

PLANNING & HERITAGE STATEMENT

Construction of two no.(C2) dwellings and associated works

Land to the south of The Hollies 84 Barnham Road Eastergate PO22 0ES

DECEMBER 2025





Smith Simmons & Partners

PLANNING & HERITAGE STATEMENT

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1.0 INTRODUCTION

- 1.1 This Planning & Heritage Statement accompanies a full planning application for the provision of two detached dwellings on land south of the care home at The Hollies to be used in a C2 use in association with The Hollies, 84 Barnham Road, Eastergate, PO22 0ES.
- 1.2 The application has been prepared with due regard to the character and appearance of the site and the surrounding area; its relationship with existing neighbouring properties and relevant planning policy. The application site is located within the Built-Up Area Boundary of Barnham & Eastergate where new residential development is acceptable in principle providing it accords with other national and local planning policies. The site is sustainably located close to the village of Barnham with its range of shops and facilities and main train station connecting the site to Portsmouth, London and beyond. The proposals have been developed in response to the local town scape and settlement grain, and the site history, making better use of the residential plot to provide additional housing and achieving the aims of sustainable development.
- 1.3 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. The presumption in favour of sustainable development (the tilted balance) is therefore engaged for the proposal with regards to paragraph 11 (Part D) of the NPPF.
- 1.4 The proposal relates to the provision of two dwellings which would be used as an Ofsted registered children's residential care home in association with The Hollies. The pair of houses will provide facilities for staff to live on site to support a maximum of three children per house between the ages of 6 to 18 years. The units will provide a semi-independent housing option which caters to specific needs of residents who are more able.
- 1.5 Plans and information submitted in support of the application comprise the following:
 - Location Plan, no. BHR 0040 PO4
 - Proposed Block Plan, no. BHR 0042 PO5
 - Proposed Front and Side Elevations Sheet 1 no. BHR 0047 P04
 - Proposed Rear and Side Elevations Sheet 2, no. BHR 0048 P04
 - Proposed Ground Floor Plan no. BHR 0044 PO4
 - Proposed First Floor Plan no. BHR 0045 P03
 - Proposed Site Plan no, BHR 0043 P05
 - Proposed Street Scene no. BHR 0049 P02
 - Preliminary Ecological Appraisal by Ecology Works
 - BNG Assessment by Ecology Works
 - BNG Conditions Assessment
 - BNG Metric
 - Arboricultural Survey and Method Statement





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PLANNING & HERITAGE STATEMENT

- Planning & Heritage Statement prepared by Smith Simmons & Partners
- SuDS and Drainage Report prepared by CGS Civils
- Sustainability Statement prepared by Smith Simmons & Partners

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2.0 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the northern side of Barnham Road within the parish of Barnham & Eastergate and within the Built-Up Area Boundary. The area is characterised by a variety of housing types from the linear development of large, detached houses fronting Barnham Road with hard standings forward of the properties and landscaped front gardens, to the smaller detached and semi-detached properties within cul-du-sac developments leading from Barnham Road. The area has a verdant and spacious character and West Walberton Lane is lined with mature trees.
- 2.2 84 Barnham Road is situated in a plot significantly larger than the surrounding plots, extending to 0.33 hectares. The wider site is currently occupied by a two-storey pitched roof dwelling with single storey rear additions which was in use as a residential care home for the elderly prior to its closure. The existing property lies within the rear of the plot with a lawned area forward of the built development and access road to the western site boundary. The plot is heavily treed to the eastern boundary forward of the existing building on site and is covered by a group tree preservation order ref: TPO/BN/1/98. The site is situated within a Special Character Area as set out within the Arun Local Plan and the property to the immediate south; 80 Barnham Road is a Grade II listed building. There are no other relevant site-specific constraints. The site lies outside of any flood zones. The site location is included below at Figure 1.

