

LONGACRES

EASTERGATE LANE, WALBERTON

DESIGN AND ACCESS STATEMENT

To be read in conjunction with the accompanying drawings

BACKGROUND

When we inherited the application land, our first thoughts were to examine if we could continue the nursery business started by our Grandparents in 1965 and operated until 2004

Our family business of growing flowers and tomatoes under glass once occupied around half of the holding.

Longacres Nursery was a family-run horticultural enterprise growing mainly flowers and tomato crops under glass with at one time around half of the site covered in glasshouses or other structures associated with the nursery.



FIGURE 1: LONGACRES NURSERY CIRCA 1980

We engaged an independent Agricultural Consultant to assess what remains of Longacres Nursery for a possible horticultural enterprise.

A copy of his report is included with our application and concludes that: *"The main glasshouse on the site has reached an age whereby it is technically redundant...the cost of replacement for such a modest sized greenhouse is prohibitive"*

His report also considered the usefulness of the site to the wider horticultural industry concluding that *"a small site with limited potential for expansion....constrained by neighbouring development and divided land ownership...The loss of this site to non-horticultural development does not represent a strategic loss to Arun District (or West Sussex) Horticulture and would not harm the future vitality and/or viability of the local glasshouse industry"*

A separate agricultural land quality assessment is included with the application that classifies our land as Grade 3b / developed land (farm buildings) and therefore not 'Best and Most Versatile' Land.

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We have become aware of other events and courses of action undertaken by the owners of similar redundant nurseries and sites in the local area.

Like others we obtained planning permission with Class Q for the conversion of an agricultural building to a dwelling under (WA/31/24/PD).

The granting of consent on appeal for the conversion of former nursery land adjacent to our Western boundary to provide caravan accommodation (WA/39/22/PL) and (APP/C3810/W/22/3310331) significantly affected our environment.

To the East side of our land are the open fields of Brookfield Farm where approval was recently granted for two houses (WA/111/23/PL) on appeal APP/C3810/W/23/3318743.

New houses have also been approved along Eastergate Lane at:-

- Cedar Farm (BN/65/22/PL)
- Eastmere House (BN/26/22/PL)
- Eastmere Stables (BN/25/23/OUT)
- Poachers (BN/46/20/PL)
- Stoney Brook Farm (WA/79/23/PIP)
- Swallowfield (BN/121/19/P)

When familiarising ourselves with the reasons given in appeal decisions, we learned about the absence of an up-to-date Local Plan and shortfall in housing supply.

We consulted Planners at the Douglas Briggs Partnership to confirm that in these circumstances, it is reasonable to consider our land for housing.

Our proposals seek to accommodate three generations of our family by utilising the approved Class Q building and an adjacent plot that formerly hosted substantial horticultural structures (see figure 1) to build our family house has merit.



FIGURE 2: AERIAL PHOTO OF LONGACRES (GOOGLE)

CONTEXT

The 0.2Ha site lies to the North of Eastergate Lane and forms part of a redundant nursery formerly operated by our grandparents.

Access from Eastergate Lane is shared with the second half of the Nursery (under different ownership) and a former agricultural building to the South of the application site that benefits from a Class Q approval for conversion to a dwelling (WA/31/24/PD).

To the West side of Longacres is Fairfield and Cherry Tree Nursery, a former nursery converted to provide caravan accommodation (WA/39/22/PL) on appeal (APP/C3810/W/22/3310331).



FIGURE 3: APPLICATIONS ALONG EASTERGATE LANE

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OUR OBJECTIVES

- To introduce a use that stops the gradual decline and dereliction and ensures the long term maintenance and protection of our wildlife habitat and enhances biodiversity.
- To design and self build our dwelling that meets the 21st century needs of our family and fits comfortably into our rural setting.
- To build a home that meets our sustainability and energy efficiency objectives and provides the advantage of modern construction including; high levels of insulation; controlled ventilation and air tightness; using materials that require low maintenance in their lifetime.
- To avoid harming our local environment and the amenity of our family and neighbours

