

PLANNING, DESIGN AND ACCESS STATEMENT to be read in conjunction with drawings submitted for:

Affordable Housing, West Chiltington House, Harbolets Road
Pulborough, West Sussex RH20 2LG

Demolition of existing 4 bed dwelling and erection of terrace comprising
3 x 3 bed and 2 x 2 bed dwellings

Executive summary

The existing 4 bed dwelling known as West Chiltington House (formerly Junipers) suffered catastrophic damage following a house fire in September 2024. The building in its current state is derelict and in need of extensive repair, however rebuilding the existing residential dwelling provides accommodation for only one family.

This proposed development, by reason of size and design of the proposed dwellings, presents an appropriate form of development in accordance with the West Chiltington NP, which under Section 6. Housing Policy identifies a need for such developments.

H2.2 The housing needs study (see Evidence Base 13) showed a need in the Parish for a range of affordable housing, mid range housing and housing for the elderly to downsize to. .

West Chiltington Neighborhood Plan (2031) - Policy H4 Windfall Sites

*1. Residential developments for small scale housing development of 5 or fewer dwellings on infill, and redevelopment sites within the built up area boundaries shown on Map A **will be supported subject** to the proposals being well designed, and where such development:*

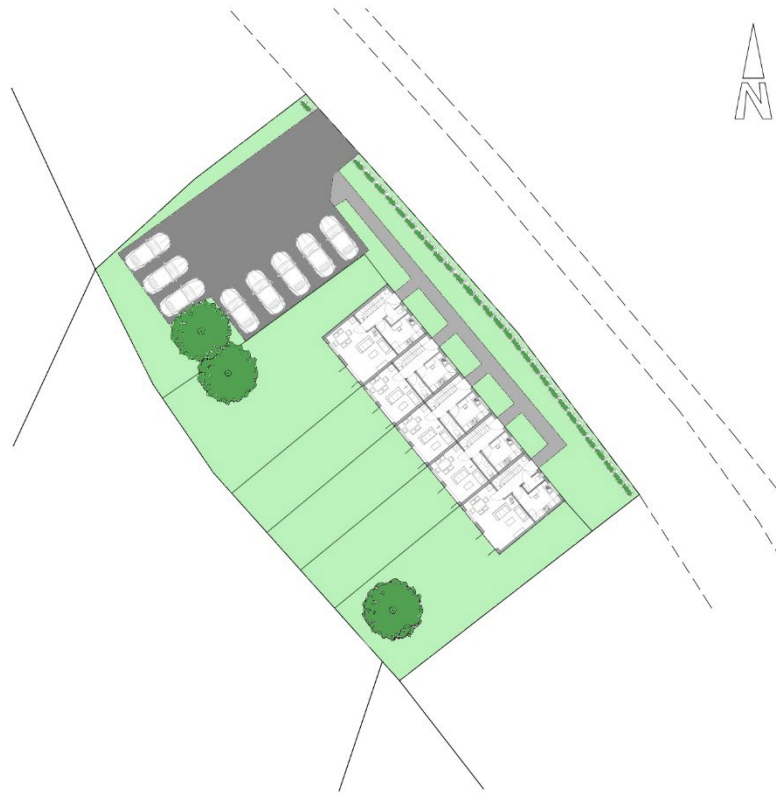
- a) Complies with the other relevant policies of the Development Plan;*
 - b) Preserves the essential character of the Parish and does not lead to the subdivision of larger sites of a unified character;*
 - c) Is of a scale and design appropriate to the size and character of the settlement and is sympathetic of the amenities of adjoining residential properties;*
 - d) Conserves or enhances the built and landscape character in accordance with the findings of the Landscape Character Assessment;*
 - e) Integrates with the current infrastructure network and provides access to public and community transport, to connect with the social, community and retail facilities of the two parts of the Parish;*
 - f) Minimises disturbance to and, where appropriate, takes opportunities to conserve and enhance wildlife habitats;*
- 2024 Revised October 31*

g) Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.

Site and Proposal:

The existing residential building outlined below lie along Harbolets road. Site has no other statutory designations. The site is within a residential area characterised by detached and individually designed residential dwellings, gypsy sites.

The buildings are not Listed nor within a Conservation Area.



