

ELawrence
PLANNING

Re: Sussex Business Village

Lake Lane, Barnham,

West Sussex, PO22 0AL



Planning Design and Access Statement

Chartered Town Planner

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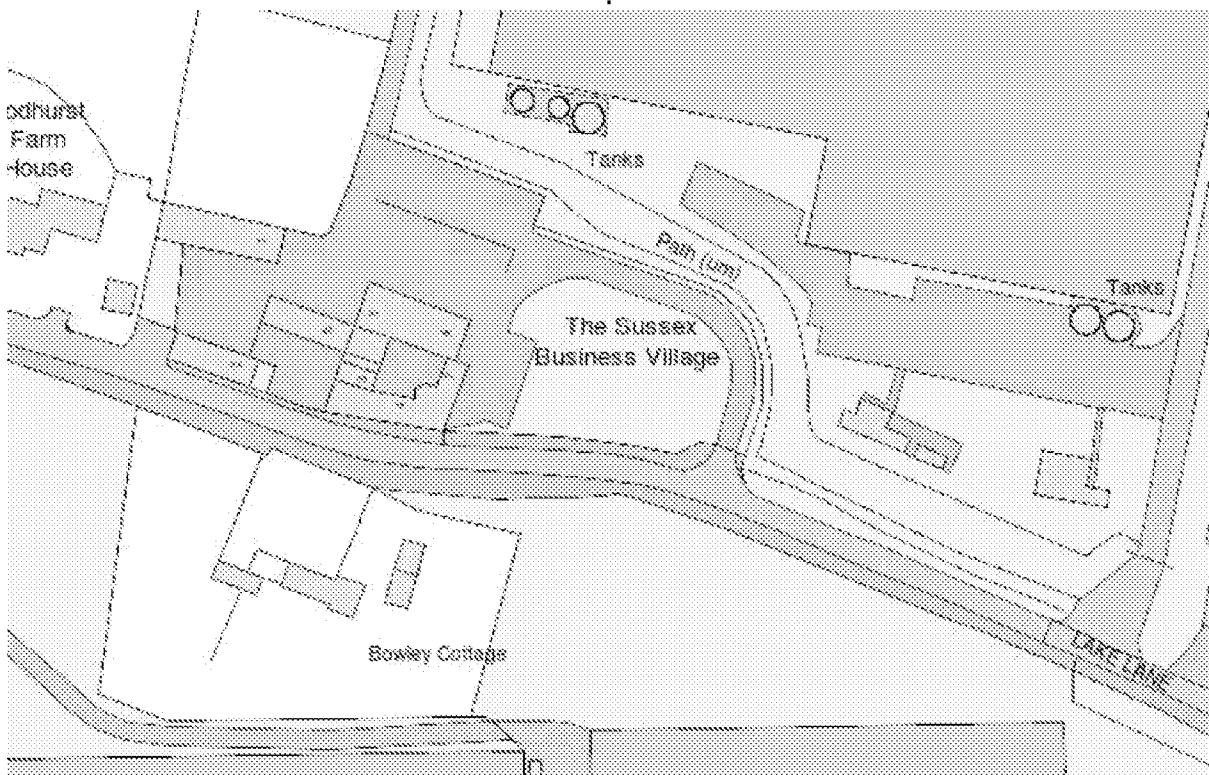
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1 - Context

The site, which extends to some 0.6 hectares is located on the north side of Lake Lane, a short distance to the east of the main built-up area of Barnham. The site borders a nursery to the north and east and a dwelling to the west. To the south is Lake Lane with a dwelling and large nursery beyond. The existing site layout is shown on the plan below.



The site was first allocated in the Walberton Neighbourhood Plan 2017 for the retention of 3 business units and the provision of up to 11 dwellings. This allocation has been retained in the Walberton Neighbourhood Plan 2019 – 2031, which states:

"Policy HP16 2020 Sussex Business Park NEW The Plan allocates land on this site as shown on the Proposals Map for a mixed development. Three commercial units will be retained on the site, the other buildings will be converted and together with three new builds will bring the total to 11 dwellings.

