

PLANNING DESIGN & ACCESS STATEMENT

Removal of mobile home and replacement with 1 no. dwelling and associated works (alternative to LA Ref: AL/150/22/PL)

The Grange Westergate Street Westergate PO20 3SQ

AUGUST 2025

Planning, Architecture & Land Promotion



RTPI
Royal Town Planning Institute





Smith Simmons & Partners

PLANNING DESIGN & ACCESS STATEMENT

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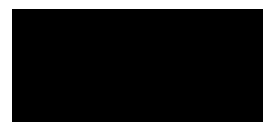
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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a full planning application for the removal of a mobile home on land to the north of The Grange and its replacement with a detached dwelling with associated works including a garage, parking, and associated works at The Grange, Westergate Street, Westergate, PO20 3SQ.
- 1.2 The application site forms a plot measuring 0.2 hectares. The site lies within the designated Built-up Area Boundary of Aldingbourne, as defined by the current Development Plan and on the periphery of Strategic Housing Allocations Area DS5 BEW, and as such is situated within a sustainable location. The site is positioned within Flood Zone 1 and is therefore at the lowest risk from flooding. There are no other site-specific constraints.
- 1.3 The proposals have been developed in response to the local town scape and settlement grain, making better use of the residential plot to provide much needed additional housing within Arun District.
- 1.4 Plans and information submitted in support of the application comprise the following:
 - Location Plan, no.1825 DP100 Rev 01
 - Proposed Block Plan, no. 1825 DP101 Rev 01
 - Proposed Site Plan, no. 1825 DP102 Rev 01
 - Proposed Floor Plans, no. 1825 DP103 Rev 01
 - Proposed Elevation Plans, no. 1825 DP104 Rev 01
 - Proposed Garage Plans & Elevations, no. 1825 DP105 Rev 01
 - Planning Design & Access Statement prepared by Smith Simmons & Partners
 - Foul & Surface Water Drainage Report
 - Preliminary Ecological Assessment
 - Arboricultural Method Statement
 - Tree Retention & Protection Plan
 - Tree Constraints Plan





2.0 THE SITE & SURROUNDINGS

- 2.1 The application site is accessed via an unadopted track from Lidsey Road and located on the northern side of the railway line between Bognor Regis to the west and Barnham to the east. The area is occupied by a small cluster of houses, previously occupied by a number of industrial barns/sheds. Redevelopment of the neighbouring plot to the east has seen the area take on a more residential character. To the west is the established housing within Belle Meade Close with two-storey and chalet style properties set within landscaped gardens. The site is bounded to the north and south by substantial tree screening, and open fields to the east.

