

Land at Eastergate Fruit Farm
PLANNING STATEMENT

Accompanying an application for Reserved Matters comprising layout, scale, appearance and landscaping pursuant to outline permission (EG/71/14/OUT) for the erection of 60 dwellings, vehicular access, open space and other ancillary works

On:

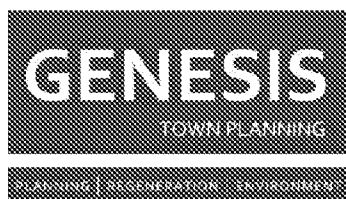
Land at the former Eastergate Fruit Farm,
Barnham Road,
Eastergate
West Sussex
PO20 3RP

On behalf of:

Linden Homes South

January 2018

Ref: 17125/PS



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APPENDICES

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Linden Homes South. It accompanies an application for the approval of Reserved Matters in connection with an outline consent for the erection of 60 residential dwellings, vehicular access, open space and other ancillary works on land at the former Eastergate Fruit Farm, Barnham Road Eastergate.

The Outline Permission

- 1.2 Outline Planning Permission was granted for the development under LA Ref EG/71/14/OUT in a decision of Arun District Council dated 3 February 2015. Condition 1 states:

The permission hereby granted is an outline permission under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:

- (a) Layout;**
- (b) Scale;**
- (c) Appearance;**
- (d) Landscaping.**

- 1.3 In accordance with Section 92 of the T & CPA 1990 and Condition 1 above, this application is submitted within 3 years and seeks permission for the approval of all the reserved matters together. The applicant has agreed to enter into a Planning Performance Agreement (PPA) with the Council to ensure an agreed validation and determination of the application and this is referred to later in this statement.

Supporting Information

- 1.4 The full supporting information for the application is set out in various consultant reports and plans comprising:
- Design and Access Statement: Urban Pulse Design
 - Planning Statement: Genesis Town Planning
 - Ecology Survey Information Submitted at Outline Stage: Hankinson Duckett Associates
 - Soft Landscape Management & Maintenance Plan and Soft Landscape Specification: ACD Environmental

- Energy Statement: AES Sustainability Consultants

1.5 The various plans provided for validation are listed in the Drawing Issue Sheets of Urban Pulse and ACD Environmental both attached as **Appendix A**.

2.0 PLANNING BACKGROUND

Eastergate Fruit Farm

- 2.1 The application site comprises approximately 6.4ha (15.8 acres) and forms part of a larger 9.8ha (24.2 acres) area of land at the former Eastergate Fruit Farm located on the north side of Barnham Road. The larger area was first identified as a suitable opportunity for residential development in Arun District Council's 2012 Strategic Housing Land Availability Assessment (SHLAA). At this time the site was referenced 105 with an indicative capacity of up to 280 dwellings.
- 2.2 Like other SHLAA sites identified at Eastergate, it was judged as having a 'medium landscape capacity' for development and in isolation was judged to have a 'contained character'. The principal constraints were regarded to be the areas of vegetation (including old orchards) and the buffer they provided with West Barnham. Part of the site was in a flood zone. But overall, the SHLAA summary was that if planned comprehensively and with suitable mitigation, the site could contribute to the creation of a sustainable mixed community.

The Barnham & Eastergate Neighbourhood Plan

- 2.3 Around this time, Barnham & Eastergate Parish Council had agreed to prepare a Neighbourhood Plan and in 2013 its 'Pre Submission' Plan first included land at Eastergate Fruit Farm as a proposed housing allocation for 60 dwellings. The site was retained in the Submission Plan and after a 'yes' referendum vote, the Neighbourhood Plan was 'made' in July 2014. The site was included in the Plan under Policy H1 for at least 60 housing units with allotments in accordance with Policy CLW4 as shown below:

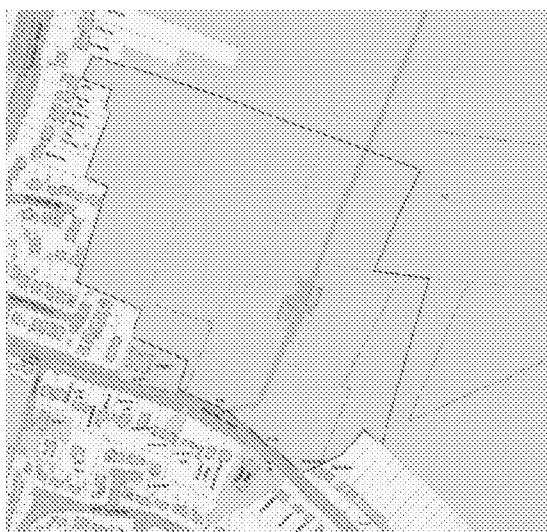


Fig 1: Neighbourhood Plan Allocation H1

The Outline Planning Application

- 2.4 After the site was confirmed as a Neighbourhood Plan allocation, Linden Homes submitted an outline application for the erection of 60 dwellings with all matters reserved except access which was proposed from Barnham Road. The application registered under LA Ref EG/71/14 was **approved** in a decision dated 3 February 2015. A copy is attached as **Appendix B**.
- 2.5 The application site formed part of the Neighbourhood Plan allocation, as shown below:



Figure 2: Outline Application Site

- 2.6 A layout Plan prepared by Richards Urban Design was provided for illustrative purposes (ref 1178/02), reproduced below. It showed 60 dwellings in accordance with Neighbourhood Plan Policy H1. 18 affordable units equivalent to 30% provision were proposed, comprising 4x1 bed, 8x2 bed and 2x3 bed affordable rented and 2x2 bed and 2x3 bed shared ownership units. The open market mix comprising the remaining 42 dwellings was proposed as 25% 1 and 2 bed properties, 30% 3 bed houses and 45% 4 and 5 bed properties.

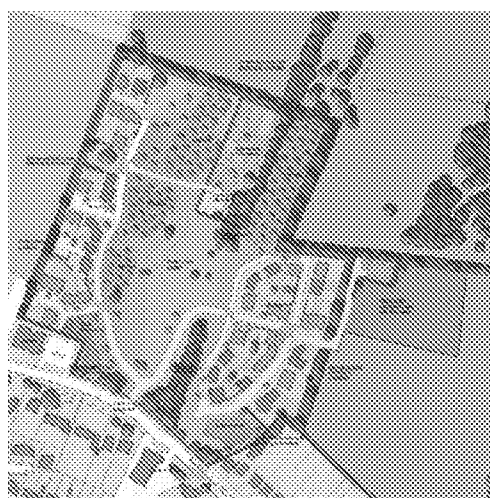


Figure 3: Illustrative Layout

- 2.7 The layout plan showed the housing in two areas either side of a large central open space which was within a flood zone (FZ3). It showed replanted orchard land and community allotments, an optional on site waste water treatment plant and SUDs features for surface water. The treatment plant was allowed to be located on land outside the allocated site to avoid being sited in a flood zone. The alternative option for dealing with foul water was a new connection to the existing foul water sewer in Barnham Road with upgrades to the sewer downstream. Final details of the foul water drainage scheme were reserved for subsequent approval with a planning condition.
- 2.8 In addition to the open space and allotments, a local equipped area of play (LEAP) was included with a comprehensive landscape scheme and boundary planting to mitigate visual impact.

Post Application Submissions

- 2.9 After the outline planning consent was issued, an application was submitted by Linden in 2016 (LA Ref EG/101/16/DOC) to discharge pre commencement condition 15. The condition stated:

'Condition 15

Construction of the development shall not commence until details of the proposed means of foul water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan'.