Reason: The proposal will make use of a brownfield site to provide both housing and commercial units. The commercial units have often been empty and not able to be occupied. While this compact business park was well designed, unfortunately it has not met the modern commercial needs. Over the last 5 years 6 of the units have been vacant for more than a year at a time and the owner is pessimistic as to the viability of the site. ADC has indicated its support for the proposals."

2 - The Proposal

The proposal is for outline planning permission (with all matters reserved) for three new dwellings and associated access, parking and gardens.

All detailed drawings are submitted for illustrative purposes only. Sections 13 – 24 of this statement address the merits of the proposal and in doing so refer to the illustrative drawings as appropriate.

Planning Policy

3 - National Planning Policy Framework December 2024 (Framework)

The Core principles of the Framework are to adopt a pro-active approach and local authorities should approach applications in a positive and creative way. Decisions-makers at all levels should seek to approve applications for sustainable development where possible and should determine applications 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, it is important that a sufficient amount and variety of land can 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 78 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. Paragraph 73 promotes the development of small sites.

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 and buildings should be promoted, especially where it would help meet identified housing need.

Paragraphs 124, 125, 126 & 129 of the Framework encourage making efficient and efficient use of previously used land and of meeting identified housing needs.

Concerning climate change the Framework encourages the use of renewable and low carbon developments and the minimization of energy consumption.

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. Where appropriate sequential and exception test should be undertaken.

The proposed scheme accords very closely with 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 that densities can be measured in terms of dwellings per hectare and bed-spaces per hectare. It advises that all developments should maintain acceptable living standards in relation to daylight and sunlight. Paragraph 005 Reference: ID : 66-005-20190722).

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

S - Arun District Local Plan 2011 – 2031 (LP)

Within the LP the application site is shown as outside the defined built-up area and a short distance to the east of Barnham Built-up area.

Policy SD SP1 advocates 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.

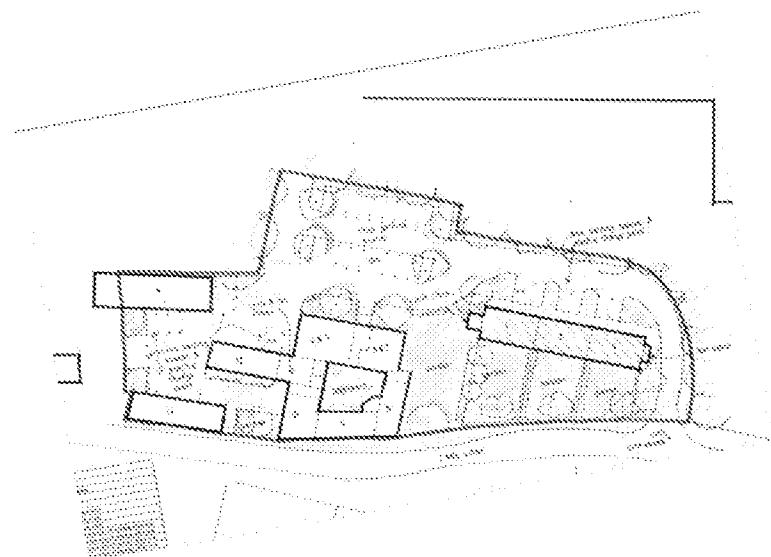
Regarding housing the LP explains that the final policy target takes account of the objectively assessed housing need (OAN). It sets a target of 20,000 homes by 2031.

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.

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

S - Walberton Neighbourhood Plan

The application site is identified in both the 2017 and 2021 Neighbourhood Plans as being allocated for the development of 11 dwellings and the retention of 3 business units. The allocation was supported by the layout plan below:



7 ~ 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 neighbourhood's 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.

8 ~ 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.

9 ~ Housing Delivery Tests 2018, 2019, 2020, 2021, 2022 and 2023

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 increased 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 increased further to just 61%. In 2021 the delivery increased to 65%, before falling to 61% again in 2022. It rose to 70% in 2023. This means that the Presumption in favour of housing scheme in accordance with paragraph 11 d) applies.

