



Full planning application for proposed development of terrace of five dwellings, Golden Cross.

Planning Portal ref: PP. 08452138

Combined Planning, Design and Access and Heritage Statement.

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1. Appeal decision APP/C1435/W/17/3180696 (application WD/2016/2787/F)
2. List entry for Golden Cross building



1 INTRODUCTION

- 1.1 This full planning application, submitted on behalf of Osborn Leisure LLP, is for the development of a new terrace of five two bedroomed dwellings on now unused car park land at Golden Cross near Hailsham.
- 1.2 There has been a series of planning applications and appeals relevant to the proposal in the recent past with the most significant being planning application WD/2016/2787/F which proposed a new terrace of four dwellings to the west of the former Golden Cross public house. This was refused by the local planning authority (LPA) but subsequently allowed on appeal (APP/C1435/W/17/3180696). The conclusions of the Inspector in that case are fundamental to the consideration of this planning application. (Appendix 1).
- 1.3 This Statement:
- i) summarises the planning policy position in relation to the principle of residential development at Golden Cross as established by that appeal decision,
 - ii) presents material that would be contained within a Design and Access Statement although there is no formal requirement for this application to be accompanied by such a document as this is not a major application and the site is not within a Conservation Area, AONB, SSSI or World Heritage Site,
 - iii) meets the requirements for an appropriate Heritage Statement as the application would be considered to sit within the setting of a Listed Building,
 - iv) Considers the proposals in the context of the Affordable Housing Delivery Plan, adopted May 2016,
 - v) considers the application proposals in the context of the current position in relation to the Ashdown Forest Special Area of Control.



2 APPLICATION SITE AND PROPOSED DEVELOPMENT

SITE LOCATION

- 2.1 The site is located within the settlement of Golden Cross which is located on the A22 near Hailsham in the District of Wealden. Golden Cross is a dispersed settlement with a variety of residential, commercial and tourist related uses. Golden Cross is not named in any of the six types of centre identified for development in the Wealden Core Strategy Local Plan 2013 (WCSLP), and therefore falls within the 'other unclassified settlements' category. The application site sits at the heart of the settlement, adjoining existing development.

SITE SETTING – THE LISTED BUILDING / HERITAGE STATEMENT AND DESIGN MATTERS

- 2.2 It is considered that the Golden Cross building itself, Listed as Grade II, represents a well maintained and preserved example of a C19 building. The English Heritage registry entry, dated 12th August 1981 (Appendix 2), is brief and notes the following points of interest for the building:

"C19. Two storeys. Three windows. Painted brick. Eaves cornice. Hipped slate roof. Glazing bars intact. Modern porch."

Externally it is cream rendered with a grey tiled roof. There have been no significant changes to the building save for the minor alterations permitted with the change of use to residential.

- 2.3 It is considered that the distances around the Listed Building, and the character of existing and committed development are such that the current proposals would not detract from the setting of the listed building. The scale and design of the proposed development, as set out below, is also sympathetic to the listed building and will make



a positive contribution to its setting. It is therefore considered that the proposed development is in accordance with the requirements of statute, local development plan and design policies and the Framework.

SITE DESCRIPTION

- 2.4 The development site is broadly rectangular in shape and measures around 0.921 hectares. It was previously part of the car park serving the public house. The site is flat. The existing package treatment plant which will serve the proposed dwellings lie beyond the site boundary and will not be affected by the proposals. A condition to address details, as has been imposed previously nearby, is invited.
- 2.5 The existing properties surrounding the site consist of a mixture of single and two storey dwellings. They are of typically traditional design with either plain or painted brickwork, rendered, or tile hung external walls, timber casement or sliding sash windows, timber external doors, and plain tiled or slate covered roofs.

PROPOSED DEVELOPMENT - DESIGN

- 2.6 This application seeks full planning permission for the residential development of the site for five houses in a terrace. The properties are two bedroom, two storey dwellings which are arranged in a terrace with the front elevation of each property facing the A22 and given access via a pathway. Each property has a private rear garden which will be hard and soft landscaped with a patio and lawn. The proposals also include parking provision for five vehicles (as well as retaining parking for units in the public house) and incorporate bin stores and cycle store for each new dwelling. The parking area will be accessed via Deanland Road as was the case for the public house parking.



