

Planning, Design & Access Statement

Detailed Planning Application for Residential Development on Land off Canal Mews, Barnham.

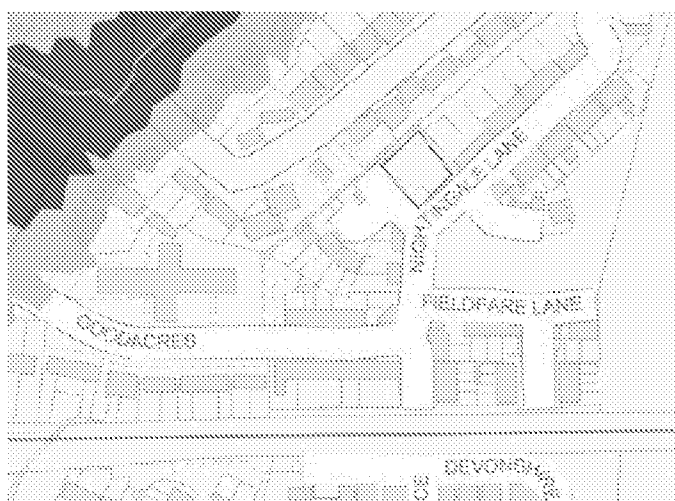
Ref 1705-08B Date 08/07/19

1.0 Site Description:

The site is 0.11 ha in area and square in shape. It is generally level with direct access from the two roads forming the south east and south west boundaries, Nightingale Lane and Canal Mews respectively. The north-west boundary is formed of an 1800m high close boarded fence with a footpath beyond and the north-eastern boundary is marked with a mature hedge. To the south is a mixture of single and two storey housing, to the east a large public 'green' space and to the north and west, bungalows. A mature tree is located in the southern corner of the site and there are saplings along to the boundary with Nightingale Lane. However none of the trees are protected by a TPO and as confirmed in the ecological appraisal of Lizard Landscape the site comprising short mown grass has no ecological importance.

It is within the built up area boundary of Barnham in the adopted 2018 Arun District Local Plan and the 'Made' Barnham and Eastergate Neighbourhood Plan 2014. The entire area enjoys a highly sustainable location with local schools, shops services and facilities including Barnham Rail Station all within a 5-10 minute walking distance.

As shown in the plan below reproduced from the Environment Agency, the land is also within flood zone 1 which is the least liable to flood.



2.0 Planning Policy Context

Relevant planning policy is set out in the 2018 National Planning Policy Framework NPPF2, the adopted Arun District Local Plan 2011-2031 and the Barnham and Eastergate Neighbourhood Development Plan “Made” by Arun District Council in 2014. Both plans comprise the development plan for this application.

National Policy

The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the 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are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless: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 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 the Framework taken as a whole.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision taking as planning law requires that applications for planning permission shall be determined in accordance with the development plan unless material considerations indicate otherwise.

In the case of this application the development plan comprises the Arun Local Plan adopted in 2018 and the Made Barnham & Eastergate Neighbourhood Plan. As explained below, the proposal is not in conflict with either Plan as both take a permissive stance towards new housing within existing built up areas.

This is a common objective shared with other policy in the NPPF. Section 11 for instance is wholly concerned with policy which makes an effective use of land and paragraph 118 states that planning policies and decisions should encourage multiple benefits from urban and rural land, give substantial weight to the value of using suitable brownfield land within settlements for homes and support the development of under utilised land and buildings.

Paragraph 123 also states that developments should make optimal use of the potential of sites and seek an uplift in the average density of residential development for urban areas. Accordingly, when considering applications for housing it advises authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight where they would otherwise inhibit making efficient use of a site as long as the resulting scheme would provide acceptable living standards.

In our view, the above guidance from the NPPF is wholly supportive of the application proposal for 3 additional dwellings on vacant underused land within an established residential estate at Barnham.

