

PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

PLANNING POLICY DEVELOPMENT PROPOSALS

PLANNING POLICY

VALIDATION

This application provides all of the required information as part of the National and Arun Council's Local Requirements. The application is considered an outline planning application and therefore documents are provided with reference to the Councils validation checklist.

LOCAL POLICY

The site is located in the residential area of Woodgate on the eastern fringe of the Settlement area and has an established residential use. The nearby village of Westergate provides a local convenience store, public house and local primary school, and lies conveniently between the centres of Chichester and Bognor Regis, with their more comprehensive shopping and leisure facilities. The land, including surrounding area, forms part of a wider housing allocation (SD5) following the adoption of the new Local Plan in July 2018. The plans sets out to deliver 2,300 dwellings to the area, to be delivered during the plan period.

NATIONAL POLICY – NPPF

National planning policy is set out in the National Planning Policy Framework 2012. The government published the revised National Planning Policy Framework (NPPF) and its supporting documents on 24th July 2018. Below highlights the key changes of relevance:

Achieving sustainable development

- The social objective is now achieved by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations (paragraph 8).
- Reference to 'uses' rather than 'development' in the context of addressing objectively assessed needs through strategic policies (paragraph 11b).
- Plans and Decisions should apply a presumption in favour of sustainable development (paragraph 11).

Plan making 'Soundness'

- LPA's to prepare statement of common ground with neighbouring authorities (paragraph 27).
- New guidance requires preparing and reviewing of plans to be underpinned by relevant and up to date evidence (paragraph 31).
- LPA's plan for 'an' appropriate strategy, rather than 'the most appropriate strategy' (paragraph 35b).
- Requirement for Plan reviews every five years (paragraph 33).

Decision making

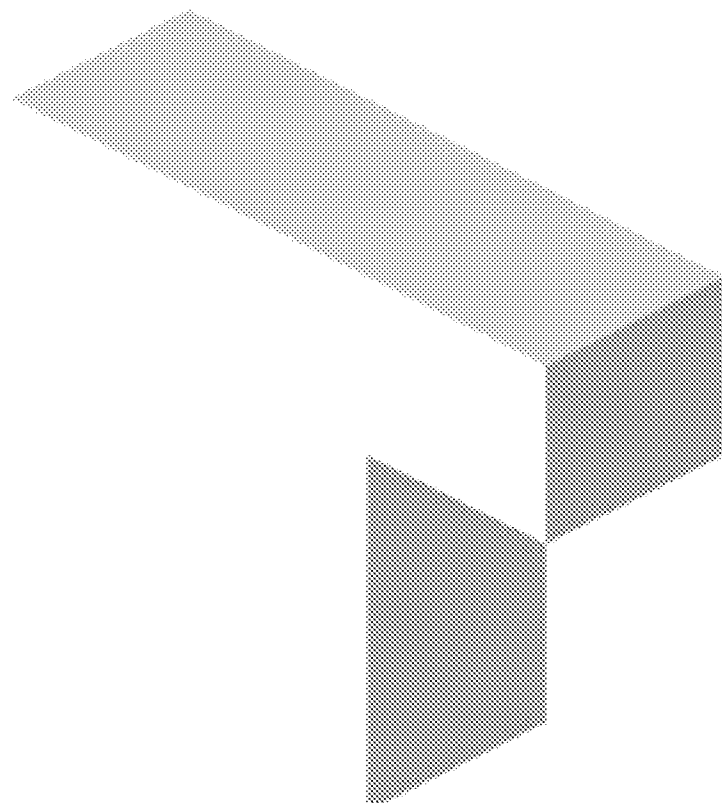
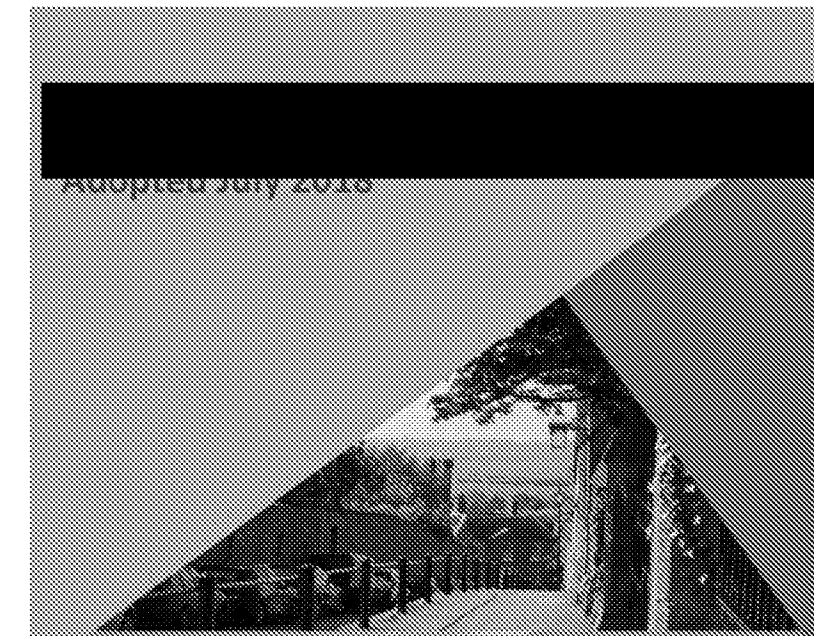
- The revised NPPF's paragraph 34 on development contributions removes the possibility for plans to set out circumstances when further viability assessments may be required in determining individual planning applications.
- Paragraph 57 suggests it is down to applicant 'to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- Paragraph 57 also states that the onus is on the decision maker to decide about weight to be given to the viability assessment 'having regard to all the circumstances in the case'.

