



Smith
Simmons
& Partners



PLANNING DESIGN & ACCESS STATEMENT

Application to address reserved matters following approval of BN/99/22/OUT which was for access only

Eastmere Stables, Eastergate Lane, Eastergate, PO20 3SJ

September 2024





Smith Simmons & Partners

PLANNING DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 This Planning, Design & Access Statement accompanies a full planning application for Full set of plans following outline approval of application BN/99/22/OUT and appeal ref APP/C3810/W/22/3312864. The application is for 9 residential dwellings with all matters reserved except access.

- **Planning Design and Access Statement**
- **Flood Risk Assessment and Sequential Test**
- **Design Statement**
- **PEA**
- **Arboricultural Survey**
- **Sustainability Statement**
- **BNG**
- **TN**

2.0 THE SITE & SURROUNDINGS

- 2.1** The site is the former equine site formerly for training racehorse and latterly as a livery.
- 2.2** The last use of the site was for the storage of scaffolding in relation to the former site owner's business following the demise of the livery.
- 2.3** Eastergate Lane is an area of change. Originally horticultural small holdings, which have been converted to small business. These have declined and residential development is replacing these.

The Proposed Development

- 2.4** Outline permission has been granted for 9 dwellings and this application is to deal with the reserved matters, which are everything other than access and layout.



3.0 PLANNING HISTORY OF THE SITE

3.1 Relevant planning history for the site:

Application	Description	Decision
BN/25/23/OUT	outline permission with all matters reserved, other than access, for 4 No self-build dwellings (resubmission following BN/99/22/OUT). This application is a Departure from the Development Plan.	Approved conditionally
BN/99/22/OUT	Outline permission with all matters reserved, other than access, for 9 No residential dwellings. This application is a Departure from the Development Plan.	Appeal Allowed
BN/7/21/PL	change of use of existing equestrian yard to storage (Use Class B8). This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan	Approved Conditionally
BN/102/16/PL	1No. Dwelling for permanent agricultural worker following temporary approval EG/62/15/PL	Approved conditionally
BN/62/15/PL	Retrospective temporary permission for an agricultural workers dwelling.	Approved conditionally
BN/4/14	Siting of timber temporary building to replace existing mobile home and portacabin, to be used in connection with existing equestrian use.	Approved conditionally



4.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework 2022

4.1 The main policy is for the promotion of sustainable development. The objective is to secure net gains in an economic objective, a social objective and an environmental objective.

a) 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;

b) 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

c) an environmental objective:

to protect and enhance our natural, built and historic environment, including making effective 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.

4.2 The proposed development is in accordance with the sustainable objectives of this national policy in that the land is better utilised for residential development. The proposed houses will help support the local economy by helping to sustain local shops and facilities,

Arun District Local Plan July 2018

Policy SD SP1 Sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

4.3 The proposed development is in accordance with this policy. It is a sustainable form of development by providing much needed houses.

Policy H DM1 Housing mix

The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency (37) design guidance. For developments of 11 units or more



the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

The tenure mix for development schemes shall be negotiated on a case-by-case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA. The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis. Over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.

4.4 The marketing mix is;

3 x 2 bed

4 x 3 bed

2 x 4 bed

Policy D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments (as defined in the GDPO 1995 (as amended (41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

4.5 The design of the dwellings has evolved from a comprehensive study of the designs, styles, materials found in Eastergate Lane.

Policy D DM1 Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

4.6 The design concept has taking all these aspects into consideration.

Policy D DM4 Internal Space Standards

The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.



- 4.7 The layout of the proposed dwellings is in accordance with this policy.

Policy ECC SP2 Energy and climate change mitigation

All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will: a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of onsite renewable or low carbon energy generation is unviable or not feasible.

- 4.8 The proposed development accords with this policy.

Policy W SP1 Water

Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief. The Council will also support development that: a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;

- 4.9 A Drainage Strategy has been submitted with this application which complies with this policy.

Policy W DM2 Flood risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied: a. The sequential test in accordance with the National Planning Policy Guidance has been met. b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. c. The sustainability benefits to the wider community are clearly identified. d. The scheme identifies adaptation and mitigation measures. e. Appropriate flood warning and evacuation plans are in place; and f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

- 4.10 The site is within flood zone 1. A Flood Risk assessment and drainage strategy has been submitted as part of the application.

Policy W DM3 Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate



to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.

