



LAND AT CHURCH LANE, BARNHAM

DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT
AUGUST 2025



Above: Aerial View of the Site [nts]



1. INTRODUCTION

1.1 This document has been prepared on behalf of clients, Mr & Mrs A Brazil in support of a Full Planning Application for the change of use of land from agriculture to create 4no. permanent private gypsy plots with associated parking, landscaping and facilities on land off Church Lane, Barnham

The applicant has local connections to the area with the proposed plots intended for the applicant's children so that they can remain in the area.

The Design, Planning and Access Statement [DAS] 'tells the story' of how the proposal has emerged following the iterative analysis and design process, which included the assessment of the site, its context and evaluation of constraints and opportunities. This document demonstrates the way a high quality, sustainable development responds to the site and the local context.

The development proposals set out on the following pages reflect current guidance on creating high quality development.

The DAS should be read in conjunction with the whole planning package, including the supporting information which make up the application suite.

2. THE SITE

2.1 The site is accessed by two gated vehicular entrances from Church Lane and is located between Minstrels Barn to the south west boundary and a field to the north eastern boundary, with Little Meadow beyond this field. The north western boundary is formed by a watercourse with a bridge crossing for the public footpath that runs centrally through the site from Church Lane, a separate application for the diversion/exstinguishment of a public right of way [PROW], under S257 Town and Country Planning Act.

The boundary fronting Church Lane is enclosed by a low flint wall with some trees to the southern corner of the site.

The site is made up of grazed grassland, currently used for the applicants donkeys. There is a mobile field shelter located at the front of the site.

The application site is approximately 1.7 ha and lies outside of the built up area boundary for the village of Barnham and within the jurisdiction of Arun District Council.

The site lies within the Church Lane Conservation Area and is around 600m south of Barnham village centre.



Above: Site Photographs



3. CHARACTER & AMENITIES

3.1 Character of the Surrounding Area

The surrounding area to the site is rural in character and development is typically in a linear form. Generally the adjacent dwellings are large detached dwellings within generous plots, further away to the east, located on Yapton Road is a recent housing development called Windmill View consisting of detached, semi detached and terraced properties. Generally north of Church Lane, the density of dwellings increases and dwelling sizes and plots are more modest. Dwellings are constructed with a mixture of materials including brick, render, flint and tile hanging with slate and clay tile roofs, there is a mix of period and architectural styles none of which are predominant.

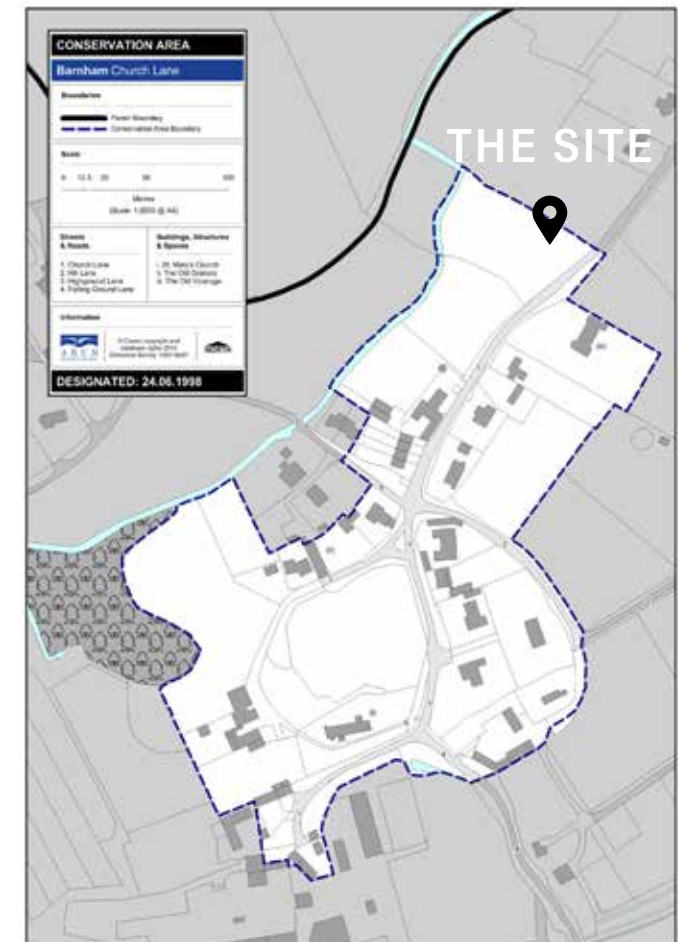
There are two schools within Barnham Village, Barnham Primary School with a 'Good' rating from Ofsted and St Phillip Howard Catholic School which has an Ofsted rating of 'Outstanding'.

3.2 Local Amenities

Barnham village offer a number of local amenities including a pub, convenience stores, takeaways, hairdressers, opticians and a pharmacy. There is also Barnham train station and two bus stops within walking distance of the site, providing access to nearby towns of Chichester, Bognor Regis which provide a wider range of amenities, together with services further afield to Brighton, London, Portsmouth and Southampton.