Adopted 2011-2031 Arun Local Plan

The Arun District Council Local Plan 2011-2031 was adopted in July 2018. The Plan makes provision for over 20,700 dwellings including a windfall allowance of 847 units. The application site represents a small windfall opportunity as it is a site not specifically identified in the Local Plan for development but being within the existing built up area, is nevertheless suitable for new housing in principle. Policy SD SP2 of the local plan deals with built up area boundaries and states:

Policy SD SP2

Built-up Area Boundary

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

There are no other policies of the local plan which prevent SD SP2 applying to the application proposal. For instance the land is not constrained by flood risk, biodiversity, trees or landscape and is not identified as a local open space or amenity area in the Plan.

The application complies with policy D SP1 as the layout makes an efficient use of land and reflects 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. Energy efficient design is covered by policies ECCSP1 and ECCSP2. Policy D DM2 provides guidance on internal space standards and it advises that regard must be paid to nationally prescribed space standards. For single storey 2 bed bungalows, the national standard is 61m² for a 3 person or 70m² for a 4 person dwelling. The proposed bungalows are 70m² each in accordance with the standard.

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. 2 car parking spaces are provided for each bungalow and secure cycle parking is provided within the sheds in the rear gardens. All policies are therefore complied with.

Barnham and Eastergate Neighbourhood Plan

At the local parish level, the Barnham & Eastergate Neighbourhood Plan was 'made' in 2014. Whilst the Plan now requires review to align with the new 2018 Local Plan, its development control policies are still relevant.

Policy ES1 deals with flood and drainage and states that planning permission should only be granted for new development subject to a condition that no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority. The site is not at risk of flood and a connection to the mains foul water sewer can be provided

from the site. An easement zone for the future maintenance can be provided and this is shown on the layout plan 1705-01F accompanying the application.

The site is not an identified local green space in the Neighbourhood Plan. The bungalows comply with policies ES5 and ES6 which deal with design and local character respectively. In accordance with ES10, no trees or hedgerows are lost and the bungalows will incorporate energy efficient design (Policy ES11). Car parking is provided in accordance with Policy GA4. All units are 2 beds and Policy H3 encourages the provision of 1 and 2 bed units in accessible locations. Good quality outdoor amenity space is a requirement of H5. The layout provides adequate garden space commensurate with the size of each bungalow. Each unit will incorporate water efficient fixtures and fittings such as dual flush/ low flow WC's and low flow shower heads where fitted all in accord with policy H7.

Overall therefore the proposal complies with national policy, Local Plan and Neighbourhood Plan policy. The site is located within a built up area of Barnham and secures the optimum use of an otherwise underused piece of land. The introduction of 3 bungalows can be accommodated without causing harm to adjacent residential amenity from overlooking or overshadowing and adequate separation distances are maintained.

3.00 Evaluation:

The site is on the edge of a modern housing development and is adjacent to existing bungalows on Halliford Drive, Nightingale Lane and Canal Mews.

The shape of the site presents an opportunity for efficient use of the land and generous separation distances with adjoining owners can be achieved in order to respect their privacy. An existing sewer crosses the site but this to be diverted in order to provide the proposed layout. An easement zone for the future maintenance of the sewer will to be provided.

4.00 Design Principles:

The provision of bungalows on this site reflects the character and scale of the surrounding area. The dwellings will be built to high thermal standards in order to conserve energy and by careful management of the construction process reduce material waste. Low water use appliances will be fitted to make better use of valuable resources.

Secure cycle parking will be provided within sheds in the rear gardens in order to promote more manageable forms of transport.

