

Planning, Design & Access Statement

Proposed Development

At Bexstone House, Barnham Road, Eastergate

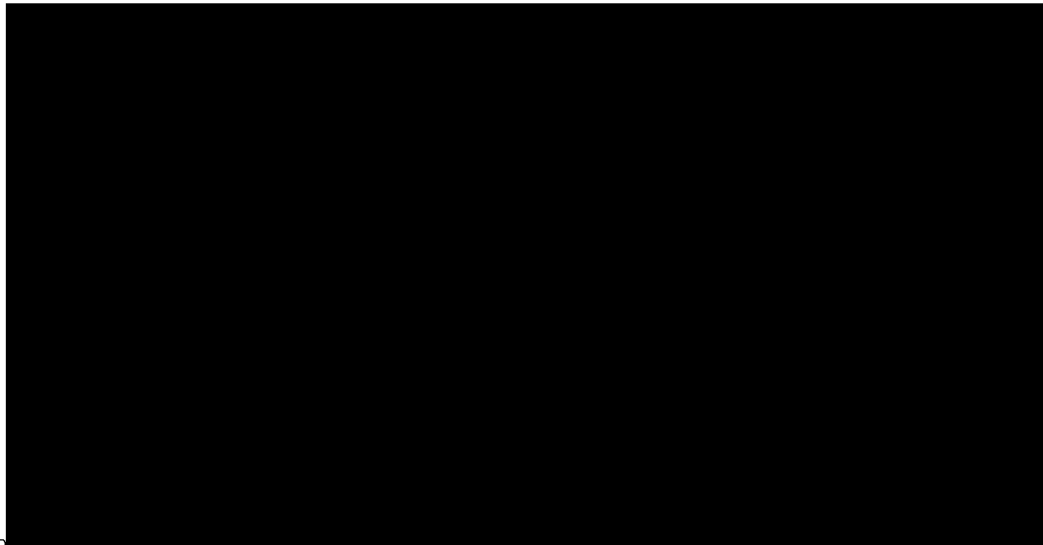
Demolition of existing dwelling and erection of 10 new dwellings. Widening of existing access to provide improved visibility splays. Maintaining front boundary buffer of approximately 5m in depth. Car parking for 30 cars (including garages and visitor parking) and landscaping.

For Christine Hewitt

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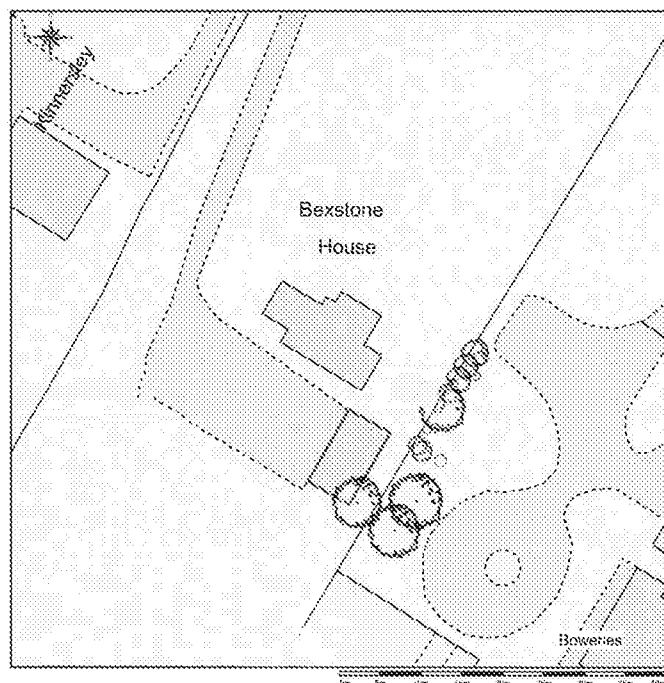
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Overview

1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Christine Hewitt ("the Applicant") to prepare and submit this outline planning application to determine access arrangements and layout for 10 houses at Bexstone House, Barnham Road, Eastergate, West Sussex:
- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the technical appraisals, the relevant National and Development Plan policies relevant to the application proposals.



