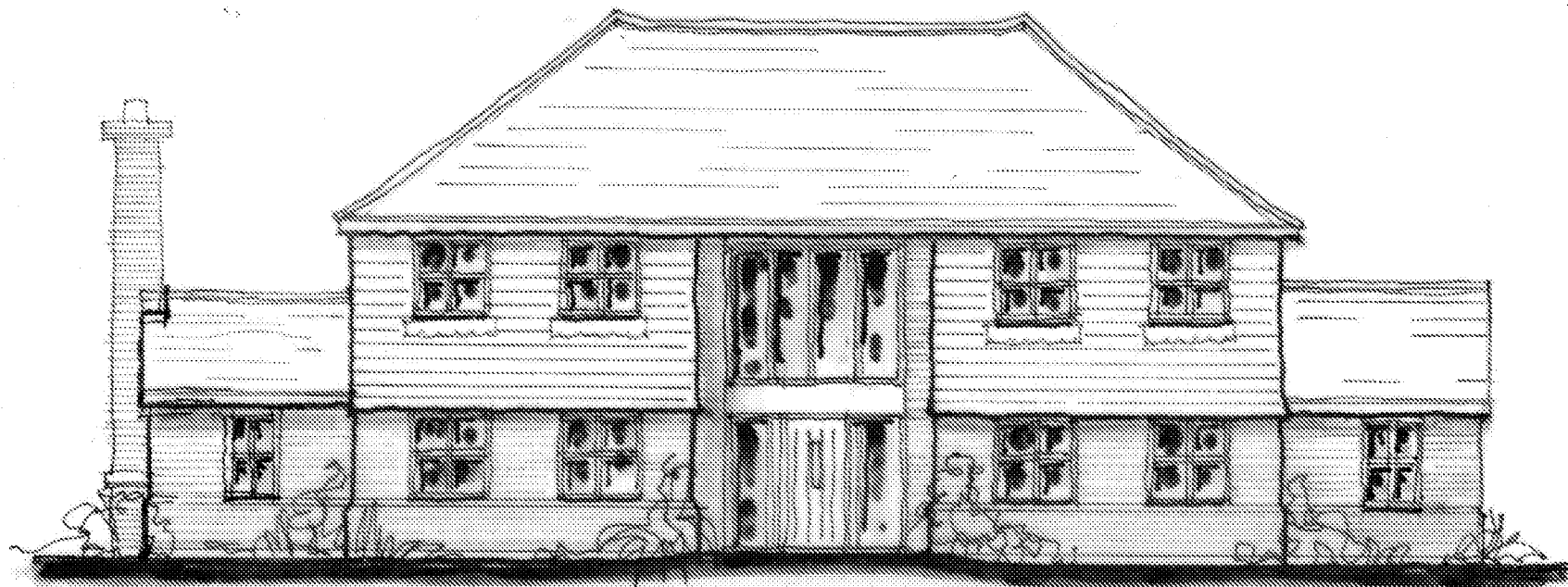




## Planning, Design and Access Statement

Land at Wandleys Farm, Wandleys Lane, Walberton

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Affordable Homes



Affordable Housing

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# 1. Introduction and Background

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

1.2 This application is made in reference to Arun District Local Plan rural exceptions policy H SP3 Rural Housing and Exceptions Sites. The application is to provide 4 affordable housing units within Walberton Parish Council to meet the local need, and 1 market house compliant with the policy.

