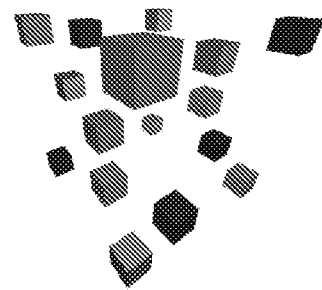


DESIGN AND ACCESS STATEMENT for

BEXSTONE HOUSE
Barnham Lane,
Eastergate
West Sussex
PO21 3RT



THE SITE

The site is located to the south side of Barnham road (B2233) with the existing house set back from the road frontage by approx. 60m and visually separated by a substantial tree screen.

In addition to the existing dwelling there are several outbuildings some of which are derelict agricultural buildings.

Bexstone house is neighboured to the West by Kinnersley ((a dwellinghouse) which accesses the highway via the driveway of Bexstone House over which part it has a right of access.

Boweries and Springfiled Nursery lie to the East of the site.

There are several Dwellings to the North of the site on the opposite side of Barnham Road.

To the south is Springfield nursery which backs onto several dwellings to the west of the site.

History

An application to demolish the existing annexe and replace with a building of the same size to use as ancillary accommodation was approved in 2015.

An application to remove the agricultural restriction was refused in 2004.

The relevant site history is as follows:

EG/30/15/CLP Application for a Lawful Development

Certificate for a proposed replacement of residential annexe to use for residential bedrooms for family and friends, bed and breakfast use and home/office/store room

Approved 18th June 2015

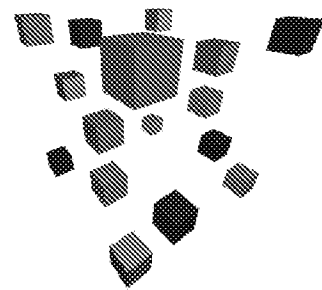
EG/97/04 Change of use to vary special condition 3 of the planning consent EG/68/69 dated 18/2/70 to remove agricultural restriction on the storage shed now to be used as a garage

Approved Conditionally

23 November 2004

EG/96/04 Change of use to vary special condition 2 of the planning consent EG/110/78 dated 6/12/78 to remove agricultural restriction on the property

Refused 23 November 2004



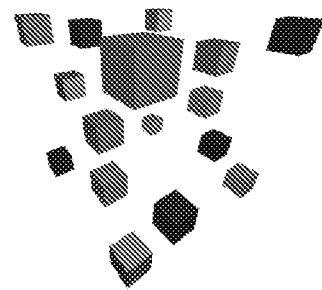
Transport Links and access

The site is served by Stagecoach bus services (rouse 66c) several times daily giving access to local shops in Westergate and Barnham and access to the national rail network at Barnham Train Station. Equally both these locations are accessible by foot in approx. 20mins in either case.

PROPOSED DEVELOPMENT

The proposal seeks demolition of the existing 3 Bedroom house and its associated outbuildings and erection of 10 new dwellings with an improved access from the B2233 incorporating Highways compliant visibility splays and potentially a Right turn lane to allow vehicles approaching from the west to access the site without impeding eastbound traffic on the B2233. The proposed new roadway would also allow access to adjoining land to the East and south of the site via the same junction.

Proposals retain a substantial tree screen to the road frontage which to all intents and purposes obscures views of the proposed dwellings from the roadway and from the existing housing on the north side of Barnham road.



PLANNING POLICY

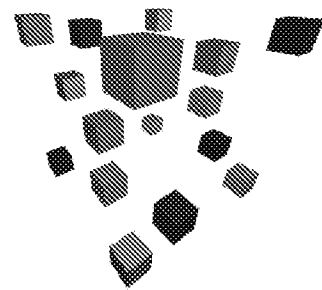
The National Planning Policy Framework, Arun District Local Plan and Emerging Plan October 2014, the Barnham and Eastergate Neighbourhood Plans are relevant to this application.

See policies GEN 3, GEN7, GEN 9, GEN 12 ANS GEN 28 of the adopted local plan,

SD SP1, SD SP2, C SP1, H SP1 2c , ENV DM4 and EMV DM5 of the emerging local plan.

The site abuts the defined built area of Eastergate but is a dwellinghouse and has not been used in any agricultural capacity for many years, it is however part of a Strategic Housing Allocation for more than 2000 new homes for Barham, Westergate and Eastergate.

The local gap between Barnham and Eastergate has been removed from SD SP3 (although proposals for the A29 link road would effectively recreate a gap between these settlements should it be implemented) and the proposals would have no impact on this.



SUMMARY

The application seeks outline permission to determine the access arrangements and the principle of developing the site for additional housing, it as within the strategic allocation for 1477 new dwellings in Eastergate, Westergate and Barnham.

The proposals will add to Arun District Councils 5 year housing supply allocation which at present has a 60% shortfall, while this site will only generate 9 additional dwellings the proposed roadway and access improvements could allow much better suited access arrangements for the Bowerries site as proposed by Domusea Ltd by removing much of the traffic conflicts on the B2233 that may generate substantial Highways issues WSCC highways have agreed in principle the proposal for a right turn lane into the site and access and visibility splay improvements. The road design is suitable for Emergency and refuse vehicles as the swept path drawings demonstrate

The Barnham/Eastergate Local Gap has been removed from the emerging Local plan as the proposed A29 Link road will effectively recreate this separation.

The Brooks nursery site (EG/29/13) granted permission for 40 new houses in the gap which to all intents and purposed was considered that Barnham and Eastergate had no clear distinction between the two in 2013.

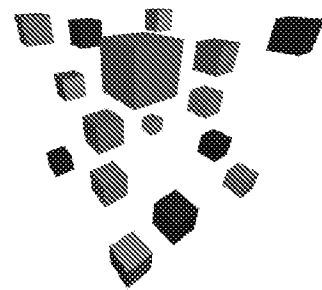
The proposals retain a substantial tree screen and vegetation zone along the southern side of the B2233 which will retain the visual appearance of a gap even though in reality none exists.

Planting to all boundaries shall be improved as the recommendations of the arboricultural report.

Dwelling Size & Scale, the housing mix, car and cycle parking provision along with refuse storage and recycling will all be according to local and national policy where appropriate and would be subject to a later detailed planning application.

The Ecological reports and surveys undertaken provide no ecological reason obstruction development, though the recommendations to enhance the boundary habitats should be part of detailed proposals.

The site is within Flood Risk Zone 1 and at low risk of flooding and is therefore suitable for consideration as housing land.



CONCLUSIONS

The proposals are only considering the principle of provision of new dwellings on the site and the access / egress arrangements.

Detailed proposals will comply with local policy in terms of density, design scale, massing and materials

The appearance of a visual 'Gap' is retained along the site frontage

The site is in a sustainable location with good access to local amenities, transport and recreation.

The proposed development would not cause significant or demonstrable visual harm nor loss of amenity to any neighbouring property or be detrimental to the character of the location.

Provision of additional housing and the potential to improve access to neighbouring housing development sites would provide a boost to Arun District Councils 5 year housing allocation,

Development of the site offers significant benefit and would have no detrimental impact to local character or amenity, outline permission should therefore be approved.