

PLANNING, DESIGN & ACCESS STATEMENT

Accompanying a planning application for the
construction of three detached dwellings

At:

59 Elm Grove
Barnham
PO22 0HJ

for

December 2014

Ref: 14045/PDAS01



CONTENTS

1.0	INTRODUCTION	1
2.0	RELEVANT PLANNING POLICY	2
3.0	CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL	8
4.0	CONCLUSION	9

1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a planning application for three dwellings and associated works at 59 Elm Grove, Barnham, PO22 0HJ. The site is bounded by a river to the north east and residential properties to the south east and northwest. The existing dwelling is set back from Elm Grove, a private road.
- 1.2 For planning policy purposes the site is within the Built-up Area Boundary in the Arun District Adopted Local Plan 2003 and the Publication Version (Feb 2014) of the emerging Local Plan. It is also within the Barnham River Catchment Special Consultation Area. A Strategic and Local Gap Policy Area bounds the site to the north. The site enjoys a sustainable location close to public transport links with a wide range of facilities nearby and will help meet the economic, environmental and social objectives of the National Planning Policy Framework (NPPF).
- 1.3 Plans and information submitted in support of the application comprise the following:
- Location Plan: 0772/DPA01 Rev 01
 - Proposed Block Plan: 0772/DPA02 Rev 01
 - Context Plan: 0772/DPA03 Rev 01
 - Site layout/landscaping Plan: 0772/DPA04 Rev 01
 - Plot 1 Plans and Elevations: 0772/DPA05 Rev 01
 - Plot 2 Plans and Elevations: 0772/DPA06 Rev 01
 - Plot 3 Plans and Elevations: 0772/DPA07 Rev 01
 - Materials 0772/DPA08 Rev 01
 - Tree Survey and Report
 - Flood Risk Assessment

2.0 RELEVANT PLANNING POLICY

- 2.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the on-line Planning Practice Guidance (March 2014), the adopted Arun District Local Plan 2003 and emerging Local Plan policy. Emerging Local Plan policy currently exists in two parts, first in the Publication Version (Feb 2014) Local Plan and in a separate Housing Policy Chapter which will be added following agreement of Full Council on 10 September 2014. However as the Plan has not yet reached Submission Stage and adoption is not expected until September 2015 only limited weight can be attached to this emerging policy as a consideration for this application.
- 2.2 The Barnham and Eastergate Neighbourhood Plan is also relevant. The Neighbourhood Plan was approved following the “yes” referendum on the 2 July and since then it has been “Made” (brought into legal force) as its own Plan by Arun District Council on 16 July. It therefore carries absolute weight as part of the Development Plan.

National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 2.4 Paragraph 14 confirms that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - 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; or
 - specific policies in this framework indicate development should be restricted
- 2.5 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to significantly boost the supply of housing paragraph 47 requires planning authorities to identify a five year supply of deliverable sites for housing. Policies for the supply of housing are not up to date where a Council cannot demonstrate a 5 year supply of housing (paragraph 49).

- 2.6 Paragraph 17 sets out twelve Core Planning Principles. Two of these include the preference for developing land of lesser environmental value; and, encouraging the effective use of land by reusing land that has been previously developed (brownfield and), provided it is not of high environmental character.
- 2.7 On design, decisions should (paragraph 58) aim to ensure that developments function well and add to the overall quality of an area, establish a strong sense of place and optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of a development). Design should reflect the identity of local surroundings and materials create safe and accessible environments and are visually attractive as a result of good architecture and appropriate landscaping.
- 2.8 Paragraph 59 of the Framework states that “Local Planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”
- 2.9 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to promote or reinforce local distinctiveness (Paragraph 60).
- 2.10 The points to note from the NPPF for the application proposals are as follows:
- The application site is located within the Settlement Policy Area of Southbourne which has been identified by the Council as a main settlement. Paragraph 14 of the NPPF states that development proposals that accord with the development plan should be approved without delay and this advice is highly relevant.
 - The Council does not have a five year supply of housing sites and its housing delivery policies are out of date. Other policies dealing with development management issues can be considered relevant however.
 - Since the site is located within a defined settlement boundary the main consideration is concerned with development management issues and how the proposed form of development has been shown to be accommodated within the site without causing harm to the amenity of the local area and that of neighbouring properties.
- 2.11 We consider the application proposal to be compliant with the National Planning Policy Framework.