2.0 Description of the Site and Location

- 2.1 The site comprises approximately 0.648 ha and is outside the built up area of Eastergate.
- 2.2 The site is on the south side of Barnham Road. The dwelling is flanked on either side by residential properties. There are residential properties on the north side of Barnham Road opposite the site. To the south of the site are horticulture nurseries.
- 2.3 The site is screened from Barnham Road with a broad tree screen approximately 5m in depth and the dwelling cannot be seen from the road. There are tree screens on all boundaries.
- 2.4 The site consists of a dwelling which was granted consent as an agricultural workers dwelling with a restrictive condition. There is a detached rear annexe which has consent for ancillary use to the dwelling.
- 2.5 To the rear of the dwelling the agricultural nursery land is overgrown. The land has not been used for many years for growing purposes.
- 2.6 To the south of this is Springfield Nursery, which wraps round from Church Lane to Barnham Road, just west of Boweries. Boweries, also consists of a dwelling and is immediately adjacent to the site to the west. Adjacent to Boweries is Springfield Nursery with Upton Brooks (formerly Brooks Nursery) housing estate consisting of 40 houses beyond that.
- 2.7 Access to the site is a shared access with the dwelling known as Kinnersley.
- 2.8 The site is within the former Barnham/Eastergate local gap.

- 2.9 The site is situated on the main B2233 road between Barnham and Eastergate. There are local shops in both villages. Barnham is the bigger of the two and has the mainline railway station between Southampton/Bognor Regis/Chichester and London Victoria. There is a doctor's surgery in Eastergate, with a pharmacy. Eastergate also has a parish Church, primary school and village hall. There is a senior school in Barnham, and also one in the neighbouring village of Westergate.
- 2.10 There is a footpath running from Barnham to Eastergate on both sides of Barnham Road, but mostly on the northern side of Barnham Road.

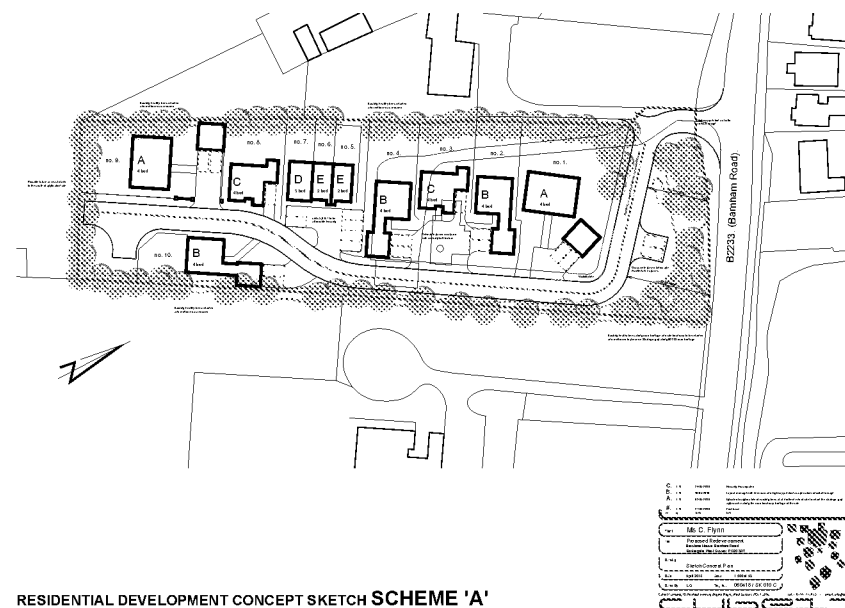
The Application Site:

