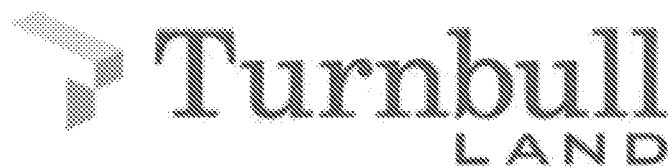


DESIGN AND ACCESS STATEMENT

For the proposed development at:

**Land Adjacent to Ryefields Farmhouse,
Oak Tree Lane, Woodgate
West Sussex ,PO20 3GU**

Demolition of Existing Outbuildings and the Erection of Ten Houses, Comprising 1x Three Bedroom Detached, 2x Three Bedroom Semi Detached, 4x Four Bedroom Semi Detached, and 3x Four Bedroom Detached Houses, with Associated Access And Parking.



OCTOBER 2018

OUTLINE APPLICATION

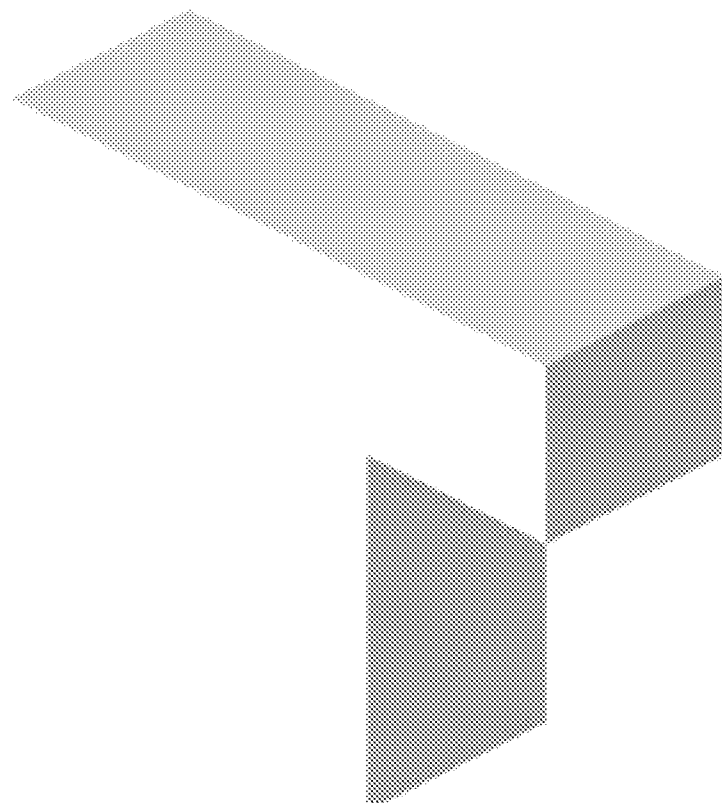
PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

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(Note that all drawings within the D&A are extracts from submitted drawings and not to scale. Please refer to separate drawing sheets for measurement)

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Biodiversity & Ecology, Trees, Sustainability, Drainage, Planning Obligations (S106/CIL)

