



LAND SOUTH OF BARNHAM STATION, BARNHAM

Design and Access Statement

November 2020

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INTRODUCTION

Form of application

Structure of document

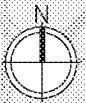


FIGURE 1. Plan showing the site in context.

01 INTRODUCTION

 *A design and access (DAS) statement is a short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.*

Planning Portal - What is a Design and Access Statement? (2019)

Form of application

The application is submitted by Gleeson Strategic Land Ltd. It is an outline planning application on Land south of Barnham Station Barnham with all matters reserved except access and with the following description:

"Outline planning application (all matters reserved except means of access) for residential development of up to 200 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure."

This statement explains the design rationale behind the planning application and shows how the applicant intends to create a place for the benefit of existing and future residents of Barnham and the surrounding area. The statement and planning application uses drawings, photographs and illustrations to show how the site might be developed in the future and should be read in conjunction with the other plans and documents which comprise the planning application.

Town and Country Planning (Development Management Procedure) Order 2015 – Article 7 sets out the requirements for an outline application and Article 9 below sets out the content of the DAS. An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about—

- (1) the design principles and concepts that have been applied to the development; and
- (2) how issues relating to access to the development have been dealt with.
- (3) A design and access statement must—
 - (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues which might affect access to the development have been addressed.

Article 3 of this Order amends article 4 of the Development Management Procedure Order which sets out the requirements for applications which seek permission of a proposed development in principle ("outline applications") and allows for specific details of the application to be reserved for subsequent approval by the local planning authority at a later stage ("reserved matters"). The application proposes that all matters except for access be reserved for future consideration with the following matters considered:

- appearance
- landscaping
- layout
- scale

Structure of the document

This statement sets out an assessment of the site from a design, access and planning perspective. It illustrates the analysis of the site, the way the design has evolved before showing how the approach chosen for the application offers the best solution in terms of use, access and design.

Section 02 of the document provides a thorough assessment of the site including its physical, social and economic characteristics. It explores the context of the site and its surroundings including the relationship of the site to Barnham and the wider area.

Section 03 provides a summary of the relevant policy framework for the site. A separate supporting planning statement has been prepared and submitted as part of the planning application.

Section 04 provides an evaluation of the site. This includes the key constraints and opportunities for the site and the vision with key objectives and a design rationale which will help create its distinct character and appearance.

Section 05 explains the process of engagement which has taken place and how the feedback has been incorporated into the scheme. A separate Statement of Community Involvement has been submitted as part of the application.

Section 06 provides details of the design and access solutions being adopted, using illustrations and plans to show how the vision and objectives will be achieved in built form and landscape.

Section 07 provides design coding for the built form and open spaces to establish the level of quality for future applications.

Section 08 is a summary of the proposals and concludes the document.

02 CONTEXTUAL APPRAISAL

The Parish of Barnham and Eastergate

Barnham Present

Facilities and Services

Heritage and patterns of growth

Barnham and Eastergate Future

Access and movement

Density and character



FIGURE 2. Aerial photograph showing the Barnham and Eastergate area

02 CONTEXTUAL APPRAISAL

An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

National Design Guide (2019) Para 38

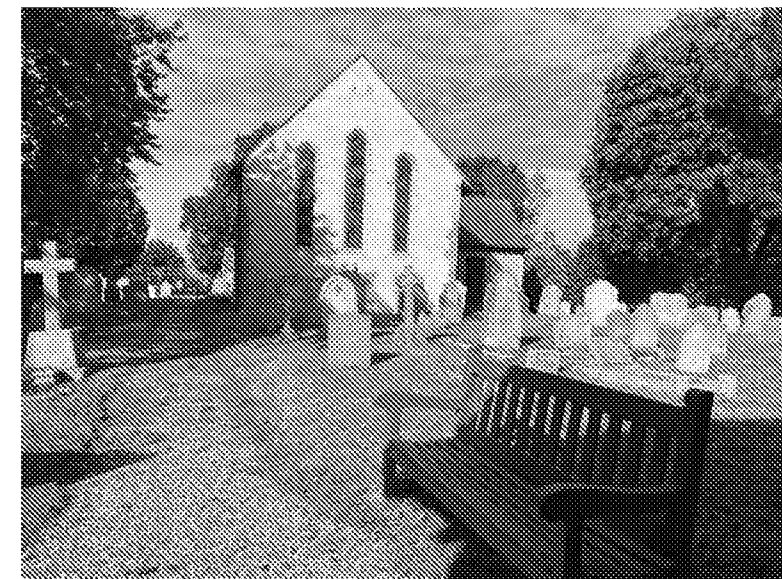
This section of the document will provide a contextual analysis of the village of Barnham. Section 03 will then focus on the specific issues which are relevant to the application site.