3.3 Heritage Statement

The site is located within the Church Lane Conservation Area 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.



Above: Church Lane Conservation Area

4. PLANNING POLICIES

4.1 Planning Policy

Below and on the following page are the key relevant planning policies at both national and local level:

Planning policy for traveller sites [PPTS]- Updated 12 December 2024

The PPTS should be read in conjunction with the National Planning Policy Framework [NPPF]. Both the PPTS and NPPF have recently been revised, under the new policies, some of the long standing barriers to the development of Gypsy and Traveller sites will be reduced, with a revised planning policy definition which is more inclusive and reflective of the accommodation needs of Romany Gypsies and Irish Travellers. Some of the key changes introduced in the NPPF and PPTS include:

- A more permissive approach to development in the Green Belt [where certain criteria are met], including for Gypsy and Travellers sites.
- If a local planning authority has not identified land to meet the 5 year supply of pitches, granting planning permission is now more likely [as is also the case for other forms of development].
- Expanding the planning definition of a Gypsy or Traveller, regardless of whether they are living a nomadic way of life, which better reflects current accommodation needs of many Gypsies and Travellers.

The updated planning definition is as follows:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling [showmen] or circus people travelling together as such.

Paragraph 28 states the following:

If a local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites, the provisions on paragraph 11[d] of the NPPF Framework apply. Local planning authorities should consider how they could overcome planning objections to particular proposals using planning conditions or planning obligations including:

- a) limiting which parts of a site may be used for any business operations, in order to minimise the visual impact and limit the effect of noise
- b) specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events)
- c) limiting the maximum number of days for which caravans might be permitted to stay on a transit site



4. PLANNING POLICIES

4.1 Planning Policy cont...

National Planning Policy Framework [NPPF] - December 2024

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

2. Achieving Sustainable Development

The presumption in favour of sustainable development Paragraph 11-

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) 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:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

4. Decision Making

Paragraph 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible

5. Delivering a sufficient supply of homes

Rural Housing

Paragraph 83- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

9. Promoting Sustainable Transport

Paragraph 110- The planning system should actively manage patterns of growth in support of these objectives. Significant 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. This can help to reduce congestion and emissions, and improve air quality and public health. 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-making

4. PLANNING POLICIES

4.1 Planning Policy cont...

12. Achieving well-designed places

Paragraph 139- Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) 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 in with the overall form and layout of their surroundings.

14. Meeting the challenge of climate change, flooding and coastal change

Planning & Flood Risk

Paragraph 176- Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments

Local Level Planning Policy

Arun District Draft Local Plan [2011- 2031] Adopted in July

Relevant Policies that have been considered in relation to this application:

6. Sustainable Development

Policy SD SP1- Paragraph 6.2.5 In addition, the effective use of previously developed land will be encouraged, provided that it is not of high environmental value, whilst development will be supported which protects, conserves and enhances built heritage

Policy SD SP1a- To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spacial strategy for Arun District Council:

- c) provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.

13. Design

Policy D SP1 - All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, 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 [inclusivity, adaptability, security, attractiveness, useability, health and wellbeing, climate change mitigation and habitats]; and the influence these objectives have on the form of the development.



4. PLANNING POLICIES

4.1 Planning Policies Cont...

Paragraph 13.2.3 - Proposals for new buildings will be expected to demonstrate: a creative design solution specific to the site; attention to quality of materials, methods of construction, finishes and details; visual interest when viewed as a whole and in detail; attention to proportions, massing, form and scale; and integration between the different parts of the building to create a coherent whole.

Character

Paragraph 13.2.7

Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place and are proven to increase community pride. A development scheme based on sensitive understanding of site and context, can exhibit a distinct character and identity, while also belonging to the wider locality. Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, materials and detailing, materials, landscape, history and culture, or where this is absent, use strong ideas absorbed from contemporary society and culture.

Scale

Paragraph 13.2.8

Scale covers a number of areas, including:

- The height, width and length of a building or buildings in relation to its surroundings;

- The size of parts of a building or its details, particularly in relation to the size of a person; and
- The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces ie: its massing,

Crime and Security

Paragraph- 13.2.16

To ensure cohesive and sustainable places it is important that a sense of personal and community safety is present within the built environment. Various measures can be designed into development schemes, that can assist in discouraging crime and antisocial behaviour. Such measures include:

- Places with well defined interconnected routes and spaces;
- Public and private spaces that are clearly defined;
- Natural Surveillance, by fronting buildings eg. play area onto the public realm;
- Ensuring places and buildings have necessary well designed security features, that are not offensive in appearance and integrate into the public realm; and
- Strategically placed effective lighting

4. PLANNING POLICIES

4.1 Planning Policies Cont...

c] Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

21 Quality of the Environment

Policy QE SP1 Quality of the Environment - The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

20. Waste Management

Policy WM DM1 Waste Management - New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

a] It is designed to ensure that kerbside collection is possible for municipal waste vehicles

