

Planning Statement

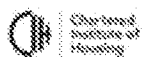
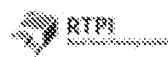
**Site: Land at the south of Wandleys Lane,
Eastergate**

**Proposal: Construction of c.5-7No. residential
dwellings with associated access and landscaping**

On behalf of Briarsgate Homes
January 2025



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1. Introduction & Background

- 1.1. Henry Adams LLP act on behalf Briarsgate Homes in respect of this detailed planning application for the construction of c. 5-7No. residential dwellings on land south of Wandleys Lane, Eastergate.
- 1.2. The purpose of this statement is to inform the Council on the proposed development plans for a Permission in Principle application.
- 1.3. The proposals have been informed by the policies within the National Planning Policy Framework (NPPF), the Arun Local Plan, Supplementary Planning Documents and the Barnham and Eastergate Neighbourhood Development Plan.
- 1.4. In addition to this Statement, the following documents are submitted as part of the Permission in Principle application;
 - Site Location Plan
 - Planning Statement

2. Site and Surroundings

- 2.1. The application site is located on the southern side of Wandleys Lane, Eastergate and comprises grassed land. The site measures 0.26 hectares. The site has a frontage to Wandleys Lane which incorporates a mature tree belt providing screening of the site from the road. The site is currently used as grazing land.
- 2.2. The site is located outside the settlement boundary, yet Wandleys Lane comprises a mixture of built form which lines the road and includes residential properties, a caravan park, equestrian uses and commercial uses.
- 2.3. Historically, there has been a traditional orchard on the site; however, analysis of the earliest available maps from the 1830s reveals that the orchard was not present during or after this period. Consequently, it should not be regarded as a constraint.

The Surrounds

- 2.4. In terms of surrounds, the site is located in Eastergate which comprises of predominantly residential development. The A29 extends north-south through the village, extending to Westergate, Fontwell and south to Bognor Regis. The A27 to the north allows easy access to Chichester and further access to the M27. In terms of local services and facilities, many are located within 1 mile of the site, included but not limited to; convenience stores, local shops, pub, restaurants, community centre, allotments, medical centre, care homes, horse racing and events centre, equestrian centres, Ormiston Six Villages Academy, Eastergate C.E. Primary School and several nurseries in the wider area.
- 2.5. Bus stops are located on Level Mare Lane (A29) within a 10-minute walk of the site. The Stagecoach 500 service which stops here, provides services between Littlehampton and Chichester via Yapton, Barnham, Eastergate, Tangmere and Shopwhyke every 30 minutes from Monday to Saturday with an hourly service on Sunday. The Compass 85 and 85A service also stops here and provides services between Arundul and Chichester approximately every two hours Monday-Friday.
- 2.6. The nearest railway station is located at Barnham which is 2 miles south of the site, accessible by cycle and bus (Stagecoach 500). The station provides regular services to settlements throughout West Sussex and beyond to London, Portsmouth, Southampton and Bristol.
- 2.7. The site is therefore located within a sustainable location, with several local facilities located within walking or cycling distance.

3. Planning History

- 3.1. There is no relevant planning history relating to the site itself. However, the site is located to the south-west of a residential development of four new homes recently permitted by the Council at Nuthatch, Wadley's Lane. The table below lists the permissions relating to the neighbouring site.

Reference	Description	Decision
BN/134/23/RES	Approval of reserved matters following outline consent BN/144/22/OUT (as varied by BN/65/23/PL) for the erection of 4 No. residential units with associated car parking and landscaping with new access to be provided via Wandleys Lane. This application is in CIL Zone 3 and is CIL Liable as new dwellings.	Approved 15.02.2024
BN/65/23/PL	Variation of condition following BN/144/22/OUT relating to Condition No. 3 – approved plans.	Approved 06.07.2023
BN/144/22/OUT	Outline application with all matters reserved (except access) for the erection of 4 No. residential units with associated car parking and landscaping with new access to be provided via Wandleys Lane. This application is a Departure from the Development Plan.	Approved 20.03.2023

