

The Cottage Piggeries, Church Lane, Barnham, PO22 0DB

Design and Access Statement

on behalf of

Mr and Mrs Albert Brazil

Detailed Planning Permission is sought for the erection of a new build dwelling (1.5 storey) with separate 1.5 storey double garage at The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB.

fifty point eight
ARCHITECTURE+INTERIORS

Stocklund House, East Street, Chichester, West Sussex, PO19 1JE

The Cottage Piggeries, Church Lane, Barnham, PO22 0DB

July 2019

Design & Access Statement

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This Design & Access Statement has been prepared in support of a detailed planning application by Albert and Rosie Brazil for a new dwelling at The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB.

This Design & Access Statement is submitted in support of the application, pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, and should be read in conjunction with the submitted application forms, certificates, plans and supporting documents. The application seeks detailed approval for the erection of one dwelling, including a nearby replacement garage building, on land owned by the applicant and within the same site ownership boundary as a recently-approved two-storey dwelling (planning reference: BN/19/18/PL)

The Application Site and its relationship with the land owned by the applicant is identified on the adjacent aerial photograph.

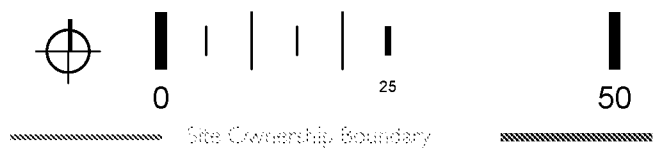
The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposals.

The approximate area of the Application Site is 0.11 hectares (1153 sqm).



Aerial Photograph of the Application Site

Application Site Boundary



The Application Site

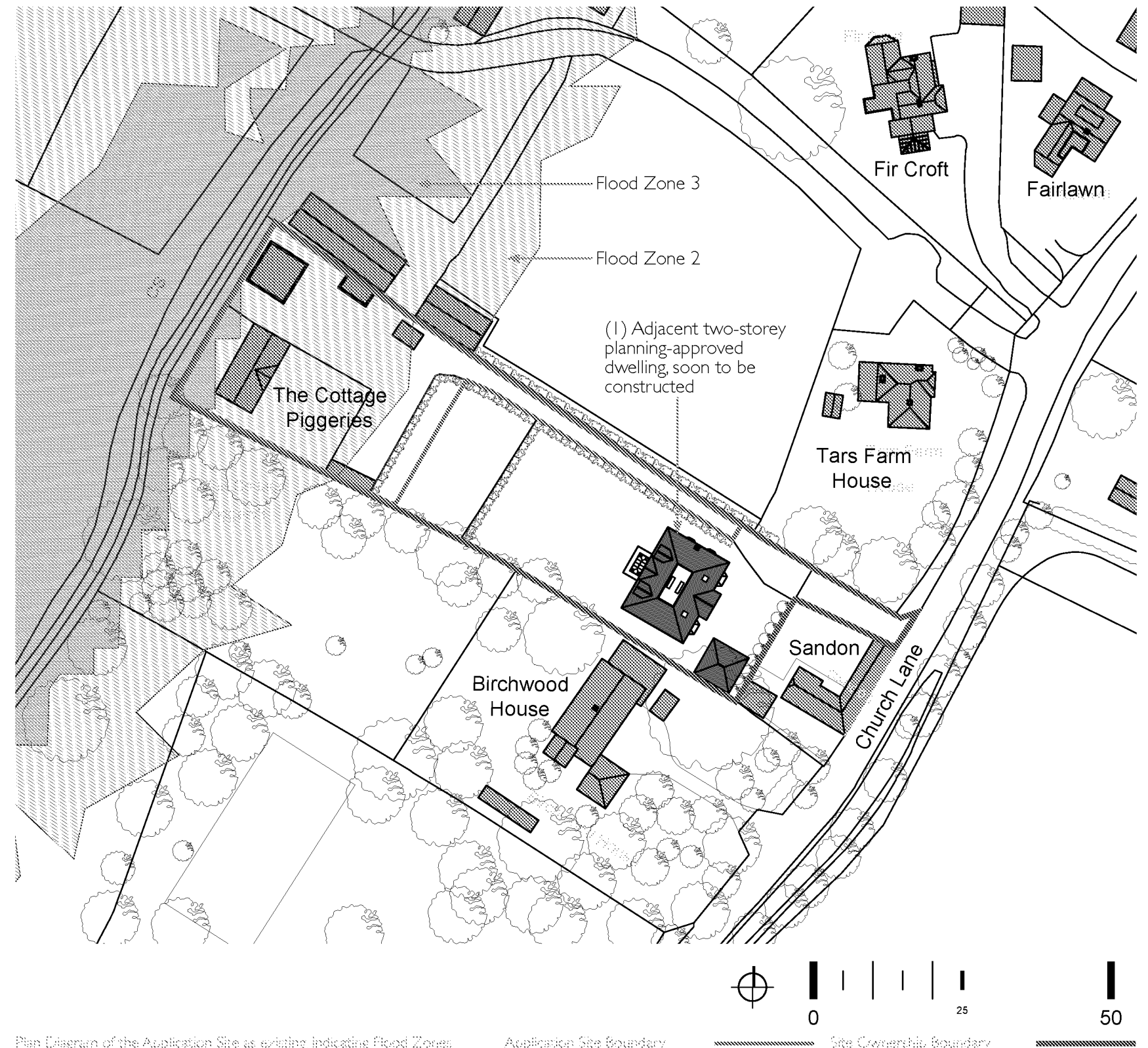
The Application Site forms a pocket of land to the rear of the site ownership area, separated from Church Lane to the east by occupied sites: Birchwood House and Sandon are located to the south east, Tars Farm house is located to the north east. An adjacent dwelling is soon to be constructed to the south east of the application site (1), located within the same site ownership boundary, having recently received planning approval. The application site extends away from Church Lane in a North Westerly direction.

The site is bounded along its southern boundary (with Birchwood House) by mature trees, close boarded fencing and extensive hedging. A high level hedge and close boarded fencing bounds the northern boundary to Tars Farm House. The Eastern boundary to Sandon is similarly lined with close boarded fencing and Willow tree saplings. It is intended that the existing hedge to the east of the application site should be replanted at the newly conceived eastern boundary indicated. The land is not agricultural.

The Application Site is approximately 0.11 hectares (1153 sqm) and constitutes approximately equal areas of hardstanding and lawn. There is an existing 3-bed mobile home alongside several outbuildings, which this application proposes to replace with a smaller 1-bed mobile home. The new property will be a three bedroom detached home accessed via the existing driveway with parking located on a new area of hardstanding to the north-west of the proposed dwelling. A replacement garage building will provide additional parking space. Both new buildings will be of consistent style and appearance.

The Application Site lies outside the Built-Up Area boundary for the village of Barnham.

The rear of the Application Site (where the existing mobile home is located) is located within Flood Zone 2 (medium probability of flooding). However the proposed location of the new dwelling is officially classed by the EA as being in Flood Zone 1 (no flood risk). The replacement garage will be located in the same area as an existing outbuilding in Flood Zone 2.



Plan Diagram of the Application Site as existing indicating Flood Zones

Application Site Boundary

Site Ownership Boundary



the Cottage Piggeries - View to North West



Tars Farm House - View to North East



Sandon - View to South East



Birdwood House - View along southern site boundary, (blank side elevation is just seen)



Site access - View from Church Lane (Sandon to left)



Sandon - view above fence shows windows, facing site boundary (blank gable wall not seen)

Character of the Surrounding Area

The application site is located along a linear stretch of residential development which extends in a south-westerly direction from the Built-Up Area boundary for Barnham Village. The surrounding area is predominantly rural in character, with nearby clusters of residential development.

