

The Cottage Piggeries, Church Lane, Barnham, PO22 0DB

Design and Access Statement

on behalf of

Mr and Mrs Albert Brazil

Detailed Planning Permission is sought for the erection of a new build dwelling at The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB.

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The Cottage Piggeries, Church Lane, Barnham, PO22 0DB

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Design & Access Statement Rev.A

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This Design & Access Statement has been prepared in support of a detailed planning application by Albert and Rosie Brazil for a new-build dwelling at The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB.

This Design & Access Statement is submitted in support of the application, pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, and should be read in conjunction with the submitted application forms, certificates, plans and supporting documents. The application seeks detailed approval for the erection of one new-build dwelling, including an adjacent garage, on land owned by the applicant and adjacent to their existing property.

The Application Site and its relationship with the land owned by the applicant are identified on the adjacent aerial photograph.

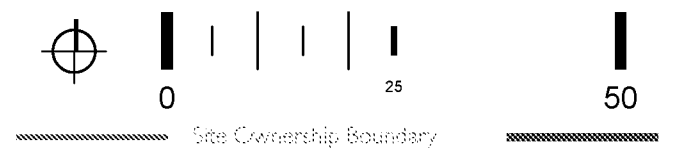
The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposals.

The approximate area of the Application Site is 0.16 hectares (1623 sqm).



Aerial Photograph of the Application Site

Application Site Boundary



The Application Site

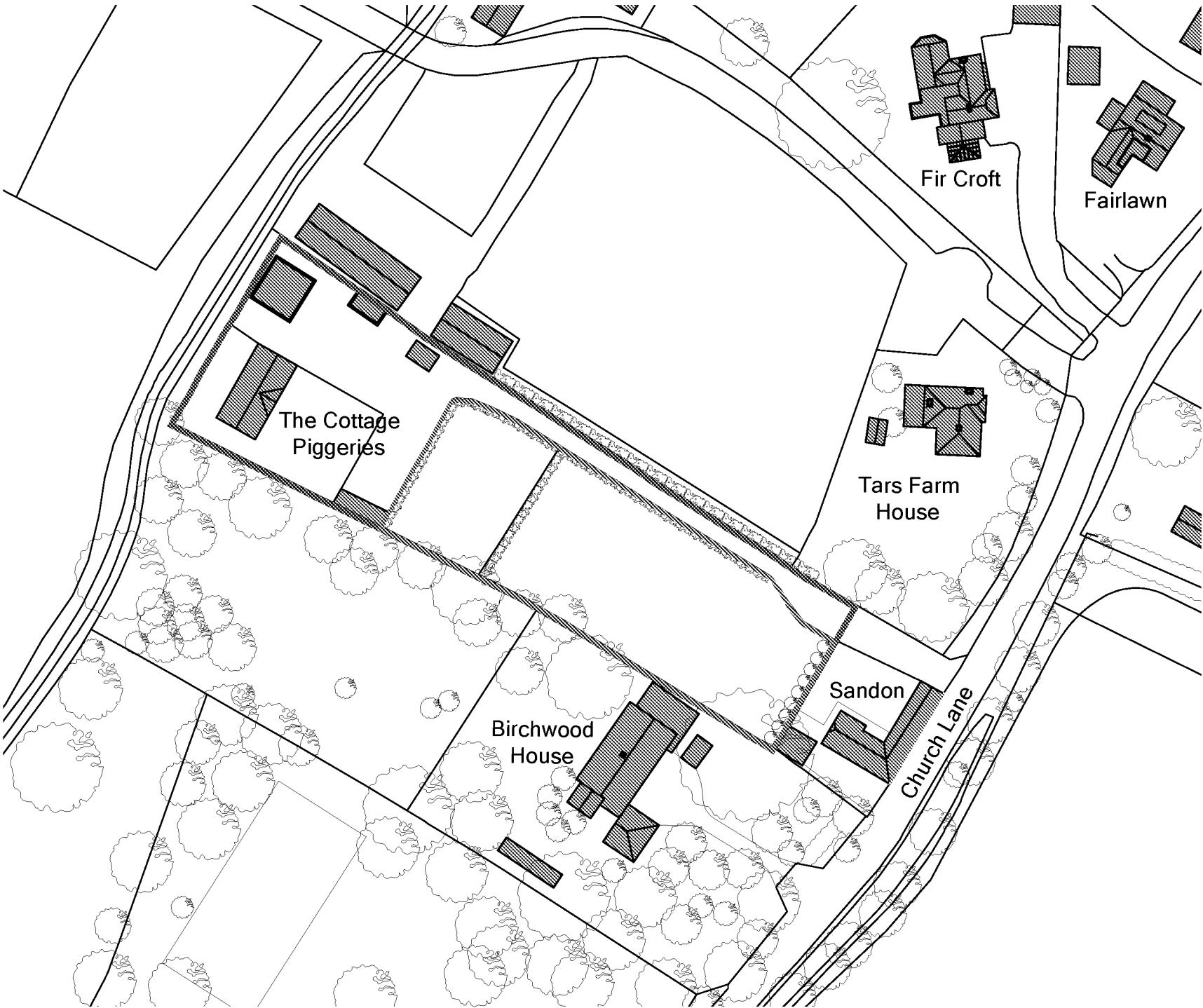
The Application Site forms a linear strip of land, separated from Church Lane to the east by occupied sites: Birchwood House is located immediately to the south west, Sandon is located immediately to the south east, Tars Farm house is located further to the north east. One adjacent dwelling - The Cottage Piggeries, to the north west - is owned by the applicant and is within the site ownership boundary. The application site extends away from Church Lane in a North Westerly direction.

The site is bounded along its southern boundary (with Birchwood House) by mature trees, close boarding fencing and extensive hedging. A high level hedge and close boarded fencing bounds the northern boundary to Tars Farm House. The Eastern boundary to Sandon is similarly lined with close boarded fencing and recently-planted saplings, while the newly conceived western boundary to The Cottage Piggeries hosts an existing hedge. The land is not agricultural.

The Application Site is approximately 0.16 hectares (1623 sqm) and is substantially lawn. The application proposes that the new property will be a five bedroom detached home accessed via The Cottage Piggeries' drive (as existing) with parking located on a new area of hardstanding to the south-east of the proposed dwelling. A proposed garage building will provide additional parking space.

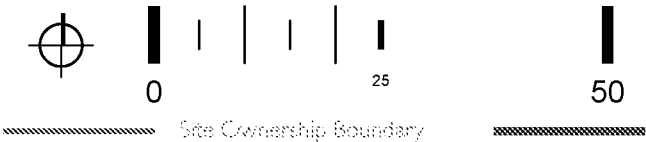
The Application Site lies outside the Built-Up Area boundary for the village of Barnham.

The Application Site is officially classed by the EA as being in Flood Zone 1 (no flood risk).



