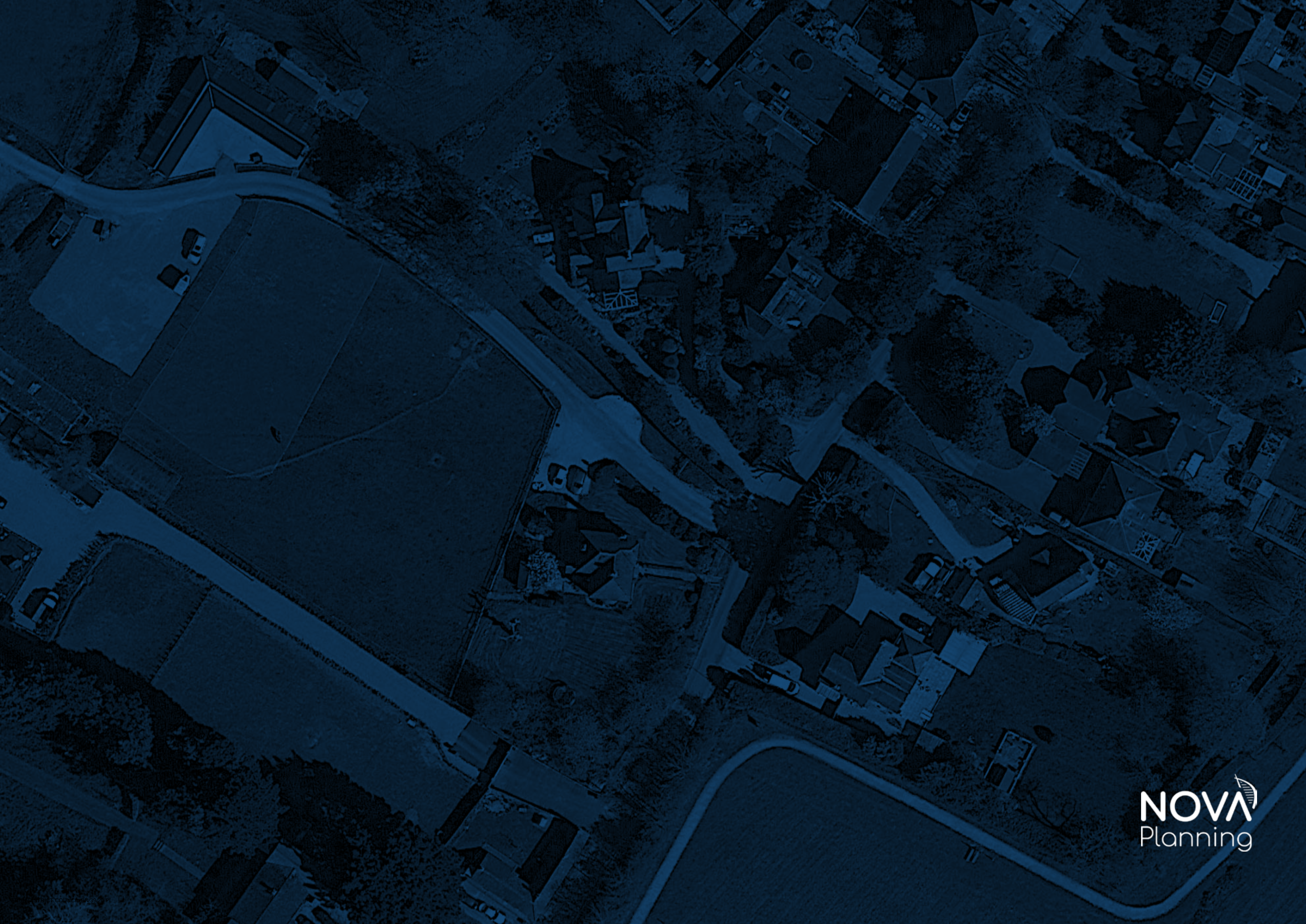




3.0 PLANNING POLICY ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that in the determination of planning applications “decisions are made in accordance with the Development Plan unless material considerations indicate otherwise”.

The Development Plan comprises the Arun District Local Plan 2018 and the Barnham & Eastergate Neighbourhood Development Plan 2014. The relevant policies are summarised at Appendix 1 of this statement.

The application site is situated in the countryside where residential development for open market sale conflicts with policy C SP1 of the Arun Local Plan. However, the Neighbourhood Plan provides clear support for ‘infill development’ of small sites in the parishes of Barnham and Eastergate.

The definition of ‘infill development’ in the context of Policy H2 has been given careful consideration by Officers in the determination of Ref. BN/19/18/PL and also in pre-application discussions relating to the application site. There is no definition of what constitutes a ‘small site’ in this context and Officers have confirmed that the application site is a ‘small site’ for the purposes of Policy H2 and the proposal constitutes an acceptable form of infill in that it places development in a parcel of land that is framed by residential properties on three sides and it represents a continuation of the existing pattern of development on the north western side of Church Lane.

Arun District Council’s 5-year housing land supply position is also a material consideration when considering the principle of development and the site’s location in the countryside. We note that recent planning appeals confirm 3 years supply against their rolling 5-year requirement (Ref. APP/C3810/W/19/3236911) and therefore paragraph 11 (d) of the NPPF is engaged.

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i.the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii.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.

It is accepted that criteria d) is met by virtue of the housing land supply position. As such, it is a case of assessing the proposal against (d)i and (d)ii

(d)i – The site is not is a designated area as set out under footnote 7

(d)ii – The application includes an assessment of all relevant impacts, including all environmental impacts as follows:

Trees – Arboricultural Assessment

Landscape – LVIA (including pre-application input from the ADC Landscape Officer)

Highways – Transport Statement (including direct pre-application input from WSCC)

Drainage – Flood Risk Statement and Drainage Strategy (including Winter Ground Water

Monitoring and pre-application dialogue with ADC Drainage Engineer)

