

The Site

The site lies south west of Barnham Village, located on the north side of Highground Lane, it is made up of grassland, currently classed as agricultural with relatively flat topography. There is an existing vehicular/pedestrian entrance from Highground Lane with a track leading to an area of hard-standing where there are two mobile timber buildings and a small timber barn. The eastern side of the access track has been planted with a laurel hedgerow, with further laurel hedgerow planting to the boundary fronting Highground Lane and to part of the north-west boundary. The surrounding area is a mixture of residential, equestrian and agricultural, the site itself lies in-between residential development. There is a public footpath that runs across the northern end of the site.

Access

No changes to the access are proposed.

The Proposal

The proposed application is for a replacement barn on the same footprint as the existing barn to securely store a tractor that is used to maintain the land. The ground level will remain unchanged so there will be no increase to flood risk to the sithe site and its surroundings. [See Fig. 1 Site Layout]. Externally, the barn will be clad in horizontal timber with a brick plinth and a profiled metal roof.

Ecology & Landscaping

No changes are proposed to the site therefore there is no impact to the existing ecology, biodiversity or landscape.

Relevant Planning History

- 1] BN/93/21/PL - 1 No. 5 bed detached dwelling with ancillary parking and bin storage. REFUSED 31.08.21
- 2] BN/53/25/PL - Change of use from agriculture to recreation/leisure use for private use. This application may affect the character and appearance of the Church Lane, Barnham Conservation Area, affects a Public Right of Way, is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development. REFUSED 01.07.25

Noise Impact Assessment

There is no proposed change of use therefore no changes in current noise levels.

Heritage Statement

The boundary of the Church Lane Conservation Area is located to the south east boundary of the site and is described in Arun District Council's Supplementary Planning Guidance Conservation Areas [adopted October 2000] as being surrounded by agricultural land, having a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate. To the south east and north west boundaries are small tributary water courses which has the risk of fluvial flooding.

Flood Risk

The site lies within Flood zone 3 [refer to the separate Flood Risk Assessment submitted with this application]. However there is no increase in the footprint of the barn or hard-standing from what is there currently so there will be no increase in flood risk else where.

The site is fairly flat and low lying with winter water ground levels likely to be high, therefore attenuation will be the most appropriate solution, allowing water to be discharged into the existing watercourse at a slower, controlled rate.

Conclusion

The proposal for replacement barn will not have a negative impact on existing trees or landscaping or be visually intrusive or impact the amenity of neighbouring properties. The proposed barn is small in scale and located within the footprint of the current timber animal feed store. The proposal has also taken into consideration all relevant National and Local Planning Policies.



Fig 1. Proposed Site Plan [nts]