Above – **Proposal for terrace comprising 3 x 3 bed and 2 x 2 bed dwellings**

Below - Current site **outlined in red** and pictured below





Planning history of site

DC/20/1342 - Erection of a single storey ancillary outbuilding (Certificate of Lawful Development – Proposed)

DC/23/0349 – Creation of a new driveway and entrance/exit to property (Retrospective). Replacement and extension of existing orangery/conservatory to the rear

Design and Development Objectives:

High quality rurally appropriate design with siting, layout, scale, form and appearance, enhancing the cosmetic appearance (through demolition of existing derelict building), absorbing the development in the landscape and respecting local vernacular.

The siting of the proposed dwellings within the existing plot has the added advantages of:

- Rationalising the spread of development
- Creating a more natural arrangement of dwellings with the permitted residential development of the site
- Facilitating a range of 2 and 3 bed dwelling sizes
- Enabling self-build development
- A quicker build period and more energy efficient build process arising through new build (opening up the opportunity for off-site construction work) as opposed to on-site conversion.
- The fallback position for residential development confirming the previously developed nature of the application site
- A real need for more market family housing in the Council's administrative area suitable for all sectors of the community including newly forming households, young couples and expanding families
- The high quality design of the proposed development, which would be a significant improvement over the

existing built form on the site and delivering an attractive residential development of traditional character suitable for the sites rural location

- Bringing development off the site boundary and away from the tree canopy so as not to impinge on root protection zones
- Visual improvements to the context and proposed street scene

Planning context to Proposed Development:

It is common ground that the existing development meets the definition for previously developed land below from the National Planning Policy Framework Glossary.

“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. *This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time”.*

The proposed development would represent a planning gain and would be equally akin to the support and approval for those redevelopment applications that have previously and recently been given for the applications at

DC/24/1822 - [Erection of a dwellinghouse and garage.](#)

Westwells Harbolets Road West Chiltington West Sussex RH20 2LQ

APPROVED WITH CONDITIONS

DC/23/2021 - [Demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling.](#)

Cattlestone Farm Harbolets Road West Chiltington West Sussex RH20 2LG

APPROVED WITH CONDITIONS

DC/23/1906 - [Prior Notification for change of use from an agricultural building to 2 dwellings \(C3 Use class\).](#)

Thistledown Cottage Harbolets Road West Chiltington West Sussex RH20 2LG

APPROVED WITH CONDITIONS

DC/18/0327 - Demolition of existing buildings and erection of a two storey dwelling with new access route.

Hermongers Farm Hermongers Rudgwick Horsham West Sussex RH12 3AL
APPROVED WITH CONDITIONS

DC/17/2354 - Erection of 2x detached single storey (with mezzanine floor) four bedroom dwellings following approval of previous application DC/17/1205 (Prior approval for proposed change of use of agricultural building to 2 dwellinghouses (Use Class C3) and associated operational development. Revised application further to DC/17/0373).

Hermongers Farm Hermongers Rudgwick Horsham West Sussex RH12 3AL
APPROVED WITH CONDITIONS

MO/2015/0349 - Danesmead, Ockley Road, Forest Green, Dorking, Surrey, RH5 5SG Erection of 1 No. dwelling following demolition of existing barn and outbuildings - **APPROVED WITH CONDITIONS**

MO/2013/1767 - Roxborough Park Farm, Holmbury Lane, Forest Green, Surrey - Erection of 1 No. dwelling following removal of existing commercial buildings. **APPROVED WITH CONDITIONS**

The provision of new market and more affordable local housing will assist in addressing the Council's housing land supply requirements. The National Planning Policy Framework, indicates that Councils need to work "to boost significantly the supply of housing".

The proposed development will contribute to meeting the need for new homes in the Council's administrative area and this is a material consideration to be weighed against the other considerations for this application.

It is acknowledged and welcomed that the Council's stance in respect of other recent redevelopment permissions within the District that the very special circumstances outlined below would seem to be similarly acceptable in this regard.

The **proposed development is a natural evolution in the context of the site**; the site is well screened by the mature boundary trees and hedging along the wider field boundaries.

The site together with the proposed new build dwellings **to a similar floor area and volume**, is not readily visible from public vantage points being screened by the adjoining mature boundary trees and hedging.

