

**Report to** : **Barnham and Eastergate Parish Council**

**Title of Report** : **Barnham and Eastergate Neighbourhood Plan Site Assessment**

**Purpose of Report** : **To recommend to the Committee the sites which should be pursued to meet the Parish housing allocation**

**Date of Report** : **March 2020**

## **1. Introduction**

1. This report shows the results of an assessment of all sites on the Arun DC HELAA as it relates to Barnham and Eastergate along with the responses to a Call for Sites which was undertaken in October 2019.
2. Arun District Council regularly undertakes a Housing and Economic Land Availability Assessment (HELAA). The HELAA is a key component of the Evidence Base which formed the preparation of the Arun Local Plan
3. Whilst the HELAA provides an important evidence source for potential housing sites, it does not in itself determine whether a particular site should be allocated for housing development.

## **2. Background**

- 2.1. Arun District Council has given Barnham and Eastergate parish a figure of a minimum of 75 dwellings to be delivered through the Neighbourhood Plan process.

## **3. Methodology**

- 3.3. The sites were reviewed and assessed against a standard set of criteria. Scores were allocated to each piece of land and a conclusion drawn from that assessment.

## **4. Policy Framework**

- 4.1. The key policies set out in the Arun DC Local Plan are:

Policy SD SP1	Sustainable Development
Policy SD SP1a	Strategic Approach
Policy SD SP2	Built-up Area Boundary
Policy C SP1	Countryside
Policy GI SP1	Green Infrastructure and development
Policy SO DM1	Soils

Policy H SP2c	Strategic Site Allocations
Policy H DM1	Housing Mix
Policy AH SP2	Affordable housing
Policy H SP3	Rural housing and exception sites
Policy D SP1	Design
Policy D DM1	Aspects of form and design quality
Policy ECC SP2	Energy and climate change mitigation
Policy T DM1	Sustainable travel and Public Rights of Way
Policy HER SP1	The historic environment
Policy ENV SP1	Natural environment
Policy ENV DM4	Protection of trees
Policy ENV DM5	Development and Biodiversity
Policy W SP1	Water
Policy W DM2	Flood risk
Policy QE DM2	Light pollution

4.2. Barnham and Eastergate Neighbourhood Plan policies were adopted as policy by Arun District Council in 2014 and are relevant to the site evaluations.

5. **The 'Developable' sites identified through the HELAA**

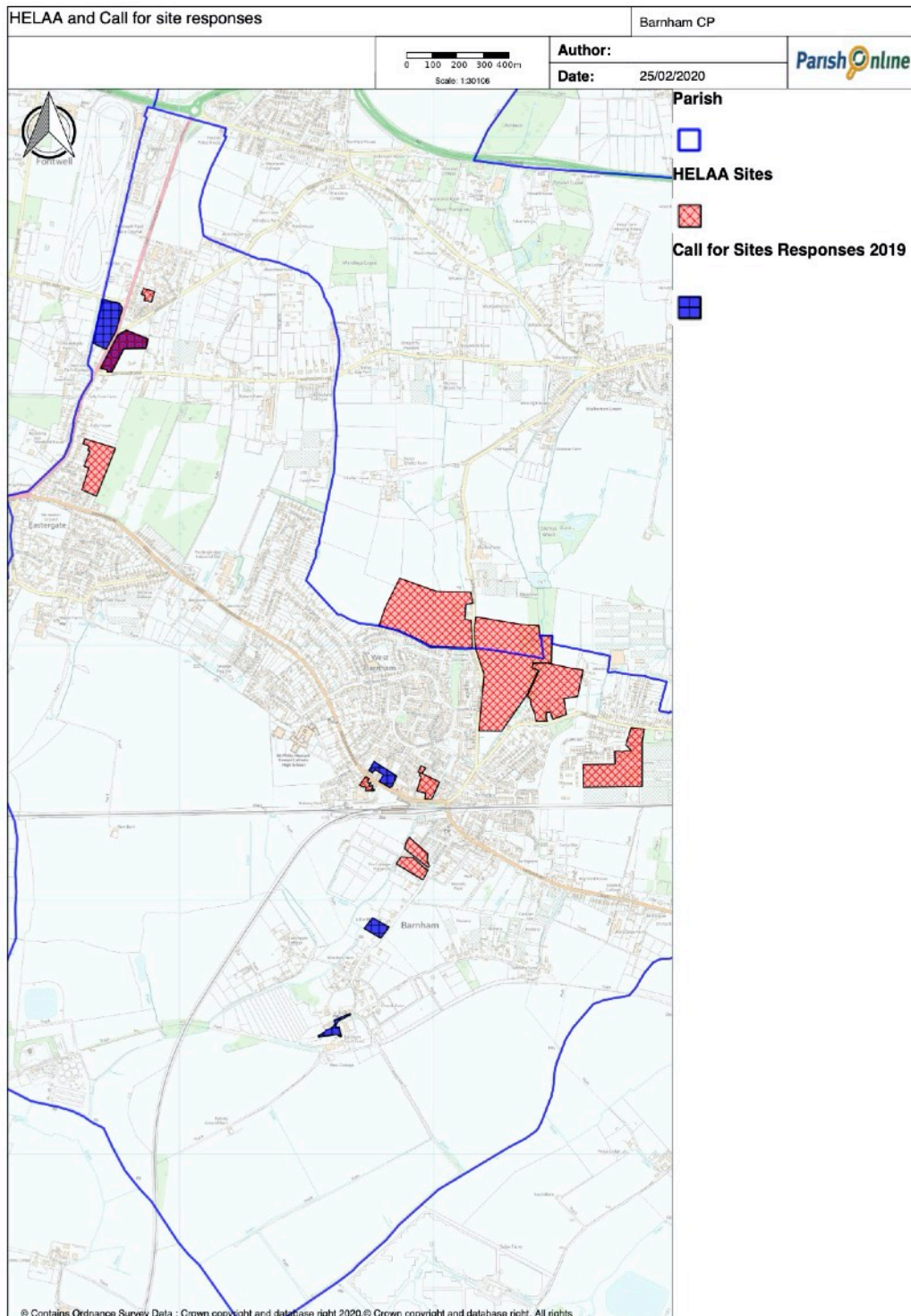
(NB: ADC define developable as "either suitable, available and achievable sites, but specific information suggests that development could not come forward within 5 years").