3.0 Site History

Application Ref	Description	Decision
EG/30/15/CLP	Application for a Lawful Development Certificate for a proposed replacement of residential annexe to use for residential bedrooms for family and friends, bed and breakfast use and home/office/store room	Granted 18th June 2015
EG/97/04	Change of use to vary special condition 3 of the planning consent EG/68/69 dated 18/2/70 to remove agricultural restriction on the storage shed now to be used as a garage	Approved Conditionally 23 November 2004
EG/96/04	Change of use to vary special condition 2 of the planning consent EG/110/78 dated 6/12/78 to remove agricultural restriction on the property	Refused 23 November 2004

4.0 Description

- 4.1 The proposal is for outline planning to consider Access and Layout only for the demolition of existing dwelling and erection of 10 new dwellings. Widening of existing access to provide improved visibility splays. Maintaining front boundary buffer of approximately 5m in depth. The car parking provision will provide for 30 cars (including garages and visitor parking) 20 of which will be dedicated parking spaces and landscaping.
- 4.2 The existing Access onto Barnham Road will be widened to provide visibility splays. This access is shared with Kinnersley. The site entrance to the new access drive will be relocated to the front of the site. The street frontage will not be altered and this will retain the visual gap appearance within the street.



Planning Policy Framework

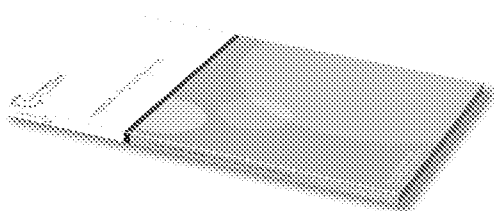
5.0 Planning Policy Framework

- 5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Emerging Local Plan Publication Version October 2014 and the Barnham and Eastergate Neighbourhood Plan.

National Planning Policy Framework

- 5.2 The overriding principle of this policy is the presumption in favour of sustainable development. Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their area. Sustainability consists of 3 strands;

- Economic role– to provide a strong response and competitive economy,
- Social role - to support a strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations,
- Environmental role – contribute to protecting and enhancing our natural, built and historic environment, and helping to improve biodiversity.



- 5.3 Paragraph 14 encourages local authorities to meet objectively assessed needs with sufficient flexibility to adapt to change unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits and where the development plan is absent, silent or relevant policies are out of date grant planning permission unless any adverse impacts significantly and demonstrably outweigh the benefits.

- 5.4 Paragraph 17 seeks a proactive drive and support of sustainable economic development to deliver the home and business that the country needs.

- 5.5 Paragraph 47 seeks to boost significantly the supply of housing local authorities should use their evidence base to ensure that Local Plans meet the full objectively assessed needs for market and affordable housing. Also to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing delivery.

- 5.6 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

- 5.7 Currently Arun cannot demonstrate a 5 year housing land supply, and can only demonstrate 2.09 years, therefore the "tilting balance" should apply in which applications for housing should be granted permission unless the benefits are significantly and demonstrably outweighed by detrimental effects of doing so.

The Local Development Plan

- 5.8 The current Development Plan comprises the saved policies of Arun District Local Plan and the emerging Local Plan Publication Version October 2014.

Arun District Adopted Local Plan 2003

Policy	Description
GEN 3	Protection of the Countryside
GEN7	The Form of New Development
GEN 9	Foul and Surface Water Drainage
GEN 12	Parking in New Development
GEN 28	Trees and Woodlands
AREA 11	Local Gaps

Policy GEN 3 Protection of the Countryside

Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or*
- (ii) for quiet, informal recreation; or*
- (iii) for the diversification of the rural economy; or*
- (iv) for essential road schemes; or*
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.*

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

- 5.9 The site is outside the defined built up area of Eastergate, but is part of a Strategic Housing Site for residential development. For the Barnham/Eastergate/Westergate area the allocation is for 2300 new homes.

Policy GEN 7 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

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.

