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1.0 | INTRODUCTION

1.0 INTRODUCTION



AERIAL SITE CONTEXT PLAN

Nova Planning Limited has been instructed by Mr. Paul Voller to prepare and submit a full planning application to Arun District Council (ADC) for a 4no. dwellings together with associated works at Land associated with Tars Farm House, Church Lane, Barnham.

The purpose of this Planning Design and Access Statement is to describe the development and to provide an assessment of the proposals against relevant planning policy guidance.

This Statement should be read in conjunction with the supporting drawings and technical documentation submitted as part of the application as follows:

- Site Location Plan – Drawing Ref. 1816:2.29 (Rev A)
- Site Plan – Drawing Ref. 1816:2.20 (Rev A)
- Floorplan 1 – Drawing Ref. 1816:2.21
- Floorplan 2 – Drawing Ref. 1816:2.22
- Elevations 1 – Drawing Ref. 1816:2.23
- Elevations 2 – Drawing Ref. 1816:2.24
- Elevations 3 – Drawing Ref. 1816:2.25
- Elevations 4 – Drawing Ref. 1816:2.26 (Rev A)
- Garages Plots 1 & 2 – Drawing Ref. 1816:2.27
- Street Elevations – Drawing Ref. 1816:2.28
- Landscape and Visual Impact Assessment – The terra firma Consultancy Limited
- Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement– Eco-urban Limited
- Transport Statement – WSP
- Drainage Statement – Aquacalidus
- Preliminary Ecological Assessment – Syntegra
- Water Vole Survey – Syntegra
- Main Investigation Report – Soils UK Limited

