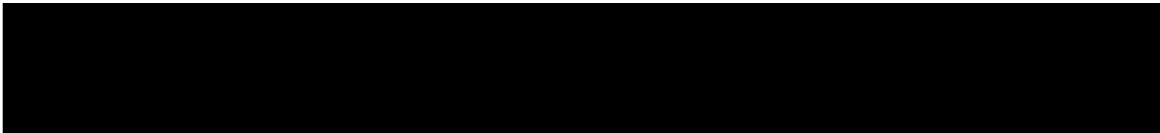


Stoneyfield Nursery, Eastergate Lane, Eastergate.

Planning, Design and Access Statement

Chartered Town Planner

Elizabeth Lawrence Ltd
Woodend, Water Lane, Storrington, West Sussex, RH20 3LY



Contents

Context
The Proposal
Planning Policy
Affordable housing statement
Flood risk and Drainage
Character and appearance
Landscaping
Ecology
Lighting
Bin storage
Transport statement
Living conditions
Sustainability conclusion
Policy considerations
Tilted balance and overall conclusion

Context

Stoneyfield Nursery Barn Farm is situated on the south side of Eastergate Lane, which is characterised by a combination of linear dwellings and existing and former nursery sites. The site lies at the eastern end of a row of houses to the west and opposite a row of houses to the north. To the east is a private farm access and to the south is open arable land. The Barnham, Eastergate, Walberton Strategic Housing Site (BEW) is situated

The application site comprises a rectangular parcel of land that aligns with and is comparable in size to the adjacent residential plots to the west. It is sandwiched between these residential plots and the private farm access. To the north is Eastergate Lane, with more dwellings beyond.

The site lies outside any defined built up area boundary, as defined in the Arun District Local Plan.



The Proposal

The proposal is for a self-build detached dwelling and associated gardens, access and parking.

Planning Policy

National Planning Policy Framework 2021 (Framework)

The Core principles of the Framework advocate a pro-active approach, where decisions-makers at all levels seek to approve applications for sustainable development where possible.

Proposals should be determined in accordance with the development plan unless material considerations dictate otherwise. (Sections 2 and 4).

To support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land should come forward where it is needed. Small sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly. Accordingly, at least 10% of an authority's housing requirement should be met on small sites. Windfall sites should be supported and all housing applications should be considered in the context of the presumption in favour of sustainable development. (Section 5)

Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. It states that proposals which accord with an up-to-date development plan should be approved without delay. However, where development plan policies, which are most important to determining applications are out of date proposals should be approved unless:

"i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole."

Footnote 7 to paragraph 11 explains that development plan policies are considered out of date where local planning authorities are unable to demonstrate a five year supply of deliverable housing sites, or where the Housing Delivery Test indicates the delivery of houses was substantially below 75% over the previous three years.

Paragraph 73 of the Framework explains that local planning authorities should maintain a five year supply of deliverable housing sites against their housing requirement set out in adopted strategic policies. However, where those policies are more than five years old the supply should be set against their local housing need. In addition, as stated in paragraph 22 where larger scale developments are proposed policies should set a vision that looks at least 30 years ahead to take into account the likely delivery timescale.

The Framework places increased emphasis on making effective use of land, with section 11 of the Framework being dedicated to this. It states that planning policies and decisions should encourage multiple benefits from using both urban and rural land, taking opportunities to achieve net environmental gains, such as developments that would enable new habitat creation. The development of underutilised land should be promoted, especially where it would help meet identified housing need.

Section 15 of the Framework deals with the natural environment. The intrinsic beauty and character and beauty of the countryside should be recognised and maintained and biodiversity enhancements encouraged.

Concerning design, section 12 of the Framework states that new development should function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential of the site and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation. Planning decisions should not stifle innovation, originality or initiative.

In relation to flooding section 14 of the Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Strategic policies should be informed by a strategic flood risk assessment and the cumulative impacts in, or affecting local areas susceptible to flooding and advice from the Environment Agency and other flood risk management authorities.

The proposal complies with the policies in the Framework for the reasons set out in this statement.