Ecology – Phase 1 and Water Vole Survey

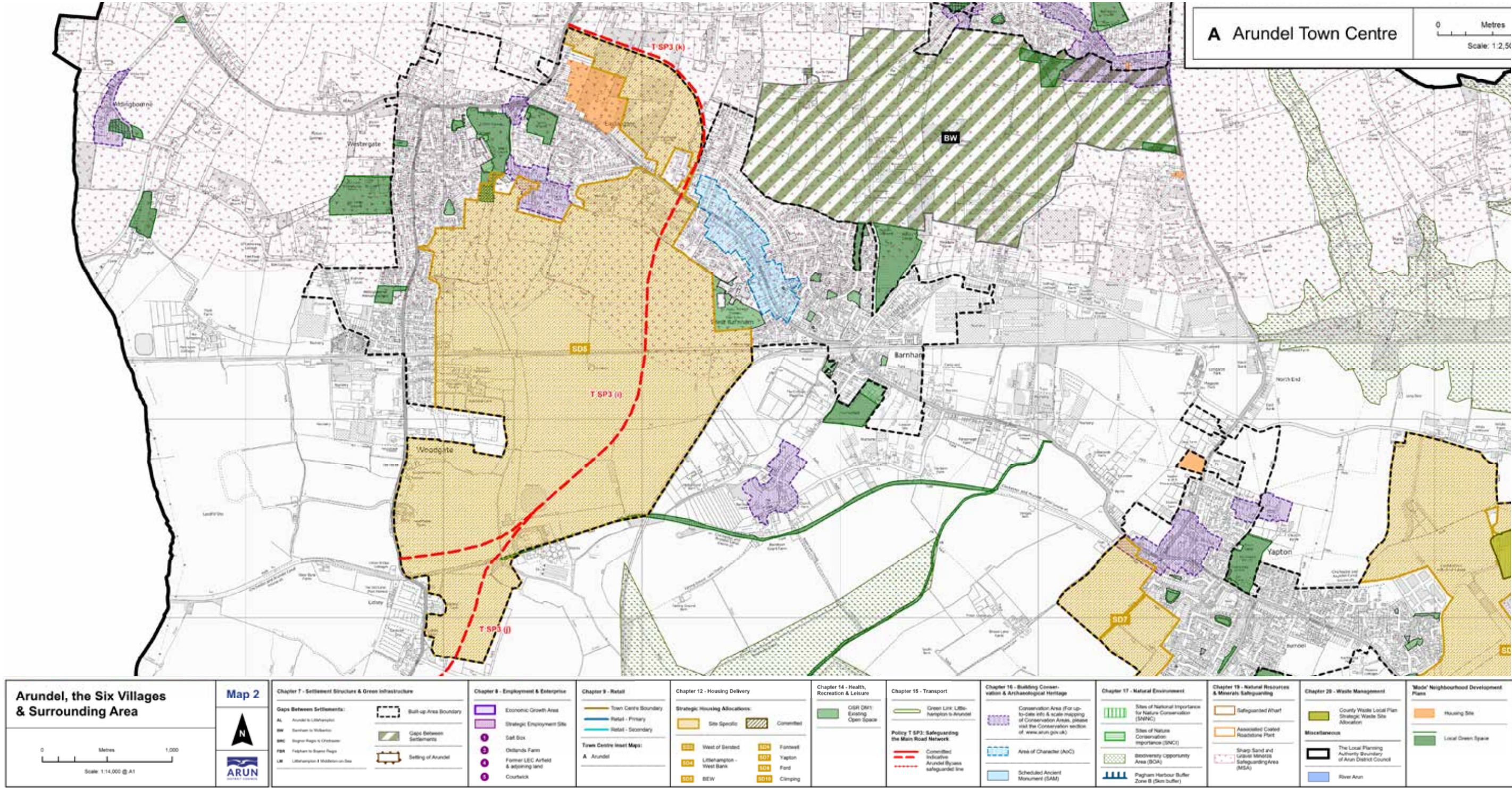
As such, the proposal will provide much needed housing to meet the current shortfall. It will do so in an undesignated area and in a sustainable location as acknowledged by the ADC pre-application response. All impacts have been fully considered and mitigated through the application, such that planning permission should be granted in accordance with the provisions of Paragraph 11 of the NPPF.

The proposal is considered to comply with all other relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality, on the residential amenities of the adjoining properties, on the safety and convenience of the road network or on the established character of the surrounding area.

The site is clearly a sustainable location for housing given its proximity to existing services and facilities in Barnham village; and access to public transport. The WSCC pre-application response confirms that access to these facilities and amenities is safe, thus endorsing the site’s credentials as a sustainable location.

The other factors that determine the wider sustainability credentials of development have also been considered carefully. The site itself is relatively unconstrained and where potential constraints have been identified, such as flood risk, the submission and its accompanying technical information demonstrate that the development can be achieved without the need for any significant mitigation. The site and the immediate area surrounding the site are not in a designated area. Nonetheless, the form of development responds positively to its setting and ensures that there are no detrimental impacts on more sensitive receptors located remotely from the site, i.e. Church Lane Conservation Area to the southwest and the public rights of way network to the northwest.

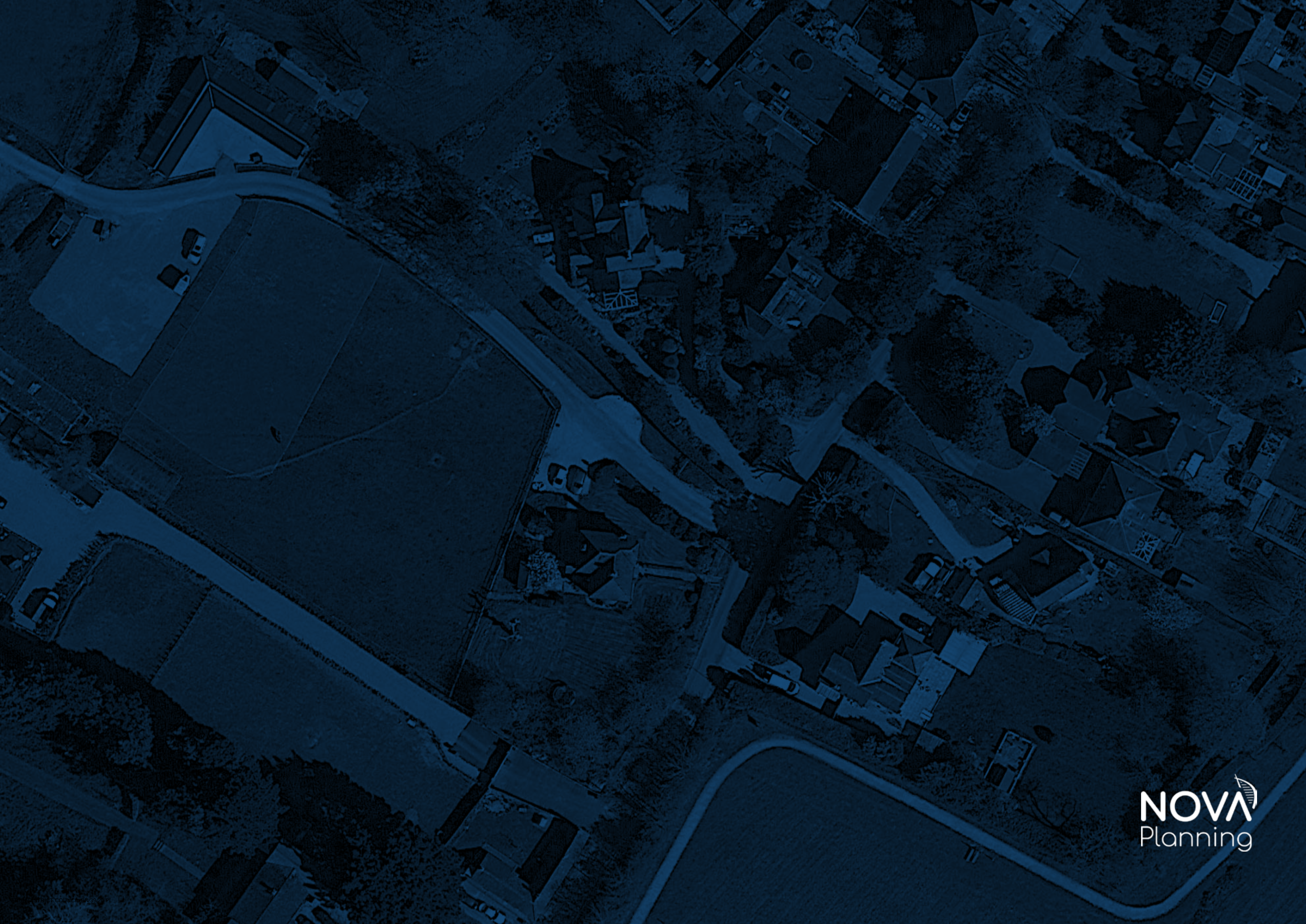
A full assessment of relevant planning policies is appended to this statement.