The characteristics identified within this section will be relevant to the future design of the site and have been referred to in sections 05 Evaluation, 07 Design and Access and 08 Design Coding of this document. Some of the images from this section will be repeated in these sections to illustrate the perpetuation and conservancy of the existing character of Barnham as reflected in the proposals.

The Parish of Barnham and Eastergate

The Parish comprises the two villages of Barnham and Eastergate. They share their geographical location between the South Downs and the coast, with the open landscape of fields laced with water courses and hedgerows which surround the settlements, together with the presence of patches and strips of ancient woodland throughout the area. A network of public footpaths provides access to country walks between neighbouring villages and all the way to the Downs and the coast. Each village has conservation areas and an area of special character, with a mixture of statutory and locally listed historical buildings, and those with special character.

Figure 3 shows the location of the site which is within the parish of Eastergate whilst adjoining the urban area of Barnham. One would argue therefore that its context is influenced predominantly by the village of Barnham. Consequently, for the purposes of this appraisal the document will focus on the character of Barnham as opposed to Eastergate as the key influences on the character of the proposed development.



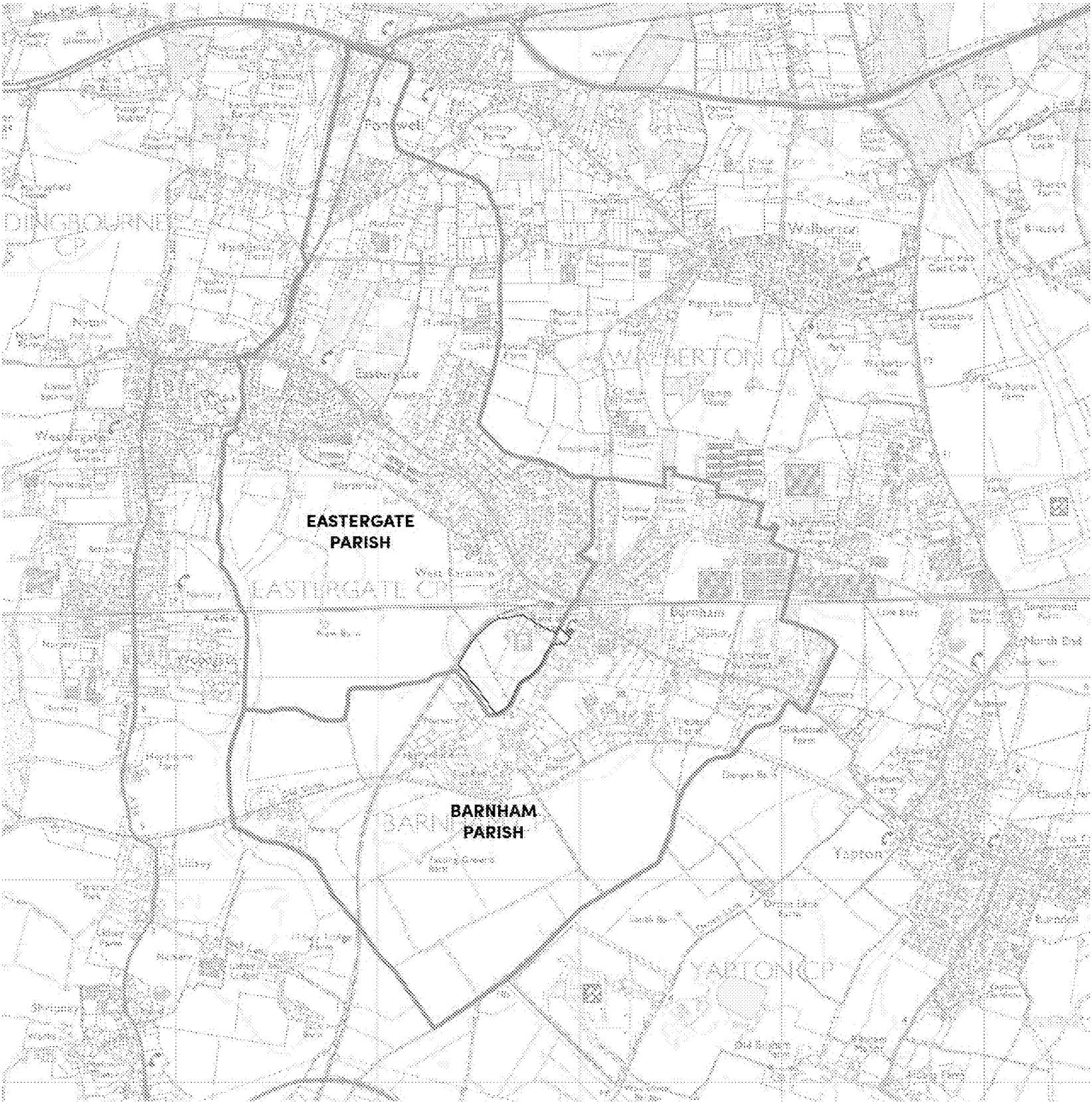


FIGURE 3. Plan showing the site in the context of the Parishes

Barnham Present

Barnham is a semi-rural village and former civil parish, now in the parish of Barnham and Eastergate, in the Arun district of West Sussex. Neighbouring parishes are Walberton (north), Yapton (east) and Felpham (South). The village is located about five miles (8 km) north of Bognor Regis.

It is known that an ancient settlement of Berneham was recorded in the Domesday Book with a mill and the Church of St Mary the Virgin. The original Parish is thought to have taken its name from an individual named 'Beorna' whose 'ham' or enclosure was in this low-lying countryside. Until the Middle Ages, a tidal creek ran to within a few yards of the church and fishing, not farming, was the main occupation of the villagers, as was smuggling. With the arrival of the railway in the nineteenth century and subsequent development of the glasshouse industry the village of Barnham grew around the railway station rather than the church which had previously been the case.

