



PLANNING & HERITAGE STATEMENT

THE HOLLIES 84 BARNHAM ROAD EASTERGATE PO22 0ES

MARCH 2022

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared to accompany a full planning application for the construction of five dwellings and associated works on land at The Hollies, 84 Barnham Road, Eastergate, PO22 0ES.
- 1.2 The application site is located within the Built-Up Area Boundary of Barham & Eastergate where new residential development is acceptable in principle providing it accords with other national and local planning policies. The site is sustainability located close to the village of Barnham with its range of shops and facilities and main train station connecting the site to Portsmouth, London and beyond. The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide additional housing and achieving the aims of sustainable development.
- 1.3 Plans and information submitted in support of the application comprise the following:
 - Location Plan (existing): no. 2123-01A
 - Proposed Block Plan: no. 2123-02B
 - Proposed Context Plan: no. 2123-03B
 - Proposed Site Plan: no. 2123-12B
 - Plot 2 & 3 Floor Plans: no. 2123-13A
 - Plots 1, 4 & 5 Floor Plans: no. 2123-14A
 - Plot 1 Elevations: no. 2123-18
 - Plot 2 Elevations: no. 2123-19
 - Plot 3 Elevations: no. 2123-20
 - Plot 4 Elevations: no. 2123-21
 - Plot 5 Elevations: no. 2123-22
 - Street Scene Elevations: no. 2123-23
 - External Material Schedule: no. 2123-33
 - CIL Form 1
 - CIL Form 2

2.0 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the northern side of Barnham Road within the parish of Barnham & Eastergate and within the Built-Up Area Boundary. The area is characterised by a variety of housing types from the linear development of large, detached houses fronting Barnham Road with hard standings forward of the properties and landscaped front gardens, to the smaller detached and semi-detached properties within cul-du-sac developments leading from Barnham Road. The area has a verdant and spacious character and West Walberton Lane is lined with mature trees.
- 2.2 84 Barnham Road is situated in a plot significantly larger than the surrounding plots, extending to 0.34 of a hectare. The site is currently occupied by a sprawling two-storey and single storey building which was in use as a residential home for the elderly prior to its closure. The property sits within the rear of the plot with a lawned area forward of the built development and access road to the western site boundary. The plot is heavily treed to the eastern boundary forward of the existing building on site and is covered by a group tree preservation order ref: TPO/BN/1/98. The site is situated within a Special Character Area as set out within the Arun Local Plan and the property to the immediate south, 80 Barnham Road is a Grade II listed building. There are no other site specific constraints.