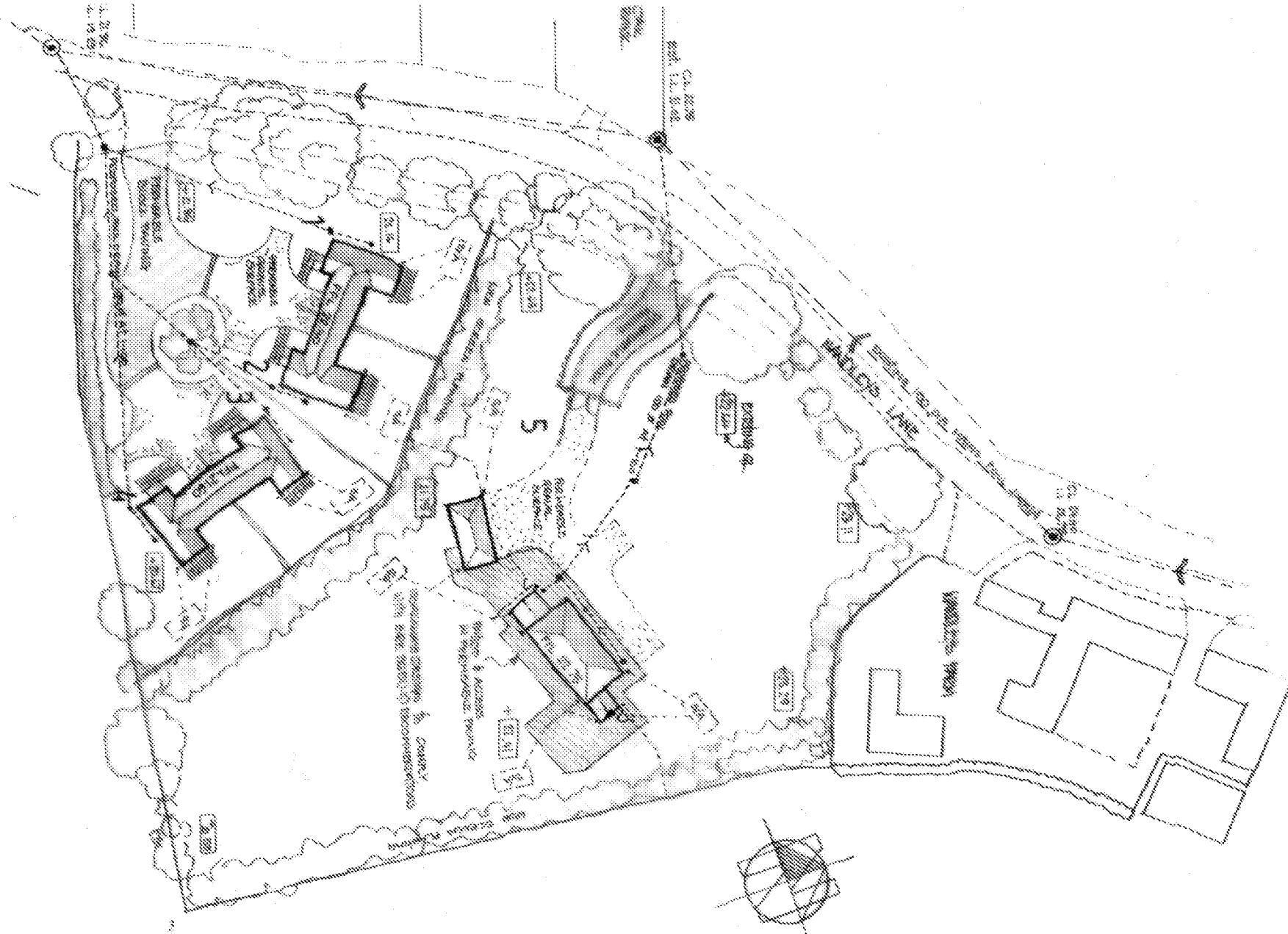
1.3 Prior application discussions took place with Arun's Housing Enabling Officer concerning the fact that the Parish Council did not have an up to date Housing Needs Survey. The Inspector of the Walberton Neighbourhood Plan stated that the Parish had not demonstrated a need for affordable housing in the Parish due to the fact that they did not have an up to date Housing Needs Survey.

1.4 A presentation of the proposals was made to the Parish Council which resulted in the preparation of a Housing Needs Survey on behalf of the Parish Council to provide the necessary evidence base that affordable housing is required within the Parish of Walberton. The survey, which was delivered to every house in the parish took place during July/August 2017 and the results inform this application.