National Planning Practice Guidance (NPG)

Regarding design the NPG refers to paragraph 130 of the Framework and the newly published National Design Guide. The NPG advocates making effective use of land and advises on design and living standards.

The NPG advises on how to undertake objectively assessed housing needs and on how to apply paragraph 11 of the Framework.

In relation to flood risk paragraph 048 Reference ID: 7-048-20140306 of the NPG advises that a change in use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases the applicant will need to show in their Flood Risk Assessment that future users of the development will not be placed in danger from flood risk throughout its lifetime. Mitigation measures may be necessary and it is for the applicant to show that the change of use meets the objectives of the Framework's policy on flood risk.

National Design Guide 2019

The NDG encourages looking at a site's context in relation to its surroundings and making efficient use of land. Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages and which are well integrated. Homes should provide good internal living spaces with access to private gardens and public spaces.

Government New Homes bonus (NHB)

This bonus secures additional funding for local authorities when granting planning permission for new housing. The additional funds help keep Council tax rates down and help fund local services and facilities for local people. Section 143 of the Localism Act and S.70 of the Town and Country Planning Act state that certain financial contributions, such as NHB are a material consideration in the determination of planning applications.

Housing Delivery Tests 2018, 2019 and 2020

The Housing Delivery Test 2018 identified Arun as requiring an action plan to address its under-provision of housing over the past three years. It had provided 91% of its target. By 2019 this deficit had dropped to 68% despite the publication and implementation of the required Action Plan. It then required Arun to include a 20% housing buffer. In 2020 the delivery of homes dropped further to just 61%. This means that the Presumption in favour of housing scheme in accordance with paragraph 11 d) applies.

Arun District Local Plan 2011 – 2031 (LP)

Within the LP the application site is shown as outside the defined built-up area. It is a short distance from Eastergate, Fontwell and Walberton and located conveniently in relation to local bus services and the strategic road network.

Policy SD SP1 promotes a presumption in favour of sustainable development and Policy SD SP1a allows for sustainable growth to meet the needs of the District. Policy SD SP2 explains that development should be focused within the built-up area boundary and Policy C SP1 restricts development in the countryside. It does allow for rural diversification and proposals that comply with other specific policies in the Local Plan.

Regarding housing the LP explains that the final policy target takes account of the objectively assessed housing need (OAN). It sets a target of 20,000 homes by 2031.

Policy H SP1 advises that the phased housing is for some 1,120 dwellings per annum between 2016 and 2021, which this figure rises to 1310 dwellings per annum.

Policy H DM1 actively encourage self-build homes, including on individual sites.

Policies QE SP1, D SP1 and D DM1 deal with the quality of the environment and require high standards of design and policy D DM2 sets out internal space standards.

Policies W SP1 and W DM2 deal with flood risk and Policy W DM3 deals with sustainable drainage systems.

Policies ECC SP1, ECC SP2 and ECC DM1 deal with climate change and energy efficiency. Policy ENV SP1 deals with the natural environment and policy ENV DM5 deals with biodiversity.

Arun District Design Guide (SPD)

This is consistent with the National Design Guide and its key design objectives include:

- Local distinctiveness, character and identity.
- Cohesive and vibrant neighbourhoods.
- Diversity
- Ease of movement
- Accessibility
- Ease of movement
- Integration
- Adaptability

- The form and character of buildings
- Efficient use of natural resources
- Climate change and sustainability
- Innovation
- Good streets and spaces
- Well designed buildings that are appropriate to their function and context

Housing Delivery Test – Action Plan June 2019

In accordance with the Housing Delivery Test 2018 the Council published an action plan to address the housing shortage within the district. It advised that Arun currently has a 4.7 year supply of deliverable housing sites and that housing delivery has underperformed over the first five years of LP period.

Some of the actions included in the document are:

- Promote the submission of better quality applications through the Pre-application process;
- To apply paragraph 11d of the Framework until the 5 year supply of housing land is re-established.
- Invite applications from land owners and developers to submit applications for “deliverable” HELAA sites to re-establish the 5 year HLS.
- Seek the allocation of a range of smaller sites to foster the small build sector and diversify the developer/provider base through the Development Plan.