Dwellings immediately surrounding the application site are mainly detached, although there are more semi detached and terraced dwellings where Church Lane meets Yapton Road, to the north east of the site. Although there is no prevailing dwelling style in the area, as emphasized by the mix of properties from various periods of construction, red brick is seen as a common building material. Plot sizes and shapes also vary.

Site Location

The Application Site is located on the west side of Church Lane, Barnham, at PO22 0DB. Grid references are 495924E and 104076N.

Barnham village lies to the north of the Application Site. Here can be found local shops and services including several convenience stores, a post office, pharmacy, beauticians, opticians and multiple fast food establishments. The local pub, the Murrell Arms, is located at the end of Church Lane, where it meets Yapton Road. The village also boasts a local primary school - Barnham Primary School - and a well-regarded secondary school, St Philip Howard Catholic School.

A busy train station and two bus stops located just outside it, on Barnham Road, are within walking distance of the application site. The station offers rail services to multiple nearby towns including Chichester, Bognor Regis and Littlehampton, and further afield to London, Brighton, Southampton and Portsmouth. The bus stops serve routes 85/ 85a and 66/ 66a which provide links to nearby Arundel, Chichester, Bognor Regis, Eastergate, Oving and Walberton, amongst others. The buses operate 1-2 hourly services, Monday to Saturday.

The Application Site is well served by the larger towns of Chichester, Bognor Regis and Littlehampton which lie to the west, south and east of the site at a distance of approximately 13, 11 and 10 km respectively. These nearby places offer the full range of services and amenities of a substantial town, including primary and secondary schools, doctors, dentists, hospital, solicitors, accountants, banks, restaurants, supermarkets, off-licences, convenience stores, garages, petrol stations, various religious places of worship, etc.



Application Site Boundary

National Planning Policy Framework (NPPF) July 2018 Revision

The NPPF sets out the framework for plan making and decision taking at the local levels and is the foundation for all planning policy within England. The NPPF is a material consideration and is relevant to the determination of this application.

Throughout the NPPF there is the emphasis that there should be a “*presumption in favour of sustainable development*” (on an economic, social and environmental basis). The following excerpts are thought to be relevant to this application.

Paragraph 11 states that development proposals that accord with an up-to-date Development Plan should be approved without delay. Where the local plan is out of date, permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework.*”

Paragraph 23 requires local plans to establish “*broad locations for development [which] should be indicated on a key diagram, and land-use designations and allocations identified on a policies map.*”

Paragraph 38 states that “*local authorities should approach decisions on proposed development in a positive and creative way... [working] proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers...should seek to approve applications for sustainable development where possible.*”

Paragraph 59 introduces section 5 of the NPPF - ‘*Delivering a sufficient supply of homes*’: “*...it is important that a sufficient amount and variety of land can come forward where it is needed... and that land with permission is developed without unnecessary delay.*”

Paragraph 61, also relating to housing supply states that “*the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including...families with children... and people wishing to commission or build their own homes.)*”

Paragraph 67 states that local planning authorities should:

- “*have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- *specific, deliverable sites for years one to five of the plan period; and*
- *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan*”

Paragraph 78 advises that “*to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities... where [it] will support local services.*”

Paragraph 79 explains that “*planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply...*

- c) *the development would re-use redundant or disused buildings and enhance its immediate setting...*
- e) *the design is of exceptional quality, in that it...*
 - *Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*”

Section 9 ‘*Promoting sustainable transport*’ advocates the pursuit of opportunities to promote walking, cycling and public transport. Paragraph 103 states that “*... development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes... However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-taking.*”

Paragraph 117 relates to ‘*Making effective use of land*’, specifically previously developed or ‘brownfield’ land. Paragraph 118 states that planning policies and decisions should “*...give substantial weight to the value of using suitable brownfield land within settlements for homes*” and should “*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where...available sites could be used more effectively.*”

Paragraph 124 under ‘*Achieving well-designed places*’ states that “*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 127 goes on to explain that “*planning policies and decisions should ensure that developments will add to the overall quality of the area, create a sense of place, optimise the potential of the site, respond to local character and be visually attractive.*”

Paragraph 131 states that “*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 with the overall form and layout of their surroundings.*”

Paragraph 133 of the NPPF states: “*The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*”

Paragraph 143 states that “*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*”

Paragraph 145 of the NPPF explains that, generally, the construction of new buildings in the Green Belt should be regarded as inappropriate. Exceptions to this include:

- d) “*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*”

Paragraph 155, in relation to ‘*Planning and flood risk*’ states that “*inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk*”.

Development Plan Policies

The Arun Local Plan 2011-2031 was adopted on 18th July 2018. The Barnham and Eastergate Neighbourhood Plan, adopted 2014, also applies to this application.

Arun District Draft Local Plan (2011-2031)

Policy SD SP1, *Sustainable Development*, states that “*when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible...*”

Policy SD SP1a, *Strategic Approach*, states that Arun District will “*provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure*” and that they will “*encourage the effective use of previously developed land...provided that it is not of high environmental value.*”

Policy SD SP2, *Built-up Area Boundary*, serves to protect against inappropriate and unnecessary development outside the built up area boundary (which defines urban areas from that of the countryside); development outside the boundary will be permitted where it is in accordance with the criteria specified in Policy C SP1 so that the countryside is recognised for its intrinsic character and beauty.

Policy C SP1, *Countryside*, gives exceptions to development outside the built-up area boundary. Development will only be permitted in the countryside where it is “*...in accordance with other policies in the Plan which refer to a specific use or type of development.*”

Policy LAN DM1, *Protection of landscape character* states that “*development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.*”

Arun’s Local Plan strategic objective for *Housing Delivery* is to “*plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District’s housing requirements and the needs of Arun’s residents both urban and rural...*”

Policy H SP1 aims to facilitate the provision of sufficient housing in Arun. The Arun District Council Local Plan complies with the NPPF’s requirement to provide a supply of specific deliverable sites (with a suitable buffer), sufficient to provide a (minimum) five year housing supply; “*there are targets for each five year period but these deliver the whole plan target of at least 20,000 homes by 2031. For the purposes of calculating the District’s five year housing land supply a 20% buffer is applied to reflect persistent under delivery...*”. The Plan allocates strategic housing sites capable of accommodating more than 300 dwellings alongside a provision for non-strategic sites which accommodate less than 300 dwellings and are allocated through Neighbourhood Plans.

Policy H DM1, *Housing Mix*, states that “*The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites...*”

Policy H SP3 regards *Rural Housing and Exception Sites*.The Policy only applies when the housing need cannot be met on allocated housing sites or in the built up area boundary.The Policy confirms that proposed developments will be permitted where they meet all of the following criteria and are consistent with all other Local Plan policies:

- a) “the site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey and will contribute towards meeting that identified need;
- b) the exception site is adjacent to an existing built-up area boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- c) the proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character...”

Policy D SP1, *Design*, aims to create and promote development which is of high quality. It states that “all development proposals should seek to make the efficient use of land but reflect the characteristics of the site and local area in their layout, landscape, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design...”

Policy D DM1, *Aspects of Form and Design Quality*; the plan states that proposals should give consideration to the following:

- 1. “Character - make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
- 2. Appearance/ attractiveness - demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
- 3. Impact - have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
- 4. Innovation - raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so...
- 14. Scale - the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.
- 15. Aspects of form and design quality - development should also comply with the Arun District Council Design Guide.”