5.1. 11 sites were considered to be developable, bringing a potential capacity to deliver 528 dwellings.

6. **The 'Call for Sites' responses**

6.1. Five sites were put forward, however two are already assessed through the HELAA process so have been excluded to prevent double counting. These sites bring a potential capacity to deliver 68 dwellings.

## 7. Map of Sites



## **8. Detailed review of sites**

- 8.1. Each site had been assessed against ADC Local Plan and BNEG Neighbourhood Plan policies and known constraints.

## **9. Conclusions**

- 9.1. Only one site meets all of the policy constraints and this will not provide sufficient units to meet the allocation. The site is Barnham Square where a proposal to redevelop the shops by adding two storeys would provide a minimum of 60 units. The proposal would remove the existing car park to the west which would contravene policy of the Barnham and Eastergate Neighbourhood Plan (BNEGNP). However there could be an opportunity to develop the site as part of a masterplan for the parish which could include additional car parking elsewhere in the Parish. There is also an opportunity to develop a 'cultural /community heart' to the Parish based around a day time cafe culture.
- 9.2. Two sites to the north of the Parish in Fontwell Avenue could provide a further 70 or more units and create an extension to the northern edge of the built up area boundary (BUAB). The sites are 18 EG1 Land north of Spode Cottage Eastergate Lane and NEWEG2 Land west of Fontwell Avenue (Northfields Cottage). However one site has a refusal for housing development with a lot of issues raised relating to traffic, flooding, loss of agricultural land, bat feeding areas, noise and air pollution. The location of the second site has similar issues.
- 9.3. The parish is under pressure to allocate land to meet its housing allocation and there are no suitable sites undeveloped within the BUAB. As the northern extension to the BUAB as a result of the realigned A29 will take development further north towards Fontwell these sites could provide a sustainable location for development.

## **10. Recommendation**

- 10.1. The Neighbourhood Plan team should be granted permission to continue work to assess, through the Strategic Environmental Assessment process, and in discussion with the land agents/owners the viability of the three sites and to bring the findings to the Planning Committee in June / July 2020.
- 10.2. The Neighbourhood Plan team will continue to review the existing Plan to ensure that the policies are sufficiently robust to provide the basis for the design and sustainability elements of the new proposals.

## **11. Site Assessments**

11.1 Each site has been assessed and colour coded to show its suitability to be taken forward in the process.

Red = Not suitable; Amber = suitable for further consideration.

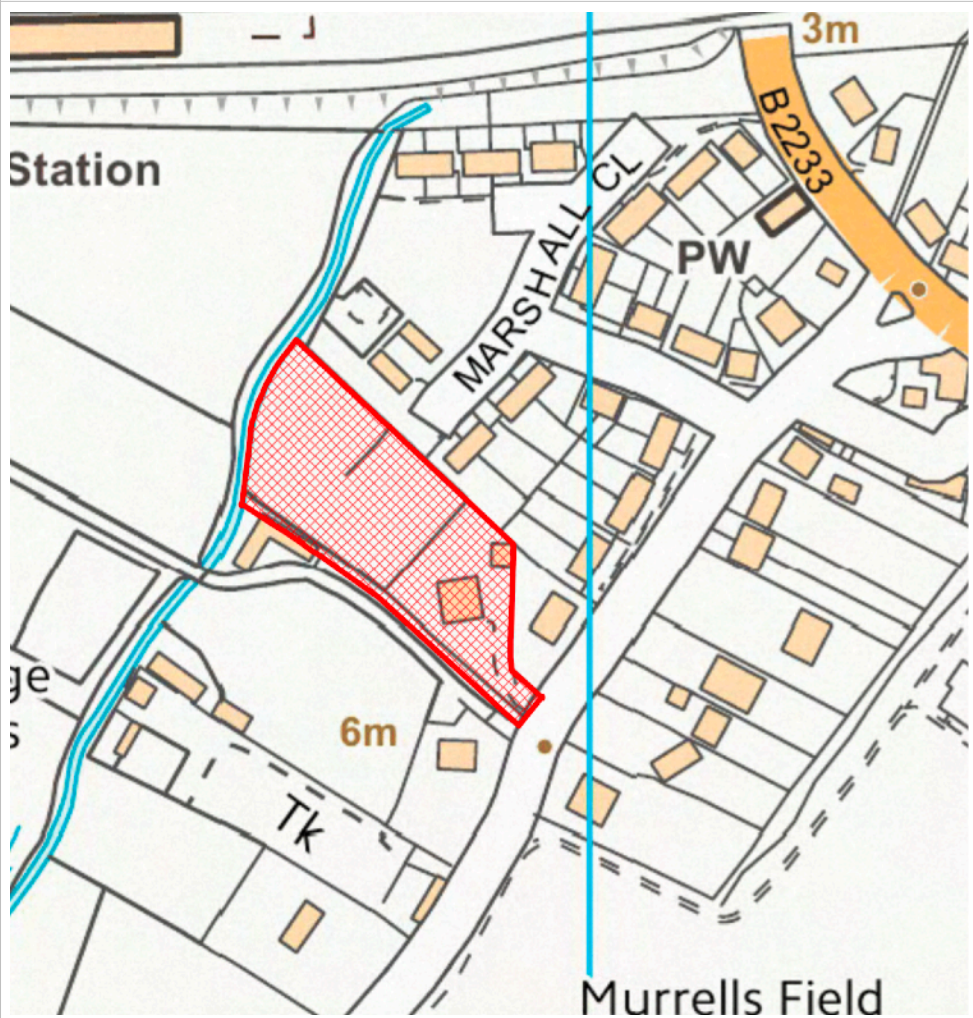
Site Land north of Spode Cottage Eastergate Lane	
Site Area (ha)	1.16ha (net developable area 0.9ha)
SHELAA Ref	18EG1 and also put forward through the Call for Sites
Description	<p>Vacant 'L' shaped field running along the A29. Small narrow access to the south off Eastergate Lane and mature trees to the eastern and western boundaries. Flat site. Semi-rural area with low density housing to south and east, small housing estate to north (approx. 20 dph), Northfield and Greenfield Farms to the west with some residential dwellings. Agricultural &amp; horticultural land and uses and other commercial uses nearby and Fontwell racecourse and the A27 in the wider area to the north.</p>
Site Capacity	28
Planning History	EG/47/17/OUT - Refused for 30 dwellings
Landscape Character Assessment	No details
SHLAA status	The Arun District Council Local Plan Viability Study of July 2016 assesses that a site like this should be viable.
Infrastructure	Good road connectivity; bus stop to the north
Local Plan Policies	C CSP1 - BUAB; SO DM1 Soils;
NP Policies	ES1 Flooding and Drainage; GA1 Connection to sustainable transportation; H4 Integration into surroundings; ES4 Protection of open views
Opportunities	The extension of the parish northwards to the line of the new A29 makes the use of this site for housing viable however the density would need careful consideration due to the low density surrounding it.