Delivery of homes

- Presumption in favour of sustainable development in relation to housing, if the LPA cannot show a 5 year housing supply, or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous 3 years (footnote 7).
- Encouragement of greater use of small sites, including that LPA's should ensure at least 10% of the sites allocated for housing in their plans are of half a hectare or less (paragraph 68a).
- New standard method for the calculation of local housing need (paragraph 60).
- LPA's can fix their housing land supply figures annually for a one year period (paragraph 73).
- Consideration to be given to a planning condition that development must begin within a shorter timescale (paragraph 76).

Making effective use of Land

- Make more intensive use of existing land and buildings (paragraph 118 d).
- Higher density in certain areas, including minimum density standards in centres and around public transport (paragraph 123a and b).
- Relocating land where there is no reasonable prospect of an application coming forward for the use allocated in the plan (paragraph 120).



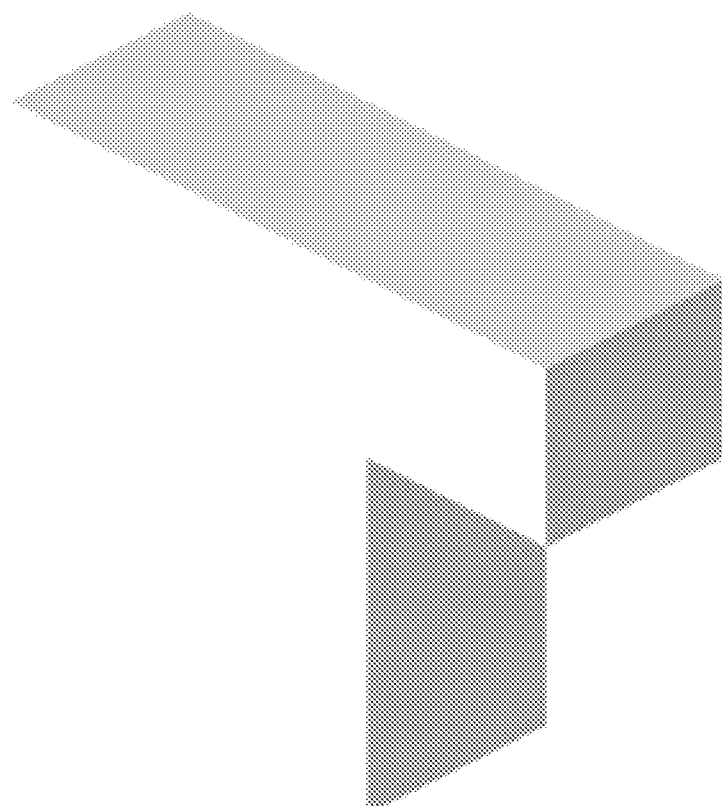
PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