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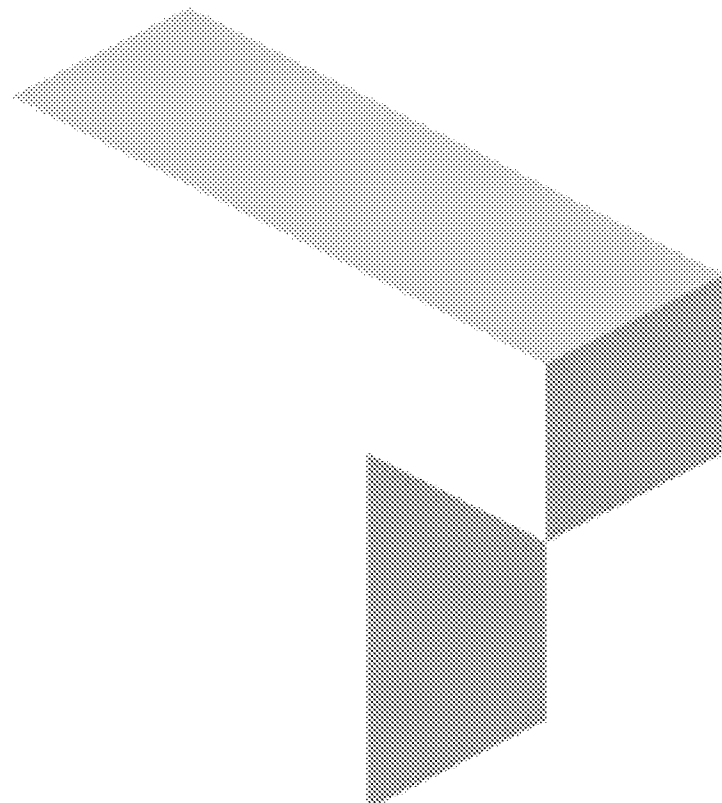
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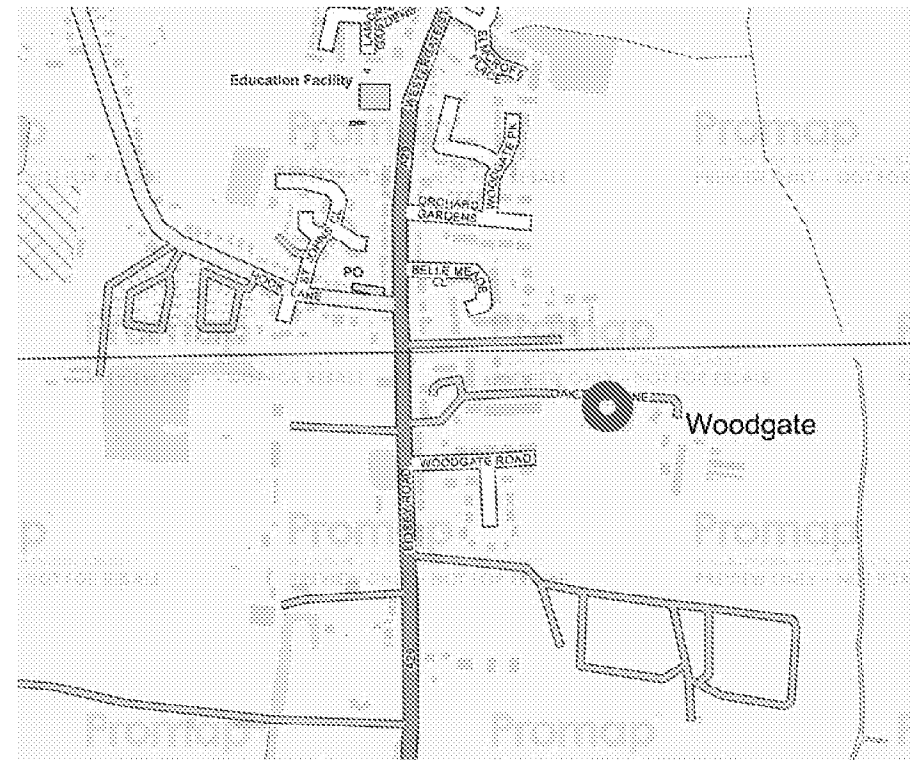
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GENERAL SITE INFORMATION