Barnham & Eastergate Neighbourhood Plan 2014

Relevant policies which have been considered as part of this application:

ES1 - Applications must meet the local drainage requirements

ES4 - Protection of open views

ES5 - Quality of Design

ES6 - Contribution to local character

ES8 - Buildings should be designed to reflect the three dimensional qualities of traditional buildings

ES10 - Trees and hedgerows

ES11 - Energy efficiency of new development

GA1 - Connection to sustainable transport

GA4- Parking and new development

H2- Windfall sites

H4- Integration of new housing into surroundings

H5- Outdoor space

H6- Attention to detail

H7- Drainage for new housing

Supplementary Planning Guidance

SPD 3 - Parking Standards

SPD - Conservation Areas



4. PLANNING POLICIES

4.1 Planning Policies cont...

Policy D DM1- Aspects of Form and Design Quality

When considering any application for development the Council will have regard to the following aspects:

- | | |
|------------------------------|------------------------|
| 1. Character | 7. Trees and Woodland |
| 2. Appearance/Attractiveness | 8. Solar Gain |
| 3. Impact | 9. Public Realm |
| 4. Innovation | 10. Layout- movement |
| 5. Adaptability | 11. Layout- legibility |
| 6. Crime Prevention | 12. Public Art |
| | 13. Density |

7. Settlement Structure & Green Infrastructure

Policy C SP1 - Countryside - Outside the Built-Up Area Boundaries [as identified on the Policies Maps] and will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agricultural, horticultural, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Local Plan; or
- b] for quiet, informal recreation; or

c] for green infrastructure; or

d] for the diversification of the rural economy; or;

e] for road and/or cycle schemes; or

f] in accordance with other policies in the Plan which refer to a specific use or type of development.

4. Vision & Objectives

Included in the strategic objectives of the Arun Local Plan to be Achieved by 2031 are;

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 and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing re addressed while supporting the creation of integrated communities

Policy HWB SP1- Health & Wellbeing- All development shall be designed to maximise the impact it can make promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

a] Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities [including outdoor fitness equipment] and safe, well promoted, walking and cycling routes.

b] Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and

4. PLANNING POLICIES

4.1 Planning Policies Cont...

c] Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.

21 Quality of the Environment

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Policy WM DM1 Waste Management - New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

a] It is designed to ensure that kerbside collection is possible for municipal waste vehicles

12.7 Traveller accommodation

Policy H SP5 Traveller and Travelling Showpeople accommodation - Within the plan period 2011-2031 provision shall be made for at least 5 private pitches and 9 public pitches for gypsies and travellers and 7 plots for travelling showpeople in the District. Provision for at least 5 private pitches will be made on unallocated sites permitted in accordance with the criteria in 3 below:

1. Planning permission will not normally be granted for development involving the loss of lawful accommodation for Gypsy and Travellers and Travelling Showpeople unless alternative provision is made to make good any loss.

2. Planning applications for Gypsy and Traveller and Travelling Showpeople sites to remove personal conditions, or to make temporary planning permissions permanent will normally be granted subject to the proposal complying with the criteria in 3 below.

3. Planning applications for Gypsy and Traveller and Travelling Showpeople sites shall:

a. Be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.

b. Be located in areas not prone to flooding and or near refuse sites, industrial sites or similar. Where satisfactory mitigation measures are being proposed to address flooding issues, however, development may be considered. This shall not be on sloping exposed sites, unstable sites or on contaminated land. Where land has been appropriately decontaminated, however, development may be considered.

c. Be located in areas that are well located with respect to the highway network and enable easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car. Notwithstanding this, residential sites shall not be located immediately adjacent to major transport corridors unless noise, safety and air quality impacts can be mitigated.

d. Be located in areas that are not within an international, national or local nature conservation designation or where they will have a significant effect upon any designation.

e. Where possible, make effective use of previously developed or derelict land.



4. PLANNING POLICIES

4.1 Planning Policies cont...

f. Be located so that sites, including any on-site business uses, shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents and land uses. Adequate space for the storage of equipment for business uses shall be provided on site. Such areas shall be visually pleasing and not impinge on amenity areas.

g. Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging). Planning conditions or planning obligations shall be used in this regard. Where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.

h. Be served (or be capable of being served) by an adequate water supply and appropriate means of sewage disposal. In circumstances where this is not possible, suitable alternative arrangements may be made with the agreement of the Planning Authority.

i. Be located to ensure there is no adverse impact on the historic environment or individual heritage assets therein or their setting.

4. A site for at least 9 public pitches for Gypsy and Traveller provision will be identified Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified. The DPD will be informed by an updated GTAA due to be published in 2018.

5. Where there is a lack of affordable land to meet local Gypsy and Traveller needs, the Council will consider allocating and releasing sites solely for affordable Gypsy and Traveller sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable Gypsy and Traveller sites in perpetuity. Mixed use shall not be permitted on rural exception sites.

