



SOUTHCOTT HOMES

B u i l d i n g f o r G e n e r a t i o n s

PLANNING STATEMENT

**(Revised Application) Proposed Residential Development of
land at Greenoaks, Barnham Road, Barnham PO22 0EB**

June 2011



ALUCO ECOLOGY

landscape perspective
Chartered Landscape
Architects



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1.0 INTRODUCTION

1.1 This Planning Statement is submitted to Arun District Council in support of a revised application for full planning permission in respect of redevelopment of land at Greenoaks, Barnham Road, Barnham, PO22 0EB.

1.2 The application seeks full planning permission for:

Redevelopment of the site to provide for the erection of 13 new dwellings to include 4 x 2 bedroom semi-detached houses, 6 x 3 bedroom semi-detached, 1 x 4 bedroom detached house and 2 x 5 bedroom detached houses together with associated access, car parking and landscaping.

1.3 This statement gives an analysis of the site and its surroundings which establish the context of the proposals and should be read in conjunction with the additional 'Design and Access Statement' compiled by Southcott Homes and submitted in support of this application and additional accompanying documentation. The second part of the statement goes on to assess the relevant planning history appropriate to the site. These proposals will then be considered against all relevant national and local planning policies with the final section describing and assessing the planning and design philosophy of the proposals in greater detail and summarising how the scheme addresses and complies with the relevant policies contained within the adopted local plan.

1.4 In bringing the proposals forward, Southcott Homes and our Consultants have paid particular attention to concerns highlighted in the appeal decision in respect of a previously refused application on this site, which was subsequently allowed at appeal under ref: APP/C3810/A/10/2140105. In addition, advice has also been sought from Officers of Arun District Council, during the course of the previous applications on this site and thus incorporated within the proposals as advised in paragraph 12 of PPS 1 and in particular the need:

- To make efficient use of this area of land in Barnham.
- To provide a range of high quality accommodation suitable for a range of income levels.
- To ensure that the proposals for the site are of the highest standard by incorporating a mixture of high quality design combined with a palette of high quality materials.

2.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 2.1 The application site is located immediately off of the northern side of the main road, namely, Barnham Road, West Sussex at the western end and on the north western edge of the settlement which adjoins the Barnham / Eastergate gap.
- 2.2 The site currently comprises a large residential dwelling and adjoining curtilage with an under-utilised large rear garden. It should be noted that the area which forms the application site, in addition to the existing dwelling of 'Greenoaks', is an uncharacteristically large rear garden for this part of Barnham and is enclosed by mature boundary planting and trees. The adopted local plan defines the site as being within the defined settlement policy boundary of Barnham.
- 2.3 Barnham comprises a medium size settlement offering a good and varied range of local services, facilities, employment and public transport opportunities, the majority of which are situated in close proximity to the application site.
- 2.4 Located a short distance from the site and easily accessible from Barnham Road are the nearby centres of Barnham, Eastergate and Yapton. In addition, this road also provides a direct link, to the west, to the nearby A29, which in turn provides links the application site to the wider transport network. The site is located approximately 8.5 miles east of Chichester City centre and 5.2 miles North of Bognor Regis.
- 2.5 The site is broadly rectangular in shape and measures a total area of 0.625 Ha (1.54 acres), giving a proposed density of 20.8 dwellings per hectare. However, it should be noted that part of this area is to be utilised for the proposed access road into the development, with the total developable area remaining the same as the previously approved scheme at 0.485 Ha (1.2 acres) It is considered that the scale of the built form proposed is appropriate for its location having due regard to the edge of settlement location (predominantly low level density of the surrounding area i.e. 8 dpha) and the need for a long access drive into the site due to its configuration necessitates a lower overall density.
- 2.6 The western boundary of the site adjoins a field which forms part of the Barnham/Eastergate Gap, with the eastern boundary adjoining the rear gardens of the residential dwellings located in Downview Road. The northern boundary of the site adjoins the side of a recently constructed residential dwelling located on the adjoining development of Chantry Mead. Additionally, the southern boundary runs alongside the existing property of 'Greenoaks' and provides access into the site directly from Barnham Road.