LOCATION

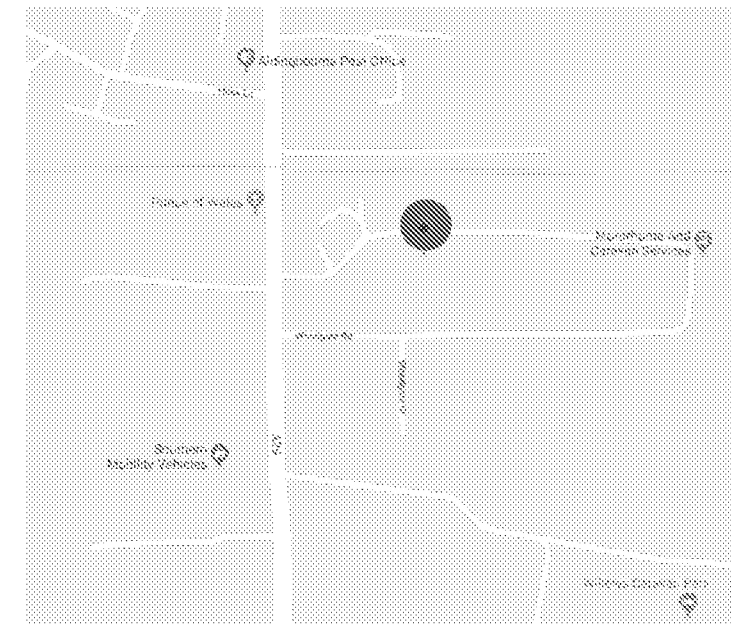


Wider Street View

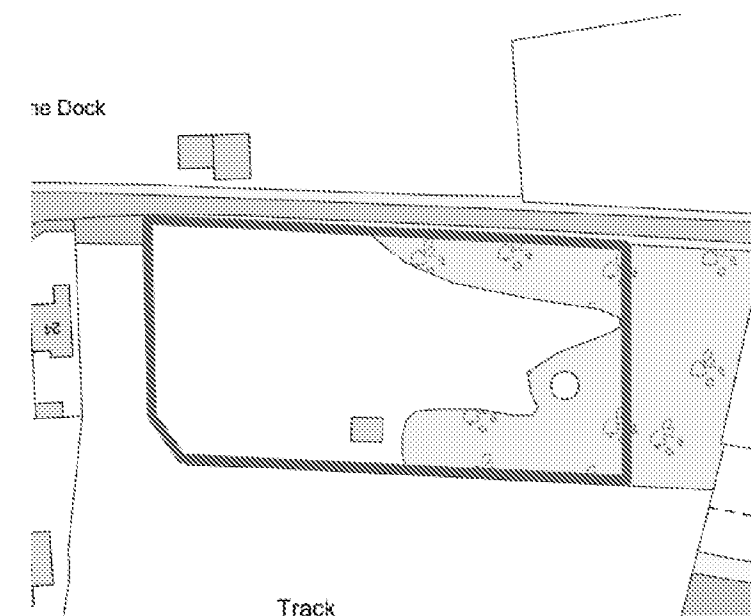


3D Aerial View

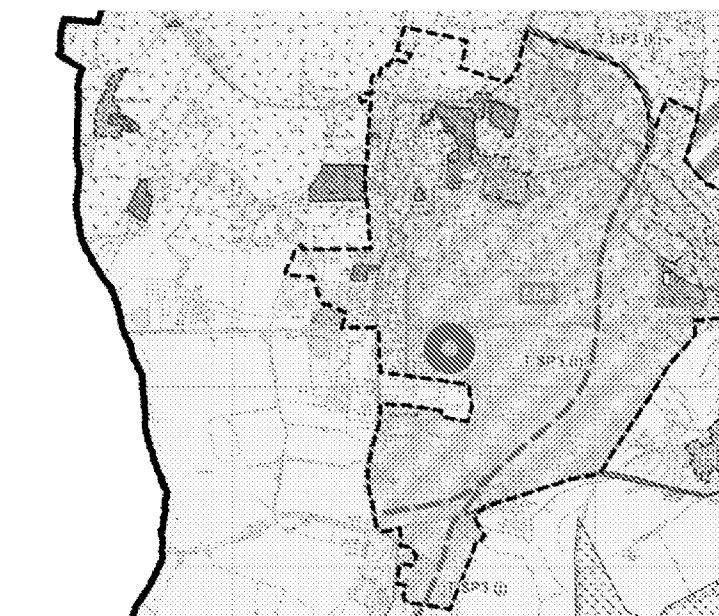
 **Turnbull**
LAND



Street View



OS Map (not to scale)