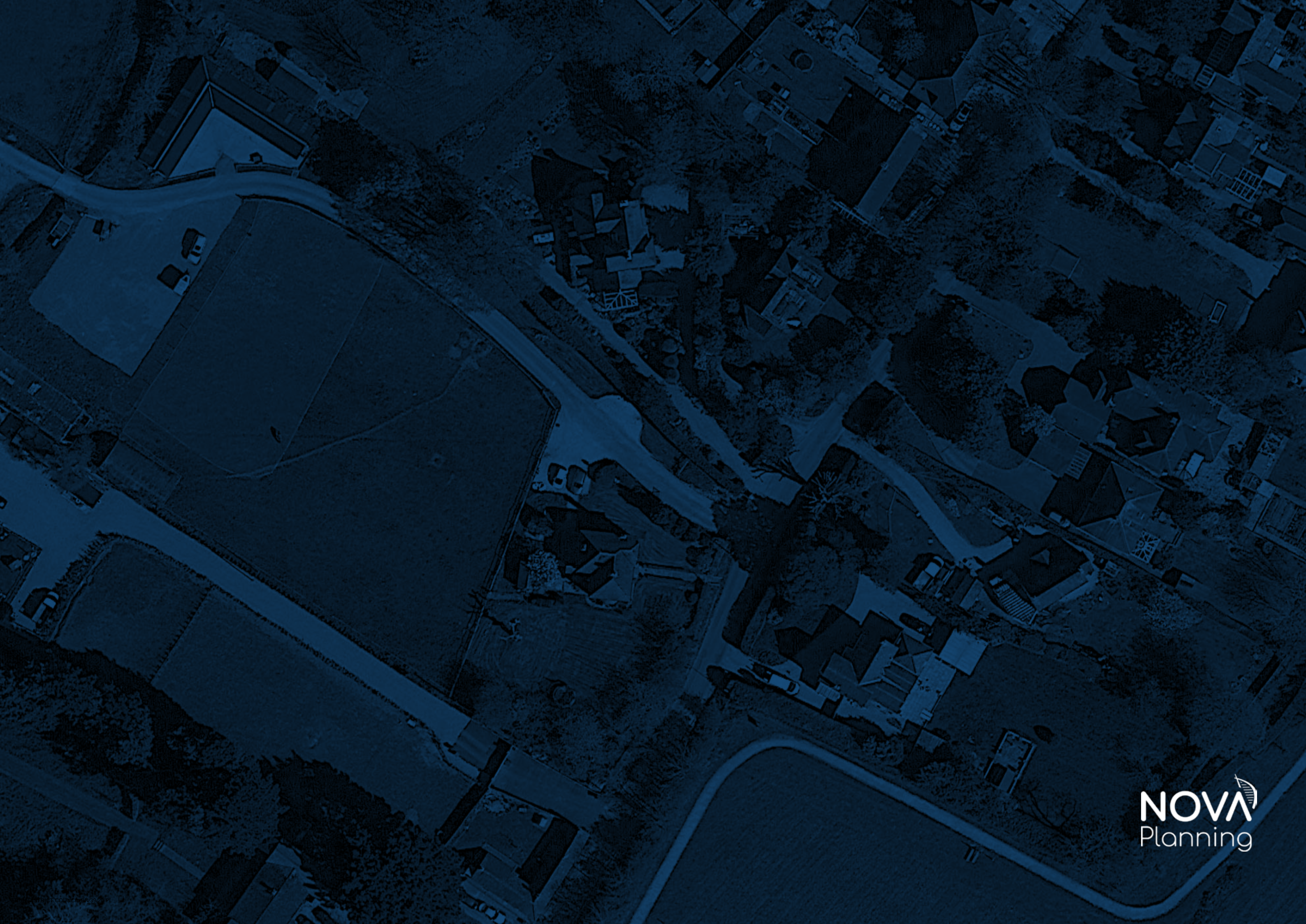
BACKGROUND

The application follows the submission of a formal pre-application enquiry to ADC in 2018 relating to a scheme of 8no. dwellings and subsequent discussions to inform a reduced scheme that is supported in principle by Planning Officers. These discussions were also used to establish the scope of technical information to accompany a planning application. Subsequent correspondence with the ADC Landscape Officer has informed the scope of the submitted Landscape and Visual Impact Assessment (LVIA). It also follows a positive pre-application response from West Sussex County Council (WSCC) in respect of the proposed access arrangements.

The submission follows two separate presentations to Barnham Parish Council (BPC), where initially the scheme for 8no. dwellings was presented and latterly the scheme for 4no. dwellings that is the subject of this application.



2.0 | SITE DESCRIPTION AND PLANNING HISTORY



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SITE DESCRIPTION

The site is located on the southern edge of the settlement of Barnham. It is situated to the north-west of Church Lane and to the rear of the property known as Tars Farm House. The site comprises land that is associated with Tars Farm House and which is currently used for residential and private equestrian purposes ancillary to the house. The site is accessed via a hard surfaced track that extends along the north-eastern site boundary.

The site location is predominantly residential in context with existing residential development adjoining three boundaries. Only the north-western boundary adjoins open (undeveloped) land and this is limited in its extent to the railway line, beyond which lies the proposed strategic development of 3,000 dwellings at Barnham/Eastergate/Westergate. This is shown on a Proposals Map extract shown at Section 3. Consequently, the site is also visually contained within the wider landscape and well related to the existing and planned pattern of development in the settlement of Barnham.

The site is not the subject of any specific designation that would restrict development and it is generally unconstrained. There is a relatively modest fall in levels towards an existing watercourse that is contiguous with the north-western site boundary. In terms of landscape features, a mixture of hedgerow and scattered trees defines the site boundaries but there is no landscaping of note within the body of the site. A strip on land on the north-western portion of the site (adjacent to the watercourse) lies partially within Flood Zones 2 and 3 according to the Environment Agency's online flood mapping (see accompanying Flood Risk & Drainage Strategy Screening Letter). The site access to Church Lane offers good visibility in both directions.



AERIAL LOCATION PLAN



FLOOD MAP FOR PLANNING



PHOTOGRAPH LOOKING SOUTH EAST TOWARDS TARS FARM HOUSE

2.0 SITE DESCRIPTION AND PLANNING HISTORY

PLANNING HISTORY

The site itself has a limited planning history aside from the establishment of the stables for private equestrian use. It is located alongside a larger landholding to the north, which includes a number of equestrian-related applications. The approval of applications for the adjoining land to the north has seen the character of the pre-application site become more formal and intensive since 2010. The following planning applications are recorded for the site (in chronological order):

Application Site Planning History:

- BN/25/10: Erect a new stable block, tack room and hay store – REFUSED (due to lack of Flood Risk Assessment)
- BN/30/10: Erect a new stable block, tack room and hay store (re-submission of BN/25/10/) - APPROVED
- EG/64/12: For a change of use for 33 acres of land adjacent to Tars Farmhouse from Agriculture to Agriculture and Equestrian. The construction of a 50m x 30m outdoor training arena (Ménage) for the schooling of horses and ponies – APPROVED
- BN/11/14: Conversion of existing agricultural buildings to form 7 No stables, a farm office/tack room and 1 No foaling box. – APPROVED