10 ~ Current five year supply of deliverable housing sites

The Council's annual monitoring report for the period April 2022 – 2023, was published in January 2024. It advises that the identified local housing need for

Arun is 1,373 dwellings per annum. It shows that Arun has a 4.17 year supply of deliverable housing sites. (This figure includes the application site).

The Proposal in detail

11 ~ Principle

The site forms part of a larger site that is allocated within the Walberton Neighbourhood Plan for up to 11 dwellings. As such the principle of the proposal is fully established.

12 ~ Affordable Housing Statement

The proposal is for just three dwellings and so falls outside the scope of Arun's affordable housing threshold.

13 ~ Drainage and Flood Risk

In preparing the following Flood Risk Assessment and sustainable drainage strategy we have liaised with Arun's drainage team and a principal Planning Officer. This is to ensure we have submitted sufficient and correct information having regard to the size of the site, the size of the proposal and the outline nature of the proposal, where all matters are reserved.

In relation to outline planning applications Arun's Local List advises:

"Surface water drainage calculations (Information may not be available at outline stage but must be provided with full planning and reserved matters applications)"

"If infiltration is proposed at the outline planning application stage and there are no winter infiltration tests and winter groundwater monitoring available to prove that the strategy is viable, then alternative proposals for discharge must be provided. This will ensure that if subsequent site-specific winter ground investigations show that infiltration is not possible, then the site can still be sustainably and effectively drained."

Flood Risk Assessment

14 - The site is well under 1 hectare in size. Accordingly, a site specific FRA is not required unless it has been clearly identified as being at risk of flooding, or is on land which has been known to flood.

The site is located within an area that the Environment Agency has identified as being at low risk of flooding from any source. This includes sea, rivers, surface water and ground water.

The ground water flood risk grids set out in Arun's SFRA are based upon the geological and hydrogeological condition of the ground. The 1Km grids were produced to annotate indicative flood risk areas for Preliminary Flood Risk Assessment studies and allow the lead Local Flood Authorities to determine whether there may be a risk of flooding from groundwater.

The grids do not show the likelihood of groundwater flooding occurring and do not take account of the chance of groundwater flooding from rebound. The database covers a large area of land and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

In relation to the application site the EA data states clearly that the site is unlikely to suffer from groundwater flooding.

The actual long term flood risk data provided by the EA is set out below.

Surface water

More about your surface water flood risk

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

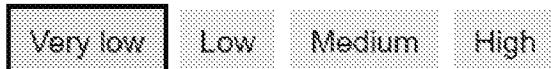
What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding



Yearly chance of flooding between 2036 and 2069



What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

Other flood risks

[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

In addition to the above data, it is confirmed that the applicant's family have owned the application site for well in excess of 30 years. During this period the site has never flooded and access to it has not been flooded.

Accordingly, a more detailed site specific FRA is not necessary for the proposal.

14 - Sustainable Drainage

See submitted drainage strategies which address alternative schemes depending on the results of winter groundwater monitoring. Two optional schemes have

been provided by Simon Dent Associates (SDA) indicating how storm water disposal from the site can be achieved: -

- SDA drawing 100 indicates how infiltration can be achieved from the site subject to winter monitoring and winter porosity testing. This can be made the subject of a planning condition.
- SDA drawing 101 indicates how a positive storm water connection can be achieved to the nearby culverted watercourse at the foot of the site as indicated on the Arun District Council record drawings. The flow to the connection would be limited to Qbar greenfield run off rate with the upstream attenuated volume provided.

In both schemes the 100 year + 40% climate change event is used for design.

15 - Foul Water Drainage

See drainage Strategy drawings 100 or 101

The proposal will be served by the main drainage system that currently serves the site.

16 - Character and appearance

The application is for outline planning permission with all matters reserved. However illustrative design and appearance and relevant drainage and BNG details are provided.

17 - Amount

The schedule below sets out the sizes and floor areas of the proposed dwellings and retained commercial units.