- 2.10 This application was refused in March 2017 because in the view of Southern Water, the details provided by the applicant would not address the insufficient capacity within the existing foul sewerage system.
- 2.11 However Linden Homes received consent from Southern Water on 21 October 2016 to connect to the public sewerage system under Sec 106 of the Water Industry Act 1991 and discussions are ongoing to resolve the final details.
- 2.12 In December 2017 an application was submitted under Section 73 of the T&CPA 1990 to vary condition 12 of the outline consent to allow the preparation and submission of required ecological report updates to the Council for approval prior to the commencement of development rather than at Reserved Matters stage. The application registered under LA Ref EG/99/17/PL is pending a decision but the consultation response from the Council's environment officer dated 21 December 2017 states that she is satisfied with the amendment and justification for it although the ecology information submitted with the

application at outline stage should be provided again at reserved matters stage. This information is therefore attached.

Tree Preservation Order (TPO)

- 2.13 On 11 May 2017, the Council made a Tree Preservation Order (TPO) on part of the application site. The TPO has been confirmed under LA Ref TPO/EG/1/17 and concerns a single Penunculate Oak located on the south west boundary of the site adjacent to the doctors surgery. The tree has been retained in the layout for the site and is shown on the landscape and layout plans submitted in support of the application. We refer to the landscaping proposals more fully in section 6 of this statement below.

Barnham & Eastergate Parish Council and Engagement

- 2.14 Linden Homes worked jointly with the Barnham and Eastergate Parish Council throughout the preparation of its Neighbourhood Plan and following local support the application site was included as an allocated site for 60 dwellings. The Parish raised no objection to the outline application.
- 2.15 In the spirit of that early collaboration, Linden Homes has shared the details of the Reserved Matters proposals with the Parish at pre application stage and further consultation with them will be carried out following validation of the application.

3.0 THE RESERVED MATTERS AND PLANNING OBLIGATIONS

3.1 Reserved matters as defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 comprise:

- Access – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development; and
- Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

3.2 This Reserved Matters application concerns appearance, landscaping, layout and scale as means of access was approved at outline stage.

Approved Plans

3.3 Condition 3 of the outline permission sets out the plans that the development must accord with. They are:

- Proposed Site Access Arrangement – Dwg ITB 9227-GA-003Rev D and
- Site location plan – Dwg 1178/01

3.4 The layout plan of Richards Urban Design was not included in the list of approved plans as it was submitted for illustrative purposes only. The plans accompanying this Reserved Matters application including means of access all accord with the plans approved at outline

stage. It should be noted that the layout allows for a foul water connection to the existing mains sewer in Barnham Road and the on-site treatment works shown as an option on the illustrative plan is not part of the Reserved Matters submission.

Section 106 Obligation

- 3.5 The outline permission was granted with an accompanying Section 106 obligation. This specified minimum sizes of the community allotments (0.36ha) with a car parking area; the children's equipped play space (LEAP) 400m² minimum to be provided within the public open space; 18 units or 30% provision of affordable housing comprising 4x1 bed, 8x2 bed and 2x3 bed social rented and 2x2 bed and 2x3 bed intermediate housing in a mix of cluster sizes not exceeding 10 units total; their external appearance to be indistinguishable from the open market units; and an identified SUDs area within the site. The Reserved Matters plans comply with all the Section 106 obligations.

Planning Performance Agreement

- 3.6 The Council has agreed in principle to enter into a Planning Performance Agreement (PPA) with the applicant to ensure a timely determination date for the Reserved Matters application. A copy is attached as **Appendix C**.