Policy T SP1, *Transport and Development* - this policy encourages development which “promotes sustainable transport, including the use of... public transport... and the cycle, pedestrian and bridleway network.”

Policy T DM1, *Sustainable Travel and Public Rights of Way* - this policy states that “new development must ensure...access to public transport services, the public right of way and cycle networks.”

Policy W SP1, *Water*, supports developments that are “appropriately located, taking account of flood risk and [promoting] the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduce the creation and flow of surface water...”.

Barnham and Eastergate Neighbourhood Development Plan, (2014-2029)

Paragraph 4.2.1 - “Barnham and Eastergate Parish Councils will take a positive approach to their consideration of development.”

Paragraph 4.2.3 - “Where the development plan is silent in relation to a particular proposal, or out of date, permission will be granted unless any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against specific policies in the NPPF and the NPPF taken as a whole.”

Paragraph 5.1 Flooding and Drainage

Policy ES1 *Flooding, drainage and new development* states that “new development should aim to reduce the overall level of flood risk in the area. Development... will not be supported without clear evidence of there being no flood risk... arising from the carrying out and use of the development and... planning permission will only be granted subject to a condition that no development shall commence until full details of the proposed drainage schemes for surface and foul water ...have been submitted to and approved by the planning authority.”

Paragraph 5.2 - The Location of New Development

Policy ES4, *Protection of Open Views*, requests that “open views towards the countryside or across open spaces will be maintained if possible...local people value the connection they have with the open countryside.”

Paragraph 5.3 - The Design of New Development

Policy ES5, *Quality of Design*, states that “all new development with the parishes should be of a high quality design” which should respond to the specific character of the site and its local surroundings to create a sense of place. Policy ES6, *Contribution to Local Character*, states that “new development should contribute positively to the character of the two villages, and should reflect the design qualities of their time” Policy ES8, *Buildings* should be designed to reflect the three-dimensional qualities of traditional buildings, states that buildings “should be designed as a three dimensional whole”, integrating design features (such as bay windows) and considering material choices from the beginning.

6.1 - Connections Within the Villages

Policy GA1, *Connection to Sustainable Transport*, states that “new developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.”

9.3 - Design of New Housing Development

Policy H2, *Windfall sites* explains that permission will be granted for small residential developments on infill and redevelopment sites subject to meeting other policies of the plan.

Policy H4, *Integration of new housing into surroundings*, stresses the importance of high quality design to ensure that new housing is fully integrated into the community and its facilities.

Policy H5, *Outdoor Space*, advocates the provision of good quality outdoor amenity space, suitable for the size, type and location of dwelling.

Principle of Development

The site is located outside the Built-Up Area Boundary for Barnham Village, where there is a presumption against inappropriate development, in accordance with Policy SD SP2 of the Arun District Council Local Plan, 2011-2031, adopted July 2018.

However, Policy SD SP1a (*Strategic Approach*) states that the Council will encourage the effective use of previously developed land. This supports paragraph 79 of the NPPF which states that an argument for permitting development outside the Built Up Area Boundary is if the development would reuse redundant or disused buildings and enhance its immediate setting, or be of exceptional design quality. Although the development proposes to replace the buildings, rather than reuse them, it is considered to greatly enhance its setting through the contextual relevance of its design. Further to this, paragraphs 117 and 118 relate to making effective use of land, which includes the development of 'previously developed' or 'brownfield' sites to contribute towards identified housing needs.

Policy LAN DM1 (*Protection of Landscape Character*) of the Local Plan explains that new development should respect the landscape characteristics and natural features of the area. The proposed dwelling maintains adequate separation distances from its neighbouring properties - the planning approved scheme within the same site ownership boundary, Birchwood House and Sandon.

Policy ES4 in the Barnham and Eastergate Neighbourhood Development Plan (*Protection of Open Views*) emphasises the importance of maintaining open views to the countryside. It is not envisaged that the proposed development should greatly impede on existing views into or out of the site given its sloping nature - the site slopes downwards from Sandon and the road - and the level of screening from existing boundary hedges and mature trees.

Policy H SP1 (*Strategic Housing, Parish and Town Council Allocations*) designates Barnham as a location for the allocation of strategic housing sites. This shows that Barnham is an area where a need for housing has been identified - the local Plan calls for the provision of 2,300 new homes in the Barnham/ Eastergate/ Westergate area. The current Neighbourhood Plan does not appear to make any provision for non-strategic sites (for smaller developments).

Policy H SP1 of the Arun District Council Local Plan complies with Paragraph 23 in the NPPF, which in turn relates to Paragraph 67 in the NPPF. Paragraph 23 discusses the need for local authorities to identify *“broad locations for development”*. Paragraph 67 states that local planning authorities should prepare *“a strategic housing land availability assessment, [identifying] a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”*

The SHLAA and Employment and Economic Land Assessment (EELA) have been combined by Arun District Council to create a Housing and Economic Land Availability Assessment (HELAA). According to the HELAA, the land immediately adjacent to the application site, at *“(Cottage Piggeries and) Tars Farm House”* (ref. 45) is listed as being developable; although outside the Built-Up Area Boundary, it is considered suitable for housing *“because of its accessibility to facilities, job opportunities and public transport”* and capable of *“[contributing] to the creation of a sustainable, mixed community.”*

Policy H DM1 (*Housing Mix*) explains that *“the Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites...or on appropriately sized sites that are capable of being serviced.”* The existing mobile home on site already boasts a mains sewage, water and electrical connection.

Policy H SP3 (*Rural Housing and Exception Sites*) applies when the housing need in an area cannot be met on allocated housing sites or in the built up area boundary. The following criteria, listed under the policy, are considered to be relevant to the application site:

- a) *“the site is located within a Parish with an identified level of housing need;*
- b) *the exception site is adjacent to an existing Built-Up Area Boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;*
- c) *the proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character...”*

This application proposes that the described development meets the above criteria and can therefore qualify for development as a 'rural exception site': the site is within close proximity to the Built-Up Area Boundary for Barnham and to the village's range of services; the designation of Barnham as a location for development (to include new housing) is relevant to *“an identified level of housing need”*, as is the addition of a 20% buffer to the five year housing land supply due to persistent under delivery of sites; the proposed design is contextually appropriate and well considered.

The proposed development complies with Policy D SP1 (Design) and Policy D DM1 (Aspects of form and design quality) given the thorough and context-based approach towards the development of a design proposal which is appropriate to the area, giving due consideration to character, appearance, impact (including adequate separation distances from neighbouring properties) and scale. Policies ES5, ES6 and ES8 from the Barnham and Eastergate Neighbourhood Development Plan also apply; these policies similarly demand high quality design which is contextually responsive - the proposed dwelling has been designed as a three dimensional whole to incorporate design features such as projections and dormer windows.

Given the proximity of the site to public footpaths, which lead from south west on Church Lane towards West Barnham/ Eastergate and west to Yapton, and also to the village centre with a range of varied services and amenities, the proposed development supports the health and wellbeing of its future occupants. This relates to Policy T SP1 (*Transport and Development*), encouraging development which reduces the need to travel by car and Policy T DM1 (*Sustainable Travel and Public Rights of Way*), supporting development which gives easy access to public transport and public rights of way. A similar policy within the Barnham and Eastergate Neighbourhood Development Plan is Policy GA1, which advocates new developments which integrate and connect with the village, providing access to public transport and to the social, community and retail facilities in villages.