DEVELOPMENT PROPOSALS



THE DEVELOPMENT PROPOSALS

Site, Size, Location and Assessment of the Immediate Area

The site is located to the south of Oak Tree Lane which is a country lane road and lies between a previous housing development and the donor property Ryefields Farm. The land is a level field which forms part of the retained properties garden and used for some livestock grazing. The western boundary separates the existing development with the site and is well screened with mature trees, the majority of which will be retained, including new planting, to maintain and enhance the existing character. The layout of the new development has specifically taken into account the format of neighbouring housing stock and provides a logical continuation to the street scene.

The land is approximately 3.277 m2 (0.32HA/0.81acres) and situated in the predominantly residential area of Woodgate on the eastern fringe of the settlement boundary. Westergate village provides a local convenience store, public house and local primary store with the more comprehensive facilities provided in the centres of Chichester and Bognor Regis. The nearest railway station is located in nearby Barnham, providing links into London Victoria.

The land forms part of a wider housing allocation following the adoption of the new Local Plan in July 2018 which sets out to deliver 2,300 dwellings to the area, to be delivered during the plan period. This specific site is being supported by a small house builder to provide much needed housing to the borough in the short term, which is supported under the new NPPF 2018.

SOCIAL AND ECONOMIC FACTORS

The site is an established and sustainable residential area within walking distance of Barnham railway station and local facilities within Westergate village. There is a wealth of shopping facilities in the centre of Chichester and Bognor Regis.

INVOLVEMENT

Residential use is already established here. No public consultation has been carried out to date, however, pre-application advice was intended to be sought from Arun District Council but the applicant was advised that due to a back log of applications, the council were suspending the service.

DESIGN

The general principles of the scheme and its design were formed from considering the existing pattern of development in the area, the layout and style of properties adjacent and the context of the site and it's various constraints.

The layout of the development follows a similar linear format of the development to the west. The proposal is for three and four bedroom detached and semi detached houses. The first 'block' is sited parallel to Oak Tree Lane and comprises a detached two storey three bedroom unit; a pair of semi detached four bedroom units; a pair of two storey three bedroom units and a pair of four bedroom semi detached. This arrangement coupled with variation of materials such as mellow and contrasting brick, tile hanging and render, provides a variation in massing and design, including individuality and character relating to the rural location.

The final detached properties are sited in a north to south arrangement backing onto the east boundary and follow the 'family' of design and materials. They in effect "turn" the corner and provide a "rounding off" of development, in front of the donor property being retained. Although this application is in outline form dealing with access and layout only, the design styles provided are intended to compliment, but not replicate existing housing stock in the Lane and provide interest and variation in designs across the site.

The scheme was also designed to respect the privacy of the donor property and its retained garden area, providing a cohesive layout in an inclusive setting. Dwellings proposed provide generous back garden areas, similar to that found within oak tree lane to the west.

Indicative street scene



PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

DEVELOPMENT PROPOSALS

USE

The existing use of the site is in residential use, as is the proposed use.

AMOUNT

The amount of development is determined by its location and size of plot and constraints around the building. The proposed units are all designed to be three and four bedroom, with the detached properties having either a detached or attached single garage.

