C3810/ A/ 13/ 2193942



Appeal Decision

Hearing held on 13 August 2013

Site visit made on the same day

by Isobel McCretton BA(Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 October 2013

Appeal Ref: APP/C3810/A/13/2193942

Eric Wall Ltd, Lake Lane, Barnham, Bognor Regis PO22 0AF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Epitair Ltd and Eric Wall Holdings Ltd against the decision of Arun District Council.
 - The application Ref. BN/16/12, dated 18 July 2012, was refused by notice dated 22 November 2012.
 - The development proposed is up to 107 houses.
-

Procedural Matters

1. The application was in outline with access to be considered at this stage. Layout, scale, appearance and landscaping are reserved for future consideration. Indicative drawings (no.2585/561, C-1122(08) 01, 02E and 05) show 107 units.
2. The appellants have submitted a s106 Unilateral Undertaking which would secure 30% of the units as affordable housing, open space and a landscape management plan and a construction management plan, along with phase 2 and phase 3 highway safety audits. It would also secure financial contributions towards highway works (bus stop improvements) and a number of services and facilities (Fire and Rescue, Libraries and NHS), to meet the additional need arising from the development. The Unilateral Undertaking addressed the Council's second and third reasons for refusal and those matters were not contested at the Hearing. It is on this basis that I determine the appeal.

Decision

3. The appeal is allowed and outline planning permission is granted for development of up to 107 houses at Eric Wall Ltd, Lake Lane, Barnham, Bognor Regis PO22 0AF in accordance with the terms of the application, Ref. BN/16/12, dated 18 July 2012, subject to the conditions in the Schedule attached to this Decision.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the rural area having regard to national and development plan policies in respect of development in the countryside and the delivery of new housing.

Reasons

5. The appeal site is located to the north east of Barnham, between Lake Lane and the railway line. To the east the site is bounded by the existing horticultural business which includes several acres of commercial glasshouses and associated buildings, to the north by residential properties and to the west by a belt of trees and agricultural land where planning permission has been granted for 75 dwellings (the Goodacres site). The appeal site itself comprises several large glasshouses and ancillary structures, modern replacements for which have already been constructed on adjoining land on the premises. Although the glasshouses on the appeal site are substantial structures on the site, their use for horticulture means that the site is not considered to be previously developed land as defined in the Glossary to the National Planning Policy Framework (2012) (the Framework).
6. Access to the development would be via the existing access into the business from Lake Lane with a new roundabout constructed within the site. The indicative layout shows 107 dwellings, children's play space and open space, 12 allotments, 2 balancing ponds and a private treatment works.
7. It is common ground that the site lies outside the development boundary for Barnham and therefore the proposal would not accord with saved policies GEN2 and GEN3 of the Arun Local Plan 2003. These policies seek to concentrate new development within the defined development boundaries and only to allow development in the countryside outside such boundaries in a limited number of circumstances which do not apply in this case. The development, therefore, represents an incursion into the countryside contrary to Local Plan policy.
8. However the Framework seeks to boost significantly the supply of housing. Paragraph 49 states that 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. It is common ground between the main parties that, although it has been revoked since the submission of the application, for the purposes of determining the five year housing land supply figures, the trajectory targets and delivery requirement set out in the South East Plan form the most current, up-to-date and tested land supply levels and requirements. On this basis the Council cannot demonstrate a five year supply of land; the agreed figure for this appeal equates to around 4.6 years supply. Moreover, in considering the emerging Local Plan, the Council has approved the main policies for development control purposes but has not yet agreed the housing land allocations. In such cases the Framework sets out that housing applications should be considered in the context of the presumption in favour of sustainable development.
9. The development boundary for Barnham is to the west of the appeal site with agricultural land in between. The permitted housing development on that land has not been implemented, but the approved scheme includes a road to Goodacres, linking the site more readily to the centre of the village. The indicative plan for the current appeal scheme shows this link continuing through to the appeal site. The appellants have confirmed that they have a right of way over this land and could construct the link regardless of whether the adjoining site is built out. It is outside the 'red line' of the appeal site, but could be secured by way of a 'Grampian' condition requiring its construction prior to other work commencing on the site if planning permission for the appeal development were to be granted.

