

Planning/Design and Access Statement

Erection of 1 no. Dwelling and Formation of New Vehicular Access

Land at Tile Barn Farm

Hill Lane

Barnham

PO22 OBL

On behalf of

Mr M Lonsdale

February 2020

1. Introduction

- 1.1 This application is submitted on behalf of my client Mr Lonsdale and proposes the erection of 1 no. new dwelling on land at Tile Barn Farm, Hill Lane, Barnham and a new vehicular access to serve it.
- 1.2 Tile Barn Farm has been in the ownership of the applicant's family for nearly 30 years. The holding comprises around 24 acres and includes the existing dwelling and garage, traditional brick outbuildings and more modern steel framed buildings. The applicant's father passed away last year, and for his mother's, and his own, personal and health reasons, he now needs to live close by. The applicant has his own family that he also needs to accommodate and the best option for all the family is to build a new dwelling on land adjacent to the existing dwelling.
- 1.3 This statement therefore describes the development proposed in detail, as well as the landscape context in which it will sit. It will assess the planning policy context applicable to the provision of a new dwelling in this location and demonstrate that, despite being outside the built-up area, it can be considered as sustainable development. On this basis, given the lack of a five-year housing land supply, it will be suggested that the tilted balance that is engaged in this case, and approval justified.

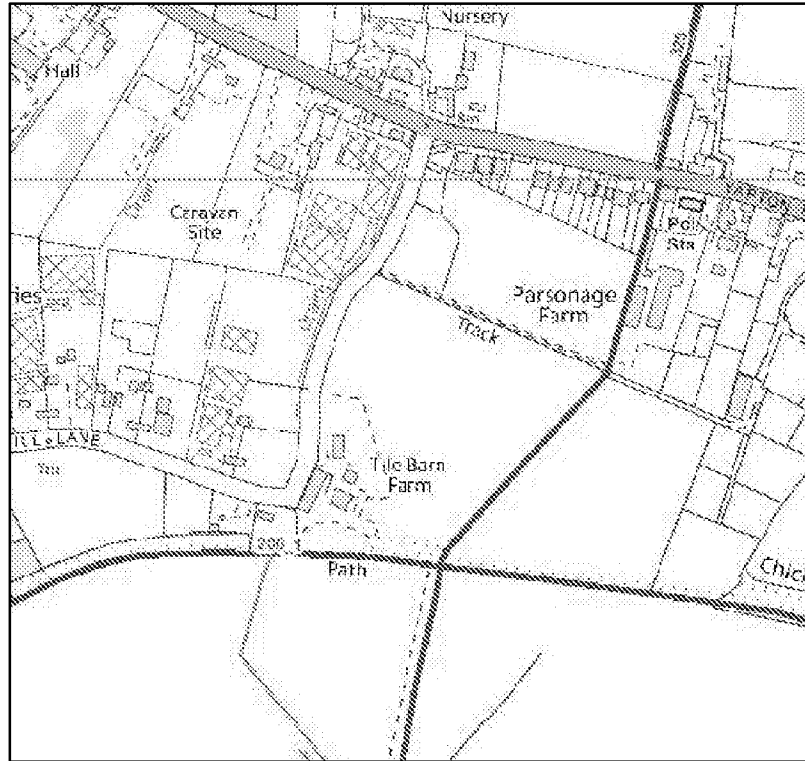
2. The Site and Its Surroundings

- 2.1 The site the subject of the application is located on the southern side of Barnham and is served by Hill Lane; a road which links Yapton Road with the cluster of development around the church of St Mary the Virgin. Tile Barn Farm is located on the eastern side of the lane where the road turns westwards through 90°.
- 2.2 The existing dwelling is the northernmost building on the farm with its garden and orchard extending northwards parallel with the lane. It is on part of this land that the new dwelling is proposed. From the lane, the site appears residential in character with a maintained hedgerow bounding the road and the site itself mown and interspersed with fruit trees. Continuing southwards, the existing dwelling is visible and is a two-storey brick building with a plain tile roof.
- 2.3 The agricultural buildings to the south of the dwelling bound the lane and incorporate the attractive flint walls into their fabric. As the road turns westwards there is a dwelling located on the south side of the lane (with planning permission granted for a second dwelling) beyond which the residential development continues along the frontage on the northern side of the lane. The character of the locality is therefore very much a mix of loose knit agricultural buildings and residential properties which front the lane.