1.5 This Statement comprises the Planning, Design and Access Statement for the application. This document should be read in conjunction with the application forms, plans and illustrative material and the following suite of technical supporting documents:

- Transport Statement
- Ecology Assessment and Mitigation Strategy
- Tree Survey
- Drainage Strategy
- Housing Needs Survey
- Housing Survey Results

1.6 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 comprises approximately 0.95 hectares.

2.2 Wandley Farm is a residential site situated on the southern side of Wandleys Lane, Walberton and consists of a number of buildings, both residential and commercial holiday let. To the east of the site is a field which is land consisting of mowed grass, bounded by hedgerow.

2.3 Walberton is a rural village within Arun District Council, and consist of a number of services, including a shopping parade with local convenience store, post office, laundrette, dentist, hairdressers and estate agent, plus a doctor's surgery a public house which is open all day, a hotel and golf course. The village also has a Primary school and there are two senior schools within 2 miles. The village is served by a regular bus service to Barnham Station and village centre. There is a cycle route between Walberton and Barnham.

2.4 Wandleys Lane is a lane of linear residential properties on both sides of the lane. The accommodation is a mixture of bungalows, chalets and houses. Wandleys Lane links Walberton and Eastergate. Wandleys Lane is just off West Walberton Lane which provides a link from the village through to both the A27 and A29.

### **(i) The Application Site:**

2.5 The application site is a mowed field adjacent to the converted residential barns at Wandleys farm. Adjacent to the site to the east and west are residential dwellings. To the western boundary is a bungalow,

2.6 The current site, of which the field is a part, is a single storey residential

barn conversion at Wandleys Farm currently the home of the applicant. Attached to the site is a barn converted to holiday let accommodation. There is also a car port/mower store serving the existing dwelling.

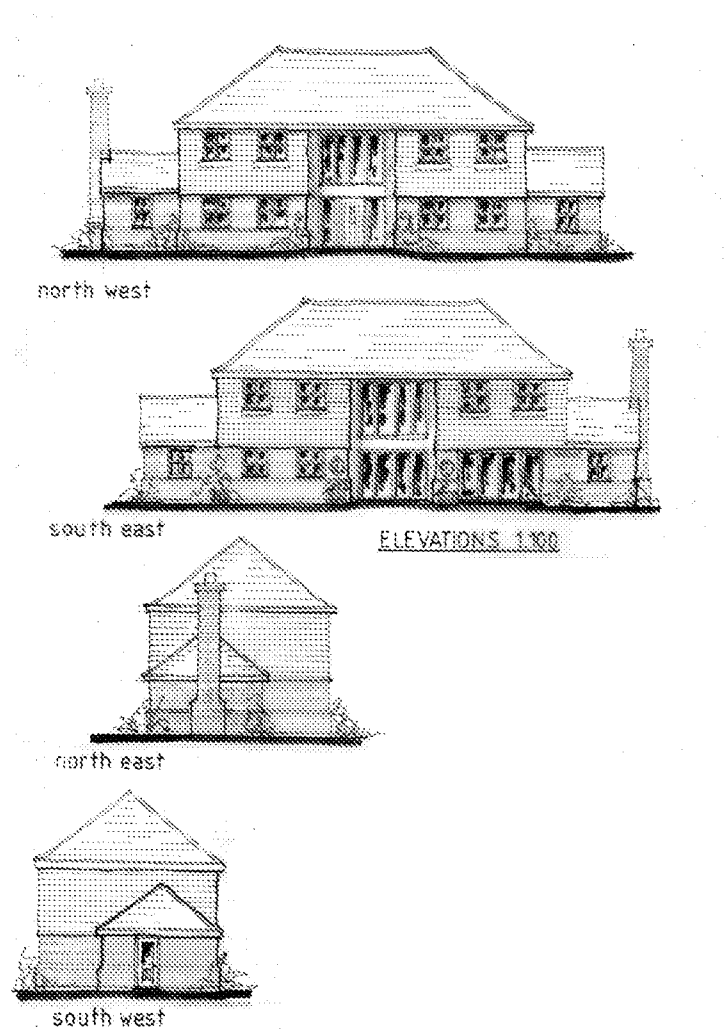
2.7 There is an access onto Wandleys Lane which currently serves the dwelling and field.