Plan Diagram of the Application Site

Application Site Boundary





the Cottage Piggeries - View to North West



Tars Farm House - View to North East



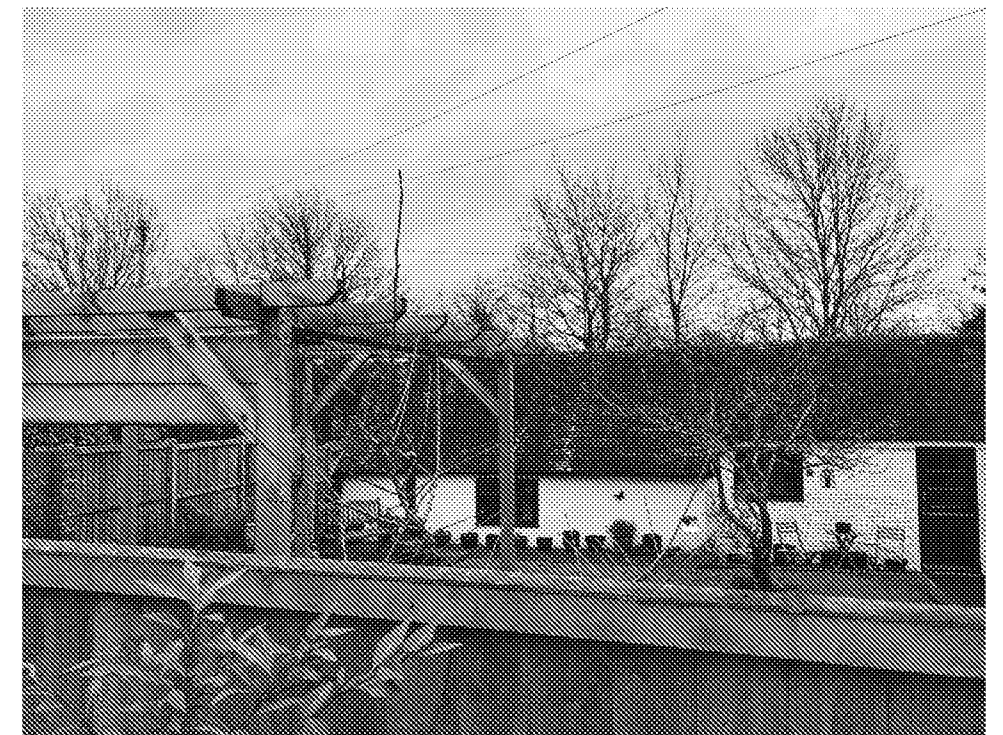
Sandon - View to South East



Birdwood House - View along southern site boundary. (blank side elevation is just seen)



Site access - View from Church Lane (Sandon to left)



Sandon - view above fence shows windows facing site boundary (blank gable wall not seen)

Character of the Surrounding Area

The application site is located along a linear stretch of residential development which extends in a south-westerly direction from the Built-Up Area boundary for Barnham Village. The surrounding area is predominantly rural in character, with nearby clusters of residential development.

Dwellings immediately surrounding the application site are mainly detached, although there are more semi detached and terraced dwellings where Church Lane meets Yapton Road, to the north east of the site. Although there is no prevailing dwelling style in the area, as emphasized by the mix of properties from various periods of construction, red brick is seen as a common building material. Plot sizes and shapes also vary.

Site Location

The Application Site is located on the west side of Church Lane, Barnham, at PO22 0DB. Grid references are 495924E and 104076N.

Barnham village lies to the north of the Application Site. Here can be found local shops and services including several convenience stores, a post office, pharmacy, beauticians, opticians and multiple fast food establishments. The local pub, the Murrell Arms, is located at the end of Church Lane, where it meets Yapton Road. The village also boasts a local primary school - Barnham Primary School - and a well-regarded secondary school, St Philip Howard Catholic School.

A busy train station and two bus stops located just outside it, on Barnham Road, are within walking distance of the application site. The station offers rail services to multiple nearby towns including Chichester, Bognor Regis and Littlehampton, and further afield to London, Brighton, Southampton and Portsmouth. The bus stops serve routes 85/ 85a and 66/ 66a which provide links to nearby Arundel, Chichester, Bognor Regis, Eastergate, Oving and Walberton, amongst others. The buses operate 1-2 hourly services, Monday to Saturday.

The Application Site is well served by the larger towns of Chichester, Bognor Regis and Littlehampton which lie to the west, south and east of the site at a distance of approximately 13, 11 and 10 km respectively. These nearby places offer the full range of services and amenities of a substantial town, including primary and secondary schools, doctors, dentists, hospital, solicitors, accountants, banks, restaurants, supermarkets, off-licences, convenience stores, garages, petrol stations, various religious places of worship, etc.



Application Site Boundary

National Planning Policy Framework (NPPF)

The NPPF sets out the framework for plan making and decision taking and is the foundation for all planning policy in England. Full regard must be had to the NPPF as an overarching material consideration in the determination of this application.

Throughout the Framework there is the emphasis that there should be a “*presumption in favour of sustainable development*” (on an economic, social and environmental basis). Paragraph 49 goes onto state that “*Housing applications should be considered in the context of the presumption in favour of sustainable development.*”

Paragraph 14 states that development proposals that accord with the Development Plan should be approved without delay. Where the local plan is absent, silent or out of date, permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework*”. Recent case law in the Supreme Court confirms this position.

Paragraph 17 sets out the core planning principles including the fact that planning should “*not simply be about scrutiny, but instead be a creative exercise...*”. “*Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area...*”. Planning should “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”. Furthermore decision makers should “*take account of the different roles and character of different areas...*”.

Paragraph 19 seeks to ensure that “*the planning system does everything it can to support sustainable economic growth...*” and this includes residential development.

Paragraph 29 forms the opening statement under the section on ‘Promoting Sustainable Transport’: “*Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*”

Paragraph 47 states that local planning authorities should:

- “*use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area... including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.”*

Paragraph 55 refers to the Government’s stance on sustainable development and states: “*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where*

there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
 - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - *reflect the highest standards in architecture;*
 - *significantly enhance its immediate setting; and*
 - *be sensitive to the defining characteristics of the local area.”*

Paragraph 58 seeks high quality development which adds to the quality of the area, creates a sense of place, optimises the potential of the site, responds to local character and is visually attractive. Notwithstanding this, it is recognised that paragraph 60 states that: “*decision makers should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.*”

In this case the site is defined by the Local Plan as being outwith the Built Area Boundary referred to by the NPPF in Paragraph 157: “*Local Plans should...indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map*” . It is within its own residential curtilage.

Paragraph 159 in the NPPF states that local planning authorities “*should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.*” The SHLAA and Employment and Economic Land Assessment (EELA) have recently been combined by Arun District Council to create a Housing and Economic Land Availability Assessment (HELAA).

Paragraph 186 states that “*Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.*”

Paragraph 187 states that “*Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.*”

Development Plan Policies

The development plan comprises the ‘saved’ policies of the current Local Plan - the Arun District Local Plan (2003), the ‘saved’ policies of the West Sussex Minerals Local Plan (July 2003) and the West Sussex Waste Local Plan (to 2031), adopted April 2014. The Arun District Local Plan (2011-2031), published in October 2014 and the West Sussex Minerals Draft Local Plan (to 2031) are still in development. Therefore, Arun Council do not have a post NPPF approved local plan in place as yet; the consequence of this is to give precedence to the policies set out in the NPPF. The Barnham and Eastergate Neighbourhood Plan, adopted 2014, also applies to this application.

Arun District Draft Local Plan (2011-2031)

Policy SD SP2, *Built-up Area Boundary*, serves to protect against inappropriate development, separating urban areas from the countryside; development outside the boundary will be strictly limited to that which is considered to be necessary and consistent with other Local Plan policies.