Unit No.	Floor Level	Gross internal area	No. beds	Parking spaces
1	1.5 storey	135	3	2.2
2	1.5 storey	135	3	2.2
3	1.5 storey	135	3	2.2

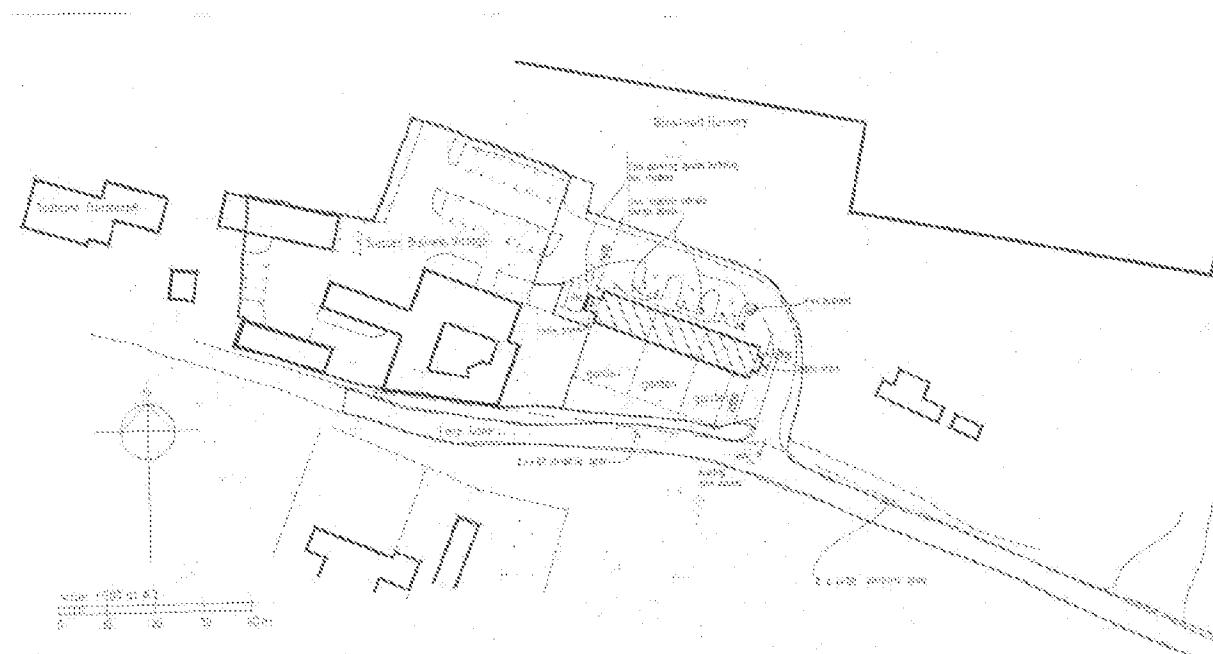
18 - Design and appearance

The illustrative drawings show that proposed houses will be located to the east of the developed part of the site and will occupy an area of land that currently comprises flat lawn. It includes a number of small trees and is separated from the highway by a low post and rail fence.

The proposed houses have been designed to respect and reflect their semi-rural location and proximity to the existing commercial units, which comprise converted rural buildings. As one and half storey houses they will be modest in form and height and will complement to the older converted farm buildings on the site.

The houses will be set back from the road behind good sized rear gardens that will be enclosed by hedging. The grass verge to the front of the site will be retained.

The illustrative scheme shown below highlights this (Please note it does not include the proposed landscaping, which is indicated in the BNG plan).



19 - Materials schedule

Proposed houses

Walls – red brick to match existing

Roofs – Plain multi-red tiles

20 - Landscaping

The landscaping scheme is modest and uncluttered, with the replacement of all lost trees and additional hedge and tree planting. It will blend in with the existing development and its wider setting, whilst enriching wildlife habitats.

Planting schedule

The areas of soft planting are shown on drawing GS078.Lidsey.LMP.

