

# **Design and Access Statement**

**Proposed new dwelling on Land Adjacent to**

**Oak Bank**

**at**

**Oak Bank,  
Wandleys Lane,  
Walberton  
West Sussex.  
BN18 0QR**

September 2021

Prepared by PCL

pdrío consulting limited  
25 bames wallis road  
Sengersworth east  
Fareham  
Hampshire  
PO15 5TT

## 1. Introduction

1.1. This statement has been prepared to support the following proposal:

New detached dwelling on land adjacent to Oak Bank, Wandley's Lane, Walberton, West Sussex, BN18 0QR.

1.2. The proposals are for a detached 4 bedroom dwelling with detached garage and associated parking.

## 2. Site Context

2.1. Oak Bank is a residential site located on the northern side of Wandley's Lane, Walberton and currently consists of 1 residential 3-4 bedroom unit.

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

## 3. Planning Policy Framework

### National Policy

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

### National Policy Framework

3.2. Paragraph 50 supports the delivery of a wide choice of high-quality homes, greater opportunities for home ownership and to 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.

### Sustainable Development

3.3. Paragraphs 6 and 7 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.4. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

## Housing

3.5. Section 6 Paragraph 50 of the NPPF sets out the objectives of obtaining a sustainable mix of dwellings in communities:

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;

## **4. Design Appraisal**

5.1. The proposals aim to preserve and compliment the character and street scene along this section of Wandley's Lane, offering a dwelling similar in scale to the adjacent dwelling and offering a reduced front elevation with a lower eaves to match those of the adjoining neighbouring properties.

5.2. The design aims to reflect and improve upon the character of the surrounding area and makes good use of keeping the main facing brick look, adding in a softer timber clad to the first floor to the lower front element of the dwelling, which helps soften the street elevation.

5.3. The density of the new dwelling makes good use of the site and its siting compliments the existing neighbouring dwelling.

5.4. The proposed new dwellings comply with the required space standard outlined within the National Space Standards.

5.5. The development makes the most efficient use of the site and reflects characteristics of the local area in layout, density, scale and character, with sympathetic features, materials and a high quality design.

5.6. Landscaping will be mainly laid to lawn, with hard landscaping to the vehicle areas.

5.7. Parking has been accommodating with 2 spaces and a further 2 within the garage. In addition the garage will be fitted with one electrical vehicle charging point.

5.8. Refuse provision has been allocated and is illustrated on the Site Plan.

## **6. Access**

7.1. A new access is sought from the highway, as part of these proposals and as illustrated on the site plan.

## **7. SuDS**

7.1. The SuDS Hierarchy (infiltration, watercourses, public sewers, private sewers) was applied.

The ditch watercourse that runs along the East boundary, is clearly the viable option for discharging the development's surface water.

## **8. Conclusion**

8.1. It is submitted that the proposed development represents an innovative use of the site.

8.2. As such the applicant that planning permission is granted.