The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise. **The**

proposed development would represent a **planning gain** in several respects as outlined within the main body of the statement.

The application site for residential development **constitutes previously developed land** within the countryside but is not subject to any other designations.

The building to be demolished is not Listed nor within a Conservation Area.

The proposed new dwellings would allow for an improved internal layout when seen in the context of the site.

Planning considerations

Built footprint along with bulk are accepted as the main tests with respect to rural / Green Belt appropriateness. **The proposed development in scores favourably against both criterion.** The proposal represents a sympathetic alternative development of five build houses in a situation, by remaining within the confines of the existing developed plot, **where it would not intrude into areas where there is currently any greater undeveloped feel to the context.**

Design context:

The proposed residential development designs have been derived with particular design cues taken from the surrounding area so as to create a balanced range of dwelling sizes both in terms of the built form and the plot size/amenity areas.

Design content

This has culminated in a proposed development that will enhance the built form together with improving the existing context whilst enabling further practical dwelling accommodation **which would optimise the efficient use of the land.**



Above – Proposed plans

The residential redevelopment is being advanced to make the most efficient use of the land and will be laid out to provide separate amenity areas and respect privacy to adjacent properties. The (re)development is proposed to improve and enhance the character of the area, together with providing enhance outlook and amenity, with a better built form that complements and respects the site rural environment whilst optimising a valuable previously developed site as advocated in the National Planning Policy Framework, for better quality residential purposes.

The proposal **provides the opportunity to provide for better quality built form** that will enhance the character and appearance of the countryside in the locale of the application site. This along with the proposed landscaped context will ensure that it does not appear overbearing or dominant in views of the site from the surroundings.

There will be a material enhancement to the visual perception of the form of the buildings on the site from any public vantage points. In this respect the proposals will at improve the character and appearance of the area.

Building form within the area is extremely varied. There is no fixed style within the areas around the site with properties taking many different forms and varied finishes. Materials used locally include facing brickwork, tile hanging and wooden boarding.

Principal Design Considerations

The development site would be served by the existing access. The layout of the proposal has evolved around the retention and protection of landscape features within and adjacent to the site.

The residential development would benefit from a high quality living environment, with private gardens, allocated parking, a range of nearby local amenities and good public transport links.

The design of the proposed new housing would be of a suitable style, mass and scale to fit in harmoniously with the surroundings. Materials and appearance would be in keeping with the site and other properties within the locality.

The development would be sustainable and would deliver economic development and higher living standards both now and in the future while protecting the surrounding environment and enhancing the local area.

Amount

Residential development is proposed that would occupy a similar footprint and volume in comparison with the existing dwelling.

The proposed residential development will remain sited within the existing developed area.

The proposal has been laid out to provide separate amenity areas and maintain privacy between the proposed properties. The proposed development will similarly be constructed in high quality materials sympathetic to surrounding residential properties.

Driveways shall be gravelled with permeable paving for patio's and walkways. Garden boundaries will be delineated with post and rail fences and/or native hedges as appropriate.

The form of the development enhances the openness of the countryside and absorbs the development within the landscape. **The external appearance has been designed to respect the local vernacular. The proposed residential development would maintain and enhance the rural character of the area.** The development will be moderate in scale. It will respect the form, rural character and local style of building of its immediate setting and would not materially harm the character of the countryside.

Scale, and Layout

The scale of the development has been designed to reflect the varied character of the area. The majority of buildings within the surrounding area are two storeys in height, this is reflected in the design of the proposal. The scale of the proposed buildings relate well with those in the surrounding area.

Separation has been provided from adjacent dwellings and boundaries to ensure that buildings do not have an overpowering or harmful impact on amenities. The massing of the scheme has been broken up with an effective placing of fenestration and stepping of the footprints creating visual balance and cohesiveness throughout the proposals.

The development has regard to and respects the scale, height and general proportions of other buildings within the surrounding area. A key feature of the area is the space which exists around the buildings within the area.

The neighbouring properties will not be affected by the proposed development. The proposed development will not cause overshadowing or overlooking. The proposed arrangement of accommodation and curtilage retains and offers high levels of privacy. Any anticipated associated use /

enjoyment of land surrounding the building within the dwellings' proposed residential curtilage would not materially harm the character and amenities of the area and would not conflict with the openness of the countryside.

