

**Design and Access
Statement**

> Land to the Rear of Belle Vue-
PO20 3SA

> Application for a New Dwelling
> September 2025

1.0 Introduction.

1.1 This Design and Access Statement (DAS) is submitted in support of a full planning application for the erection of a single detached dwelling on land forming part of the existing garden to Belle Vue, Level Mare Lane, Eastergate.

1.2 This application is a resubmission, following the withdrawal of a previous scheme. The current proposal has been refined in direct response to pre-application advice and has been meticulously designed to address and resolve any concerns raised regarding the previous submission, particularly in relation to density and over-development. This new design demonstrates a thoughtful, considered approach that is appropriate for the site and its context.

2.0 Site Context

2.1 The site is a rectangular plot measuring approximately 25 meters in width and 100 meters in length, forming the rear curtilage of Belle Vue. It is located in a rural setting on Level Mare Lane, a low-traffic unclassified road serving a small number of properties.

2.2 The surrounding area is characterized by a linear pattern of large, detached residential properties on individual plots. The architectural styles and material palettes along Level Mare Lane are varied, featuring a mix of traditional and more contemporary designs. The site benefits from good pedestrian and cycle links to the nearby villages of Fontwell, Eastergate, Barnham, and Westergate via a local Public Right of Way network.

2.3 Although the site is located in Flood Zone 1 (very low flood risk), the area is known to be prone to a high water table. The design has proactively incorporated measures to mitigate the risk of groundwater flooding.

2.0 Site Context cont.



August 2022

3.0 Planning History.

3.1 The site has limited planning history and the one of relevance is the withdrawn application submitted in 2024 under reference AL/118/24/PL

4.0 Proposed.

4.1 Amount: The proposal is for a single detached dwelling, which is considered a more appropriate and less intensive use of the site compared to previous considerations. This reduction directly addresses potential concerns about over-development and ensures the new build is in keeping with the spacious character of the area.

4.2 Layout: The dwelling is positioned to create ample private garden space for both the new property and the retained garden of Belle Vue. The layout ensures sufficient separation from neighboring dwellings to prevent overlooking, shadowing, or a detrimental impact on privacy and amenity.

4.3 Scale and Appearance: The proposed dwelling is designed to be in scale with the large residential properties in the locality. The architectural style is contemporary but draws direct inspiration from the local context. The material palette, featuring a combination of brick and render, with a clay or red/brown concrete tiled pitched roof, has been intentionally selected to reflect and ensure continuity with the varied existing properties along Level Mare Lane and to utilize materials found within the wider Sussex vernacular. The design also aims to minimize its perceived height and massing by employing a storey-and-a-half chalet bungalow design, ensuring the building fits comfortably within the context of the adjacent properties. Well-proportioned windows and large glazed openings are incorporated to provide a modern aesthetic while optimizing natural light and views.

4.4 Flood Mitigation: To counter the risk of groundwater flooding, the design has incorporated raised finish floor levels to protect the property from a high water table. Additionally, a perimeter French drain will be installed around the house. This drainage system will collect any rising groundwater and safely discharge it into an existing field ditch to the rear of the property.

4.0
Proposed cont.



5.0 Access

5.1 Vehicular Access: Vehicular access to the new dwelling will be achieved via a new driveway that shares the existing access point of Belle Vue. This approach minimizes disruption to the existing road network. The design includes on-site parking for two vehicles, with sufficient space to allow for safe turning and entry/exit from the site in a forward gear. It is important to note that a previous pre-application for three dwellings on this site was subject to consultation with West Sussex Highways, which deemed the access acceptable and raised no objections on transport grounds. A copy of this guidance is attached to the application.

5.2 Inclusive Access: The design of the dwelling and its immediate surroundings will adhere to inclusive design principles, ensuring the building is accessible and usable by all, in line with current building regulations.

5.3 Pedestrian and Cycle Access: The proposal promotes sustainable travel by providing convenient pedestrian and cycle access that links directly to the existing Public Right of Way network, allowing residents to easily reach nearby amenities.