10. Given this secondary access to the village centre, transport infrastructure and services, the Council and the appellants agree that Barnham represents a sustainable settlement and that the site is in a sustainable location. Thus, given the presumption in favour of sustainable development in the Framework, the main consideration is whether the harm to the countryside outweighs the identified need for housing land.
11. The Council argues that this is a semi-rural site, divorced from the village, with the belt of trees and vegetation which runs along the western boundary of the site forming a strong edge which separates the site from the main built-up area and which will clearly define the settlement if the Goodacres site is developed. It is claimed that, although there are dwellings on Lake Lane and in Park Road to the north of the site, the impression, when driving along Lake Lane, is of having left Barnham and passing through a separate hamlet and sporadic buildings into the countryside. Although there are a number of commercial enterprises with large glasshouses further along Lake Lane, some of these are not readily visible from the road and in any event are a common feature of the surrounding agricultural landscape rather than urban features.
12. The appeal site is quite contained. The surrounding landscape is flat and the site is not readily perceived in long distance views. The new development would not be seen in views from the east because of the new and existing glasshouses. Along the northern boundary the existing, quite dense and mature vegetation, which already screens the glasshouses, would be retained and reinforced so that the semi-rural nature of this part of Lake Lane would be relatively unchanged. Further to the east the development would sit behind existing houses fronting Lake Lane. Whether or not the Goodacres site is developed, the appeal site would be screened by the tree belt in views from the west. From the south there are only fairly distant glimpses of the site from Yapton Road from which it is separated by fields and the railway and, where the development could be seen, it would be in the context of buildings and glasshouses.
13. In addition to the planning permission which has been granted for development at Goodacres, permission for residential development has also been granted on a site to the south of the railway and another site south of Yapton Road at Angels Nursery. All these developments would extend the village westwards beyond the defined development boundary. Moreover, the site has been considered as part of the Council's Strategic Housing Market Assessment. This notes that, in a 2006 Landscape Study based on an assessment of the area's landscape value and landscape sensitivity, the site was judged as having a medium/high landscape capacity for development, that the combination of development and good vegetation cover means the site is discreet and that any development should ensure the retention of the tree belts which provide screening from Lake lane and include new boundary planting along the southern edge. Such planting could be incorporated into the proposed development.
14. Overall, I find that, although the proposed development would be outside the development boundary for Barnham, contrary to Local Plan policy GEN2, it would not represent a significant and harmful encroachment into the countryside and that the perception of leaving the village for the countryside or vice versa in the approaches along Lake Lane would not be radically altered.

Other Matters

15. Local residents are very concerned about the traffic which would be generated by the proposed development and maintain that there are frequent bottlenecks in Lake Lane because of parked cars. However, following additional information from the appellants in respect of modelling of traffic queues at the Yapton Road level crossing, the highway authority has not objected to the proposal subject to the imposition of conditions. The highway authority has the power to introduce parking controls in Lake Lane in the event that traffic is unduly disrupted by indiscriminate parking.
16. Replacement glasshouses have already been constructed elsewhere within the complex and, at the Hearing, it was explained that the appeal scheme would generate additional capital which could enable further investment in the business. Thus it is not envisaged that job losses would result from the redevelopment of the glasshouses, as feared by residents, rather there would be future potential for jobs to be created.
17. When permission for the replacement glasshouses was granted, a condition was imposed that the old glasshouses should be removed and the land made suitable for agriculture. The appellants argue that this was a badly worded condition which did not require the removal of other structures and operational development. Furthermore, and particularly if the Goodacres site were to be developed, it would be an isolated field which would have no direct access other than through the horticultural business. Its use for agricultural purposes therefore would be very limited.
18. There are drainage and surface water flooding problems in Lake Lane and some objectors consider that this would be exacerbated by the proposal. However it would be served by a private treatment plant (as would the Goodacres site) and it is also proposed that two attenuation ponds would be provided on site to regulate the discharge of surface water. The capacity of these ponds would be greater than would be needed just to serve the development. In addition, the amount of hard surfacing would be less than that covered by the glasshouses and access ways so that there would generally be less surface water run-off. The scheme therefore has the potential to alleviate some of the surface water flooding problems in Lake Lane.
19. Other objections have raised the issue of pressure on local services, particularly doctors and schools. The submitted planning obligation in the form of a Unilateral Undertaking would secure contributions towards various services as required by the County Council and the NHS. Given the justification set out in the Council's representations, I am satisfied that the Undertaking accords with the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the tests for planning obligations set out in the Framework.
20. At the Hearing residents pointed out that this development would be an additional 107 units when there is already permission for around 173 houses to be built in Barnham and that there would be a large number of affordable housing units. They consider that this is changing the character of the village and that no more house building should be allowed. A survey for the Neighbourhood Plan found that 95% of those that responded did not want to see more than 200 houses to be built in the village. However, there is no substantiated evidence that the proposed development would mean an