PROPOSALS MAP EXTRACT



4.0 | DEVELOPMENT PROPOSAL



4.0 DEVELOPMENT PROPOSAL

The proposed development comprises the erection of 4no. dwellings alongside associated works, including the formation of a surface water drainage pond, landscaping and a minor modification of the existing access.

AMOUNT

The proposal includes four family homes, providing four bedrooms together with associated outdoor amenity space and parking provision. The layout of the proposed development is shown on the submitted Site Plan Ref. 1816:02.20 and the specific details of each dwelling is provided on the submitted Floorplans and Elevations Refs. 1816:02.21 - 1816:02.28.

At a density of circa 10 dwellings per hectare, the proposed development responds positively to its 'edge-of-settlement' context and the character and pattern of development in the surrounding area. The comparative figure ground plans shown below illustrate the existing and proposed arrangements. It is considered that the proposed scheme offers a similar structure and density to development forming the edge of Barnham settlement and the amount is therefore considered appropriate.



EXISTING FIGURE GROUND PLAN



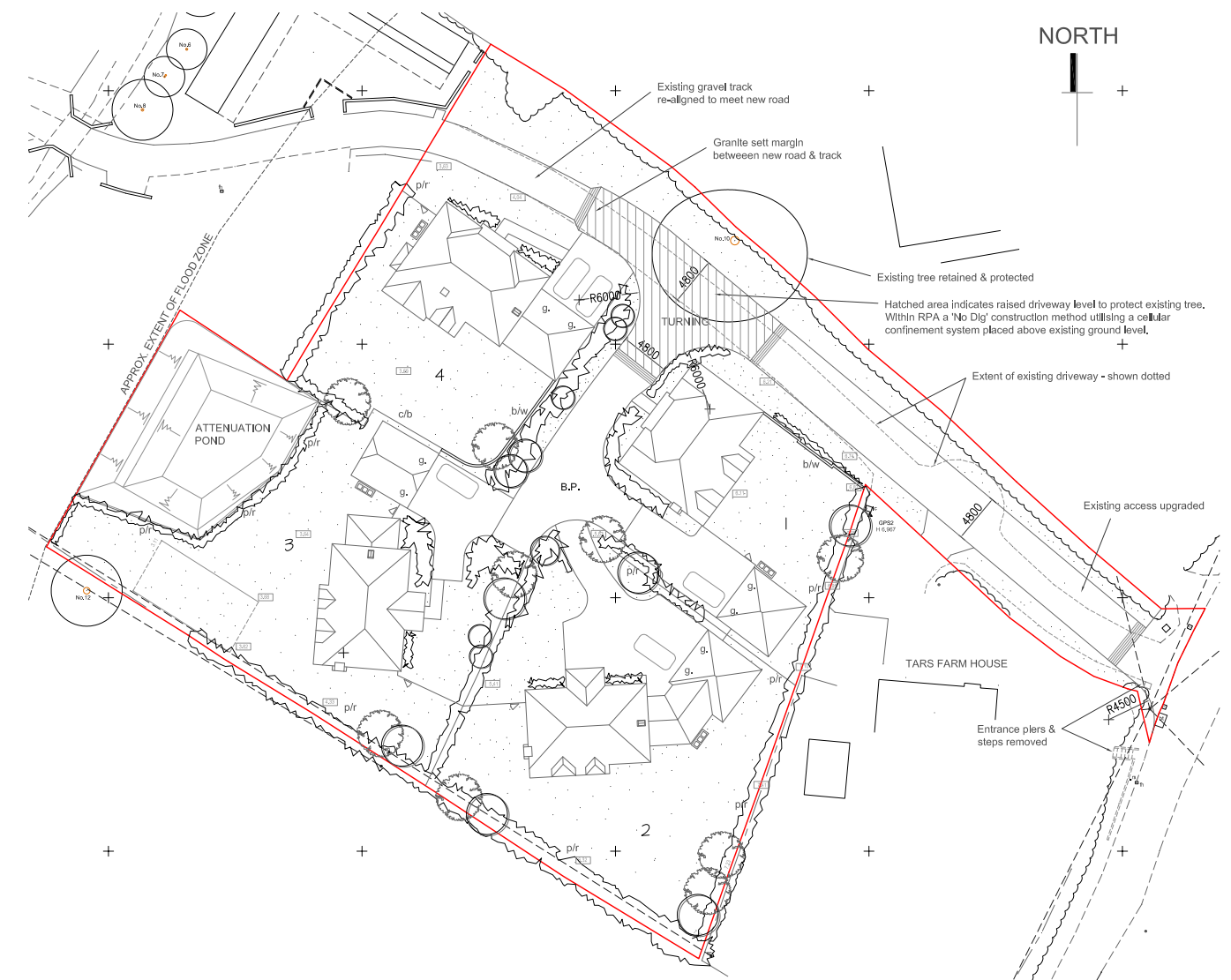
PROPOSED FIGURE GROUND PLAN

LAYOUT & FORM OF DEVELOPMENT

The existing point of access to Church Lane would remain broadly in its current position and the track itself would remain in its existing alignment. The initial section of track would be upgraded to provide shared access for the proposed development, Tars Farm House and the retained stable block as shown on the Proposed Site Plan shown opposite.

In response to pre-application discussions with ADC Officers, the proposed layout is informal to correspond with the transitional nature of the site (urban/rural edge). It seeks to create a courtyard (farm complex) type development with access terminating at a central space which is framed by built form (dwellings). Plots 2 and 3 are oriented at opposite angles to the central space to reinforce this informality and to provide a positive relationship with the newly approved dwelling on the neighbouring land to the southwest. Similarly, Plots 1 and 4 are orientated perpendicular to one another to add further variation and informality. Existing and proposed figure ground plans have been produced to illustrate how the layout responds positively to its context and to highlight that the proposed development represents a form of development that will reflect the pattern of development on the north western side of Church Lane.