The Station and its immediate surroundings has become the hub of the village. The majority of the commercial outlets cluster along this stretch of road. This main shopping street provides a range of local shops including a post office and a small supermarket. On the outskirts of Barnham village the Windmill shopping area provides a mix of very small independent retailers.

Whilst both villages in the Parish share elements of common character, they each have their own groups of historical and socially significant buildings listed, either nationally or locally, mostly within conservation areas.

Barnham parish is to the east of the rife. Linear development has followed roads leading out from Barnham. Barnham Lane to the north and Lake Lane to the east are narrow country lanes with tall trees forming leafy arches over the road in places. The busy Yapton Road (B2233) also has an arch under the railway line stopping HGV's. The other lanes also prohibit HGV's. All three roads have rather restricted pavements. More modern developments are built off these roads, both private and high density low cost housing. Church Lane to the south leads to the historic heart of Barnham with the church, Barnham Court and conservation area.

The western part of Barnham Village is in Eastergate Parish. A large spacious development with open green spaces with mature trees forms most of the development to the north of Barnham Road (the busy B2233). There is further development to the south of the road and linear development along the road except for the gap before Eastergate Village.

Facilities and Services

There are a number of local facilities within the village which are within walking distance from the centre of the site. Barnham Community Hall and recreation ground on Yapton Road. Facilities include a village hall, meeting rooms, Multi Use Games Area (MUGA), Equipped Children's Play Area and large area of grassed informal public open space.

Barnham Village Centre includes a number of shops, takeaways and commercial facilities including Tesco Express, Co-Op, Cafes, Charity Shops and a furniture store. Barnham Trading Post and Windmill Shopping Village provide additional retail offer including a range of gifts and furniture as well as a cafe/tea room.

Medical facilities are provided at the Croft Surgery to the northwest of the site in Eastergate, approximately 1 mile from the station on Barnham Road. There is a Pharmacy, "Five Village Pharmacy" in the centre of the village.

There is only one public house in Barnham, The Murrell Arms, on the junction of Church Lane / Yapton Road. The main place of worship for the village is the St Mary's Church in Church Lane. Education and childcare is provided at Barnham Primary School (Primary) and St Philip Howard Catholic School (Secondary).