- 2.7 The wider urban grain comprises a mixture of styles of detached and semi detached properties interspersed with 1½ and 2 storey dwellings. Although there are some examples of more modern properties located in the surrounding area, the majority of properties are of circa 1950's – 1960's and of a fairly varied palette of materials. In addition, a variety of minor building works to roofs including additions of dormer and velux windows and extensions within the area have served to further reduce uniformity of the surrounding built form.
- 2.8 The surrounding street frontages of the majority of properties located along Barnham Road and Downview Road are set back from the main road behind a mixture of low rise walls and planting. Properties are situated on spacious plots with moderately sized rear gardens.
- 2.9 Located in close proximity to the site are a variety of shopping facilities. In addition, the site is well served by public transport providing regular links to other nearby locations such as Barnham, Eastergate, Yapton and Bognor.
- 2.10 The existing site area equates to 0.625 Ha (1.54 acres) with a site width of approximately 16.5m. The site extends back some 208m in length. The land is fairly level across the site with a slight fall from South to North of approximately 0.5m.
- 2.11 There are a large number of trees currently on the site with the majority of these being to the boundary areas adjoining neighbouring properties. A large number of Lleyandi trees are located on the western boundary where the site abuts the Barnham/Eastergate Gap. The site also benefits from a wide variety of additional boundary planting, the majority of which is to be retained where possible.
- 2.12 The site is in a sustainable location, is well served by local shops and public transport and is connected to the wider strategic and local highway network via the A3/M motorway.

3.0 PLANNING HISTORY

- 3.1 In addition to various minor applications on this site for a garage and extension, there have been three previous applications and an appeal decision for comprehensive redevelopment of this site. Namely, EG/26/07, EG/4/10, EG/63/10 and Appeal Ref: APP/C3810/A/10/2140105.
- 3.2 The first of these was an outline application for five detached dwellings under application reference EG/26/07 dated 30th April 2007. This application was refused under notice dated 1st October 2007 for three reasons, namely, the site was outside of the built up urban area, proposed density of 10.4 dpha and associated risk from flooding.
- 3.3 The second of the previous applications for 13 semi-detached and detached dwellings under application reference EG/4/10 was refused under notice dated 6th May 2010 for three reasons associated with Character of the area, storm and foul water disposal and trees.
- 3.4 The third of the previous applications for 13 semi-detached and detached dwellings under application reference EG/63/10 was refused under notice dated 17th January 2011 for two reasons associated with character of the area and trees.
- 3.5 The last of the applications relating to this site was under appeal ref: APP/C3810/A/10/2140105. This appeal related to the refusal of application ref: EG/4/10 dated 6th May 2010.
- 3.6 In relation to the recently allowed appeal under reference APP/C3810/A/10/2140105, it was concluded by the Inspector that the site was not outside of the built up urban area, the proposed trees would overcome the Council's objection on these grounds and thus the proposals would not be harmful to the character and appearance of the area and therefore be in accordance with Policy GEN7 of the Local Plan.
- 3.7 It was also concluded that information submitted in respect of the Council's reason for refusal relating to flooding would result in no increase in any risk of flooding to surrounding properties. This along with the Inspectors decision that foul drainage can be provided for resulted in the appeal being allowed as set out above under notice dated 31st March 2011.

4.0. PLANNING POLICY

- 4.1 In light of the preceding analysis it is necessary to set out the constraints and opportunities that have emerged through the analysis of planning policy at both a national, regional and local level, most notably those of PPS1 – Delivering Sustainable Development, PPS3 – Housing, PPG13 – Transport and PPS25 – Development and Flood Risk and the relevant policies contained within the adopted Arun District Local Plan 2003.
- 4.2 The Town and Country Planning Act 1990 (as amended) introduced the planned approach to the determination of planning applications (S54a), the starting point being whether or not a planning application accords with the policies of the relevant Development Plan. If not, then it is necessary to demonstrate that material considerations indicate that permission should nevertheless be granted. The 2004 Act maintains the presumption of determining applications in accordance with the Development Plan (S38). However, under the transitional arrangements, in relation to emerging Local Development Frameworks, any adopted plans (or soon to be adopted plans) are saved for a period of 3 years.

Government Guidance

- 4.3 In support of the proposed application, advice/support contained within the following documentation has been reviewed:
- National policy as set out in the various 'Planning Policy Statements', namely those of PPS1, PPS3, PPG13 and PPS25.
 - At a local level, saved policies of the adopted Arun District Local Plan April 2003.
 - Appeal Decision Notice APP/C3810/A/10/2140105 dated 31st March 2011
- 4.4 It should be noted that on although there is no Regional Guidance in place at this time due to the revocation of Regional Strategies by the Secretary of State as of 6th July 2010, there has been during the course of all previous applications on this site, of which certain policies had particular relevance. Namely, at a regional level, The South East Plan and at a sub-regional level, existing Development Plan policies found in the 'West Sussex Structure Plan 2001-2016'

In addition, when Regional Strategies were revoked, it was set out that 'in determining planning application, Local Planning Authorities must continue to have regard to the development plan which will now only

consist of, adopted DPD's, saved policies and any older style plans which have not lapsed. Local Planning Authorities should also have regard to other material considerations include national policy. Additionally, any evidence that informed the preparation of the revoked Regional Strategies may also be a material consideration, depending on the facts of the case.