increase in housing in the locality which cannot be absorbed by Barnham and it is considered to be a sustainable settlement. In the absence of an up to date strategy for the location and delivery of new housing to meet the needs of the District, each proposal has to be considered on its own merits in the light of Government policy for sustainable development and the delivery of housing set out in the Framework which post-dates the (now outdated) Local Plan.

21. Habitat surveys have shown that the development could be constructed without harm to protected species providing certain mitigation and ecological enhancement measures are taken. These can be secured by conditions if permission is granted.
22. None of these matters outweigh my overall conclusion set out below.

Conditions

23. I have considered the need for conditions in the light of the advice in *Circular 11/95: The Use of Conditions in Planning Permissions* and those suggested by the Council and discussed at the Hearing.
24. In the interests of the appearance of the development it is necessary to require details of the reserved matters and compliance with the approved drawings (insofar as they relate to matters which are not reserved) along with full details of materials, landscaping and tree protection and boundary treatment between the dwellings. Other details which it is necessary to approve before development commences are foul and surface water drainage, mitigation of noise from the railway following a noise assessment, roads and footpaths, visibility splays.
25. Although provision for open space and a landscape management plan are included in the Unilateral Undertaking, it is not explicitly stated that these relate to all the open areas of the site which are not to be included in private gardens and the proposed play area as well as the area shown as 'public open space'. I therefore consider it reasonable to impose conditions requiring further details and a management plan.
26. To accord with objectives for sustainable development it is necessary to require that the dwellings are constructed in accordance with Level 3 of Code for Sustainable Homes and details are submitted of a Travel Plan and a scheme showing how at least 10% of the energy supply will be secured from decentralised and renewable or low carbon sources. As it increases the sustainability of the site's location in relation to the services and facilities in the centre of Barnham, I consider it is necessary to require that the link between the site and Goodacres is constructed prior to the commencement of development; although this link would be constructed as part of the Goodacres development, that scheme may not come forward in advance of development on the appeal site.
27. To minimise risk and disturbance to protected species, it is reasonable to require an ecological enhancement plan and to impose conditions in respect of the method for dealing with bats and reptiles.
28. To prevent the spreading of mud onto the highway outside the site it is necessary to require that wheel washing facilities are provided.

Conclusion

29. The proposal does not comply with the policies in the Local Plan with regard to development outside defined development boundaries, but in the absence of an identified five-year supply of available housing land these policies are not considered to be up to date and the presumption in favour of sustainable development set out in the Framework applies. Having regard to paragraph 14 of the Framework, there would be a benefit in terms of a contribution to the supply of housing in the District, including affordable housing, some improvement in local surface water drainage and the potential to enable further investment in the horticultural business. I have found that the encroachment into the countryside would not result in material harm to the character and appearance of the rural area. Thus I conclude that the adverse impact of approving the scheme outside the development boundary would not be significantly and demonstrably outweighed by the benefits.
30. For the reasons given above I conclude that the appeal should be allowed.