Development Plan Policy

Neighbourhood Plan Policy

Policy ES1 – Flooding and Drainage

- 2.12 This policy aims to ensure overall flood risk in the area is reduced and adequate drainage arrangements are included in new developments. In this regard it states that planning permission should only be granted for new development subject to a condition that no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority.
- 2.13 The Flood Map indicates the site to be in partially in Flood Zone 1, partially in Zone 2, with some Zone 3 areas towards the rear of the site. The site has been laid out taking a sequential approach, placing the “more vulnerable” buildings on the higher ground, within Zone 1.
- 2.14 This issue is covered in more detail in the Flood Risk Assessment submitted with the application. The FRA demonstrates that there would be a low risk of flooding, provided suitable mitigation is undertaken. Habitable accommodation will be constructed above the flood level affording protection to the proposed dwellings. The site has been identified as possibly being at risk from sewer flooding and groundwater. Emergence which can be mitigated by the installation of an anti-flood valve, raised floor levels and ground shaping to provide well defined overland flow paths. The proposed drainage system will be sustainable.

Policy ES3 and ES4 – The Local Gap/Green Infrastructure Corridor and Protection of Open Views

- 2.15 The application site does not fall within the Gap as identified in the local plan/Neighbourhood Plan, it lies beyond the site boundary to the north east. The proposal retains a significant amount of open space and views across it. No harmful landscape impact arises from the development.

Policy ES5 – Quality of Design and Policy ES6 – Contribution to Local Character

- 2.16 These policies state that all new development within the parishes will need to be of a high quality design, to contribute positively to the rich and varied character of the villages and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide. The design of the proposed dwellings is of a quality that compliments the existing townscape.

Policy ES10 – Trees and Hedgerows

- 2.17 The site has been fully surveyed as explained in the submitted Tree Survey Report. It demonstrates that the development scheme has sought to avoid impacts on key trees and sets out measures for the protection of retained trees where possible including a Tree Protection Plan.

Policy ES11 – Energy Efficiency of New development

- 2.18 This policy states that new developments will be expected to meet Code Level 3 of the Code for Sustainable Homes (DCLG) or equivalent. The development will meet this criterion.

Policy GA1 – Connection to Sustainable Transport

- 2.19 The site is well related by the existing pavement network to facilities in both villages and also to the bus route, train station and community transport so reducing the need to use private cars.

Policy GA4 – Parking and New development

- 2.20 In accordance with this policy the illustrative layout demonstrates that there is ample space for the scheme to accommodate the full maximum standard of off-street parking for a development of this size (to accord with the West Sussex parking standards).

Policy H4 – Integration of new Housing into Surroundings

- 2.21 This policy requires that proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village. This has been achieved as shown on the layout/landscaping plan.

Policy H5 – Outdoor Space

- 2.22 There will be outdoor space for each dwelling through the provision of private garden areas. Sufficient garden space will also be retained for no. 59 Elm Grove. The proposals ensure a good standard of open space in the scheme and consequently would result in a high quality environment.

Policy H6 – Attention to Detail

- 2.23 This policy requires items of detail design to be considered early in the design process and lists a number of considerations in this regard.

Policy H7 – Drainage for New Housing

- 2.24 This policy requires that wherever possible new developments meet Code Level 5 in relation to water discharge i.e. no more than 80 litres per person per day.

Adopted Local Plan Policy- Arun District Local Plan 2003

- 2.25 Now that the Neighbourhood Plan has been brought into force, following paragraph 185 of the NPPF its policies take precedence over existing non-strategic policies in the Local Plan. Thus saved Local Plan policies GEN7, GEN8, GEN9, GEN12 and GEN15 have been superseded by their Neighbourhood Plan Policy equivalents as the Local Plan policies are considered out of date. The site falls outside the AREA11 Local Gap between Barnham and Eastergate and is not relevant to the application.
- 2.26 Other saved strategic policies of the Arun Local Plan 2003 only cover the period up to 2011 and therefore are effectively time expired. Thus the Built-up Area Boundary Policy GEN2 and protection of the Countryside policy GEN3 should carry little weight for the application.

