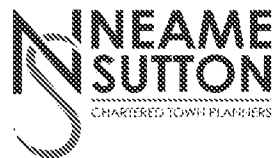




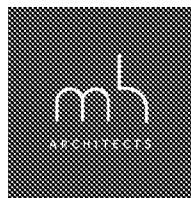
Planning, Design and Access Statement

Land at Sunny Corner, Copse Lane, Walberton

Project Team



Planning



Architecture



Transport and Drainage



Arboriculture



Ecology

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1. Introduction and Background

1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Mr & Mrs Holden ("the Applicant") to prepare and submit this full detailed planning application on land at Sunny Corner, Copse Lane, Walberton, West Sussex:

- Transport Statement
- Ecology Assessment and Mitigation Strategy
- Tree Survey
- Flood Risk Assessment and Drainage Strategy

1.2 The application proposals have been prepared on a comprehensive basis having regard to the conclusions of the above technical appraisals, the relevant National and Development Plan policies relevant to the application proposals.



2. Description of the Site and Location

2.1 The site is approximately 0.93ha.

2.2 The site is to the south west of the existing dwelling and has an existing vehicular access onto West Walberton Lane and a pedestrian access onto Copse Lane. The site consists of mowed grass and is bordered with hedgerow. To the north of the site are several ponds. To the south, east and west are existing housing.

2.3 The site is within the Parish of Walberton. The village centre is less than a mile from the site.

2.4 The site is partially within flood zones 2 and 3 but the proposed development is within flood zone 1.

The Application Site:

2.5 The application site is a mowed field adjacent to Sunny Corner, Copse Lane which runs down with an existing access onto West Walberton Lane.

2.6 Sunny Corner is a dwelling located in Copse Lane which is a lane with linear housing on either side of the lane. The dwellings are predominantly large properties set in relatively large gardens.

2.7 West Walberton Lane is also a lane of linear housing on either side. As with Copse Lane, the dwellings are relatively large houses with large gardens. West Walberton Lane links Walberton to Fontwell and is a link through to the A27 and A29.

2.8 The site is approximately half a mile from the centre of Walberton

where there is a small shopping parade including a convenience store, doctors, dentist, a pub/restaurant, and a primary school.

2.9 Barnham Station is less than 2 miles from the site. Barnham has a neighbourhood shopping centre with a Coop and Tesco convenience stores, a bank and a senior school, takeaway restaurants, hairdressers and other facilities. There is a cycle path from Walberton to Barnham.

3. Site History

3.1 The relevant site history is as follows:

Application Ref	Proposal	Decision
WA/5/13/DOC WA/64/12	Application for approval of details reserved by condition 4 (drainage) following a grant of planning permission	Approved
WA/64/12	Construction of two storey extension	Approved conditionally
WA/94/10	Construction of extension to enlarge entertaining lounge	Approved conditionally
WA/68/07	Conservatory off back of kitchen	Approved conditionally
WA/4/06	Erection of timbered building to cover a swimming pool	Approved conditionally
WA/59/04	Erection of timber framed and clad building adjoining existing house to house a Jacuzzi and seating area with wooden decked floor	Approved conditionally
WA/68/00	Proposed extensions to house, alterations and new garage with snooker room	Approved conditionally
WA/60/99	Proposed extension to house alterations, conservatory and new garage with snooker room	Approved conditionally

4. Description of the Proposal

- 4.1 It is proposed to change the use of the land to the side of Sunny Corner to erect 9 houses, garages, car parking, bin storage and associated landscaping.



5. Planning Policy Framework

5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, the Emerging Local Plan Publication Version October 2014 and the Walberton Neighbourhood Development Plan.

National Planning Policy Framework

5.2 The overriding principle of this policy is the presumption in favour of sustainable development. Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their area.

5.3 Where the development plan is absent, silent or relevant policies are out of date planning permission should be granted 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 or specific policies in the Framework indicate development should be restricted.

5.4 Paragraph 47 states that to boost significantly the supply of housing local planning authorities should identify a supply of specific developable sites or broad locations for growth.

5.5 Paragraph 50 supports the delivery of a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

5.6 In consideration of design, the NPPF places an emphasis on achieving high quality design.

5.7 Regarding transport considerations, the NPPF seeks to promote

sustainable transport and that development which generates traffic movements should be supported by a Transport Statement.

5.8 The proposal is for 9 houses which would boost the supply of dwellings in the Walberton area. The proposal is for quality well designed homes. The proposal includes a Transport Statement and accords with this policy.