Constraints	Outside the BUAB; known surface water flooding on north of site; not connected to local services; Grade 2 agricultural land; Bat feeding area
Conclusion	

**Site : Fir Croft, Church Lane**

Site Area (ha) 0.51ha ( net developable 0.41ha)

SHELAA Ref 44



Description The site is slopes gently, towards railway line. The site consists of a well maintained large Victorian property. The surrounding area is rural in character. Access is off Church Lane. Residential

Site Capacity 12

Planning History None relevant

Landscape Character Assessment None



SHLAA status	Outside but adjoining the settlement boundary. The site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community. The site may more appropriately be considered as part of larger development site incorporating adjacent site 45.
Infrastructure	1km to bus stop and services
Local Plan Policies	C CSP1 BUAB;
NP Policies	ES1 Flooding and Drainage; GA1 Connection to sustainable transportation; H4 Integration into surroundings; ES4 Protection of open views
Opportunities	
Constraints	Grade 2 agricultural land ; partly in flood zones 2 and 3 - sequential test required. Extending the BUAB in this area is an incursion into a rural landscape
Conclusion	

**Site : Land to the rear of Malvern Croft/Lavender Lodge**

Site Area (ha) 0.18ha

SHELAA Ref 140



**Description**  
 The site is located to the rear of a number of residential properties in a predominantly residential area. There is an old structure at the rear of the site as well as a swimming pool. The access is off a drive off Woodland Villas. The surrounding area is suburban in character.  
 Housing

**Site Capacity** 6

**Planning History** None relevant

**Landscape Character Assessment** None relevant

SHLAA status	Whilst the site is located outside the defined settlement boundaries, it is within an area of existing development. Given the amount of land available, the general disposition of existing uses around the site and that the site appears to have a reasonable access, it would appear to offer future potential. Fontwell is considered a sustainable location.
Infrastructure	1km to a bus stop; good road connection
Local Plan Policies	C CSP1 BUAB;
NP Policies	ES1 Flooding and Drainage; GA1 Connection to sustainable transportation;
Opportunities	Infill site to the rear of existing properties. Possible that development will be approved but unlikely to be suitable for the NP purposes.
Constraints	Outside BUAB; ground water flooding.
Conclusion	

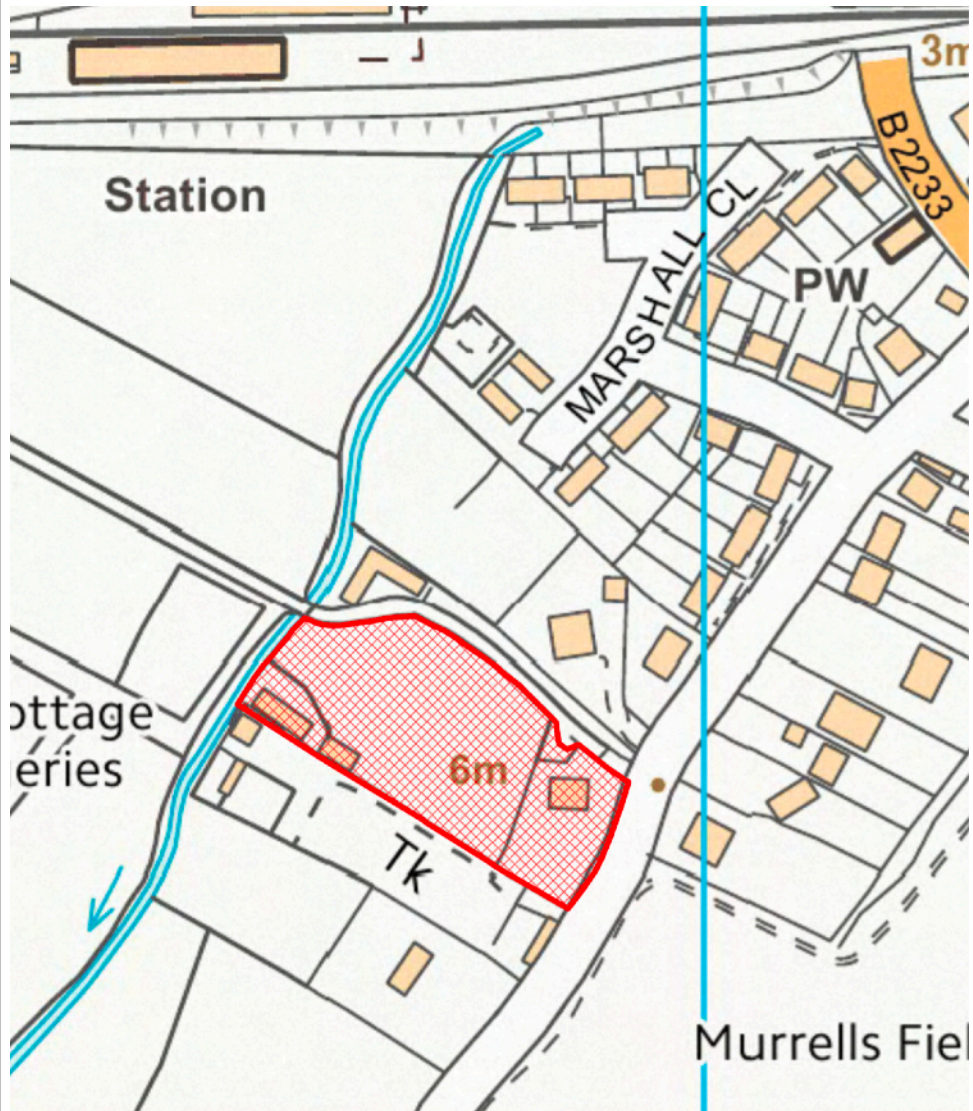
Site	Land east of Collins Close
Site Area (ha)	1.6ha
SHELAA Ref	138
	
