

Planning, Design and Access statement

to be read in conjunction with plans for:

**Land to the rear of Sunnyside Barn and The Flint Barn Yapton Road
Barnham PO22 0AZ**

**Construction of 3 detached barn style dwellings and retention of
small B8 storage area**

Site Description

The application site is located to the north of Yapton Road and is accessed by a driveway that runs to the east of The Flint barn and an additional driveway to the west of Sunnyside Cottages

The eastern part of the site is currently used for the storage of caravans. (granted lawful B8 use) and currently houses a shipping container, a curved roof storage building and a small timber shed. This part of the site was granted consent to erect a detached dwelling under application BN/61/16/PL. the southern part of this area was originally part of the domestic curtilage of The Flint Barn and as such has residential use.

The western part of the site contains a sand school and a glass house. The land immediately to the north of the site was recently granted a lawful development certificate under application BN/22/16/CLE for use as B8 (Storage of Caravans and Motor Homes) and Sui Generis (Campsite).

Proposed development

The application proposes the erection of 3 detached dwellings and the retention of a small parcel of the land as B8 (Storage of Caravans and Motor Homes)

The application is in the alternative to the single dwelling approved under application BN/61/16/PL. The dwellings are designed in the style of traditional converted farm buildings and to closely resemble the adjacent properties of Sunnyside barn and The Flint barn. All will be constructed using traditional high quality materials such as flint work, oak cladding and handmade plain clay tiles, and will respect the partially rural character of the site.

Unit 1 will be a storey and a half barn with two low level single storey wings to form a traditional courtyard and will provide 4 bedrooms

Unit 2 and 3 will be single storey and have the appearance of a traditional cart shed conversion and will provide 2 bedrooms each.

The ridge height of unit 1 is similar to that of Sunnyside barn which sits to the south and lower than that of Sunnyside cottages which sit to the south west and screen the development from Yapton road. Unit 2 and 3, being single storey, are both considerably lower in height and bulk than the surrounding properties.

Access to the site will be via the existing access from Yapton road, which is already well used for the camping site and B8 storage beyond. It is not considered that the development will lead to a significant increase in the use of the access from the existing storage use, however in any case the visibility splays at this access are considered acceptable for the speed of the road and as such the development will not lead to highways concerns.

Parking is provided within each plot via a shared driveway and there is adequate provision for turning within each plot.

The development will be landscaped with gravel driveways, gardens laid to lawn and a small patio area to the rear of each property. The boundaries will be defined by planting of native species and a number of mature trees will be planted within the site. The intention is to provide a development that has the appearance of a cluster of farm buildings rather than an overly designed housing development. The application is happy to accept a condition requiring a detailed landscape plan on any approval.

The development has been designed to provide a high standard of living to the occupants with large open spaces and natural light through a mixture of large glass expanses and rooflights, these have all however been carefully positioned to ensure there is no degree of overlooking either in to the individual plots or to existing neighbouring properties.

Planning considerations

This site lies in a countryside location outside of the defined built up area boundary. However, relevant local plan policies for the supply of housing should not be considered up-to-date as Arun District Council cannot demonstrate a 5 year supply of deliverable housing sites.

The Barnham & Eastergate Neighbourhood Development Plan allocates land elsewhere within the area for 60 houses. However, Policy H2 states that permission will be granted for small residential developments on infill and redevelopment sites within the area. This policy does not state that such sites need to be within the built-up area boundary.

The Examination into the emerging Local Plan was suspended by the Planning Inspector on the grounds that the Council's Objectively Assessed Housing Need (OAN) should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council will therefore need to identify an adequate land supply to meet the additional housing requirements.

Whilst the new local plan has been approved by full council it now has to go through a process of public consultation before being formally adopted, as such the Council is currently unable to demonstrate an adequate 5 year supply of housing land as required by paragraph 49 of the National Planning Policy Framework (NPPF).

The National Planning Practice Guidance (NPPG) has provided clear guidance on the issue of the weight that can be given to both the adopted local plan and emerging or made Neighbourhood Plans where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. It is considered that the adopted development plan policies relating to housing supply are out of date and the emerging Local Plan policies carry limited weight at this time.

The weight that can be afforded to Neighbourhood Plans has recently been clarified by a written Ministerial Statement confirming that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise:

1. The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old;
2. The NDP allocates sites for housing; and
3. The Council can demonstrate a three-year supply of deliverable housing sites.

Only one of the above circumstances arises as the Barnham & Eastergate Neighbourhood Plan is more than 2 years old and although it allocates sites for housing, Arun District Council can only currently demonstrate a 2.15 year supply of deliverable housing sites.

Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Furthermore, paragraph 49 states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. 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 then necessary to consider whether the proposal is sustainable development and if so would take advantage of the NPPF presumption in favour of sustainable development.