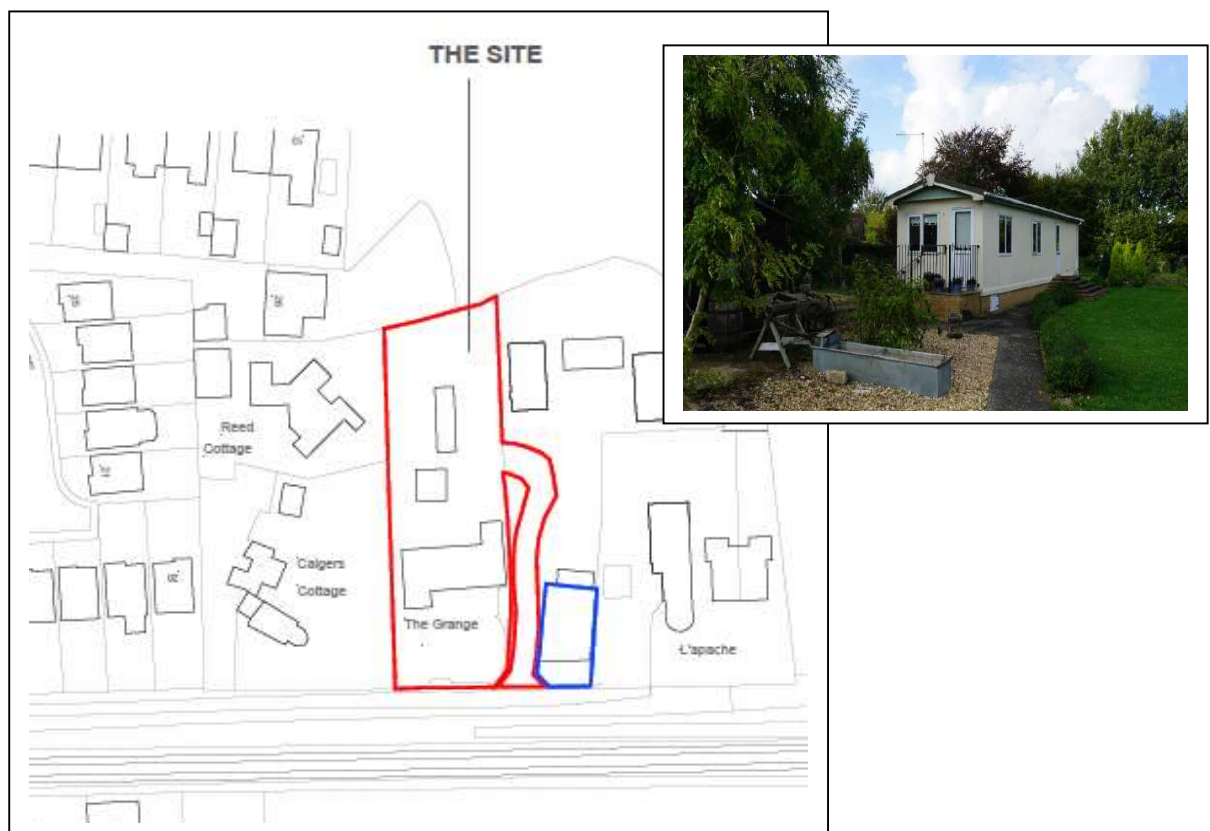


Figure 1. Site location plan and mobile home as existing (inset)

- 2.2 The application site comprises land within the curtilage of The Grange and has been subject to an application for a mobile home (under LA Ref: AL/20/08/PL). The terms of this permission required the mobile home to be used ancillary to The Grange which lies directly south of the application site. The site is illustrated above at Figure 1.
- 2.3 The immediate site includes a mix of boundary treatments comprising vegetation to the north, and fences and planting to the west. The south and east are currently open to The Grange. Land to the east of The Grange was subject to planning permission (LA Ref: AL/28/21/PL) for the *redevelopment of the site including Demolition of 2 no. outbuildings & erection of 2 no. 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping*. The approved site plan for the adjacent development is included below for information at Figure 2.

2.4 Following the 2021 permission an application was submitted on the application site under LA Ref: AL/150/22/PL for removal of the mobile home and replacement with a single dwelling which was approved in December 2022. This proposal seeks to alter that permission with alterations to the scale of the property, adding an additional bedroom, with the garage proposed to be positioned slightly further to the west. To aid comparison between the proposals the approved and current site layouts are included below at Figure 3.

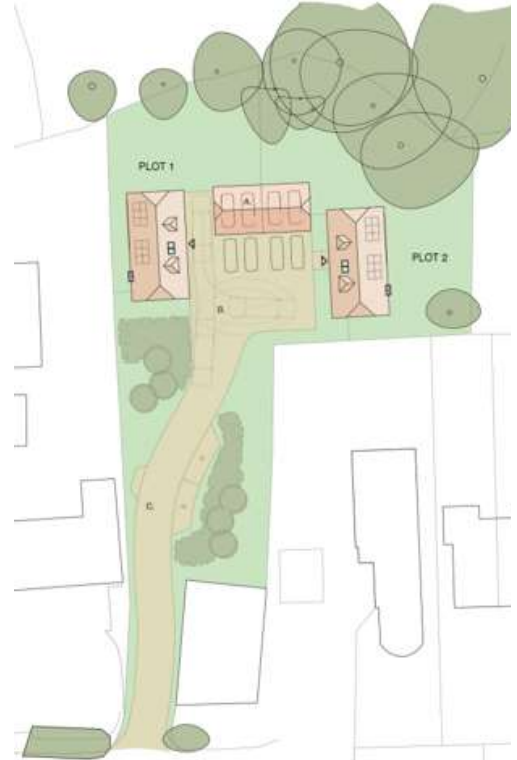


Figure 2. Site plan approved under LA Ref: AL/28/21/PL



Figure 3. Block plan as approved under LA Ref: AL/150/22/PL (left) and as now proposed (right)



3.0 RELEVANT PLANNING POLICIES

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) was updated in December 2024. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers. Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed,
 - or 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.
- 3.2 Section 12 concerns design and informs that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 131 states that; ***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.*** Section 12 also requires planning policies and decisions to ensure that development is designed to function well and add to the overall quality of the area for the lifetime of the development. Including quality of architecture, layout and effective landscaping, are sympathetic to local character and history.
- 3.3 The importance of maintaining a 5-year housing land supply is set out in section 5 of the 2024 NPPF. Paragraph 60 states that 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. Paragraph 68 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 3.4 The Council's most recent 5-year housing land calculation taken from the draft Annual Monitoring Statement dated January 2025 indicates that ADC 5 year Housing land supply has dropped from 4.17 to 3.41 and in this respect the Local Plan is not up to date.
- 3.5 Paragraph 124 states that planning decisions should support the development of under-utilised land, and where available sites could be used more effectively.
- 3.6 On design, paragraph 135 of the NPPF requires decisions 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;