Description	Vacant scrubland surrounded by hedging and woodland
Site Capacity	25
Planning History	The medical centre to the south of the site was approved under EG/57/16/PL.. The site is located within the built up area boundary and the site lies within Local Plan strategic allocation SD5 BEW.
Landscape Character Assessment	None. Land to the north has medium /high landscape capacity

SHLAA status	The site is considered suitable for housing development as it forms part of the Local Plan strategic allocation SD5 BEW. It has been assessed in detail through the Local Plan process and also the Neighbourhood Plan process. The site is considered suitable due to its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed-use community.
Infrastructure	Well connected to road network.
Local Plan Policies	SD5 BEW
Opportunities	Already designated for housing in the adopted BNEG NP
Constraints	Grade 1 agricultural land
Scoring	Not scored as already allocated
Conclusion	Already allocated land

**Site : Land at (Cottage Piggeries and) Tars Farm House**

Site Area (ha) 0.59ha (net developable 0.47ha)

SHELAA Ref 45



Description The site slopes gently and consists of a large plot including 2 out buildings. A residential property is located to the East of the site. The surrounding area is largely rural in character. Access is off Church Lane. Residential

Site Capacity 14

Planning History None relevant

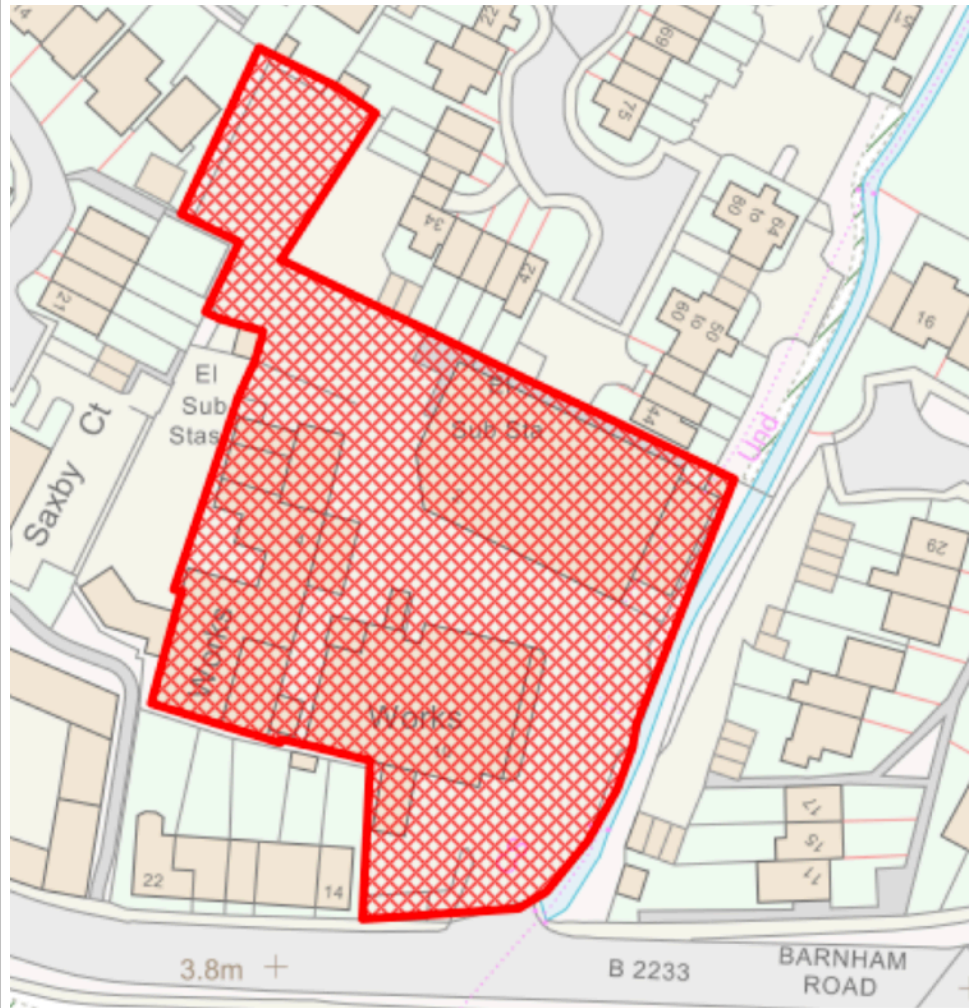
Landscape Character Assessment Nne

SHLAA status	Outside but in close proximity to the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community. The site may more appropriately be considered as part of larger development site incorporating adjacent site 44. The site appears to be subject to flooding constraints which may limit capacity and would have to be resolved before the site could be brought forward for development.
Infrastructure	1km to bus stop and services
Local Plan Policies	C CSP1 BUAB;
NP Policies	ES1 Flooding and Drainage; GA1 Connection to sustainable transportation; ES4 Protection of views;
Opportunities	
Constraints	Grade 2 agricultural land ; partly in flood zones 2 and 3 - sequential test required. Extending the BUAB in this area is an incursion into a rural landscape
Conclusion	

**Site : Penfold Metallising Co Ltd Barnham Road**

Site Area (ha) 0.19ha

SHELAA Ref BA10



Description The site is located within the built up area boundary of Barnham. It contains commercial units for 'Penfold Metallising' to the south and parking bays to the north. Access from Barnham Road. Industrial

Site Capacity 6

Planning History None relevant

Landscape Character Assessment None



SHLAA status	Development here would result in a loss of employment, and there are additional concerns regarding flooding and contamination. But may be considered suitable in the longer term if the economic use ceases or relocates, as the site is in a sustainable location close to shops and services.
Infrastructure	Bus stop outside; good road connection;
Local Plan Policies	EMP DM1
NP Policies	EE2 Retention of employment; ES1 Flooding and Drainage;
Opportunities	
Constraints	Flood zones 2 and 3 ; potentially contaminated land; Development would be in breach of Local Plan Policy
Conclusion	