Although the development is set close to the boundary with Flood Zone 2, it is considered to be appropriately located in Flood Zone 1, in line with Policy W SP1

of the Local Plan and Policy ES1 of the Barnham and Eastergate Neighbourhood Development Plan. As a residential development, it is classified as a 'more vulnerable' land use, which is appropriate within Flood Zone 1; it replaces the existing mobile home, which is classified as 'highly vulnerable' and is located within Flood Zone 2. This complies with paragraph 155 of the NPPF which recommends that development should be directed away from the areas at highest risk of flooding.

A Site Specific Flood Risk Assessment should not be necessary as the development occupies less than 1 hectare of land and is located within Flood Zone 1, however the information included within this report contains information on appropriate flood protection measures which have been integrated into the design. There is no anticipated increase to surface water run off since the proposed development is a replacement dwelling for the existing buildings on site which are to be demolished. However, appropriate drainage control systems (soakaway) will also be put in place as a contingency measure to deal with surface water drainage.

The appendices (maps) to the Strategic Flood Risk Assessment for Arun do not include the development site within the expected future Flood Zone 3, taking into account climate change for fluvial events. The site is also not included in the areas impacted by surface water run-off flooding and is not indicated as a flood warning area. The application site and the surrounding area of Barnham is shown to be an area susceptible to the emergence of groundwater; owing to a high water table throughout the area; this map does not show the likelihood of groundwater flooding occurring - only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

In conclusion, this application puts forward that the proposed site is suitable for development despite being outside the Built-Up Area Boundary for Barnham. It will be more visually appealing, contextually responsive and better located in relation to Flood Zones than the buildings which already exist on site. Additionally, it is considered to be 'sustainable' in the context of this report, particularly from an environmental and social perspective, including easy access to an improving range of local amenities. Finally, the proposed design reflects the character of the surrounding area in both its scale and appearance.

Site Opportunities and Constraints

An evaluation of the opportunities and constraints of the Application Site was carried out prior to the start of the design process. These are summarised as follows:

Opportunities:

- Proximity to a range of shops, services, social and community infrastructure.
- Access to bus and train services.
- Access to public footpaths, leading from south west on Church Lane, providing direct links to West Barnham, Eastergate and Yapton.
- Potential to encourage alternative modes of transport (other than car).
- Provide a high quality development.
- Provide additional family sized housing for the local market.
- Provide a pattern of development which is in keeping with its surroundings.
- Opportunity to provide a replacement dwelling which is more in-keeping with the local context and more visually attractive than the existing buildings.

Constraints:

- The proposed site is located outside the Built-Up Area Boundary for Barnham.

Sustainability Assessment

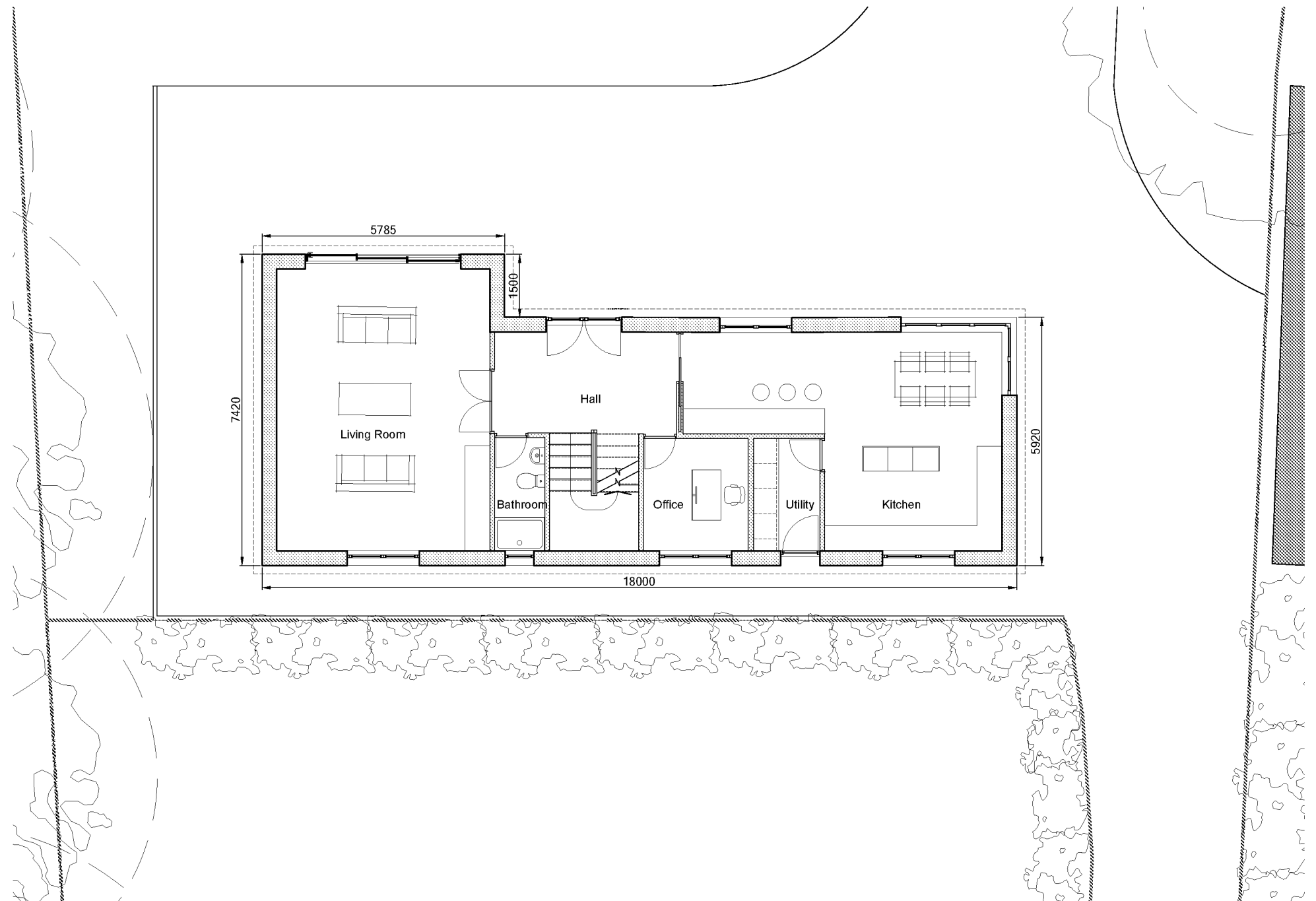
Although we acknowledge that the application site lies within a countryside location, this should not automatically bar it from development; rather, the test is whether the development will be sustainable. It is considered that, assessed against the guidance set out in the NPPF, the application site is suitable for residential use, due to:

- its proximity to the Built-Up Area Boundary and to a range of local amenities;
- the lack of visual impact to neighbouring properties and community residents arising from development at this site.

Aside from its countryside designation, there are no other notable constraints that relate to this site.

As noted above, the application site is well served by local infrastructure. The site is accessible by a range of public transport modes, with good access to neighbouring settlements via public rail and bus services. In addition, the majority of local services and amenities are located within a 1 km walk of the application site.

There is an existing mobile home located within the site ownership boundary, which achieved planning permission on 19th June 2014 (BN/22/11).



Proposed Ground Floor Plan

Application Site Boundary



Use of the Site

The Application Site is located outside the Built-Up Area Boundary for Barnham village.