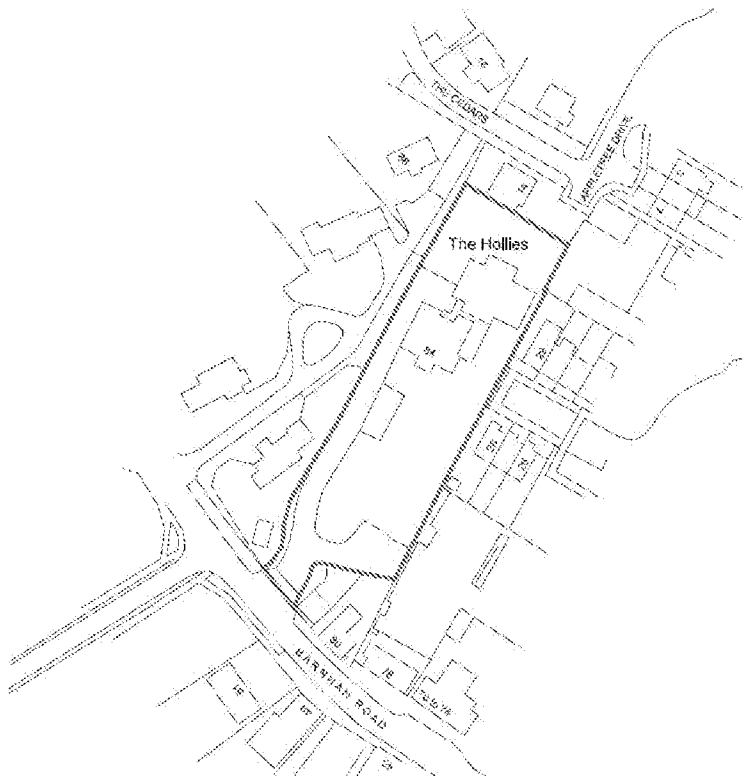


Figure 1: The Site

3.0 RELEVANT PLANNING POLICIES

The National Planning Policy Framework 2019

- 3.1 The National Planning Policy Framework (NPPF) was amended in July 2021. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 3.2 Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 3.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 3.4 The importance of maintaining a 5-year housing land supply is set out in section 5 of the NPPF. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 68 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 3.5 The Council are only able to demonstrate a 3.3-year land supply and therefore its policies are out of date. The presumption in favour of sustainable development (the tilted balance) is therefore engaged for the proposal with regards to paragraph 11 (Part D) of the NPPF as well and it should only be refused if there are other policies protecting assets or areas of particular importance that

provide a clear reason for refusing it or there are other adverse impacts that outweigh the benefits.

- 3.6 In response to the housing supply issue the council has produced its own Interim Housing Policy Statement (IHP) to assist with the selection of the most appropriate sites for actual planning applications. The IHP is looking to find appropriate sites for housing, close to existing settlements to compensate for the short fall in housing supply. The site at 84 Barnham Road being set squarely within the Built-Up Area Boundary of Barnham & Eastergate therefore provides a wholly appropriate use of an existing underused site. As we explain in the next section dealing with Local and Neighbourhood Plan policy there are no other adverse impacts that outweigh the benefits of the proposal which will contribute additional dwellings in short order to help meet the pressing housing land supply shortfall.
- 3.7 The application represents an unidentified 'windfall' opportunity. Windfalls are defined as 'sites not specifically identified in the development plan' and paragraph 69 c) of the NPPF says Local Planning Authorities should 'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'. This is wholly supportive of the application proposal.

Adopted 2011-2031 Arun Local Plan

- 3.8 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy HSP1 of the adopted Local Plan.
- 3.9 The adopted Arun Local Plan 2011-2031 shows the application proposal the Built-Up Area Boundary of Barnham & Eastergate. The principal Local Plan policies for the application comprise HSP1, SDSP1, SDSP2, DDM1, ECCSP1, ECCSP2, ENVDM4, WSP1 & TSP1. Policies HDM1 which requires a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. The application site results in a net increase of five units and following AHSP2 is under the threshold for the provision of affordable housing.

- 3.10 Policy DSP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings.
- 3.11 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. The Tree Constraints, including the protection of a tree covered by a Tree Preservation Order on the site, are dealt with in the statements submitted in support of the application.
- 3.12 Policies WSP1 and WDM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood.
- 3.13 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.

Neighbourhood Plan

- 3.14 The Barnham & Eastergate Neighbourhood Plan has recently been reviewed and was adopted by Arun District Council on 12 January 2022. The proposals map continues to show the site situated firmly within the built up area boundary. Policies relevant to the redevelopment of the site at 84 Barnham Road are Policy ES5 Quality of Design and H2 Windfall Sites.
- 3.15 Policy ES5 - Quality of Design requires new residential developments to be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located; integrate with the local landscape and built environment.

3.16 Policy H2 - Windfall sites requires residential developments on infill and redevelopment sites within the settlement boundary of Barnham and Eastergate are to meet the following criteria:

- a) The development complies with the other relevant policies of the Development Plan.
- b) The scale of the development is appropriate to the size, character and role of the settlement.
- c) The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the Conservation Areas.
- d) The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- e) Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.
- f) The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.
- g) Preference will be given to use of previously developed land within the settlement boundary.
- h) Wildlife, habitat, green corridors, open space and the natural environment must be conserved or enhanced, and any development informed by archaeological and environmental surveys before being developed in order to protect and enhance biodiversity.
- i) Some areas in the parish are vulnerable to the risk of flooding; therefore, development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

3.17 It is considered that the proposals are compliant with the policies of the Neighbourhood Plan.

Conclusions on Policy

3.18 The adopted Arun Local Plan 2011-2031 and newly updated Neighbourhood Plan show the application proposal firmly within the Built-Up Area Boundary of Barnham & Eastergate. It represents a deliverable non-strategic site within a highly sustainable location and has policy support providing it complies with other development management considerations.