The Local Development Plan

5.9 The current Development Plan comprises saved policies of the Arun District Local Plan, and the Walberton Neighbourhood Plan. Policies GEN2 and GEN3 define the built up area boundary, and the site is outside the Walberton built up area boundary and the proposal therefore considered to be contrary to policy, however, for the reasons given within the accompanying Planning Statement, these policies are out of date.

GL Hearn Updated Housing Needs Evidence September 2016

5.10 This report was commissioned following the Local Plan examination and the Inspectors instructions to Arun District Council that the Objectively Assessed Housing Need was based on 2012 population and household projections which proposed a need for 845 dwellings per annum, whilst the 2014 projections assessed the need to be 919 dwellings per annum.

5.11 This application will make a small contribution to this figure in the rural area of the District and make good use of this small site.

Arun District Housing Land Availability Assessment (HELAA)

5.12 The site is identified within the HELAA as a deliverable site area of 1.21ha in the period 2020-21 for a suggested total of 29 dwellings. The site was considered viable and achievable, and hence deliverable. The numbers of houses has been restricted due to the site being partially within flood zones 2/3.

Arun District Council Emerging Local Plan Publication Version October 2014

Policy H SP2 Affordable Housing

For scheme of 8-14 residential units the Council will require 15% of the total number of units proposed on site to be provided as affordable housing on the same site.

5.13 For 1-10 dwellings, the council will not apply its Affordable Housing Policy. Therefore in this case no contribution or on-site provision is required.

Policy D DM1 Aspects of form and design quality

Character, Appearance/attractiveness, Impact, Innovation, Adaptability, Crime prevention, Trees and woodland, Solar gain, Public realm, Layout – movement, Layout – legibility, Public art, Density and Scale are all elements that should be considered to be in character with the locality.

5.14 All these criteria have been taken into account in the designing of the dwellings. The houses have been designed to include elements of key components of buildings within Walberton. Such as being constructed in brick and render with some flint panelling. The design of the houses is traditional with timber windows. The room layouts are designed for modern flexible living. The site layout has been established to maximise solar gain.

Policy D DM2 Internal space standards

5.15 All the houses are above the minimum standards.

Policy D DM3 External space standards

All the houses are in accordance with these standards.

Policy T SP1 Transport and Development

The Council will support development which incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and is supported by an effective and deliverable Transport Assessment.

5.16 The proposed development is in accordance with this policy.

Walberton Neighbourhood Development Plan 2015-2035

Policy HP 6 Land at Sunny Corner Copse Lane

The Plan allocates land as shown on the Proposals Plan for a Rural Exception Site providing six affordable and three market homes.

5.17 The Inspector at the Independent Examination concluded that there was no evidence provided to justify or qualify for emerging policy H SP3 Affordable Housing. Therefore this policy was deleted.

5.18 The site is therefore considered a viable deliverable site by the Parish Council for housing development.

6. The Reason that Planning Approval Should be Granted

(i) The Principle of development

6.1 The principle of development at this site has been established by firstly being identified by the Parish Council as a site for development a Rural Exception Site, and by Arun District Council as being identified within the HELAA as a deliverable site for 29 houses. As discussed above, 29 houses on this site is not achievable due to the site being partially within flood zones 2 & 3 and development has therefore been restricted to land within flood zone 1.

(ii) Extent of the Development

6.2 The proposal is for 9 dwelling. A mix of detached and link detached 3 & 4 bedroom houses, with garages and car parking, bin storage and a new access road.

(iii) Visual appearance and Design Concept

6.3 The design team consists of MH Architects, who designed the development at the rear of the Holly Tree Public House in Walberton. That scheme won a Sussex Heritage Award in 2015. The proposed scheme is similar in density and form to this but responds uniquely to its context and location. The dwellings are designed to be in character with the village of Walberton in a mix of brick, render and flint panels, with plain clay tiles, and tile hanging. Fenestration will be cottage casement and timber sash windows and timber doors to provide a traditional materials. Traditional front porches are also provided to form active frontages and visual features.

6.4 Careful analysis of storey heights within the local area show predominantly 2 storey buildings with some single storey dwellings and 2 storeys and above development. This has been considered and directly reflected in the proposed scheme. Variation is provided by differing eaves and ridge heights, and this animates the street scene and avoids a linear, repetitive style.