The NPPF advises that planning policies and decisions should aim to ensure that developments;

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

As illustrated in the application drawings the design and layout would provide building forms and styles taking references from the local vernacular. The form of the development enhances the openness of the countryside and absorbs the development within the landscape.

The proposed residential development will create an **attractive cohesive development** which will provide a positive contribution to the area. The design of the accommodation has been created to make the most efficient use of the site. The proposal will allow flexible accommodation and assist in the provision of an additional dwellings thereby reinforcing this sustainable rural community.

In addition to the redevelopment of the site the garden areas to the proposed development will continue to assist with rainwater run-off.

The proposed development respects and works with the existing context so as to enhance the traditional character, setting and integrity of this rural site. The proposed arrangement of accommodation and curtilage retains and offers high levels of privacy.

Any anticipated associated use / enjoyment of land surrounding the building within the dwellings' proposed residential curtilages would not materially harm the character and amenities of the area and would not conflict with the openness of the countryside. In accordance with Local plan Planning and Crime Prevention policies the design, layout and use of buildings and spaces about and between buildings take account of the opportunities to reduce the

incidence of crime.

The amount of hard surfacing within the development has been kept to a minimum, providing the footpaths and parking zones, with gardens within the site to continue to be soft landscaped.

Density and mix of housing

The NPPF states that in order 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; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

The proposal compares very favourably against the main Local Plan policies against which the application is to be assessed.

General Housing Need.

In terms of Housing need it is clear that the proposed development will incrementally assist in reducing pressure for new Housing development on previously undeveloped land. The NPPF requires Councils to continue to identify a 5 year housing supply.

The additional residential development proposed, as well as improving the quality and range of existing accommodation, would help in a valuable way to provide housing that the Council needs to find. **This is considered to be an additional material consideration to which significant weight should be given in favour of permitting the proposed development.**

National Planning Policy Framework

Key policy considerations:

It is considered that the application will need to be assessed against the following policies. The proposed development suitably meets the requirements of each of the policies. The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise.

In terms of the need for an overall planning balance, particularly given the multitude of applicable considerations in this instance, it is respectfully and forcefully made out that the proposed development

suitably meets and creates positive outcomes against the requirements of each of the policies.

The NPPF promotes housing applications in the context of the presumption in favour of sustainable development.

National Planning Policy Framework (NPPF 2018)

Decision-making

38. Local planning authorities should approach decisions on proposed development **in a positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Making effective use of land

117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, **in a way that makes as much use as possible of previously-developed or 'brownfield' land.**

118. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or

unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

119. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers.

NPPF supports the proposed development and makes it clear that, “*Local planning authorities may make an allowance for **windfall sites** in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens*”.

Achieving sustainable development

8. Achieving sustainable development means that the planning system has three overarching objectives, **which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)**:

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. 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.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

g) **limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:**

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Delivering a sufficient supply of homes

59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed

without unnecessary delay.

Rural housing

78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings **and enhance its immediate setting;**

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Additional Planning policy considerations:

It is considered that the application will need to additionally be assessed against the following policies. The proposed development suitably meets the requirements of each of the policies. The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise.

In terms of the need for an overall planning balance, particularly given the multitude of applicable considerations in this instance, it is respectfully and forcefully made out that the proposed development suitably meets and creates positive outcomes against the requirements of each of the policies.

August 2015 - George Osborne has made a further intervention in housing policy, calling on councils to deliver starter homes in villages. Just as July's 'Fixing the Foundations' Paper highlighted improving housing supply as a key way to boost [national productivity](#), the new [Rural Productivity](#)

[Plan](#) launched by the Chancellor also [prioritises building new homes to boost the rural economy](#). Promoting the launch of the Plan in the Daily Telegraph on Thursday, Mr Osborne wrote:

“If we are going to attract and maintain a dynamic workforce, we need to make it easier for people to stay in their rural communities and for newcomers to settle there too...those living in villages want to see them thrive, want to maintain enough housing for their children to live in and want the local shop, school and village services to flourish...we will reform planning laws making it easier to establish their own neighbourhood plan and allocate land for a small number of new homes.”