5.10 The proposal is in accordance with this policy.

Policy GEN 12 Parking Provision in New Development

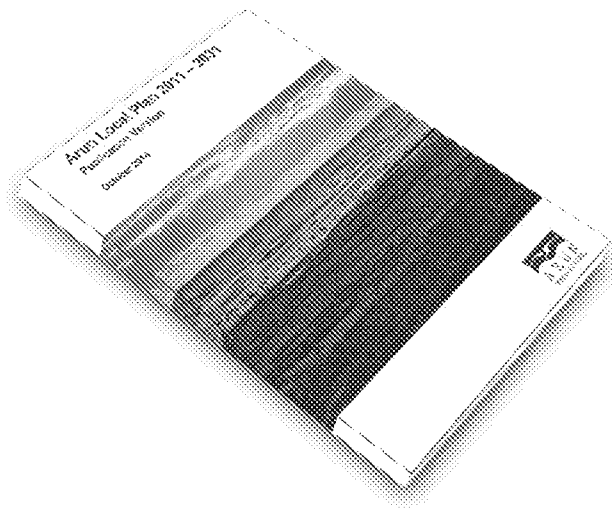
The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.

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.*

5.11 Parking provision will be in accordance with the West Sussex County Highways parking matrix. Car parking is provided for 30 spaces, including garages and visitor parking.

Policy	Description
SD SP1	Sustainable Development
SD SP2	Built up Area Boundary
C SP1	Countryside
H SP1 2c	Strategic Housing, Parish and Town Council Allocations
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
ENV DM4	Protection of Trees
ENV DM5	Development and Biodiversity



Policy C SP1 Countryside

Outside the Built up Area Boundary development will not be permitted in the countryside unless it is for:

- (f) in accordance with other policies in the Plan which refer to a specific use or type of development

Policy H SP2c Barnham/Eastergate/Westergate (SD5)

This allocation is located around the small settlements of Barnham, Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements:

- a. conserve the unique character and the separation of the three villages and protected from a continuous urban form/coalescence along the north south aspects of the B2233.

Policy D DM1 Aspects of Form and Design Quality

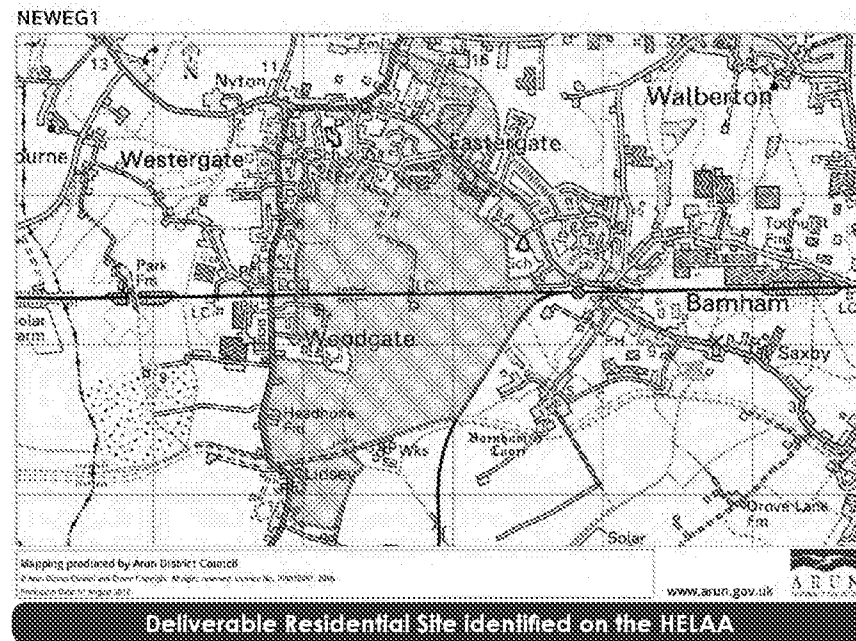
When considering any application for development the Council will have regards to the following aspects:

Character, Appearance and attractiveness, Impact, Innovation, Adaptability, Crime Prevention, Trees and Woodland, Solar Gain, Public Realm, Layout – movement and legibility, Public Art, Density.