Arun District Council have set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople within the district

Private site provision - pitch targets for between 2012 - 2017 have been met, however a further four pitches are required up to 2027.

Arun District Council Gypsy & Traveller Development Plan Document (G&T DPD) Notice of Withdrawal Regulation 27 - The Town and Country Planning (Local Planning) (England) Regulations 2012

Notification has been given that Arun District Council is not submitting but withdrawing the Arun Gypsy & Traveller Development Plan Document 2018-2036 which was recently subject to a Regulation 19 Publication consultation (13 December 2023 – 7 February 2024).

5. DESIGN & LAYOUT

5.1 Layout

An application for 200 dwellings north of the site was approved by Arun District Council in January 2024:

“Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale. This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way”

The location of this site will be visible from the application site, and any long vistas from Church Lane and the PROW that runs through the site will be significantly reduced when this development is complete. The plan opposite illustrates the extent of this development in relation to the development site.

On the opposite page is the approved site layout illustrating the extent if the proposed development.



Above: Approved Location Plan Planning





5. DESIGN & LAYOUT



Above: Approved Site Plan Planning Ref: BN/149/22/PL

5. DESIGN & LAYOUT

5.2 Design

There are four gypsy plots proposed, each to contain a static mobile home, a day room consisting of a kitchen, utility room with secure storage, shower room, cycle and refuse storage, parking for two vehicles are proposed for each plot, together with a private garden area, screened with hedgerow planting to provide privacy between the plots and neighbouring dwellings.

The static mobile homes and day rooms are all single storey, small scale development, which will have a minimal impact on the immediate area.

It is proposed that the day rooms will be constructed from traditional knapped flint brick with slate tiled roofs to reflect the surrounding architectural styles found locally.

Site Plan Key

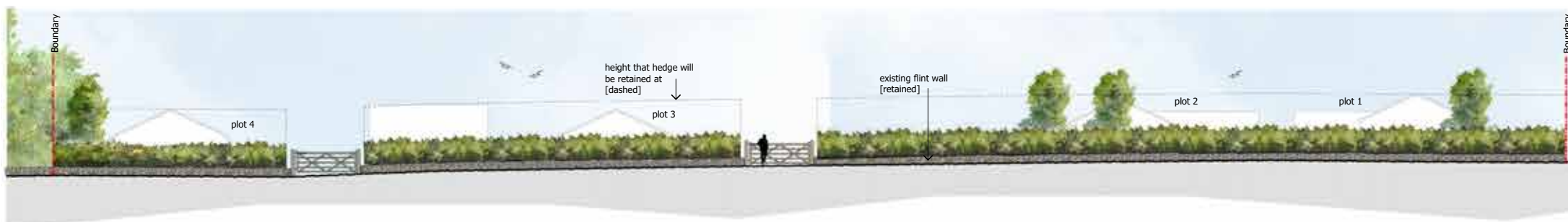
1. Static Mobile Home
2. Day Room
3. Parking
4. Proposed Hedge Planting
5. Existing Access
6. Existing Hedge



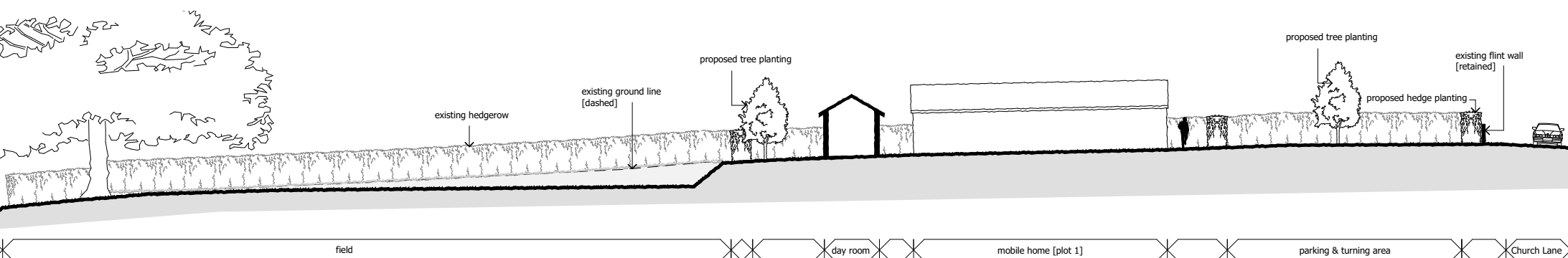
Above: Proposed Site Layout [nts]



5. DESIGN & LAYOUT



Above: Proposed Street Scene [nts]



Above: Proposed Site Section [nts]