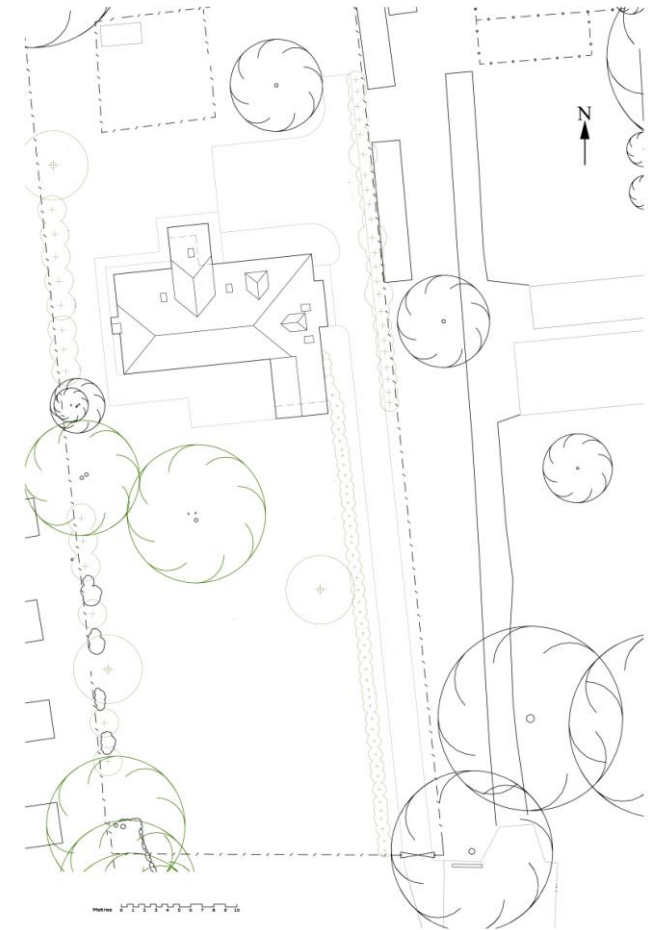
LAYOUT

Our Proposed new self-build family house is located on part of the site once occupied by glasshouses to the South of the existing Frampton Ferguson glasshouse and North of a former machinery store that benefits from Class Q consent (WA/31/24/PD) for conversion into a dwelling on the West side of the former Nursery.

The Frampton Ferguson Glasshouse is retained with the small timber glasshouse and redundant water tank (see Figure 4) removed.

Our new self-build home is located toward the North end of the application site (South of the Frampton Ferguson Glasshouse) with a south facing garden between the house and Class Q building (WA/31/24/PD), intended to be occupied by our parents, with access to a parking area extending from the shared concrete access through the middle of the nursery on the East side of the application site to a parking area on the North side of the new house.

New trees are introduced to complement existing trees retained as part of the proposals in a South facing garden and along the West boundary to protect the amenity of our site and neighbouring caravan site and enhance the wildlife habitat and biodiversity of the site.



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LANDSCAPE IMPACT



FIGURE 4: VIEW FROM EASTERGATE LANE

While the surrounding land is flat and comparatively open, the application site is not widely visible in the landscape from any public vantage point save for a passing glimpse down our long access drive adjacent to our grandparent's house (left of Figure 4).



FIGURE 5: VIEW FROM SITE LOOKING WEST

A 1.8m high close boarded fence, existing trees and shrubs along the West boundary are retained and obscure the site with limited views from the adjacent caravan site to the West (see Figure 5).



FIGURE 6: SOUTH FACE OF FRAMPTON FERGUSON GLASSHOUSE

The existing Frampton Ferguson glasshouse is retained (Figure 6) and obscures views from the North.

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AMOUNT

The footprint of our proposed self-build dwelling is 159m² and the gross internal area 266m², the site area is 0.2Ha.

DESIGN, SCALE AND APPEARANCE

Our aim has been to avoid design solutions suited to urban and sub-urban locations and use a design that is appropriate for rural locations and would not look out of place on a traditional farmstead.

Financial modelling of a single storey design concept led to that option being excluded on affordability grounds and thermal efficiency.

Despite there being several examples in the local area, we were uncomfortable with the apparent scale of a conventional two storey house that tended to look like housing estate dwellings out of character with our rural surroundings.

Successful individual houses and traditional buildings in familiar historic villages on the Sussex Coastal Plain Exhibited several distinct features of the local Vernacular and because the inspiration for the appearance of our proposed house was drawn from traditional farm

buildings with the 'Barn form', developing a design using the following principles:-

- Form and proportions dictated by the span of Green Oak timber frames associated with traditional Sussex Farmhouses that are a familiar countryside feature.
- Plain clay tile roofing at 40 degree pitch with traditional bonnet hip tiles and hogs back ridge tiles.
- Cat-slide roof slopes when approaching the entrance door on the North and East sides, reducing the apparent scale while creating opportunities for rooms in the space under clay tile roof slopes, while creating a two storey South facing elevation.
- Our window pattern is reminiscent of the wagon doors found on barns, together with a generally vertical emphasis repeated in window and glazing patterns to reflect a traditional form and style of building.
- Use of natural materials with weatherboard and brick plinth with prominent brick chimney on the

East end contribute to producing an authentically rural built form.

- Optimal orientation according with passive solar principles, restricting the size of openings on the North, concentrating windows on the South side of the dwelling and incorporating solar shading to manage overheating and significantly improve thermal efficiency.

The cat slide roof, fully hipped East end and half hipped West end, together with the out-shots for garden room and porch produce an unassertive informal composition of tiled roof slopes that are appropriate in a rural setting.