6.5 Within the proposals, the existing access onto West Walberton Lane has been retained and adapted to suit the manoeuvring of cars, vans, refuse collection lorries and fire appliances. Whilst the landscape nature of this boundary edge onto the highway has been kept, the vista of the proposed units has been carefully considered here in order to generate architectural interest when viewed from the road; the angle of House 1 and feature gable of House 9 are deliberate design elements which make the scheme attractive and enhance the immediate setting of this site.

6.6 Within the site, the design team have developed a winding lane with both hard surfaced open courtyard and a grassed, landscaped "village green" in order to generate a more introspective and private sense of place as well as inviting a sense of community and gathering. Placement of important feature gables and use of locally found materials will enhance the environment, along with vistas and views into and from it.

6.7 The design team have carefully ensured that differing floor plans and house types create a varied village feel to the scheme and avoid any sense of monotonous, overbearing elevations. This has been partly governed by the constraints the site presents but has also been an important factor at the design stage.

(iv) Car Parking and Access Arrangements

6.8 The car parking arrangements of garaging and parking spaces is in accordance with the County Parking Demand matrix, providing 25 allocated spaces and 2 unallocated spaces. A Transport Assessment has been included as part of this application.

6.9 The site is within walking distance of local bus stops and within a cycleable distance of local services and amenities in Walberton, Eastergate and Barnham.

6.10 West Walberton Lane provides a connection to the A27, with access to the A29.

6.11 A swept path analysis demonstrates that a large refuse vehicle can turn on site.

6.12 Visibility from the access achieves the necessary site lines in both directions.

(v) Sustainability

6.13 The site is close to the village centre of Walberton where there is a local shopping parade and less than 2 miles from Barnham Station and local shopping centre. All the houses will be constructed in accordance with the high standards of construction to include sustainability.

6.14 There are 3 daily bus services through Walberton and Fontwell to Chichester. There are also daily services to Barnham and Westergate School.

(vi) Land Contamination

6.15 The site is not known to have any land contamination concerns.

(vii) Flooding Issues and Drainage

6.16 The site is partially within flood zones 2 & 3. There is a watercourse on the western boundary which connects to ponds to the north of the site, this is part of the Barnham Rife. Consequently the western boundary is susceptible to low level risk of surface water flooding whilst the south-western extent is at high risk of surface water flooding at the boundary with the neighbouring property Hanthorpe. A Sequential Test has proposed that the development is located within Flood Zone 1, therefore an Exceptions Test is not required.

6.17 Mitigation has been applied to offset any potential flooding by placing the development within flood zone 1 and to have finished floor levels elevated beyond the level of the highest level of potential flood risk. The existing water course will be re-profiled with a buffer zone whilst garden adjacent to this will be locally regraded within the buffer zone to ensure that overland flow falls away from the buildings. All paving is to be porous paving in accordance with SuDs requirements.

6.18 The proposed development will not have an impact on flooding issues off-site.

6.19 There is no evidence of sewer flood risk within the vicinity of the site. There is no known historical flooding within the site.

6.20 A FRA and Drainage Strategy report has been included as part of this application. The layout has been determined by the site constraints to avoid flood zones 1 & 2.

(viii) Ecology

6.21 An Ecology Appraisal has been submitted with this application. The initial Habitat Survey was undertaken in March 2017 and Phase II Protected Species Report in September 2017.

6.22 The site is a field of species poor semi-improved grassland, hedgerows

with trees, dense bramble and hawthorn scrub with a stream along the western boundary.

6.23 There is potential for bat roosts within the site within the mature oak trees, with limited bat activity along the eastern boundary. No further mitigation required.

6.24 There was no evidence of badger activity.

6.25 Potwell Copse, which is adjacent to the site provides the right habitat for dormice. Studies have revealed that dormice are found within the hedgerows on the site. A Mitigation Strategy is therefore required.

6.26 Great Crested Newts have been identified within 2km of the site. Whilst there are no ponds on site, there are seven ponds located within 500m of the site. Some mitigation is recommended.

6.27 The reptile survey has identified a population of slow worms along the north east and western boundaries. It is therefore recommended that the population is translocated to a suitable location.

6.28 A Mitigation Statement is included to conserve protected species and notable habitats during the construction phase and also details habitat creation and management measures for the short and long term to provide enhancements for biodiversity.

(ix) Landscaping

6.29. Soft landscaping is proposed by enhanced hedging of native species to improve screening and biodiversity. Hard landscaping is in the form of porous paviors, screen brick walls and 1.8m fencing. A full Arboriculture Report has been included with this application which covers root protection areas and other tree protection measures. New tree planting is also proposed as shown on the Proposed Site Layout plan.