5. DESIGN & LAYOUT

5.2 Appearance - Day Room

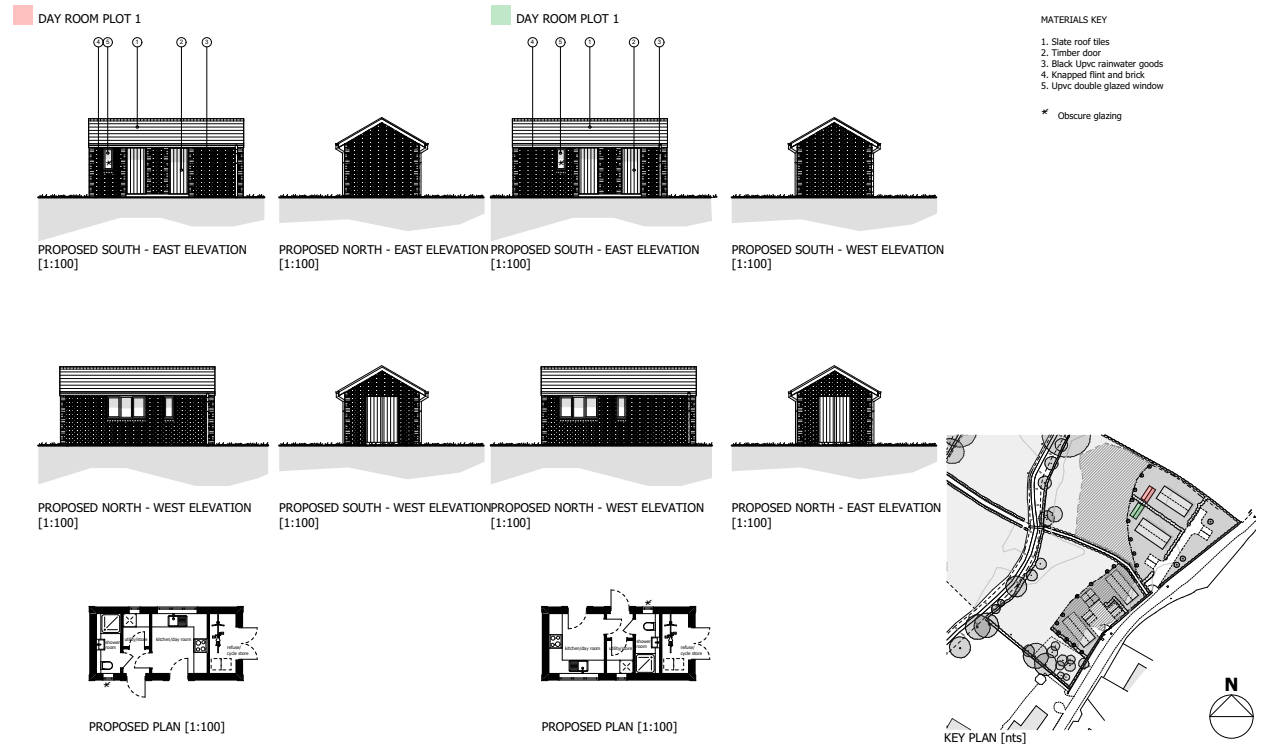
The external materials proposed for the day rooms are:

- Grey natural slate roof covering
- Dark grey Upvc frames with sealed doubled glazed units
- Dark grey uPVC door frames
- Black uPVC rainwater goods
- Knapped Flint & Red Multi Brick to external walls

The materials for the elevations are proposed as brick and flint with dark grey window frames and doors.



Above: Examples of knapped flint, red multi-brick & grey natural slate roof tiles



Above: Proposed Elevations of the Dayroom [nts]



5. DESIGN & LAYOUT

5.2 Appearance & Layout

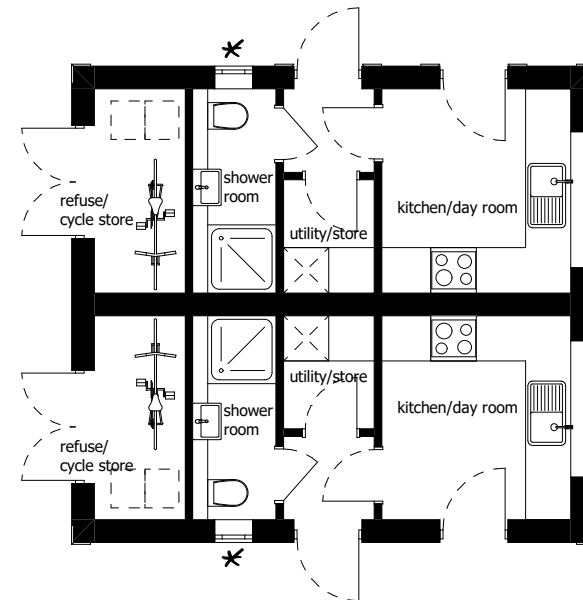
Static mobile homes are now available with an extensive choice of external finishes to help them sit comfortably within their surroundings. It is proposed that the homes on this site will be clad with flint and brick with a slate tiled roof, picking up on the materials typically found in the local area and those proposed for the detached day rooms.



Above: Example of a Flint & Brick Clad Mobile Home

5.3 Parking

Space for parking a touring caravan will be provided for each plot together with two parking spaces and one secure bicycle storage space located in the detached day rooms. An Electric charging [EV] point will be provided for one space per plot to accord with Arun District Council's Parking Supplementary Planning Document [SPD].