Isobel McCretton

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Pierre Dowsett

Dowsett Mayhew

Joe Jackson

Lizard Landscape Design

FOR THE LOCAL PLANNING AUTHORITY:

Cian Cronin

Senior Planning Officer

INTERESTED PERSONS:

Gerry Reeves

Barnham Parish Council

Julia Davies

Local resident

Andrew Davies

Local resident

Trevor Anderson

Local resident

Janet Miller

Local resident

DRAWINGS:

A1-6 Drawings submitted with the planning application (General Location Plan, 2585/560, 2585/561, C-1122(08) 01, 02E, 05)

Schedule of Conditions for Appeal Ref: APP/C3810/A/13/2193942

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) The development shall be carried out in accordance with approved plans no.2585/561 and C-1122(08) 02E but only in respect of those matters not reserved for later approval.
- 5) Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design shall follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the SUDS Manual produced by CIRIA. Winter ground water monitoring to establish highest annual ground water levels and percolation testing to BRE:365 or similar approval will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details. Surface water shall not drain onto the public highway.
- 6) The development shall not commence until full details of the maintenance of the proposed SUDS system is set out in a site-specific maintenance manual and has been submitted to, and approved in writing, by the local planning authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life.
- 7) The development shall not commence until details of the proposed foul drainage system have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details.
- 8) No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the local planning authority. The materials so approved shall be used in the construction of the buildings.
- 9) Garages provided on the site shall measure a minimum of 6m x 3m internally.
- 10) The landscape details referred to in condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. The development shall be carried out in accordance with the approved details. No hedge or tree shall be

- felled, uprooted or otherwise removed before during or after the construction period except where removal is indicated on a plan approved by the local planning authority.
- 11) (a) prior to the commencement of development or other operations being undertaken on site, a scheme for the protection of the retained trees produced in accordance with BS 5837: 2012 – *Trees in Relation to Design, Demolition and Construction - Recommendations*, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.
 - (b) no operation shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
 - (c) no excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
 - (d) the protective fencing shall be retained intact for the full duration of the construction of the development hereby approved and shall not be removed or repositioned without the prior written approval of the local planning authority.
- 12) The reserved matters shall include provision of a public open space, play space and amenity areas within the site. The layout details submitted in accordance with condition 1 shall define the boundaries of such areas, their proposed uses, the items of equipment, means of enclosure and all other structures to be installed. The development shall be carried out in accordance with the approved details.
- 13) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected between the dwellings hereby approved. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied.
- 14) The landscape details referred to in condition 1 shall include a landscape management plan giving long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned, domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.
- 15) At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable showing how this is to be achieved, including details of

physical works on site shall be submitted to and approved in writing by the local planning authority (as part of the reserved matter submissions required by condition 1). The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

- 16) The dwellings shall achieve Level 3 of the Code for Sustainable Homes (or any such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.
- 17) Prior to the commencement of development full details of ecological enhancement measures shall be submitted to and approved in writing by the local planning authority. These shall include details of an ecological management plan for the construction phase of the development. The approved details shall thereafter be implemented prior to the first occupation of the development hereby approved.
- 18) Prior to the commencement of development or preparatory works on site, a detailed mitigation and translocation plan for reptiles supporting the reserved matters applications(s) identifying timings and exclusion strategy and features to be employed to improve the receptor site(s) shall be submitted to and approved in writing by the local planning authority. Mitigation shall then be implemented in accordance with the approved details and timing of the works under the supervision of an Ecological Clerk of Works unless otherwise agreed in writing by the local planning authority.
- 19) Prior to the commencement of development or preparatory works on site, and in accordance with the Bat Survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats and oversee the 'soft-felling' of trees that have an identified potential for use by bats. Should protected bat species be present, work must stop and Natural England informed. A licence may be required from Natural England may be required before works can recommence, NE will advise. Prior to the commencement of development or preparatory works on site a scheme showing a bat-sensitive lighting strategy produced in liaison with the consultant ecologist shall be submitted for approval along with a detailed plan showing how additional roosting features will be provided on existing mature trees. The development shall be carried out in accordance with the approved details.
- 20) No part of any dwelling shall be located within 15 metres from the boundary fence with the railway. Construction work shall not commence until a detailed scheme setting out mitigation measures for noise sensitive façades and amenity areas, as informed by an agreed noise assessment, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings.
- 21) No part of the development shall be occupied until a pedestrian and cycle link has been provided to Barnham through the adjoining (Goodacres) site in accordance with plans and details which have been submitted to and approved in writing by the local planning authority.