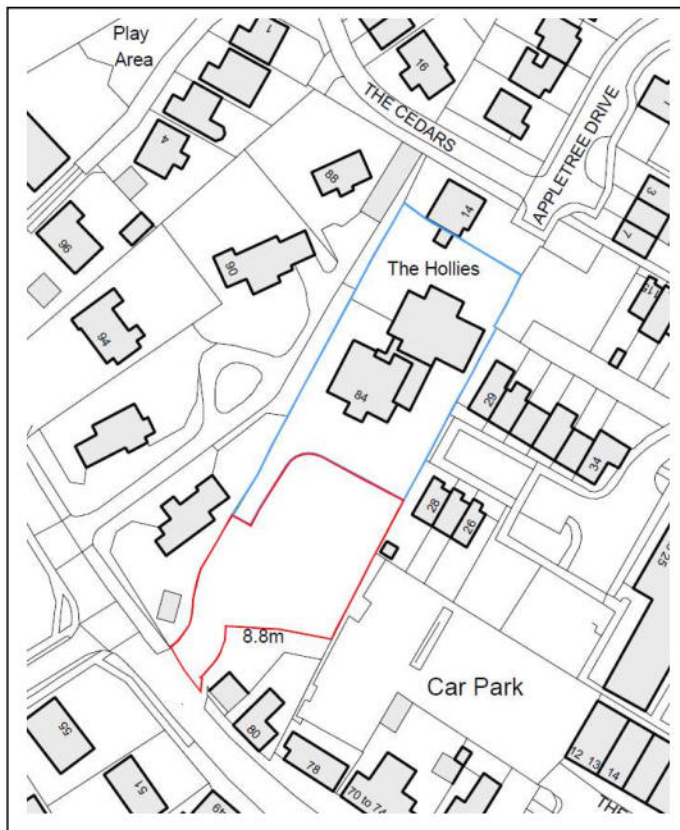


Figure 1. Site location plan

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3.0 RELEVANT SITE HISTORY

- 3.1 A relatively recent planning permission on the site is LA Ref: BN/21/22/PL for *Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works* was approved in October 2022. The permission has subsequently been varied by LA Ref: BN/165/22/PL to amend the garage and visitor parking arrangement to Plot 1; and LA Ref: BN/44/23/PL to allow additional car parking to Plots 2 and 3 and the addition of gates to the entrance driveway to Plot 5. This proposal relates to the area of the site where Plots 1 and 2 were approved, whilst retaining the existing care home building.
- 3.2 The most recent approval for *Conversion of former care home to 2 no. dwellings and associated works* relates to LA Ref: BN/78/25/PL which was approved in August 2025.
- 3.3 Redevelopment of the site for residential purposes has therefore been accepted previously, and the earlier proposals could still be implemented.





4.0 RELEVANT PLANNING POLICIES

National Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) was updated in February 2025. 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.
- 4.2 Section 11 para 124 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes. Section (d) supports promotion and development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively, and part (e) supports opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
- 4.3 The importance of maintaining a 5-year housing land supply is set out in section 5 of the 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.
- 4.4 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. The presumption in favour of sustainable development (the tilted balance) is therefore engaged for the proposal with regards to paragraph 11 (Part D) of the NPPF. Applications should only be refused where there are other policies protecting assets or areas of particular importance that provide a clear reason for refusing it or there are other adverse impacts that outweigh the benefits.
- 4.5 Paragraph 129 achieving appropriate densities requires development to make efficient use of land. Section 12 concerns design and informs that achieving well-designed places is one of the key components of achieving sustainable development.
- 4.6 The proposal would help meet future housing needs and result in additional spending to support the village centre by future residents.





- 4.7 The site at 84 Barnham Road being set squarely within the Built-Up Area Boundary of Barnham & Eastergate therefore provides a wholly appropriate use of an existing underused site. As we explain in the next section dealing with Local and Neighbourhood Plan policy there are no other adverse impacts that outweigh the benefits of the proposal.
- 4.8 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 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);
 - 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;
 - 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
 - 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.
- 4.9 The Conservation and Enhancement of the Natural Environment is covered in section 15 of the NPPF and part 16 refers to the historic environment. Paragraph 212 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'

Arun Local Plan 2011-2031

- 4.10 Local Plan policy relates to the Arun Local Plan. The relevant policies are Policy D DM1 Aspects of Form and Design Quality, D DM2 Internal Space Standards, D DM4 Extensions & Alterations to Existing Buildings, D SP1 Design, ECC SP1 Adapting to Climate Change, EMP DM1 Employment Land, H DM1 Housing Mix, HER SP1 The Historic Environment, HER DM1 Listed Buildings, HER DM4 Areas of Character, SD SP1 Sustainable Development, SD SP2 Built-up Area Boundary, H DM2 Independent Living and Care Homes and T SP1 Transport.
- 4.11 Policy D SP1 requires all development proposals to make efficient use of land and reflect character, density and scale. Policy D DM1 sets out that development proposals will be considered with regard to character, appearance, adaptability, layout, density and scale will be considered and policy D DM4 requires alterations to be sympathetically related to and visually integrated with the existing building.





