

Planning Statement and Statement of Community Involvement

Application for 9 houses and associated car parking, bin storage and landscaping. The creation of a new access road from West Walberton Lane. The existing pedestrian access onto Copse Lane will remain.

Land at Sunny Corner, Copse Lane, Walberton, West Sussex

*On behalf of:
Mr & Mrs Holden*

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October 2017



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1.0 Instructions and Introduction

- 1.1 Neame Sutton are instructed on behalf 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:

2.0 Proposed Development

- 2.1 It is proposed to change the use of the land to the side of Sunny Corner to construct a new access road onto West Walberton Lane and to erect 9 houses, garages, car parking, bin storage and associated landscaping. The pedestrian access onto Copse Lane will remain.

3.0 Justification for the proposed development

(i) GL Hearn Updated Housing Needs Evidence September 2016

- 3.1 This report was commissioned following the Local Plan examination and the Inspectors instructions to Arun District Council that the Objectively Assessed Housing Need (OAN) 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.
- 3.2 This demonstrates that the Council has a significant shortfall in housing land supply and this application will make a small contribution to this figure in the rural area of the District, on land identified within the HELAA as deliverable.

(ii) Housing Land Supply

- 3.3 Arun do not have a sufficient supply of land for housing as required under National policy. Where local planning authorities cannot demonstrate sufficient land supply for housing, then their Local Plan is deemed to be out of date. In such circumstances the NPPF states "**Where the development plan is absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against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.**"
- 3.4 For this reason the Arun Local Plan is considered to be out of date and therefore, unless there are significant overriding adverse reason to refuse the application, then the local planning authority should look to approve an application to increase housing as soon as possible.
- 3.5 Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing sites. These 'relevant policies' are contained within the 2003 Local Plan (GEN2, GEN3 and GEN5) and the weight to be afforded to these policies has been discussed in the previous section of this report.
- 3.6 In addition the Written Ministerial Statement on Neighbourhood Plans states that part of the development plan, should not be deemed to be out of date under paragraph 49 of the NPPF where all of the following circumstances arise at the time the decision is made:
- The written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
 - The neighbourhood plan allocates sites for housing; and
 - The local planning authority can demonstrate a three year supply of deliverable housing sites.
- 3.7 The Local Plan Sub-Committee resolved in December 2016 to invite planning applications on sites identified as being "deliverable" within the Housing and Employment Land and Availability Assessment (HELAA). In this case, the site was identified within the HELAA.

(iii) Arun District Housing and Employment Land Availability Assessment (HELAA)

- 3.8 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.
- 3.9 The full table is shown below:

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	94
Site Location	Land at Sunny Corner, West Waltherton Lane
Parish	Walberton
Grid Reference	496421 - 106456
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1.21
Net Developable Area	0.97
Viability Typologies	A-MG25
Description of Site and Existing Use	Large plot including large house and grounds in rural setting. Residential, Woodland
Settlement	Walberton
Local Plan Area	inland Arun Area
Existing Use	Residential
Potential Use for Evaluation	Residential
Constraints	Lidsey treatment catchment; groundwater flooding; small area of site in flood zone 2 & 3a
Sustainability Summary	The site is considered suitable in principle, it is outside the built up area and forms part of a larger site. Development of this type is considered to maintain separation between and the Waltherton and the neighbouring village. The site was previously considered for inclusion within the Waltherton Neighbourhood Plan.
Availability Summary	The site was promoted as part of the May 2016 call for sites exercise.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
30			29				
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	0	0	0	29	0	0	0
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
0	0	0	0	0	0	0	

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4.0 Public Exhibition

- 4.1 The development proposals were shown to the Parish Council as a matter of courtesy at the August planning committee of Walberton Parish Council.
- 4.2 A Public Exhibition was held on 12th September 2017 at the Holly Tree pub, The Street, Walberton.
- 4.3 Three hundred and twenty leaflets were distributed around the village of Walberton.

- 4.4 Some 40 people visited the exhibition.
- 4.5 Of these, twelve questionnaires were completed and the results show:

Sunny Lane Public Exhibition Questionnaires Responses

1. What do you most like about the proposed development?

- Attractive
- Nice Looking
- In keeping, fits well with the village
- Maybe the road West Walberton Lane will be improved?
- Well designed and not squashed together just for profit.
- Good plan and Walberton needs good quality homes
- Bespoke detached properties
- Sympathetic to Walberton Neighbourhood plan

2. What if anything do you not like about the proposed development?

- Potential flood risk
- Improving West Walberton Lane
- Concern that selling on could result in larger houses.
- Don't want footpaths in West Walberton Lane

3. How could the proposed development be improved?

- Make West Walberton Lane a better road
- Affordable Housing as Walberton needs it.

4. Overall are the designs of the houses in character with Walberton?

- Yes
- Flint facing would be good

5. The number of houses proposed is 9 in total, this is in line with the former proposal for the Neighbourhood Plan. Arun District Council have highlighted the site for a total of 29 houses. Would you agree that 9 is the right amount of total development?

- Could be higher, say 10-12 to include 2 bedroom houses
- Fine – 29 would cause problems in West Walberton Lane
- Much prefer 9 which are in keeping with the immediate surroundings.

6. Any other comments?

- Over 60 people on site could generate increased car parking requirements.
- Could access also be off Copse Lane and route traffic north up Copse Lane to the A 27?
- This development has my support we need more like this not big soulless development.

- 4.6 The table shows that overall the proposals were met with approval from the public.
- 4.7 As a result of the public exhibition 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.

5.0 Conclusion

- 5.1 Arun do not have sufficient five year land supply, the OAN has demonstrated that they need to provide 919 dwellings per annum.

- 5.2 To help achieve this, the Arun Local Plan Sub-Committee resolved to invite planning application from sites identified as being "deliverable" within the HELAA. This site was identified as a "deliverable" site.
- 5.3 The proposal meets the Arun Local Plan Sub-Committee resolution to invite planning applications from sites identified as "deliverable" in the HELAA.
- 5.4 The site is considered to be in a sustainable location close to the village primary school, local shopping parade offering convenience shops, doctor's surgery, pub, bus stop and other facilities.
- 5.5 It is considered that the site meets the criteria to be determined favourably for planning permission as there are no adverse impacts that would significantly outweigh the benefits of granting consent.