- 22) No work shall be carried out in the site unless and until an effective vehicle wheel-cleansing facility has been installed in accordance with details which have been submitted to and approved in writing by the local planning authority. Such facility shall be retained in working order throughout the period of work on site to ensure that vehicles do not carry mud and earth into the public highway.
- 23) No development shall take place unless and until details of the layout and specification of and construction programme for the roads, including the proposed access into the site, footpaths, foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details.
- 24) No part of the development shall be occupied until visibility splays of 2.4m x 43m to the west and 2.4m x 47m to the east have been provided at the proposed site vehicular access onto Lake Lane in accordance with the approved drawings. Once provided the splays shall thereafter be retained and kept free of all obstruction over a height of 0.6m above the adjoining carriageway level.
- 25) No part of the development shall be first occupied until pedestrian visibility splays of 2m x 2m have been provide either side of the proposed vehicular access onto Lake Lane in accordance with plans and details first submitted to and approved in writing by the local planning authority.
- 26) No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for transport or as advised by the Highway Authority.

APPENDIX 2
DECISION NOTICE BN/ 21/ 15/ RES



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6**

**Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: BN/21/15/RES

1 To Addressee

Turley (Southampton Office)
6th Floor North
2 Charlotte Place
Southampton
Hampshire
SO14 0TB

2 Site Address

Former Eric Wall Holdings Ltd & Epitair Ltd
Lake Lane

PO22 0AF

3 Description of Development

Approval of reserved matters following outline consent BN/16/12/ for the construction of 107 No. residential dwellings with associated internal access roads, footpaths, boundary treatments, attenuation ponds, pumping station, landscape & open space (including allotments).

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below.

1

The development hereby approved shall be carried out in accordance with the following approved drawings and submitted material:

Drawing Number HT.WINS-SP.e - House Type Windsor Special Elevations - Dated 08/15
 Drawing Number HT.WINS-SP.p - House Type Windsor Special Floor Plans - Dated 08/15
 Drawing Number HT.WINS-SP-A.e - House Type Windsor Special Option A Elevations - Dated 08/15
 Drawing Number HT.WINS-A.p - House Type Windsor Option A Floor Plans - Dated 08/15
 Drawing Number HT.WORC-SP.e - House Type Worcester Special Elevations - Dated 08/15
 Drawing Number HT.WORC-SP.p - House Type Worcester Special Floor Plans - Dated 08/15
 Drawing Number HT.WORC-A.e - House Type Worcester Option A Elevations - Dated 05/15
 Drawing Number HT.WORC-A.p - House Type Worcester Option A Floor Plans - Dated 05/15
 Drawing Number HT.WORC-LTH.pe - House Type Worcester Life Time Homes, Floor Plans & Elevations - Dated 08/15
 Drawing Number HT.WORC-LTH-A.pe - House Type Worcester Option A Life Time Homes, Floor Plans & Elevations - Dated 08/15
 Drawing Number HT.OXFD-SP-A.e - House Type Oxford Special Option A Elevations - Dated 08/15
 Drawing Number HT.OXFD-SP-A.p - House Type Oxford Special Option A Floor Plans - Dated 08/15
 Drawing Number HT.OXFD-SP.e - House Type Oxford Special Elevations - Dated 08/15
 Drawing Number HT.OXFD-SP.p - House Type Oxford Floor Special Plans - Dated 09/15
 Drawing Number HT.CAMB.e - House Type Cambridge Elevations - Dated 05/15
 Drawing Number HT.CAMB.p - House Type Cambridge Floor Plans- Dated 05/15
 Drawing Number HT.CAMB-A.e - House Type Cambridge Option A Elevations - Dated 05/15
 Drawing Number HT.CAMB-A.p - House Type Cambridge Option A Floor Plans- Dated 05/15
 Drawing Number HT.CANT.e Rev A - House Type Canterbury Elevations - Dated 28.09.15
 Drawing Number HT.CANT.p Rev A - House Type Canterbury Floor Plans- Dated 28.09.15
 Drawing Number HT.SUND.e - House Type Sunningdale Elevations - Dated 05/15
 Drawing Number HT.SUND.p - House Type Sunningdale Floor Plans- Dated 05/15
 Drawing Number HT.SUND-A.e Rev A - House Type Sunningdale Option A Elevations - Dated 28.09.15
 Drawing Number HT.SUND-A.p Rev A - House Type Sunningdale Option A Floor Plans- Dated 28.09.15
 Drawing Number HT.HENL.e Rev A - House Type Henley Elevations - Dated 28.09.15
 Drawing Number HT.HENL.p Rev A - House Type Henley Floor Plans- Dated 28.09.15
 Drawing Number HT.HENL-A.e - House Type Henley Option A Elevations - Dated 05/15
 Drawing Number HT.HENL-A.p - House Type Henley Option A Floor Plans-