4.0 THE SITE AND SURROUNDINGS

The Site

- 4.1 The application site comprises approximately 6.4ha (15.8 acres) of mainly Grade 3A grassland/paddocks and former orchards. It has an irregular shape, broadly rectangular with a projection to the east which allowed for an on-site treatment plant as an option at outline stage. It extends to the north and east of the Croft Surgery on Barnham Road bounded by a mature hedge to the south and existing housing on Barnham Road to the east. The developable area of the 60 dwellings permitted at outline stage comprises land west and east of the proposed open space as shown on the illustrative layout plan in figure 3 on page 4 of this statement above.
- 4.2 At the time the outline application was submitted, the central part of the site shown as open space was within the Environment Agency flood zones 2 and 3. The flood map has recently been reviewed however and now, no part of the site is within a flood zone:



Figure 4: Flood Zone Map

Surroundings

- 4.3 It enjoys a sustainable location adjacent to the doctors' surgery and community hall with a wide range of recreation and sports facilities, primary, secondary and academy schools, employment sites, bus services along Barnham Road and a main line railway station all available in the nearby area. It adjoins the existing built up area of Eastergate where a range of older and newer estate housing comprising 1 and 2 storey dwellings of varying character are all located including frontage housing along Barnham Road.

5.0 PLANNING POLICY CONSIDERATIONS

- 5.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the adopted Arun District Local Plan 2003 and the 'made' 2014 Barnham & Eastergate Neighbourhood Plan. Emerging policy in the Local Plan 2011-2031 carries some weight given its advanced stage of preparation with an Examination and publication of post Examination Modifications.

National Policy

- 5.2 Following paragraph 38(6) of the Planning and Compulsory Purchase Act 2004 there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 The National Planning Policy Framework (NPPF) has not changed the statutory status of the Development Plan as the starting point in decision making and the **presumption in favour of sustainable development** set out at paragraph 14 confirms that where a development proposal accords with the development plan it should be approved without delay.
- 5.4 The Core Planning Principles (paragraph 17) also emphasises the importance of the plan led system with the use of local and neighbourhood plans to provide a practical framework for decisions on planning applications. They are to be used to secure high quality design and a good standard of amenity in developments, contribute to the conservation and enhancement of the natural environment, direct development to locations which bring sustainable benefits and help deliver health, social and community benefits.
- 5.5 On a more detailed level, paragraphs 35 and 69 deals with the need to create safe, secure and accessible layouts which minimise the conflict between traffic and cyclists or pedestrians; allow for charging points for low emission vehicles and consider the needs of people with disabilities by all modes of transport. The provision of housing should cater for the size, type, tenure and range of housing required in particular locations (paragraph 50) and in all cases seek to achieve high quality and inclusive design for developments that are visually attractive as a result of good architecture and appropriate landscaping (paragraphs 57-58).
- 5.6 Paragraph 185 deals with the relationship between Local Plans and Neighbourhood Plans. It requires Neighbourhood Plans to be prepared in general conformity with strategic policies of a Local Plan. Once a Neighbourhood Plan is brought into force it states its policies take precedence over existing non-strategic policies in the Local Plan.
- 5.7 The Barnham & Eastergate Neighbourhood Plan was 'made' in 2014 well after the 2003 Local Plan. It contains non-strategic policies of relevance to this Reserved Matters application and they will therefore take precedence over any Local Plan equivalents.