In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must: f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA. g. Undertake up to six months groundwater monitoring within the winter period. h. Undertake winter percolation testing in accordance with BRE365. i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event. j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

- 4.11 A drainage strategy has been submitted with this application which demonstrates that the site can be satisfactorily drained in accordance with policy.

Policy QE SP1 Quality of the environment

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

- 4.12 The proposal accords with this policy.

Policy ENV SP1 Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites ENV DM4 Protection of trees states Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity.

Policy ENV DM5 Development and Biodiversity

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not).

- 4.13 A Preliminary Ecology Assessment and an Arboricultural Assessment has been submitted with this application which demonstrates that the proposed development will not have any adverse effects on the local ecology, and provide a biodiversity net gain of 44.47%



Barnham and Eastergate Neighbourhood Plan 2014-2029

Policy ES1 Flooding, drainage and new development New development should aim to reduce the overall level of flood risk in the area: • Development, other than minor domestic or commercial extensions, will not be supported: • without clear evidence provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development; and • should take account of the Surface Water Management Plan for Lidsey Catchment and the Aldingbourne and Barnham Rife Strategy when published.

- 4.14 A FRA and Drainage Strategy has been submitted with this application.

Policy ES5 Quality of design All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local plan.

- 4.15 Design features of the village and specifically Eastergate Lane have lead the design in accordance with this policy.

Policy ES6 Contribution to local character

New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future

- 4.16 The design is in accordance with this policy.

Policy ES8 Buildings should be designed to reflect the three-dimensional qualities of traditional buildings Generally, buildings should be designed: • as a three dimensional whole, so that elements such a bay windows are designed in from the start rather than being 'bolted-on' at the end; • with windows and doors set back from the external surface of the buildings, to introduce some depth and modelling to the facade; • with changes in material related to the design of the building rather than a random approach. For example, changes in material may relate to a change in form such as a setback or projection.

Policy ES10 Trees and Hedgerows

• Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value.

- 4.17 A full set of tree protection plans are included with this application.

Policy ES11 Energy efficiency of new development

All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the Code for Sustainable Homes (DCLG2006). • New development should wherever possible include the following features: • high quality, thermally efficient building materials • double glazing (at a minimum), and • cavity walls and loft insulation (where relevant)

- 4.18 A Sustainable Construction Statement has been submitted with the application that demonstrates conformity to this policy.



Policy GA4 Parking and new development

Development proposals will be supported only if they include the maximum level of off-street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

- 4.19 On site parking is proposed.

Policy H4. Integration of new housing into surroundings

Proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village.

- 4.20 The site has been designed to integrate with the surrounding development.

Policy H5. Outdoor space

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

- 4.21 Each of the proposed dwellings have good private amenity space.

Policy H7. Drainage for new housing

Wherever possible, new housing development should be designed so as to have a predicted water discharge of no more than 80 litres of water per person per day, in line with the requirements of Level 5 of the Code for Sustainable Homes (CfSH)

- 4.22 The submitted Sustainable Construction Statement confirms conformity with this policy.

Barnham and Eastergate Design Guide

A generalised Late Victorian-Edwardian style is present in most areas of the villages, in the form of villas and artisan cottages, and is echoed in many (but not all) of the later developments. As a result the Parish has a mix of styles from traditional brick and flint farmhouses and cottages, large Victorian/Edwardian villas and artisan cottages and terraces, interwar bungalows and houses, 1970's estates.

Architectural detail should include 3-D features such as bays, set-back windows, eaves, porches, and brickwork/masonry detailing e.g. corbelled and plinthed brickwork, detailed brick courses (colour, set-out), flat and arched courses over doors and windows, contrasting courses and reveals, tile hanging details, weatherboard and cladding where relevant.

- 4.23 The proposed new development has studied the design styles and periods as well as the use of materials in developing this scheme.



5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Principle of Development

- 5.1 The site is outside of the built up area boundary, however, the principle of development has been established by the outline permission for dwellings on this site. The layout is similar to that presented for information purposes with the outline application.

Layout & Scale

- 5.2 The layout is slightly variant to the indicative layout, this is for design reason. Having undertaken a detailed study of the styles and types of development in Eastergate Lane, the proposed layout is around individually styled dwellings. The scale is for 9 dwellings. The proposal is for a mix of houses and bungalows to meet the requirements of the Parish.