Dated 05/15
 Drawing Number HT.HIG5.e Rev A - House Type Highgate 5 Elevations -
 Dated 28.09.15
 Drawing Number HT.HIG5.p Rev A - House Type Highgate 5 Floor Plans-
 Dated 28.09.15
 Drawing Number HT.HIG5-A.e Rev A - House Type Highgate 5 Option A
 Elevations - Dated 28.09.15
 Drawing Number HT.HIG5-A.p Rev A - House Type Highgate 5 Option A
 Floor Plans- Dated 28.09.15
 Drawing Number HT.AFDART.e1 - House Type AF Dart Elevations Sheet 1
 of 2 - Dated 05/15
 Drawing Number HT.AFDART.e2 - House Type AF Dart Elevations Sheet 2
 of 2 - Dated 05/15
 Drawing Number HT.AFDART.p - House Type AF Dart Floor Plans - Dated
 05/15
 Drawing Number HT.AFDART-A.e1 - House Type AF Dart Option A
 Elevations Sheet 1 of 2 - Dated 05/15
 Drawing Number HT.AFDART-A.e2 - House Type AF Dart Option A
 Elevations Sheet 2 of 2 - Dated 05/15
 Drawing Number HT.AFDART-A.p - House Type AF Dart Option A Floor
 Plans - Dated 05/15
 Drawing Number HT.AFTWEE.e - House Type AF Tweed Elevations Sheet 1
 of 2 - Dated 05/15
 Drawing Number HT.AFTWEE.p - House Type AF Tweed Floor Plans -
 Dated 05/15
 Drawing Number HT.AFTWEE-A.e - House Type AF Tweed Option A
 Elevations Sheet 1 of 2 - Dated 05/15
 Drawing Number HT.AFTWEE-A.p - House Type AF Tweed Option A Floor
 Plans - Dated 05/15
 Drawing Number GR.01.pe Rev A - Single Garage Floor Plans & Elevations -
 Dated 25.09.15
 Drawing Number GR.02.pe Rev A - Double Garage Floor Plans & Elevations
 - Dated 25.09.15
 Drawing Number GR.03.pe Rev A - Twin Garage Floor Plans & Elevations -
 Dated 25.09.15
 Drawing Number P.33-34_61-62_63-64.e - Plots 33-34, 61-62,63-64
 Elevations - Dated 28.09.15
 Drawing Number P.33-34_61-62_63-64.p - Plots 33-34, 61-62,63-64 Floor
 Plans - Dated 28.09.15
 Drawing Number P.3-6.e - Plots 3-6 Elevations - Dated 28.09.15
 Drawing Number P.3-6.p - Plots 3-6 Floor Plans - Dated 28.09.15
 Drawing Number P.7-14.e1 - Plots 7-14, Elevations Sheet 1 - Dated 28.09.15
 Drawing Number P.7-14.e2 - Plots 7-14, Elevations Sheet 2 - Dated 28.09.15
 Drawing Number P.7-14.p - Plots 7-14, Floor Plans - Dated 28.09.15
 Drawing Number P.42-43.e - Plots 42-43, Elevations - Dated 28.09.15
 Drawing Number P.42-43.p - Plots 42-43, Floor Plans - Dated 28.09.15
 Drawing Number P.21-24_25-28_29-32.e - Plots 21-24, 25-28, 29-32
 Elevations - Dated 28.09.15
 Drawing Number P.21-24_25-28_29-32.p - Plots 21-24, 25-28, 29-32 Floor
 plans - Dated 28.09.15
 Drawing Number LP.01 - Location Plan - Dated 06/15
 Drawing Number SL.01/Rev P11 - Site Layout - Dated 29.09.15
 Drawing Number SE.01 Rev B - Street Elevations - Dated 28.09.15
 Drawing Number C85102-D-0004 Rev C - Drainage Strategy 2 of 2 - Dated
 09.10.15
 Drawing Number C85102-D-0003 Rev C - Drainage Strategy 1 of 2 - Dated
 09.10.15
 Drawing Number 2600-PP-01/Rev P4 - Planting Plan 1 of 4 - Dated 19.10.15