Arun Local Plan 2003

- 5.8 Other saved Local Plan policies of a strategic nature continue to have relevance to the reserved matters application. GEN20 deals with open space provision and DEV17 affordable housing. GEN20 requires 2.4 hectares of public open space (POS) per 1000 population and play equipment to meet the needs of the development. Assuming an average 2.4 persons per household across the mix of 60 dwellings, 144 persons would give rise to an open space requirement of **0.3ha**. The proposed area of open space in the Reserved Matters layout far exceeds this target requirement.
- 5.9 A Locally Equipped Area of Play (LEAP) comprising 400m² is provided in accordance with the area specified in the Planning Obligation.
- 5.10 Policy DEV17 has been updated by the Interim Affordable Housing Policy 2010 which requires 30% affordable housing provision. For a scheme of 60 units this represents 18 units. The agreed provision in the Planning Obligation represents an affordable rented/shared ownership split of 80/20 comprising 14 affordable rented and 4 shared ownership units.
- 5.11 Policy GEN12 set out a car parking standard for new residential development. This standard is now out of date and car parking provision is instead guided by the County Council's separate parking calculator. Based on the number of habitable rooms in the reserved matters layout, the calculator requires 155 spaces. Actual spaces are 153 and 20 for visitors a total of 173 spaces. A further 24 spaces are provided in connection with the allotments, open space and LEAP, but these are not covered by the calculator and represent additional provision. A copy of the Calculator is attached as **Appendix D**.
- 5.12 A cycle parking standard was set out in GEN12 but this has also been superseded. We have used the County Council's standard from the 2011 Guidance for Car Parking in New Residential Developments. It requires 1 cycle space for 1-2 bed dwellings and 2 spaces each for dwellings with 3 beds or more. The reserved matters layout requires 25 spaces for the 1-2 bed units and 105 spaces for the larger units, a total of 130 cycle spaces. These have been allowed for within the garages and garden sheds where provided. The garden/cycle stores are all shown on the layout plan provided with the application.

Barnham and Eastergate Neighbourhood Plan

- 5.13 The Neighbourhood Plan was 'made' in 2014 and contains many policies of relevance to this Reserved Matters application.

Policy ES1 – Flooding and Drainage

- 5.14 This policy aims to ensure overall flood risk in the area is reduced and adequate drainage arrangements are included in new developments. In this regard it states that planning permission should only be granted for new development subject to a condition that no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority.
- 5.15 The surface and foul water discharge is now proposed with on-site SUD's drainage ponds and a connection to the mains foul water sewer along Barnham Road. An application to secure this in accordance with the pre commencement condition 15 in the outline consent will be submitted in due course.
- 5.16 With regard to potential flood, the changes to the Environment Agency's flood maps mean the application site is now entirely in flood zone 1 which is the area at least risk of flood. The proposal is therefore in full compliance with this Neighbourhood Plan policy.

Policy ES3 and ES4 – The Local Gap/Green Infrastructure Corridor and Protection of Open Views

- 5.17 The Local Gap referred to in the Neighbourhood Plan has been reproduced from the 2003 Local Plan. All development within the application site is located outside of the Local Gap. The on-site treatment works shown as an option at outline stage was within the Gap but this has been excluded and is now shown as open space.

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

- 5.18 These policies state that all new development within the parishes will need to be of a high quality design, to contribute positively to the rich and varied character of the villages and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide. The Design Guide has not yet been published. The design and appearance of the development in relation to this policy is covered in the next section.

Policy ES10 – Trees and Hedgerows

- 5.19 The site has been fully surveyed and the layout avoids impact on key trees including the protected TPO specimen. Hedgerows have been preserved in the interests of maintaining amenity value. A feature of the proposal is the replanted community orchard.

Policy ES11 – Energy Efficiency of New development

- 5.20 This policy states that new developments will be expected to meet Code Level 3 of the Code for Sustainable Homes (DCLG) or equivalent. Although the code was withdrawn in 2015 the dwellings have still been designed to incorporate a high level of energy efficiency as explained in the next section.

Policy GA1 – Connection to Sustainable Transport and GA2 Footpath and Cycleway Network

- 5.21 The site enjoys absolute geographical advantages in being well connected to existing services and facilities of Eastergate and Barnham. It is located opposite the village hall and adjacent to the doctor's surgery. Regular bus services along Barnham Road provide linkages to the nearby schools and rail station. Footpath linkages are provided within the site to the proposed areas of open space, replanted orchard and allotments.

Policy GA4 – Parking and New development

- 5.22 This policy cross references the full maximum standard for car parking under the 2003 Local Plan. However as explained earlier we have used the County Council's car parking calculator instead as this is more up to date.

Policy CLW4 – Provision of Allotments

- 5.23 This policy supports the provisions of allotments on the application site. The section 106 planning obligation prepared for the outline consent specified an area of 0.36ha for allotments with a car parking area and both are shown on the layout plan.