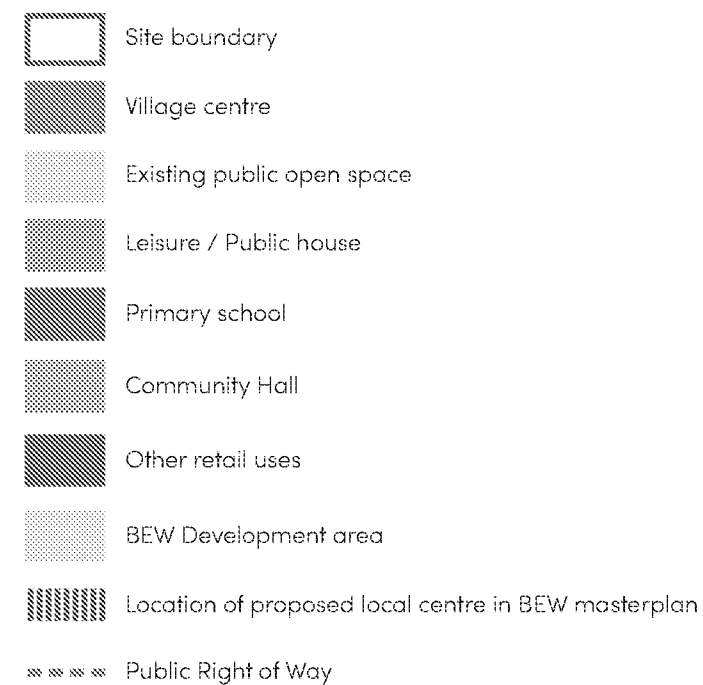


FIGURE 4. Plan showing the site in relation to local facilities plan

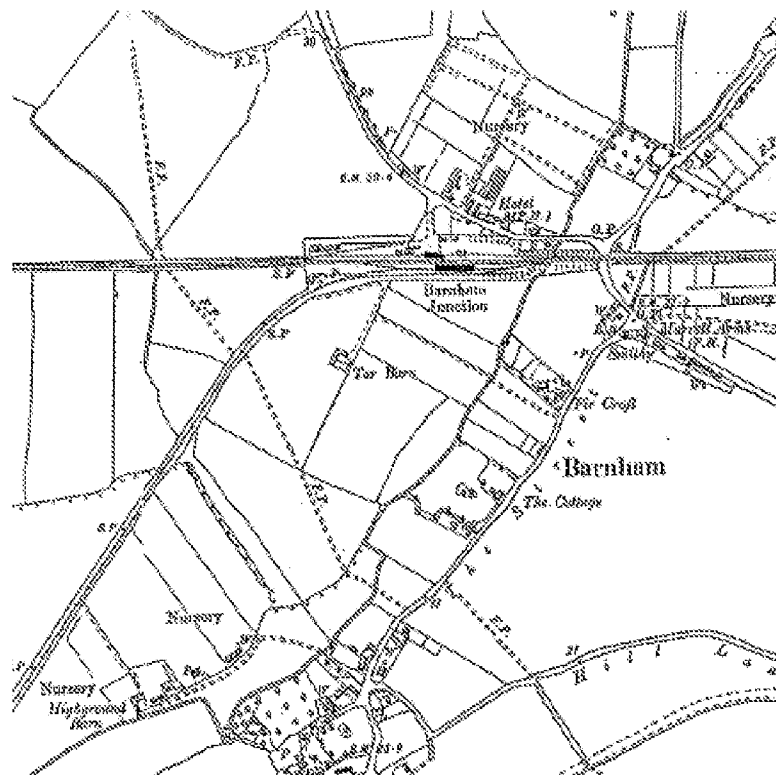


FIGURE 5. Ordnance Survey Map (circa 1896)