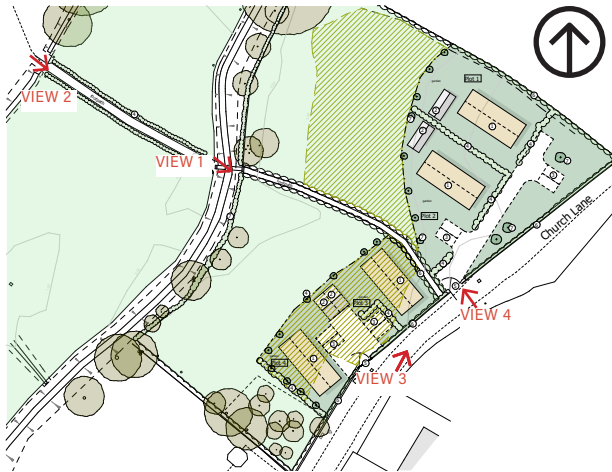


Above: Typical Day Room Layout [nts]

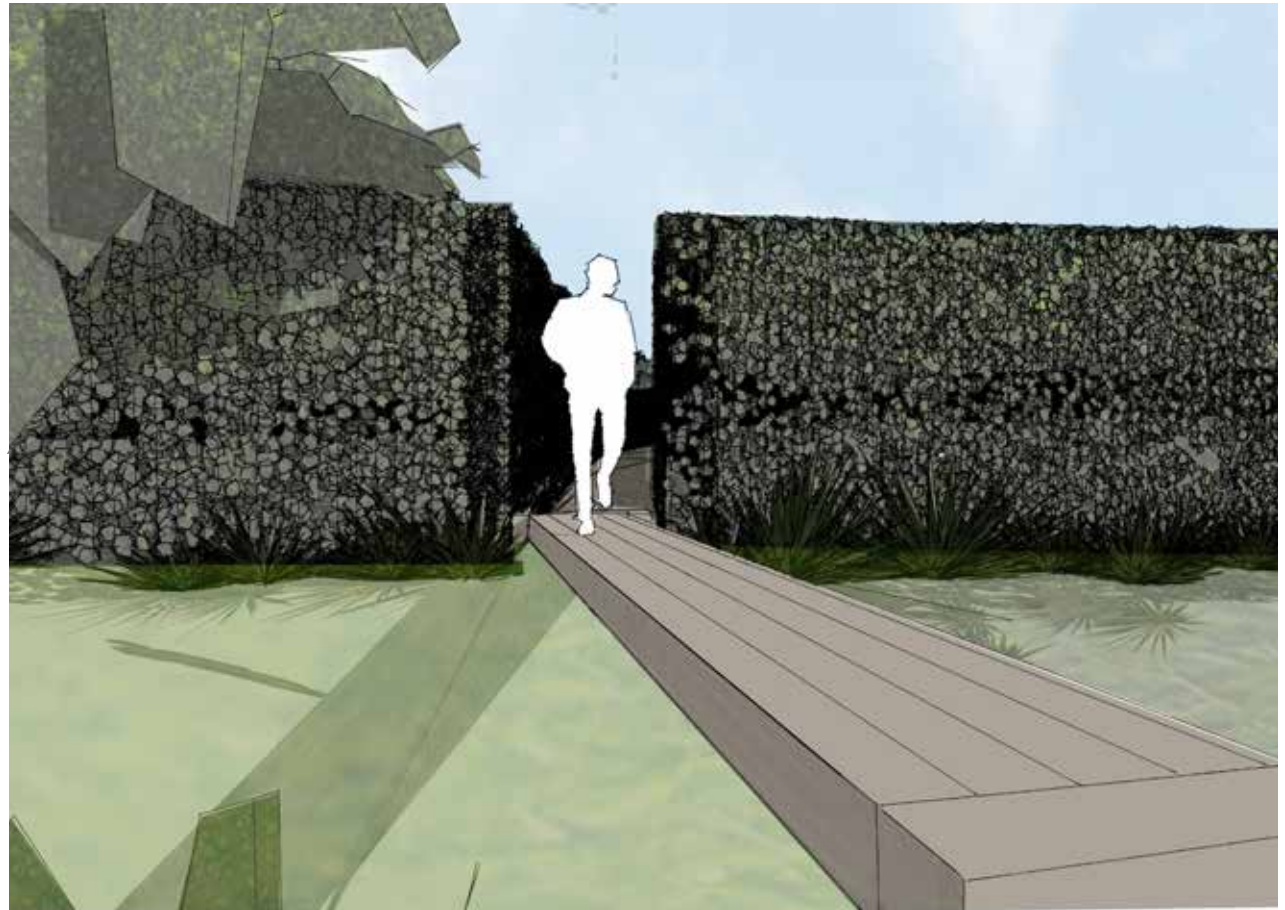
5. DESIGN & LAYOUT

5.3 Views

The site is currently screened along Church Lane by a Laurel Hedgerow that is around 2m high, it is intended that the hedge will be left to grow to 4m and be kept at this height. There is also hedging planted either side of the public footpath and more native hedgrowing planting is proposed along the line of the first water course. Opposite are a number of 3D views taken from key view points within the site [see the key plan below for the locations]. As mentioned previously, any long distance vistas across the site from Church Lane and the PROW will be lost due to the large residential development proposed on land directly behind the site.