Table 1: relevant planning history

4. Application Proposal

- 4.1. This application relates to a proposal for c.5-7 dwellings to be served by a new access from Wandleys Lane and associated landscaping.
- 4.2. The proposed development will comprise a small cul-de-sac residential development similar to that previously permitted by the Council at Nuthatch to the north-east of the site. The proposal is for a total of 7 dwellings which will provide the right balance between a small residential scheme, still within the threshold of a minor development, yet will provide a reasonable contribution towards the supply of housing locally, whilst in the remit for a Permission in Principle application.
- 4.3. From a landscape perspective, Wandleys Lane comprises a mixture of built form development which has been increasingly developed over recent years which has altered the character of the Lane. There are a number of residential cul-de-sacs accessed from the Lane and residential properties lining the road. A landscaped buffer could also be incorporated to the southern boundary to soften the appearance of the development from views to the south. The proposed development would be designed to maintain the character of existing residential development within the Lane, through the appropriate use of materials, scale of built form and layout.

5. Planning Policy

5.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 require planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

5.2. The Development Plan for this site comprises:

- Arun Local Plan 2011-2031
- Barnham and Eastergate Neighbourhood Development Plan (2019-2031)
- West Sussex Waste and Minerals Plan

5.3. The specific policies of relevance to this development proposal are summarised below, albeit those that relate to matters of detailed design will not need to be assessed as part of this application:

Arun Local Plan

- Policy D DM1 – Aspects of form and design quality
- Policy C SP1 – Countryside
- Policy W DM2 – Flood Risk
- Policy W DM3 – Sustainable Urban Drainage Systems
- Policy W DM1 – Water supply and quality
- Policy D DM2 – Internal space standards
- Policy D SP1 – Design
- Policy ECC SP1 – Adapting to Climate Change
- Policy ECC SP2 – Energy and climate change mitigation
- Policy ENV DM4 – Protection of trees
- Policy ENV DM5 – Development and biodiversity
- Policy QE SP1 – Quality of the Environment
- Policy T SP1 – Transport and Development

Barnham and Eastergate Neighbourhood Development Plan

- Policy ES1c – Sewage
- Policy ES5 – Quality of Design
- Policy ES10 – Trees and Hedgerows
- Policy ES15 – Green Infrastructure and Ecosystem Services
- Policy ES16 – Dark night skies
- Policy ES17 – Singleton and Cocking Tunnels SAC
- Policy GA4 – Parking and new development
- Policy H5 – Outdoor space
- Policy H4 – Integration of new housing into surroundings

- Policy H6 – Attention to detail

National Planning Policy Framework and Guidance

- 5.4. At national level the National Planning Policy Framework sets out the Government's most up-to-date policies against which all Development Plans should be prepared and planning applications/appeals assessed. It is a material consideration that carries substantial weight. In December 2024 the new National Planning Policy Framework was released emphasising the need for increased housing within England.
- 5.5. The framework sets out, at Paragraph 8, the three overarching objectives as follows:
- *'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*
 - *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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,*
 - *An environmental objective – to protect and enhance our natural, built and historic environment; including making efficient use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*
- 5.6. The same paragraph confirms that these objectives 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). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.
- 5.7. The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development 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-date, granting permission unless:*
 - i. The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

- 5.8. Footnote 8 on Page 6 confirms that where an LPA cannot demonstrate a five-year supply of deliverable housing sites, the housing supply policies will be considered 'out-of-date' for the purposes of applying Paragraph 11(d).
- 5.9. Paragraph 14 states that where presumption applies to applications involving housing, that the adverse impact of allowing development that conflicts with the neighbourhood plan may significantly and demonstrably outweigh the benefits. Sub-paragraph 14a and 14b must both be met in order to significantly and demonstrably outweigh presumption in favour of development.
- a) *the Neighbourhood Plan became part of the development plan five years or less before the date on which the decision is made; and*
 - b) *the Neighbourhood Plan contains policies and allocations to meet its identified housing requirement.*
- 5.10. Paragraph 70 states that *'where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure'* which considers the latest evidence of local housing needs, population of the neighbourhood area as well as the most up-to-date planning strategy for the local planning authority.
- 5.11. Paragraph 73 states that *'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly'*. Paragraph 73c also states that *'tools such as area-wide design assessment, permission in principle and Local Development Orders to help bring small and medium sites forward'*.
- 5.12. The Arun Design Guide (ADG) suggests a density of 5-15 for detached/semi-detached houses in rural locations and states density should decrease with distance from the centre of the settlement, to ensure development relates sensitively to its setting and addresses edges of the site in a positive way.