National Policy

PPS 1 – Delivering Sustainable Development (February 2005)

- 4.5 This document supersedes the former PPG1 and sets out the overarching policies on the delivery of sustainable development through the planning system. The following advice being of relevance to the consideration of this application:-

- *Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but for the life of the development. (Paragraph 13)*
- *Planning Authorities should seek to enhance the environment as part of the development proposals. Significant adverse impacts on the environment should be avoided and alternative options which might reduce or eliminate those impacts pursued. Where adverse impacts are unavoidable, planning authorities and developers should consider possible mitigation measures and where mitigation measures are not possible, compensatory measures may be appropriate. (Paragraph 19)*
- *Planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise. (Paragraph 28)*
- *Good design should contribute positively to making places better for people. (Paragraph 34)*
- *A key objective of good design is to optimise the potential of the site to accommodate development. (Paragraph 36)*
- *Local Authorities should not attempt to impose a particular architectural taste or style arbitrarily. (Paragraph 38)*

PPS3 – Housing (April 2007)

- 4.6 *The principle aim of PPS3 is to underpin the Governments response to the 'Barker Review of Housing Supply' and the necessary step change in housing delivery, through a new, more responsive approach to land supply at the local level. (Paragraph 2 PPS3)*

PPS3 puts in place a national policy framework for planning for housing at the local and regional levels. It provides an enabling framework for local planning

authorities working with their stakeholders, including developers, to deliver both the right quantity of housing to address need and demand in their areas, and the right quality and mix of housing for their communities. PPS3, along with other Government housing policy and planning policy statements provides the context for plan preparation in relation to housing development.

This document came into effect on the 1st April 2007, updating and reinforcing policies of the former PPG3. Those points particularly relevant to this proposal are:

- *A sufficient quantity of housing taking into account need and demand and seeking to improve choice. (Paragraph 10)*
- *A flexible and responsive supply of land - managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate. (Paragraph 10)*
- *One of the Governments key objectives is to provide a variety of high quality market housing. This includes addressing any shortfalls in the supply of market housing and encouraging the managed replacement of housing, where appropriate. (Paragraph 25)*
- *Where need and demand are low, it may be necessary to replace the existing housing stock in particular locations in both urban and rural areas. (Paragraph 37)*
- *Options for accommodating new housing growth (or renewal of existing housing stock), taking into account opportunities for and constraints on development. (Paragraph 38)*
- *A key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed. (Paragraph 40)*
- *Existing density should not dictate that of new development by stifling change or requiring replication of existing style or form. (Paragraph 50)*
- *Paragraph 69 states that "When deciding planning applications, Local Planning Authorities should have regard to:*
 - *Achieving high quality housing*
 - *The suitability of a site for housing, including its environmental sustainability*
 - *Use land effectively and efficiently."*

PPG13 – Transport (March 2001)

- 4.7 This guidance seeks to integrate planning and transport at all levels with the aim of promoting more sustainable transport choice, accessibility to services and facilities and to reduce the overall need to travel, especially by private car. All forms of new development should therefore be located principally within the urban area, on sites which are well located in relation to existing services and transport infrastructure and seek to make the best use of these services.

PPS25 – Development and Flood Risk (December 2006)

- 4.6 This document updates previously issued policy objectives in relation to development and flooding and seeks to ensure that any risk posed to new development, existing communities and infrastructure is properly appraised and managed as part of the development process.
- 4.7 Whilst existing flood maps provided by the Environment Agency do not show the location of the application site as being within a recognised floodplain area, it is situated within a location identified as one which consultation between the EA and the Council is required following a series of flooding events during the winter of 1993/1994.
- 4.8 In light of the above and in addition to the Inspectors comments on the recent appeal decision relating to the previous application for development on this site, an FRA (Flood Risk Assessment) has been undertaken and submitted as part of this application. This assessment concludes that the proposals for development of the application site can be satisfactorily achieved without any detrimental impact on the potential for ground water flooding to the area.

Local Policy

- 4.9 The Arun District Local Plan, adopted 17th April 2003, is the basis for all land use planning within the district of Arun. The Local Plan provides a detailed framework for the use of land and buildings and forms part of the statutory Development Plan for the area. The Plan sets out detailed policies for the control of development and makes proposals for the development and the use of land. Arun District Council has begun to produce their Local Development Framework which will progressively replace the current adopted Local Plan. However, until such time, relevant policies, as set out below, contained within the current plan will be 'saved'.

Arun District Local Plan, adopted April 2003.