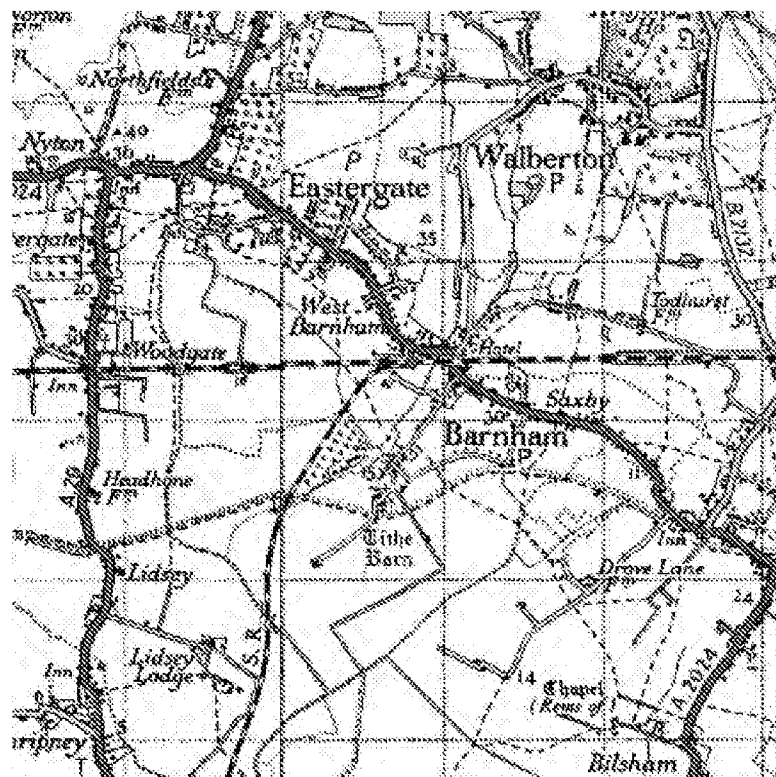


FIGURE 7. Ordnance Survey Map (circa 1940-45)

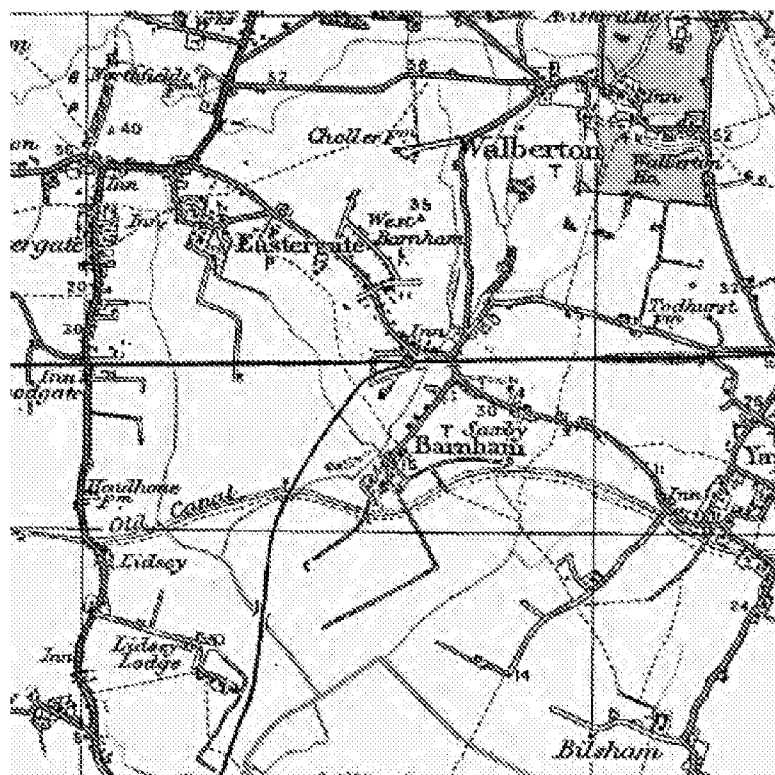


FIGURE 6. Ordnance Survey Map (circa 1919-20)