- 5.12 A 5m buffer is proposed to maintain the feel of the gap and retains the street view as currently as the existing and proposed dwellings cannot be seen within the streetscene.

Housing and Land Availability Assessment (HELAA)

- 5.13 The site reference is NEWEG1 Barnham, Eastergate, Westergate for 1477 dwellings as a Deliverable Site. This site is part of the Eastergate allocation (60).



Barnham and Eastergate Neighbourhood Plan 2014-2029

Policy HDQ1 Allocate land for up to 60 homes on land identified on the Proposals Map. Permission will be granted for up to 60 new homes in Eastergate on land identified in the Proposals Map.

- 5.14 The proposals map identifies land north of Barnham Road and north west of the site.

Policy ES4 Development within the Local Gap/Green Infrastructure Corridor will not be supported.

New Development within the defined Local Gap/Green Infrastructure Corridor between Eastergate and Barnham is not appropriate and not supported by the community.

- 5.15 Barnham/Eastergate local gap has been removed from the Arun District Local plan policy SD SP3 Gaps Between settlements. This is because the District Council consider that the two settlements have more or less merged with no clear distinction between the two. The gap between Eastergate and Barnham was included within Policy Area 11 Local Gap, but has been excluded from policy SD SP3 Gaps Between Settlements.

- 5.16 A development of 40 houses was permitted in Upton Brooks which at the time was within the local gap and in a more open location than Bexstone House which is flanked by houses. This development has reduced the gap. The proposed development would not impact on the gap.

- 5.17 However, it is proposed to maintain the existing tree screen in Barnham Road by maintaining a 5m buffer between the road and the proposed development. This would maintain the current visual appearance of a gap between the two settlements which has been eroded by Upton Brooks.

The Reason that Planning Approval should be granted

6.0 The Reason that Planning Approval should be granted

(i) Strategic Housing Land Allocation

- 6.1 The site is within the site allocation for the strategic land allocation of 1477 dwellings spread over Barnham, Eastergate and Westergate, so that the principle of development in this area is acceptable and would help meet the housing needs of the Authority. This strategic site can only be developed if land owners come forward with their land, as is the case with this application.
- 6.2 Arun District Council are unable to demonstrate a 5 year housing land supply, only 2.09 years can be demonstrated. Therefore the tilting balance should be applied to approve housing applications unless there is a significant and demonstrable harm caused. As the site is surrounded on three sides by residential properties, and is not in an isolated location, it is considered that this proposal should be acceptable as there is no overriding demonstrable harm caused as a result of the proposed development.

(ii) Outline Application

- 6.3 The proposal is in outline to determine layout and access arrangements.
- 6.4 Included within the application are the following supporting documents:
- Ecology Preliminary Assessment
 - Bat Survey
 - Arboriculture Survey and Reports
 - Transport Statement

(iii) Brooks Nursery Site

- 6.5 Application EG/29/13 granted permission for 40 houses which has been developed at Upton Brooks. The officers report stated “ *in terms of landscape impact, the site is considered to have a contained character and notes that the settlements of Eastergate and Barnham have already more or less merged with no clear distinction between the two.*”
- 6.6 Subsequently, Arun have now removed this local gap. The gap between Eastergate and Barnham was part of the Local Gap policy Area 11, but it not part of the revised policy SD SP3 Gaps Between Settlements. The Upton Brooks development has set a precedent for development in this location. The site is further from the existing gap than Upton Brooks, and therefore would not adversely affect the gap.
- 6.7 This site is contained with residential housing on either side and the property known as Boweries separates the site from Upton Brooks and this proposal should be considered in the same light as application EG/29/13.