Policy C SP1, *Countryside*, gives exceptions to development outside the built-up area boundary. Development will only be permitted in the countryside, “*for the extension of isolated groups of buildings or the consolidation of linear or sporadic development*”, if it is:

- “*for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
- *for quiet, informal recreation; or*
- *for green infrastructure; or*
- ***in accordance with other policies in the Plan which refer to a specific use or type of development.”***

Policy LAN DM1, *Protection of Landscape Character*, explains that development will be permitted where:

- ***“landscape character, including its natural features, are conserved or enhanced;***
- ***the historic character and development pattern of settlements is respected... and;***
- *it does not negatively impact upon the setting of or upon views into and out of South Downs National Park.”*

Policy H SP1, *Strategic Housing, Parish and Town Council Allocations*, designates Barnham/ Eastergate/ Westergate as a location for development, including the provision of at least 2,000 homes.

Policy H SP1 aims to facilitate the provision of sufficient housing in Arun and to ensure a continuous five year housing supply in line with the NPPF. The Arun District Council Local Plan complies with the NPPF’s requirement to for a five year housing supply by demonstrating a sufficient supply of housing land for the first five year period (2015-2020), to meet a housing requirement of 580 homes per year plus a 5% buffer.

Policy H DMI , *Housing Mix*, states that “The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites...or on appropriately sized sites that are capable of being serviced.”

- Policy H SP3 regards *Rural Housing and Exception Sites*, listing that proposed developments will be permitted where they meet all of the following criteria and are consistent with all other local plan policies:
- “the site is located within a parish with an identified level of housing need following the undertaking of a *Local Housing Needs Survey*;
 - the exception site is adjacent to an existing built-up area boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
 - the proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
 - the proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character...”

- Policy H SP5, *Traveller and Travelling Showpeople Accommodation*, states that planning applications for traveller sites shall:
- “Be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.
 - Be located in areas not prone to flooding and/or near refuse sites, industrial sites or similar.
 - Be located in areas that are well located with respect to the highway network and enable easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car.
 - Be located so that sites...shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents.
 - Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging)... where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.
 - Be served (or capable of being served) by an adequate water supply and appropriate means of sewage disposal.
 - Where there is a lack of affordable land to meet local Traveller needs, the Council will consider allocating and releasing sites solely for affordable Traveller sites as part of the rural exceptions site policy approach.”

Policy D SP1 , *Design*, states that “all development should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design...the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.”

- Policy D DMI , *Aspects of Form and Design Quality*; the plan states that proposals should give consideration to the following:
- “Character - make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
 - Appearance/ attractiveness - demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

- *Impact* - have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/ over-shadowing, over-looking issues, loss of privacy, anti-social noise/ disturbance or having an overbearing presence.
- *Scale* - the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.”

Policy HWPB SP1 , *Health and Wellbeing* - this policy advises that all development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. This includes proximity to walking/ cycle routes and local services.

Policy T SP1 , *Transport and Development* - this policy encourages development which is designed to reduce the need to travel by car, which includes being within close proximity of public transport services.

Policy T DMI , *Sustainable Travel and Public Rights of Way* - this policy states that “new development must ensure...access to public transport and community transport services...the public right of way and cycle networks.”

Barnham and Eastergate Neighbourhood Development Plan, (2014-2029)

- Paragraph 4.2.1 - “Barnham and Eastergate Parish Councils will take a positive approach to their consideration of development.”
- Paragraph 4.2.3 - “Where the development plan is silent in relation to a particular proposal, or out of date, permission will be granted unless any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against specific policies in the NPPF and the NPPF taken as a whole.”

Paraphraph 5.2 -The Location of New Development

- Policy ES4, *Protection of Open Views*, requests that “open views towards the countryside or across open spaces will be maintained if possible...local people value the connection they have with the open countryside.”

Paragraph 5.3 - The Design of New Development

- Policy ES5, *Quality of Design*, states that “all new development with the parishes should be of a high quality design” which should respond to the specific character of the site and its local surroundings to create a sense of place.
- Policy ES6, *Contribution to Local Character*, states that “new development should contribute positively to the character of the two villages, and should reflect the design qualities of their time”
- Policy ES8, *Buildings should be designed to reflect the three-dimensional qualities of traditional buildings*, states that buildings “should be designed as a three dimensional whole”, integrating design features (such as bay windows) and considering material choices from the beginning.

6.1 - Connections Within the Villages

- Policy GA1 , *Connection to Sustainable Transport*, states that “new developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.”

9.3 - Design of New Housing Development

- Policy H4, *Integration of new housing into surroundings*, stresses the importance of high quality design to ensure that new housing is fully integrated into the community and its facilities.
- Policy H5, *Outdoor Space*, advocates the provision of good quality outdoor amenity space, suitable for the size, type and location of dwelling.

Supplementary Planning Guidance

Communities and Local Government, *Deisgning Gypsy and Traveller Sites Good Practice Guide*

Paragraph 3.2 - “Easy access to local services, and to social contact with other residents in the community, should help deal with the myths and stereotypes which can cause community tension and instead encourage a greater sense of community with shared interests.”

- Paragraph 3.4 - Communities and Local Government 'Planning for Gypsy and Traveller Caravan Sites' provides advice on site location and selection. It identifies factors which are important for the sustainability of a site:
- “means of access, availability of transport modes and distances from services;
 - Promotion of integrated co-existence between the site and local community;
 - easy access to GP and other health services;
 - near to a bus route, shops and schools;
 - ground conditions and levels of land;
 - not locating sites in areas of high flooding risk...”

Paragraph 3.7 - “Where possible, sites should be developed near to housing for the settled community...”

Coastal West Sussex Authorities and South Down National Park Authority - *Gypsy, Traveller and Travelling Showpeople Sites Study*

Principle of Development

The site is located outside the Built-Up Area Boundary for Barnham Village, where there is a presumption against inappropriate development, in accordance with Policy SD SP2. of the Arun District Council Local Plan, 2011-2031.

However, Policy C SP1. gives exceptions to development outside the Built-Up Area Boundary. This application proposes that the proposed dwelling should receive such exception since it is:

- “in accordance with other policies in the Plan which refer to a specific use or type of development.”

Policy LAN DM1. (Protection of Landscape Character) explains that development will be permitted where:

- “the historic character and development pattern of settlements is respected.”

Although development along Church Lane is largely frontage dwellings on the west side, examples can be seen where one building is offset behind another, as proposed here, for example at Fir Croft and Fairlawn. The proposed development also maintains adequate separation distances from its two neighbouring properties - Birchwood House and Sandon.

Policy ES4 in the Barnham and Eastergate Neighbourhood Development Plan (Protection of Open Views) emphasises the importance of maintaining open views to the countryside. It is not envisaged that the proposed development should greatly impede on existing views into or out of the site given its sloping nature - the site slopes downwards from Sandon and the road - and the level of screening from existing boundary hedges and mature trees.

Policy H SP1. (Strategic Housing, Parish and Town Council Allocations) designates Barnham as a location for development, including the provision of at least 2,000 homes. A separate visioning brief produced by Arun District Council includes the site in the specified area for development, although most of the proposed development (housing, open spaces and new transport routes) occurs to the west of the site.

Policy H SP1. of the Arun District Council Local Plan complies with Paragraph 159 in the NPPF, which in turn relates to Paragraph 47 in the NPPF. Paragraph 47 discusses the need for local authorities to identify “specific, developable sites... for growth”. Paragraph 159 states that local planning authorities “should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.”