- o 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);
 - o establish 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;
 - o 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
 - o 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.
- 3.7 The proposal would represent the effective use of land within the built-up area boundary by reusing land that has been previously developed, a Core Planning Principle of the NPPF. It seeks to amend a recently approved scheme for a single dwelling on the site.
- 3.8 As set out in the next section of this report dealing with Local and Neighbourhood Plan policy there are no adverse impacts that outweigh the benefits of the proposal, which will contribute an additional dwelling with no long lead in time to help meet the pressing housing land supply shortfall in the District.

Arun Local Plan 2011-2031

- 3.9 The Arun Local Plan was adopted in July 2018 and Identifies the application site being within the Built-Up Area Boundary. Arun Local Plan (ALP) key policies relevant to the application proposal are policies, D SP1 (Design), D DM1 (Aspects of form and design quality), D DM2 (Internal space standards), Policy T SP1 (Transport and Development), Policy ENV DM4 (Protection of trees), ENV DM5 (Development and biodiversity), W DM1 (Water supply and quality), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment) and ECC SP2 (Energy and Climate Change Mitigation). Policy D DM1 states proposals will be approved providing they have regard to the following criteria: character, appearance, impact on residential amenity, trees and woodland, scale, aspects of form and design quality.

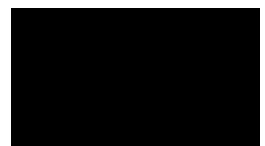
Supplementary Planning Documents

- 3.10 Arun Parking Standards - This sets out the amount of parking, cycle and electric vehicle charging points expected to be provided.

Arun Design Guide

- 3.11 The Design Guide states that developments should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. Part Q in respect of rural buildings is also relevant and Part J (Building Design).

Aldingbourne 2 Neighbourhood Plan 2019-2031

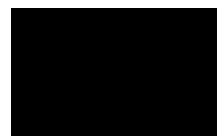




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- 3.12 The policies of the Aldingbourne Neighbourhood Plan (ANP) have been fully considered. The site is considered sustainable, being located within the Built-up Boundary Area in a location that reduces the need to travel by the private motor car having links to existing road infrastructure and public transport. The site is also connected to infrastructure for walking and cycling. Nearby Westergate has a range of shops, services, and schools.
- 3.13 The density of the site would be increased as a result of a net gain of a single dwelling. Policy H3.1 requires development proposals to 'ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.
- 3.14 Policies H6 Windfall Sites and H6.1 of the ANP make provision for windfall sites within Built-up Areas such as this ensuring that windfall sites are respectful in character, scale and design and appropriate in size. Also requiring that the built and landscape character and historic environment is conserved or enhanced. Transport links, effective use of land and conservation of wildlife are also important consideration for windfall sites.





4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

- 4.1 The site is situated within a sustainable location being positioned within the Built-Up Area of Aldingbourne. Nearby Westergate includes a wealth of services and community facilities alongside public transport links to support new residential development. Therefore, the principle of new development in this location is supported by the development plan. Further, consent has already been secured for a dwelling in this location, and this application simply seeks some alterations to the consented scheme.

Design & Appearance

- 4.2 Three detached properties currently front the lane that serves the application site. These properties and those within the vicinity are defined by a mix of design styles with varied appearance with a lack of uniformity within the street scene. The earlier consented property was proposed with flint and dark stained weatherboarding to the elevations under a clay tiled roof, with twin gable projections to the front elevation and a further gable projection to the rear.
- 4.3 The design and appearance of the proposed dwelling remains little altered from the consented scheme to ensure that it respects the character of the site and surroundings. The overall ridge height of the property remains as consented whilst the footprint of the property increases, extending the property further north and west into the site. The front gable projection is larger with its ridge in line with the main roof height, to incorporate additional first floor accommodation.
- 4.4 The proposal focuses on an energy efficient three-bedroomed property with a modern approach to the execution of the build and finishes. The quality and finish proposed would be to a high standard and would complement the quality of built form locally, including the use of black weatherboarding under a clay tiled roof, see extract below at Figure 4 as a comparison between the consented and proposed scheme.