It is proposed that the Application Site be developed with a single, new-build, detached dwelling, in keeping with its setting with no loss of amenity for adjacent properties.

It is anticipated that vehicular movements will be unchanged as a result of the proposal, given that there is no change of use from the occupancy of a single family.

Density of Development:

The application proposes one dwelling: a 1.5 storey, three bedroom house with an adjacent double garage; both structures are to replace existing structures on site.

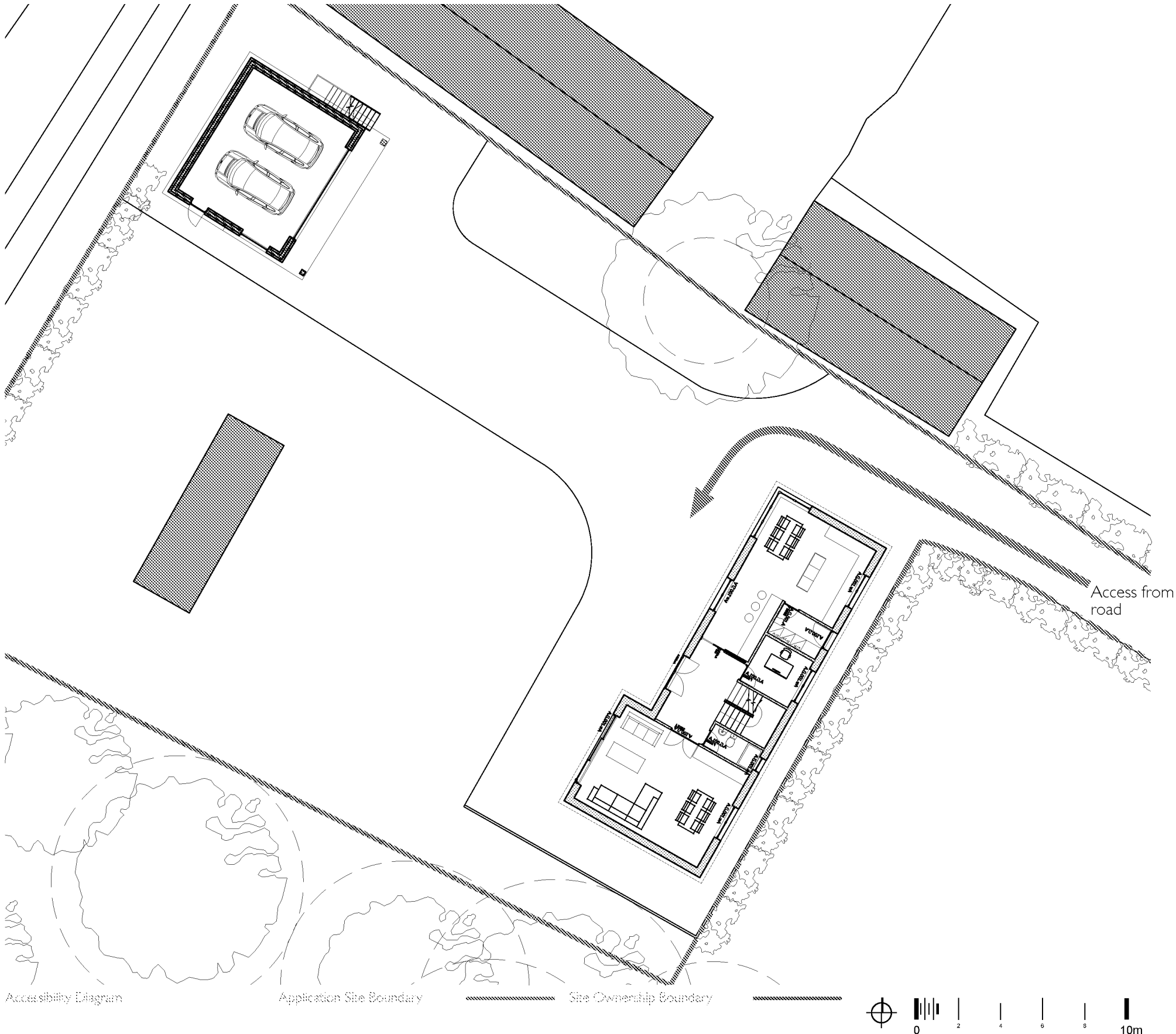
The dwelling will retain its own private amenity space. The driveway will be shared with another dwelling contained within the same site ownership boundary. A new double garage will be capable of safely accommodating two parked cars.

Access

The Application Site is accessed from Church Lane, three hundred metres from Yapton Road which is a Class B Road. Bus stops are located 500 metres to the north of the site. The residential curtilage of the proposed dwelling provides a private driveway, visitor's parking and space for turning.

Due to the low vehicle movements a Transport Assessment is not required.

Access to the site and dwelling will be unrestrictive, every area is designed to be accessible and available to people with disabilities. Accessible thresholds will be incorporated and ramps can be accommodated to enable wheelchair access. All features will be designed to facilitate use by all. The dwelling has been designed in accordance with Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.



Layout and Scale

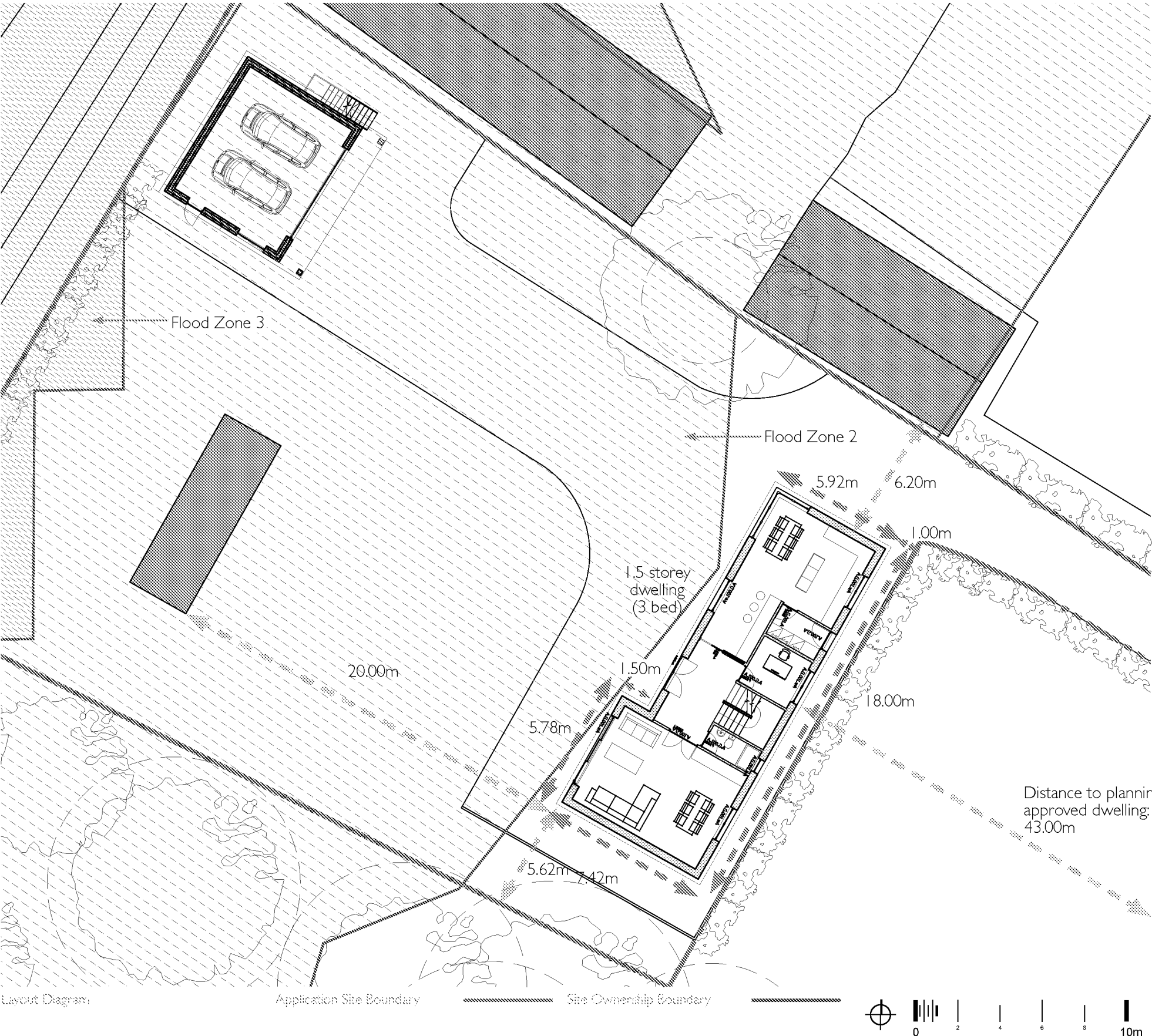
The proposal seeks to ensure no significant harm to the amenity and privacy of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect.