Proposals Map View

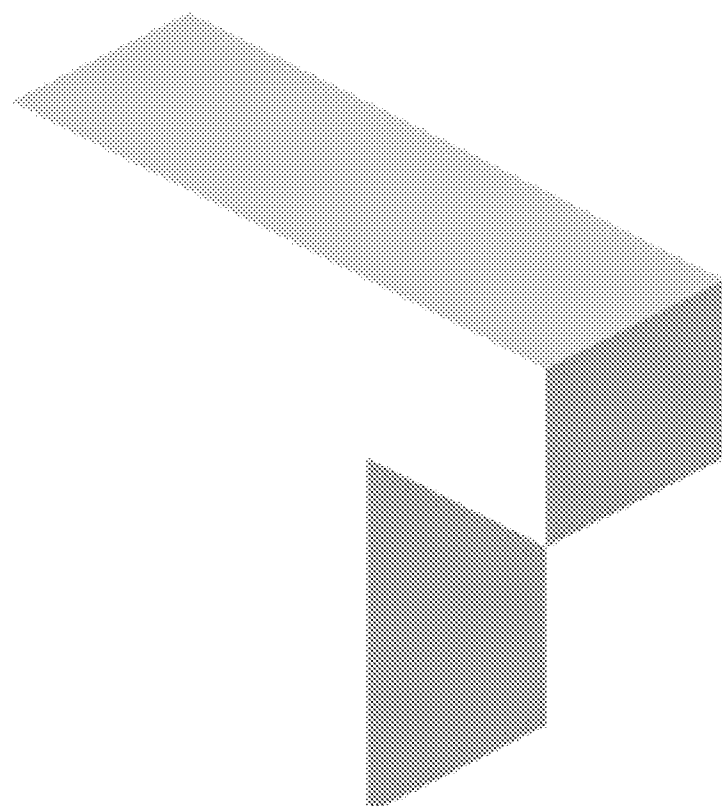
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GENERAL SITE INFORMATION



PHOTOGRAPHS



1. View from site frontage looking west along oak tree lane



3. View of housing stock on Oak Tree Lane looking south east



5. View of historic housing development immediately adjacent



2. View of site frontage looking east.



4. View of existing site access looking south west.



6. View of site from oak tree lane looking south east.

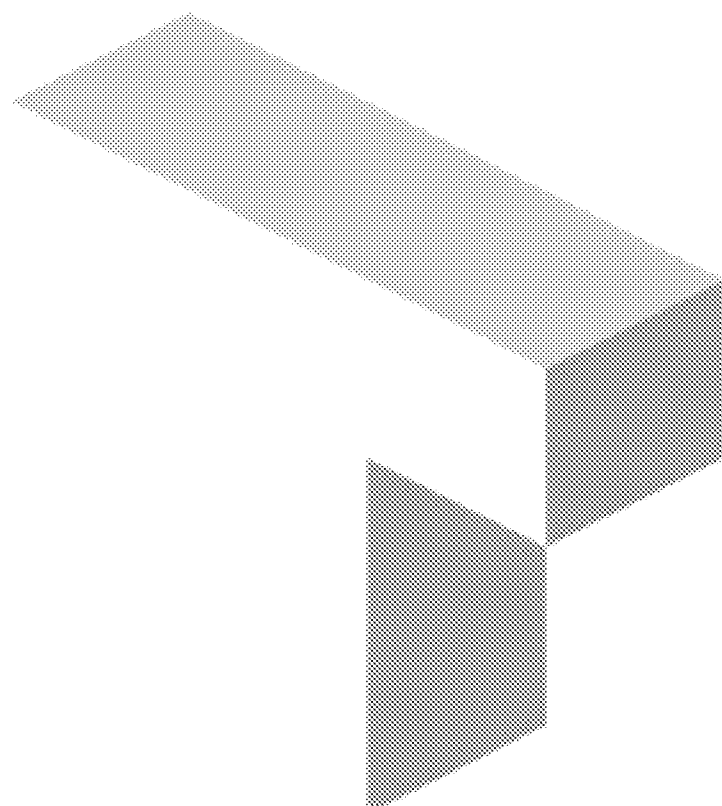
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THE SITE