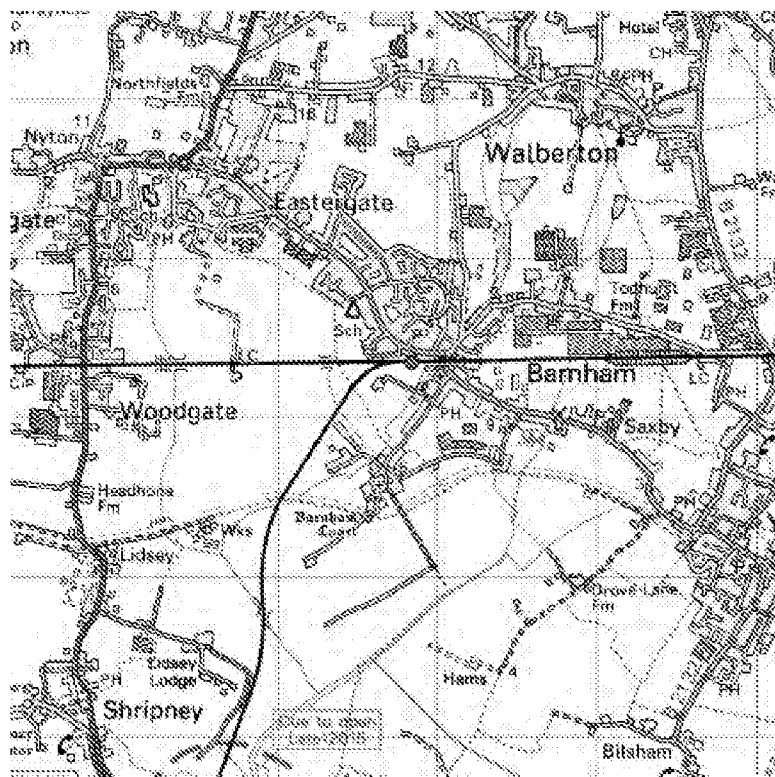


FIGURE 8. Ordnance Survey Map (circa 2014)

Heritage and patterns of growth

The historic maps (left) show the patterns of growth for Barnham and Eastergate. It can be seen from the 1896 map that at this time the station was present with the railway line constructed in circa 1860. There are a few buildings on Barnham Road to the north of the station and some buildings on Church Lane leading to the church of St Mary the Virgin, Church Farm and Barnham Court Farm.

The 1919-1920 maps shows that there was little growth at the start of the 20th century in Barnham village. Barnham school opened in Yapton Road in 1906. Towards the end of the 1960s the school had outgrown this site and land was purchased in Elm Grove in Eastergate parish as part of a new housing estate at West Barnham as shown the map.

The 1940-45 maps shows further development around the station area and what appears to be orchards to the southwest of the application site.

The 2014 map shows further development around the station area and extending along the arterial routes including Church Road, Barnham Road, Yapton Road and Lake Lane.



FIGURE 9. Heritage Assets in Barnham

▲ Listed Buildings

There are a number of Listed Buildings in the village, focused mainly around the Church Lane Conservation Area with Luckham Cottage at the junction with Barnham Road.

Of particular relevance to the application site are;

- ✦ Luckham Cottage, Yapton Road (Grade II). Circa 18C cottage
- ✦ Curacoa, Church Lane (Grade II). Early 19C cottage
- ✦ The Street Cottage, Church Lane (Grade II) Early-mid C19 front to an older building
- ✦ Barnham Court, Church Lane (Grade I). Mid C17 house in the style of Kew Palace and Broome Park, Kent
- ✦ The Lodge of Barnham Court, Church Lane (Grade II) Early 19C Lodge building
- ✦ The Parish Church of St Mary, Church Lane (Grade I).

■ Church Lane Conservation Area and setting

The Conservation Area includes the original mediaeval settlement of Barnham, lying to the south of the principal village.

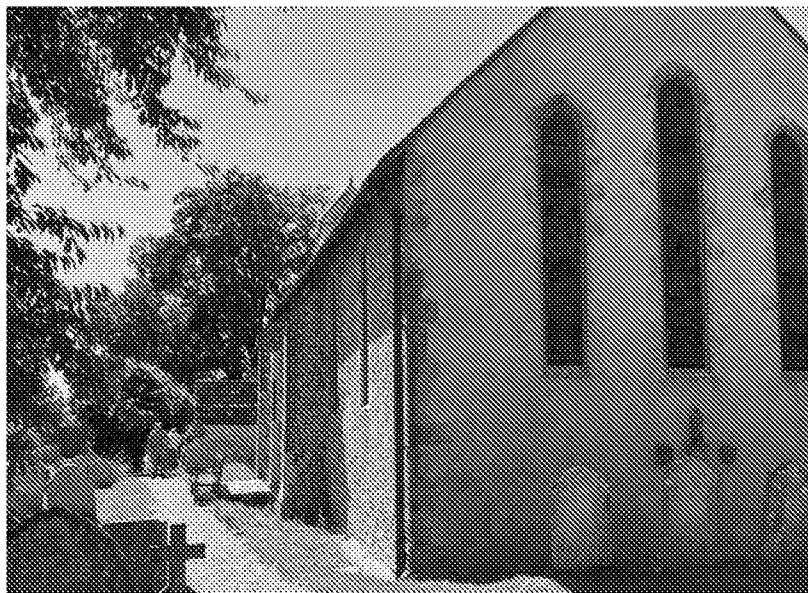
Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, Flint, plain grey clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.