The SHLAA and Employment and Economic Land Assessment (EELA) have recently been combined by Arun District Council to create a Housing and Economic Land Availability Assessment (HELAA). According to the HELAA, the land immediately adjacent to the application site, at “(Cottage Piggeries and) Tars Farm House” (ref. 45) is **listed as being developable**; although outside the Built-Up Area Boundary, it is considered suitable for housing “because of its accessibility to facilities, job opportunities and public transport” and capable of “[contributing] to the creation of a sustainable, mixed community.”

Policy H DM1. (Housing Mix) explains that “the Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites... or on appropriately sized sites that are capable of being serviced.” The existing mobile home on site already boasts a mains sewage, water and electrical connection.

Policy H SP3. (Rural Housing and Exception Sites) suggests that development will be permitted where it meets all of the following criteria and is consistent with other Local Plan Policies:

- “the site is located within a Parish with an identified level of housing need;
- the exception site is adjacent to an existing Built-Up Area Boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- the proposed development will contribute towards meeting an identified need for affordable housing within the Parish; and
- the proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character...”

This application proposes that the described development meets the above criteria and can therefore qualify for development as a ‘rural exception site’: the site is within close proximity to the Built-Up Area Boundary for Barnham and to the village’s range of services; the designation of Barnham as a location for development (to include new housing) is relevant to ‘an identified level of housing need’; the proposed design is contextually appropriate and well considered.

Policy H SP5. (Traveller and Travelling Showpeople Accommodation) states that planning applications for traveller sites shall:

- “be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.
- be located in areas not prone to flooding and/ or near refuse sites, industrial sites or similar.
- be located in areas that are well located with respect to the highway network and enable easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car.
- be located so that sites... shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents.
- incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging)... where new boundary treatment is proposed, it shall be sympathetic and in keeping with the surrounding area.
- be served (or capable of being served) by an adequate water supply and appropriate means of sewage disposal.
- where there is a lack of affordable land to meet local Traveller needs, the Council will consider allocating and releasing sites solely for affordable Traveller sites as part of the rural exceptions site policy approach.”

This application considers that the proposed development complies with all of the above conditions; the site currently has permanent planning permission for the siting of a mobile home under this Policy.

In relation to Policy H SP3 and Policy H SP5, as outlined above, it is also considered that, given the identified need for Traveller’s sites in the area, the site further qualifies as part of the rural exceptions site policy approach.

The proposed development complies with Policy D SP1. (Design) and Policy D DM1. (Aspects of form and design quality) given the thorough and context-based approach towards the development of a design proposal which is appropriate to the area, giving due consideration to character, appearance, impact (including adequate separation distances from neighbouring properties) and scale. Policies ES5, ED6 and ES8 from the Barnham and Eastergate Neighbourhood Development Plan also apply; these policies similarly demand high quality design which is contextually responsive - traditional design features such as bay windows, a varied roof profile and red brick have been incorporated.

Given the proximity of the site to public footpaths, which lead from south west on Church Lane towards West Barnham/ Eastergate and west to Yapton, and also to the village centre with a range of varied services and amenities, the proposed development supports the health and wellbeing of its future occupants, in line with Policy HWB SP1. (Health and Wellbeing). This also relates to Policy T SP1. (Transport and Development), encouraging development which reduces the need to travel by car and Policy T DM1. (Sustainable Travel and Public Rights of Way), supporting development which gives easy access to public transport and public rights of way. A similar policy within the Barnham and Eastergate Neighbourhood Development Plan is Policy GA1, which advocates new developments which integrate and connect with the village, providing access to public transport and to the social, community and retail facilities in villages.

Relating to this, the Government is keen to “promote a peaceful and integrated co-existence between a Gypsy or Traveller site and the local settled community” (Gypsy, Traveller and Travelling Showpeople Sites Study); the site’s location, providing easy access to local services and to social contact with other community residents, encourages this (paragraph 3.2, 3.4, 3.7, Communities and Local Government, Designing Gypsy and Traveller Sites Good Practice Guide.)

In conclusion, this application puts forward that the proposed site is suitable for development despite being outside the Built-Up Area Boundary for Barnham. Firstly, it is for Gypsy/ Traveller occupation. Additionally, it is considered to be ‘sustainable’ in the context of this report, particularly from an environmental and social perspective, including easy access to an improving range of local amenities. Finally, the proposed design reflects the character of the surrounding area in both its scale and appearance.

Site Opportunities and Constraints

An evaluation of the opportunities and constraints of the Application Site was carried out prior to the start of the design process. These are summarised as follows:

Opportunities:

- Proximity to a range of shops, services, social and community infrastructure.
- Access to bus and train services.
- Access to public footpaths, leading from south west on Church Lane, providing direct links to West Barnham, Eastergate and Yapton.
- Potential to encourage alternative modes of transport (other than car).
- Provide a high quality development.
- Provide additional family sized housing for the local market.
- Provide a pattern of development which is in keeping with its surroundings.

Constraints:

- The proposed site is located outside the Built-Up Area Boundary for Barnham.

Sustainability Assessment

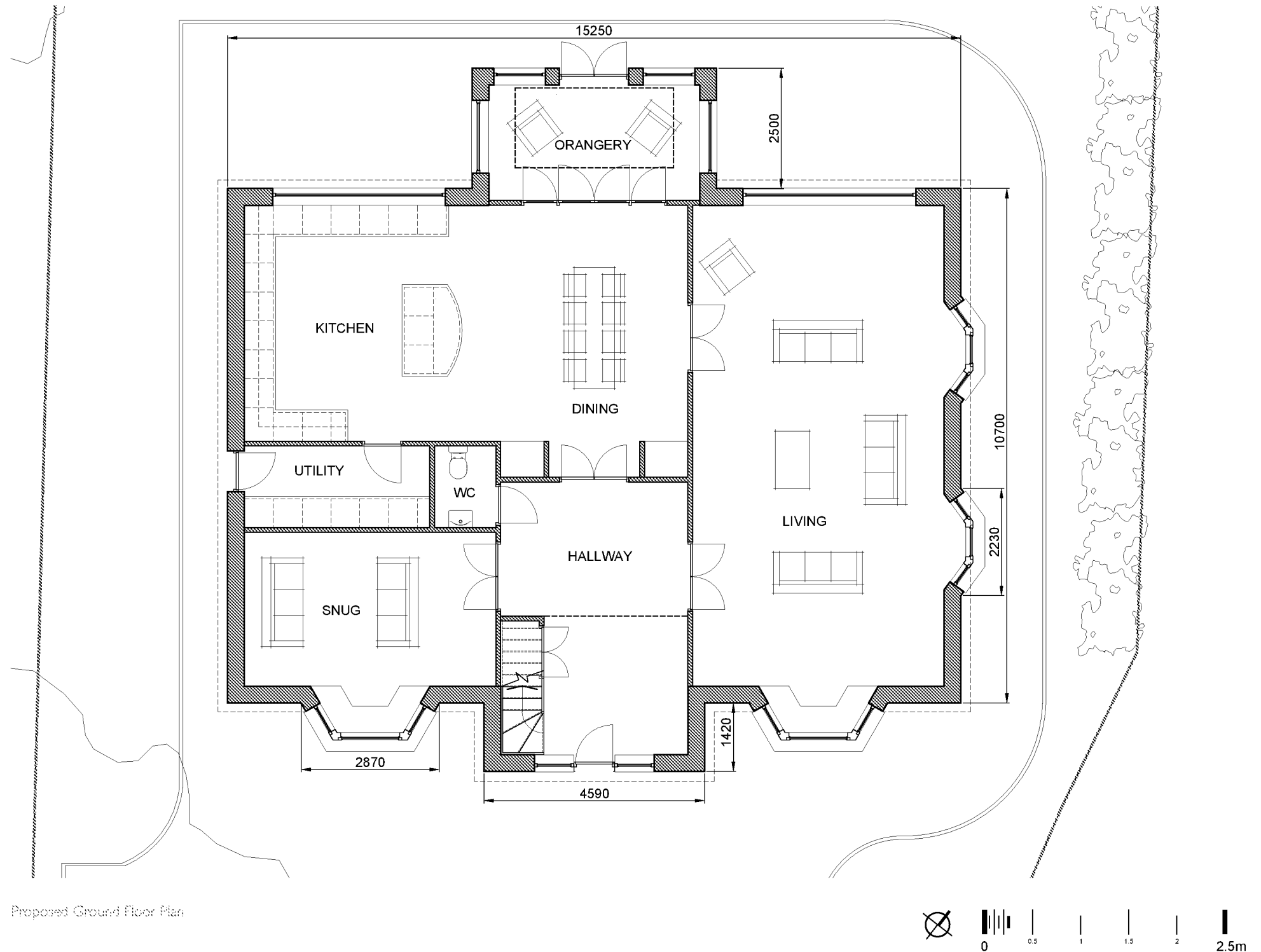
Although we acknowledge that the application site lies within a countryside location, this should not automatically bar it from development; rather, the test is whether the development will be sustainable. It is considered that, assessed against the guidance set out in the NPPF, the application site is suitable for residential use, due to:

- its proximity to the Built-Up Area Boundary and to a range of local amenities;
- the lack of visual impact to neighbouring properties and community residents arising from development at this site.

Aside from its countryside designation, there are no other notable constraints that relate to this site.

As noted above, the application site is well served by local infrastructure. The site is accessible by a range of public transport modes, with good access to neighbouring settlements via public rail and bus services. In addition, the majority of local services and amenities are located within a 1km walk of the application site.

There is an existing mobile home located within the site ownership boundary, which achieved planning permission on 19th June 2014 (BN/22/11); the application decision considered the applicants' status as Gypsies and the council's obligation to ensure adequate provision of Gypsy and Traveller sites. The existing property does not form a part of this application, which seeks to provide a new, permanent home for the applicant, to better accommodate their needs as a young family.



Use of the Site

The Application Site is located outside the Built-Up Area Boundary for Barnham village.

It is proposed that the Application Site be developed with a single new-build detached dwelling, in keeping with its setting with no loss of amenity for adjacent properties.

It is anticipated that vehicular movements will be unchanged as a result of the proposal, given that there is no change of use from the occupancy of a single family.

Density of Development:

The application proposes one dwelling: a two storey, five bedroom house.

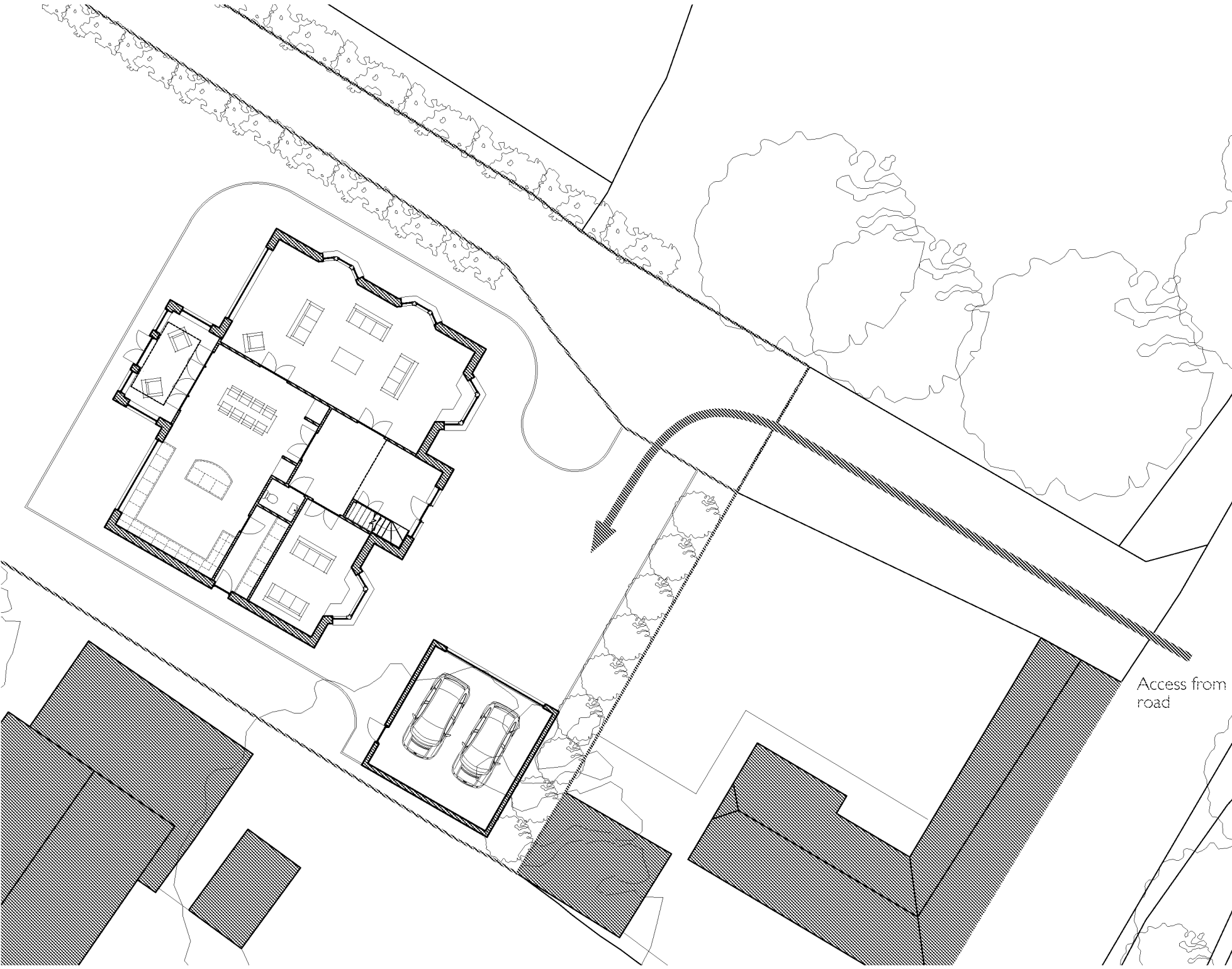
The dwelling will retain its own private amenity space and private driveway, with a new double garage capable of safely accommodating two parked cars.

Access

The Application Site is accessed from Church Lane, three hundred metres from Yapton Road which is a Class B Road. Bus stops are located 500 metres to the north of the site. The residential curtilage of the proposed dwelling provides a private driveway, visitor's parking and space for turning.