Sustainable development

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 55 of the NPPF advises that new isolated homes in the countryside should be avoided, unless there are special circumstances. It also states that housing in rural areas should be located where they will enhance or maintain the vitality of rural communities.

The application site is to the north of a number of existing houses which continue to the east of the site, as such the site is not isolated development, furthermore the land immediately to the north has recently been granted a lawful development certificate for B8 and Sui Generis use and this belt of developed land further acts as a boundary between the open countryside beyond to the north, this only serves to reduce the isolated nature of the site.

Whilst the site is located within defined countryside outside of the settlement of Barnham it is considered that the site is comparable to a number of other sites close to the site all of which have been defined as sustainable within recent applications and appeals.

The nearest pub is considered to be the Murrell Arms at a walking distance of 505m. The nearest shops are the Barnham Trading post (765m) and the Tesco Express (805m). Barnham railway station is opposite the Tesco and there are additional shops and services in the vicinity of these.

In the recent application for the single dwelling the officer stated that

“All of these distances are considered to be acceptable walking or cycling distances. However, the first 300m of this route is via a narrow (approximately 1 person wide) unlit footpath on the northern side of Yapton Road. There are also no designated Cycle lanes along Yapton Road. The nearest bus stops are on the B2233 Yapton Road - either in a westerly direction at a walking distance of 450m, or in an easterly direction at a walking distance of 380m. Furthermore, it is noted that the bus service, the 66 (Bognor Regis - Barnham - Yapton - Walberton - Bognor Regis) only runs between 7am and 6pm and is relatively infrequent (with pick ups every 1-2 hours).”

The conclusion is contested and in particular the comments regarding the frequency of bus services which is contradictory to the conclusions in recent appeal decisions for close by sites using the same bus stops.

Notwithstanding this, the access for the proposed development is 85m further to the west (and therefore closer to the settlement) than the previously approved application, thus reducing the apparent narrow footpath section to only 220m and the nearest bus stop to only 365m from the site.

Furthermore A number of housing developments have recently been approved in close proximity to the site, these include

Planning for 95 dwellings was granted at Angels Nursery Yapton Road Barnham PO22 0AY at appeal reference APP/C3810/A/10/2132014. The entrance on to Yapton road which is only **60m to the west**

And

Panning for 44 dwellings was granted at Land north of Yapton Road & east of Garden Crescent Barnham PO22 0AR at appeal reference APP/C3810/A/12/2180855. The entrance on to Yapton road which is only **80m to the west**

At the Angels yard site, At Paragraph 18 of the report, the inspector stated

“It is evident that Barnham is one of the most sustainable inland settlements in the district and the site is located about 500m from the village centre and railway station. The Parish Council have indicated support (albeit reluctant) for the proposal and state the site would probably be the one they would choose for housing, describing it as being at the heart of the community and adjacent to Murrell’s Field where a new Community Hall is to be erected. I agree that the site is in a sustainable location and well related to the settlement.”

A further submissions for 95 dwellings as an alternative is at the time of this submission being considered under application BN/43/16/PL, prior to this a pre application response for the site, reference PAA/54/16 concluded that

“Barnham has a range of services and amenities which suggests that this site can be viewed as a sustainable location for housing, while many of the amenities and services are within a reasonable walking distance there are regular bus services allowing the site to be appropriate for walking, cycling and public transport links.”

At the Land north of Yapton Road site the inspector stated at paragraph 22 of the report that

“The site is within walking distance of the centre of Barnham which has a good range of shops and local services. Barnham has a railway station which provides links to various urban centres and there are also bus services. The Council considers that this is a sustainable location for residential development and I share that view.”

The NPPF makes it clear that sustainable development involves seeking positive improvements in peoples quality of life and this includes widening the choice of high quality homes. It also emphasises the need to boost significantly the supply of land for housing. The scheme would deliver 3 units constructed to a high standard and would provide a good level of amenity both for existing neighbours, future occupiers and the general public they would provide social benefits.

The shops and health and education facilities are within walking distance. The proposal can also be seen as sustainable in this regard as it will contribute to the stock of housing to meet the needs of present and future generations.

In light of this assessment and the conclusions of both the above described sites, and given the limited distance (just 60-80m) from the application site, it is hard to see how the site could be considered unsustainable.

Conclusion

Whilst the site lies outside of the defined settlement, recent appeal decisions of neighbouring sites have demonstrated that these sites are considered to be sustainable development and an assessment of the site given its close proximity should draw similar conclusions.

Given the lack of housing land supply the presumption in favour of sustainable development should apply.

The proposed dwellings are high quality and appropriate in design for the character of the site, furthermore the design and space around the buildings leads to a high level of amenity and no loss of amenity of neighbouring properties.

Accordingly, there are no material considerations that would outweigh the presumption in favour of sustainable development and accordingly permission should be granted for the development.