Above: Key Plan [nts]



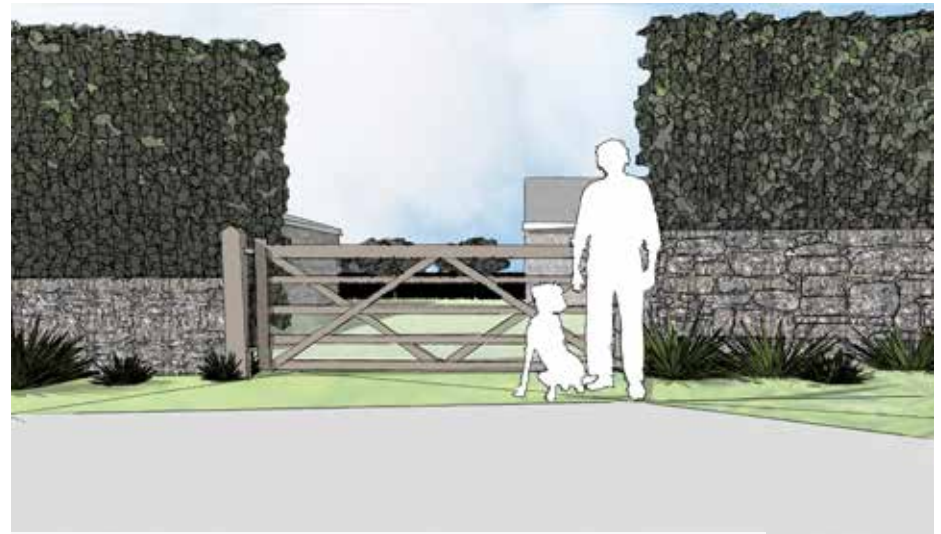
Above: View 1 - View looking south east towards Church Lane from the footbridge



5. DESIGN & LAYOUT



Above: View 2 - from footbridge looking south east towards Church Lane



Above: View 4 - from Church Lane



Above: View 3 - from Church Lane

6. ECOLOGY & BIODIVERSITY

6.1 Ecology - Preliminary Ecology Survey

A preliminary ecology survey by South Coast Ecology has been carried and is submitted with this application. The survey concluded that the area within the proposed red line boundary was considered to be limited in its ecological value and that it is unlikely roosting bats will be impacted by the proposals. There is potential for commuting and foraging bats, badgers, hedgehogs, nesting birds and reptiles. Mitigation measures have been specified [see report for details] and if these measures are followed and the ecological enhancements are implemented the proposals will result in an increased biodiversity value.

6.2 Biodiversity Net Gain

A Habitat Management and Monitoring Plan is also submitted with this application which outlines the proposed site enhancements which include planting native hedgerow [to include Hazel, Blackthorn, Hawthorn and Elder] and 19 native trees, the following species are recommended, Alder, Willow, Birch, Blackthorn, Dogwood, Elder, Elm, Hawthorn, Hazel, Holly, Hornbeam, Field Maple or Rowan, to create the new site boundary.

Three woodcrete bird nest boxes will also be erected on site. An open fronted, 32mm circle entrance and 26mm circle entrance hole will be introduced.

At least two bat boxes be erected within trees within the site ownership. Schwegler 2FN, Schwegler 1FF and the Miramare Bat Box are all recommended. They are constructed from the durable FSC certified material and painted black to absorb heat. The boxes should be sited at least 3-5m off the ground with a clear flight path for access facing south or southwest.



Above: Examples of Native Tree & Hedge Planting



Above: Woodcrete Bird Nest Box and Miramare Bat Box



6. ECOLOGY & BIODIVERSITY

6.3 Pre and Post Development Habitats



Above: Pre Development Habitat Plan taken from the Habitat Management and Monitoring Plan by South Coast Ecology [nts]

Above: Post Development Habitat Plan taken from the Habitat Management and Monitoring Plan by South Coast Ecology [nts]

7. SUSTAINABILITY

7.1 Sustainability

The proposal will include the following where possible to ensure the development is as environmentally sustainable as possible;

- The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should be monitored through method statements
- Rainwater harvesting technology will be utilised by incorporating an approved underground holding tank to retain rain water to be used for Wc's, washing machines and garden irrigation.

7.2 Refuse & Recycling

Separate storage for refuse and recycling will be provided within the kitchen in the day rooms. Bin storage will be provided in separate bin stores to be provided for each plot and bins will be moved to a suitable agreed collection point adjacent to the highway.