Due to the low vehicle movements a Transport Assessment is not required.

Access to the site and dwelling will be unrestrictive, every area is designed to be accessible and available to people with disabilities. Accessible thresholds will be incorporated and ramps can be accommodated to enable wheelchair access. All features will be designed to facilitate use by all. The dwelling has been designed in accordance with Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.



Accessibility Diagram

Application Site Boundary

Site Ownership Boundary



Layout and Scale

The proposal seeks to ensure no significant harm to the amenity and privacy of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect.

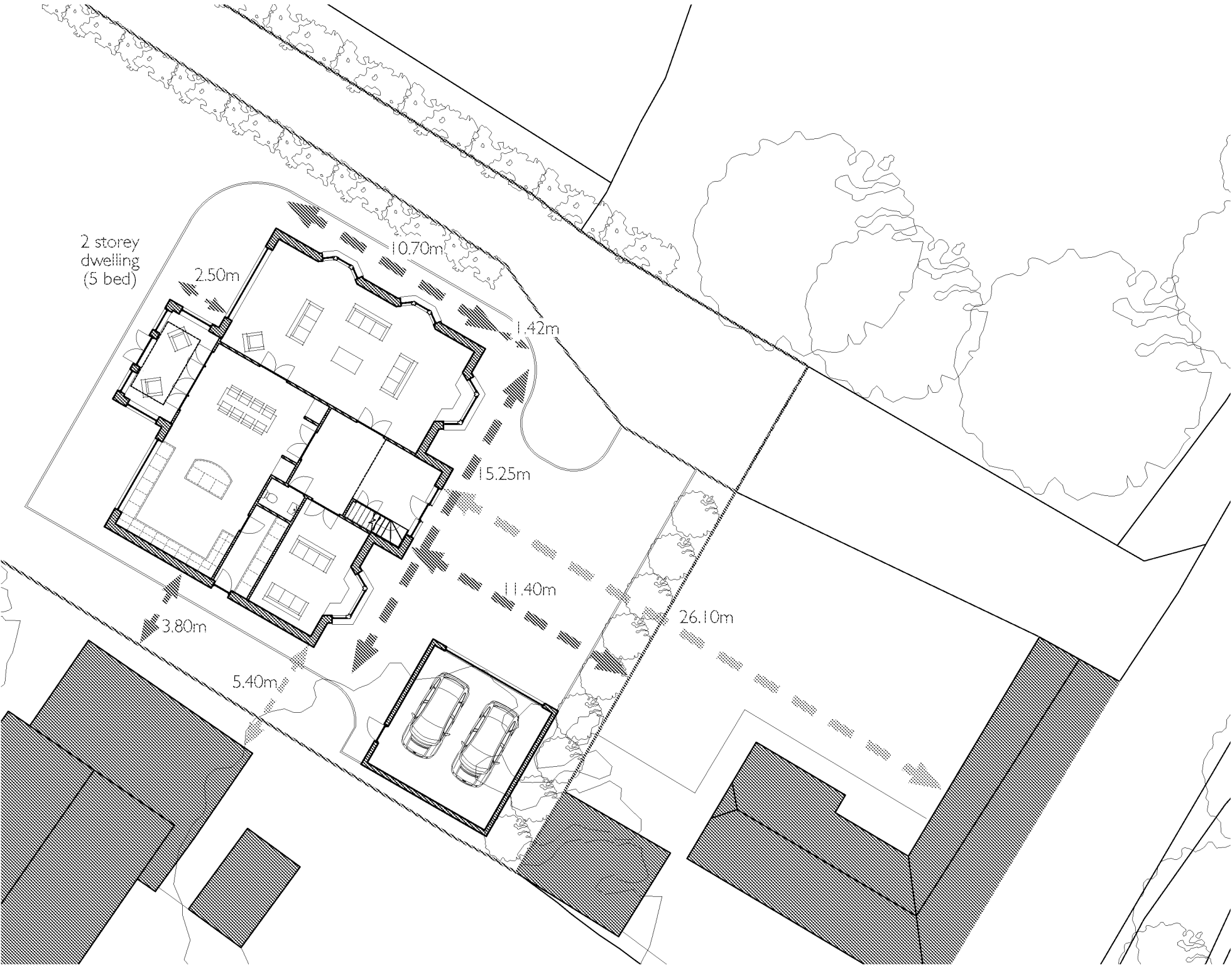
Adequate separation is provided from the two adjacent properties - Sandon and Birchwood House - ensuring that the privacy between the habitable rooms of all properties is maintained. The principal windows of the proposed dwelling are located on the south east and north west elevations; it is located 26.1m from the nearest 'windowed' elevation on Sandon and 5.4m from the nearest (windowless) gable elevation on the adjacent Birchwood House.

The layout aligns the proposed dwelling with the south west and south east boundaries of a fairly rectangular site, being centred on the width of the plot with the principal elevation orientated towards the south east.

The proposed dwelling is 10.7 metres wide and 15.25 metres long. The proposal creates a massing with a footprint (Gross External Area) at Ground Floor level of 188.31 sqm.

The scale and massing of the proposed dwelling has been derived from that of other dwellings commonly found in the area in order to provide consistency of development and character. The dwelling is two storeys with a pitched roof. The proposed maximum ridge height is 10.2 metres above ground level, in keeping with that of other dwellings commonly found in the area.

The application proposes a new build dwelling: a two storey, five bedroom house.



Layout Diagram

Application Site Boundary

Site Ownership Boundary



Appearance

The mature trees, hedges and close-boarded fencing, particularly on the south western and north eastern boundaries to Birchwood House and Tars Farm house respectively, will provide good screening of the new dwelling. Recently planted saplings on the south eastern boundary will provide improved screening of the proposed dwelling and Sandon from each other, through time.

The proposed dwelling's architectural style will be designed to complement the scale and character of the site context, which contains varied, detached, two-storey, chalets and bungalows within large plots, from various periods of construction.

The proposed materials include:

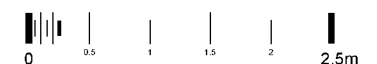
- Clay facing brickwork elevations (1);
- Plain clay roof tiles (2);
- Painted timber doorsets (3);
- White uPVC window frames with sealed double glazed units (4);
- White uPVC rainwater goods (5).

Secured by Design: New Homes 2010

The 2010 edition of Secured by Design: New Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates and low rise apartment blocks up to a maximum of five stories above ground level. The design and layout and physical security sections of this edition can be applied to both new and refurbished homes, regardless of their existing or future tenure. The proposals have had regard to the design principles advocated by the guidance.



Proposed Front Elevation



Sustainability

Sustainability should be considered as a combination of the following factors:

- Economic Sustainability - social benefits, transport benefits and employment benefits
- Social Sustainability - health & wellbeing, safety, satisfaction, form and space, access, amenity and inclusion
- Environmental Sustainability - air quality, noise, land use, water, ecology & cultural heritage, design & operation and transport
- Natural Resource Conservation - materials, water, energy, land use and waste

Sustainability has to start at the preliminary design stage, to work with a development's surrounding environment and not against it. Consideration must be given to the shape, form, orientation and function of buildings and how they will interact with each other. Carbon, water and waste are clear means by which the sustainability can be measured.

The impact of a building's position, facade materials and size on its energy efficiency must all be considered, followed by how much energy will be needed and how it will be produced.