The layout also has regard to the residential amenity of the proposed dwellings and the amenity of neighbouring properties (inc. the approved dwelling on the adjoining land to the south west). It adopts generous separation distances between buildings to ensure a sense of space and privacy. Similarly, the separation distances to neighbouring properties coupled with the presence of robust boundary screening ensures that there would be no overlooking (or perception of overlooking) by third parties.



SITE LAYOUT

4.0 DEVELOPMENT PROPOSAL

LANDSCAPING

The proposed development places a strong emphasis on creating an attractive landscape setting for each property and the development as a whole. As described in Section 2.0, the application comprises land associated with Tars Farm House, which is visually contained on three sides by existing vegetation. Consequently, the landscape strategy for the proposed development (terra firma Drawing Ref. 2009-TF-00-00-DR-L-1001) has sought to strengthen the north western boundary to screen and filter long distance views of the proposed development from the limited number of vantage points adjacent to the railway line. In addition, the landscape strategy has sought to create an attractive landscape setting within the site which is in keeping with the site's context.

The key landscape design principles can be defined as:

- Create an informal setting for the new dwellings with space between buildings;
- Retain and enhance existing boundary trees and hedges;
- Ensure protection of Oak specimen tree – referenced T5 in the submitted Arboricultural Impact Assessment;
- Bolster landscaping to screen and filter limited views from public vantage points to the northwest;
- Protect the character of Church Lane as a route to the Conservation Area;
- Create high quality outdoor amenity space for new residents; and
- Specify range of attractive surfacing and enclosure details to lift quality of external realm & create distinctive site character.



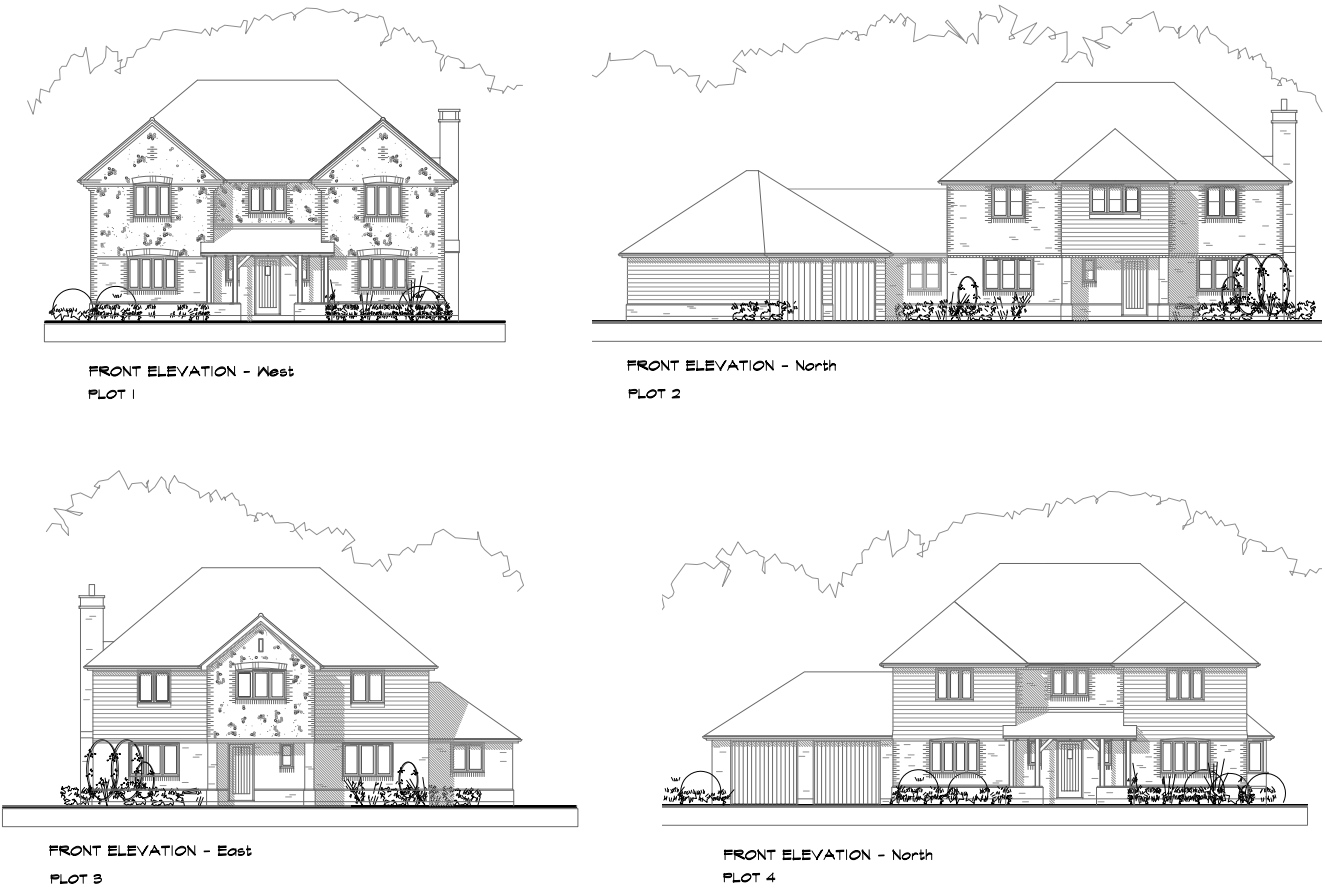
LANDSCAPE STRATEGY

SCALE OF DEVELOPMENT

Scale is a combination of height, bulk and massing, and in this respect the proposal has taken full account of the surrounding context and the character of Church Lane. The resultant scheme fits comfortably into its edge of settlement setting.

The existing properties on Church Lane are predominantly two storeys in height. This includes properties situated southwest of the application site that are further removed from the settlement policy boundary for Barnham. It also includes the recently approved two storey dwelling on the neighbouring property to the southwest, which is comparable in scale and massing to the proposed dwellings.

To respond to this character, the proposed development does not exceed two storeys in height and as such it is considered to be in keeping with the existing built form on the edge of the settlement.



PROPOSED ELEVATIONS

APPEARANCE

The scheme has been designed to ensure that the development is in keeping with the character of Barnham and that it responds positively to the edge of settlement setting. The proposed dwellings are consistent in form and appearance with each dwelling being both symmetrical and balanced in elevational profile. The use of bays and gables creates a degree of variation to reflect the informal nature of the proposed layout.