22 ~ Ecology and Biodiversity Net Gain

See separate ecology and biodiversity assessments and recommendations, which form an integral part of the proposal. The proposal will deliver the necessary BNG enhancements.

23 ~ Lighting Assessment

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

New lighting will be restricted to main entrances.

24 ~ Bin Storage and Collection Provision

The site layout plan shows where bin and refuse storage will be located.

25 ~ Transport Statement

The site is located in an accessible area a short distance to the east of the main built-up area of Barnham. It is within easy walking distance of a whole range of community services and facilities including; shops, employment area; school; leisure facilities, etc, as well as being close to Barnham railway station and main bus routes through the village.

The existing site access will be used to serve the proposed development. Visibility in both directions from the junction of the access with Lake Lane is good and the access itself is to a standard that is more than capable of serving the development. The access road is five metres wide and the bellmouth is suitable for commercial vehicles (It has served a business park for the past 20 years).

Car Parking Provision

WSCC parking Standards (Zone 1)

3 bed dwellings – 6 spaces

Domestic Parking spaces provided: 6

ADC parking Standards

3 bed houses – 2 spaces

Parking spaces required 6

Parking spaces proposed 7

Cycle storage:

ADC cycle space standards

3/4 bed dwellings – 2 spaces

Total required: 6

Total proposed 8

WSCC cycle space standards (Zone 1)

3 bed houses – 2 spaces

Total required: 6 cycle spaces

Actual provision 8 cycle storage spaces

It should be noted that the site is on the edge of parking zone 2 where parking standards are slightly lower. Also, the site is within easy walking distance of the centre of Barnham, the railway station and main bus stops through Barnham. In conclusion the site is located within an accessible location.

26 ~ Noise Assessment and Living conditions

Living conditions of existing residents

The closest dwelling to the proposed houses is sited over 50 metres away on the opposite side of Lake Lane.

Living conditions of proposed residents

The proposed dwellings will have a very attractive and quiet setting on the edge of the village. The adjacent business units are used for offices and are already located adjacent to dwellings.

The units all meet minimum room sizes and benefit from dual aspects and good sized private gardens with a favourable southerly aspect.

27 ~ Fire statement

The overall site will provide a centrally located fire hydrant, which is clearly shown on the submitted block plan.

28 ~ Heritage Statement

There are no listed buildings within the vicinity of the site and the site is not within a conservation area.

The site is within an Archaeological Notification Area and the required assessment is submitted with the application.

29 ~ Sustainability conclusion

Economic

The proposal will make full use of part of a previously developed brownfield site and will provide local employment during its construction.

The proposal will not result in the loss of any farmland.

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

Social

The proposal will provide three family dwellings 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 dwellings will support local community facilities.

Environmental

The scheme will make full use of an existing developed site, which falls within the definition of previously developed land.

The illustrative scheme includes three electric car charging points.

The buildings will be sustainably constructed.

The site is located in an accessible location within easy walking and cycling distance of a full range of facilities including a railway station; bus stops; cycleways; shops; businesses and schools.

The illustrative scheme includes suitable ecological enhancements.

30 ~ Policy conclusion

The proposal fully complies with the environmental, economic, social, drainage and transport policies set out in the Local Plan, WNP and the Framework. It complies specifically with policy HP16 2020 of the WNP in which it is allocated for residential development.

Also, the Council's Interim Policy measures, as set out in the Council's Housing Action Plan 2021, state that the application of paragraph 11 of the Framework should be applied to ALL housing proposals. As such, 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."

31 ~ Tilted Balance and overall conclusion

Arun District currently does not have a 5 year deliverable supply of housing sites. Since 2028 the Housing Delivery Tests show that Arun has failed to deliver the number of homes required. Currently Arun does not have a 5 year deliverable supply of housing sites.

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

The Merits of the scheme include:

The proposed scheme will provide three modest sized homes 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.

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 underused brownfield site.

The proposal will not involve the loss of any agricultural land.

The proposal will benefit local ecosystems.

The site is allocated for housing

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 outweigh any policy conflict or other harm that could result from the proposal.