Figure 4. Consented (left) and proposed front elevation (right)

Layout & Scale

- 4.5 The layout of the proposed property would be in keeping with the approved development immediately to the east. The house would sit within the general pattern of development established by the consent and be sited sympathetically in relation to both the consented residential properties to the east and The Grange to the south.



4.6 The layout of the proposed dwelling has been thoroughly considered, being sited in a similar position to the consented dwelling. Space around the building would remain to ensure suitable separation between the new and neighbouring properties; in terms of separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers. The site makes the best use of a spacious plot providing a bespoke, high-quality home that would sit comfortably within the surrounding pattern of development, as demonstrated within the site plan at Figure 5.

4.7 The dwelling would be positioned with its principal elevation facing south, providing good size amenity space to serve the dwelling on all sides. The layout of the site ensures that the development would be situated in a manner to provide sufficient space between the new buildings and the neighbouring properties and gardens. Hard and soft landscaping has been fully considered to provide suitable boundary treatments to ensure privacy for the new, existing, and approved houses to the south, west and east of the application site, and to ensure ecology enhancements.

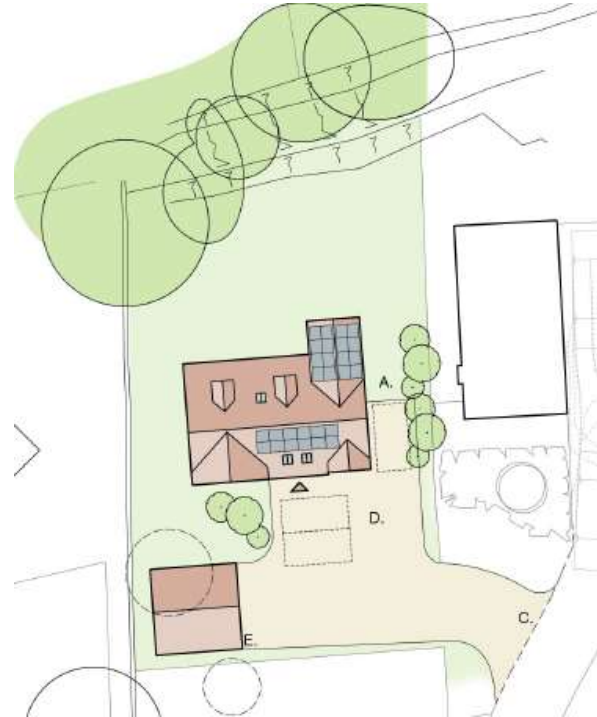


Figure 5. Proposed site plan

4.8 The new dwelling would be sited a significant distance from The Grange which forms a detached bungalow, in a backland relationship. The property would be orientated to protect the amenities of the occupiers of the host property and prevent overlooking of the large area of retained amenity space. First-floor fenestration to the new dwelling would serve a staircase and bedroom to the south only. The back to back relationship between properties is approximately 23 metres. There are no properties located directly to the north. Flank first floor windows to the east and west would be obscured and fixed below 1.7m within the requisite bedrooms to prevent overlooking. Overall, the layout of the proposed site has been carefully considered to ensure a high quality development that would respect the character of the area and not result in overdevelopment of the site.

4.9 The scale of the proposed property would be comparable with that of the recently permitted scheme to the east of the application site. The scale has been modelled on a single property with a ridge height to match that of the approved dwellings to the east. The contrast with gabled features to the frontage would add interest to the building form and detailed design of the property. The proportions would be commensurate to the size of the plot, in order that the new dwelling would sit comfortably within the site.

4.10 The scale and massing of the development is alleviated by the broken roof forms punctuated by subservient elements and varying ridge heights. The property would not be visible from the road, located in a setback position behind The Grange. The scale is responsive to the site's surroundings and has been designed to



respond to the prevailing pattern of development locally. The eaves heights are varied and add interest to the built form in the locality, whilst reducing mass and bulk.

- 4.11 It is considered that the house design and site layout have led to a well-proportioned scheme, where the proposed plot provide sufficient amenity space and compares favourably with other nearby properties. The proposals would provide an appropriate scale of development consistent with the surrounding form of residential development locally to provide much needed additional housing within the district without resulting in harm to the character of the area.

Amount & Use

- 4.12 The proposed development comprises 1 no. detached house. The site is constrained by the backland position and as such the property would be positioned and designed to best respond to this constraint. The scheme comprises a well-balanced layout and appropriate house design for its location adjacent to existing residential development. The amount of development would be appropriate in context with the surrounding residential development and would make more efficient use of this plot. Permission has previously been granted to construct a 3-bed dwelling in place of the mobile home on the site, and the principle of the redevelopment of the site is therefore already established.