- 2.8 The new houses have been designed to blend in sympathetically with the adjacent Grade II listed building, adjacent properties, and the surrounding environment.
- 2.9 The proposed new dwellings will consist of local stock facing brick external walls with contrasting brick soldier coursing above external window and door openings, quoins, and plinths. The main roofs and porch canopies will be covered with plain tiles with half round ridge tiles. Windows will be cottage style casements. External front doors and patio doors will be half and fully glazed respectively and will be traditional in appearance. Two out of the five house front elevations will be tile hung with plain tiles at first floor level. Fascias, soffits, and barge boards will be white, with black half round UPVC gutters with matching circular downpipes.
- 2.10 The new dwellings have a total net internal floor area (ground & first floor combined) of 325.4sq.m. The new dwellings will have an eaves height of approx. 4.875m, and a ridge height of approx. 7.9m. Each new dwelling will be provided with a single off road parking space, and cycle storage contained in a shed situated in the rear garden. Front and rear amenity spaces will be provided to each new dwelling, together with spaces for refuse and recycling storage containers.



3 PLANNING POLICY

3.1 It is not intended to present a detailed planning policy analysis here given the planning policy history of the immediate vicinity set by the most recent conclusions of Inspector Nurser in relation to Stage 1 of the Local Plan Inquiry. Essentially the concerns relating to air quality impacts on the Ashdown Forest (the basis for refusing the original application) have been found to be scientifically unsound and so consequently the basis for setting aside the presumption in favour of housing development here (the basis for allowing the nearby appeal) should no longer have weight attached to it.

3.2 Consequently the analysis of the Inspector as set out in paragraphs 4 to 18 of the decision letter apply here also and particularly that his conclusion on the planning balance applies:

“I have found that the appeal site conflicts with the WLP and WSCLP in respect of the strategy for delivering housing in suitable locations. However, in the particular circumstances of this appeal I find that overall the adverse impacts identified above do not significantly and demonstrably outweigh the social and economic benefits. Consequently the presumption in favour of sustainable development applies. In this case, it is a material consideration which outweighs the conflict with the development plan as a whole and indicates that planning permission should be granted for development that is not in accordance with it.” (para 23)

3.2 The development plan consists of the following documents:

- Wealden Local Plan 1998
- Wealden District Council Joint Core Strategy Local Plan (JCSLP) 2012
- Affordable Housing Delivery Local Plan, adopted May 2016 (addressed in Section 4 below).



3.3 In addition, guidance contained in the National Planning Policy Framework (NPPF) 2012 is material. The key policies are those referred to in relation to the previous application as follows

- GD2, EN8 & DC17 of the Wealden Local Plan
- SPO1, SPO2, SPO8 & WCS14 of the Wealden District Council JCSLP
- Paragraphs 7, 14, 17 (3, 5, 11), 30, 32, 34, 49, 51 and 55 of the NPPF

3.4 It is considered that the Planning Practice Guidance and certain other development plan and NPPF policies are also relevant as described in the Decision letter (Appendix 1).

3.5 Other 'saved' Local Plan policies we consider material are:

- Policy EN14 relating to landscaping.
- Policy EN18 relating to undeveloped gaps within settlements
- Policy EN22 relating to Listed Buildings.
- Policy EN27 on general design principles
- Policy TR3 relating to access and highways.

All these matters were assessed in relation to the nearby appeal decision and again we rely on the conclusions of the Inspector, although we note that the LPA did not identify conflicts in relation to many of these policies.

WEALDEN DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

3.6 In November 2008 the Local Planning Authority adopted a Design Guide for the District which provides detailed guidance on all aspects of development including housing, access, landscaping and listed buildings which is relevant. This informed the proposals and based on recent applications by the same applicant no conflict with this SPD is expected.



4 OTHER MATTERS – AFFORDABLE HOUSING AND CONCLUSION

4.1 Section 3 above made reference to the Affordable Housing Delivery Local Plan which forms part of the development plan for this part of the District. Policy AFH 1 states that:

“Affordable housing is required at a level of 35% of the number of dwellings on development sites with 5 (net) dwellings or more.”

It goes on to state that:

“Affordable housing should be delivered on site, however in exceptional circumstances a commuted payment may be accepted in lieu of on-site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed.”

We note that 35% of the proposal is under two units and so an appropriate payment would be likely to be more beneficial to meeting overall District needs as a fuller contribution could be made. This is particularly so given that the 2010 Housing Needs Assessment did not show requirements for the Chiddingly parish area. We therefore consider that exceptional circumstances would apply to this development and so we would propose to enter into discussions with officers regarding a commuted sum should planning permission be forthcoming.

4.5 Our overall conclusion is that in the current circumstances following the conclusions of Inspector Nurser there is no reason why planning permission should not be granted. The current application proposals are closely comparable in all material regards to the application approved at appeal quoted previously. We are unaware of any change in circumstances which would point to a different conclusion being reached to that of Inspector Ayres. Consequently, we respectfully ask that planning permission be granted – we appreciate that there are details that the LPA will want to control through conditions and the applicant Company would be happy to resolve any outstanding details in this manner as previously.