65% of the perimeter of our house has eaves at a single storey and at 7.95m, the ridge height is lower than many conventional 'urban' house designs and results in a low key visual impact in the landscape.

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LANDSCAPE PROPOSALS

The informality and traditional rural character of our proposed house is continued in our informal landscaping scheme.

The existing hedgerows and boundary features will be retained and enhanced where necessary with planting to reinforce the hedgerows to protect neighbouring amenity, maintain and enhance wildlife habitat.

Existing trees are retained and protected during the works with new tree planting introduced to complement existing habitats and provide natural shelter.

Our existing Frampton Ferguson Glasshouse to the North of the application site is retained, repaired and used for domestic food production to suit our needs.

The separation of land ownership from the adjacent half of the of the former nursery is defined by a 1.8m high close boarded fence and boundary planting and creating a private garden to the south of the proposed new house and parking area between the new house and existing Glasshouse to the North.

A drive provides access from the shared concrete apron North of our Class Q building along the East boundary of the site.

ECOLOGY AND BIODIVERSITY ENHANCEMENT STATEMENT

As a self-build project on a site less than 1Ha, requirements for a Biodiversity Net Gain do not apply.

However, we engaged an ecologist to undertake a Preliminary Ecological Assessment (PEA) including a Protected Species and Site Survey that has been included with the application and has informed our landscape design with ideas for enhanced wildlife habitat incorporated into our Landscape Proposals.

The PEA considered direct and indirect impacts on protected habitats within the vicinity and designated buffer zones where applicable.

The PEA concludes that *“The application site supports 100m2 of neutral grassland or Parish-value. The site has negligible potential to support roosting bats and low to medium potential to support breeding birds. As the application site is a self-build it is exempt from requiring to achieve Biodiversity Net Gain”*

The application proposals include the recommended mitigation and enhancement measures included in the assessment.

ARBORICULTURAL ASSESSMENT

There are no trees subject to Tree Preservation Orders (TPO) on the site. However, we were keen to keep as many existing trees on the site as possible

We engaged an Arboriculturalist who has undertaken a Tree Survey, Impact Assessment and Tree Protection Plan that are included with our application detailing how the trees will be protected during and after the works.

The existing trees on site are retained and will be protected during the construction works in accordance with BS 5837: 2012 and a Tree Protection Plan is included with the Arboricultural Report.

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FLOOD RISK ASSESSMENT AND SURFACE WATER DRAINAGE STATEMENT

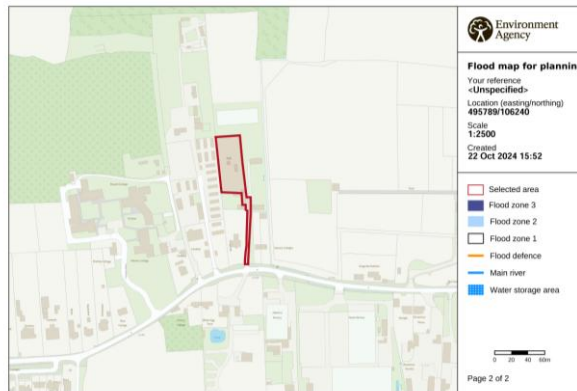


FIGURE 7: EXTRACT OF EA FLOOD MAP FOR PLANNING

Our site is within Flood Zone 1, i.e. not within an area identified as at risk of flooding by the Environment Agency and is less than 1Ha in size, therefore a site specific Flood Risk Assessment is not required.

The existing concrete access to the site is unchanged by the proposals.

A Sustainable Urban Drainage Scheme (SUDS) is employed adopting the drainage hierarchy prioritising infiltration with roof water draining to soak-aways and use of porous paving to reduce the surface water run-off rates.

FOUL SEWERAGE AND UTILITIES ASSESSMENT AND LIDSEY DRAINAGE IMPACT ASSESSMENT

While our site lies within the Lidsey catchment area it lies outside any of the identified Lidsey Local Risk Zones identified in the Lidsey Surface Water Management Plan.

In accordance with the Lidsey Surface Water Management Plan, our application proposals will include:-

- Water butts for garden water recycling
- Permeable hard surfaces
- Separation of surface and foul water drainage
- Infiltration drainage to reduce run-off rates

The existing houses to the South of the application site are connected to the mains sewer and the proposals include a new foul drainage connection for the proposed house along the existing access to the mains sewer located under Eastergate Lane.

LAND CONTAMINATION ASSESSMENT

The history of past uses on the site is well known having been in family ownership with likelihood of land contamination considered to be low.

We accept that any hazardous materials or potential land contamination identified during the works will require an investigation.

Advice will be sought and where appropriate a remediation scheme prepared for approval by the council through conditions attached to the consent as necessary.