(iv) Access

- 6.8 The access onto Barnham Road will remain at the existing point, but will be enhanced to provide visibility splays. A new site driveway access will be created to provide access from the existing access road for easy access. A Transport Statement has been included with this application.
- 6.9 The new driveway access would form a T junction with a new foot path. The access would be 5.5m wide. This will allow access/egress by large emergency and service vehicles. A new footpath will be part of the development and a new pedestrian crossing will be provide at the access to cross over Barnham Road.
- 6.10 A swept path plan and visibility splays realignment plan have been submitted with this application.

- 6.11 Cycle storage will be provided within the garages at each proposed dwelling.

(v) Layout

- 6.12 It is proposed to demolish the existing dwelling, annexe and other buildings on site, and to erect 10 dwellings. The layout provides a curved access road, to offer an interesting street scene. The housing mix will be in accordance with local plan policies and the layout demonstrates 5 house types to provide a balanced form of development.
- 6.13 The front of the site will retain a tree screen of approximately 5m depth to maintain a sense of a gap within the street scene maintaining the visual appearance in accordance with local plan policies.
- 6.14 The side and rear boundaries will remain and be enhanced in accordance with the submitted arboriculture report.
- 6.15 The layout provides a hammer head at the rear of the site to allow further development on land outside of the applicant's ownership, to accord with the Strategic Site allocation.
- 6.16 Parking is provided for 30 cars consisting of 20 car parking spaces and garages.
- 6.17 Bin storage will be provided at each dwelling and the swept path demonstrates that a refuse lorry can access and egress the site satisfactorily.

(vi) Ecology Preliminary Assessment

- 6.18 A Preliminary Ecological Appraisal was undertaken in May 2018 and has been submitted with this application. This report concludes that the redevelopment of the site will not impact upon the ecological functionality of the wider landscape. No evidence of protected species was found on site, but as a precaution, a separate bat survey was undertaken.

- 6.19 Ecological enhancement of the trees on the boundaries was recommended by thinning the trees and planting new native species. It was also recommended that bird boxes be installed on the dwellings.

(vii) Bat Survey

- 6.20 A dusk emergence survey was carried out on 15th May 2018 and no bats were seen to emerge from buildings on site. Common pipistrelles were recorded foraging within the garden along the tree lines.
- 6.21 It is not intended to remove the trees but they are to be retained and enhanced, therefore the foraging corridor will be maintained.

(viii) Arboriculture

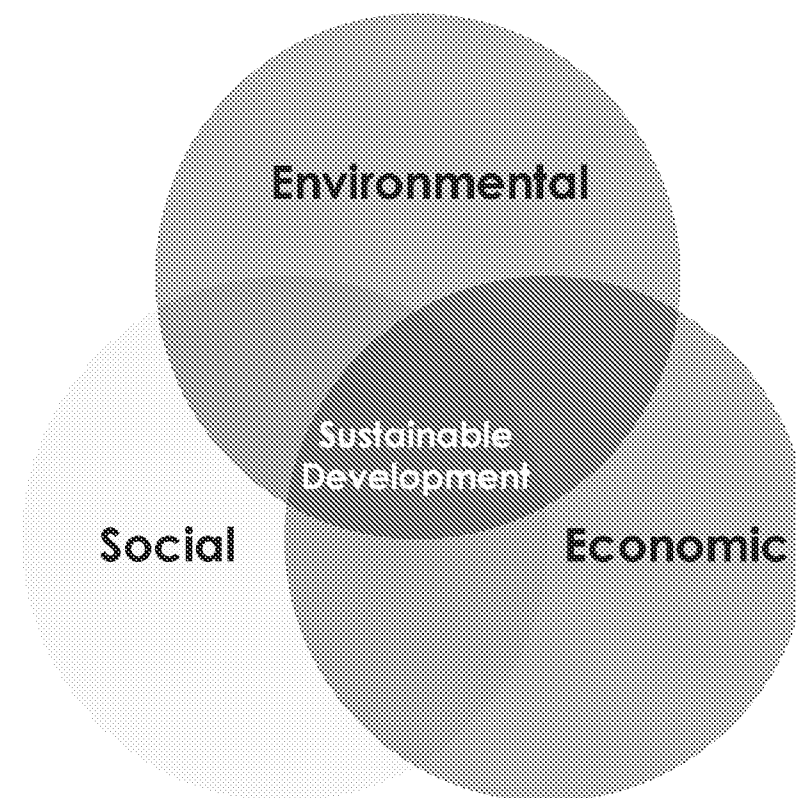
- 6.22 An Arboriculture Report has been included with this application. An inspection of the site took place on 1st May 2018. The report concluded that there is no arboriculture reason to object to an application for outline planning permission.
- 6.23 The report and survey found that the trees in general are of low quality. The various declining groups of conifers should be removed and category U trees to enable possible potential problems such as shading and falling. A selective thinning programme should take place.
- 6.24 It is intended to proceed as recommended and to replant new native trees.