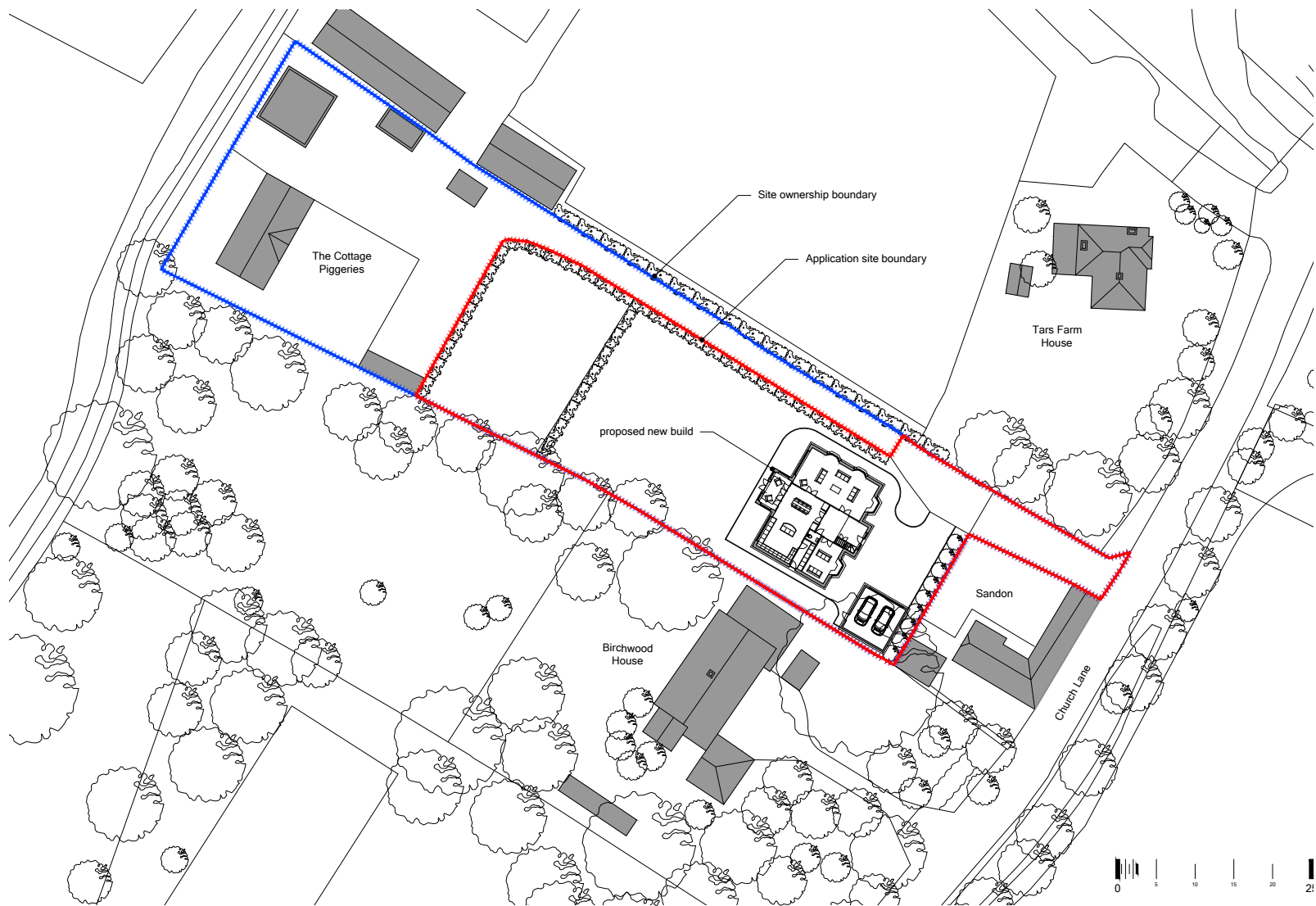
Neighbouring Site Planning History:

- BN/19/18/PL: Erection of 1 No. dwelling & separate single storey double garage. This application is a Departure from the Development Plan – APPROVED
- BN/19/19/PL - Replacement of existing residential mobile home with new dwelling & detached garage. This application is a Departure from the Development Plan - UNDER CONSIDERATION

In addition to the applications referenced above, pre-application advice was provided under PAA/31/18/163225 (Erection of 8No. dwellings). The response concluded that the proposed development was unacceptable for the following reasons:

1. Its location within the countryside coupled with the fact that the Council can demonstrate an NPPF compliant 5 year housing land supply and that the proposal is not small scale and thus does not according with policy H2 of the BENDP;
2. The scale and density of the proposed development in comparison to the character of this semi-rural location;
3. The potential for harm arising from the current layout to the TPO Oak Tree;
4. The loss of high quality agricultural land; and
5. The potential for harm to the local landscape.

Points (3) and (5) can be addressed through good layout and design and the submission of information to demonstrate how the development responds to its landscape setting. Point (4) is a matter of justification. Points (1) and (2) relate to the scale of development and these matters were discussed in detail at a subsequent meeting with the Planning Officer dated 16 August 2018. At the meeting it was agreed that a scheme of 4no. dwellings is acceptable in principle, particularly having regard to Neighbourhood Plan policy H2 and the approved development on the neighbouring site as referenced above. It was also agreed that a more informal layout would address the transitional nature of the site.



APPROVED SITE LAYOUT OF APPLICATION BN/19/18/PL



APPROVED ELEVATIONS OF APPLICATION BN/19/18/PL



3.0 | PLANNING POLICY ASSESSMENT