The proposal includes two distinct forms as follows:

- Plots 1 and 4 have a fully hipped main roof with twin forward projecting gables. The recess formed between the gables is covered by a mono-pitched roof to create a central porch.
- Plots 2 and 3 also have a fully hipped main roof with a centralised projecting bay over two storeys.

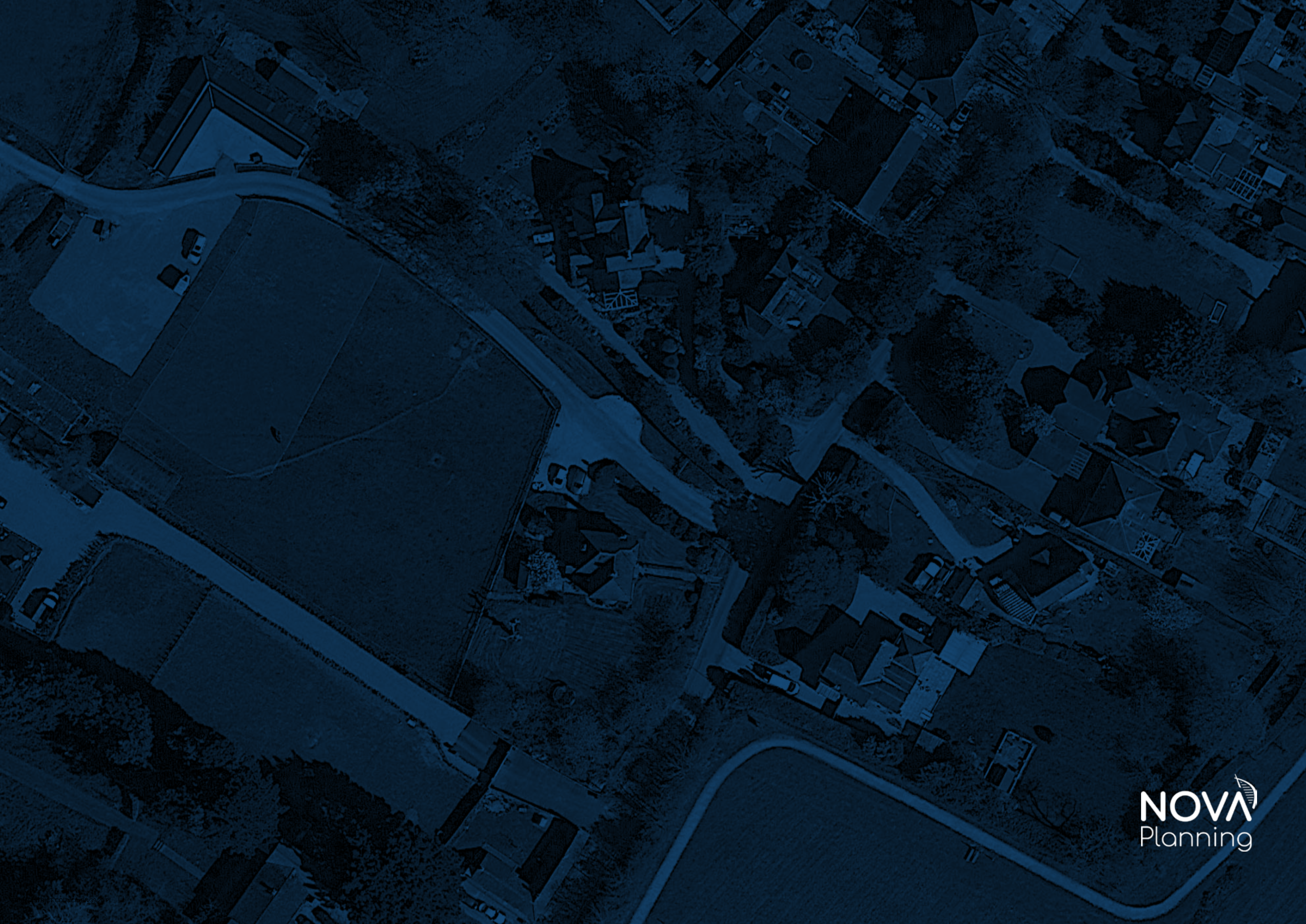
The dwellings are traditional in character and this is achieved through the use of appropriate materials and architectural detailing. This specific detailing for each dwelling is provided on individual drawings Refs. 1816:2.23 - 1816:2.26 and the overall character and appearance of the development is illustrated in the submitted Street Elevation shown below.