In the Housing Delivery Test 2020 Arun’s under performance increased from 91% to 68%. This underperformance increased further in 2020 and now stands at 61%. Arun’s housing monitoring report 1st April 2019 – 31 March 2020, published in December 2020 also shows that Arun’s supply of deliverable housing sites has dropped to 3.3 years.

As a consequence of the above Arun now has the added burden of providing a housing buffer and of applying the presumption in favour of development set out in paragraph 11d) of the framework to all housing proposals.

To make matters worse Arun is reliant of several large scale housing developments and the Government has now stated that they should be factored into 30 year timescales rather than 10-15 years. This will place a further burden on Arun’s ability to demonstrate a deliverable 5 year supply of housing land.

Barnham and Eastergate Neighbourhood Development Plan 2014 – 2029 Examination Plan (NP)

The NP reiterates the presumption in favour of sustainable development.

Policy ES4 seeks to protect open views over the open countryside and policies ES5 and H4 require development to be of high quality design. Policy ES6 requires new development to contribute positively to the character of the locality.

Policy H2 allows for windfall housing sites, including infill sites provides they comply with other policies within the plan. Policy H5 requires new homes to include good quality outdoor space and policies H6 and H7 deal with cycle and bin stores, outside lighting, various paraphernalia and drainage.

Policies ES11 and ES13 promote energy efficiency and the use of renewable energy. Policies GA1, GA2 and GA3 promote sustainable transport and policy GA4 requires adherence to current car parking standards.

The NP is currently being reviewed to include a new housing allocation a short distance to the southwest of the application site.

Planning Merits

Affordable Housing Statement

With just one dwelling the proposal falls below the threshold for affordable housing provision.

Drainage and Flood Risk

Flood Risk Assessment

The strategic housing site a short distance to the south was screened as part of the Council's Strategic Flood Risk Assessment. It found that 100% of that site was within flood zone 1 and that the site is not at risk of any form of flooding now or within Climate change periods.

The application site is similarly within flood zone 1 and is not identified as being at risk from any form of flooding, as shown on the Environments long term flood risk maps and written summaries. The site is at very low risk.

Drainage

See separate report by cgs civils. The report concludes that:

" The foul water will discharge to the adjacent local foul water sewer via a new2 proposed 'Y' connection, this connection is subject to Southern Water approval.

The report has demonstrated that the proposed drainage measures ensure that suitable means of surface water can be achieve for the proposed development."

The use of the land

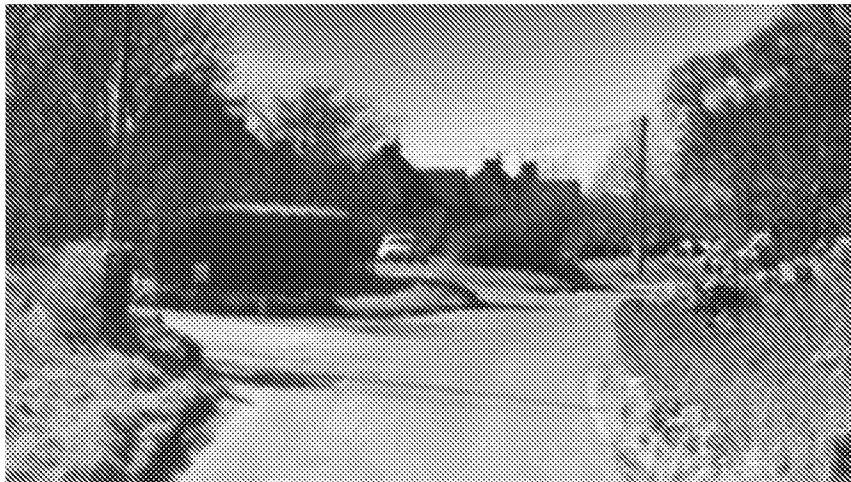
The application site is unused and is currently owned by the farmer of the arable land to the south. The land is not farmed for the following reasons.

