

Planning Statement

Application as a Rural Exceptions Site for 5 houses (4 affordable houses and 1 market house), with associated car parking, garaging, landscaping and bin storage. The creation of 2 new accesses onto Walberton Lane.

Land at Wandleys Farm, Wandleys Lane, Walberton.

Mr & Mrs Lillywhite

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1.0 Instructions and Introduction

- 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:

2.0 Proposed Development

- 2.1 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. The development will include garages, landscaping and parking spaces, bin storage and the creation of two new accesses onto Wandleys Lane.

3.0 Affordable Housing Statement

- 3.1 (i) the Need for Affordable Housing
- 3.2 The site is a rural exception site providing 4 affordable 2 bedroom single storey dwellings and 1 market dwelling consisting of 3 bedrooms. This proposal is to provide affordable housing in accordance with policy **H SP3 Rural Exception Sites**.
- 3.3 Whilst the policy allows for the provision of 2 market houses, the design of the dwellings has been specifically designed to be in character with the surrounding area and is designed to give the appearance of converted farm out buildings. The concept is a farm house (proposed to be the residence of the applicant) and 2 barns converted to 2 bedroom dwellings. This design is similar to the surrounding pattern of development.
- 3.4 Walberton is a sensitive rural location and the design of the buildings has been to match other similar buildings on the neighbouring sites in order that the new proposed development blends into the location.
- 3.5 **The National Planning Policy Framework** paragraph 54 states that in rural areas rural exception sites should be supported and to allow market housing which would facilitate the provision of significant additional affordable housing to meet local needs. This proposal is consistent with this policy.
- 3.6 To determine the local need for affordable housing in Walberton a Housing Needs survey was delivered to all the homes in Walberton Parish in August 2017. An analysis of this is found below. The result was that the survey revealed the need for affordable housing in Walberton Parish.

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:

- a. The site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey;
- 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;
- c. The proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
- d. 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, 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:

- e. Existing residents of the parish requiring separate accommodation;
- f. Persons who have longstanding family links (immediate family only e.g. parent, sibling or adult child and step relationships) with the parish;
- g. 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;
- h. Persons with full time employment based within the parish; and/or
- i. Persons who have had to move away from the parish due to a lack of affordable housing, but would like to return.

Permission granted in these cases will be subject to planning obligations and will include safeguards that the scheme provides for the identified local need and will continue to do so in perpetuity.

Where, through Neighbourhood Development Plans, the community right to build or by agreement with Arun District Council, a parish has identified a demand for affordable housing and has identified an 'Exception Site', **a maximum provision** of one open market home for every two affordable homes shall be permitted. Neighbourhood Development.

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:

- 3.7 As demonstrated below, there is an identified level of housing need as a result of the Local Housing Needs survey conducted in August 2017. The site is close to all the village amenities which are within walking distance. As described above, the proposed development has been designed to be in character with the surrounding area and the market house is designed to accommodate this good design. A Unilateral undertaking has been included as part of the application.

GL Hearn Updated Housing Needs Evidence September 2016

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.

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.

- 3.8 This application will make a small contribution to this figure in the rural area of the District where house prices are higher than average, 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.

4.0 Affordable Housing Analysis

- 4.1 A survey was distributed to over 850 households, 175 forms were returned, 6 of which were blank forms. From the answers, we can extrapolate as follows:

Question	Yes	No
Do you own your own home?	152	17
Do you need to move to larger accommodation now or in the foreseeable future but cannot afford a suitable property?	15	88
Do you have any family or dependents who wish to purchase their own home in Walberton Parish but cannot afford to buy on the open market?	32	136
Do you know anyone who works in Walberton but who cannot afford to live in the village?	27	137
To your knowledge have you or any of those indicated as being unable to afford a suitable home in Walberton registered with Arun DC or any other housing association?	3	67
Do you think that Walberton Parish should have any more social/affordable rented homes provided by a housing association	58	93

- 4.2 This table demonstrates that there is a need in Walberton Parish for affordable homes. The price for a two bedroom cottage in Walberton as is currently for sale with Simms Williams, is £275,000 for a Victorian 2 bed cottage, or a 1930's 2 bedroom house £295,000 and 3 bedroom houses £315,000 to £325,000. These prices are outside of the reach of average first time buyers.
- 4.3 The Housing Survey Results of the questionnaire has been submitted with the application.
- 4.4 The expected market cost of the proposed dwellings will be at up to 75% of the market value. Taking the average £315,000 the discounted price would be £236,250. **In this case, the applicant has agreed to sell the dwellings at £215,000 maximum as they are absorbing the land cost as it is their desire to give something back to the village.**
- 4.5 The proposal is for Intermediate Affordable Housing which is defined as ***"homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent but not affordable rented housing"***

5.0 Justification for the application

- 5.1 There is a shortage of affordable houses in the Walberton area as has been demonstrated by the Housing Needs survey. This proposal will provide 4 affordable homes in Walberton where there is a need for affordable housing.
- 5.2 The owners of the site within the definition of the policy could have 2 market homes, however, the Applicants wish to reside on the site and have designed the house to their personal requirements that will enable them to continue to live within the village of Walberton. The proposal is designed to be in character with the surrounding area. This is considered to be the most appropriate layout and scale of development applicable to this piece of land.
- 5.3 The site owners, Mr & Mrs Lillywhite wanted to give something back to the local community and are giving the land and not incorporating any land value into the on-sale prices. **This keeps the cost of the dwelling realistically at a more affordable rate.**

6.0 Public Involvement

- 6.1 The proposals were presented to the Parish Council, with a slightly larger market house. It was decided after discussion to reduce the size and scale of the market dwelling.

7.0 Conclusion

- 7.1 The need for affordable housing in Walberton has been demonstrated by the Housing Needs Survey which was undertaken in August 2017 in association with the Walberton, Parish Council covering Walberton, Binsted and Fontwell villages.
- 7.2 The Applicants are giving the land free of charge to construct the affordable units and land values will not be passed onto the market prices for the dwellings, thus keeping the costs to a minimum and allowing the houses to be move affordable in a rural location where house prices are above average.
- 7.3 The proposed development is in accordance with emerging policy H SP3 of the Arun District Local Plan, and national policy.
- 7.4 The proposed development is considered to be the most expeditious route to providing affordable housing in Walberton on a small site that would be very much in keeping with the rural character of Walberton to the benefit of present and proposed residents.
- 7.5 The affordable units will be managed and administered by Landspeed and controlled through a S106 Agreement.

