

Cherry Tree Nursery, Eastergate Lane, Walberton

Erection of 1 no dwelling to replace historic residential caravan

Planning, Access and Design Statement



Stephen Jupp MRTPI, BA(Hons), LLM
Chartered Town Planner
June 2025

INTRODUCTION

This application seeks to replace the southern of two historic residential caravans on the site. Previous discussions with the Council's Enforcement Team have indicated that the Council accept that the use of the land for the stationing of 2 residential caravans is lawful. On this basis, I submit that there is no policy objection to replace one of them with a dwellinghouse.

Planning Policy

Whilst the site is located in the countryside, wherein there is a general presumption against new housing development, this application seeks to replace a residential caravan with a dwelling. On this basis there will not be a net increase in residential properties on the land. Accordingly, there can be no 'in principle' policy objection to the proposal.

Moreover, there is an extreme shortfall in 5YHLS in the District and the titled balance within 11d) of the Framework applies and in this case there are no footnote 7 exemptions to counter such a presumption on favour of permission being granted.

Scale and Siting

The property has been sited further south than the existing caravan to be removed in order that the property has a 12m rear garden and this avoids undue overlooking of the retains second residential caravan to the north.

Careful consideration of the 45 degree angel from the midpoint of the nearest window in the property to the west has been undertaken and this requirement has not been breached.

To the east there is a two storey house and to the west a single storey bungalow. The design selected provides a transition between the two, with the eaves height through the first floor windows, providing a 1.5 storied dwelling.

Design

Careful consideration has been made to material pallet and overall design, ensuring a number of carefully chosen, high quality, materials which provide a contrast in the over all design.

Natural slate will be used for the roof and this enables the flush fitting black solar pv panels to blend in.

Multistock bricks are proposed for the walls with red stock bricks providing detailing at corners and around openings.

Lighting

Any external lighting will be bat friendly and comply with the Bat Conservation Group recommendations.

Access

The existing shared access will be used and car parking provided to the rear on a new, permeable surface. Permeable pavements will provide footpaths for the dwelling and permeable paving will provide the patio.

Biodiversity and Bats

A bat box will be fitted on the west gable at between 3 and 5m in height.

A House Martin box will be provided on the east elevation.

A hedgehog nesting box will be provided in the garden.

A walkover assessment of the existing garden has determined that the grassland has negligible potential to support bats.

As the application scheme is a self-build, it is exempt from requiring to achieve Biodiversity Net Gain.

Sustainable Build

At detailed design stage, post planning permission, the design and specification for the project will be carefully developed to use sustainable materials and technologies to achieve high environmental standards that are appropriate for the setting to reduce the dwelling's impact and enhance the Environment.

The development will utilise design and construction techniques to conserve energy, be water efficient, reduce waste and recycle materials.

Water usage

The final detailed design of the dwelling will ensure that the new build meets the minimum of 110 litres per day per person by reducing flow rates etc. During the building regulation phase this requirement will be further assessed by Building Control as the Part G water assessment.

Water efficient fittings within dwellings would include;

- Low volume dual flush toilets, 6 litres (full) / 3 litres (part)
- Wash hand basin tap limited to 4 litres per minute

- Kitchen sink tap limited to 6 litres per minute
- Bath (where fitted) limited to 175 litres to overflow
- Shower limited to 9 litres per minute
- Washing machines 8.17 litres per kg dry load water use

- Dishwashers limited to 1.25 litres per place setting water use

Sustainable Design.

The UK Green Building Council produced a 'Policy Handbook' for local authorities in March 2020 which states on page 17 - "It is recommended that local planning authorities set a requirement for new homes as follows: A 19% reduction on the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on the 2013 Edition of the 2010 Building Regulations (Part L) whilst meeting the TER solely from energy efficiency measures as defined within the SAP calculation model. For absolute clarity, the reference to 'solely energy efficiency measures' refers to DER against the TER (i.e. the current requirements of Part L 2013) not to the 19% improvement factor."

The strategy calculates the total CO₂ arising from the dwelling and demonstrates that a reduction exceeding a 19% total Carbon can be achieved through prioritising the fabric efficiency of the dwelling – this is before applying 16no 475W pv panels with a maximum output of 7.60kWp Solar PV total to the dwelling along an air source heat pump for hot water and underfloor heating, when the combination of the two will result in a significant CO₂ saving.

The strategy would also provide a minimum of 10% of the energy demand of the dwelling through on-site renewable energy with all other energy demand being acquired from 100% renewable energy suppliers.

Adopting these measures, I anticipate that overall CO₂ reductions would be well in excess of the target 19% reduction over a development built to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1A 2013. This would also represent a 12% reduction in the energy requirements of the site, provided by renewables.

Indeed, a recent SAP report for a new dwelling in Chichetser District – which has both 4.00kWp of pv panels and an ASHP – demonstrated a 60.15% CO₂ saving! This current scheme has considerably more pv output so the savings are expected to be in the region of 70-75%.

Full details will be provided at building regulation stage by way of SAP and Water reports.

Finally, I can confirm that the proposed dwelling will be provided with an electric car charging point, as indicated on the submitted drawings.