STREET SCENE ELEVATION



5.0 | KEY TECHNICAL CONSIDERATIONS

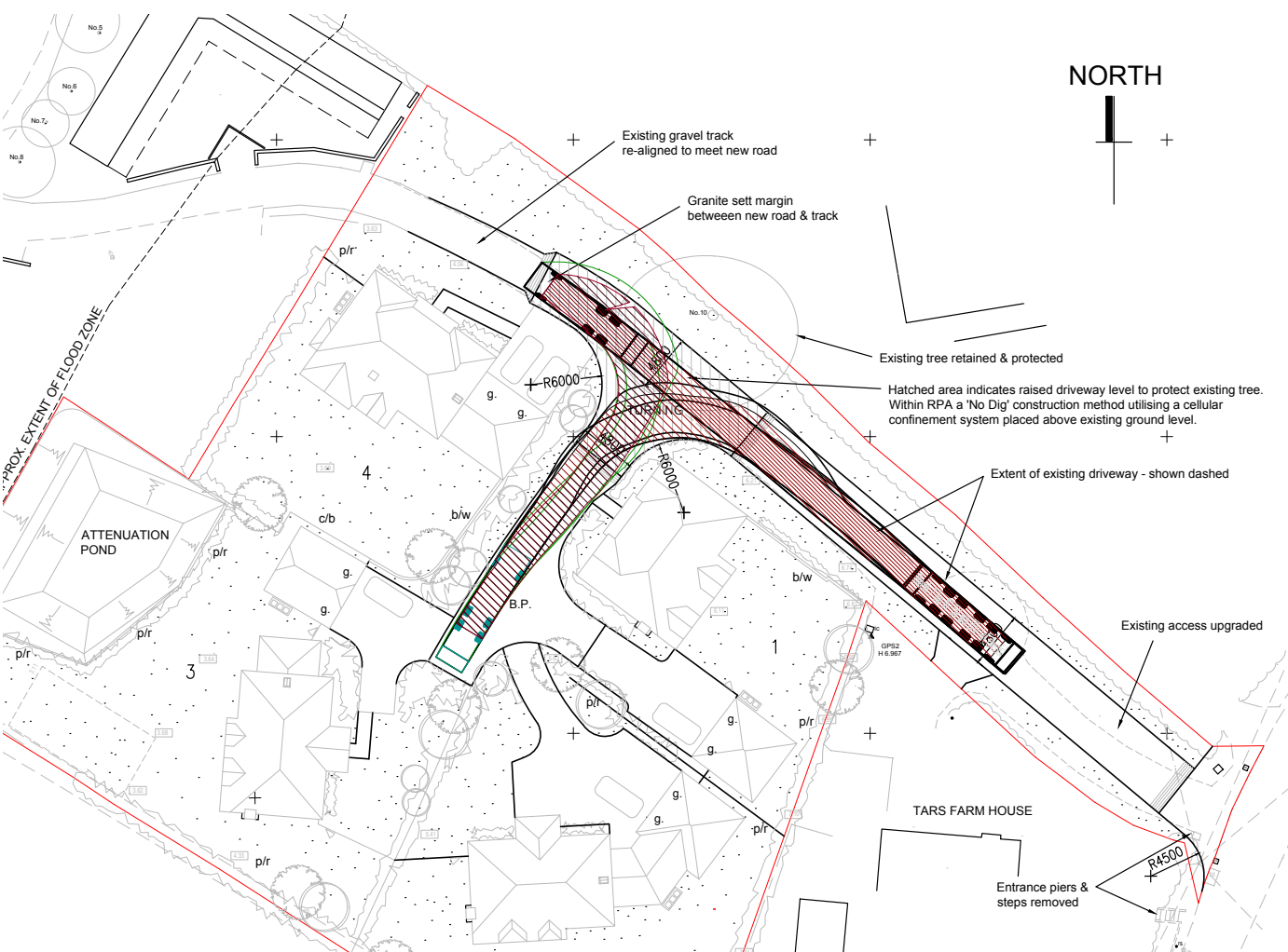


5.0 KEY TECHNICAL CONSIDERATIONS

FLOOD RISK & DRAINAGE

All of the proposed dwellings and associated residential gardens are sited in Flood Zone 1 (low risk). A Flood Risk Statement has been submitted with the planning application which has been informed by ongoing ground water monitoring. It confirms that the site is located in an area with public foul water sewer coverage and the proposed development will connect to the public foul sewer.

The site is underlain by clay at shallow level and there is a high water table within the thin band of sand over the clay. Surface water currently drains overland into Barnham Rife. Surface water from the proposed development will drain to a basin at the rear of the site which lies outside of the flood plain and be released at a greenfield rate into Barnham Rife such that there is no impact on flows within the rife.



PROPOSED REFUSE TRACKING PLAN

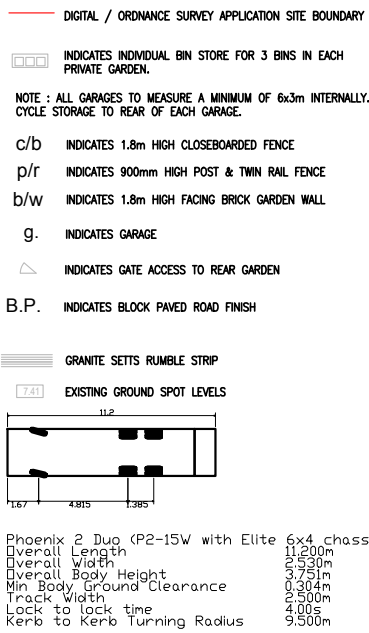
ACCESS & MOVEMENT

The proposal does not alter how the site is currently accessed from Church Lane. The proposed access arrangements are detailed in the accompanying Transport Statement (TS), which confirms that a proposal for 8no. dwellings has been through a separate pre-application enquiry process with WSCC as Highway Authority. WSCC have issued their advice confirming that the proposed access provided is safe and acceptable for up to 8no. dwellings and the continued use of the remaining land for agriculture and equestrian purposes. This advice is considered equally applicable to the proposed development with a reduced number of dwellings.

The TS outlines the site's excellent sustainability credentials with safe access for pedestrians and cyclists to a range of key facilities and services in Barnham village centre. It also details the site's accessibility to public transport connections. Barnham Station is located close to the site and offering frequent and direct services to the major urban areas of Brighton, Southampton and Portsmouth (with good connections to London). It also details the proximity of bus services on Yapton Road offering connections to other local centres.

Car parking on site is delivered on plot in the form of driveways and garaging. As noted in the TS, the level of parking is in accordance with the WSCC Residential Parking Demand Calculator. Secure cycle storage and refuse storage would be provided on plot in garages or garden sheds.

The TS includes swept path analysis of the proposed layout, which confirms that refuse and emergency services vehicles can safely enter and exit the site in forward gear.