- 4.10 Decisions about the use of land are crucial to the development of Arun District and land use planning has a vital role to play in realising the council's vision. The key aim of the plan is to *'apply the principles of sustainable development in assessing development proposals, striking the balance between the need for development and the protection of scarce resources. Policies and*

proposals within the plan seek to guide development to meet needs, such as economic regeneration and housing, and ensure the provision of appropriate infrastructure, whilst protecting precious resources such as the countryside, open spaces and sites important for nature conservation'.

- 4.11 Any proposals for development are subject to stringent policies aimed at protecting the character of the built up areas with particular importance being on design, layout and impact. The relevant saved policies of the Adopted Local Plan in relation to this site and thus this application are set out below in the form of:

GEN2, GEN7, GEN8, GEN9, GEN12, GEN14, GEN18, GEN20, GEN21 and AREA 11.

In addition, best practice guidance as set out in documents such as 'Urban Design Compendium' as produced by CABI has also been adhered to throughout the design process of the proposals.

General Policies

4.12 Policy GEN2 – Built-up area boundary

The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.

4.13 Policy GEN7 – The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

4.14 Policy GEN8 – Development and the Provision of Infrastructure

Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time.

Permission may be granted subject to the development being phased in step with such provision by a landowner, developer or service provider. The Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. Regard will be had to the advice set out in Circular 1/97 on Planning Obligations.

4.15 Policy GEN9 – Foul and Surface Water Drainage

Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.

4.16 Policy GEN12 – Parking in New Development

The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.

The Local Planning Authority may seek a lower provision than required by the standards for developments proposed in town centres and other areas accessible by other means of transport. In considering the extent of reduced on-site parking provision, the Council will have regard to environmental and highway safety issues, together with the following factors:-

- (i) the availability, type and proximity of public parking;
- (ii) the availability of alternative means of transport;
- (iii) potential highway safety problems;
- (iv) potential environmental harm arising from parking demand being met elsewhere;
- (v) the extent and nature of parking restrictions in force on highways in the vicinity;
- (vi) the scale of development proposed; and
- (vii) the suitability of "specific use" and "personal" conditions attached to planning permissions.

4.17 Policy GEN14 – Public Transport

The Council will support the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible. Where appropriate, new development will be required to make provision for public transport facilities.

Where new development can only take place with improvements to public transport services, or such improvements would be likely to influence desirable travel patterns, the Local Planning Authority will seek contributions towards the cost of improvements.

4.18 Policy GEN18 – Crime Prevention

Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Local Planning Authority is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout.

4.19 Policy GEN20 – Provision for Public Open Space within New Development

Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance.

4.20 Policy GEN21 – Renewable Energy

Planning permission will be granted for development for renewable energy generation provided that:

- (i) there is no significant harmful environmental effect on the quality of the natural and built environments;
- (ii) there is no unacceptable impact on the amenity of neighbouring residents;
- (iii) there is no adverse effect on public safety;
- (iv) development will make a contribution to meeting need on a local, regional or national basis and the reduction in emissions of damaging greenhouse gases.

Area Policies

4.21 Policy Area 11 – Local Gaps

Local Gaps, as identified on the Proposals Map will be protected and maintained between:

- (i) Findon and Worthing
- (ii) Angmering and Rustington/East Preston
- (iii) Felpham and Bognor Regis
- (iv) Walberton and Barnham
- (v) Eastergate and Barnham

Development in the Local Gaps will only be permitted if:

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and

(ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and

(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

4.22 Whilst it is noted that Arun District Council are currently in a transitional period in respect of moving over from the 'old style' Local Plan to the new Local Development Framework, as part of these arrangements and as a required under the new framework, Arun District Council is currently in the process of undertaking an assessment of potential sites for housing, commonly known as the Strategic Housing Land Availability Assessment (SHLAA). Once this has been completed, it will help to identify enough deliverable housing sites within the district for the remainder of the plan period.

4.23 In addition to the saved policies of the adopted local plan, guidance contained within 'Supplementary Planning Guidance' has also been reviewed in respect of the proposed application. Namely, 'Parking Standards'. This document sets out the Council's requirements relating to parking provision for residential development and states that where development does not exceed 15 dwellings, the requirements are as follows:

Dwelling Type	Specific Requirements	Total Car Parking Provision
Single House & Estate Development (where development does not exceed 15 units) * smaller house sizes *	For each dwelling of 1, 2 or 3 bedrooms and providing that dwelling does not exceed 120 sq.m. gross floor area (excluding integral garage):- 1 GARAGE OR CAR SPACE and 1 SPACE FOR VISITORS to be provided in curtilage where possible and, in any case, be in a convenient position which will encourage use.	2
Single House & Estate Development (where development does not exceed 15 units) * larger house sizes *	For each dwelling with 4 or more bedrooms OR for each dwelling exceeding 120 sq.m. gross floor area:- 2 GARAGES OR CAR SPACES and 1 SPACE FOR VISITORS to be provided in curtilage where possible and, in any case, be in a convenient position which will encourage use.	3
Estate Development with 16 or more units * smaller house size *	AN ADDITIONAL 0.2 SPACE/DWELLING REQUIRED FOR VISITORS AND SERVICE VEHICLES as specified above	2.2
* larger house size *	as specified above	3.2

