

PLANNING STATEMENT.

FOR

NEW CROSSOVER TO SINGLE DWELLING

AT

**THE POTTING BARN
NO.5 HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

FOR

D LOWNSBOROUGH

January 2019



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1. Site

The existing (larger context) site comprises of 5 buildings that have been converted and extended into 5 dwellings over the past 3 years.

The application site was the last to be converted and is separate from the main courtyard development to the south. Access is currently from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Project Brief

The brief is to obtain permission for the following

1. Removal of internal existing gate to the shared drive and infilling with cleft chestnut fence and shrub planting to match existing adjacent.
2. New crossover with direct access onto Bilsham road.

3. Design Overview

It is proposed to remove the existing 5 bar gate to close off access from the Potting Barn to the internal parking within Hobbs Court drive and to extend the chestnut fencing and shrub screen planting to the main dwelling. This is obviously subject to the new crossover being approved and installed.

The existing gate is to be reused for the new entrance, set back 7.5m from the road to allow vehicles to safely access the site and then open the gate.

Additional chestnut fencing and shrub screen planting is to be provided each side of the new gate to provide security and screening.

Pedestrian access is maintained to the south west corner of the site into Hobbs Court.

New crossover with direct access onto Bilsham road. New crossover is to be constructed by WSCC approved highway contractors.

The new crossover is to be constructed to WSSS highways standard specification with a tarmac finish. The crossover will have a slight fall from the road before rising into the property, this will prevent any water entering the highway.

The extended drive and car parking within the site (east of new gate) will be in gravel to match the existing parking area. The gravel is to be set 25mm below the tarmac level to prevent migration onto the crossover. Also timber sleepers are to be provided to prevent migration onto grassed areas.

The new crossover is situated in the same location to the overall development that was approved under previous planning approval Y/105/13. Although used for access during the construction of Hobbs Court this was not fully implemented as prior to completion of Hobbs Court a new planning permission Y/65/15/PL was granted for the entrance in a different location.

The new crossover will provide direct access to the single dwelling that is divorced from the main courtyard group of dwellings.

Access will also allow for occasional vehicles to access field outlined in blue rather than coming through Hobbs Court as at present.

The location of the access has been used historically to access the field.

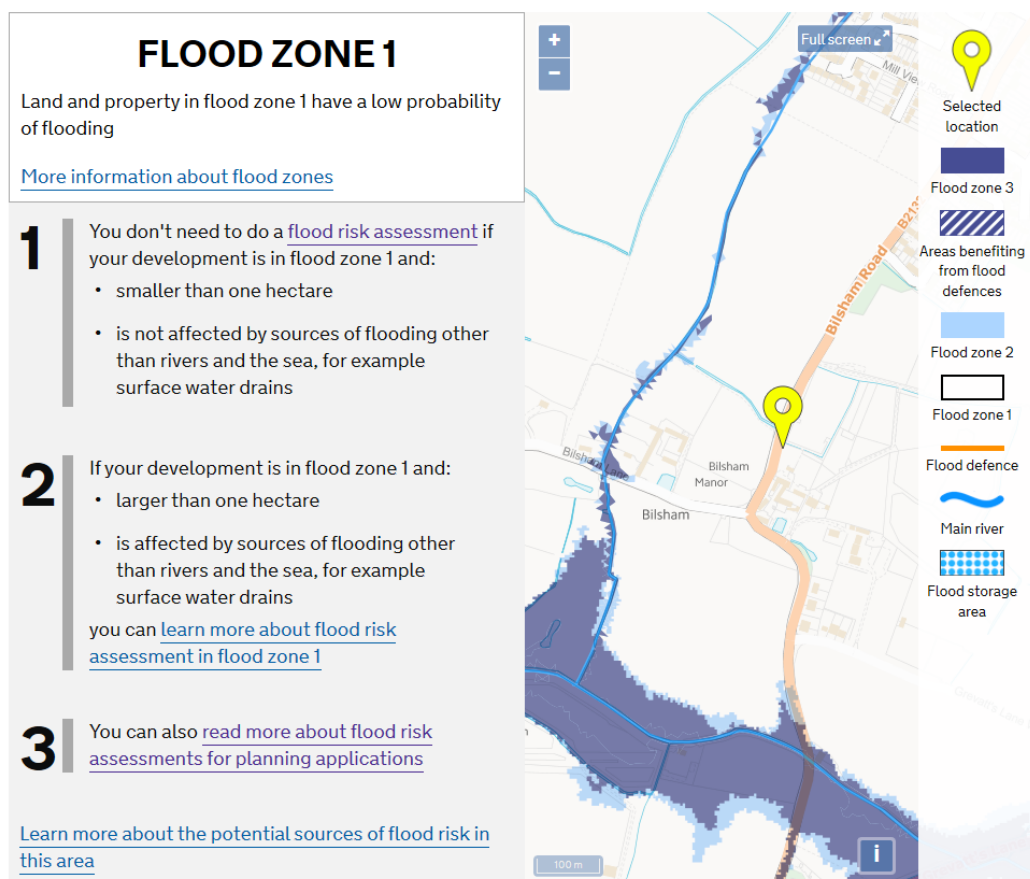
The private drainage ditch to the north that runs from west to east is to be infilled to the length of the new parking area so as the ground level will be level with the existing garden. To maintain functionality of the drain it is proposed to clear it of vegetation and provide approx. 300x 300mm of shingle in the bottom wrapped in Teram and then backfilled with soil removed from the new crossover and new seeded topsoil. This will eliminate for any soil being taken to landfill.

4. Biodiversity

As part of the previous planning approval Y/65/15/PL There were surveys undertaken, these identified bats in the area and bat boxes were provided. These will not be affected by the proposals.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



Prepared By PJC

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