The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should all be monitored through method statements.

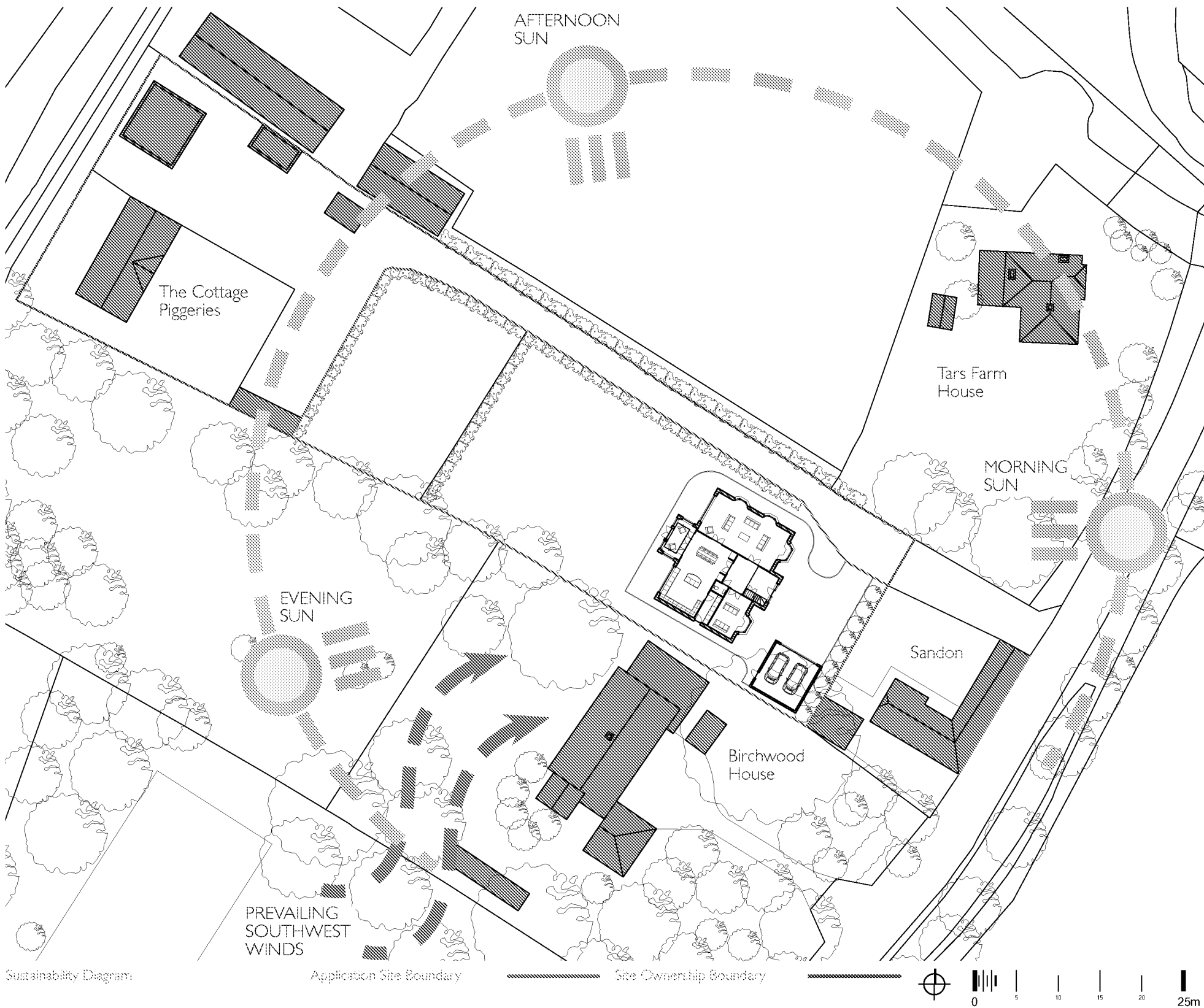
The environmental effects of the dwelling will be minimised through an ongoing process of assessment and input into the design. As such, the construction and operation of the development has been designed to minimise its environmental effects.

The dwelling will utilise rainwater harvesting technology for purposes other than human consumption, by incorporating an approved (Titan type) underground holding tank to retain rain water which will be used for the purposes of WCs, washing machines and garden irrigation. The entire roof area of the dwelling will drain to the holding tank located within the dwelling's curtilage. The tank would be capable of accommodating all rainfall events up to the 1:100 year (+30% climate change) return period storm.

The property will connect to the existing mains foul drainage system.