Policy H1 – Specific Site Allocation

- 5.24 This policy allocates the application site at Eastergate Fruit Farm for at least 60 dwellings. The site boundary is identified on Map G of the Neighbourhood Plan. The outline application boundary extended further east than shown on Map G to

accommodate a potential waste water treatment plant. However this is excluded in the reserved matters layout and is now shown as undeveloped land.

Policy H3 – Housing Mix and H4 Integration into Surroundings

- 5.25 Policy H3 sets as a guide, a maximum 50% requirement for one and two bed units on sites within 400m of a village centre and 25% in other cases. The application site is further than 400m of Eastergate village centre and the 25% guideline will apply. The affordable mix is set out in the Section 106 obligation agreed at outline stage and the balance of smaller open market units in the reserved matters layout complies with the 25% guide. The layout has been designed to integrate with the surrounding housing as explained in the Design and Access Statement.

Policy H5 – Outdoor Space

- 5.26 Good quality outdoor amenity space is a requirement of H5. The layout provides a substantial area of open space, replanted amenity orchard and community allotments all in addition to the private gardens of the dwellings.

Policy H6 – Attention to Detail

- 5.27 H6 provides guidance on the provision of standard items associated with new dwellings to be as unobtrusive as possible. The list includes:
- bin stores and recycling facilities
 - cycle stores
 - meter boxes
 - lighting
 - flues and ventilation ducts
 - gutters and pipes
 - satellite dishes, and
 - telephone lines.

Policy H7 – Drainage for New Housing

- 5.28 This policy referred to Code Level 5 in relation to water discharge. Whilst the code has since been withdrawn and cannot be complied with, all the dwellings incorporate water efficient fixtures and fittings in any event including dual flushing and low flow WC's and low flow shower heads where fitted.

Emerging Arun Local Plan (2011-2031)

- 5.29 The Arun Local Plan with post Examination Proposed Modifications (2011-2031) was published for public consultation in January 2018. Given its advanced stage of preparation some weight can be given to its draft policies.
- 5.30 An extract from the updated Local Plan policy map is reproduced below. In recognition of the Neighbourhood Plan allocation and the outline planning permission it shows the application site within the settlement policy boundary of Eastergate (policy SDSP2) with a black broken line and an orange annotation as an existing housing site in a made Neighbourhood Plan. The site currently contributes 60 dwellings towards the Council's housing trajectory as an undeveloped Neighbourhood Plan allocation (paragraph 12.1.6 and Table 12.1). Land to the east shown with yellow cross hatching forms part of a larger as yet unconfirmed strategic housing site of 2,300 dwellings for Barnham/Eastergate /Westergate in policy **HSP1** and **HSP2c** (site Ref **SD5**). The whole area is contained by a new relief road shown with an indicative alignment under policy **TSP3 (k)**.



Figure 5: Local Plan Proposals Map Extract

- 5.31 Policy **HDM1** deals with housing mix. For developments of 11 units or more it requires a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. This is reflected in the proposed housing mix for the reserved matters layout. Policy **AHSP2** still requires 30% affordable provision and this is already provided for in the signed section 106 obligation.
- 5.32 Policy **DSP1** deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate

change mitigation); and the influence these objectives have on the form of the development.