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SUSTAINABILITY STATEMENT

Our proposals include the use of water saving measures to meet the lower threshold of 110 litres/person/day of Building Regulations requirement G2

The design of our new home adopts a fabric first approach to energy efficiency, complying with current Building Regulation (Part L 2023) requirements representing a 31% CO² improvement against Part L (2013) using high performance insulation materials ensuring the building fabric is optimised to reduce energy demand in winter and overheating in summer within the expected climate over the lifetime of the building.

Long life, low maintenance and natural materials are used in the design proposals that do not involve high embodied energy costs in manufacture or maintenance.

Provision for charging Electric Vehicles (EVs) and incorporating renewable technologies such as solar collectors and sustainable heating systems are included within the application proposals, together with low maintenance rainwater harvesting and sustainable drainage systems.

Where appropriate, we intend to ensure that materials are procured as locally as possible to avoid the use of energy associated with importing / transportation of materials across long distances.

MINERALS STATEMENT

Our site lies within the Sharp Sand and Gravel Minerals Safeguarding Area.

Our site is small and fragmented with existing buildings that were formerly part of a long established horticultural nursery and is unlikely to make a viable minerals extraction site.

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1. PLANNING POLICY

In reviewing the Planning Policies, we have sought the assistance of the Douglas Briggs Partnership, who have advised as follows:-

1.1 NATIONAL PLANNING POLICY FRAMEWORK Dec 2023

1.1.1 Government guidance with respect to development is contained in the National Planning Policy Framework.

1.1.2 The application proposals have been formulated to meet the aims and intentions of the National Planning Policy Framework policies as a whole, having specific regard to the following policy areas:-

Achieving Sustainable Development

1.1.3 At **paragraph 8**, the NPPF defines achieving sustainable development as three overarching objectives;
a) an economic objective;
b) a social objective and
c) an environmental objective

1.1.4 At **paragraph 11** the NPPF sets out a presumption in favour of sustainable development where for decision making this means:

1.1.5 “c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission 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 this Framework taken as a whole.”

1.1.6 The NPPF therefore requires decision makers to consider the balance between the benefits of proposals against any adverse impact taken as a whole and to bear in mind the presumption in favour of sustainable development.

1.1.7 It is important to understand that the presumption does **not** envisage a simple ‘weigh the good against the bad’. The presumption instead **pre weights** the scales so that they start off weighted towards granting permission and the balance is **only** tipped against doing so where adverse effects would **significantly and demonstrably** outweigh the benefits.

Decision-making

1.1.8 For decision making, **paragraph 38** stresses the importance of a positive approach to decision making stating that “Local planning authorities should approach decisions on proposed development in a positive and creative way....Decision-makers at every level should seek to approve applications for sustainable development.”

1.1.9 **Paragraph 47** states that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”

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1.1.10 Compliance with specific Local Plan policies are considered in detail in the sections below.

Delivering a sufficient supply of homes

1.1.11 **Paragraph 60** states “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....The overall aim should be to meet as much of an area’s identified housing need as possible...”

1.1.12 Recent planning appeals on adjacent sites have identified that the Local Planning Authority is unable to demonstrate a 5-year housing supply adequate to meet the needs of the area and due to the age of the existing Local Plan, housing allocation policies may be considered out-of-date.

1.1.13 **Paragraph 70** states that “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify...land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...b) seek opportunities...to support

small sites to come forward for community-led development for housing and self-build and custom-build housing...

1.1.14 The applicants are a local family that has historically used the site for generations and providing a self-build dwelling for a local family is likely to be built out quickly and make a small but important contribution to meeting the housing needs of the area.

1.1.15 **Paragraph 76** states that “Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met: a) their adopted plan is less than five years old; and; b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

1.1.16 **Paragraph 77** states that “In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing is the provisions in paragraph 226 apply. The supply

should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than 5 years old. Where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”

1.1.17 The Arun District Local Plan is more than 5 years old and thus the requirement in Paragraph 77 of the NPPF applies.

1.1.18 The Annual Monitoring Report 2022-2023 (Current AMR) includes a Housing Delivery Test indicating that Arun District Council has only been able to deliver 61% or the Housing Delivery Target in 2022 and thus a 20% buffer against the annual housing delivery target is applied.

1.1.19 The Annual Monitoring Report (AMR) 2022-2023 and recent appeals have demonstrated that Arun District Council has not been able satisfactorily demonstrate a minimum of five-year housing supply from allocated and Windfall sites.

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1.1.20 The AMR includes a Housing Land Supply that indicates a current land supply based on the Standard Housing Method of **4.17 years** although recent appeals indicate that the land supply is significantly less than this figure.

1.1.21 Paragraph 226 does not apply and sites identified in the Arun District Local Plan to supply sufficient housing have not been delivered as anticipated in the plan with a significant under delivery of housing over the previous three years compared to that planned.