Emerging Local Plan Policy – Publication version Feb 2014 and the Current Working Draft 2013/14 of other Chapters (specifically Housing and Transport) published July 2014

- 2.27 These documents are incomplete and have not yet reached submission stage and therefore can be afforded little weight. Nonetheless, the Parish Allocations have been used to inform the Neighbourhood Plan and therefore are relevant to this application. The Council has agreed that for the period 2011-2031 the new Local Plan will provide for 580 dwellings per annum. Allowing for existing completions and commitments the residual requirement including a 5% buffer is 4086.

Policy H SP1- Strategic Housing, Parish and Town Council Allocations (Current Working Draft 2013/14)

- 2.28 Policy H SP1Town and Parish Allocations in the “current working draft” of the emerging Local Plan published for the 31st July 2014 Local Plan Sub-Committee confirms the earlier agreed parish allocations of 100 houses for each of Barnham and Eastergate. Developments within Parishes are counted against the target since April 2013. (Paragraph 9.1.2 of the Neighbourhood Plan explains that it is agreed that against this 200 allocation, permission has been granted for 158 houses and flats since April 2013 and the net requirement is therefore at least 42 units.)
- 2.29 This has been translated into policy H1 of the Neighbourhood Plan which allocates the application site for “at least 60 new homes” see paragraph 4.21 above.

Policy T SP1- Transport and Development (Current Working Draft 2013/14)

- 2.30 This policy under subsection (d) requires car parking in accordance with WSCC parking guidance.

Policy T DM1- Sustainable Travel and Public Rights of Way (Current Working Draft 2013/14)

- 2.31 It is confirmed that cycle parking provision will meet WSCC standards.

Policy D DM2- Internal Space Standards (Feb 2014 Publication Version)

- 2.32 This policy introduces minimum space standards for both rooms and external space. The design approach and relaxed density of the illustrative layout give scope to meet these standards at the stage of a reserved matters application.

Policy D DM3- Space Standards (Feb 2014 Publication Version)

- 2.33 Paragraph 13.3.28 of the explanatory text confirms that external space standards will be expected to be sufficient to provide space for car parking to WSCC standards.

3.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

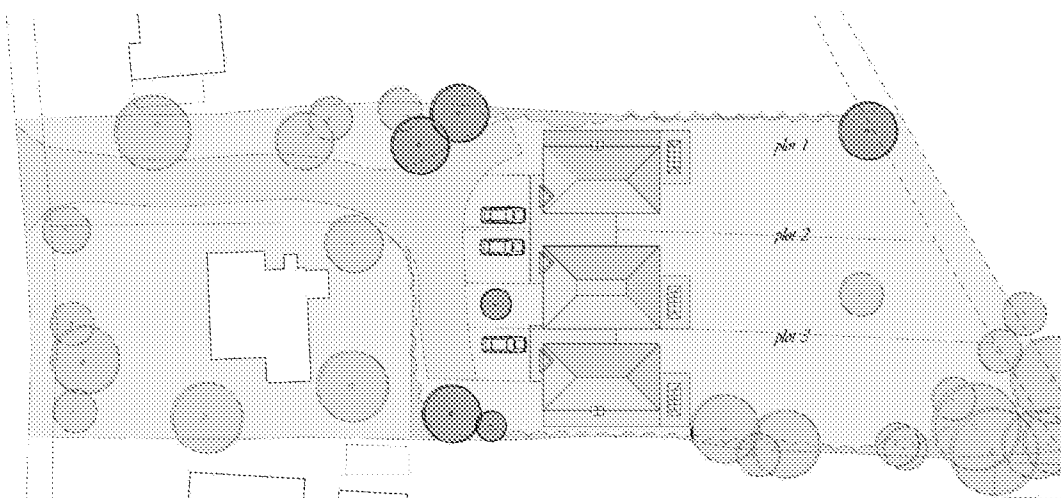
- 3.1 The application site is located within the Barnham Built-up Area boundary. It is within easy access to local shops and facilities including a train station. Barnham is a medium sized village and is a sustainable location with a good level of services and facilities and public transport links.
- 3.2 59 Elm Grove is a sizeable plot extending to approximately 0.29 ha, located within a residential area. The property currently comprises a detached house sited towards the front of the plot fronting Elm Grove with a large garden extending north-east to in excess of 80m.
- 3.3 The surrounding area has an established residential character and a sub-urban appearance. The immediate residential area is mainly made up of a variety of one and two storey dwellings of varying age and character. There is more recent housing in the vicinity, located to the west of the site off The Drive.

