



January 2021 | Community Consultation Document

Clearview Farm  
Chiddingly Road | **Horam**



# Overview

This Community Consultation Document provides an overview of the proposals and draft layout design for the land at Clearview Farm, Chiddingly Road, Horam. The structure of the document is as follows:

- Overview of the site;
- Planning Context;
- Potential Framework Plan Options;
- Initial Site Layout;
- Site Access;
- An introduction to Whitehall Homes.

The site is accessed via Chiddingly Road, with the main body of the site located between rear gardens of properties facing Chiddingly Road and a belt of existing woodland to the north. Further north, and accessed via an existing gate in the site boundary, are recreation fields associated with Horam Village Hall.

The site is very well contained physically and visually by existing vegetation and topography, with the aforementioned woodland aligning the northern edge, and further trees around the east and western edges of the site. The topography falls towards the woodland, with high points being located along the south-east boundary. The site is not affected by any overlooking from surrounding residential areas except in the far north corner where new dwellings being constructed to the north may have glimpsed or angled views towards part of the site.



# Planning Context

## Planning Overview

The proposed residential use of the site is consistent with the established surroundings and it is proposed to accommodate the residential properties sensitively, and working around the established landscape features wherever possible, which will maintain appropriate separation.

Following this online consultation, comments received will be carefully considered and it is proposed to submit a full planning application which will seek to secure planning permission for up to 69 residential homes on part of the site whilst retaining the remainder as woodland and landscaped areas. The majority of homes will be houses, with some apartments. This will ensure the provision of a balanced mix of housing and in turn providing sustainable, mixed communities as encouraged by national planning policy.

## Planning Benefits

The proposals will provide much needed housing, including affordable housing in accordance with local policies.

The proposals will also secure employment during construction and spending in the local economy during and after construction. There will be other economic benefits such as generating local taxation revenue including Community Infrastructure Levy.

The retention and positive management of the on-site woodland and proposed landscaped buffer area, extending to approximately one third of the site, will be secured via the proposals.

A range of technical, professional reports will be prepared in order to address all relevant planning matters and to demonstrate a sensitive approach. These are currently in preparation.

## National Policy

The proposals will support the Government's drive to boost national housing delivery to 300,000 units per annum. This is one of the key priorities of the Government, in order to assist in addressing the historical housing shortage, and has recently been highlighted by the publication of the White Paper, 'Planning for the Future' which aims to streamline the planning system, particularly in established settlements.

The current National Planning Policy Document is the National Planning Policy Framework, revised February 2019. Amongst other things, it introduces a presumption in favour of sustainable development particularly where there is a local housing supply shortfall, such as Wealden.

Para. 38 of the NPPF states that Local Planning Authorities should approach decisions in a positive and creative way, working with applicants to secure developments that improve the economic, social and environmental conditions of the area. A sensitive approach is being taken to design and respecting the established treed boundaries of the site. Accordingly, the proposals are consistent with national planning objectives and policies and will assist in boosting the delivery of quality housing.

## Local Policies

There are various Local Policies contained within the Wealden Local Plan 1998 – however many of these are out of date because of their age and being superseded by the more recent national planning policies.

Appropriate regard will be taken to those policies that remain consistent with the national policy framework and to supplementary guidance such as the Wealden Design Guide 2008.

## Overall summary

On the basis of the approach taken, and the information that will be set out in a full suite of technical reports with the planning application, the proposals are considered to align with national and local planning policy objectives.

# Framework Plans

The framework plan for the site introduces the following key design principles:

- Utilise existing access position on Chiddingly Road, subject to highways surveys;
- Locate development aligning road to provide frontage on approach to main site;
- Arrival into main site provided via creation of space with focal building overlooking vista on approach from Chiddingly Road;
- Development parcels proposed to 'back on' to existing settlement area along south-east boundary;
- Development off-set from woodland edge to create ecological buffer;
- Development frontage orientated to overlook key landscape asset - woodland edge;
- Potential for incorporation of SuDs within landscape design - attenuation pond to north-west low point; possible swale routes through landscape buffer;
- Potential for pedestrian links with recreation fields to the north via existing gate.

A further version of the framework plan was proposed with an alternative movement framework in the western part of the site; it was felt this layout was an improvement on the first iteration of the plan, and was therefore progressed to an initial site layout.