- 5.33 **Policy DDM1** is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality.
- 5.34 Internal space standards as set out in policy **DDM2** are to be in accordance with nationally prescribed standards. External space standards in policy **DDM3** have been deleted altogether in the proposed modifications.
- 5.35 Policies **ECCSP1** and **ECCSP2** cover energy efficient design in new buildings. Policy **OSR DM1** states that open space shall be in accordance with the council's open space study whilst policy **OSR SP1** continues to encourage allotments. Policies **TSP1 (d)** and **TDM1 (c)** require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively.
- 5.36 Policies **ENVSP1**, **ENVDM3** and **ENVDM5** all encourage the preservation and enhancement of biodiversity and **ENV DM4** supports development where TPO trees or others contributing to local amenity are protected.
- 5.37 With regards to infrastructure and services Policies **WSP1** and **WDM2** require development avoids areas at risk of flood. Policy **WDM1** requires good water supply and quality and Policy **WDM3** is supportive of sustainable urban drainage systems. Lastly an Infrastructure Delivery Plan is identified in Policy **INFSP1** to support development proposed in the Local Plan. This is not relevant to the application however given that it is an existing consented site.

6.0 ASSESSMENT OF PROPOSED DEVELOPMENT

- 6.1 This Reserved Matters application is submitted pursuant to the outline application EG/71/14, attached at **Appendix B**. The following information deals with each of the Reserved Matters namely the layout, scale, appearance and proposed landscaping of the development to secure a prompt determination in accordance with the terms of the Planning Performance Agreement at **Appendix C**. It should be read in conjunction with the Design and Access Statement of Urban Pulse, its layout Plan and Landscape Plan of ACD Environmental.

Layout

- 6.2 The layout follows the urban design principles agreed for the site by the District and Parish Council at outline stage shown on the illustrative site layout map at figure 3. The approved access to Barnham Road is retained. The layout is explained more fully in the Design and Access Statement of Urban Pulse but in summary it provides:
- Two areas of residential development either side of a central open space with replanted orchard and newly created allotments in the north east corner;
 - A hierarchy of streets, shared surfaces and footpaths to reduce traffic speeds and encourage pedestrian / cycle priority in the different residential character areas;
 - A sufficient carriageway width to provide for refuse and emergency vehicle access;
 - The dwelling frontages have been designed in parallel with the road to reinforce street definition;
 - Landmark buildings are shown at key locations within the site with a palette of materials to provide a sense of local legibility;
 - All the dwellings are up to two storeys in height but with varying size and shape of plots to help reinforce local distinctiveness. Detached, semi-detached and terraced housing are distributed throughout the site;
 - They are generally arranged in a conventional block structure with gardens to gardens and many have a generous set back from the roads and shared surfaces;
 - The affordable plots are indistinguishable from the open market units in terms of size, materials and appearance;
 - The residential units have been arranged in an energy efficient layout to maximise solar gain.

Scale

6.3 The application proposal is for 60 dwellings as approved at outline stage. 30% or 18 affordable units are shown with the same housing mix specified in the outline consent section 106 planning obligation. The dwelling mix is:

- 42 open market units comprising 11x2 bed, 12x3 bed and 19x4 bed units. The 18 affordable units comprise 4x1 bed, 8x2 bed and 2x3 bed social rented and 2x2 bed and 2x3 bed intermediate housing;
- All dwellings are located within the same 2 areas either side of the central open space shown at outline stage;
- Garden sizes have been designed to allow for adequate private amenity space and to reflect the character of existing development adjacent to the site;
- The arrangement of buildings ensures that all new dwellings have a suitable outlook and level of natural light;
- The scale and massing of the proposed development has been designed to respond to the site characteristics and to create a variety in the built form, typical of the local Eastergate vernacular;
- A range of detached (large and small), semi-detached and short terraces have been provided across the site. The proposed housing development shown is all two storeys with some single storey garages. The apartment building has been designed to replicate the massing and scale of the proposed and existing residential properties in the local area;
- Waste and refuse collection has been allowed for in the layout with adequate bin collection points;
- Car parking for residents comprise 153 spaces and 20 spaces for visitors;
- 24 further car parking spaces are provided for the allotments proposed on 0.36ha in accordance with the planning obligation; and
- A 400 m2 locally equipped area of play (LEAP).