Adequate separation is provided from nearby properties, ensuring that the privacy between the habitable rooms of all properties is maintained. The principal windows of the proposed dwelling are located on the north west elevation, overlooking the rife; windows located on the south east elevation are 43m from the nearest 'windowed' elevation on the planning-approved dwelling.

The layout aligns the proposed dwelling with the south west and south east boundaries of the plot, with the principal elevation orientated towards the north west. The building has been carefully located to allow sufficient clearance from the root protection areas of adjacent trees and so that it is located outside flood risk zones 2 & 3. The proposed location within Flood Zone 1 is an appropriate location for development of this nature.

The proposed dwelling is 7.42 metres wide (at its widest point) and 18 metres long. The proposal creates a massing with a footprint (Gross External Area) at Ground Floor level of 115.23 sqm.

The scale and massing of the proposed dwelling has been derived from that of other dwellings commonly found in the area in order to provide consistency of development and character. To minimise disruptance to the views from the planning-approved dwelling towards the east, the proposed development is 1.5 storeys with a pitched roof and dormer windows at first floor level. The fall of the site also contributes towards minimising this disruptance. The proposed maximum ridge height is 6.5 metres above ground level.



Appearance

The mature trees, hedges and close-boarded fencing, particularly on the south western and north eastern boundaries to Birchwood House and Tars Farm house respectively, will provide good screening of the new dwelling. The fall of the site and reduced ridge height (as a result of the building's 1.5 storey design) will lessen the proposed dwelling's impact when viewed from the planning-approved dwelling.

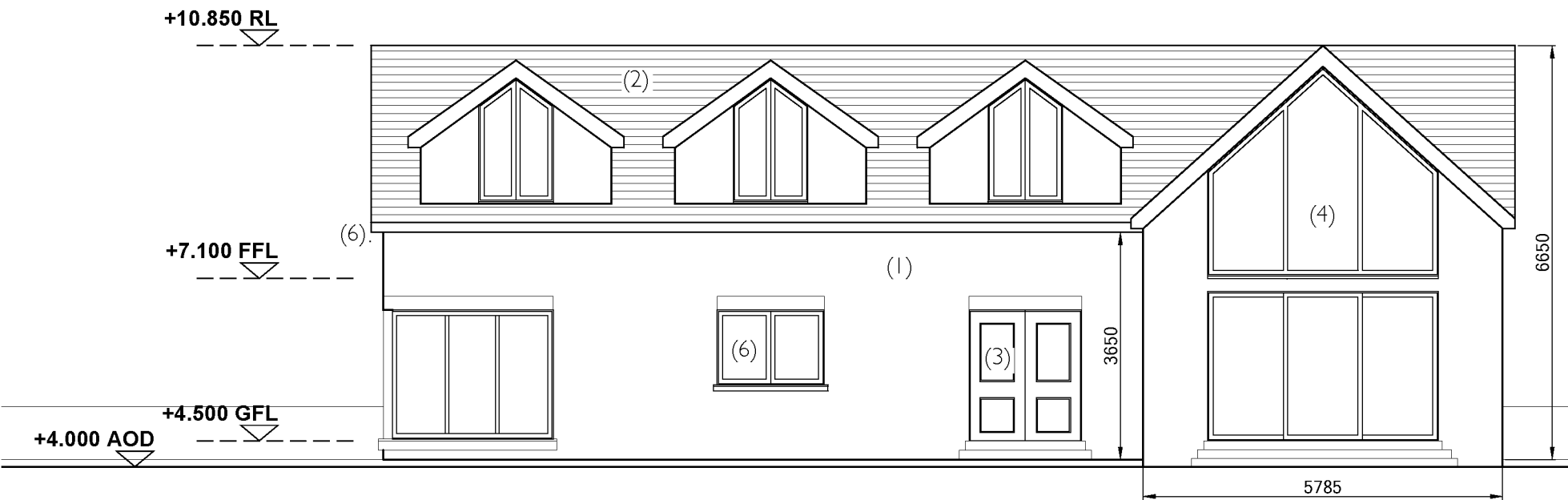
The proposed dwelling's architectural style has been designed to complement the scale and character of the site context, which contains varied, detached, two-storey, chalets and bungalows within large plots, from various periods of construction.

The proposed materials include:

- White self coloured render elevations (1);
- Blue/ grey natural slate roof covering (2);
- Painted timber doorsets (3);
- Grey aluminium window frames with sealed double glazed units (4);
- Grey uPVC window frames with sealed double glazed units (5)
- Black uPVC rainwater goods (6).

Secured by Design: New Homes 2010

The 2010 edition of Secured by Design: New Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates and low rise apartment blocks up to a maximum of five stories above ground level. The design and layout and physical security sections of this edition can be applied to both new and refurbished homes, regardless of their existing or future tenure. The proposals have had regard to the design principles advocated by the guidance.



Proposed Front Elevation



Sustainability

Sustainability should be considered as a combination of the following factors:

- Economic Sustainability - social benefits, transport benefits and employment benefits
- Social Sustainability - health & wellbeing, safety, satisfaction, form and space, access, amenity and inclusion
- Environmental Sustainability - air quality, noise, land use, water, ecology & cultural heritage, design & operation and transport
- Natural Resource Conservation - materials, water, energy, land use and waste

Sustainability has to start at the preliminary design stage, to work with a development's surrounding environment and not against it. Consideration must be given to the shape, form, orientation and function of buildings and how they will interact with each other. Carbon, water and waste are clear means by which the sustainability can be measured.

The impact of a building's position, facade materials and size on its energy efficiency must all be considered, followed by how much energy will be needed and how it will be produced.

The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should all be monitored through method statements.