### 3. Site History

3.1 The relevant site history is as follows:

| Application Number | Description                                                                                                                                                                            | Decision               |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| WA/81/11           | Proposed single storey garage/store/mower store & car port                                                                                                                             | Approved Conditionally |
| WA/111/10          | Change of use of existing stables to single holiday let                                                                                                                                | Approved Conditionally |
| WA/52/09           | Amendments to planning permission WA/62/08 Conversion of stable to form bedroom & utility room & form link to attach to main dwelling. Extension & alterations to proposed living room | Approved Conditionally |
| WA/76/09           | Relocation of pond                                                                                                                                                                     | Approved Conditionally |
| WA/62/08           | Conversion of stables and barns to single dwelling, B1 commercial units and 2 no holiday lets (resubmission following WA/43/09)                                                        | Approved Conditionally |
| WA/43/08           | Conversion of stables barn to single dwelling and garage, B1 commercial business units and 2 no holiday lets                                                                           | Refused                |
| WA/77/06           | Replacement dwelling and garage (resubmission following WA/36/06)                                                                                                                      | Approved Conditionally |
| WA/36/06           | Replacement dwelling                                                                                                                                                                   | Withdrawn              |

## 4. Description of the Proposal



4.1 It is proposed to erect 5 dwellings in the field adjacent to Wandleys Farm, consisting of 4 Affordable units and 1 market house in accordance with Arun District Council Exception policy H SP3 Rural Housing Exception Site.

4.2 Each house will have car parking, garages and cycle storage, landscaping as well as bin storage areas.

4.3 Two new vehicular accesses are proposed. The first access will serve the market house and the second serving the four affordable units.

## 5. Planning Policy Framework

5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan 2003 saved policies, the Emerging Local Plan Publication Version October 2014 and the Walberton Neighbourhood Development Plan.

### **National Planning Policy Framework:**

**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.**

**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. Paragraph 54 states that in rural areas local planning authorities should be responsive to local circumstances and plan development to reflect local needs through rural exceptions sites where appropriate and in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.**

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

**The NPPF seeks to promote sustainable transport and that development which generates traffic movements should be supported by a Transport Statement.**

5.2 The Housing Needs survey (see the Planning Statement) demonstrated that there is a need for Affordable Housing in Walberton Parish.

5.3 The proposal meets this policy as it is for well-designed affordable houses in a rural location where house prices are high and local people wishing

to purchase a house in the parish cannot afford the full market price. This is proposal is possible for the applicant to deliver via the mechanism to permit the provision of a market dwelling to help offset the costs to the Applicant. Without this provision, the land would be unlikely to come forward for development as it is outside the built up area boundary where development is not permitted unless as an exception to policy. A Transport Statement and Affordable Housing Statement have been included to support this application. The design of the houses is of high quality specifically designed to fit the rural, ex farmland location.

### **GL Hearn Updated Housing Needs Evidence September 2016**

5.4 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. Therefore there is an urgent need for housing in the district.

5.5 The assessment suggested for Intermediate/Starter Homes is 15-20% for 1 bedroom housing and 50-55% for 2 bedroom housing. This translates to a need for 135 Starter Homes per annum.

5.6 This application will make a small contribution to this figure in the rural area of the District where house prices are high, and where it is difficult for first time buyers to get onto the housing ladder. In answer to the question "would you like to own your own home but cannot afford to buy one in Walberton?" eleven people ticked "yes". A full copy of the Housing Survey is included with this application.

## The Local Development Plan

5.7 The current Development Plan comprises saved policies of the Arun District Local Plan, and the Walberton Neighbourhood Plan.

### Arun District Local Plan 2003 Saved Policies

#### Policy DEV18 Affordable Housing Outside the Built up Area

**Proposals for affordable housing will be permitted on sites in the rural area, provided that:**

- (i) there are no other policy constraints upon development except the location of the site outside the built up area;
- (ii) the Local Planning Authority is satisfied that a need exists in the locality for affordable housing;
- (iii) the development meets the needs of:
  - (a) the existing residents of a particular parish, requiring separate accommodation, or
  - (b) people who are not necessarily resident locally but who have long-standing links with the local community, or
  - (c) people with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing;
- (iv) the site is well related to the existing settlement

- (v) the development does not contain any element of private housing for sale or rent on the open market.