1.1.22 Therefore as a 5-year housing supply has not been demonstrated, Paragraph 11 d of the NPPF applies (presumption in favour) as housing allocations and restrictive policies on the location of housing can be considered out-of-date.

1.1.23 **Paragraph 82** states that “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs...”

1.1.24 The proposals arise from a local family’s need to find an alternative use for their redundant horticultural site and to house three generations of the family on one site.

Promoting sustainable transport

1.1.25 **Paragraph 115** states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

1.1.26 The application site benefits from an established safe access to the highway with adequate parking

Making effective use of land

1.1.27 **Paragraph 123** states that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

1.1.28 **Paragraph 124** states that: “Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;... c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs....; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained...”

1.1.29 **Paragraph 128** states that “Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services...d) the desirability of maintaining an area’s prevailing character and setting...e) the importance of securing well-designed and beautiful, attractive and healthy places.”

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1.1.30 The application site is a redundant horticultural site and while glasshouses are specifically excluded from the definition of 'brownfield land' it remains a fact that redundant glasshouse sites exist in various locations across the district that with no condition requiring the removal of the glass and no viable alternative use for the site have fallen into a state of dereliction that is detrimental to the character of the countryside.

1.1.31 The approval of the proposal for a family dwelling for the family of the former owners of the glasshouse site will enable a viable use of the site to continue with a subsistence use of the existing glasshouse for domestic food production that would enable the applicants to fund maintenance of the site.

Achieving well-designed and beautiful places

1.1.32 **Paragraph 135** states that *"Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area...b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting...d) establish or maintain a strong sense of place....e) optimise the potential*

of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)...f) creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity..."

1.1.33 **Paragraph 136** states that *"Trees make an important contribution to the character and quality of urban environments, and can also help to mitigate and adapt to climate change. Planning policies should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments...and that existing trees are retained wherever possible..."*

1.1.34 The proposals retains the existing trees and incorporates one attractive home that is sympathetic to the local vernacular and rural character of the area in a layout that protects and enhances existing trees and wildlife habitat and provides a use for this redundant horticultural site that will support its maintenance and upkeep.

Meeting the challenge of climate change, flooding and coastal change

1.1.35 **Paragraph 159** states that *"new development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change...b) can help reduce greenhouse gas emissions..."*

1.1.36 **Paragraph 162** states that *"In determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply....b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption..."*

1.1.37 The application proposals recognise the important contribution the existing trees on site can make to mitigate climate change, using shade provided to mitigate overheating, while taking opportunities to incorporate renewable energy and high efficiency building design.

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Conserving and enhancing the natural environment

- 1.1.38 **Paragraph 180** states that *“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services....d) minimising impacts on and providing net gains for biodiversity...f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*
- 1.1.39 **Paragraph 182** notes that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks...”*
- 1.2 The site’s discrete location within a redundant horticultural site enhances the landscape by providing a home to meet a local need protects and enhances the wildlife habitats and connectivity on a site that would otherwise become derelict.

1.3 ARUN DISTRICT LOCAL PLAN 2011-2031

- 1.3.1 The Arun Local Plan 2011-2031 was adopted on 18th July 2018
- 1.3.2 The following policies have particular relevance to the proposals:-
- 1.3.3 The purpose of **Policy SD SP1** Sustainable Development is to reflect the presumption in favour of sustainable development outlined in paragraph 11 of the NPPF
- 1.3.4 **Policy SD SP1a:** Strategic Approach states that, *“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework...which mean that proposals can be approved wherever possible and secure development that will contribute to the social, economic and environmental conditions...”*

- 1.3.5 Arun District Council is unable to demonstrate a 5-year housing supply and thus paragraph 11d of the NPPF applies and strategic housing policies are considered out-of-date and proposals considered under the policies of the NPPF as a whole.
- 1.3.6 The proposals will secure a new home for a local family on a small site that is likely to be built-out quickly and make a small but important contribution to the need for housing in the area and contribute in other ways to the social, economic and environmental conditions of the area as outlined below.
- 1.3.7 **Policy SD SP2:** Built-up Area Boundary states that, *“Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.”*
- 1.3.8 In so far as policy SD SP2 restricts the supply of housing it is considered out-of-date for the reasons identified in the sections above.

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1.3.9 **Policy C SP1:** Countryside lists 6 types of development that will be “permitted in the countryside” and goes on to specify conditions for these. In so far as policy SD C SP1 restricts the supply of housing it is considered out-of-date for the reasons identified above. Notwithstanding this the proposals will support the diversification of the rural economy and operational needs of the remainder of the horticultural nursery that while redundant to winter industry will be maintained and utilised by the applicants who as local residents will contribute to the vitality of the rural economy.