Framework Plan - Option A



Framework Plan - Option B

# Proposed Site Layout



**Private homes**  
Two bedroom coach house = 1no.  
Two bedroom houses = 8no.  
Three bedroom houses = 28no.  
Four bedroom houses = 8no.  
Private total = 45 homes (65%)

**Affordable homes**  
One bedroom maisonette = 10no.  
Two bedroom maisonette = 6no.  
Two bedroom house = 4no.  
Three bedroom house = 4no.  
Affordable total = 24 homes (35%)

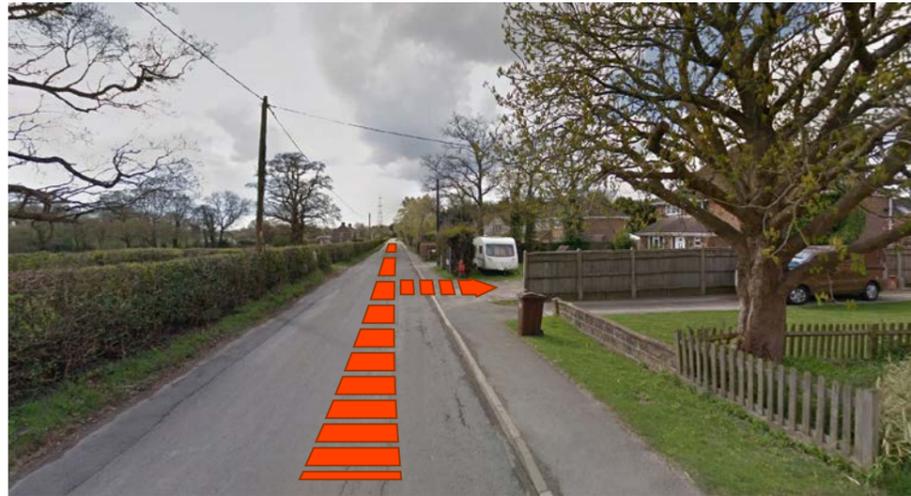
**Overall total = 69 homes**

- The initial site layout includes the following design principles:**
- Dwellings facing Chiddingly Road located to respect the existing building line and create a gateway into the development;
  - Dwellings along access road include side entry to provide frontage over the road;
  - Key buildings included around nodal arrival space at head of entry road;
  - Dwellings set around perimeter block arrangements to ensure frontage and surveillance is provided over all streets and spaces;
  - Development framework facing the woodland to the north allows for a majority of south facing gardens;
  - Opportunity for small courtyard clusters behind frontage road - allow for views through development to woodland from neighbouring gardens;
  - Small (two storey) apartment/maisonette buildings proposed at northern end with parking placed to rear of blocks, away from public realm and within areas 'shaded' by adjacent trees;
  - Opportunity for pedestrian footpath link to recreation fields - overlooked by apartment/maisonette buildings.

Site Layout

# Access

A new improved bellmouth access will be provided onto Chiddingly Road accommodating two-way flow of traffic. Within the site a narrowing (3.6m wide) is provided in order to slow vehicle speeds. The junction provides drivers with adequate visibility sightlines (2.4m x 43m) along Chiddingly Road to oncoming traffic. A new footway along the access road will connect the site to Chiddingly Road and the existing pedestrian network of Horam. This will facilitate walking journeys into Horam village centre and decrease dependency on short car journeys. The improved junction will also provide tactile paving on both sides of the junction to improve highway safety of visually impaired pedestrians. Bus stops are located on the A267 which is around 400m from this site. This meets with national guidance and represents a 5 minute walk from the site. Parking will be provided in accordance with ESCC parking provision guidance for residential developments.



Photos of Current Site Entrance



Site Entrance

# Whitehall Homes

## Our History

Whitehall Homes was founded May 2010 with the purpose to develop high quality homes. At its heart Whitehall Homes was initiated with local town improvement projects, essentially replenishing and replacing tired buildings into pleasing and habitable spaces within the local area. As the business has grown, Whitehall Homes has expanded further into other districts within the South East taking on a gradual approach to housing estates while carefully retaining its local ethos.

## Ethos

Whitehall Homes LLP is to create quality homes above average main stream house builders while retaining a competitive and caring edge.

Each decision from planning through to construction is inspired by the home owner's perspective to ensure the most out of the property from quality to its final residence.

Whitehall Homes has evolved its reputation from a local developer that carefully considers its wider role within the community as house builders to ensure the local vernacular is preserved while enhancing the street's aesthetics. Conclusive to these endeavours Whitehall Homes has always gone proudly beyond its role to ensure each completed project significantly improves its immediate location.





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