**Permission granted in these cases will be subject to a legal agreement which includes safeguards that the scheme provides for the identified local need and will continue to do so in the long term.**

5.8 The Arun District Council Local Plan is considered to be out of date due to the fact that Arun has not demonstrated a sufficient land availability. The Objective Needs Assessment states that Arun only has 1.92 years of land supply when it should provide 5 years, so this is a significant shortfall. This submission is made in accordance with the emerging local plan below, which unlike the saved policy, allows for market housing in order to bring sites forward.

Arun District Council Emerging Local Plan Publication Version October 2014

#### Policy H SP3 Rural Housing Exception Sites

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:

Provided that the site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey. The 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. The development contributes towards an identified need and is appropriate to the settlement in terms of scale, form and character. A maximum provision of one open market home for every two affordable homes shall be permitted.

5.9 The proposal is in accordance with this policy in that a Local Housing Needs survey has been carried out on behalf of the Walberton Parish Council Neighbourhood Plan, which identified that there is a demand and need for affordable housing in the Walberton Parish, with 32 dependent family members who cannot afford to buy properties in Walberton. The proposal is for 4 affordable 2 bedroom units and 1 market house, which is for the applicant and is in accordance with that mix permitted within the policy.

#### **Policy D DM2 Internal Space Standard**

**The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. The space standards are minimal and can be exceeded.**

5.10 In this case, the room sizes exceed the minimum for single storey 2 bed 4 persons.

#### **Policy D DM3 External Space Standards**

**The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility.**

5.11 The garden space for all the dwellings exceeds the minimum standard.

#### **Policy D SP1 Design**

**All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from a**

**thorough site analysis and context appraisal, adherence to objectives informing sustainable design and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout landscape and its setting, density, mix, scale, massing, finish, architectural details and nearby habitats.**

5.12 The dwellings have been designed to reflect the sites history as a former farm and stables. This has informed the overall design to appear as converted stables clustered near the main farmhouse. The mix, scale and layout is similar to the surrounding locality.

### **Walberton Neighbourhood Plan**

#### **Policy HP 10 Affordable Housing**

**Proposals which meet the Arun District Council current standards in respect of Affordable Housing, as a minimum will be supported.**

5.13 The proposal is in accordance with the Arun H SP2 Rural Housing Exception sites policy as demonstrated above. Therefore this proposal accords with this policy. However the Inspector deleted this policy from the Neighbourhood Plan as the Parish had not demonstrated a need for Affordable Housing. As a result, the applicant worked in conjunction with the Parish Council to undertake the necessary Housing Needs Survey.

#### **Policy HP 12 Local Connections**

**This policy strictly applies to rural exceptions sites which will impose conditions**

**and or planning obligations to require the first occupants to be existing residents of the Parish or with a Parish connection.**

5.14 The proposal is in accordance with this policy as demonstrated in the Affordable Housing statement. The affordable houses will be administered by the Affordable Housing Company Landspeed Homes. The development will be strictly administered to provide the local connection and controlled by a S106 Agreement. Notwithstanding this, as above the Inspector deleted this policy.

## 6. The Reason that Planning Approval Should be Granted

### (i) The Principle of development

6.1 The principle of development is established within policy H SP3 Rural Housing Exception Sites. The application is in accordance with this policy to provide 4 affordable homes and 1 market house.

6.2 The Housing Needs Survey conducted on behalf of Walberton Parish Council Neighbour Plan, demonstrated a need for Affordable Housing within the Walberton area.

### (ii) The Need for Affordable Housing

6.3 The site is a rural exception site providing 4 affordable 2 bedroom single storey dwellings and the proposal is to provide affordable housing in accordance with policy H SP3.