3.19 Arun District Council's Interim Housing Statement dated February 2021 puts the housing land supply position at only 3.3 years.

3.20 The development causes no harm to surrounding residential amenity and there is no highway safety or other environmental and technical reasons for withholding planning permission.

4.0 DEVELOPMENT MANAGEMENT CONSIDERATIONS

Design Principles and Appearance

- 4.1 The architectural approach focuses on a traditional design with a high quality, detailed appearance and a materials palette reflective of houses in the local area with natural tiled roofs with red stock brick work or tile hanging to the elevations, see examples below. Windows would be high quality casement style and gable features and timber porches with tiled roofs add interest to the frontages. As such the development has been designed to be sympathetic to the established character of the area in this part of Barnham Road and to respect neighbour amenity.



Figure 5. Proposed front elevation Plots 1 and 2

Layout

- 4.2 The application site is a large plot covering 0.34 hectares. The layout of the proposed dwellings has been thoroughly considered in terms of separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers. The site makes the best use of a spacious residential plot providing homes that are similar in density to the surrounding development.
- 4.3 The application site forms a rectangular plot of land extending 115 metres deep and approx. 32 metres wide. The proposed development has been designed to make the most appropriate and effective use of the land available and proposes five houses in a linear pattern, fronting the access road, see layout plan below. This layout is typical of cul-de-sacs extending from Barnham Road in the vicinity.



Figure 6. Proposed site layout plan

- 4.4 The location of the houses within the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. Resulting private garden sizes exceed the 10.5 metre minimum requirement, with good sized front and rear gardens as well as sufficient parking and garages to serve each property. In addition, the relationship with existing properties has been fully considered, with good separation distance between properties, in order to protect amenity and prevent overlooking.
- 4.5 The application site is most closely related to existing properties within Market Close to the southeast. The proposals have been designed with a minimum back to side distance of 14 metres

between the rear of the new dwellings and properties at 28 & 29 Market Close in line with the Council's guidelines. Built form is moved away from the shared boundary and would improve the relationship with these properties adjacent to the site. Both properties at 28 & 29 Market Close are two-storey and feature flank walls facing the application site.

- 4.6 To the northeast of the site 14 Appletree Drive, a detached two-storey property, is located adjacent to the shared boundary. The property has a single storey extension the full depth of the building, with no windows other than roof lights to the flank. A large area of hardstanding for the parking of vehicles is situated to the shared boundary east of the house and the property benefits from a small enclosed rear garden to the west. The proposals have been designed with the garage serving Plot 5 located to the northeast boundary, featuring a fully hipped roof to reduce massing and bulk. Due to the orientation the proposals would not result in loss of outlook or light to the private amenity space serving the adjacent dwelling.
- 4.7 First floor windows within flank elevations of the 5 no. dwellings are kept to a minimum, with the north elevation of Plot 5 featuring a fixed and obscure glazed secondary bedroom window which would not give rise to overlooking. Separation distances between the proposed properties and existing neighbouring development is such that residential amenity would not be detrimentally impacted. It is considered that the proposals would not cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 4.8 The proposal is for five houses, 2 no. 3-bed and 3 no. 4-bed dwellings on a large plot. The scale of the development is responsive to the site's surroundings. The elevational drawings submitted show the proposed dwellings would be a similar height to dwellings in the immediate vicinity. Roof forms feature fully hipped roofs with gable features to add variety and interest to the street scene and reduce mass and bulk. The ridge height accords generally with built form in the vicinity.

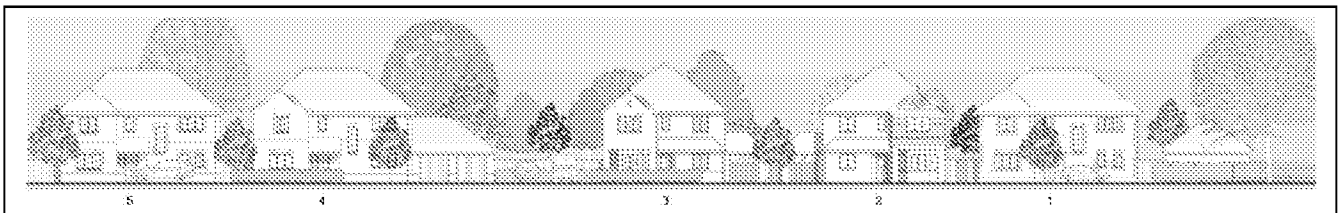


Figure 7. Proposed street elevation

- 4.9 It is considered that house designs and site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties and would provide an appropriate scale of development consistent with the surrounding form of residential development local to provide much needed additional housing within the district without resulting in harm to the character of the area.