1.3.10 **Policy GI SP1:** Green Infrastructure and development states that “The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals...All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network”

1.3.11 The proposals have been developed with the benefit of ecological and tree surveys and in conjunction with mitigation and wildlife enhancement proposals that seek to connect and enhance green infrastructure identified on and around the site.

1.3.12 **Policy LAN DM1:** Protection of landscape character states that “Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting”

1.3.13 The retention of boundary features and existing glasshouse screens the proposed house and protects the historic character and reinforces the development pattern of the area.

1.3.14 **Policy SO DM1:** Soils, states that; “Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.”

1.3.15 An Agricultural Land Classification Report is included with the application that confirms the soils on the redundant nursery site are Grade 3b and not within the definition of the ‘Best and Most Versatile Agricultural Land’

1.3.16 **Policy HOR DM1:** Horticulture, states that; “3. Redevelopment of under-used, redundant or derelict glasshouses, polytunnels or packhouses will be supported provided that:

a. The redundancy of the structure or building to the owner and the horticultural or agricultural industry is proven by the applicant to the satisfaction of the Council; and

b. The land is remediated from any contaminated material(s) and the land is used for the direct diversification of horticulture or other productive green environment or is a

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countryside-based enterprise activity which supports the rural economy; and

c. All proposed works include full details of new landscaping, screening and of any trees or vegetation or structures to be retained on the site"

1.3.17 An assessment of the viability of the horticultural nursery has been included with the application and concludes that that "a small site with limited potential for expansion....constrained by neighbouring development and divided land ownership...The loss of this site to non-horticultural development does not represent a strategic loss to Arun District (or West Sussex) Horticulture and would not harm the future vitality and/or viability of the local glasshouse industry"

1.3.18 Therefore, the redundancy of the site to the owner and the industry has been demonstrated, no contamination has been identified and the contamination statement above indicates the applicant's acceptance of conditions should any contamination be found during the works and the proposals include details of the landscaping to be provided and retained.

1.3.19 **Policy H SP1:** The Housing Requirement was corrected following examination to increase the 5 year housing requirement and states that, "Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District. Delivery will be phased over the Plan..." allocating a number of strategic sites noting that "Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans..."

1.3.20 Unfortunately, despite progressing with Neighbourhood Plan allocations and non-strategic allocations in development plan documents, houses have not been delivered at the rate anticipated in the Local Plan and Arun District Council is not able to demonstrate a 5-year housing supply and has consistently under-delivered compared to the housing targets over the last 3 years as indicated in the Annual Monitoring Report.

1.3.21 Therefore Paragraph 11d of the NPPF applies and policies that restrict the location of new housing are considered to be out-of-date and should be considered in accordance with the presumption in favour of sustainable development.

1.3.22 The proposed new dwelling will make a small but important contribution to providing housing required but not identified or allocated within the Local Plan

1.3.23 **Policy H SP3:** Rural housing and exception sites states that "This policy would only apply when the housing need cannot be met on allocated housing sites or in the built up area boundary. Housing on rural exception sites will be permitted where they meet all of the following criteria and are consistent with all other Local Plan policies:

a. The site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey and will contribute towards meeting that identified need;

b. The exception site is adjacent to an existing Built-Up Area Boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement; and

c. The proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character. Within rural exception sites,

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both affordable and private market housing units shall be of a similar scale and design.

Arun District Council will base its assessment of identified housing need on the Housing Register and other available up-to-date housing needs assessments. Development will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:

d. Existing residents of the parish requiring separate accommodation;

e. Persons who have longstanding family links (immediate family only e.g. parent, sibling or adult child and step relationships) with the parish;

f. Grandparents, grandchildren, aunts or uncles and non adult children will be included only where the Council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;

g. Persons with primary employment based within the parish; and/or

h. Persons who have had to move away from the parish due to a lack of affordable housing, but would like to return."

1.3.24 In so far as policy SD C SP1 restricts the supply of housing it is considered out-of-date for the reasons identified above. Notwithstanding this the proposals are located within a parish with an identified level of housing need, are not adjacent to a Built-Up boundary but are on a site well related to neighbouring development and would be appropriate to the settlement and area in which it is proposed.

1.3.25 The proposal accommodates a local family requiring separate accommodation within the Parish who have long standing links with the site and the parish, are based within the parish.

1.3.26 **Policy D SP1:** Design states that "All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details"

1.3.27 **Policy D DM1:** Aspects of form and design quality lists 15 criteria and aspects to be considered in design quality including:-

1.3.28 Character, Appearance/attractiveness, Impact, Innovation, Adaptability, Crime Prevention, Trees and woodland, Solar Gain, Public Realm, Layout – movement, Layout – legibility, Public art, Density, Scale, Design form and quality.