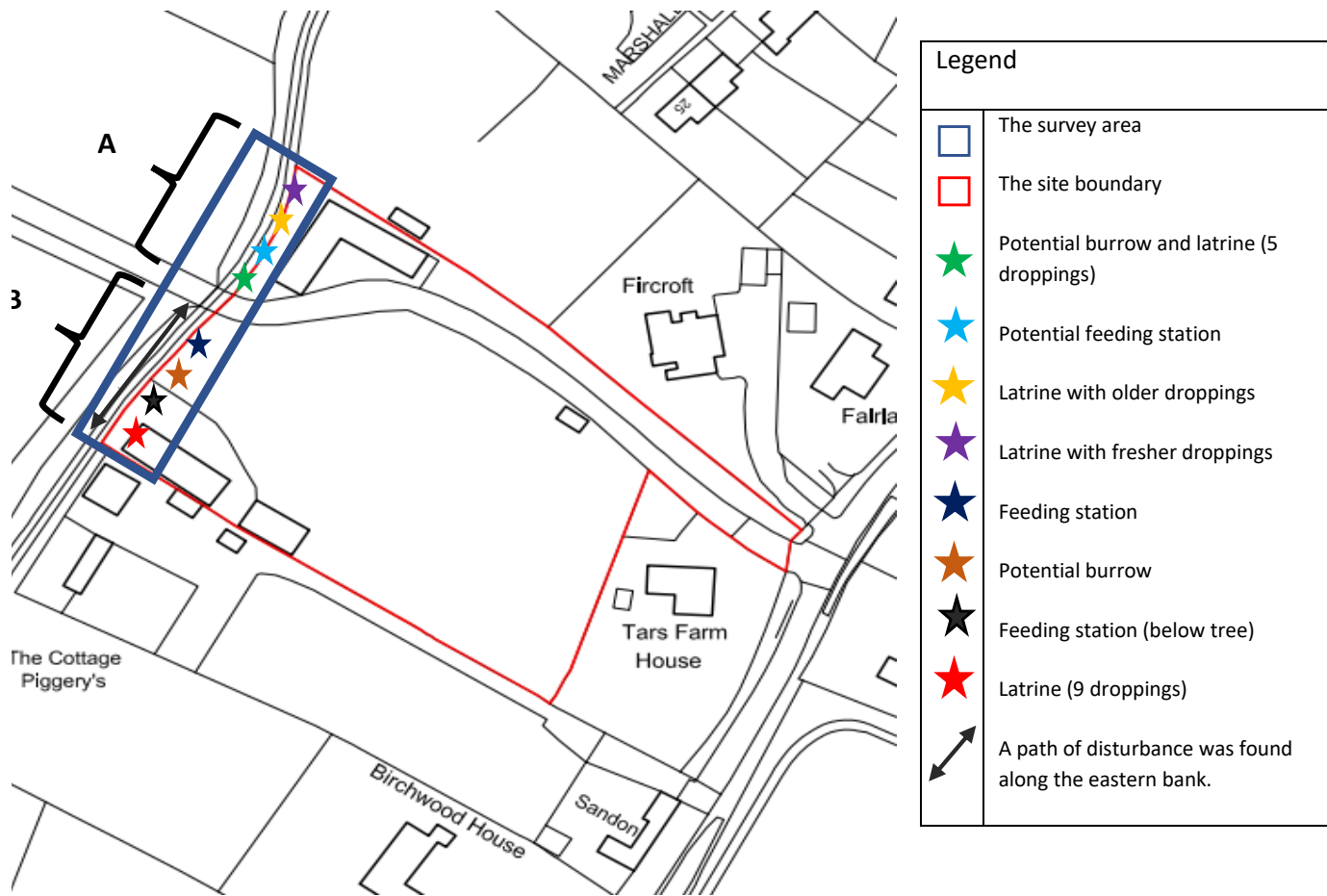
ECOLOGY

A Preliminary Ecological Survey has been undertaken which recommended various precautionary measures to be adopted with the proposed development. These include the following measures:

- Site clearance of boundary and on-site vegetation, to be undertaken outside the bird nesting season (March to the end of August) or immediately after an ecologist has confirmed the absence of active nests;
- Careful clearance of any rubble/debris piles, southern/western vegetation areas with the ecologist on site during the active reptile season (mid-March-mid October inclusive);
- Clearance of rubble/debris piles along with any vegetation done with care within the active periods for hedgehogs (March to October inclusive);
- Further water vole surveys will be required should works be proposed within 5 metres of the bank;
- 5 metre buffer zone with erosion guards in place along the western stream boundary, area to have EP1 grassland and sedge plugs planted within the bank to accommodate potential water vole;
- Lighting plan in place to ensure a dark corridor in place along the western and northern boundary of the site to ensure future traversing and foraging grounds;
- All trees that are scheduled for retention under the development proposals should be protected during construction following BS5387:12 (Trees in relation to design, demolition and construction – Recommendations).

The preliminary assessment also identified the need for specific Water Vole surveys due to the proximity of development to Barnham Rife. It also set out precautionary measures in relation to other species to be adopted during construction.

The Water Vole survey concluded that works (including the creation of an attenuation drainage pond) will not cause a disturbance on this species with appropriate precautionary and mitigation measures in place. This includes the creation of a 5 metre buffer on each side of the stream where work must not take place. Works immediately beyond 5m must only be undertaken outside of the hibernation season (November till February inclusive). These measures can be secured via condition and they will be adhered to through the development.



WATER VOLE FINDINGS PLAN

5.0 KEY TECHNICAL CONSIDERATIONS

TREES

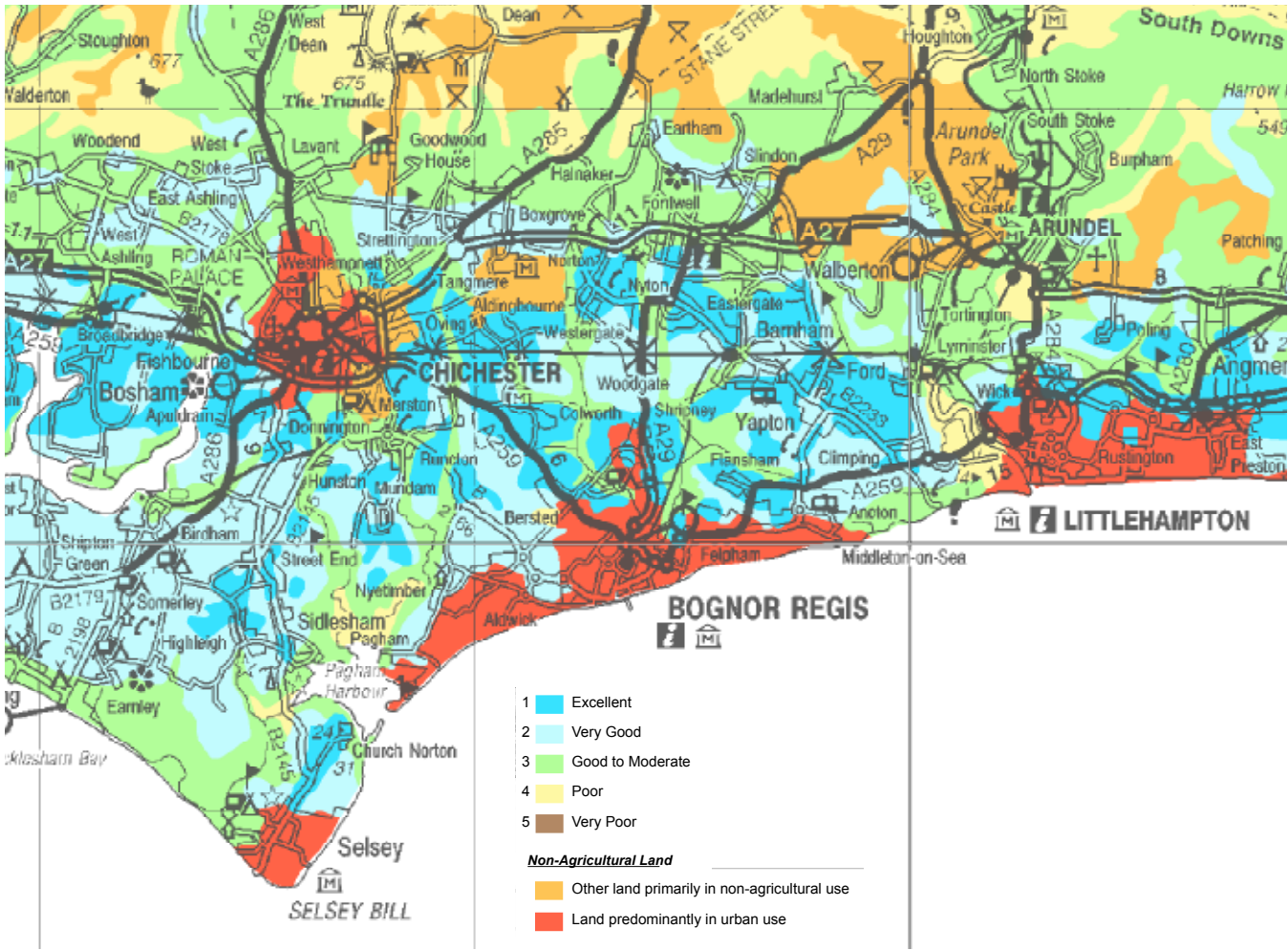
A Tree Survey and Arboricultural Impact Assessment (AIA) have been undertaken to inform the proposed layout. A total of 5no. trees, groups and hedges were surveyed, and all will be retained as part of the proposed development. Modest works are proposed in the Root Protection Area (RPA) of a single tree but (AIA Ref. T1 – Oak species) with the formation of an upgraded access. However, the report concludes that these works are arboriculturally acceptable provided that they are carried out in accordance with the recommendations of the report.