(ix) Drainage and Flooding

- 6.25 The site is within flood zone 1 where the potential for flooding is low risk. A drainage strategy will be submitted as a reserved matter.

(x) Sustainability –Economic, Social and Environmental

- 6.26 The HELAA NEWWG1 identifies the site as suitable in principle for future housing potential because of its accessibility to a range of services, job opportunities, schools, doctors and public transport and because there are no insurmountable constraints.
- 6.27 There are local shops in both Eastergate and Barnham within walking distance of the site. Barnham acts as a neighbourhood shopping area, providing a range of shops including Tesco's local and the Coop. Barnham Station links Southampton/Bognor Regis/Chichester and London Victoria. Barnham has a community centre and Parish Church, primary and senior schools. There is a doctor's surgery in Eastergate, with a pharmacy. Eastergate has a Parish Church, primary school and village hall. There is a senior school in the neighbouring village of Westergate which is within walking distance. Barnham Road is also on a bus route. The site is therefore in a sustainable location.
- 6.28 **Economic** – the provision of more homes in the area will ensure the sustainability of local shops and services. The construction of the dwellings will provide job opportunities for the local economy.
- Social** – the additional housing is required in this area and the housing mix will ensure the supply of housing meets the needs of present and future generations.
- Environmental** – the retention of the trees and the enhancing of these will ensure the protection of local wildlife and provides habitat opportunities.
- 6.29 There is a footpath in either direction to both Eastergate and Westergate Schools, and Barnham and St Philip Howard Catholic High School as well as Barnham station making the site a sustainable location.



Summary and Conclusions

7.0 Summary and Conclusions

- 7.1 The site is in a sustainable location and is included with the Strategic Site Allocation for Barnham/Eastergate and Westergate (NEWEG1) as a deliverable residential site. Therefore acceptable in principle.
- 7.2 Eastergate has a primary school, doctors surgery and village shop and village hall. The Westergate senior school is within walking distance and has leisure facilities for local use. Barnham is the local hub with the mainline railway station between Southampton and London Victoria. It also has a primary and senior school and a variety of shops, and a village community centre. Both Eastergate and Barnham are within walking distance along a continuous footpath. Barnham Road also serves as the 85A bus route from Arundel to Chichester.
- 7.3 The proposal is to determine access and layout only at this stage. It is considered that the layout will provide 10 houses of a mix to accommodate the local plan policies and local demand for a mixed type of development.
- 7.4 The proposal maintains a visual appearance as is currently seen within the street scene and therefore effectively the local gap remains status quo.
- 7.5 There are no adverse effects created by this proposal that would outweigh the balance of providing new dwellings which are much needed in this area.
- 7.6 The provision of housing would make a contribution to the Districts housing shortfall and there is no demonstrable harm caused by this proposal that would warrant anything other than an approval when the tilting balance is applied.