Design Principles and Appearance

- 3.4 The design approach for the proposals has been led by the existing building typology and plot size/form - generally two storey dwellings with relatively narrow plots in comparison to their length. The plot in which no 59 is set is relatively large, being of a substantial width and height. The proposed layout would maintain the prevailing urban grain, with detached dwellings set within long gardens.
- 3.5 The architectural approach uses local materials and incorporates some local vernacular architectural features. The design is consistent with the sub-urban character of the local area.
- 3.6 The proposed houses will be finished with a high quality palette of materials; the materials schedule for the proposed houses is set out on drawing 0772/DPA08 and includes a combination of facing brickwork and render, clay tiles and timber.
- 3.7 The proposals include the demolition of a garage which abuts the western boundary way to accommodate the proposed access drive. The street scene will retain its current appearance with the principal elevation of 59 Elm Grove continuing to face Elm Grove. The proposed dwellings would be visible but subservient to the existing building.

Scale

- 3.8 The general scale of the proposed dwellings mirrors that of surrounding houses with particular reference to the slightly higher density of 20th Century Development on Wentworth Close to the east of the site.
- 3.9 The two storey houses have been designed to create four bedroom, two storey family accommodation on a relatively modest scale, set within suitable sized plots.



Site Layout

- 3.10 The proposed development has been designed to make the most efficient and effective use of the site in its sub-urban location. The proposals are for three modest houses accessed to the rear of 59 Elm Grove which would integrate with the existing pattern of residential development in the immediate area.
- 3.11 A well-balanced and well-proportioned scheme has been achieved capable of providing three new houses comfortably within the site: the new houses would have a separation distance of approximately 20m between the new dwellings and the existing dwelling and a 14 metre gap with the nearest neighbouring property, 60 Elm Grove. The gardens would extend to a minimum of 22metres and the layout also allows for a good level of parking and bin and cycle storage within integral garages.
- 3.12 By virtue of the significant distances between the proposed houses and the existing neighbouring properties it is considered that the new houses are not likely to cause harm to residential amenity. The layout has also been designed to retain its landscaped character and appearance and on that basis is not likely to cause harm to local amenity.

Landscaping

- 3.13 The site benefits from mature landscaping on its boundaries and it is intended that this will be retained and reinforced as part of the proposed soft and hard landscaping scheme for the new site layout as shown on drawing number 0772/DPA04.
- 3.14 The proposed layout has been designed to incorporate high levels of landscaping to break up the hardstanding areas and to reinforce and be consistent with the existing landscape treatment in which the site is situated. The proposed landscaping can be made a condition of consent in the usual way.

Amount and Use

- 3.15 The proposed development comprises three houses on a site measuring 0.29 hectares, a density of 10 dwellings per hectare. The scheme comprises a spacious layout and appropriate house design for its location within the residential area. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of the land for residential use in a sustainable location within the built up area.

Access

- 3.16 The following points were considered in the design of the layout and parking arrangement:
- the proposed parking provision complies with WSCC car parking standards to ensure that the scheme is capable of meeting the parking requirements of future occupants;
 - the parking and turning layout has also been arranged to have minimal impact so not to dominate the site;
 - the relocation of the access has been designed to ensure that the access arrangement complies with Manual for Streets and permits the passing of two vehicles, as demonstrated on plans numbers 0772/DPA02/03 and 04.

4.0 CONCLUSION

- 4.1 The application is for three dwellings on existing residential curtilage at 59 Elm Grove, Barnham. The site is located within the defined Built Up Area Boundary of Barnham and is situated in a sustainable location.
- 4.2 Careful consideration has been given to the design of the proposed residential development and site layout, with specific regard to the amount of development appropriate for the site and its contribution to the wider sub-urban character and appearance of the area.
- 4.3 The proposals are an opportunity to make more efficient use of this sub-urban site to deliver three new houses of a modest scale in a sustainable location in context with the surrounding pattern of residential development and would make a useful contribution to the local housing market.
- 4.4 For all the reasons set out in this statement the application proposal complies with the saved policies of the adopted Arun District Council Local Plan; The Neighbourhood Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development.