

PLANNING POLICY MATRIX

Proposed erection of 10 dwellings on land adjacent to Ryefields Farmhouse, Oak Tree Lane, Woodgate PO20 3GU

Application reference: AL/118/18/OUT
Arun Local Plan (2018) – Policy H SP2c

Policy Requirement / Objective	Compliance	Remarks
Policy Criterion (a) Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233.	yes	The site does not lie within any gap between settlements and will not increase any risk of coalescence.
Policy Criterion (b) The design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages.	yes	The proposal forms a logical extension to Oak Tree Lane and therefore provides suitable continuity and integration with the existing village edge.
Policy Criterion (c) The design and layout of the development shall take account of the location of the railway line crossing the site.	yes	There is adequate space to the north of Oak Tree Lane for a green buffer area alongside the railway – or suitably designed housing.
Policy Criterion (d) Housing shall be designed around a Linear Park which follows along the Lidsey Rife.	yes	The proposal does not interrupt and is accessible to the proposed linear park shown on the illustrative Masterplan.
Policy Criterion (e) A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study.	yes	The site lies within Flood Zone 1 and is capable of connection to existing s w systems or future ones. It is too small scale to have a material impact upon either.

Policy Criterion (f) Significant views to and from the South Downs shall be incorporated within the site.	N/A	There are no significant views of the South Downs to or from the site.
Policy Criterion (g) Provide a Community Hub which has been designed and will include:- i. A new well connected local centre, with connections to the train station at Barnham' ii. The location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area; iii. New retail, commercial and community facilities; iv. New Tier 7 library facility; and v. Healthcare facilities to serve BEW (SD5) and Fontwell (SD6).	N/A	The site is not shown for a community use on the Masterplan and is peripheral and not a suitable location for a local centre / community hub.
Policy Criterion (h) Transport requirements.	N/A	The application site does not lie in any location proposed for major new transport infrastructure on the illustrative Masterplan or is likely to be proposed for such a use in the future. Financial contributions can be made where reasonable and necessary.
Policy Criterion (i) Provide a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places.	N/A	The application site does not lie in any location proposed for a new primary school on the illustrative Masterplan but is accessible to the proposed location.
Policy Criterion (j) Incorporate two new sports pitches and changing facilities, and	N/A	The application site is too small to provide new sports pitches and is not in any location proposed for their future provision. It is, however, accessible to the areas proposed for these uses on the illustrative Masterplan
Policy Criterion (k) Incorporate planned new employment provision.	N/A	The application site is too small to provide new employment provision and is not in a location proposed on the illustrative Masterplan for that use but is accessible to the proposed location for new employment by walking or cycling.

C: TURNBULL LAND S.6654 land adj ryefields farm: planning policy matrix H SP2c 220119