5.0 THE PROPOSED DEVELOPMENT

- 5.1 These proposals are for a new residential development in the form of 13 dwellings comprising of 4 x 2 bedroom semi-detached houses, 6 x 3 bedroom semi-detached houses, 1 x 4 bedroom detached houses and 2 x 5 bedroom detached house together with associated access, car/cycle parking and landscaping.
- 5.2 The scheme has been designed to retain the existing character and appearance of the surrounding area, whilst minimising any undue effects on the living conditions of adjoining occupiers with particular reference to visual impact from the adjoining local gap, noise and disturbance, the provision of retained amenity space and privacy. In addition, parking arrangements and contributions towards off-site infrastructure, fire & rescue services, open space and transportation have also been addressed. It is suggested that all of the above have been satisfactorily addressed whilst ensuring the efficient re-use of previously developed land.
- 5.3 In addition, this revised application seeks to offer an alternative solution for development of this site utilising the existing access from Barnham Road and in addition to that as recently allowed under appeal reference APP/C3810/A/10/2140105.
- 5.4 The proposals which are the subject of this application have also been carefully considered and thus revised in light of previous meetings and guidance received from the Environment Agency in respect of foul and surface water.
- 5.5 Additionally, the scheme has also been revised to take account of comments received in respect of landscaping. Namely, all plots have minimum garden lengths of 10.5m plots with plots 12 & 13 having garden lengths of approximately 14m. Additionally, new tree planting along the Western boundary adjoining the Local Gap is also proposed to provide additional screening when viewed from the West.
- 5.6 The proposals aim to provide a sense of identity and integrate within the local context by making use of the sites topography and reflecting locally used materials and scale.

- 5.7 The proposals have considered the importance of the location of the site, namely that it lies adjacent to the Barnham/Eastergate Gap and is also situated next to an 'Area of Special Character, namely, Barnham Road / Downview Road. The proposals involve the creation of 13 new family homes together with associated access, car parking and amenity space. They seek to integrate with the existing character of the area and will enhance its appearance and setting without having any detrimental impact on the adjoining properties and surrounding area.
- 5.8 At present the existing properties located along Barnham Road and Downview Road are set on fairly large individual plots and are of a large detached built form of varying scale although the majority are predominantly 2 storey domestic scale. These properties are of a linear form with a clear and strong building line fronting onto both Barnham Road and Downview Road.
- 5.9 The design of the new residential development has considered the character and form of the existing site and also the pattern of development within the surrounding area. In addition and as an important part of the consideration of these proposals, the design has also considered views into the site from the surrounding area and more notably the adjoining gap to the West. The emphasis behind the design proposals is to continue the detached form within the site, creating an additional new element that links the existing building patterns with the surrounding area and ensuring that the change associated with this development enhances the natural beauty that is at the heart of its location and the surrounding area.
- 5.10 The characteristics of the site enables the form of the buildings to be designed along one side of the access road whilst maintaining suitable separation distances between the new dwellings and the surrounding properties.
- 5.11 The proposed heights of the dwellings will be in keeping with the surrounding properties located along Barnham Road and Downview Road. In addition, the majority of house types proposed are similar in design to those previously approved on the adjoining site on land the rear of 12 Downview Road. During the course of pre-application enquiries with Officers of Arun District Council, it was suggested that this is the best solution in respect of design given the site constraints in relation to access.
- 5.12 Additionally, in her analysis of the design of the previously approved scheme, it was commented by the Inspector that *"the density would be higher than other housing off Downview Road but not so high that it would be out of keeping with the existing character of the area"*.
- 5.13 The proposals have been designed in order to retain the location and design of the existing access road into the existing property of Greenoaks from Barnham Road. In addition, an Access Statement has been compiled by PFA Consulting on behalf of Southcott Homes in support of this application relating

to the access proposals into the site. This report demonstrates that satisfactory vehicular access into the site from Barnham Road can be achieved and that the development itself would result in minimal impact upon the local highway network.