The total amount of accommodation (excluding garages) being proposed is:

Plot 1 -	three bedroom detached with surface parking	96.4sqm (1,038 sqft)
Plot 2 -	four bedroom semi detached with surface parking	123.3sqm (1,327 sqft)
Plot 3 -	four bedroom semi detached with surface parking	113.4sqm (1,221 sq ft)
Plot 4 -	three bedroom semi detached with surface parking	96.4sqm (1,038 sqft)
Plot 5 -	three bedroom semi detached with surface parking	96.4sqm (1,038 sq ft)
Plot 6 -	four bedroom semi detached with surface parking	113.4sqm (1,221 sqft)
Plot 7 -	four bedroom semi detached with surface parking	123.3sqm (1,327 sqft)
Plot 8 -	four bedroom detached with attached garage	126.9sqm (1,366sqft)
Plot 9 -	four bedroom detached with separate garage	124.6sqm (1,342sqft)
Plot 10 -	four bedroom detached with separate garage	126.9sqm (1,366sqft)

Amount of built form removed to facilitate development:- 20.32sqm (218sqft)

LAYOUT

The layout of the proposed units has been carefully considered to balance the existing site constraints and to compliment the linear format of the 90’s style development to the west, but set slightly further back due the angled frontage and access road. The existing development in the Lane and the proposed site are separated by a small grassed area, including screening from existing trees along the front section and new hedging along the immediate side boundary, next to plot 1.

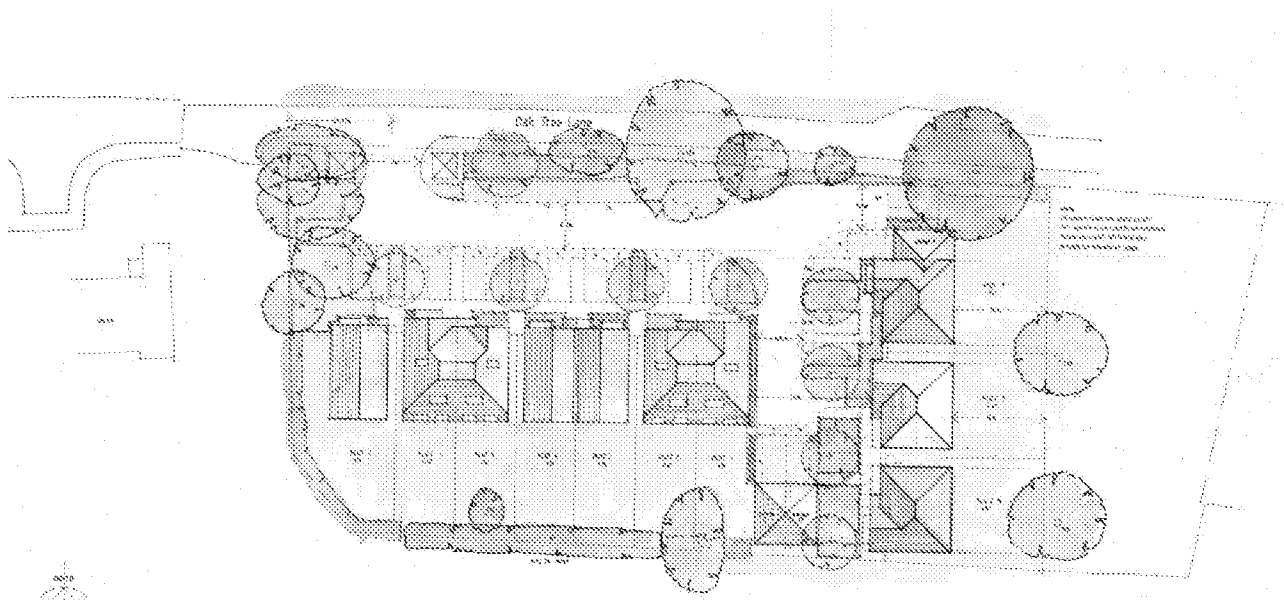
The main block of housing units are situated parallel to Oak Tree Lane with the secondary element positioned in a north to south arrangement, backing onto the eastern boundary.