**Site : Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)**

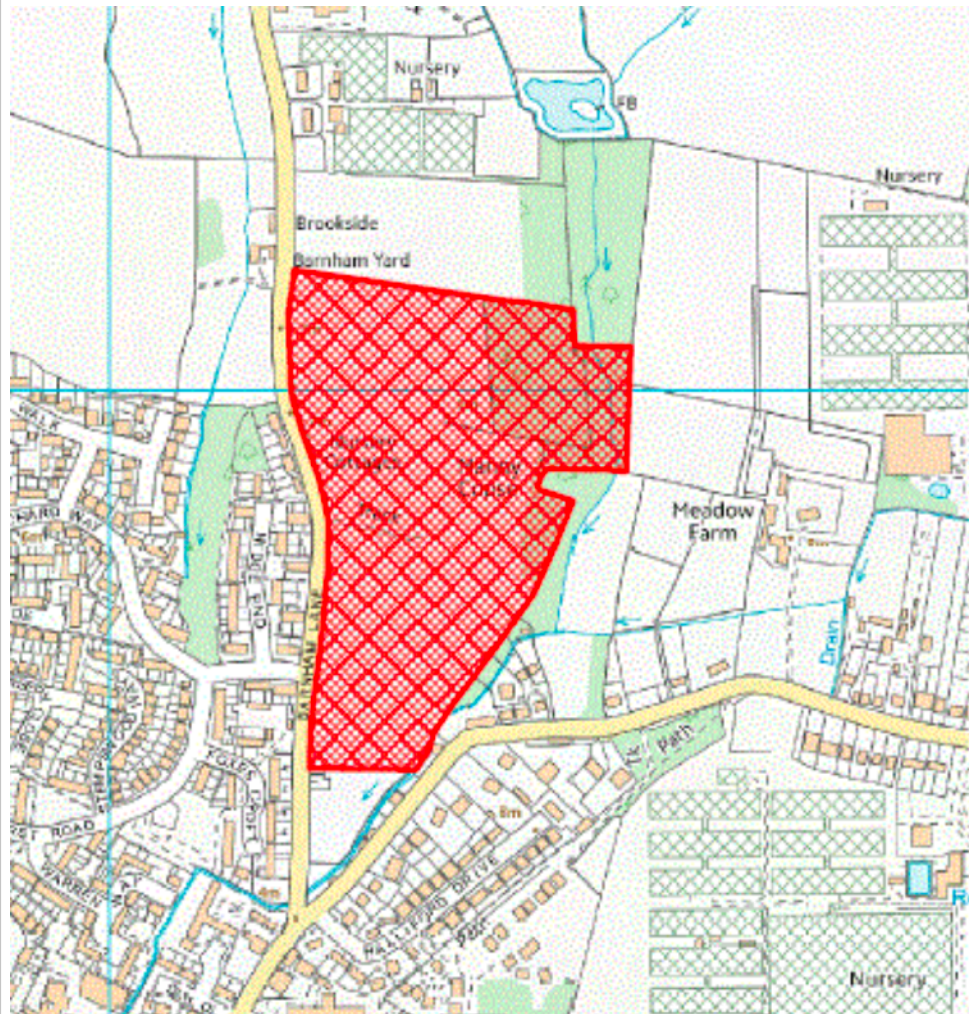
Site Area (ha)	3.46 ( 2.42. developable )
SHELAA Ref	116
Description	<p>The site is a large nursery site with railway line to the south, residential areas to the north. The site consists of mainly greenhouses plus other structures. The site is located on the edge of the urban area off Lake Lane.</p> <p>Horticulture</p>
Site Capacity	73
Planning History	
Landscape Character Assessment	None
SHLAA status	<p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.</p>
Infrastructure	<p>Drainage issues from surface water ( new building site drainage is not working properly). Surface water capacity problems in Lake Lane. Traffic impact on Lake Lane.</p>
Local Plan Policies	C CSP1 BUAB; EMP DM1 Employment
NP Policies	ES1 Flooding and Drainage; EE2 Retention of employment land

Opportunities	
Constraints	Historic Environment Record; outside BUAB (will be adjoining once the new development to the west is completed); Policy ES1 BNEG NP. Outside of the BUAB; not close to facilities and services; current employment land - not considered suitable as it contravenes Local Plan Policy
Conclusion	

**Site : Land East of Barnham Lane (Nannys Copse), Barnham**

Site Area (ha) 8.95ha ( net 5.37 ha developable)

SHELAA Ref 139



Description Agricultural fields with an area covered with trees. The site forms a green wedge into the centre of Barnham. Agriculture  
The northern section of the site is located in Walberton parish

Site Capacity 161

Planning History

Landscape Character Assessment None

SHLAA status The site is located outside, but adjoining the settlement boundary. It quite a constrained site however due to its location it may be considered suitable for development in the medium to longer term subject to further assessment.

Infrastructure

Local Plan Policies	C CSP1; Local Green Space; Green Infrastructure Network
Opportunities	
Constraints	TPO/BN/1/12; Local Green Space; Grade 2 Agricultural land; Outside BUAB; Ancient Woodland to east; Flood zone 1 and 2 within the site. Contravenes NP and Local Plan policies
Conclusion	