The open field to the north of St Mary's Church is a particularly attractive feature of the area surrounded by mature trees. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement.

Barnham Court and St Mary's Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is one of the finest brick houses of its date in the county.

The Conservation Area includes two of the older farm buildings on Barnham Court Farm, including a granary on staddles.



The Parish Church of St Mary (Grade I), Little restored medieval church in the Church Lane Conservation Area



Curacoa. Early C19 cottage on the eastern side of Church Lane in the Conservation Area.



Luckham Cottage at the junction of Church Lane and Yapton Road



Barnham Court. Photo credit. British Listed Buildings.



Historic Photograph of Church Lane (c1913)

Views to the Conservation Area

There are views to the Conservation Area from within the site as shown in the photograph below. The majority of built form visible are the rear elevations of properties located on the western side of Church Lane. The chimney stacks of Barnham Court are visible in the distance.



View looking southeast across the site from the public right of way, to the Church Lane Conservation Area. The buildings visible are located to the northwest of Church Lane / Highground Lane and not Listed. It is possible to see the tall chimney stacks from Barnham Court in the distance



View looking southeast across the site from the public right of way, to the Church Lane Conservation Area. The buildings visible are located to the northwest of Church Lane / Highground Lane and are not Listed. It is possible to see the tall chimney stacks from Barnham Court in the distance



Area of Character (Barnham Road / Downview Road

The area comprising Barnham Rd, Downview Rd was designated as an area of character by the District Council in Oct. 1995 (Revised Dec. 1997). Similar to that of a Conservation Area, the designation provides planning controls which seeks to ensure the following:

- The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
- The maintenance of an appropriate mix of uses where this is an important element in the character of an area;
- New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

The characteristics of the area are set out in the Supplementary Planning Document, AREAS OF SPECIAL CHARACTER – DESCRIPTION REVIEW (Adopted September 2005).

Barnham Road

This section is a wide, main road serving the settlement of Barnham. The area consists of a variety of substantial buildings of various styles, predominantly two storeys which are set back from the road within large individual plots.

The collection of Edwardian style dwellings enhances the area substantially; reflecting the growth of the settlement after the completion of the railway junction.

Trees and hedges are important in the streetscene. A variety of mature and semi-mature trees line Barnham Road; the hedges are important for creating a semi-rural character to the area as does the lack of pavement on most of the west side of Barnham Road.

Downview Road

This is an established quiet residential area of low density, consisting of good sized properties, secluded from the road by mature and semi mature trees and hedging. There is no established footway along Downview Road, only grass verges with no formal road markings contributing to an informal character. Each property is individually designed, enhancing this section of the Area of Special Character. This is an attractive, leafy, low density residential area on the main

approach into Barnham from the north-west. The special character derives from the, mainly, large dwellings standing in substantial gardens and grounds and set back from the roadways. The feeling of spaciousness between the buildings is important. There is a considerable amount of mature planting which combined with hedges and the lack of formal pavements over part of the area provide a distinctly mature suburban character.'

Barnham Village Sign – Beorna's Ham

Also of historical significance to the village is the small triangle of land at the northern end of Church Lane at its junction with Yapton Road between the Murrell Arms public house and Luccombe Cottage has become a place of commemoration. Mervyn Cutten, local historian and the landlord of the Murrell Arms from 1964 to his death in 2006, was the driving force with funds being raised by raffles at the pub.

There is an ornate sign which commemorates the marriage of H.R.H. Prince Charles, the Prince of Wales to Lady Diana Spencer, painted by the artist Anthony Tiffen who was originally from Barnham. It shows the thatched Tithe Barn at Court Farm, thought to be the largest in Sussex, and demolished in the 1960s. The apple, pear and cherry trees represent the local fruit farm. Beneath it is a lovers knot with the initials C.D. also a Welsh love spoon and a gold wedding ring. The coats of arms and many symbols of the two families can be seen.