1.3.29 The proposals have been derived from a thorough site analysis and context appraisal that has informed the sustainable design of high quality, complying with the Arun District Council Design Guide using building materials, hard and soft landscape that reflect and respect the character of the area, embracing new technologies and appropriate innovative design in an adaptable design that accommodates the changing needs of the occupants, optimised for solar gain and incorporating solar shading

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1.3.30 **Policy D DM2:** Internal space standards states that *"The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance."*

1.3.31 The proposals meet and exceed where appropriate, the nationally described space standards in an adaptable design intended to meet the changing needs of the occupants in a 'whole life' home.

1.3.32 **Policy ECC SP1:** Adapting to climate change states that *"The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity"*

1.3.33 The proposals are not located within an area at risk of flooding, incorporate sustainable drainage systems, make efficient use of water, are in a layout optimised for solar gain with incorporated shading and ventilation so as to provide a resilient building to extreme weather events and adaptable to changing climate

1.3.34 **Policy ECC SP2:** Energy and climate change mitigation states that *"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will: a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels"*

1.3.35 A Sustainability Statement is included with the application that outlines the features of the design including; solar optimised layout and incorporation of integrated solar shading to reduce energy useage in heating and cooling the accommodation; inclusion of renewable and low carbon energy systems

and compliance with Building Regulations Part L (2021) incorporating 2023 amendments that now represent a 31% reduction in CO² targets (when compared to 2013) and water saving measures in compliance with Part G of the Building Regulations and included to reduce water consumption below 110 litres per person per day.

1.3.36 **Policy ENV DM4:** Protection of trees states that *"Where there are existing trees on or adjacent to a development site, developers shall be required to provide: d. Land and tree surveys e. A tree constraints plan f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement"*

1.3.37 A Land and Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan are included with the application

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1.3.38 **Policy ENV DM5:** Development and biodiversity states that *“Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats”*

1.3.39 As a self-build project on a site less than 1Ha, requirements for a Biodiversity Net Gain do not apply. However, a Preliminary Ecological Assessment (PEA) has informed the landscape design with recommendations for enhanced wildlife habitat incorporated into the Landscape Proposals.

1.3.40 **Policy W DM1** states; *“Although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment”*

1.3.41 **Policy W DM3:** Sustainable Urban Drainage Systems states that *“To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.”*

1.3.42 A Drainage Impact Assessment has been included with the application. The site is not in an area at risk of flooding and uses a Sustainable Urban Drainage Scheme (SUDS) prioritising infiltration with use of soak-aways and porous paving to reduce the surface water run-off rates.

1.4 WALBERTON NEIGHBOURHOOD PLAN 2019-2031

1.4.1 The Walberton Neighbourhood Plan was Made and formerly adopted as part of the Development Plan on the 14th July 2021 and together with the Arun District Local Plan, forms part of the Development Plan.

1.4.2 The following objectives and policies have particular relevance to the proposals.

1.4.3 **Objective 1:** *“The Parish will continue to be an attractive place in which to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services”*

1.4.4 **Objective 2:** *“The distinctive rural character of Walberton, Binsted and Fontwell villages will be preserved by maintaining the gaps which separate the villages from neighbouring areas of development and by protecting the green spaces that bring the countryside into the heart of the villages”*

1.4.5 **Objective 3:** *“Sustainable housing will be provided which will make a positive contribution to the village landscapes and which will meet the varying needs of the people”*

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- 1.4.6 The proposal follows the core objective to “fill in gaps in the present housing stock” and aim to “provide new dwellings on a number of dispersed sites around the parish” while avoiding development “on open land where there is overwhelming opposition”.
- 1.4.7 The proposals will secure a new home for a local family on a small site that is likely to be built-out quickly and make a small but important contribution to the need for housing in the area and contribute in other ways to the social, economic and environmental conditions of the area.
- 1.4.8 **Policy VE2:** Horticultural Development. States “Proposals for redevelopment of horticultural sites for non-horticultural purposes will be considered on a case by case basis.”
- 1.4.9 A viability assessment is included with the application that assesses the likelihood of the site returning to a horticultural use and concludes that “The main glasshouse on the site has reached an age whereby it is technically redundant...the cost of replacement for such a modest sized greenhouse is prohibitive”

- 1.4.10 The redundancy of the site to the owner and the industry has been demonstrated, no contamination has been identified and the contamination statement above indicates the applicant’s acceptance of conditions should any contamination be found during the works and the proposals include details of the landscaping to be provided and retained.
- 1.4.11 **Policy VE 3:** Protection of Trees and Hedgerows states that “Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed...”
- 1.4.12 A Tree Survey Arboricultural Impact Assessment and Tree Protection Plan are included in the application, demonstrating where existing trees and hedgerows retained in the proposals are protected throughout the works.
- 1.4.13 **Policy VE 7:** Surface Water Management states “Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased... Consideration should be given to the use of Sustainable Urban Drainage Systems... Where

necessary a site specific Flood Risk Assessment must demonstrate that the development will be safe...”