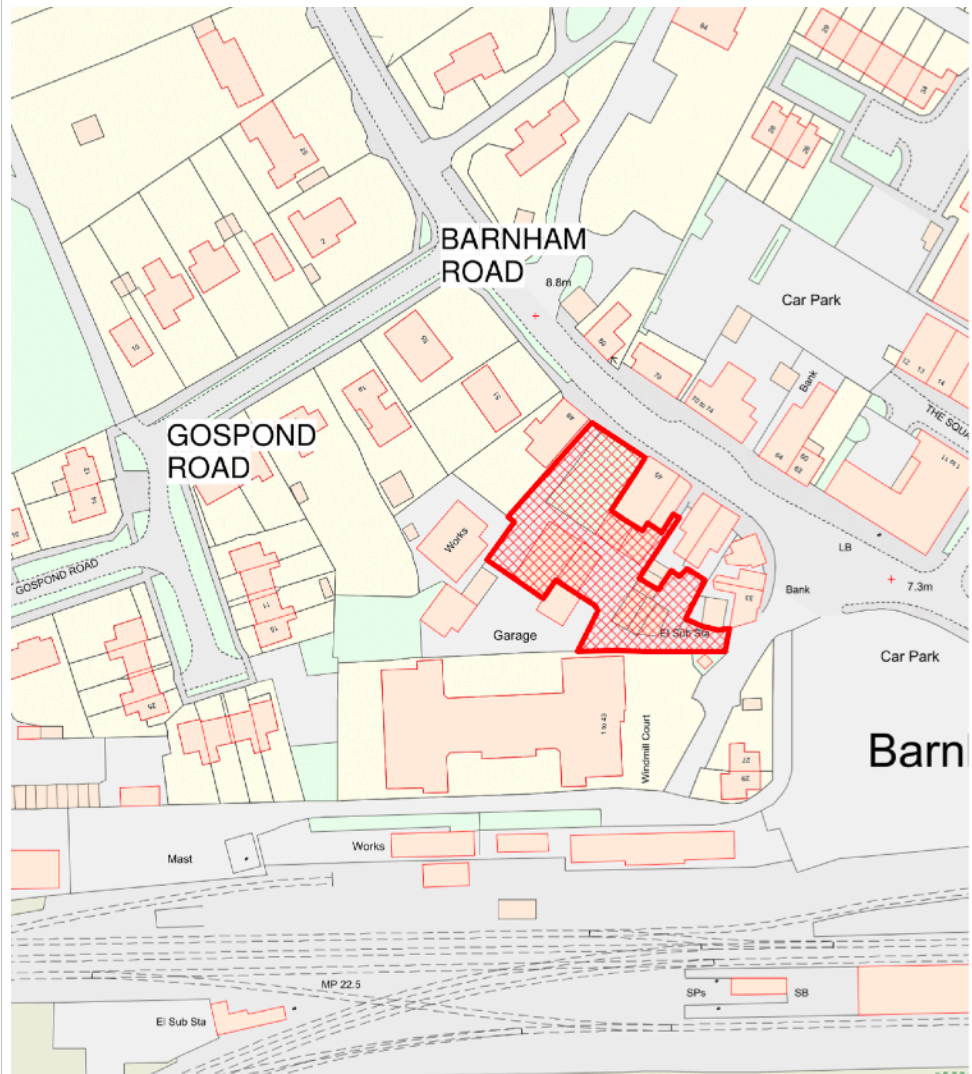
Site: Choller Estate, Land to north and west of Barnham Lane

Site Area (ha)	6.9ha ( net developable 4.14ha)
	
SHELAA Ref	146a
Description	<p>Site area made up of an agricultural field with some fairly mature trees and other vegetation.</p> <p>Agriculture</p>
Conclusion	Land is in the parish of Walberton

**Site : Land to the rear of 43, 45 & 47 Barnham Road Barnham**

Site Area (ha) 0.14ha

SHELAA Ref EG4412



**Description** This small site is an irregular shape as it sits behind properties with irregular curtilage. A workshop fills the majority of the site. Access is from Barnham Road.  
Workshop.

**Site Capacity** 11

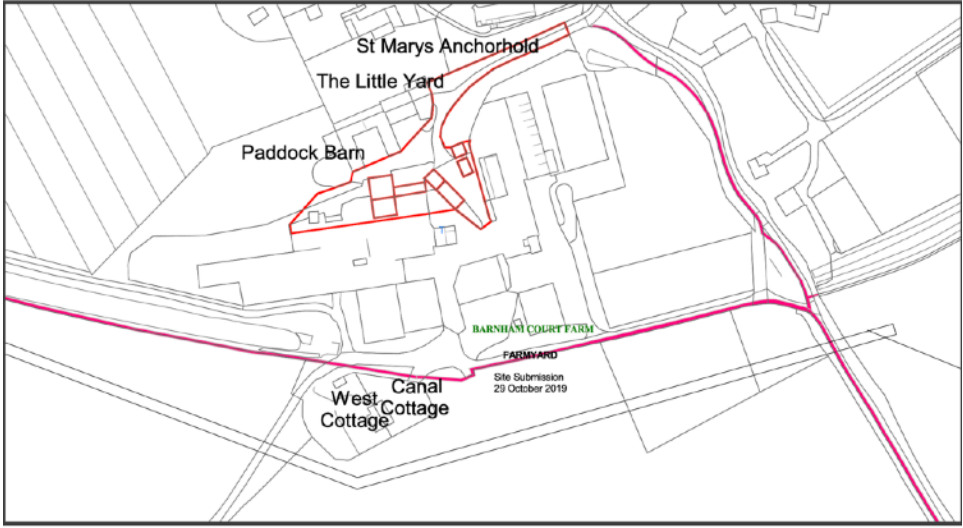
**Planning History**

**Landscape Character Assessment** None

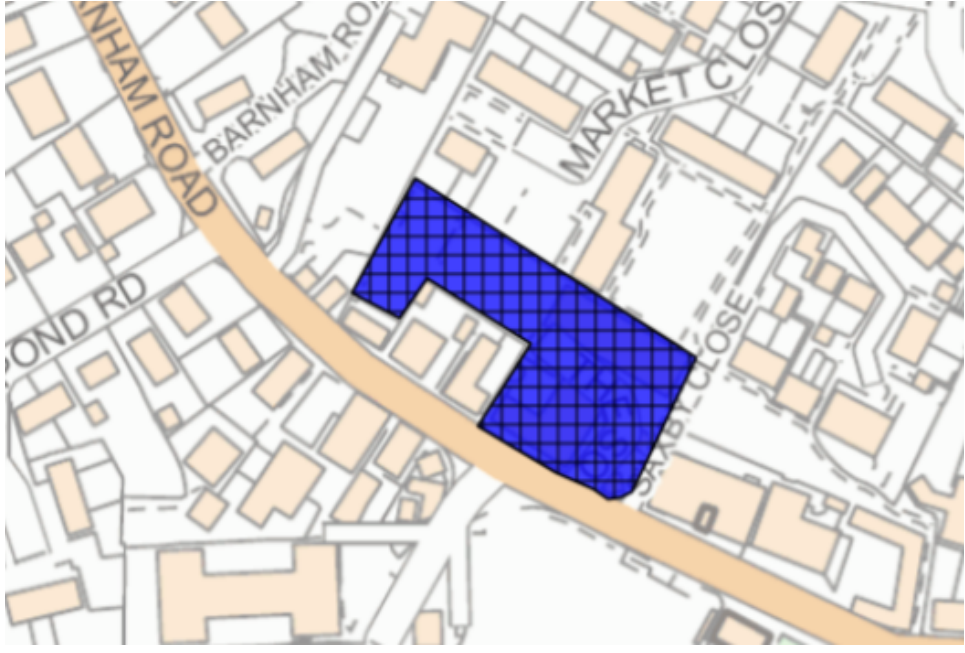
**SHLAA status** The site is located within the centre of Barnham, close to shops and services. As a result the site is suitable for development.