Appearance

6.4 The design and appearance of the buildings draw heavily on the local vernacular style of traditional dwelling form and more recent estate development in the nearby area. Overall:

- A traditional design approach has been taken utilising a fairly limited palette of materials relying more on architectural detailing and design to promote local distinctiveness;
- Materials include slate and tiled roofs, simple render and plain brick; brick pavements for the outside parking areas and access roads.

Landscaping

- 6.5 The development proposal secures a significant amount of public open space and amenity land within the remainder of the site area. The central public open space includes replanted orchard which provides an amenity value and historical reference to the former use of the site as a fruit farm. The existing landscaping and hedgerow belts of the larger fruit farm outside the application site provide a landscape structure for the proposed development to better integrate it with the wider area.
- 6.6 The landscape strategy for the site is shown on the landscaping plan of ACD Environmental. Its principal objectives are to:
- Provide areas of open space for public and communal use and create a public realm that is inclusive to the needs of the wider community and not just residents of the development;
 - Provide a landscape structure that aids legibility across the site with new tree planting, complimenting retained trees;
 - The provision of a high quality hard and soft landscape treatment across the site as a whole and detailing to integrate it with the surrounding built form; and
 - Boundary planting to mitigate any adverse impacts of the development on surrounding residential amenity.

Energy

- 6.7 Condition 21 of the outline permission requires at least 10% of the energy supply of the development to be secured from decentralised and renewable or low carbon energy sources with details of physical works submitted in writing as a part of the reserved matters submissions required by condition 1.
- 6.8 This has been dealt with by AES Sustainability Consultants in its Energy Statement which demonstrates that the development will incorporate a number of energy demand reduction measures in accordance with the energy hierarchy/fabric first approach to sustainable construction.

7.0 SUMMARY AND RECOMMENDATION

Summary

7.1 In summary, this statement has shown::

- The Reserved Matters for this application comprise layout, scale, appearance and landscaping pursuant to application EG/71/14 which was granted planning permission by Arun District Council in 2015 for 60 dwellings;
- The development is supported by the Barnham & Eastergate Parish Council which selected and allocated the site for residential development of at least 60 dwellings in its 'made' Neighbourhood Plan;
- The development is in full compliance with Policy H1 of the Barnham and Eastergate Neighbourhood Plan and the requirements of the Section 106 Planning Obligation for the outline permission;
- It provides 18 affordable units of the same mix and house type; an area of 0.36ha reserved for allotments and associated car parking; and a 400m2 local play space all as specified in the Planning Obligation;
- The development provides no more than 60 dwellings and they are located within the same parts of the site as shown in the illustrative layout plan submitted at outline stage;
- Foul water discharge is proposed in accordance with the mains connection option allowed at outline stage rather than the on-site treatment option;
- There is no departure from the consented outline plans in terms of the site boundary or the access arrangement from Barnham Road;
- It is in full compliance with adopted Neighbourhood Plan and Local Plan policy where relevant.
- Car parking and cycle parking are provided in accordance with the county Council's standards of provision and;
- Whilst not yet adopted policy, the layout, scale, appearance and landscaping proposed for the site are all in accordance with emerging Local Plan (2011-2031) policy as proposed with modifications.

- An application registered under LA Ref EG/99/17/PL has been submitted to vary condition 12 of the outline consent to allow the preparation and submission of required ecological report updates to the Council for approval prior to the commencement of development rather than at Reserved Matters stage. The application is pending a decision but the Council's environment officer has stated that so long as the ecology information submitted at outline stage is resubmitted with the Reserved Matters application she is satisfied with the amendment and justification for it. The ecology information has been resubmitted and there is therefore no ecology impediment to the grant of consent for this Reserved Matters application.
- The site is available and deliverable now and will bring an immediate contribution to the Council's 5 year housing land supply.

Recommendation

- 7.2 For all these reasons, there are no national or local development plan policy conflicts and since the Reserved Matters all comply with the principles set out at outline stage they should be granted consent at the earliest opportunity.