Vehicle and pedestrian access will be provided off Oak Tree Lane, utilising the existing wooden gate entrance to the field to the north west. The new access road will provide an entrance of 6mts in diameter dropping down to 4.8mts along the main ‘block’ frontage, including the north to south arrangement. The new road is to be tarmacked and will service the proposed units, associated surface parking and garaging, including the provision of a suitable turning head for refuse vehicles.

The proposed units provide separation distances between dwellings which mimic the existing housing stock in Oak tree lane to the west, including garden sizes which in some cases exceed those existing. Trees have been retained on site where possible to maintain the existing character and provide an established feel and new planting of new trees on the frontage of the proposed units (between parking areas) will break up the hard standing areas and increase biodiversity and the verdant feel of the site.

The layout has been carefully considered and designed to ensure the privacy and amenity of future occupants and to compliment the existing housing stock.

Indicative site plan



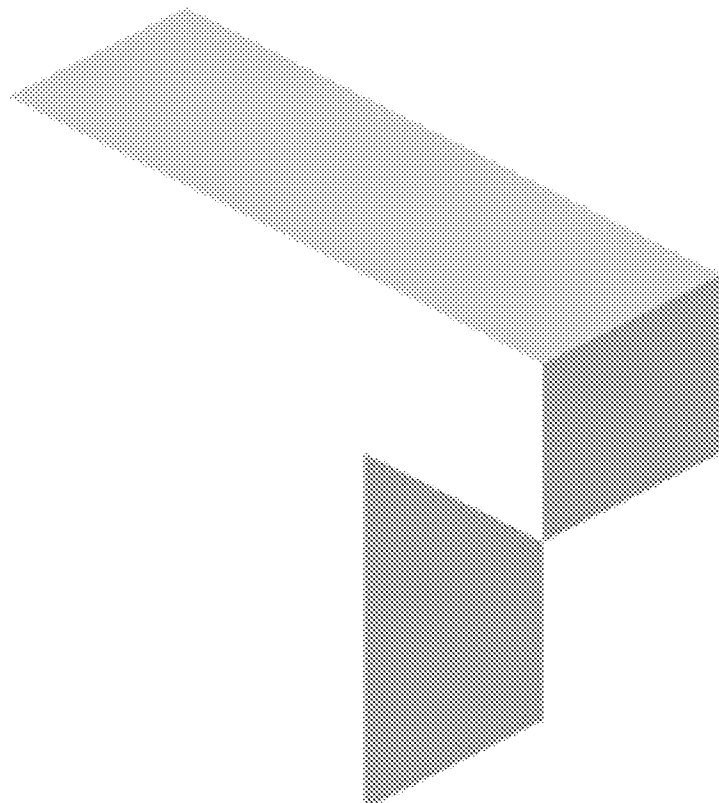
PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

DEVELOPMENT PROPOSALS



Indicative Elevations

SCALE

Whilst scale is a reserved matter, it has been considered holistically with this scheme, both in terms of comparison with the neighbouring properties and in line with the local character. The indicative information provided gives precise detail on how the designs are suitable in scale and height for their setting.

Houses are two storeys with pitched roofs, which is consistent with the existing properties along Oak Tree Lane to the west. There will be variation in roof levels creating interesting roof forms to ensure continuity of design running through the development. This variation will also help minimise bulk and scale. The massing of the proposed units and plot densities is also akin to existing stock in Oak Tree Lane and the wider general area, which is predominantly established semi detached and detached housing, set in modest size plots.

APPEARANCE

Indicative elevations have been prepared to illustrate the schemes appearance and suggested materials are listed on the application forms. It is intended to continue these designs through to reserved matters, unless there are any constructive comments made on the indicative designs at this outline stage. The materials shown are appropriate to the area, with the main materials suggested being a mellow and contrasting brick, tile hanging and render, which will weather well over the lifetime of the building. The development has been designed to be low key with design components of symmetric and asymmetric gables as main features, bay windows and pitched roofs in mixed form. The four bedroom semi detached properties have dormer windows and conservation style roof windows to the rear elevations, which also feature dropped eaves.