- 5.14 On entering the site itself, this access road will be located to the Western side of the site providing a direct shared access to the properties, their associated garages and car parking facilities located on the opposite side and at the end of the road itself. This approach has also enabled sufficient separation distances to be achieved between the properties and provides for substantial space around the proposed dwellings in excess of those which are normally considered acceptable under current design guidance.
- 5.15 Car parking facilities have been laid out to ensure access and turning facilities within the site itself, and for vehicles to enter and leave the site in a forward gear. The combination of the access road and associated paths has been designed with level kerbs to provide shared access around the site. The design of the car parking layout ensures that car parking spaces are broken up by areas of landscaping which will in-turn form an integral part of the landscaping scheme and overall character of the development. The appearance of the car parking areas and access road itself will be mitigated by the use of suitable finishing to the surfaces and the implementation of suitable planting to the boundaries and around the car parking spaces.
- 5.16 The proposals aim to provide a sense of identity and integrate within the local context by making use of the site's topography and reflecting locally used materials and surrounding built form and scale.
- 5.17 The position of the plots within the site has been an important consideration of the design process. The proposals ensure that privacy and amenities of adjoining/neighbouring properties are protected.
- 5.18 The overall designs of the elevations to the buildings will follow the appearance of a traditional built form and character and appearance of the surrounding area. The proposals seek to provide a variety of materials commonly reflecting adjacent properties and also found in other nearby dwellings located in the vicinity of the site. These include a mixture of tile hanging, brick and light coloured render under tiled roofs thus creating positive buildings which reflect positively on the surrounding area.
- 5.19 This approach to the overall design enables good and efficient layouts with minimal wasted space. The design of the layout enables the elevations to depict a very simplistic although traditional built form, using basic shapes and design features in keeping with the locality.
- 5.20 The new dwellings will provide ample separation distances from the adjoining properties. These will typically be far in excess of the generally accepted minimum standard for properties of this type of 21m back to back and in general will be no less than 63m from the rear of properties located in

Downview Road. In addition, the side elevations of plot 1 will be located approximately 29m from the rear of Greenoaks and the rear of plots 12 & 13 will be positioned 15m from the side elevation of plot 2 of the adjoining development located to the rear of the site in Chantry Mead.

- 5.21 Due to the considerable distances provided between the proposed dwellings and the existing adjoining properties, there are no adverse impacts on neighbouring properties which are commonly associated with loss of light, loss of amenity or over-looking etc.
- 5.22 The overall design will maintain a suitable roof height in relation to the existing properties within the area. This allows the efficient use of space whilst ensuring that the properties do not appear unduly dominant and that any perceived negative impact associated with scale and massing is reduced to a minimum.
- 5.23 In accordance with policies contained within both National and Local guidance, a varied mix of dwelling types are to be provided to cover all types of home owners. These include 4no 2 bed, 6no 3 bed, 1no 4 bed dwelling and 2no 5 bed dwellings.
- 5.24 The proposed dwellings vary in style and height but will be approximately between 8.2m and 9.4m in height to the ridge and thus in keeping with the surrounding built form. In addition, proposed eaves heights will also be approximately 5m from ground level.
- 5.25 Some of the properties will have gabled frontages with plots 12 & 13 also benefiting from bay windows to the lounge area.
- 5.26 Additionally, any garaging associated with the dwellings will be 6m x 6m for a double and 3m x 6.6m for a single, with ridge and eaves heights of 5.7m and 3m respectively. These will be of a traditional style of garage and of a brick construction.
- 5.27 The design of the proposed dwellings will incorporate other locally significant design features, including a mixture of gable ends and barn hipped roofs. In addition, suitable amenity space for the proposed dwellings will be provided in the form of large rear gardens.
- 5.28 Suitable paths and surfaces for pedestrians, cyclists and vehicles are to be provided to ensure easy access for residents to all areas of the site from both within it and when entering the site from the adjoining access road.
- 5.29 In general, the proposals aim to conserve and enhance the special character of the area, the residential nature of the existing site and also the appearance within the street scene and the surrounding area from outside of the site itself.
- 5.30 The overall mass and height of the proposed new buildings will be sympathetic to and consistent with the context of the surrounding area whilst

ensuring minimal impact on adjoining and neighbouring properties and views into the site from the surrounding area. This overall design therefore respects the constraints of the existing site and has adapted the accommodation to suit the characteristics and features important to the locality of the area.