Drawing Number 2600-LA-02/Rev P4 - Planting Plan 2 of 4 - Dated 19.06.15
 Drawing Number 2600-LA-03/Rev P4 - Planting Plan 3 of 4 - Dated 19.06.15
 Drawing Number 2600-LA-04/Rev P4 - Planting Plan 4 of 4 - Dated 19.06.15
 Drawing Number 2600-LA-01/Rev P4 - General Arrangement 1 of 4 - Dated 19.10.15
 Drawing Number 2600-LA-02/Rev P4 - General Arrangement 2 of 4 - Dated 19.10.15
 Drawing Number 2600-LA-03/Rev P4 - General Arrangement 3 of 4 - Dated 19.10.15
 Drawing Number 2600-LA-04/Rev P4 - General Arrangement 4 of 4 - Dated 19.10.15
 Drawing Number C85102-D-005 - Typical SUDS Sections - Dated July 2015
 Figure No.1/Rev 01 - Location of Reptile Refugia - Dated 18.06.12
 Figure No.2/Rev 01 - Location of Reptile Refugia - Dated 18.06.12
 Drawing Number 2600-LA-05/Rev P2 - Landscape Masterplan - Dated 17.06.15
 Drawing Number 2600-SK-01/Rev P2 - Landscape Strategy - Dated 17.06.15
 Drawing Number DML.01/Rev B - Dwelling Materials Layout - Dated 01/15
 Drawing Number CSL.01 Rev P11 - Coloured Site Layout - Dated 06/15
 Envirosafe Waste Water Treatment Systems Details - Report/Details - Dated July 2015
 Design and Access Statement - Received with Application
 Environmental Noise Survey and Assessment - Dated 11 September 2015
 Ecology Phase 1 Habitat Survey Report and Protected Species Assessment - Date 09.01.12
 Detailed Phase 2 Amphibian and Reptile Surveys - Dated 18.12.2012
 Biodiversity Statement - 12 June 2015
 Redrow Homes Affordable Housing Statement - Undated, Received with Application
 Flood Risk Assessment Addendum - Dated 08 June 2015
 Landscape Management Plan - Dated June 2015
 Tree Survey Report - Dated 05 May 2015
 Planning Application Summary - Dated 15 June 2015

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

2

The dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with GEN7 of the Adopted Arun District Local Plan

3

Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no larger rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Adopted Arun District Local Plan.

- 4 The development shall not commence until full details of the proposed foul and surface water drainage disposal scheme have been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing, design, and subsequent management/maintenance).
- No building shall be occupied until the foul and surface water drainage disposal scheme has been implemented in accordance with the approved details and the details so approved shall be retained in good working order in perpetuity.
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.
- 5 The development shall not commence until a maintenance manual for the surface water drainage system and ditch has been submitted to and approved in writing by the Local Planning Authority. Maintenance of the surface water drainage system and ditch shall be in accord with the maintenance manual so approved.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.
- 6 Protective fencing for retained trees shall be erected before development is first commenced, the Local Planning Authority Arboricultural Officer must be contacted to ensure the fencing is correctly placed. This fencing must be erected and kept in place for the duration of the development works.
- REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 7 When excavating foundations any root structure exposed with a diameter over 25 mm shall be retained. If the operators wish to remove roots of over 25mm in diameter, then the Local Planning Authority Arboricultural Officer must be informed to supervise any root pruning/removal.
- REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 8 The implementation of effective ground protection must be achieved before any construction works commences to protect any given Root Protection Area. Details of the ground protection shall be submitted to and approved in writing by the Local Planning Authority before the construction works commence.
- REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and in the interests of amenity and the environment in accordance with policy GEN7 and GEN28 of the Adopted Arun District Local Plan.