- 4.12 In order to maintain a supply of good quality premises to meet the needs of businesses and the local economy policy EMP DM1 seeks to protect and enhance existing employment sites and premises where there remains a reasonable prospect of employment use.
- 4.13 Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected.
- 4.14 Policies WSP1 and WDM2 deal with flooding and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood, but within the Lidsey Wastewater Treatment Works Catchment Area.
- 4.15 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. Levels of car parking would meet all necessary standards.
- 4.16 Policy H DM2 Independent Living and Care Homes requires new care homes to demonstrate
- a) The scheme is located within the Built-Up Area Boundary;
 - b) The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities;
 - c) The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme;
 - d) The design and scale of the scheme shall be appropriate to the local context;
 - e) Amenity space shall be provided;
 - f) Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle.

The care home use of the site and attributes of the site in terms of its location within the Built-up Boundary Area and size of the site are such that the proposal would be able to facilitate the relevant endeavours of this policy.

Neighbourhood Plan

- 4.17 The Barnham & Eastergate Neighbourhood Plan 2 has recently been reviewed and was adopted by Arun District Council on 12 January 2022. The proposals map continues to show the site situated firmly within the built-up area boundary. Policies relevant to the conversion of the premises at 84 Barnham Road are Policy ES5 Quality of Design and H2 Windfall Sites.
- 4.18 Policy ES5 - Quality of Design requires new residential developments to be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is Policy H2 - Windfall sites requires residential developments on infill and redevelopment sites within the settlement boundary of Barnham and Eastergate are to meet the following criteria:





- a) The development complies with the other relevant policies of the Development Plan.
- b) The scale of the development is appropriate to the size, character and role of the settlement.
- c) The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the Conservation Areas.
- d) The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- e) Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.
- f) The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.
- g) Preference will be given to use of previously developed land within the settlement boundary.
- h) Wildlife, habitat, green corridors, open space and the natural environment must be conserved or enhanced, and any development informed by archaeological and environmental surveys before being developed in order to protect and enhance biodiversity.
- i) Some areas in the parish are vulnerable to the risk of flooding; therefore, development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

4.19 It is considered that the additional accommodation proposed is compliant with the policies of the Neighbourhood Plan.

Other Guidance

4.22 SPD11 Arun Parking Standards 2020

Arun Design Guide 2024 SPD





5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

- 5.1 The proposal involves development within the grounds of The Hollies which was previously in use as a residential care home and is being renovated to bring it back into use. The proposal would provide 2 no. family sized homes for use as a children's care home and makes more efficient use of the site. The proposal reflects the character of the site and the surrounding area, in terms of its proposed domestic scale and appearance.

Design & Appearance

- 5.2 The proposal is respectful of the existing character of the area and layout of the site and includes two detached two-storey dwellings of traditional design fronting the access driveway to The Hollies. The area is characterised by detached and semi-detached dwellings of varied design and the proposal would be in keeping with the varied architectural styles. The proposed materials of red multi brick and red concrete roof tiles would reflect the materials of those comprised in dwellings within the area, see Figure 2 below.



Figure 2. Proposed front (west) elevations

- 5.3 Parking and access are retained in the same position as previously consented ensuring that views of the site from the site frontage and neighbouring dwellings remain unaltered. Parking is set back into the site from the frontage and situated in a well screened position to the east of the existing prominent tree at the site entrance. The dwellings would be glimpsed from the site frontage but would also benefit from screening by the verdant character of the site. As such the proposal would not significantly increase the prominence of the proposals within the street scene.

Layout & Scale

- 5.4 The application site is a large plot covering 0.13 hectare. The layout of the site is not altered with the existing access retained and parking proposed where hardstanding was consented under the five-dwelling application. The proposed site layout is extracted at Figure 3. The existing care home is being refurbished and its use continued, with the two additional dwellings provided at the front of the site. The pair of houses will be used alongside The Hollies as care home facilities. The siting of the pair of dwellings has been considered in terms of separation distances and the most suitable layout to protect the amenities of proposed residents and existing neighbouring occupiers. The site makes the best use of a spacious residential plot providing two additional homes that sit appropriately within the site and do not require the provision of extensive hard surfacing, retaining important and valuable boundary screening in the form of trees and planting. A comparison between the consented scheme for 5 no. houses and the proposal is included at Figure 4.