Whilst enabling faster neighbourhood plan-making is not a new policy, having been announced back in July, the Rural Productivity Plan fleshes out the details, [stating that Starter Homes can now be built on rural exception sites: sites on the village edge where development is only permitted if it provides affordable housing for local people.](#)

[This opens up the possibility of young people from small villages being able to buy discounted homes through the Starter Homes scheme on land that would not normally be consented for housing.](#)

“Fixing the foundations: Creating a more prosperous nation” – July 2015

Planning freedoms and more houses to buy

9.1 The UK has been [incapable of building enough homes](#) to keep up with growing demand. This harms productivity and restricts labour market flexibility, and it frustrates the ambitions of thousands of people who would like to own their own home.

Building more homes that people can afford to buy

9.2 An effective land and housing market promotes productivity by enabling the economy to adapt to change, helping firms to locate where they can be most efficient and create jobs, and enabling people to live and own homes close to where they work.

9.3 Housing starts fell by nearly two-thirds between 2007 and 2009 and the number of first time buyers fell by more than 50% between 2006 and 2008.2

The government implemented significant reforms over the last Parliament to turn this situation around, **including reforms to the planning system**, and support for homeownership, particularly first time buyers.

9.4 An excessively strict planning system can prevent land and other resources from being used efficiently, impeding productivity by:

- ☐ increasing the cost and uncertainty of investment. Previous estimates have put transaction costs for major housing developments at £3 billion per annum
- ☐ hindering competition by raising barriers to entry, adaptation and expansion
- ☐ constraining the agglomeration of firms and the mobility of labour, with previous estimates suggesting that planning constraints on commercial space are the equivalent of a 250% regulatory tax on office space
- ☐ encouraging firms, households and financial institutions to speculate on land, diverting resources away from productive activities

9.5 As a result, the government made significant reforms to the planning system over the last Parliament, introducing a new National Planning Policy Framework, streamlining guidance from over 7,000 pages to a simple online guide, and reducing regulation for house builders. For aspiring home owners, the government reinvigorated the Right to Buy, introduced Help to Buy, and delivered a stamp duty cut for 98% of homebuyers who pay it.

9.6 This approach is working: planning permissions and housing starts are at 7 year highs, the number of first time buyers last year rose by more than 20%.

9.7 There remains more to do. As the London School of Economics (LSE) Growth Commission found, ‘under-supply of housing, especially in high-growth areas of the country has pushed up house prices. The UK has been incapable of building enough homes to keep up with growing demand’.

9.8 This plan sets out the steps the government will take to ensure more homes are built that people can afford, through planning reform.

Releasing land for the homes people need

9.9 Over the previous Parliament, the government removed top-down regional strategies and placed local authorities at the forefront of deciding how to meet the need for housing through their local plans.

9.10 It is **vital** that local authorities use these powers to put in place local plans that **set the framework for the homes and jobs local people need**. The government will take further action to ensure that local authorities put local plans in place by a set deadline to be confirmed by summer recess. The government will publish league tables, setting out local authorities’ progress on providing a plan for the jobs and homes needed locally.

9.11 The government will also take steps to ensure that local plans are more responsive to local needs. The government will bring forward proposals to significantly streamline the length and process of local plans, helping to speed up the process of implementing or amending a plan. The government will also bring forward proposals to improve cooperation between local authorities. The National Planning Policy Framework is clear that local authorities should look to meet their housing need, as far as is possible within constraints. Where they cannot meet their need in full, they should cooperate with other local authorities to do so. The government will strengthen guidance to improve the operation of the duty to cooperate on key housing and planning issues, to ensure that housing and infrastructure needs are identified and planned for.

9.12 The government will also consider how national policy and guidance can ensure that unneeded commercial land can be released for housing.

A zonal system for brownfield land

9.13 The government is committed to an *urban* planning revolution on brownfield sites, including funding to provide infrastructure, strong local leadership to shape development and assemble sites, and the removal of unnecessary planning obstacles.