- 9 Any construction related pruning works are to be completed under supervision of the Local Authority tree officer. Pruning works must meet the BS 3998: 2010 Standards.
- REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and in the interests of amenity and the environment in accordance with policy GEN7 and GEN28 of the Adopted Arun District Local Plan.
- 10 Where bin collection points are to be located away from the main spine road, swept path diagrams must be submitted to and approved by the Local Planning Authority before the bin collection points are provided. The dwellings shall not be occupied until bin store collection points which serve them have been provided in accordance with the details so approved.
- Reason: To ensure that adequate and satisfactory provision is made for the storage and collection of bins in accordance with GEN7 of the Adopted Arun District Local Plan.
- 11 The play equipment and play sculptures detailed in the submitted application material including:
- Timber Play
Slide Ref: 3.6420 and Slide support 3.65450 (this will be used in conjunction with ground modelling)
Cradle Nest Ref: 6.14500
Climbing Structure 7 Ref: E6.51007
Wobble Dish Ref: 6.27300
Rocker Ref: 6.04000
- Hand Made Places
Dragonfly Ref: BX/HMP 350007
Bee Ref: BX/HMP 350001
- Other
3no. smooth Caledonian Mixed Glacial Boulders
- Shall be provided not later than the occupancy of 75% of the dwellings hereby permitted and shall thereafter be retained and maintained in good order in perpetuity unless otherwise first agreed in writing by the local Planning Authority.
- Reason: To ensure satisfactory provision for play in accordance with GEN20 of the Adopted Arun District Local Plan.
- 16 INFORMATIVE: The Applicant is advised to consult with the Waste Collection Authority prior to undertaking the swept path analysis exercise in relation to bin collection points to ensure the design vehicle used for the tracking reflects that used locally.
- INFORMATIVE: This decision has been granted in conjunction with a Unilateral Undertaking relating to the following -
- 30% Affordable Housing
Open Space
Landscape Management Plan
Construction Management Plan
Highway Safety Audits
Financial Contributions in respect of:
- Highway Works (bus stop improvements)

- Fire and Rescue
- Libraries
- National Health Service

INFORMATIVE: Southern Water advises as follows -

The applicant proposes a private package treatment plant. Foul disposal to public sewerage system is the preferred option for sewage.

As previously indicated, there is insufficient capacity within the existing foul sewerage system to accommodate the proposed development foul flows. The suggested sewer improvement works as suggested previously remain valid unless an application under Section 98 of the Water Industry Act 1991 has been submitted. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure to service this development.

The sewer on the site is not shown on SWs records. It appears the applicant is proposing to abandon/divert a part of the sewer. SW requests a formal application under Section 185 of the Water Industry Act 1991 in order to divert any public sewer.

No new soakaways, swales, ponds, watercourses or other surface water retaining or conveying features should be located within 5m of a public gravity sewer.

If the applicant wishes to offer the drainage for adoption, the assessment of this can be carried out by SW on the applicants request under Section 104 of the Water Industry Act 1991 before implementation on site.

Southern Water may be contacted as follows:

Southern Water
Sparrowgrove House, Sparrowgrove,
Otterbourne, Hampshire SO21 2SW.
Tel: 0330 303 0119.
W: www.southernwater.co.uk

INFORMATIVE: The Councils Drainage Engineer (Fluvial Flooding) has advised -

It is not clear whether the drainage design is to be approved in this application or in a future DOC application.

The principle of the surface water drainage system is acceptable. High groundwater levels will impede infiltration at this site, and the reduction in runoff rates provides betterment.

If the road is to be adopted, there may be a highways issue with the diversion of the private surface water sewer to follow the road.

Due to high groundwater levels, the ponds will need lining with an impermeable material, and this must not suffer flotation when groundwater levels increase. A construction drawing for the ponds including liner material must be submitted, in addition to construction details for the outlet to the ditch system, headwall and any ditch bank stabilisation/protection required.

The ditch itself will require some maintenance work.

INFORMATIVE: Network Rail has commented that the developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure

- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx

Network Rail can be contacted as follows:

Network Rail
1 Eversholt Street
London
NW1 2DN

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Ross Leal

Date of Decision:

2 December 2015


Karl Roberts
Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the

APPENDIX 3
APPROVED RESERVED MATTERS SITE LAYOUT PLAN
BN/ 21/ 15/ RES



APPENDIX 4

SITE LOCATION PLAN



POLLARDS NURSERY, BARNHAM - APPLICATION SITE LOCATION PLAN