8. FLOOD RISK

8.1 Flood Risk

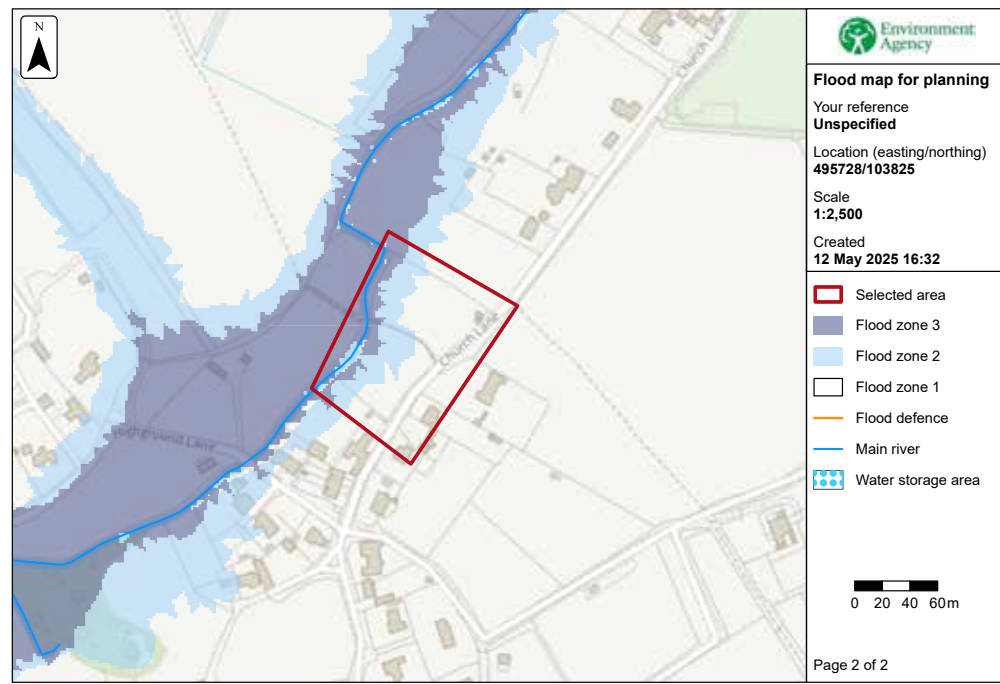
Part of the site lies with Flood Risk Zones 2 and 3, a Flood Risk Assessment [FRA] has been completed by Aquacallidus and submitted as part of this application.

8.2 Foul Drainage

The proposed development will be connected to the existing 175mm DN public foul sewer, It is considered that the change in network foul water load will be minimal. The standing wastewater Infrastructure Charge that came into force from the 1st April 2018 which will be paid. It is stated in the FRA that should any downstream reinforcement be required by Southern Water which is unlikely, this will be delivered from the IC's collected.

8.3 Surface Water Drainage

A site soils investigation has not been undertaken, a permeability test and groundwater level monitoring will be completed to establish the potential for infiltration drainage and a detailed surface water drainage design will also be completed if the initial feedback to this application is positive.



Above: Flood Map - Environment Agency [nts]

9. CONCLUSION

9.1 Conclusion

The proposed development for 4no. permanent gypsy/traveller plots which are intended to be for the applicants children who are all long term residents of Barnham and are invested in the local area. The site is located in an area that has a rural feel but is located in a sustainable area with access to many local amenities, schools and public transport [providing access to larger towns/cities], all within walking distance of the site.

The external appearance of the day rooms and the mobile homes have been carefully considered, the use of flint and brick with slate roof tiles is sympathetic to the surrounding conservation area and the small scale nature of the development will sit comfortably within the site. Landscaping proposals are for native trees and hedgerows which will not only enhance the site but provide valuable habitats for wildlife and increase the biodiversity of the site.

The sequential test has been met as the proposed development will avoid flood risk, the area the plots will be located are to be raised so they will be at the lowest risk of flooding from all sources for the lifetime of the development, without creating any visual harm or increasing flood risk elsewhere.

Changes to the planning policy for traveller sites [PPTS] made in December 2024 which means there is now a parity between Gypsy and Traveller sites and other forms of development in the Green Belt are considered.

The applicants have experienced negative attitudes towards their traveller heritage from a number of local residents which was reinforced by the objections lodged with Arun District Council for the previous application for the traveller plots that was subsequently withdrawn and were lodged with Arun District Council, the majority of these objections were not relevant in planning terms and were mainly aimed at the applicants heritage.

We request that this application is assessed on its own merit without a biased viewpoint towards the applicants heritage.

Arun District Council Gypsy & Traveller Development Plan Document (G&T DPD) Notice of Withdrawal Regulation 27 - The Town and Country Planning (Local Planning) (England) Regulations 2012. Where there is a lack of a 5 year supply of sites in the determination of applications for Gypsy and Traveller sites is now the same as that for mainstream housing.

The proposal complies with both national and local level planning policies providing a much needed gypsy traveller sites as outlined in Policy H SP5 Traveller and Travelling Showpeople accommodation of the in Arun District Council.