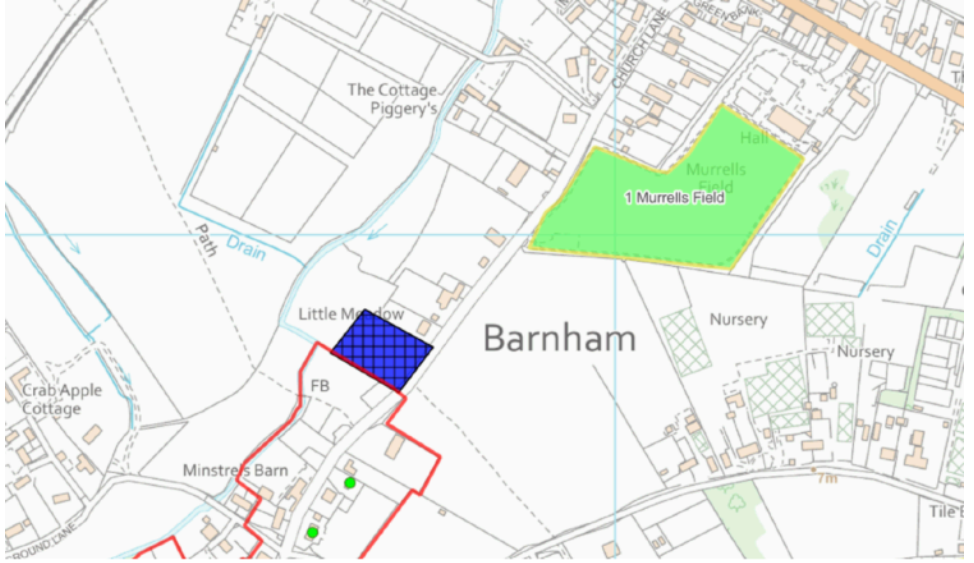
Infrastructure	
Local Plan Policies	EMP DM1 Employment
NP Policies	EE2 Retention of employment land
Opportunities	
Constraints	Ground water flood risk. Development would contravene Local Plan policy in relation to employment
Conclusion	



Site: Land at Barnham Court Farm	
Site Area (ha)	0.26ha
SHELAA Ref	None. Call for Sites response
	
Description	<p>(Taken from the Call for Sites response) Whilst the site adjoins the Conservation Area, Development will involve the conversion and redevelopment of existing buildings. The development would enhance the area and make a positive contribution to the setting of the Conservation Area.</p> <p>The development would not impact on the current workings of the farm or equestrian uses and will also allow for further diversification of the farm business.</p>
Site Capacity	4-5
Planning History	Undetermined application for : Change of use of The Little Yard to independent dwelling & the stationing of up to 4 No. Shepherd Huts to be used as tourist accommodation.
Landscape Character Assessment	None
SHLAA status	None
Infrastructure	1km to shops and station
Local Plan Policies	Green Infrastructure Corridor; C CSP1 BUAB
NP Policies	GA1 Connection to sustainable transport; ES7 Development affecting heritage assets
Opportunities	Could be suitable for tourism use if strictly conditioned to retain that use.
Constraints	Church Lane Conservation Area; Historic Environment Points; Grade1 Agricultural. Incursion into countryside divorced from amenities.



Site : The Square, Barnham	
Site Area (ha)	0.45ha
	
SHELAA Ref	None
Description	The proposed scheme is to erect three blocks, two of them above existing buildings, to create over 60 new one and two-storey flats, consisting of a mix of housing types (1, 2 and 3 bed units).
Site Capacity	Unknown but 60 units are proposed
Planning History	None relevant
Landscape Character Assessment	None
SHLAA status	None
Infrastructure	Well connected to services. Very poor parking which will be reduced by this scheme
Local Plan Policies	Does not affect employment
NP Policies	GA1: Connection to sustainable transport; EE1 Support for business; EE5 Retention of existing car parks
Opportunities	Could form part of a masterplan for the centre of the village of Barnham.
Constraints	Parking. Possible however scheme as submitted would not be acceptable due to design, parking and massing issues. Any development would have to provide equivalent parking to that which would be lost.
Conclusion	

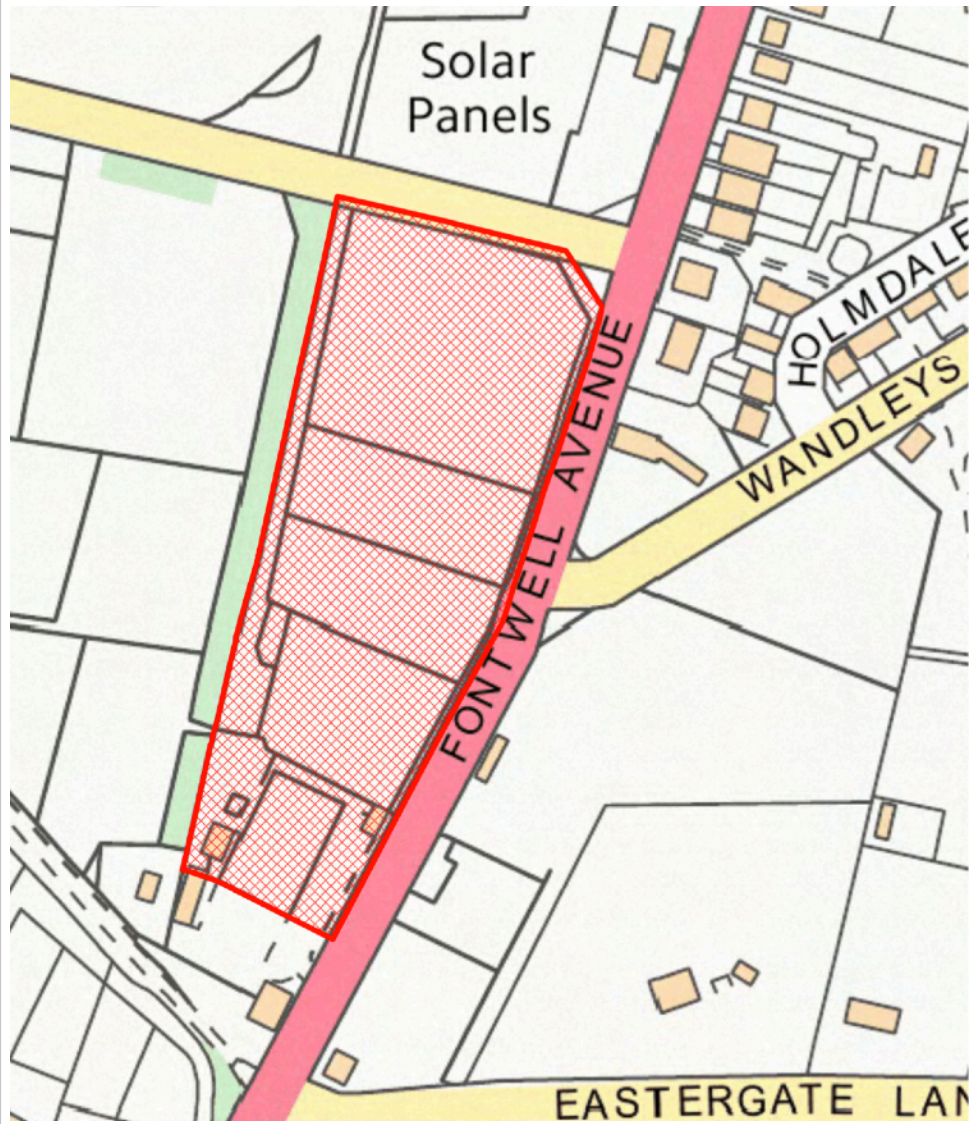
Site: Land at Church Lane	
Site Area (ha)	0.95ha of which 0.32ha is developable
SHELAA Ref	None. Call for sites response
	