(x) Bin Storage

6.30 Screened Bin storage will be provided on site in accordance with the submitted plans.

(xi) Effect on Neighbours

6.31 A public exhibition was held in September and the layout was amended to take on board comments from neighbours. Particularly the rotation of plot 7 which was originally at an angle but a neighbouring property had a perception of being overlooked, so the dwelling is now squared onto with plot 8.



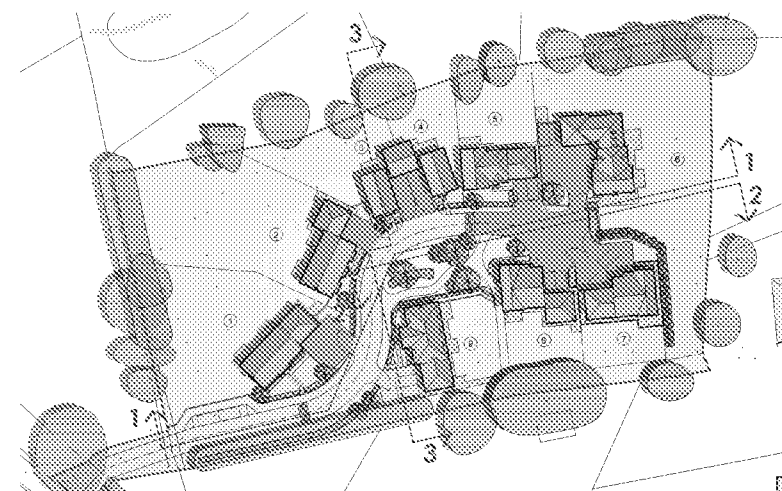
STREET SCENE 1

looking north along the access road



STREET SCENE 2

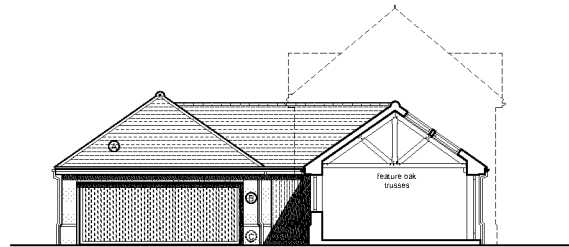
looking south along the access road



KEY TO STREET SCENES
not to scale



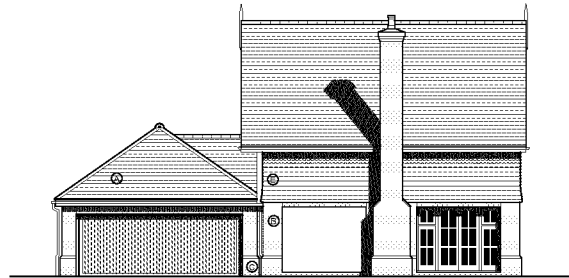
1 FRONT - WEST
elevation



4 SIDE - SOUTH
sectional elevation



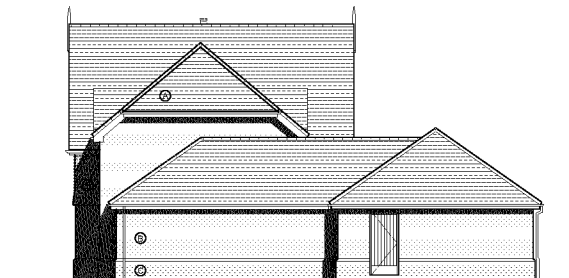
2 FRONT - WEST
sectional elevation



5 SIDE - SOUTH
elevation



3 REAR - EAST
elevation



6 REAR - NORTH
elevation

7. Summary and Conclusion

7.1 The proposed development has been a result of the Neighbourhood Plan and the Arun District Council HELAA, which identified the site as "deliverable".

7.2 As rehearsed in the Planning Statement, the Local Plan Sub-Committee resolved in December 2016 to invite planning applications on sites identified as being "deliverable" within the HELAA.

7.3 The application is accompanied by a suite of Technical Reports which demonstrate that the site is deliverable and that the proposed dwellings would not result in any adverse effects on the local environment.

7.4 The dwellings are designed by the same architects who designed the award winning development to the rear of the Holly Tree Public House and are designed to be in keeping with the character of Walberton.

7.5 The proposed development would provide much needed housing within the area, in accordance with National and Local policies.