- 1.4.14 The application site is not within an area identified at risk of flooding and a site specific Flood Risk Assessment is not required. However, the proposals include measures to ensure that flood risk is not increased and utilise sustainable urban drainage principles within the design as outlined in the sections above.
- 1.4.15 **Policy HP1:** Built Up Area Boundary states that “Proposals for development within the built-up area boundary of Walberton, defined in Schedule 2 will be supported... Proposals for development outside of the built-up area boundary will be supported where they accord with countryside policies in the Arun Local Plan.”
- 1.4.16 Arun District Council is unable to demonstrate a 5-year housing supply and thus paragraph 11d of the NPPF applies and strategic housing policies are considered out-of-date and proposals considered under the policies of the NPPF as a whole.

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- 1.4.17 The proposals will secure a new home for a local family on a small site that is likely to be built-out quickly and make a small but important contribution to the need for housing in the area and contribute in other ways to the social, economic and environmental conditions of the area.
- 1.4.18 In so far as Policy HP1 restricts the supply of housing it is considered out-of-date for the reasons identified in the sections above.
- 1.4.19 **Policy HP7:** Housing Mix and Construction states *“Development will be expected to maximise the potential to incorporate energy efficient measures which both meet and, where appropriate exceed, the current standards applicable at the time of the submission.”*
- 1.4.20 A Sustainability Statement is included with the application that outlines the energy efficient measures and standards met by the application proposals.
- 1.4.21 **Policy HP13:** Design Guidance states that “New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character...”

- 1.4.22 The application proposals conform to the Arun Design Guide are locally distinctive taking a rural barn form that contributes to local character and is of a high quality design.

2. CONCLUSION

- 2.1 Unfortunately, despite progressing with Strategic and non-strategic allocations, houses have not been delivered at the rate anticipated in the Local Plan and there has been a considerable shortfall in housing over the last 3 years
- 2.2 Arun District Council is unable to demonstrate a 5-year housing supply and in so far as they restrict the supply and location of housing, policies within the Arun Local Plan and Walberton Neighbourhood Plan are considered out-of-date.
- 2.3 Therefore there is a need to find new locations for houses outside the allocations and proposals for housing are to be considered in accordance with the presumption in favour of Sustainable Development outlined in paragraph 11d of the NPPF.

- 2.4 While glasshouses are excluded from the definition of previously developed (brownfield) land the application site is not in an area at risk of flooding, not located on the Best and Most Versatile Agricultural Land and the redundancy of the horticultural site to the owner and the horticultural industry has been demonstrated.
- 2.5 In providing a new self-build home for a family with strong connections to the site and the area that is likely to be built-out quickly and make a small but important contribution to the need for housing the proposal meets several of the core objectives of the Neighbourhood Plan to *“fill in gaps in the present housing stock”* and aim to *“provide new dwellings on a number of dispersed sites around the parish”* while the low key enclosed site avoids development *“on open land where there is overwhelming opposition”*.
- 2.6 On balance, the application proposals meet other relevant National and Local policy and represent Sustainable Development where in the absence of up-to-date housing policies and no adverse impacts permission for the proposals should be granted without delay.

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Local Validation List

1. **Plans and Drawings, provided with application**
2. **CIL Additional Information Form – Provided with application**
3. Affordable Housing Statement – Not required
4. Pagham Harbour Access Management Contribution – Not Required
5. Draft Deed of Variation – Not Required
6. Statement of Conformity – Not Required
7. **Protected Species and Site Survey – provided with application (Ecology Report)**
8. **Biodiversity Enhancement Statement – included in Planning, Design and Access Statement**
9. Flood Risk Assessment – not required
10. **Surface Water Drainage Information – Provided with Application**
11. **Lidsey Drainage Impact Assessment – included in Planning, Design and Access Statement**
12. **Foul Drainage Statement – included in Planning, Design and Access Statement**
13. Land Contamination Assessment – Not Required, See Statement
14. Heritage Statement – Not Required
15. HER Search and Archaeological Assessment – Not Required
16. **Economic Development Statement – included in Planning, Design and Access Statement**
17. Retail Impact Assessment – Not Required
18. **Tree Survey and Arboricultural Report – Provided with Application**
19. Landscaping Strategy – Not Required
20. Noise / Extraction Assessment – Not Required
21. Structural Survey and Conversion Method Statement – Not Required
22. Telecommunications Development Statement – Not Required
23. Playing Field Statement – Not Required
24. Transport Statement and Travel Plan Statement – Not Required
25. Transport Assessment / Travel Plan – Not Required
26. Minerals Resource Assessment – Not Required
27. Minerals Infrastructure Statement – Not Required
28. Waste Infrastructure Statement – Not Required