LANDSCAPING

Specific landscaping detail will be submitted through the discharge of conditions, including types of planting and species. However, we have shown on the site plan how we intend to provide a positive setting and one that integrates the proposed development within the existing street scene and residential layout.

The north boundary will retain its post and rail fence, apart from the side boundary of plot 8 which will provide a new 2m hedging for security and further screening along Oak Tree Lane. A new 1.8m close board fence will be provided to the remaining boundaries, apart from the new joint boundary with the donor property which will consist of a 1.8m close board fence topped with a 400mm trellis. The private rear and side gardens will be laid to lawn providing good amenity space. Hedging and tree planting has been strategically placed on the front of the proposed properties, including side of plot 7 as the access road turns a corner, providing a buffer to the hard standing areas. New hedging is also proposed to the side and rear of plot one, as well as retained hedging to the rear of plots two to seven. Soft landscaping has generally been introduced wherever possible including the retention of existing mature trees to maintain the character of the area and provide good amenity space and break up the overall scheme to help incorporate into the existing landscape. We intend on providing low level/low energy bollard lighting to access paths leading to amenity areas.

ACCESS

In reviewing the national, regional and local policies, there is an underlying aspiration of government for development to be sustainable and accessible. In this regard, it is clear that the site is within an established residential neighbourhood and accessible to main services, transport and facilities within the centres of Chichester and Bognor Regis. The nearest station is Barnham , which is within 1.2 miles, providing good links into London. The nearby village of Westergate provides a local convenience store, public house and local primary school.

The site is directly accessed from Oak Tree Lane which is un-adopted highway with a marked 5 mph speed limit, currently servicing a number of existing dwellings, including the retained donor property Ryefield Farmhouse. A new vehicle and pedestrian access will be provided off Oak Tree Lane utilising the existing wooden gate entrance to the field to the north west. This entrance will provide a width of 6mts, dropping down to 4.8mts along the moan 'block' frontage, including the north to south arrangement (which includes a suitable turning head for refuse vehicles), servicing the individual units, parking area and garaging. The scheme will provide a total of 27 parking spaces as required under the supplemental planning guidance under policy GEN12. All units provide one space capable to be used for wheelchairs, including visitor spaces V7,V9 & V10. PART M- The buildings have been designed in accordance with M4 (1) of the building regulations for visitable dwellings as required.

PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

OTHER MATTERS

OTHER MATTERS

REFUSE AND RECYCLING

Dedicated bin stores for the storage of refuse and recycling facilities are provided either side of the new access point (please refer to site plan). There is also the opportunity for storage of refuse within the curtilage of each plot, including cycle store, as shown also on the site plan.

HISTORIC ENVIRONMENT SEARCH

We are not aware of any heritage assets or the likelihood of any archaeological merits on the site. A HER (Historic Environment Search), including maps and reports, were carried out within a 1km radius of the site by West Sussex County Council which accompanies this application.

NOISE ASSESSMENT

The site is not located adjacent to an 'A' classified road or a railway, therefore a noise/extraction assessment is not required as per validation requirements. The land is located on a relatively quiet residential road with the nearest dwelling being approximately 65m away from the railway. The mature trees on the frontage also provide good screening and there is minimal noise with infrequent trains passing.

SECURED BY DESIGN

The scheme has been developed in accordance with the general principles of Secured by Design.

CONTAMINATED LAND

From inspections of the legal title deeds and historical maps, it is clear that the site has been in residential use for many years and there is no reason at this stage to suspect any abnormal contamination issues.