9.14 Previous studies have found that the country's planning system – where development proposals require individual planning permission and are subject to detailed and discretionary scrutiny – can create the sort of “slow, expensive and uncertain process” that reduces the appetite to build. **The government is clear on the need to promote use of brownfield land, and will remove all unnecessary obstacles to its re-development, including these sorts of planning obstacles.**

9.15 The government has already committed to legislating for statutory registers of brownfield land suitable for housing in England. The government will go further by legislating to grant automatic permission in principle on brownfield sites identified on those registers, subject to the approval of a limited number of technical details. On brownfield sites, this will give England a ‘zonal’ system, like those seen in many other countries, **reducing unnecessary delay and uncertainty for brownfield development.**

Improving the planning process-ensuring planning decisions are made on time

9.17 Evidence suggests that delays in processing planning applications may be a significant factor preventing housing supply from responding to upturns in the market. Significant progress has been made, with the proportion of major applications dealt with on time rising from 58% in 2012-13 to 77% in 2014-15. **12 The government wants to see further progress, with all**

planning decisions made on time. The government will therefore:

□ repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established

9.18 **Housing is a national priority**, and the government will work with mayors and Combined Authorities to provide the tools they need.

Interim statement on Climate Change / Sustainable House design

Sustainability, Energy Efficiency and Renewable Energy

In accordance with Local plan policy relating to Sustainable Construction, Renewable Energy and Energy Conservation the proposed residential development will minimise energy use through its design, layout and orientation; maximise on-site recycling facilities and the re-use and recycling of materials used in construction and meet Level 4 of the Code for Sustainable Homes for housing / BREEAM 'Very Good' construction standards. The proposed development will include a 10% reduction in total carbon emissions through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources.

The proposed design embraces as many climate neutral principals as are possible given the existing/proposed positions and orientations of the buildings. Renewable energy sources will be incorporated within the new dwelling.

A ground source heat pump system is being considered; the heat pump would use embodied energy within the earth to pre-heat the heating system. There will also be under-floor heating which is an efficient, low energy way of providing heating and combines well with ground source heat pumps.

Rain water Harvesting is being considered - Rainwater from the roofs will be collected and stored for use in the garden areas. Water consumption will also be further reduced with the installation of dual flush cisterns and aerated taps.

Additional sustainability features of the development will include:

- Low levels of heat loss through the fabric of the building as a result of high insulation levels and air tightness performance
- Low energy heating and hot water systems
- Low energy lighting
- Excellent access to public transport and amenities

- Use of durable materials of low environmental impact and long life.

Materials Specification - The “Green Housing” specification guide - The choice of materials is intended to accord, wherever possible, with the Green Guide to housing specification with the use of an overall summary rating of A for the composition of the external walls, roof and glazing systems, etc in order to minimise environmental impact, the summary of the rating includes for longevity of material, recycled input, recycle ability, currently recycled and energy saved by recycling.

Insulation – The construction will be traditional brick and block with super-insulated blocks and high performance cavity wall insulation exceeding current Building Regulations standards. The roof structures will also be super-insulated in excess of current Building Regulations standards. It is intended to use natural insulation; Warmcell (re-cycled newspaper) or sheep’s wool wherever possible.

Timber - All timber to be used is to be sourced from suppliers affiliated to certified schemes such as Forest Stewardship Council, Canadian Standards Association, Sustainable Forest Initiative etc.

Lighting - Use of compact fluorescent, low energy / LED lighting throughout the proposed development in particular within the circulation spaces with PIR detectors where appropriate to turn lights off automatically when not occupied.

Windows - The Windows will be installed with double glazed low E coated sealed units.

Access and parking:

The proposals for the site utilise the existing accesses. The traffic generated will remain compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

General Access Principles - The design should facilitate the use, access and mobility around the dwellings by all users including those with disabilities. The design should integrate with the existing road and footpath infrastructure to provide ease of movement within the local community infrastructure. The proposal should support convenient and safe travel for all users in a balanced manner. Adequate provision would be retained for access by emergency services.

Access to the dwellings will be via a flat path/driveway to the public highway and associated footpaths with disabled access being provided via the front or rear of the property. Where appropriate all principal entrances will be provided with a level access threshold to conform to Building Regulations Part M and will be well illuminated. Disabled users and older/less mobile users are amply

catered for with the open-plan living areas and rear patio on what is essentially a level plot. Downstairs WC facilities will be provided for older people and/or those with disabilities.