THE SITE

INTRODUCTION

This application seeks outline planning permission following the demolition of existing outbuildings and the erection of ten houses, comprising 1x three bedroom detached, 2x three bedroom semi detached, 4x four bedroom semi detached, and 3x four bedroom detached houses, with associated access and parking. The application deals with access and layout only. All other matters are reserved for future consideration, however, the council will see that a considerable amount of detailed information is provided with this application to demonstrate that the applicant has considered the scheme holistically and provided indicative information relating to final design.

The site is situated on the southern side of Oak Tree Lane at the end of a well established 90's style development of detached and link detached family homes. Originally, the land had been allocated under the councils HELAA with a suggested total yield of 12 units from 2017/2018, which included the donor property. Since the adoption of the new local plan in July 2018, this land and the surrounding area, has been allocated to provide at least 2,300 dwellings over the plan period.

The land currently comprises surplus garden land for the existing residential dwelling, partly used for livestock grazing. The site is broadly rectangular in shape with established trees abutting Oak Tree Lane. The site area has now reduced from the initial summary in the HELAA and now excludes the donor property and its established main garden area.

It is located in the residential area of Woodgate on the eastern fringe of the settlement area. The nearby village of Westergate provides a local convenience store, public house and local primary school, and lies conveniently between the centres of Chichester and Bognor Regis, with their more comprehensive shopping and leisure facilities. It is also convenient for Barnham with its local shops and railway station to London Victoria.

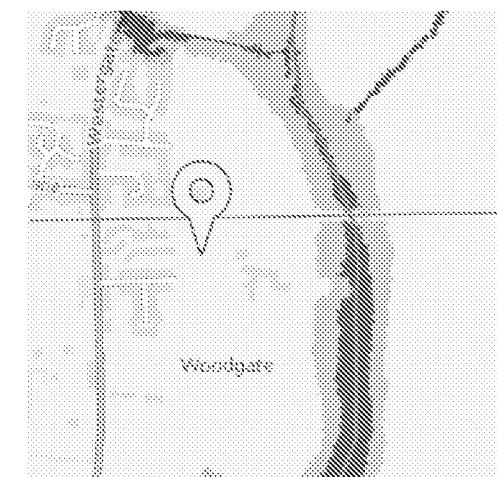
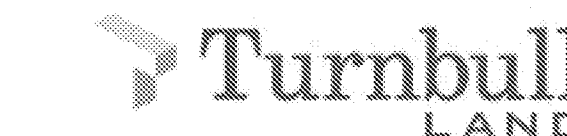
The proposals seek to make better use of the land and to provide additional units to the borough within this established residential area. The proposed units are designed with a traditional form, but with internal layouts to suit modern day living.

FLOODING

The site is located within Flood Zone 1 - land assessed as having a less than 1 in 1,000 year annual probability of river or sea flooding, as demonstrated by the EA flood map shown adjacent.

PLANNING HISTORY

The only planning history relating to the property was to remove a low hanging limb to suitable growth point and reduce east side growth by 1.5m-2m to one oak tree. More recently, the site and land surrounding has been allocated to provide a large number of dwellings within the newly adopted local plan, as highlighted above.



Indicative elevations