- 2.4 Whilst Hill Lane is semi-rural in character, the site itself is only around 270m from Yapton Road; the main road through Barnham, Yapton and Eastergate. Here there is a bus service linking the villages and going on to Bognor Regis. Yapton Road has pedestrian footways into Barnham village where there is the railway station which is only 0.7 mile away i.e. a 13-minute walk or 4-minute cycle. Barnham also has shops and primary and secondary schools. With the bus and train links, services and facilities in the adjoining villages and Bognor Regis are accessible by means other than the private car.
- 2.5 The closest public footpath is located to the east of the application site transecting the grazed field which forms part of the holding. This footpath crosses another footpath which runs east-west to the south of the farm buildings along the course of

the former Chichester and Arundel canal. This path is designated as open green space in the Local Plan.

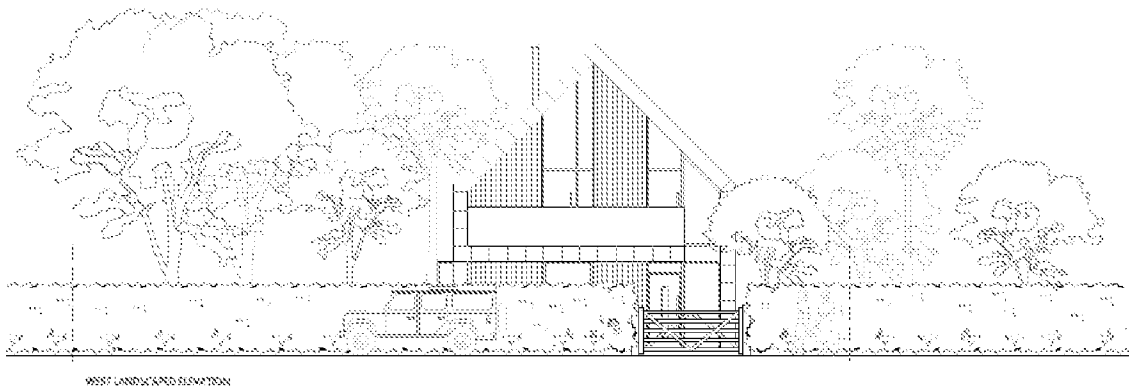


Extract from WSCC imap showing PROW

3. The Application Proposal

- 3.1 The application proposes the erection of a new four no. bedroom two storey dwelling. The underlying architectural principle is to create a dwelling that is of a high-quality design that responds to its location in this semi-rural landscape. It is therefore proposed to be of simple barn like form; rectangular in shape with its orientation in an east-west direction.
- 3.2 The walls of the dwelling will be clad in dark slate, punctuated, on the south side facing the existing dwelling, by small horizontal windows serving non-habitable rooms and a central vertical window above the entrance door slicing through the façade and into the roof. On the north side, the opening to the main sitting room will be formed as a structural glass box protruding from the building with eaves level windows above serving bedrooms 2 and 3. Vertical glazing will serve the bathroom above the utility room door and, towards the eastern end of this elevation, further vertical glazing will provide secondary windows to the dining area and master suite. Glazing will wrap around the north-east corner at ground floor level serving the kitchen/dining area with a patio outside for private amenity.

- 3.3 At first floor level, on the east elevation, the windows to the master bedroom will be set back under the gable of the building providing an inset balcony area. Views to the south will be precluded by the remaining solid section of this elevation which will be clad in vertical timber boarding. The front elevation, the most publicly visible, will also use sections of vertical timber cladding with glazed sections in between. Similar to the east elevation, the walls will be set back under the gable with a balcony at first floor.