6.4 Both the results of the Housing Needs Survey and an Affordable Housing Statement have been included within the Planning Statement and as separate documents.

### (iii) Visual appearance and Design

6.5 The pattern of development is in character with the immediate surrounding area. The quality of the design is excellent with high quality materials to be used in the construction. The visual appearance will be in character with the surrounding area. The single storey accommodation has been designed to appear as converted barns and contains the cluster of four affordable homes

and the market house is designed to appear as a "farm house" to make a cohesive development of farm house and barns, which is totally in character with the previous use of the site at Wandleys Farm.

### (iv) Access Arrangements and Car Parking

6.6 A Transport Statement has been provided with this application, which demonstrates that the development does not cause any adverse effects on highway safety.

6.7 Two new accesses will be created and would take the form of 5.5m wide bellmouth accesses supported by 6m corner radii. Visibility from the accesses achieves the necessary sight lines in both directions. The existing access to Wandleys Farm would be reformed and would include stopping up the link from Wandleys Farm to the site. Turning heads are provided to ensure that vehicles exit the site in a forward gear

6.8 The transport statement provides evidence that the site is in a sustainable location with a daily bus service to Chichester, Barnham Station, Arundel and the Ormiston Six Villages Academy.

6.9 The proposed car parking is in accordance with the WSCC Residential Parking Demand Calculator.

6.10 Therefore the proposed development would be carried out in accordance with the appropriate highway safety measures and would not result in any detrimental effects on highway safety.

#### **(iv) Sustainability**

6.11 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 Barnham local shopping centre. Walberton has a local shopping parade with a convenience store, post office, hairdressers, estate agents and launderette and Walberton has all services including a doctor, dentist and primary school and a public house. There are two senior schools within 2 miles of the site. All the houses will be constructed in accordance with the high standards of construction of sustainable materials.

#### **(vi) Land Contamination**

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

#### **(vii) Flooding Issues and Drainage**

6.13 The site is within flood zone 1 which is considered to be at low risk of flooding with a less than 1 in 1000 annual probability of flooding. A Flood Risk Assessment and Drainage Report has been included with the application which concludes that the development will not result in any adverse effects on flooding or drainage. The proposed development will not impact on flooding issues off-site and therefore no mitigation is required.

#### **(viii) Ecology**

6.14 The Preliminary Ecological Appraisal Phase 1 Habitat Assessment was carried out on 14th February 2017 and established that the site is a large field of species poor grassland with some species poor and some species rich hedgerow.

6.15 No sign of badger activity was recorded. There is evidence of bat roosting trees and the hedgerows are suitable for foraging. Also it was identified that the site is suitable habitat for dormice and reptiles. The site is unsuitable for great crested newts however they could commute across the site to adjacent ponds for breeding. Therefore further studies were required. Surveys were conducted throughout the summer. These studies informed the Phase 2 Protected Species Assessment documents which has assessed that whilst no protected habitats have been identified, there is some need for mitigation and a separate report is attached.

6.16 There is evidence of bat activity along the eastern boundary of the site, a mitigation strategy has been prepared but in summary:

6.17 The Phase 2 Ecology Protected Species Assessment confirms that there are no dormice or crested newts were found on the site. Mitigation in the form of mowing the grass and reptile fencing will ensure they are unlikely to use the site.

6.18 Due to the fact that the site is mowed regularly, there is deemed to be no reptile colony on the site but keeping the grass mowed and other mitigation measures will ensure that they do not migrate to the site.

### **(ix) Landscaping**

6.19 Each of the dwellings will have front and rear gardens, with parking and turning spaces.

6.20 The site will be laid mainly to lawn with hard surfacing for vehicular access and parking. The existing boundaries will be enhanced with hedgerow for screening and enhanced habitat provision.