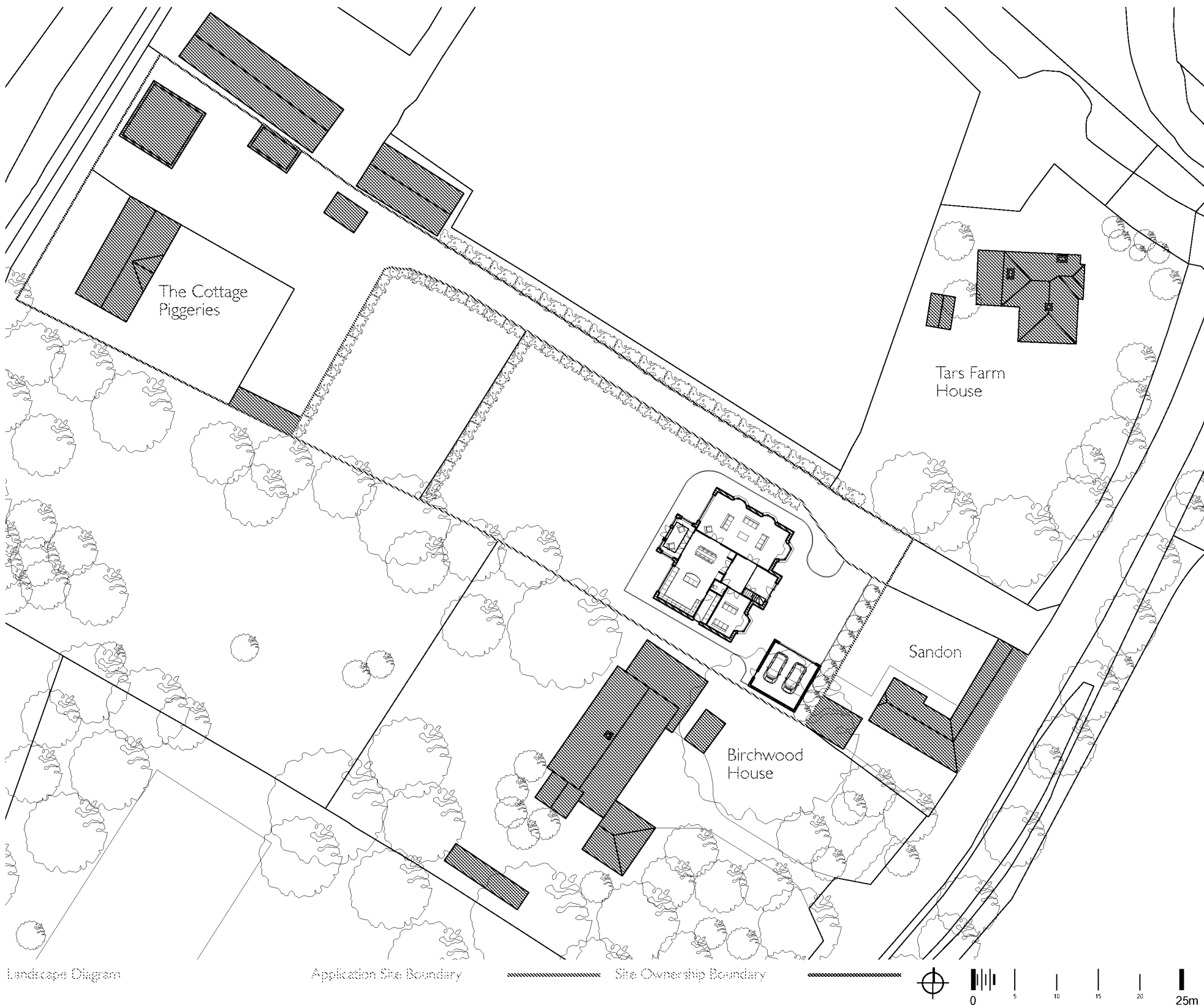
Refuse and Recycling

Provision will be made within the kitchen for separate storage of refuse and recycling. Bin storage will be provided for in the garage; bins will be moved to the agreed collection point, as existing.



Landscape Strategy

The garden area of the new house would be mainly laid to lawn with additional boundary hedging, trees and shrubs where appropriate. These would consist of native species.



Developable Area

The primary ambition in arboricultural terms for the development of the Application Site is the retention of the existing trees and hedgerows; it is not expected that the proposed development should significantly or detrimentally impact upon them. All boundary hedgerows, particularly as indicated (I), right, will be infilled to ensure continuity. This will assist in retaining the existing character of the site and providing environmental benefits, alongside the extensive screening benefits already discussed.

BS5837 defines a root protection area for retained trees based on their stem diameter within which there should be no disturbance of soil or other activity which may cause harm to their well being.

Tree Protection Measures

All retained trees will be protected in accordance with the principles set out in BS5837. The detail of these measures will be specified once the detailed development proposals have been prepared. The positioning of tree protective barriers will be specified separately for any demolition and construction phases of the proposed development.

BS 5837 does not prescribe protection measures for hedges but due notice will be taken of on site and boundary hedges; construction activities including excavations and increases in soil levels will be kept at an appropriate distance away from the hedge plants, where practical to do so.

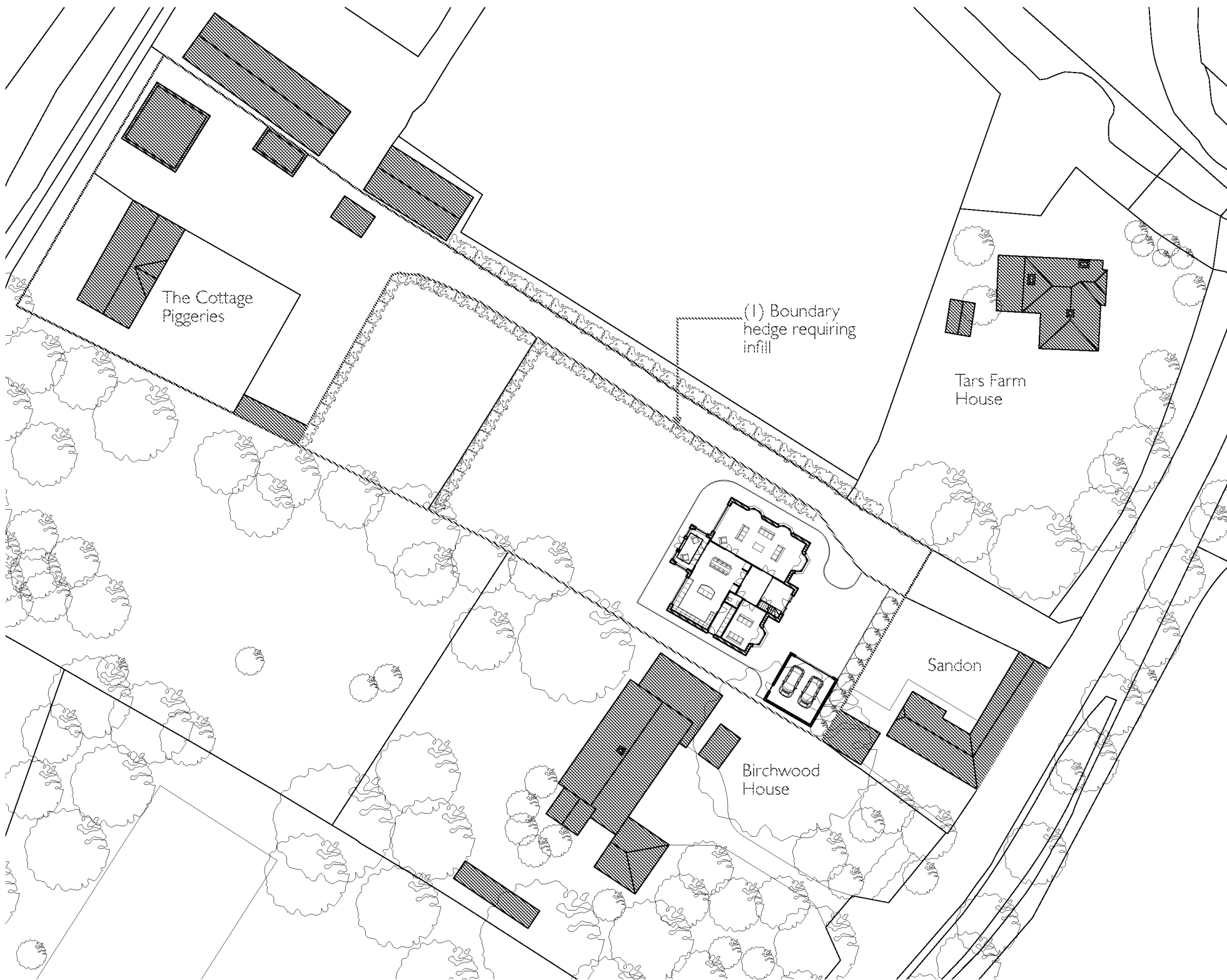


Diagram - Location of Existing Trees & Hedges, all to be retained

Application Site Boundary

Site Ownership Boundary



Conclusion

This proposal has been informed and led by a detailed assessment of the site and surrounding area and the relevant planning policy to ensure the scheme adopts the key themes as stipulated within the NPPF.

The location for the development is sustainable; despite being outside the Built-Up Area Boundary for Barnham, its proximity to a growing range of shops, services and local amenities ensures that future residents are not car dependant, also encouraging an active lifestyle.

The proposed development encourages social integration and inclusion within the village community of a Gypsy/ Traveller family, who wish to build a larger home which is more appropriate for the needs of their young family, in a location close to schools and social/ community infrastructure.

The application site is owned by the applicant and currently carries permanent planning permission for a mobile home.

The dwelling would be designed to a high standard using quality materials informed by the local context to ensure that the proposal complements the neighbouring properties and reinforces local distinctiveness.

The development does not result in any reduction of openness, given the sloping nature of the site and the extensive screening by existing mature trees, hedgerows and high level close-boarded timber boundary fencing.

For the reasons stated in this statement it is requested that the Case Officer assessing this proposal looks upon the application favourably.