Description	<p>(Taken from Call for Sites response). No buildings or gardens would be within the flood zone.</p> <p>Design and use of materials would be sympathetic to the character of the Conservation Area.</p> <p>The development would allow for additional landscaping and biodiversity gain</p>
Site Capacity	3
Planning History	None
Landscape Character Assessment	None
SHLAA status	None
Infrastructure	1km to shops and station
Local Plan Policies	Green Infrastructure Corridor; C CSP1 BUAB
NP Policies	GA1 Connection to sustainable transport; ES7 Development affecting heritage assets; ES4 Protection of open views; ES1 Flooding, drainage and new development
Opportunities	

Constraints	Flood Zone 2; Outside BUAB; Abuts Conservation Area; Grade 3 Agricultural. Incursion into countryside divorced from amenities.
Conclusion	

**Site : Land west of Fontwell Avenue (Northfields Cottage)**

Site Area (ha) 1.55ha

SHELAA Ref NEWEG2



Description Greenfield site to the west of Fontwell Avenue. The site is bordered by a row of trees surrounding the perimeter. It is currently laid out as fields. Agricultural

Site Capacity 45-50

Planning History

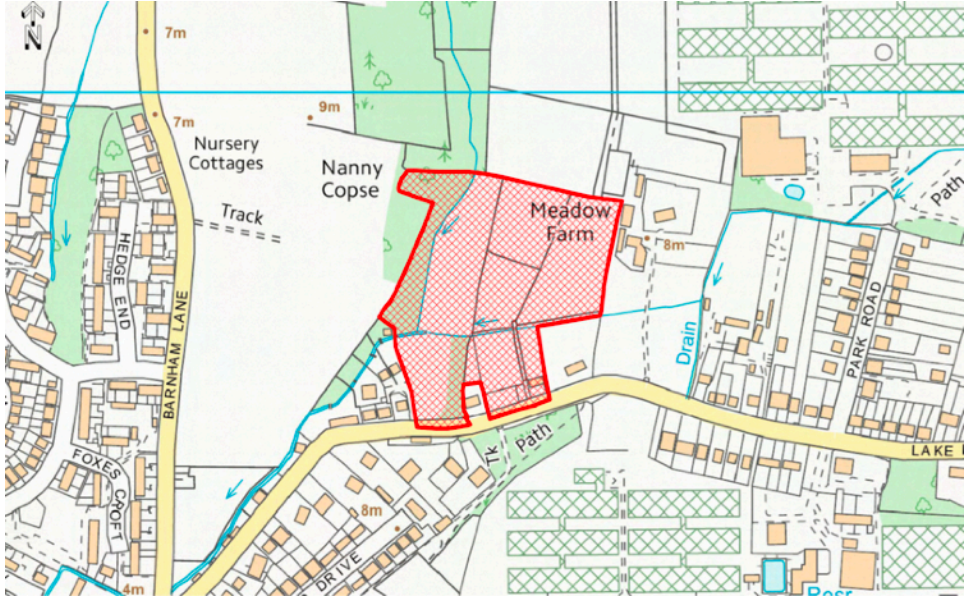
Landscape Character Assessment None

SHLAA status Deliverable

Infrastructure Good road connectivity; bus stop to the north

Local Plan Policies	C CSP1 - BUAB; SO DM1 Soils
NP Policies	ES1 Flooding, drainage and new development; ES4 Protection of open views
Opportunities	The extension of the parish northwards to the line of the new A29 makes the use of this site for housing viable however the density would need careful consideration due to the low density surrounding it.
Constraints	Outside the BUAB; known surface water flooding on east of site; Grade 2 agricultural land
Conclusion	

**Site: Land to north of Lake Lane, West Hightrees**

Site Area (ha)	3.21ha ( net developable 2.25ha)
SHELAA Ref	103
	
Description	<p>This is a relatively flat site consisting of a horse paddock site, bounded by mature trees and hedging. The site includes stable buildings. The site is located on the edge of the urban area off Lake Lane.</p> <p>Horse Paddock. North western extent is part of Nanny Copse, which is ancient woodland.</p>
Site Capacity	68
Planning History	
Landscape Character Assessment	Medium/ High' Landscape Capacity
SHLAA status	<p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. Neither does the site have future potential on its own. However, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community. In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium/ High' Landscape Capacity for development. All lie with the Barnham Rife Catchment Area. The Flood zone 3b only affects the west and southern boundary. The site is considered suitable for development.</p>
Infrastructure	
Local Plan Policies	Green Infrastructure Network ; C CSP1 BUAB



NP Policies	ES1 Flooding and Drainage; ES4 Protection of open views
Opportunities	
Constraints	Green Infrastructure Network; outside the BUAB ; adjoins Local Green Space and Ancient Woodland: Flood zone 2, 3a and 3b; historic drainage incidents
Conclusion	