- ◆ It cannot be farmed as part of the arable land to the south as it is too small for farm vehicles to access and turn in.
- ◆ It is too small for livestock farming. It is simply a small vacant parcel of land within a row of dwellings.

Character and appearance

Eastergate Lane has no pavements or street lighting. It links Walberton with the A29 Trunk Road and is characterized by groups of linear dwellings, long established nurseries, a variety of commercial uses and a traveler site. The application site is located on the south side of Eastergate Lane at the end of a long established row of two storey houses. The site is sandwiched between a detached house and a farm lane. It is comparable in size and shape to the other dwellings in the row and visually is seen as part of this group of houses rather than as part of the arable land to the east and south.

Looking west towards the application site



Looking west from eastern end of application site



Looking east from western end of group of dwellings



Other than two small trees where access would be formed between the farm road and the site, no trees or hedges will be removed. None of the trees are listed and the proposed dwelling would be located well outside the RPA of any trees or hedges. The driveway will be gravel and thus highly porous and can be hand dug within RPAs. It is considered that, in view of the nature of the trees and the distance between them and any built development RPZs can reasonably be made the subject of a planning condition.

Having regard to the rural character of the locality the design of the scheme is landscape and ecology led. This is important to help ensure the scheme complies with the National and Local design guides.

The proposed dwelling would respect the footprint and front and rear building lines of the adjacent four dwellings. Similarly, it would respect the form, heights, traditional design and materials of the adjacent houses.

Access to the dwelling would be off the farm track so that soft planting can be retained across the site's frontage. The parking would be located within the screened front garden. To the rear the dwelling would have a deep rear garden, which would align with the adjacent rear gardens to the west.

As a result of these factors the proposed dwelling would be readily assimilated into its surroundings and in reality would hardly register with passers-by, or other residents along Eastergate Lane.

Landscape assessment

The site is located in an area that is landscape categorised as Fontwell, Eastergate Mosaic. Arun's Landscape Capacity Study 2017 identifies this part of Eastergate Lane as being part of

the upper coastal plain. The Landscape Capacity Study did not assess Eastergate Lane and its environs. Whilst the land further to the southwest was categorised it is very different to Eastergate Lane and thus not comparable. This is largely because Eastergate Lane is characterised by groups of dwellings, individual dwellings, nursery and commercial buildings and a traveler site. These features will undoubtedly increase the capacity of the land for change.

The application site is sandwiched between a dwelling and farm road and is within a linear group of dwellings contained at the eastern end by the far road. As a result, a dwelling which respects the siting, form and appearance of the existing group of dwellings would be readily assimilated and unnoticeable within the landscape.

The proposal looks to retain the existing boundary hedges and trees and there is no need to form a new crossover onto Eastergate Lane. In addition, the site has ample room for further landscaping within the front and rear gardens.

Ecology

The existing site is not of notable ecology value and the proposal will not have a significant effect on any statutorily designation conservation sites.

The recommendations set out in the ecology report by David Leach Ecology Ltd. form part of the proposal and will improve the biodiversity of the site.

Lighting Assessment

Externally – lamp capacity will not exceed 150 watts per light fitting and will be fitted to a PIR system. They will be capped and directed towards the ground to prevent upwards light pollution.

Lighting will be restricted to the front and rear door areas and one low level light in the parking area, alongside the electric charging point.

Bin Storage and Collection Provision

The dwelling will have a bin and refuse storage area and a collection point would be located adjacent to Eastergate Lane.

Accessibility and Transport Statement

The site is located a short distance to the east of the A29 and south of the A27, which are part of the strategic road network. Access to the application site is via Eastergate Lane which connects Walberton to the A29 and A24. Whilst the road has few pavements, it benefits from grass verges and is close to a public footpath leading to Eastergate and Barnham.

Good visibility can be provided between the farm access and Eastergate Lane.

The site is within cycling distance of a number of local settlements and is within walking distance of the bus stops and cycling distance of Barnham railway station.

The site is also within a very short walking distance from the strategic housing site shown below. The pink arrow on the plan below highlights the location of the application site.