- 5.5 To respect the privacy of both existing and future occupants, the proposed dwellings have been positioned centrally between the east and west site boundaries. This allows for the retention and enhancement of landscaped boundaries, which provides both visual and acoustic buffering from existing properties.
- 5.6 The application site forms a rectangular plot of land extending approx. 42 metres deep and approx. 32 metres wide. The proposed development has been designed to make the most appropriate and effective use of the land and buildings on the previous consents for additional dwellings on the site.
- 5.7 The proposals provide outside amenity space to both units in accordance with Para H.04 of the Guide SPD which advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. The rear gardens are fully enclosed with a depth exceeding 11.5 metres which is greater than the standard of 10.5m set out in Arun Design Guide. The screening and length of the garden would ensure that adequate private amenity space can be achieved.

Access & Parking

- 5.8 The development benefits from being located in a highly sustainable location close to the existing public transport services including a railway station, bus stops and cycle routes. It will reduce the need to travel by car and the associated congestion, positively impacting climate change and promoting healthy lifestyles.

The proposal is located with easy access to places of education and leisure. The surrounding area to the west, north and east is residential with services and retail uses along Barnham Road to the south and Barnham Railway Station on the other side of the road to the west.



Figure 3. Proposed site layout plan



Figure 4. Permitted partial site layout plan LA Ref: BN/21/22/PL





- 5.9 The site is on Barnham Road, a B-classified road subject to a speed restriction of 30 mph. The scheme proposes to utilise the existing 5-metre-wide access, with a new access route established which ensures protection of the existing beech tree. The proposal allows for turning and parking on site for both units. Both units have 4 no. parking spaces (three for members of staff and a vehicle for the home use) with turning space. 1 no. space is provided for visitors with the site located close to public car parks for additional parking. A covered cycle store is included within the garden area of each dwelling and a bin collection point is provided on the site frontage.
- 5.10 This proposal has been designed to be fully accessible to all users. Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/ exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.
- 5.11 The working pattern set out below at Figure 5 guarantees consistent care with minimal disruption from vehicle movement, while ensuring a stable routine for the young person and clear logistical planning for staff transitions. If the young person requires extra support, such as three staff members per day, an additional vehicle will be introduced in the morning. The submitted parking details demonstrate that adequate parking would be available to meet these parking requirements.

Amount & Use

- 5.12 The proposed development comprises the provision of two dwellings for use with the existing care home facility. The existing use of the site is established by the use of The Hollies as a care home. The two units of children's care accommodation are considered to be appropriate in context with the surrounding pattern of residential properties and former use of the site. The proposal offers the opportunity for development to better reflect the character of the local area and support the care home use in this highly sustainable location.
- 5.13 The staff rotation would operate on a 2-on 4-off shift pattern which ensures continuous staff coverage and minimal vehicle disruption. The shift pattern is set out in the table below at Figure 5 over.
- 5.14 On Monday of the following week at 7.30am Team A continues their second day on shift, 8.30am Team A uses the young person's car for the school drop-off, 9am-5pm the manager arrives for their regular working hours, 3.30pm Team A picks up the young person from school using the young person's car.





<p>Monday</p> <ul style="list-style-type: none">• 7:30 AM: Team A (two staff members) arrives to start their 2-day shift in two staff cars.• 8:30 AM: One staff member from Team A uses the young person's car to drop the young person at school.• 9:00 AM - 5:00 PM: The manager arrives in their own car for regular working hours.• 3:30 PM: Team A picks up the young person from school using the young person's car.
<p>Tuesday</p> <ul style="list-style-type: none">• 7:30 AM: Team A continues their second day on shift.• 8:30 AM: Team A uses the young person's car for the school drop-off.• 9:00 AM - 5:00 PM: The manager arrives for regular working hours.• 3:30 PM: Team A picks up the young person from school using the young person's car.
<p>Wednesday</p> <ul style="list-style-type: none">• 7:30 AM: Team B (two staff members) arrives in two staff cars to begin their shift.• 8:00 AM: Team A completes their shift and departs in their own cars.• 8:30 AM: Team B uses the young person's car for the school drop-off.• 9:00 AM - 5:00 PM: The manager continues their regular working hours, arriving and departing in their car.• 3:30 PM: Team B picks up the young person from school using the young person's car.
<p>Thursday</p> <ul style="list-style-type: none">• 7:30 AM: Team B continues their second day on shift.• 8:30 AM: Team B uses the young person's car for the school drop-off.• 9:00 AM - 5:00 PM: The manager arrives for their regular working hours.• 3:30 PM: Team B picks up the young person from school using the young person's car.
<p>Friday</p> <ul style="list-style-type: none">• 7:30 AM: Team C (two staff members) arrives in two staff cars to begin their shift.• 8:00 AM: Team B completes their shift and departs in their own cars.• 8:30 AM: Team C uses the young person's car for the school drop-off.• 9:00 AM - 5:00 PM: The manager continues their regular working hours.• 3:30 PM: Team C picks up the young person from school using the young person's car.
<p>Saturday</p> <ul style="list-style-type: none">• 7:30 AM: Team C continues their second day on shift.• 8:30 AM: Team C uses the young person's car for any scheduled weekend activities or appointments as needed.
<p>Sunday</p> <ul style="list-style-type: none">• 7:30 AM: Team A (rotating back) arrives in two staff cars to start their shift again.• 8:00 AM: Team C completes their shift and departs in their own cars.• 8:30 AM: Team A resumes responsibility for the young person's activities or transport as needed.