TREE PROTECTION PLAN

AGRICULTURAL LAND

The map shown below is taken from DEFRA's online tool confirms that the application site falls within an area of Grade 2-3 agricultural land. Arun Local Plan Policy SO DM1 states that development will be resisted where it results in the loss of Grade 1 – 3a agricultural land but includes provisions relating to the nature of the land in question and whether in itself it make an important contribution to a wider agricultural holding. The application site is a discreet parcel of land contained by residential development on three sides and a flood plain. The land would not be viable for the purposes of the growing of crops and it is considered that the site is limited for future agricultural use due to its size/ workable area and accessibility.



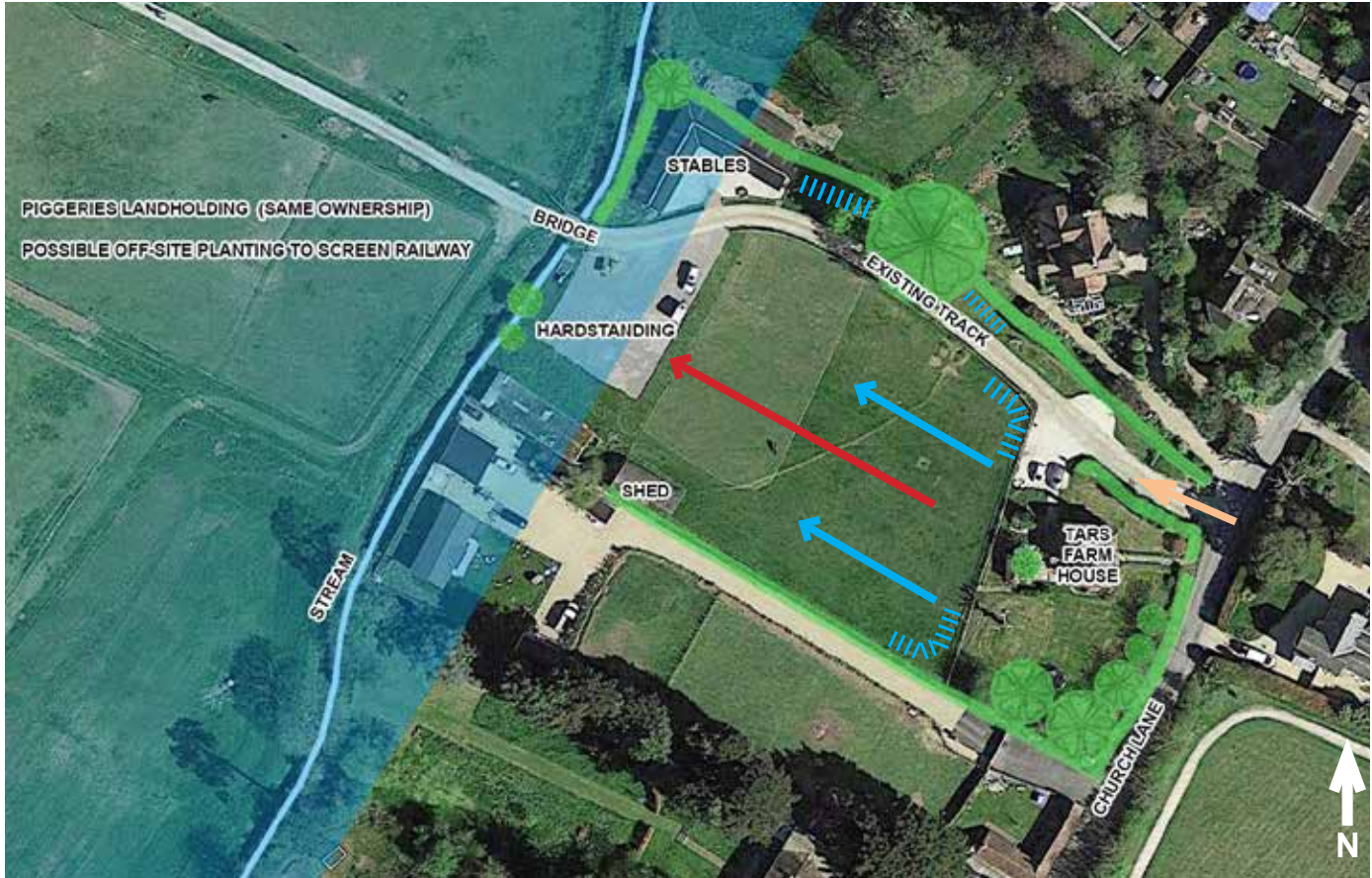
AGRICULTURAL LAND CLASSIFICATION

LANDSCAPE AND VISUAL IMPACT

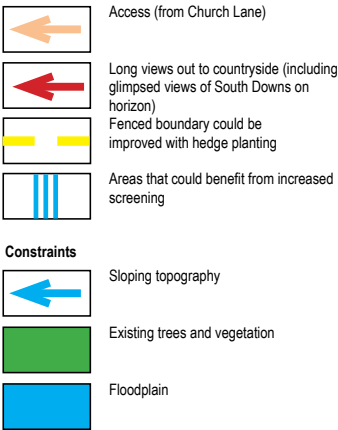
The extent of key views agreed with the LPA's Landscape Officer and a full Landscape and Visual Impact Assessment has been undertaken on this basis.

The most significant views are from the public footpath, the railway line and the settlement of Barnham. Each view has been fully assessed to establish its significance and sensitivity and the extent of the visual impact. The Assessment confirms that the site can be developed without significant adverse visual impact on the surrounding area.

- The landscape strategy has addressed the findings of the landscape character assessment whilst seeking to mitigate the visual impact of development in key views. This includes the following measures: A green infrastructure of existing trees and hedges reinforced and connected by newly planted indigenous trees and hedgerow with further areas of biodiversity improvement at the attenuation pond as well as along verge and boundary edges where longer grass swards and wildflower mixes can be encouraged;
- Tree planting to increase screening to the new development in areas identified by the LVIA as well as between dwellings, while allowing best views out for the occupants and softening those long views in that remain available; and
- Identification of planting material appropriate that fit with the settlement edge setting of the application site.



LANDSCAPE OPPORTUNITIES AND CONSTRAINTS PLAN





6.0 | SUMMARY AND CONCLUSIONS