

DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT

LAND TO EAST OF GOODACRES, SOUTH EAST OF BARN RISE, BARNHAM

Response to Context

The application site is approximately 2.88 hectares in extent, comprising a mixture of grazing land, land used for agricultural purposes and unused land.

The site is triangular in configuration, enclosed by the south coast railway line to the south, development in Goodacres to the west, existing bungalow development in Halliford Drive to the north west and glass house development to the east.

The enclosed nature of the site precludes any views of it from public vantage points with the exception of views available from the railway line and possibly from Lake Lane but the land, having regard to its relationship with adjoining development, could not be taken to be within 'Open' countryside.

The site along its western and north western boundaries, is co-incidental with the built up area boundary for Barnham but from a policy point of view, comprises countryside without any particular special constraint.

Amount

The proposal relates to the development of the site by means of 88 dwellings comprising four 1 bed houses, three 1 bed flats, ten 2 bed bungalows, twenty 2 bed flats, nineteen 2 bed houses, thirty 3 bed houses and two 4 bed houses as delineated on the attached illustrative site plan. The layout does not comprise a Reserved Matter.

The proposal also includes 30% of the dwellings being affordable and the range and mixture of dwellings indicated acknowledges Arun District Council's Housing Strategy and housing need identified within the Barnham area.

Layout

The layout has derived from its attachment to the existing local highway network and from the need to protect established residential amenity.

The sole means of vehicular access into the site is via an extension to Goodacres with an emergency access link to Barn Rise and cycleway and footway linkages to Lake Lane using the existing public footpath located along the north western boundary of the site between the properties situated within Halliford Drive. The public right of way links Goodacres to the west, with Lake Lane to the north and the proposed housing will make good advantage of these public linkages.

A higher density development is proposed to the south of the site, where it adjoins the existing railway and a noise report has been undertaken to demonstrate that noise emissions from passing trains will not create noise problems for potential occupiers of the properties subject to the recommendations contained within the report.

Central to the site is an area of public open space, which has been identified in the landscape appraisal and Stage 1 Habitat Survey as an area to be retained.

To the west of the site is a proposed block of flats, adjacent to Churchill House and to the north of this is a small area of terraced housing served by means of a cul-de-sac from the main road running through the site.

To the north west boundary of the site are a row of bungalows specifically designed to recognise the bungalow development situated in Halliford Drive and the need to protect residential amenities and prevent any undue overlooking of those properties.

To the north of the public open space, central to the site, is a second block of flats and to the north of this there is a terrace of two and three bed residential properties.

Existing landscape features have been retained where possible within the development and peripheral landscaping retained and enhanced in accordance with the landscape appraisal.

Scale

There is a range within the development from bungalows to 2½ storey properties, providing a lowest ridge height of approximately 5.49 metres to a highest ridge height of 10.95 metres. Particular attention has been given to minimising building heights where adjoining existing housing to protect established residential amenity and local character.

Landscaping

Landscaping is proposed within the scheme to accord with the landscape appraisal report and the Stage 1 Habitat Survey and these recommendations have been incorporated into the layout.

Appearance

Appearance comprises a Reserved Matter and is therefore not subject to consideration as part of the planning application proposal. However, indicative illustrative street scenes have been incorporated with the scheme to demonstrate the type, form and architecture of the proposed development.

It would be the intention to provide housing vernacular in architecture to the local area, utilising local materials, locally sourced where possible.

Access

Vehicular access into the site is via Goodacres and pedestrian/cycle routes are available through Barn Rise and into Lake Lane.

The Transport Assessment prepared by the Russell Giles Partnership, attached with the planning application, provides recommendations relating to improvements to the local highway network, which will satisfactorily accommodate any additional traffic generated from the proposal.

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