Figure 5. Timetable of shift patterns

Independent Care Home Policy Considerations

5.15 Policy H DM2 of the Arun Local Plan is relevant to this proposal as the dwellings would be used as a children's care home (Class C2). The proposal accords with this policy as the site falls within the built-up area boundary and is easily accessible either by foot or public transport, to services and facilities in Barnham. The site is accessible to public transport being close to Barnham railway station and the nearest bus stops located along



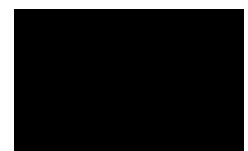


Barnham Road is within easy walking distance. The bus stops are served by the 66A, 66C, 85A and 500 service, which run from Worthing or Arundel to Chichester and Littlehampton on weekdays and Saturdays.

- 5.16 The design of the scheme is such that it can easily be adapted to the varying needs of the users of the premises; with relatively wide hallways which would allow for wheelchair access and opportunity to provide a downstairs bedroom if necessary. There is no reason why the property would not be easily adaptable for varying needs of the user. The design and scale of the scheme is appropriate to the local context. The proposal incorporates a traditional design and utilises appropriate materials and would appear as two detached two-storey dwellings in a residential setting with similar plot sizes to the surrounding dwellings. The amenity space provided to the rear of the properties is similar to the amount of amenity space that is provided to surrounding residential properties and accords with Arun Design Guide. Overall, the scheme is sustainably located where it supports and encourages the continuation of a healthy, active lifestyle in close proximity to the South Downs which can easily be accessed for walks and exercise.

Heritage Considerations

- 5.17 The site at 84 Barnham Road is located within an Area of Special Character as set out within the Arun Local Plan. Policy HER DM4 Areas of Special Character sets out that planning permission will be granted subject to:
- a) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which makes positive contributions to the special character of the areas
 - b) the maintenance of an appropriate mix of uses where this is an important element in the character of an area
 - c) new development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.
- 5.18 Further, Thimbles, the property at 80 Barnham Road, and the attached front boundary wall, is designated as a Grade II listed building. The list description reads: C18. Two storeys. Two windows. *Faced with flint cobbles with brick dressings and quoins, all now painted. Thatched roof. Casement windows.*
- 5.19 The property shares the access to the development site and sits immediately fronting Barnham Road. Whilst the property features a thatched roof to the main frontage, a two-storey extension to the rear features a tiled roof. The property benefits from an enclosed rear garden and parking to the north and is separated from the application site by close board fencing and mature tree screening. The site is not viewed in the context of the listed building and as such the development within the site of The Hollies would not detrimentally impact the setting of the listed property.
- 5.20 Policy HER DM1 refers to listed buildings and requires proposals to protect, and where possible enhance the setting of listed buildings. The proposals have been fully considered in terms of the relationship to the listed property and Area of Special Character. The proposals are for a high-quality development utilising traditional materials and design features. Retention of the access driveway and screening which is the closest part of the site to the listed building curtilage reduces the impact of the development on the setting of the listed building and the position behind the mature tree on the site frontage ensures any impact of the development on heritage assets is minimised as an important visual break and separation feature is retained. The location of the new development ensures the set back within the site, without direct access to the road frontage





remains and that the site would not have a wider visual impact on the street scene or wider character of the area. As such it is considered the proposals comply with heritage development management considerations.

- 5.21 Overall, the scale and nature of the proposal are such that the character and setting of the heritage asset would be maintained and enhanced by the retained vegetation and screening at the entrance. Five detached residential dwellings units have previously been approved on the site, and this proposal would effectively provide an alternative to plots 1 and 2 of the approval, whilst retraining the existing building. The provision of development on this part of the site has previously been approved under the five-dwelling scheme. Only the building design, size and internal layout of the two units is altered.