BIODIVERSITY AND ECOLOGY

The proposed scheme only involves the removal of two existing small outbuildings and with the exception of the removal of a handful of smaller trees, the scheme will be built on a regularly mown grassed area. There are no indicators on the site in question that suggest the presence of protected wildlife or that any wildlife will be affected by the proposals.

The strengthening of the boundary treatments and a landscaping scheme involving native species will help to increase the biodiversity of the site. With regards to trees, the independent tree report states that:- "although a number of trees will be removed to enable the proposed development, they are either small, garden scale trees or trees of poor quality with limited amenity value". The larger boundary trees will be retained and will continue to provide important screening to the site. New tree planting will also be provided on the frontage of the proposed properties further integrating the site, improving the species diversity and age range of trees in the local area as well as enhancing the tree cover on the site.

TREES

An independent tree report provided by Canopy Consulting is provided with this planning application and demonstrates the very minor impact this application has on trees and protection measures to the retained trees. The majority of boundary trees are being retained and the site plan shows indicatively how this can be further enhanced with new planting. Although a number of trees will be removed to enable the proposed development, they are either small garden scale trees or have limited amenity value. It is demonstrated within the report that the scheme is acceptable, providing the appropriate protection measures and construction techniques are adhered to.

SUSTAINABILITY

We are conscious of the importance of sustainability in modern development. It has been demonstrated that the site is in an established settlement close to road and rail transport and all major facilities are located within nearby Bognor Regis and Chichester, therefore sustainable and accessible. The houses will incorporate energy efficient measures within the design and construction which will include:-

- High standards of insulation in excess of current building regulation requirements
- Low energy glazing to all windows • A or A+ rated electrical appliances
- A or A+ rated heating plant and appliances
- Low energy light fittings and solar powered external lighting • Aerated taps to basins and baths
- Reduced flow rated showers (9 litre/min or less) • Dual/low flush wc's
- All construction materials will be durable and low maintenance. • All timber will be from sustainable sources certified by the Forest
- Materials will be sourced as locally as practical to minimise carbon emission.

DRAINAGE

Surface water drainage is dependant upon soakaway tests, but where feasible, Turnbull will seek to provide sustainable drainage systems. The site is located within the Lidsey Treatment Catchment Area and mains foul sewer connections are available within Oak Tree Lane which has sufficient capacity for the proposals.

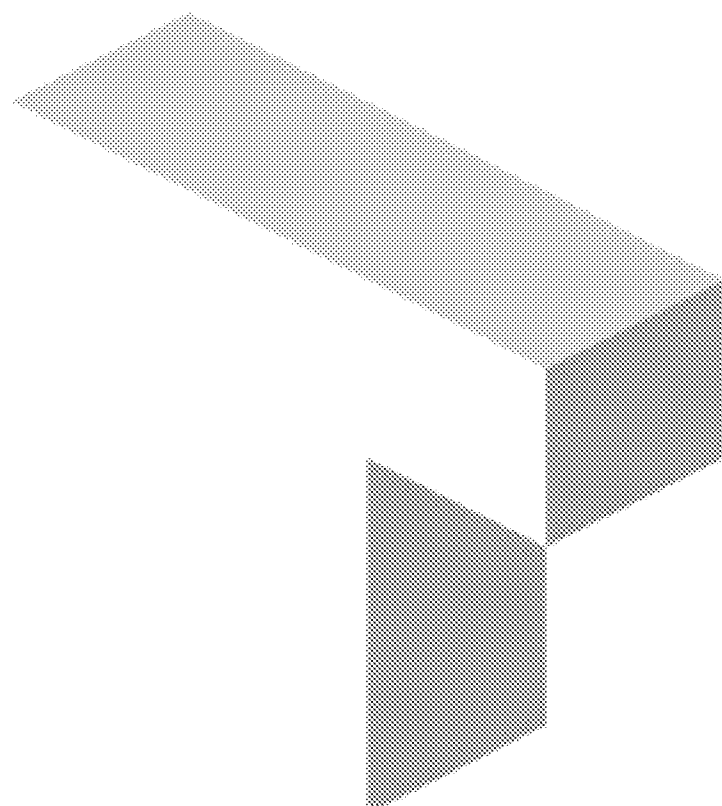
PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