The design features consistent floor levels to facilitate unhindered access and simple communal circulation areas to facilitate easy movement around the dwelling. The open-plan areas provide generous manoeuvrability for wheelchair users. The driveway to the rear of the dwelling is spacious with ample area for manoeuvring and parking adjacent to the dwelling. Adequate provision has been made for parking for occupants and visitors without detracting from the character of the immediate area. Wheelchair access comfortably exceeds LTH requirements. Internal doorway dimensions conform to or exceed LTH standards.

Landscaping:

Existing hedging to the wider boundaries of the site is to be retained and enhanced where possible.

The proposed development will offer the opportunity to enhance soft landscaping as an integral part of the design with a **traditional, simple curtilages** with appropriate native landscaping sympathetic to the surrounding area. New soft landscaping to delineate the proposed garden curtilages would be native and complement existing planting in the area.

With regards to amenity space, the proposed dwellings will be provided with a commensurate area of private curtilage to be delineated with post and rail fences and/or hedges as appropriate. Hard landscaping within the site has been kept to a minimum, in the form of suitable surfacing for footpaths and parking. The proposals will return the site back to its rural setting and the removal of vast areas of hard standing which currently exist on the site will make it more in keeping with its surroundings.

In accordance with Local plan policies relating to Landscape design of new developments particular care will be taken in the provision, use and design of spaces between buildings and that the hard and soft landscape design is suitable for the site and form of development.

Flood Risk considerations:

From the Environment Agency Flood Map it is clear that the site is located **outside** any flood zone or area potentially subject to flooding.

Infrastructure:

Adequate services and infrastructure already exist and public resources will not be required to improve services.

Conclusion:

In terms of the need for an overall planning balance, **particularly given the multitude of applicable considerations in this instance**, it is respectfully and forcefully made out that the proposed development suitably meets and creates positive outcomes against the requirements of each of the policies.

It is clear from planning case law that the weight that can be given to fallback position arguments **as significant material considerations** has notably increased in planning appeal reporting in the last couple of years, **particularly where as in this scenario the proposed alternative development shares a similar footprint with the existing building.**

A major advantage to the current proposal would be the bringing back into residential use a derelict building.

The site is flat and the proposed dwellings, ***within the existing developed area and importantly to a similar volume and footprint*** are not readily visible from public vantage points being screened by the adjoining mature boundary trees and hedging.

The proposed development has been given **detailed consideration** so that it will enhance and reflect its location both in context, scale and design and will not have a detrimental effect on the area. The proposal, together with the other elements of the scheme, **amount to significant improvements.**

The improvement in amenity through the reduction in commercial activity would be considered a material consideration in favour of the proposed development.

The proposal is **appropriate development** and analogously compares very favourably against the main National Planning Policy Framework policies.

It is acknowledged and welcomed that in the Council's stance in respect of other recent redevelopments that the **very special circumstances** would seem to be similarly acceptable in this regard.

There is a need to look at the proposal realistically and proportionately in respect of the context of the site. The proposed residential development would enhance the existing context **together with having a materially lesser impact than the present use on the openness of the countryside and the purposes of including land in it.** The associated uses of land surrounding the proposed development would not materially harm the character and amenities of the area.

The proposed use and the form, bulk and general design of the proposed development is in keeping with its surroundings. All works will be carried out in a manner appropriate to the character of the setting and have no adverse impact on its surroundings; the proposal will retain and enhance the intrinsic features and architectural integrity of the existing context. Occupiers of the development would benefit from private garden space within the development. Each property would have a pleasant outlook as a result of the existing and proposed landscaping and the orientation of properties – creating a natural sense of community.

Design considerations that are often an after-thought in the development process, have been considered from the outset. The use of space within the site has been designed to provide as much soft landscaping and usable amenity as possible whilst ensuring appropriate levels of parking and vehicle turning are available. The footprint of the proposed scheme is similar than the existing structure on site to be demolished. The development density is wholly appropriate to the site and the amount of buildings on the site would balance the distinct areas around the site.

The scale, appearance and massing of the buildings would reflect and respect the character of the area. The buildings have been designed to integrate different styles as is seen locally. A traditional palette would finish the buildings, with materials including red brick, clay tiles, double glazed windows and doors.

As the application demonstrates, the proposal has evolved through a thorough appreciation of local character and the objective of adopted planning policies and guidance to positively shape new development.

Thank you in advance of your balanced consideration of the proposed application.