Natural Environment

- 5.22 The plot is heavily treed to the eastern boundary forward of the existing building on site and is covered by a group tree preservation order ref: TPO/BN/1/98. As indicated within the tree survey and report submitted with this application the proposal retains the existing building and focuses on a modest redevelopment of open space, utilising the existing site access.
- 5.23 All trees within and adjacent to the development area are to be retained, with no removals proposed as part of this scheme. No significant impacts on root protection areas are anticipated. The only works within any Root Protection Area (RPA) relate to resurfacing the existing driveway where it already encroaches upon T1, a process that will utilise the existing sub-base to avoid disturbance. Post-development pressures on retained trees are expected to be minimal, with boundary trees continuing to provide screening, amenity value and visual containment. Appropriate protective fencing will be installed for the duration of construction to safeguard RPAs
- 5.24 The development includes measures to mitigate and enhance the biodiversity on site through natural habitat creation and the inclusion of elements such as appropriate root protection measures, biodiversity uplift via provision of a bat box, bird boxes and a hedgehog nest box, two native trees will be planted within the gardens of the new buildings, a parcel of land in the south of the site will provide new high quality native scrub habitat and the western hedgerow will be extended at the southern end using native species. These measures combined result in a +10% biodiversity net gain, ensuring compliance with environmental policies as outlined in the separate BNG Statement and Preliminary Ecological Appraisal.
- 5.25 The site was assessed as having:
- Negligible suitability for roosting bats.
 - Suitability for foraging/commuting bats, badger, breeding birds and hedgehog.
 - Likely absence of otter, water vole, hazel dormice, reptiles, great crested newt and notable invertebrates or important assemblages. These species are not given further consideration.

The enhancement measures proposed in the report will ensure the proposed development will result in a net gain for biodiversity in line with the NPPF, and a BNG report has been provided under separate cover to quantify the net gain. Taking this into account, as no designated sites or protected species will be significantly impacted once these measures are in place, the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF and policies ENV DM1 to ENV DM5 of the Arun Local Plan.



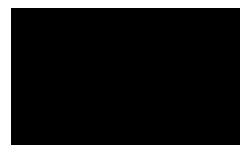


Climate Change

- 5.26 The site is sustainably located. In term of the incorporation of renewables this is referred to in Arun Local Plan policy ECC SP2 which requires residential development to be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems. The proposal incorporates sustainable and energy saving design and technology in the form of roof mounted photovoltaic (PV) panels and electric vehicle charging points to both dwellings, Additional details are provided in the separate Sustainability Statement.

Drainage and Flooding

- 5.27 The site is not in a flood risk zone. Arun mapping indicates the area does have high groundwater. The site is within the Lidsey Wastewater Treatment Works Catchment Area and although minor developments are unlikely to raise significant flood risk, due to the cumulative impact all development within this area must be accompanied by a Drainage Impact Assessment.
- 5.28 The proposal is supported by a SuDs and Drainage Report dated November 2025. This concludes that discharge of surface water to ground confirmed is not suitable after infiltration test failed. Winter groundwater monitoring was carried out in late 2022 and early 2023 which recorded the highest groundwater level of 1.0mgb. Infiltration features are therefore not viable under Arun District Council policy. It is therefore proposed that surface water runoff is to be discharged into an existing surface water sewer located within Market Close at a restricted rate of 0.5l/s. Storage will be supplied within the sub-base of a tanked permeable parking area and within an attenuation tank. The proposed network has been designed to cater for 1 in 100-year +45% CCA storm +10% urban creep.
- 5.29 The proposed foul water network is to be connected into the existing foul water system on site via the construction of a new chamber over the existing drain.





6.0 CONCLUSION

- 6.1 The proposal seeks consent for the addition of two residential units for use as a children's care home. The site is situated in a sustainable location within the village of Barnham and would provide employment for the equivalent of 8 full time members of staff per house. A further supporting role provides the opportunity for staff to utilise the shops and local facilities increasing the vitality of the village centre.
- 6.2 The proposal has been fully informed by the development management policies of the Local Plan and National Planning Policy. The proposed change of use provides two family dwellings which would represent the efficient reuse of the building in a District which cannot demonstrate a 5-year housing land supply.
- 6.3 The proposal allows for its successful integration within its setting without altering the development externally. The development would be visually respectful of the site and its wider context and would not result in harm to neighbour amenities.
- 6.4 For all the above reasons the application proposal complies with the policies of the Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.