6. **Scheme Assessment**

- 6.1. This assessment will summarise the acceptability of the permission in principle application in line with policy.

Principle of Development

- 6.2. As set out above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for Arun District currently comprises the Arun Local Plan and SPD's, the Barnham and Eastergate Neighbourhood Development Plan, and the National Planning Policy Framework (NPPF).
- 6.3. Regarding paragraph 11 of the NPPF, the Arun District Local Plan was published in 2018 and is out of date, by virtue of the absence of an appropriate and timely review, shortfall in housing land supply and its housing delivery test. The site is not within any protected areas or have assets of particular importance, so therefore presumption in favour of development is applied.
- 6.4. The site falls outside of the settlement boundary and therefore does not comply with the relevant policies of the Development Plan. The site is not isolated and is adjacent to a recently approved development, now under construction. This was approved under application BN/144/22/OUT which is also outside of the settlement boundary and not an allocated site.
- 6.5. In addition to the above, the proposed development of c.5-7 residential dwellings would be a reasonable contribution to the current housing supply deficit.
- 6.6. The Barnham and Eastergate Neighbourhood Development Plan was established in 2022 and is still current, therefore applicable to paragraph 14a. However, the Neighbourhood Plan was created before the latest National Planning Policy Framework (NPPF) was published. As a result, the Barnham and Eastergate Development Neighbourhood Plan does not now incorporate the most recent evidence of local housing needs. Additionally, the local planning authority has not provided an indicative figure as outlined in paragraph 70, based on the up-to-date standard housing method. Consequently, the Neighbourhood Plan does not satisfy paragraph 14b, and the presumption in favour of development still applies.
- 6.7. In reference to paragraph 73, the site comprising c.5-7No. residential dwellings has the potential to make a valuable contribution to the housing needs of Arun. As previously noted, Arun is currently experiencing a housing deficit and is unable to provide a five-year Housing Land Supply. Consequently, this modest development could assist in addressing this shortfall.
- 6.8. In terms of sustainability, the site is located within walking and cycling distance to local shops and amenities.
- 6.9. The proposed development would generate financial and economic benefits for the locality through the construction of the dwellings, and prospective occupants would provide support for small local businesses.
- 6.10. In environmental terms, the development will have a positive biodiversity net gain.

- 6.11. The development would result in sustainable, economic and environmental benefits, reflective of the requirements of para. 8 of the NPPF.
- 6.12. In terms of the detail of the application, this will be laid out in the Technical Details Consent Application so therefore will not be discussed in this statement.

7. Conclusion

- 7.1. This statement has been prepared in support of this permission in principle application for the construction of c.5-7No. residential dwellings.
- 7.2. The site is strategically located in close proximity to a diverse array of services and facilities. It represents a modest residential development that closely approximates the size of the existing properties along Wandleys Lane, thereby contributing positively to the character of the area.
- 7.3. Previous applications have received approval, including one located adjacent to the site, which features a comparable size and number of dwellings (BN/144/22/OUT).
- 7.4. While the site is located outside of the designated settlement boundary, it is important to note that the Arun District Council's Local Plan is outdated, and the district is unable to demonstrate a five-year housing land supply. Consequently, there is a presumption in favour of development in this context. Although one could argue that paragraph 14 applies due to the Neighbourhood Plan being current, it is essential to recognize that the Neighbourhood Plan does not encompass policies or allocations that align with the latest housing requirements outlined in the December 2024 NPPF. The Council recently supported a similar proposal on an adjacent site without undue harm to the character of the area, which would warrant refusal, and this site should be considered in the same context.
- 7.5. Furthermore, the site has the potential to make a reasonable contribution of high-quality homes to addressing the housing supply deficit.