Access

- 4.13 The proposed dwelling would benefit from an improved access to the properties permitted under application LA Ref: AL/28/21/PL, along a shared driveway. The scheme would provide adequate parking provision, proposing 3 no. car parking spaces to the front and side of the property. In addition, adequate off-road parking is provided for visitors, as shown on the site plan. Cycle storage and EV charging points have been incorporated within the design process.
- 4.14 Emergency vehicle and refuse collection tracking is also accommodated. Full details of the access, parking and manoeuvring considerations are detailed within the access and fire appliance tracking under drawing number 1465/DP102 Rev 01.
- 4.15 Given that the scale of development proposed is only marginally altered from the consented scheme, the proposal would not generate additional levels of traffic as to overburden the highway network. The new driveway arrangement would be utilised allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway. Highways previously raised no objection to the proposals.

Natural Environment

- 4.16 Land to the north and outside of the application site is designated as an Ecology Corridor within the Aldingbourne Neighbourhood Plan. Importantly the proposed development would not encroach into this area. The existing planting to the northern boundary would remain undisturbed. The application is accompanied by an AIA and PEA. The recommendations within these reports would result in enhancements to the natural environment.
- 4.17 An Arboricultural Impact Assessment and mitigation strategy is included within the submissions pack. The scheme endeavours to retain all the trees within the woodland close to the northern boundary and would ensure that the development would have minimal impact on the retained trees. The small number of trees





to be removed are in poor health. The property where possible provide enhancements with site suitable native and climate resilient species. A landscaping scheme could be secured via a reasonable condition.

- 4.18 Modern construction methods, technologies and insulation/cooling methods would be used to reduce and move away from consumption of fossil fuels and limit carbon emissions from the property. This would be achieved via the inclusion of renewable technology and sustainable methods of design and construction. The proposal includes solar panels installed on the roof slope.

Drainage

- 4.19 Surface water: the site would be facilitated with surface water attenuation storage or soakaways suitable of the soil type.
- 4.20 Foul waste: the site would be connected to the existing foul water system and there are no known capacity problems at the local Wastewater Treatment Works, at the time of writing.

CIL Contributions

- 4.21 The Council recognised in their assessment of the proposal on the neighbouring plot (LA Ref: AL/103/18/PL), that the key infrastructure which is required to be delivered under Policy H SP2 was expected to come forward on the larger parts of the BEW strategic allocation (SDS). It was noted by Officers that the cost of the infrastructure, including strategic highway improvements, was expected to be funded through proportional developer contributions from applications as they come forward (e.g. towards education, healthcare etc). However, as the wider Consortium for the larger part of the strategic allocation did not raise any objections regarding the lack of contributions from the neighbouring scheme and also given the small size and location of the site, the Council concluded that a zero infrastructure contribution was acceptable in that instance.
- 4.22 This was also the case with application LA Ref: AL/28/21/PL at The Grange for the demolition of 2 no. outbuilding & erection of 2. no one-and-a-half-storey dwellings, detached garage block & associated scheme of hard & soft landscaping. It was accepted that the site fell within Strategic Site SP2 and was in CIL Zone 1 (zero rated). For these reasons the same conclusion should be reached in respect of the current proposal for The Grange - given the distinct similarities in both the size of the site and its location and accordingly, as the site falls within part of the site zero rated for CIL purposes no contributions are payable.





5.0 CONCLUSION

- 5.1 The proposal would provide a 1 no. dwelling to help meet housing need and make a more effective and efficient use of the site that is located within the Built-up Area Boundary. The site is within a sustainable location close to local services and facilities. The architectural approach to the dwelling focuses on a traditional design with a materials palette reflective of houses in the vicinity. It is considered that the proposals will not have a detrimental impact on the character of the area.
- 5.2 The scheme has been specifically developed to assimilate the surrounding residential development and integrate appropriately taking account of the character of the site. The proposals incorporate a high quality and comprehensive approach to ensure the design is sustainable, including a high standard of construction methods, techniques, and technology to ensure the upmost attention to modern standards of living and construction that incorporates reduction in the utilisation of fossil fuels and CO2 emissions.
- 5.3 Arun District Council cannot demonstrate a 5-year housing land supply, and the dwelling would contribute in a small way to the District's immediate housing shortfall. The development will not suffer the same long lead in times as the large strategic allocations identified, relied upon to provide the necessary levels of housing provision as set out in the adopted local plan.
- 5.4 The reasons set out in this statement provide both individual and cumulative weight to the conclusion that there are significant and overwhelming benefits to the application proposal and indicate a strong presumption in favour of granting planning permission in this case.