- 5.31 With regard to existing massing, density and graining, you will see from the plans contained within the supporting Design and Access Statement that the surrounding grain of the area is made up of large detached dwellings on modest sized plots.
- 5.32 Massing and scale of any proposed new development should compliment the surrounding built form. In addition, the wrong selection of materials can also add to the perceived mass of a building. It is this ethos that has influenced the overall design of the proposals along with the type and style of the previously approved dwellings located on the adjoining site.
- 5.33 In relation to Trees and Landscaping, the landscape proposals have been developed with the dual objective of protecting the interests of adjoining residents and creating an attractive setting for the new development whilst additionally proving sufficient screening of the proposed development from the adjoining local gap.
- 5.34 Rear gardens are enclosed with fencing but front gardens are proposed to be left unfenced with soft landscaping used to delineate boundaries and to visually soften the development.
- 5.35 The accompanying tree survey carried out by Ecourban Consulting confirms that the majority of existing trees within the site are of low grade and the priority therefore is to retain and protect the more significant boundary trees which provide screening to neighbouring properties located along Downview Road. Following previous discussions with Planning Officers the decision has been taken to remove the tall conifer hedge growing along the western boundary and replace this with a line of more appropriate native trees to protect views from the adjoining strategic gap and the industrial development beyond.
- 5.36 The proposed new planting along this Eastern boundary is now more than 11m from the proposed dwellings due to the houses being moved forward slightly to allow for sufficient future growth to take place and thus providing protection of the visual quality to this part of Barnham.
- 5.37 The access road, turning head and front driveways are all surfaced in porous materials as part of a site-wide sustainable urban drainage scheme.
- 5.38 The access drive is surfaced in porous tarmac and incorporates a number of granite sett rumble strips as traffic calming measures.
- 5.39 The turning head and front driveways are all surfaced in porous block paving with the aim of visually breaking the expanse of hard surfacing and

delineating the access drive itself. A single footpath is to be provided along the western side of the access road.

- 5.40 Rear gardens are enclosed with 1.8m high timber close board fencing
- 5.41 The western site boundary is to be reinforced with native shrub planting in the form of an informal hedge which extends down to the area of public open space. Here it is to be supplemented with small native trees and additional shrub planting to add structure to the space.
- 5.42 The driveways to the houses are to be softened with low hedges, ornamental shrub planting and lawns, with street trees (Crab Apple and Whitebeam) provided where space permits.
- 5.43 A line of native trees (Field Maple, Silver Birch, Wild Cherry and Rowan) is proposed along the western site boundary as a more suitable replacement for the existing tall conifer hedge.
- 5.44 In relation to Open Space and as set out in the Supplementary Planning Guidance 'Open Space and Recreation Standards', provision has been made for the required amount to be provided on site as it exceeds 400m².
- 5.45 650m² of public open space is provided towards the southern end of the site. This incorporates a curved footpath and small seating area but otherwise comprises grass with native trees and shrub planting.
- 5.46 In terms of traffic generation it is agreed that the site would result in a modest increase in activity at the site and it is unlikely that there will be any significant capacity issues as a result of the development. Although not shown on the submitted drawings, it is suggested that should it be required, additional safety measures and traffic calming measures can be implemented to ensure the safety of all pedestrians within the site such as speed humps etc. For further information in relation to access, a full Access Statement has been submitted in support of the application on our behalf by PFA Consulting.
- 5.47 In light of the above, it is suggested that in principle the proposals are acceptable from a highways point of view, provided the proposals satisfy the requirements as set out in both PPS13.
- 5.48 Within a short distance from the site, at the other end of Barnham Road, is Barnham station which provides additional links to the wider area via the rail network. Barnham primary school is located less than 0.4 if a mile from the site providing education for children aged between 4 and 11yrs. There are also a number of secondary schools located less than 0.4 of a mile from the site which in turn provide education for children between the ages of 11 and 18.
- 5.49 Hard standing areas for proposed parking has been selected to compliment the masonry of the proposed and existing dwellings.

- 5.50 Our investigations have shown that the proposals are located in flood zone 1 and are thus defined as having 'a low probability' in respect of flooding. However, table D.2 of PPS25 suggests that the site falls into the 'more vulnerable' classification. Based on the information above and given that the adjoining site was the subject of much debate at both a local level and also during the course of the appeal, a Flood Risk Assessment has been undertaken and submitted in support of this application.
- 5.51 In addition to the above and as a part of consultations carried out with the Environment Agency in relation to the proposals for this site, the following solution has been proposed in respect of this application; SUDS are proposed for managing the surface water run-off from the site and groundwater monitoring tests have been carried out to determine the final design solution for surface water drainage on the site in accordance with advice obtained from the EA.
- 5.52 Additionally and as commented by the Inspector in relation to the recent appeal decision on this site, *"infiltration tests and the other additional technical information supplied with the revised FRA confirms that infiltration drainage could be achieved on the site. The preferred method of surface water drainage would deal with surface water at source and would not result in the existing flooding problems being made worse by the proposed development"*.
- 5.53 Whilst the comments above relate to the previously approved appeal scheme, the revised proposals seek for a similar layout, albeit now handed, of which the proposed drainage method is similar to that as previously approved.
- 5.54 Additionally, it was also concluded during the course of the previous appeal that the most sustainable solution in relation to foul drainage would be to connect to the existing network. As such, adequate foul drainage can be provided for the proposals as per the previously approved appeal scheme.
- 5.55 In order to ascertain the ecological value/importance of the site, a survey was carried out by 'Aluco Ecology'. A copy of which has been submitted in support of this application.
- 5.56 The survey concluded that the site has some, albeit limited ecological potential. There is no evidence of either reptiles or bats on the site but two Fox dens have been located on the Eastern boundary of which one can be retained whilst the other may need to be closed off.
- 5.57 In addition to the above, please refer to the additional supporting documentation, namely, Design & Access Statement, Ecological Scoping Survey, Flood Risk Assessment, Access Statement, Arboricultural Impact Appraisal, Drainage Layouts and Landscaping Proposals as submitted in support of the proposals.