- 3.4 A new access will be formed which will serve a parking and turning area. The applicant intends to implement a comprehensive landscaping scheme that will focus on improving the biodiversity of the site and providing more native hedgerows than will need to be removed to facilitate the entrance. It is anticipated that such a scheme can be secured by planning condition.

4. Planning Policy Considerations

- 4.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development which comprises three overarching objectives; economic, social and environmental. It states that the three objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 4.2 In paragraph 10 it states, "So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development". Paragraph 11 confirms that 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 are out-of-date, granting

permission unless the application of policies in the 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 the Framework taken as a whole. The policies of the development plan are considered out of date where the LPA cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer). The Council's annual monitoring report demonstrates that the Council only has a 3.7 year supply of housing and therefore its policies for the supply of housing must be considered out of date.

- 4.3 Part 11 of the NPPF deals with making effective use of land and encourages the use of previously developed or brownfield land. Brownfield land is defined as that which is occupied by a permanent structure, including its curtilage. Only gardens in built-up areas are excluded from this definition, not those in the countryside. With specific reference to housing in rural areas, paragraph 79 seeks to avoid 'isolated' new homes in the countryside.
- 4.4 Section 12 of the NPPF deals with design and paragraph 124 states "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." Paragraph 131 states "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."
- 4.5 For the purposes of this application the development plan consists of the Arun District Local Plan 2018. The most relevant policies of the Local Plan are:

Policy SD SP1 – Sustainable development - this confirms the positive approach that the Council will take reflecting the presumption in favour of sustainable development as set out in the NPPF.

Policy SD SP2 – Built up area boundary - development will be permitted within built up area boundaries subject to consideration of other policies in the plan.

Policy C SP1 – Countryside – seeks to limit development in the countryside to specific uses.

HSP3

Policy D SP1 – Design - this encourages proposals to make efficient use of land whilst reflecting the characteristics of the site and surrounding area.

Policy D DM1 – Aspects of form and design quality - sets out the matters that the Council will have regard to and includes character, appearance and impact and density.

Policy D DM2 – Internal Space Standards - requires appropriately sized internal space using the Nationally Described Space Standards as a guide.

T DM1 – Sustainable Travel and Public Rights of Way – encourages new development to be able to access alternative modes of transport.

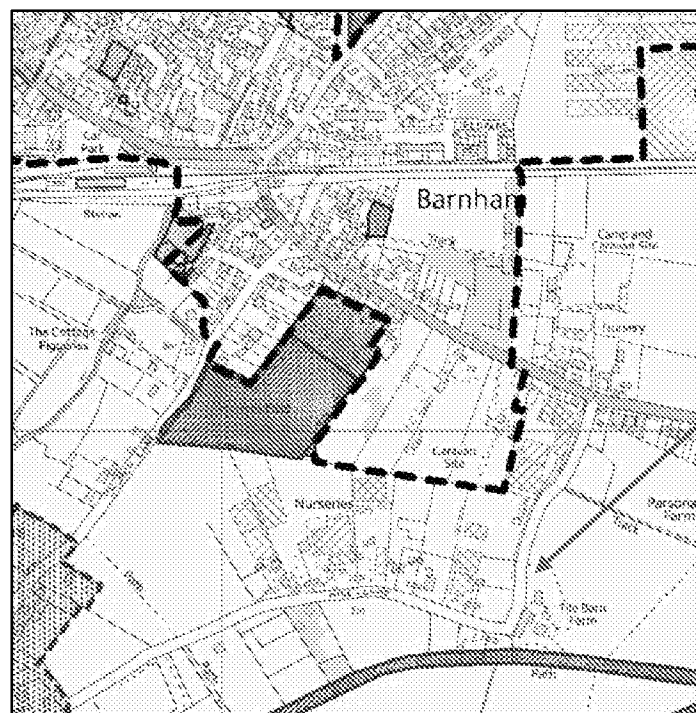
QE SP1 - Quality of the Environment - requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

- 4.6 The Barnham and Eastergate Neighbourhood Plan was made in 2014 and is now out of date. It is therefore of limited weight in the determination of this application.