CONCLUSION



OTHER MATTERS (continued)

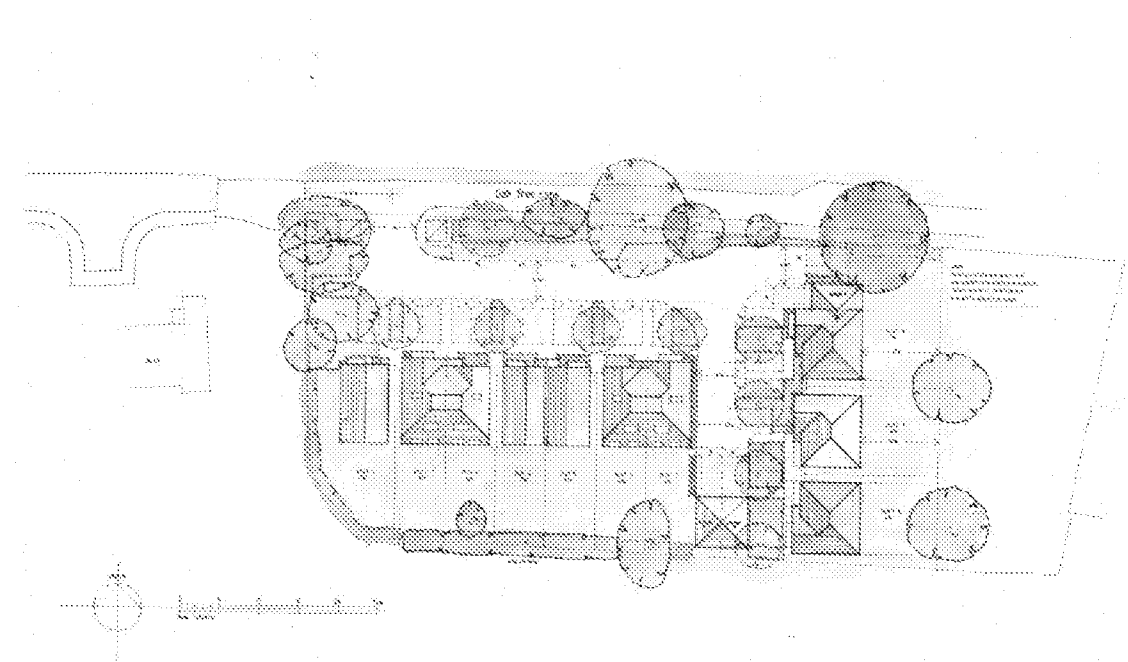
PLANNING OBLIGATIONS (S106/CIL)

In line with Planning Policy, the proposed scheme would not attract Section 106 contributions. Whilst a draft cil charge has been produced, this is yet to be formally adopted.

CONCLUSION

The information provided shows how this scheme has been holistically considered to provide ten, well designed homes that fit within their context and provide good internal layouts to suit modern day living. The land has already been allocated as part of a wider area for a large number of new homes under the newly adopted local plan. We confirm that this parcel is developable and deliverable now. In addition, the proposed units represent the councils preferred mix of housing and reflect the housing surveys previously carried out to meet local needs.

The scheme provides a small, yet important contribution towards the Councils 5 year housing supply and in line with the new 2018 NPPF, it can be delivered in the short term by Turnbull, a small house builder.



Indicative site layout (proposed)

In summary, the proposals:-

- Conform with the existing character of Oak Tree Lane and the immediate surroundings.
- Allow a more efficient and better use of the existing surplus land, which has already been allocated for housing.
- Enables good quality accommodation in a sustainable location, within a short distance to public transport and local facilities.
- Provides a contribution of ten family houses towards the Councils 5 year housing supply.
- Accord with all main policy criteria