6.0 Planning Assessment.

Biodiversity Net Gain (BNG) Exemption:

6.1 As a self-build, single-dwelling project, this application is considered a small-scale development. Under the Environment Act 2021, and subsequent regulations, these developments are typically exempt from the mandatory Biodiversity Net Gain (BNG) requirement. The proposal will not result in any significant habitat loss or harm to priority habitats. The retained garden area of Belle Vue and the proposed landscaping will ensure a positive ecological contribution to the site. Therefore, this development is not required to provide a BNG assessment.

Trees and Arboriculture:

6.2 The site contains several trees, and their preservation has been a key consideration in the design process. An arboricultural report, which remains unchanged from the previously submitted application, has been prepared to assess the impact of the proposal on the existing trees. The Tree Constraint Plans highlight the impact on the existing trees, while the report highlights mitigation and protection measures for trees retained.

6.3 The report's conclusion states: "As long as an arboriculturally sensitive method for surfacing construction within RPAs is followed, and a robust scheme of tree protection provided to prevent conflict with below ground constraints; I believe that the trees can be retained without undue stress on their long-term health. Once the layout is agreed, the project arboriculturist can prepare a Tree Protection Plan and Method Statement to inform contractors of the necessary protective measures before any works commence." This confirms that the design is fully compliant with best practices for tree preservation and protection.

7.0 Housing Need.

Housing Need in Arun

7.1 The Arun District Local Plan (2018) identifies a target of at least 20,000 new homes between 2011 and 2031. This ambitious target reflects the significant and ongoing need for housing in the district. Arun District Council's own data confirms that it has consistently failed the Housing Delivery Test and currently has a housing land supply below the required level. This shortfall creates a presumption in favor of sustainable development under the National Planning Policy Framework (NPPF). This proposal, for a single, high-quality detached dwelling, directly and positively contributes to addressing this recognized housing shortfall in a sustainable manner. It is situated within an established community, is located in Flood Zone 1, and provides a much-needed new home

Construction Infrastructure Levy

7.2 For a new 250 sq. metre house in Arun District Council's CIL Zone 3, the CIL contribution can be calculated using the specific rate for that zone.

7.3 Based on the council's CIL Charging Schedule, the current rate for new residential dwellings (10 or fewer units) in Zone 3 is £175.60 per square metre. This rate is subject to annual indexation, so the final amount may vary slightly depending on when planning permission is granted.

To calculate the estimated CIL contribution for your project:

$$250 \text{ sq. metres (GIA)} \times £175.60/\text{m}^2 = £43,900$$

7.3 This is an estimate based on the published rate. The actual amount will be confirmed in the CIL Liability Notice issued by Arun District Council after planning permission is granted.

8.0 Conclusion.

8.1 This resubmission for a single detached dwelling at Belle Vue represents a well-considered and appropriate development that fully accords with the principles of sustainable development and relevant local and national planning policies. The design is a thoughtful and sensitive response to the site and its context, a reduction in scale from the previous submission, and effectively addresses all prior feedback. The proposal directly contributes to addressing Arun District's demonstrable housing shortfall, as it is a high-quality, much-needed new home on a sustainable and well-connected site.

8.2 The design has been specifically tailored to fit within the existing street scene, utilizing a chalet bungalow style and materials from the local Sussex vernacular to minimize its visual impact and ensure it fits comfortably within the adjacent properties. Furthermore, the design incorporates a robust flood mitigation strategy with raised floor levels and a perimeter French drain to address the site's high water table. Crucially, West Sussex Highways confirmed that the access for a previous, larger scheme of three dwellings was acceptable, which strongly supports the safety and suitability of the access for this single dwelling. Finally, as a self-build, small-scale development, the project is exempt from mandatory Biodiversity Net Gain (BNG) requirements, yet the retained garden and proposed landscaping will still provide a positive ecological contribution.

8.3 This proposal demonstrates an exemplary approach to small-scale residential development. We believe it should be supported and approved without delay.