Parking/cycle storage Provision

The current WSCC parking standards are adhered to. They include:

Parking spaces

3 bed dwellings – 2.1 spaces

4 Bed dwellings – 2.7 spaces

Cycle storage

3/4 bed dwellings – 2 spaces

There is ample space on site to accommodate parking spaces and cycle storage for a four-bedroom dwelling. The dwelling will also have its own electric car charging point.

In conclusion, the site is accessible and the proposal will not have a significant adverse impact on highway safety and the proposal will provide an appropriate level of on site parking and cycle storage.

Living conditions

Living conditions of existing residents

Due to the siting and orientation of the proposed dwelling, the proposal would not have an adverse impact on the living conditions of any existing/future residents.

Living conditions of Proposed residents

The proposal will comply with the National Internal Space Standards.

The proposal would be suitable for disabled persons. This is of particular importance in this instance as the dwelling has been designed to meet the future personal needs of a disabled person.

The proposal will provide private gardens, on-site parking, refuse and cycle storage.

The dwelling will have dual aspects.

Overall, the proposal will provide extremely good living conditions for the occupiers of the proposed dwelling.

Energy efficiency

Materials and builders

- Locally sourced aggregates and building products
- Recycled plastic rainwater goods
- The use of local building suppliers and local builders
- Locally sourced plants

Water efficiency

Water will be limited to a maximum of 110 litres per day per person through the following measures. (Code for Sustainable Homes Calculator)

- Dual flush toilet - flow rate of 4.32 = 19.12 litres water/ person/day.
- Kitchen taps - flow rate of 5 = 12.56 litres of water/person a day.
- Other taps – flow rate 5 = 9.48 litres/person/day
- Bath – flow rate 160 = 17.6 litres/person/day
- Shower – flow rate 8 = 17.6 litres/person/day
- Dishwasher flow rate 1.25 = 4.5 litres/person/day
- Washing machine – flow rate 8.17 = 17.16 litres/person/day
- Total water use 115.4 litres/person/day

Normalisation factor 0.91 litres/person/day

External water use 5 litres/person/day

To reduce water use further water butts will be placed around the dwelling and the carport for use in the gardens.

Conservation of Fuel and Power – Part L1A of the Building regulations.

This is a matter that would be dealt within in details when building regulation drawings are prepared.

Windows and doors

All windows and doors will have draught excluders in all opening rebates. The frames will accommodate double glazing to provide a “U” value of no more than 1.6Wm²/k. The manufacturer to confirm the “U” value.

Lighting

Internally – At least 3 per 4 no. fixed light fittings to be fitted to receive only lamps having a luminous efficacy greater than 40 lumens per circuit watt.

Externally – lamp capacity should not exceed 150 watts per light fitting and be fitted to a PIR system.

Travel

The site is close to existing and planned transport and community infrastructure and the parking area will have an electric charging point.

Lifetime Homes

The site and the dwelling have been designed to comply with the criteria set out in Lifetime Homes (LTH) Revised Criteria July 2010. In particular the design accommodates the following:

- At least one parking space with a width of 3.3 metres.
- Level access to the dwelling, which would be located a short distance from the parking area.
- Access path minimum of 900mm.
- Illuminated and level access to front door and a level threshold.
- Weather protected front door.
- Minimum front door opening width of 800mm.
- Hallway minimum of 900mm wide.
- Bathroom space and layout in accordance with LTH standards.
- At least 750mm on either side of beds.
- Wheelchair turning area in living/dining rooms.
- Glazing set at a height to facilitate open outlook from wheelchairs in main living area.
- Light switches etc no more than 1200mm above floor level.

In addition to the above, the dwelling is partly open plan and the gardens and parking areas are all level.

Accordingly, the proposal complies with policies SD SP1, ECC SP1, ECC SP2, ECC DM1, T DM1 and W DM3 of the Local Plan. The proposal also complies with paragraphs 59 to 61 of the

Framework, which deal with housing type needs, policy 18 of the emerging Local Plan which deals with Lifetime Homes and the objectives of the Neighbourhood Plan.

Sustainability conclusion

Economic

The proposal will provide local employment during its redevelopment.