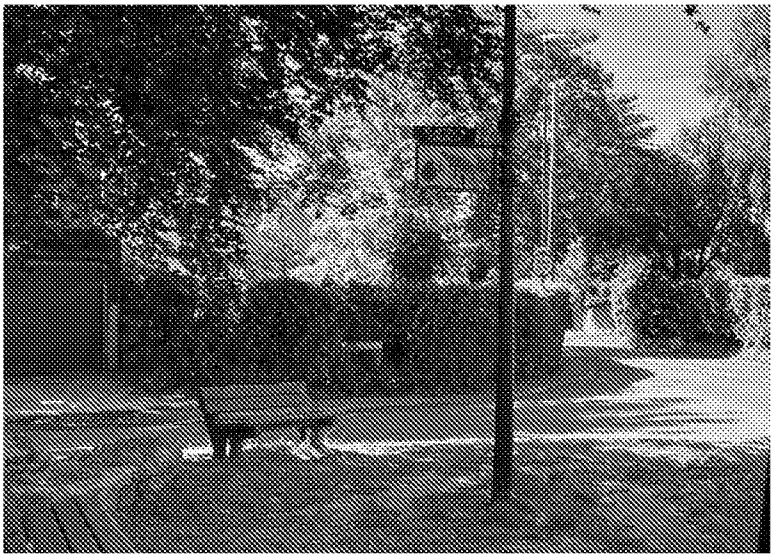
The sign is suspended on a Victorian lamp column, inside of which is a time capsule. At its base are decorative Victorian tiles, copies of Chichester Cathedral medieval floor tiles, to show that Barnham is under the jurisdiction of the Bishop of Chichester.

The finger sign, below and to the rear of the village sign, shows two views of St Mary's Church. They were originally painted by Dorothy Treweeks (1885-1957), repainted by Mary Cundell in 1974 and further restored in 2010. There are also two metal picture signs pointing to Barnham Mill and the railway station.

Five large wharfstones, from the disused canal which runs through Barnham, placed in the form of an 'E', commemorate the 80th birthday of the late Queen Mother in 1980. The liberation of the Falkland Islands in June 1982 is marked by a pinnacle from the Chichester old market cross and the births of the Princes William and Harry are recorded on a hop scotch pavement. The large copper beech tree was planted in 1964 by the late Alan Fradd, Director of Croftway/Toynbee's Nursery, Yapton Road.



Downview Road



Barnham Village Sign



FIGURE 10. Extract from Arun Local Plan proposals map showing the site in relation to the proposed Strategic Allocation (BEW)

Barnham and Eastergate Future

The Arun Local Plan 2011-2031 was adopted (the Adoption Statement is provide further below) by resolution of Full Council on 18th of July 2018 with Main Modifications. Policy SD5 is a Strategic Allocation on an area of land at Barnham/Eastergate/Westergate (BEW). This allocation is located around the small settlements of Barnham Eastergate and Westergate, to the west of the site, as show at Figure 10.

The key elements of the Strategic Allocation at BEW are:

- at least 2,300 dwellings over the plan period (2011-2031), and up to 3,000 in total (a further 700 beyond 2031)
- a new local centre, with connections to the train station at Barnham including new retail, commercial and community facilities, a new Tier 7 library facility; and healthcare facilities to serve BEW (SD5) and Fontwell (SD6)
- a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway
- a new two-form entry primary school
- a new one-form (expandable to two-form) entry primary school and nursery places,
- two new sports pitches and changing facilities, and
- new employment provision

The delivery of the development will significantly change the character of the local area. The inclusion of new facilities and routes will also influence the movement and access in the villages. This is of particular importance to the site as it adjoins the south eastern edge of the allocation. In September 2020, Arun District Council recently undertook a public consultation exercise on a Draft Framework Masterplan. Extract from the consultation material are show in Figure 11-14. It can be seen that the site adjoins the proposed development and will provide accessibility to a wide range of uses for the site via the existing public right of way.

Chapter 7 - Settlement Structure & Green Infrastructure	Chapter 8 - Employment & Enterprise	Chapter 9 - Retail	Chapter 10 - Housing Delivery	Chapter 11 - Health, Recreation & Leisure	Chapter 12 - Transport	Chapter 13 - Planning Design, Access & Archaeological Heritage	Chapter 14 - Natural Environment	Chapter 15 - Material Resources & Minerals Safeguarding	Chapter 16 - Flood Management	Chapter 17 - Neighbourhood Development Plans
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FIGURE 11. Draft Framework plan for BEW site