6.0 SUMMARY & CONCLUSION

- 6.1 It is suggested that the proposals satisfactory address all policy and site constraints and opportunities as identified earlier in this statement and seek to provide for a varied mix of family housing on this under utilised site in Barnham.
- 6.2 The proposals have been revised to take account of the reasons for refusal associated with the previous applications (LPA Ref: EG/4/10 & EG/63/10) and in accordance with advice contained within appeal decision APP/C3810/A/10/2140105. Additionally they have also been revised in respect of access into the site which is now proposed from Barnham Road.
- 6.3 Additionally, they now provide sufficient mitigation measures in respect of surface and foul water drainage and also that they seek to protect the visual quality of the Local Gap from the development by the provision of additional landscaping measures to the Western boundary.
- 6.4 Due to various constraints and the nature of the sites location, it is suggested that in order to develop this site in compliance with specific policy and guidance, the proposals provide for a density of 20.8 dpha.
- 6.5 Imaginative design and use of materials has been incorporated within the scheme so that the proposals do not appear out of character with the surrounding area.
- 6.6 The proposals allow for sufficient separation distances to be achieved commensurate with the locality and thus preserving the character of the street scene and wider surrounding area.
- 6.7 Care has been taken to ensure that the proposals provide sufficient protection to the adjoining Local Gap and thus reduce any impact on the visual characteristics of the sites location from the development itself.
- 6.8 The buildings have been carefully positioned with the design of such eliminating any undue impact on neighbouring occupiers with minimal impact on the character of the surroundings or wider area.
- 6.9 The application proposals have been the subject of a full design appraisal as set out in the supporting 'Design and Access Statement'.
- 6.10 Elevational design and detailing is of a high standard consistent with the requirements of the policies contained within the local plan and similar to those as previously approved on the adjoining site.
- 6.11 The proposals provide for amenity space in accordance with requirements as set in the adopted local plan.

- 6.12 The application site is in close proximity to nearby centres and in an urban area that is already residentially developed. These proposals are considered to fulfil the established criteria of sustainability in so far as the existing settlement is concerned.
- 6.13 The accompanying 'Access Statement' compiled on behalf of Southcott Homes by PFA Consulting demonstrates that satisfactory vehicular access into the site from Barnham Road can be achieved and that the development itself would result in minimal impact upon the local highway network.
- 6.14 None of the dwelling designs compromise the integrity of any adjoining dwellings in any way and will have no undue impact of the street-scene or character of the surrounding area as a whole. The design of the proposed dwellings will enhance the locality and establish a current benchmark in terms of their built form, design, detailing and materials.
- 6.15 Landscaping has been provided to reduce the impact of the proposals on the Local Gap and have been developed with the additional objectives of protecting the interests of adjoining residents and creating an attractive setting for the new development and provide for the incorporation of a variety of new landscaping features such as new trees and planting around the site in addition to a new area of open space.
- 6.16 The supporting Arboricultural Impact Appraisal prepared on behalf of Southcott Homes by Ecourban Consulting Ltd and submitted in support of this application confirms that the majority of existing trees within the site are of low grade and the priority therefore is to retain and protect the more significant boundary trees which provide screening to neighbouring properties.
- 6.17 As set out in the supporting Ecological Scoping Survey undertaken by Aluco Ecology, the the site has some, albeit limited ecological potential. There is no evidence of either reptiles or bats found on the site and there is some ecological gain afforded by the design of the scheme which will enables the proposals to comply with PPS9 and planning policy.
- 6.18 As a result of previous meetings and consultations carried out with the Environment agency, comments contained within the recent appeal decision and as set out in the supporting Flood Risk Assessment undertaken on the site by PFA Consulting, suitable methods have been proposed relating to surface water and foul drainage on the site to mitigate against any potential for flooding to this area.
- 6.19 Any requirement for appropriate provision towards additional contributions for public open space and highway improvements can be secured through a legal undertaking in the form of a Section 106 agreement or through direct payment to Arun District Council should Officers be minded to grant approval.

- 6.20 The proposals are in full compliance with all policy requirements as set in PPS1, PPS3, PPG13, PPS25 and those as contained within the Arun District Local Plan April 2003.