The occupiers of the proposed dwelling will support local community and other services and facilities.

Social

The proposal will provide a family dwelling in an attractive environment.

The proposal will make a modest, yet important contribution to the supply of homes in the district.

The occupiers of the proposed dwelling will support local community facilities.

Environmental

The scheme will make full use of an existing infill site.

The proposal will include ecosystem benefits.

The proposal will include an electric car charging points.

The dwelling will be sustainably constructed.

The site is located a short distance from various modes of public transport, a range of community and other services and facilities and close to a network of existing and proposed footpaths.

Overall, the proposal complies with:

Policies SD SP1, SD SP1a, SD SP2, H DM1, QE SP1, D SP1, D DM1, D DM2, W SP1, W DM2, ENV SP1, ECC SP1, ECC SP2 and ECC DM1 of the Local Plan.

Policies ES4, ES5, H3, ES11, ES13, GA1, GA2, GA3 and GA4 of the Neighbourhood Plan.

The National Planning Policy Framework 2021 as a whole.

The National Design Guide.

Arun District Design Guide.

The only policies the proposal would conflict with would be SD SP2 and C SP1 of the Local Plan and H4 of the Neighbourhood Plan, which seek to restrict housing development outside the defined settlements.

Policy matters

As stated above, Policy SD SP2 states that development should be focused within the built-up area boundary and Policy C SP1 restricts development in the countryside.

The proposal involves the construction of a dwelling in the rural area, which is in conflict with this policy.

However, Arun has introduced interim policy measures whilst its housing deficit continues and which are set out in its Action Plan. This includes the application of paragraph 11d of the Framework to all housing proposals. As such, the above policies are out of date and the proposal should be supported unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.”

The merits of the existing site include:

- The Neighbourhood Plan allows for infilling in the rural area.
- The site comprises a logical infill site.
- The proposed dwelling will be readily assimilated into its surroundings.
- The site is already developed and comprises previously developed land.
- The site forms part of a linear ground of houses.
- The proposal will comply with policies in the Framework and the Local Plan relating to:
 - Design
 - Drainage
 - Highway safety and parking
 - Refuse and recycling
 - Cycle storage
 - Flood risk
 - Living conditions of existing residents
 - Living conditions of proposed residents
 - Landscaping
 - Ecology
 - Sustainable construction

Tilted Balance and overall conclusion

The proposal conflicts with policies SD SP2 and C SP1 of the Local Plan, which seek to restrict new housing development outside the defined built-up areas. Notwithstanding this, as stated above, these policies are out of date in-so-far as they prevent housing developments outside the defined built-up-area.

Arun District currently does not have a 5 year deliverable supply of housing sites. The 2018 and 2019 Housing Delivery Tests show that between 2015 and 2019 Arun failed to deliver the number of homes required and as required Arun produced an action plan in 2019 to demonstrate how it will address the shortfall, include a housing buffer. However, the 2020

Housing Delivery Test results highlight that delivery has slipped even further and that, in relation to all housing proposals the presumption in favour of housing proposals, as set out in paragraph 11 d) of the Framework has to be applied.

The Council's most recent annual monitoring report confirms that as at March 2020 Arun had a 3.3 year supply of deliverable housing sites.

As such, in accordance with paragraph 11 d) of the Framework, permission should be granted unless:

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole."

The proposed scheme will provide a family home and will make a modest, yet important, contribution to meeting this need and in meeting the need for more homes in the District.

The New Homes Bonus funds the Council will receive from the proposal will enable them to invest in local services and facilities for the community.

CIL payments will enable the Council to provide local infrastructure.

The construction of the development will provide employment and the occupiers of the proposed dwellings will support local services and facilities.

The proposal will make effective use of an obvious housing infill site.

The proposal will benefit local ecosystems.

Both individually and collectively these benefits give significant positive weight to the planning balance. For these reasons the tilted balance weighs heavily in favour of the proposal and very clearly outweighs any policy conflict or other harm that could result from the proposal.

Recent Precedents

New dwelling at Sallowfield Nursery, Eastergate Lane.

New dwelling at Poachers, Eastergate Lane.