5. Planning Considerations

Principle of Development

- 5.1 The policies of the Local Plan encourage new housing development to be located within the built-up area boundaries. However, in accordance with the advice in paragraph 11 of the NPPF, the policies for the supply of housing are not to be considered up to date where there is less than a five-year supply of housing. In this case, the most recent Annual Monitoring Report identifies that the Council only has a 3.7 year supply. In these circumstances, the tilted balance comes into effect which means that the presumption should in favour of sustainable development, providing any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.



Extract from Local Plan showing built-up area boundary

- 5.2 It is therefore considered that the principle issue in this case is whether the proposal represents sustainable development and whether there are any adverse impacts that would demonstrably outweigh the benefits. Paragraph 8 of the NPPF advises that there are three objectives to the achievement of sustainable development: the economic, social and environmental roles. The economic role is satisfied as the construction of a new dwelling will bring jobs in the construction industry and the associated businesses. The social role is satisfied as a new home will be provided for a family in the District where there is a need for housing. In particular, this site will allow the applicant, who has his own health issues, to live close to his mother and equally provide support for her. It is then necessary to consider the development, because of its location, is environmentally acceptable.
- 5.3 In considering the environmental role, it is important to note that residential gardens outside built up areas are considered to be 'brownfield' land. The provision of a dwelling on this site in an area of housing need, does not conflict with the NPPF's requirement of utilising brownfield sites for the provision of homes. Neither does it conflict with the advice for rural areas which only seeks to preclude 'isolated' new homes in the countryside. As described earlier, the dwelling will be well related to the existing dwelling and other dwellings and agricultural buildings in the locality as well as being only 120m from the built-up area boundary.
- 5.4 The dwelling would also be sustainably located in terms of services and facilities. The proximity to shops and services in the village of Barnham, as well as to other means of transport such as trains and buses, has already been described. In the officer's report on a proposal for a new dwelling on land at 'Saxons' (just at the bottom of Hill Lane (BN/31/16)) he said "It is also considered to be in a relatively sustainable location given the short distance to bus routes, the train station and local shops by foot. As such there is no in-principle objection to the application, but it may still be resisted in line with paragraph 14¹ if any adverse impacts of the development would significantly and demonstrably outweigh the benefits." The planning officer was clearly acknowledging that the proposed dwelling was sustainably sited and that the tilted balance had to be engaged. His comments were reinforced by those of the highway authority which identified that the Windmill Shopping Village is in walking distance and Barnham Train Station is approximately 0.7 miles distant and concluded that "Although in a semi-rural area there are still services and opportunities for sustainable modes of transport within the vicinity". No objection was raised by WSCC and the application was approved.
- 5.5 It is therefore concluded that the, although outside the built up area boundary, the proposal can be considered to be sustainable development, similar to the approach

¹ With reference to the previous version of the NPPF

adopted on the adjoining site 'Saxons' and, unless the adverse impacts outweigh the benefits, the presumption should be in favour.

Design

- 5.6 The dwelling has been designed to represent a simple barn-like form but of contemporary design. It will have clean lines punctuated by areas of simple glazing although the majority of windows will be in the gable ends, set back under the eaves, and hence softened by the shadow of the oversailing roof. The use of natural materials in the form of slate and timber is appropriate to a rural context. In particular, the timber panel on the eastern end of the building facing the open countryside will soften the building on that elevation. Overall, what is proposed is a building of high-quality design which will be an asset to its landscape context.

Sustainable Construction

- 5.7 The proposal will incorporate sustainable technologies where possible and will include an air source heat pump for central heating and hot water and grey water harvesting.