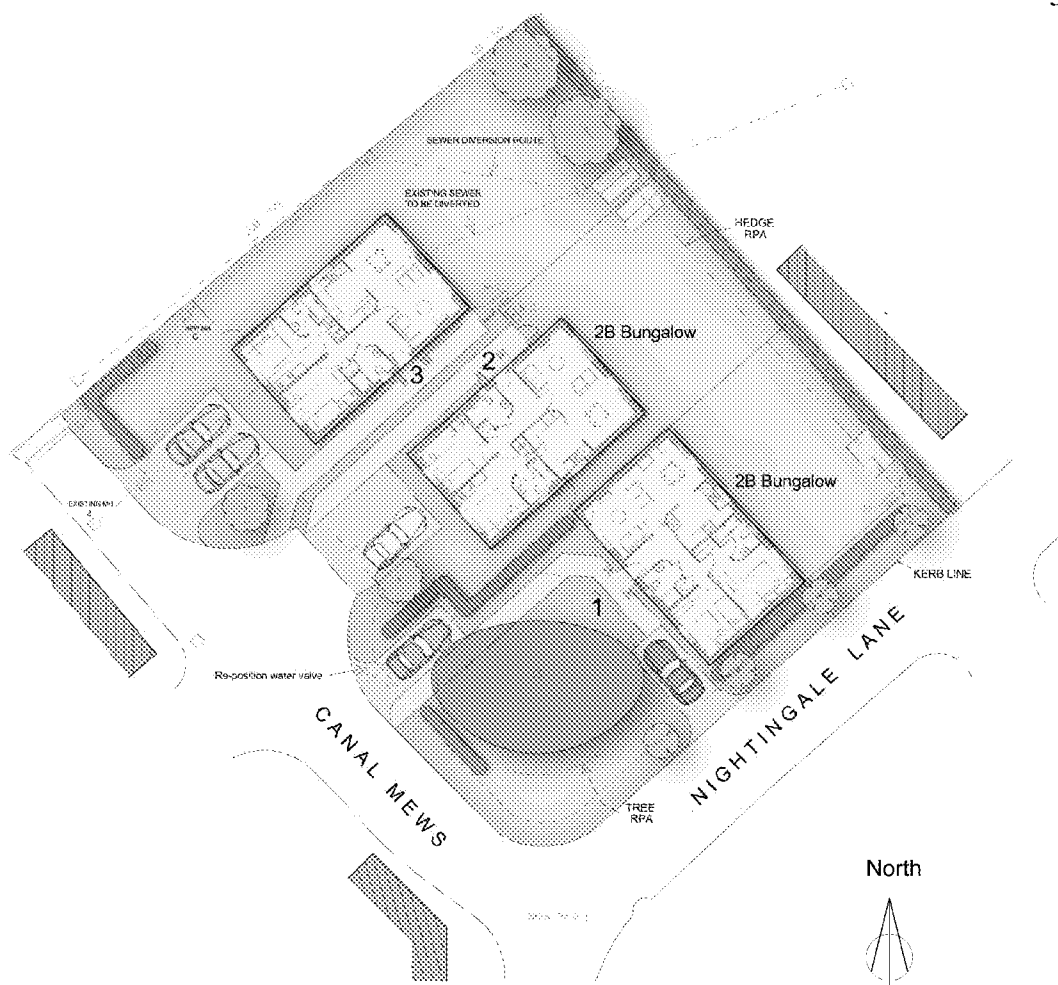
5.00 Amount of Development:

3 No two bedroom bungalows each with a GIA of 70 sqm are proposed.

6.00 Layout:

The orientation, layout, scale and form reflect the character of the immediate area. Access is directly off Canal Mews with each bungalow having 2 car parking spaces within their curtilage. The layout provides generous private gardens and makes the best, most efficient use of the site given the constraints and opportunities. The proposed bungalows will meet local demand for single level living.

The distances to and juxtaposition with the surrounding houses has been considered in relation to overlooking & new planting will reinforce the existing landscape structure.



Site Plan

7.00 Scale:

The bungalows have the following parameters: 7.25 m wide x 11.7 m long x 5.3 m dpc to ridge.

8.00 Landscaping:

Native species hedges & new trees are proposed to soften the development. Permeable block paving will form the driveways and paving slabs the paths. 1.8m close boarded fencing will separate gardens.

9.00 Appearance:

The architectural style reflects the local vernacular featuring pitched roofs under tiles/slate, stock brick walls with contrasting brick plinth, window arches, cills & string courses. Side hung casement windows are subdivided into smaller panes. These good quality durable materials are designed to provide interest and character retaining their appearance over the life of the dwellings.

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