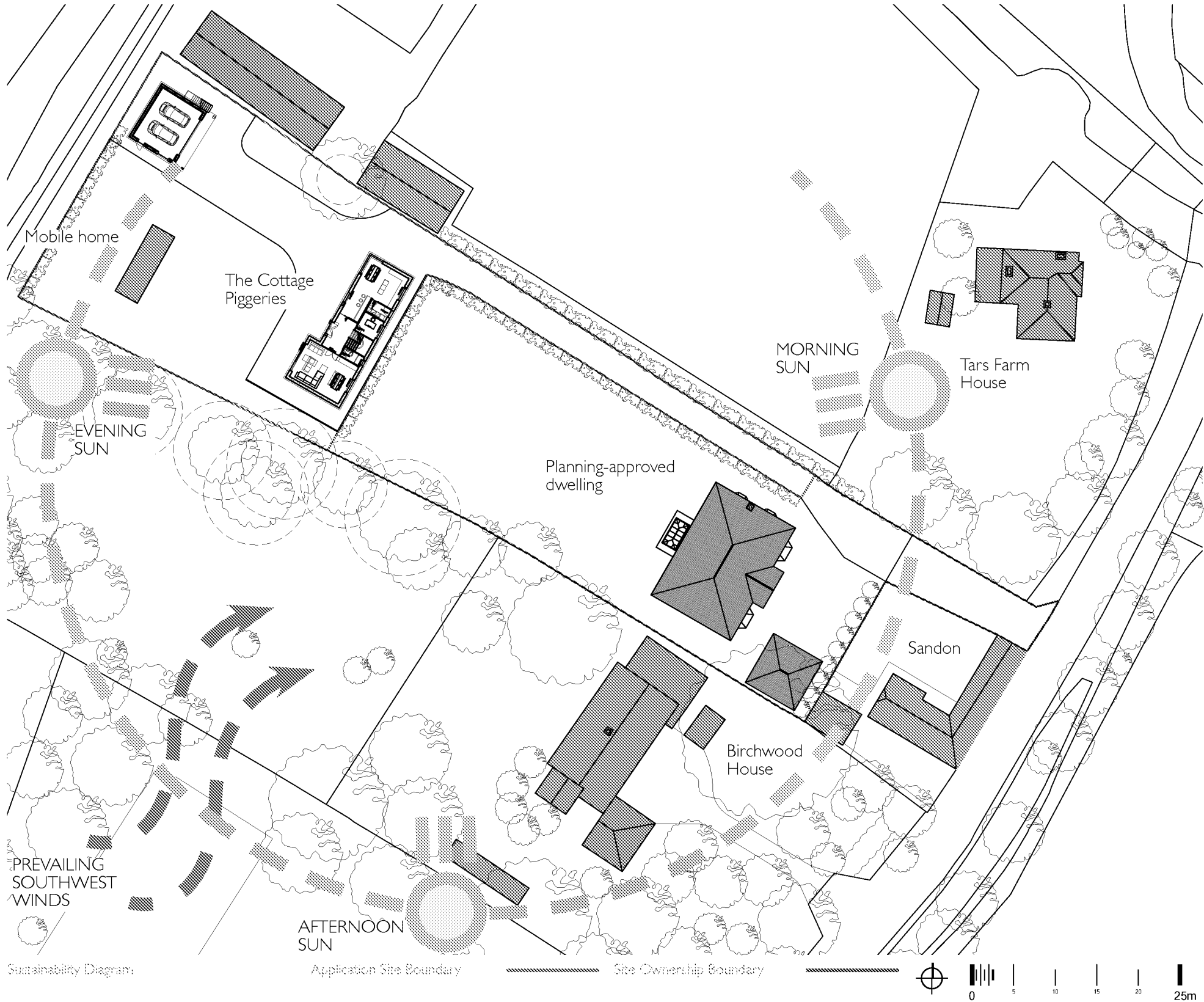
The environmental effects of the dwelling will be minimised through an ongoing process of assessment and input into the design. As such, the construction and operation of the development has been designed to minimise its environmental effects.

The dwelling will utilise rainwater harvesting technology for purposes other than human consumption, by incorporating an approved (Titan type) underground holding tank to retain rain water which will be used for the purposes of WCs, washing machines and garden irrigation. The entire roof area of the dwelling will drain to the holding tank located within the dwelling's curtilage. The tank would be capable of accommodating all rainfall events up to the 1:100 year (+30% climate change) return period storm.

The property will connect to the existing mains foul drainage system.

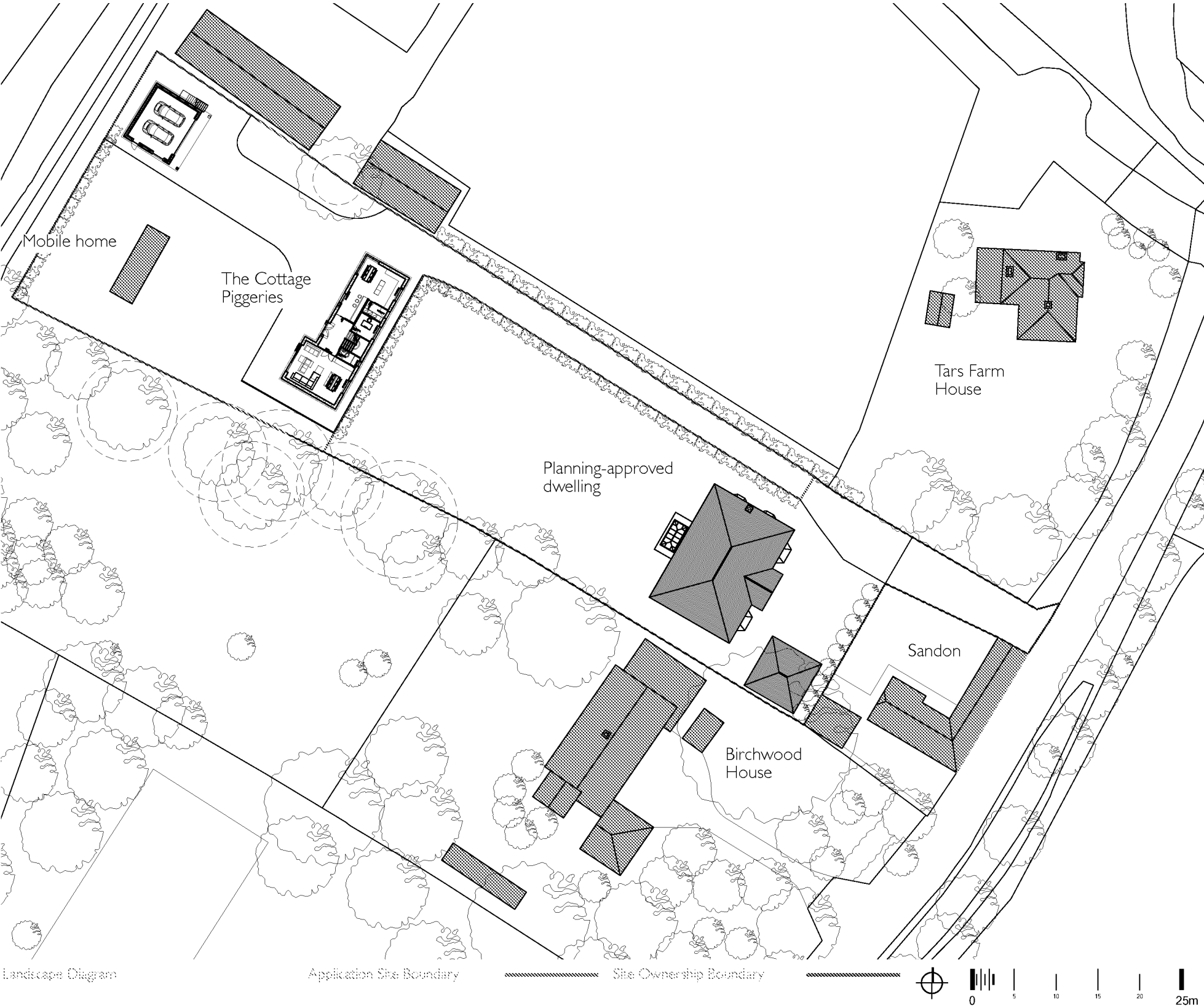
Refuse and Recycling

Provision will be made within the kitchen for separate storage of refuse and recycling. Bin storage will be provided for in the garage; bins will be moved to the agreed collection point, as existing.