Amount and Use

- 4.10 The proposed development comprises six houses on a site measuring 0.3 hectares. The scheme comprises a well-balanced layout and appropriate house design for its location within existing residential development. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.11 The proposals would utilise the existing access arrangement from Barnham Road in order to serve the five dwellings. The scheme would provide adequate turning and parking provision for each house. Each dwelling would benefit from two to three parking spaces with each house benefitting from off-road parking and garaging. Three further unallocated spaces for visitors are proposed resulting in a total of 16 parking spaces (calculating each garage as 0.5 of a space) to serve the development.
- 4.12 The site was previously in use as a care home and would have experienced vehicle movements in terms of staff and visitors to the up to 16 residents of the home. Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The approved access arrangement will be utilised allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Heritage Considerations

- 4.13 The site at 84 Barnham Road is located within an Area of Special Character as set out within the Arun Local Plan. Policy HER DM4 Areas of Special Character sets out that planning permission will be granted subject to:

- a) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which makes positive contributions to the special character of the areas
- b) the maintenance of an appropriate mix of uses where this is an important element in the character of an area
- c) 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.

4.14 Further, Thimbles, the property at 80 Barnham Road, and the attached front boundary wall, is designated as a Grade II listed building. The list description reads: *C18. Two storeys. Two windows. Faced with flint cobbles with brick dressings and quoins, all now painted. Thatched roof. Casement windows.*



Figure 8. Photograph of Thimbles front elevation

- 4.15 The property shares the access to the development site and sits immediately fronting Barnham Road. Whilst the property features a thatched roof to the main frontage, a two-storey extension to the rear features a tiled roof. The property benefits from an enclosed rear garden and parking to the north and is separated from the application site by close board fencing and mature tree screening. The site is not viewed in the context of the listed building and as such works within the site of The Hollies would not detrimentally impact the setting of the listed property.
- 4.16 Policy HER DM1 refers to listed buildings and requires proposals to protect, and where possible enhance the setting of listed buildings. The proposals have been fully considered in terms of the relationship to the listed property and Area of Special Character. The proposals are for a high quality development, using traditional design and materials to elevate the character of the site. Whilst tree works are required to facilitate the development feature trees and boundary screening are retained. Set back within the site, without a road frontage, the site would not have a wider



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visual impact on the street scene or wider character of the area. As such it is considered the proposals comply with heritage development management considerations.

5.0 CONCLUSION

- 5.1 The proposal would provide five new dwellings to help meet housing need and make a more effective and efficient use of the site as a 'windfall' development where the site is firmly located within the built-up area boundary within a highly sustainable location.
- 5.2 The scheme has been specifically developed to be medium density with a spacious layout to assimilate the surrounding residential development and integrate appropriately into the wider village scape setting. The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the vicinity. It is considered that the proposals will not have a detrimental impact on the character of the area and the setting of adjacent listed properties.
- 5.3 Arun District Council cannot demonstrate a 5-year housing land supply and therefore paragraph 11 of the NPPF applies. As a standalone site, the five dwellings can contribute to the 3.3-year land supply immediately and will not suffer the same long lead in times as the large strategic allocations identified and relied upon heavily to provide the necessary levels of housing provision as set out in the adopted local plan.
- 5.4 The five dwellings will provide a meaningful contribution to the housing stock with a range of house sizes reflective of a moderate density development, reflective of its position on Barnham Road within a highly sustainable setting close to services and public transport links.
- 5.5 The reasons set out in this statement provide both individual and cumulative weight to the conclusion that there are significant and overwhelming benefits to the appeal proposal and indicate a strong presumption in favour of granting planning permission in this case.