Residential Amenity

- 5.8 The proposed dwelling has been located and designed to preclude any inter-visibility or overlooking of the existing dwelling. In this regard, the south elevation has been designed so that all windows serve non-habitable rooms and can be obscure glazed. The full height glazing is onto the stairs/landing. The balconies on both ends of the building are shielded by solid walls precluding views southwards. Furthermore, due to the depth of the proposed dwelling, its rear (eastern) wall is situated beyond the rear elevation of the existing dwelling which, together with the inset form of the balcony, will restrict views across the existing garden.
- 5.9 The new dwelling complies with the internal space standards and provides good external amenity space for the applicant with balconies, patio and garden. The garden of the existing dwelling is extensive and will not be unacceptably diminished by this proposal.

Parking and Highways

- 5.10 A new vehicular is proposed to be formed from Hill Lane. Hill Lane is a lightly trafficked lane with an advisory 15mph speed limit. The proposed visibility splay is shown with a 2m 'x' distance and 'y' distances of 20m to the north (exceeding the stopping sight distance of 15m for vehicles travelling at 15mph) and 40m to the south. The achievable splays are demonstrated with a 1m offset in accordance with Manual for Streets. Longer 'y' distances could be achieved if the splays are taken to the centre of the road which could be acceptable given the road is single track with no opportunity for overtaking.

- 5.11 Two no. parking spaces are shown to serve the dwelling and an area where vehicles can turn and leave the site in forward gear. Cycle parking is proposed in a separate bicycle store.
- 5.12 The site is sustainably located. Paragraph 2.4 of this statement describes the accessibility of local services and the proximity of the site to bus and rail services. Paragraph 5.4 gives details of an application on land just further to the south in Hill Lane where the Highway Authority agreed that the site was sustainably sited.

Drainage

- 5.13 The application site is outside the Lidsey Foul Water treatment Catchment Area. In any event, the existing dwelling at Tile Barn Farm is connected to the mains system so it is anticipated that the new dwelling will also connect to the mains drainage.
- 5.14 Surface water will be discharged to soakaways and it is intended to install water butts for storing roof water to use in watering the garden.

Landscaping

- 5.15 Three no. immature trees will have to be removed to facilitate the development. It is intended that more trees will be planted than those removed resulting in a net gain.
- 5.16 Part of the frontage hedgerow will have to be cutback/removed to provide visibility splays however new planting will take place behind the splays. Furthermore, new native hedgerows will be planted along the length of the northern and southern boundaries so again there will be an overall net gain in biodiversity.

6. Conclusion

- 6.1 The Council does not have a five-year supply of housing therefore, in accordance with paragraph 11 of the NPPF, the relevant policies of the Development are to be considered out-of-date. The presumption in favour of sustainable development is therefore engaged, unless there are adverse impacts that would significantly and demonstrably outweigh the benefits.
- 6.2 In this case, it is submitted that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of providing a new dwelling for which there is a need. The dwelling will be situated on brownfield land thereby making effective use of the land and would not be physically isolated from other residential properties or otherwise unsustainably sited. The site is within reasonable distance of shops and services and the occupiers would have access to alternative means of transport. WSCC in its consultation on a nearby site, agreed that this location is sustainable in this regard.

- 6.3 The new dwelling will bring social, economic and environmental benefits in terms of a new family home, jobs in the construction industry and will not impact adversely on the character of the area given its particular surroundings. Biodiversity enhancements will ensure that there is a net gain for wildlife as well as new planting to replace the trees that will be lost.
- 6.4 Regard should also be paid to the high-quality design of the proposal which promotes high levels of sustainability. In accordance with paragraph 131 of the NPPF, great weight should be given to this proposal.
- 6.5 In all respects, it is submitted that the proposal complies with the advice in the NPPF which comes into effect where there is an undersupply of deliverable housing sites. It also complies with those policies of the Development Plan that are not specifically concerned with housing supply and are not out-of-date, such as those relating to design. It is therefore requested that the LPA grants planning permission for this development.