Landscape Strategy

The garden area of the new house would be mainly laid to lawn with additional boundary hedging, trees and shrubs where appropriate. These would consist of native species.



Developable Area

The primary ambition in arboricultural terms for the development of the Application Site is the retention of the existing trees and hedgerows; it is not expected that the proposed development should significantly or detrimentally impact upon them. The existing hedge to the east of the application site should be replanted at the newly conceived eastern boundary indicated (1). All boundary hedgerows, particularly as indicated (2), right, will be infilled to ensure continuity. This will assist in retaining the existing character of the site and providing environmental benefits, alongside the extensive screening benefits already discussed.

BS5837 defines a root protection area for retained trees based on their stem diameter within which there should be no disturbance of soil or other activity which may cause harm to their well being. The building has been carefully located outside the root protection areas of adjacent trees. (3).

Tree Protection Measures

All retained trees will be protected in accordance with the principles set out in BS5837. The detail of these measures will be specified once the detailed development proposals have been prepared. The positioning of tree protective barriers will be specified separately for any demolition and construction phases of the proposed development.

BS 5837 does not prescribe protection measures for hedges but due notice will be taken of on site and boundary hedges; construction activities including excavations and increases in soil levels will be kept at an appropriate distance away from the hedge plants, where practical to do so.

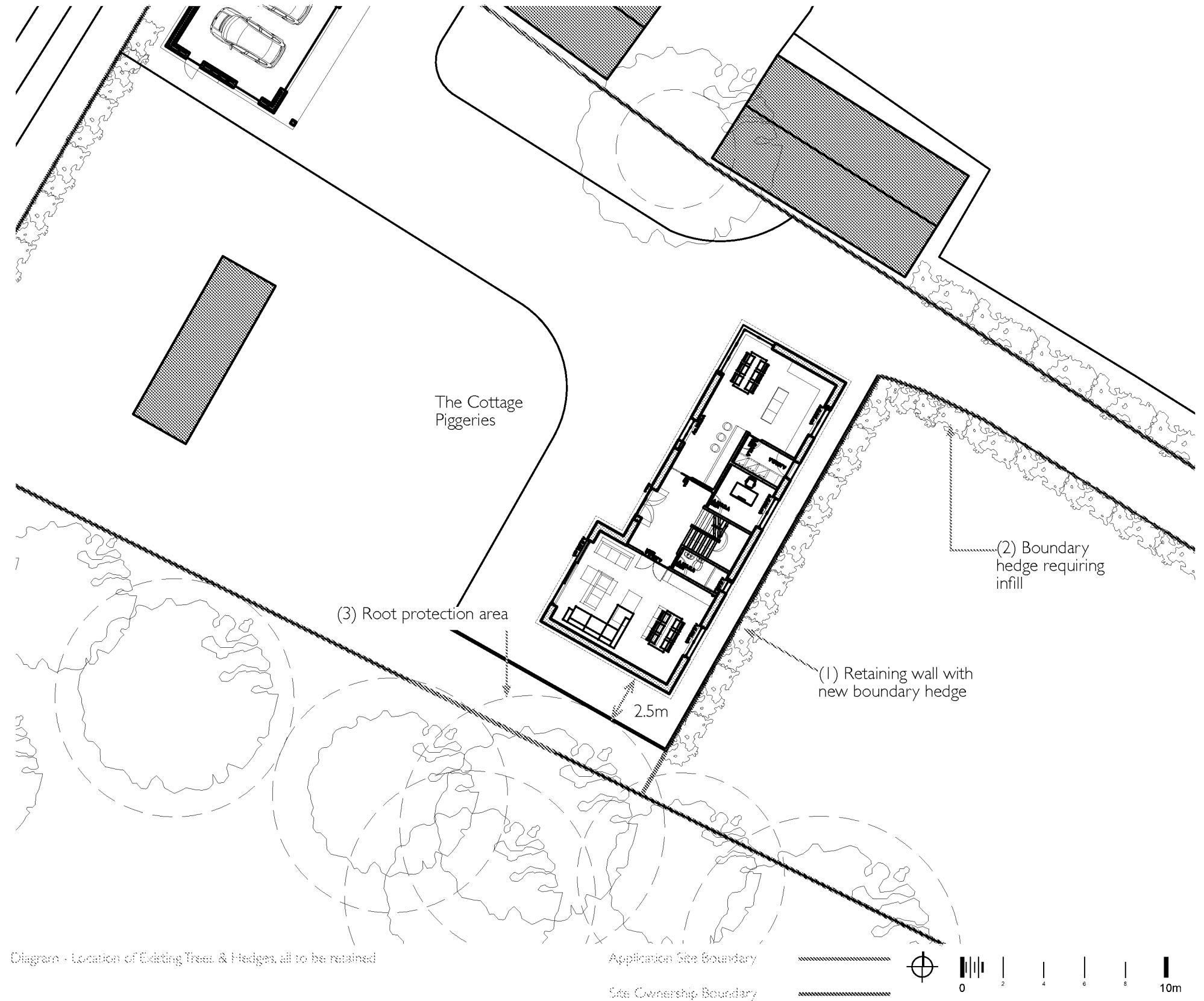


Diagram - Location of Existing Trees & Hedges, all to be retained

The Environment Agency Flood Map for Planning (Rivers and Sea) shows that the majority of the application site, lying to the West of the proposed dwelling, is classified as a combination of Flood Zone 2 (0.1% Annual Exceedance Probability) and Flood Zone 3A (1% Annual Exceedance Probability).

In order to increase the resilience of the property against flood risk, the following measures will be incorporated into design and construction.

The new finished floor level will be at least 300mm above the adjacent ground level. The damp proof course (DPC) will also be least 300mm above the ground level.

These levels for the new ground floor meet the requirements of the Environment Agency's current standing advice for vulnerable developments.

The floor construction of the proposed dwelling will be a solid concrete slab with insulation and screed over. A damp proof membrane will be taken below the insulation and solidly bonded to the DPC at the edge condition. The walls will be rendered external block with internal block cavity construction.

All electrical services will be fed from high level.



Conclusion

This proposal has been informed and led by a detailed assessment of the site and surrounding area and the relevant planning policy to ensure the scheme adopts the key themes as stipulated within the NPPF.

The location for the development is sustainable; despite being outside the Built-Up Area Boundary for Barnham, the site's proximity to a growing range of shops, services and local amenities ensures that future residents are not car dependant, also encouraging an active lifestyle.

The application site is owned by the applicant. The proposed replacement of the existing z e outbuildings is considered to be appropriate grounds for development, especially given that the new dwelling is not materially larger than those it replaces. It would be designed to a high standard using quality materials informed by the local context to ensure that the proposal complements the neighbouring properties and reinforces local distinctiveness; it would enhance the character of the site.

The development does not result in any reduction of openness, given the sloping nature of the site and the extensive screening by existing mature trees, hedgerows and high level close-boarded timber boundary fencing.

For the reasons stated in this statement it is requested that the Case Officer assessing this proposal looks upon the application favourably.