6.21 An Arboriculture Report is included with the application.

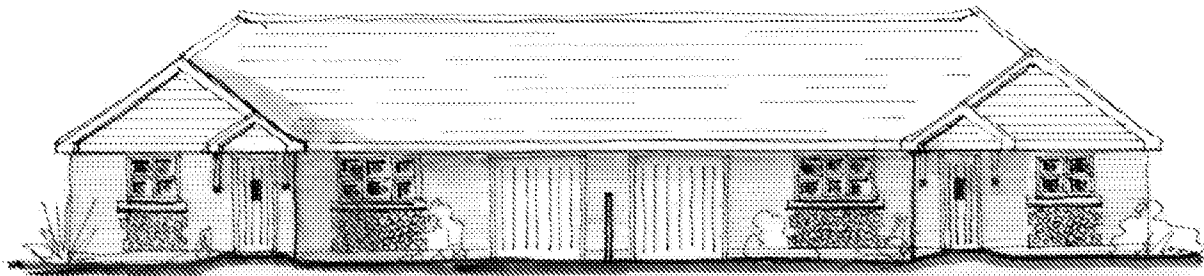
### **(ix) Bin Storage**

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

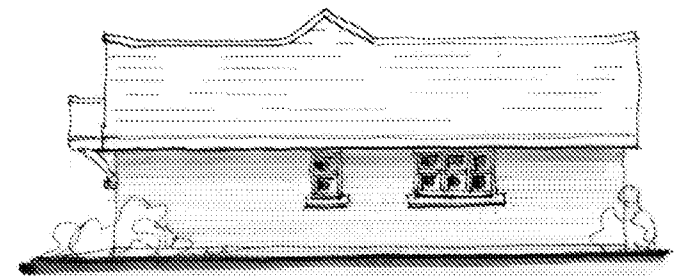
### **(x) Unilateral Undertaking**

6.23 The Applicants have signed and submitted a S106 Agreement concerning the management and administration of Affordable Housing and also for a contribution towards children's play in the locality.

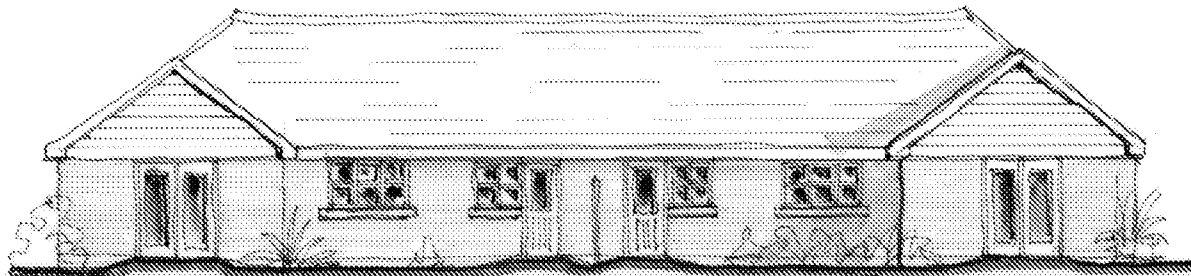
Elevation Examples



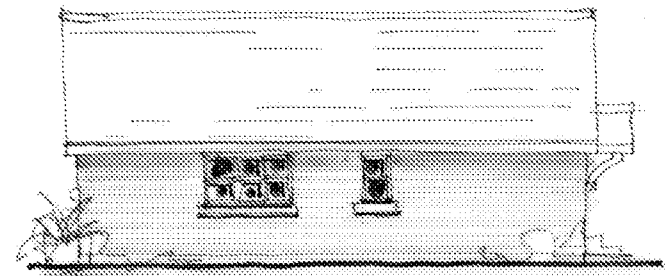
front  
south west



side  
south east



rear  
north east



side  
north west

## 7. Summary and Conclusion

7.1 This proposal for 4 affordable two bedroom dwellings and 1 three bedroom market house accord with emerging policy H SP3 Rural Housing and Exception Sites and national policy in that there is an identified need for affordable housing in Walberton.

7.2 The dwellings are designed to be in character with the surrounding area, to appear as a farmhouse and converted outbuildings, to provide excellent designed dwellings for all to live in and identify as a unified design.

7.3 To give something back to the village, the Applicants will not be adding a land value to the market price of the dwellings, therefore the houses will be even more affordable and sold at a below average affordable rate.