Design Principles & Appearance

- 5.3 The design of the dwellings has developed from planning policies, specifically the neighbourhood plan which has a requirement for housing for older/elderly persons, and the bungalows have been specifically designed for this purpose. Eastergate Lane has a mix of bungalows, 1.5 dwellings and 2 storey dwellings, predominantly dormers, and pitched roofs, which are predominantly clay tiles. Many dwellings are rendered and painted; others are entirely brick. Gables are quite common. Attention to detail has ensured that the proposed dwellings are in character with the surrounding dwellings. The designs reflect the character of the surrounding area and are individual rather than "estate" type.
- 5.4 The housing mix consists of 3 x 2 bed, 4 x 3 bed and 2 x 4 bed mix of dwellings. There are 2 bungalows, one 2 bed and one 3 bed.

Arun Five Year Housing Land Supply

Paragraph 11 d footnote 8 states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; 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. This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

- 5.5 In this case, Arun District Council only have 4.17 HLS and the above 11 d footnote 8 is engaged. Therefore, planning approval should be granted unless there would be demonstrable harm in doing so and the harm would outweigh the benefits. As stated above, the principle of development has been established by the Appeal decision to allow the 9 dwellings. This application is for the details of the reserved matters and not the principle of development.



Drainage and FRA

- 5.6 The site is within flood zone 1 and the risk from fluvial and surface water flooding is low. A full FRA Drainage Strategy and SuDS Proforma have been submitted with this application which demonstrates that the proposed development which considers flood risk and climate change. SuDS will attenuate and treat surface water run-off with soakaways and permeable paving.
- 5.7 Foul sewerage will be connected to the public sewer in Eastergate Lane.

Access

- 5.8 Access was established and granted consent at the outline state. Sufficient car parking provision to serve the development is provided on site as per previous approval.

Impact on Trees

- 5.9 An Arboricultural Survey and Method Statement has been submitted with this application with a Tree Constraints Plan of existing trees. The Method Statement details the removal of 2 x category B individual trees and 2 x category C individual trees, and 1 x cat U and 6 x cat C groups of trees. as well as protection measures.

Impact on Ecology

- 5.10 An Ecological Impact Assessment has been submitted with this application which states that the site is dominated by modified grassland, hard standing and buildings with habitats of very low ecological value. The proposal has no adverse effect upon the Cocking and Singleton Tunnels SAC. The Assessment recommends that no further phase 2 protected species surveys are required. Enhancements are proposed which can be conditioned.

Sustainability

- 5.11 One of the main issues identified by the Inspector was at paragraph 4, is the site a suitable location. The Inspector found that the front section was previously developed land, and further at paragraph 8 that Eastergate Lane has a reasonably high levels of development along its length. At paragraph 19 the planning balance states that 9 new dwellings in an area of countryside where other residential dwellings are present would be a benefit to housing supply. The development is a sustainable form of development.

Biodiversity Net Gain

- 5.12 A BNG Statement has been submitted with this application which states that metric calculations have identified that the existing value of Habitat units on site is 8293. The retained, created and enhanced habitats would total 11981 habitat units, which is a net gain of 44.47%.



The benefits of granting planning permission are:

- 5.13 Arun does not have sufficient 5 YHLS and therefore Paragraph 11(d) footnote 8 of the NPPF is engaged and the proposed dwellings are a sustainable form of development. As the Inspector found, the 9 dwellings would contribute to housing supply.
- 5.14 Each of the dwellings are individually designed to reflect the character of the surrounding area, with a mix to reflect the social housing requirements of the area, with both houses and bungalows.

Conditions and Delivering Development

- 5.15 To expedite this development as soon as possible, we are including additional documents to be assessed to avoid conditions and the delays to development that this brings.

Construction Environmental Management Plan (CEMP)

- 5.16 Submitted with this application are measures on site include carrying out on-site 'environmental risk assessments' to formulate plans that will help reduce the impact of things such as noise, dust and waste. Consult with local residents on any particular concerns. Ensure staff are properly trained in all aspects of use of hazardous substances, including appropriate methods of storage and disposal. Wherever and whenever possible, employ a system of recycling for items such as wood, metal, glass and bricks. Provide paper recycling facilities at our Head Offices in Chichester. Ensure that our electronic waste is either recycled by a fully licensed organisation or disposed of in accordance with WEEE Regulations. Work with suppliers and sub-contractors to improve our combined environmental performance.

Construction Environmental Biodiversity Plan

- 5.17 Included with this application is a Construction Environmental Plan to protect biodiversity.

6.0 CONCLUSION

- 6.1 The principle of development has been accepted with the approval of the outline application for consideration of the access, with all other matter as reserved matters.
- 6.2 The suite of technical reports demonstrates that the development of 9 dwellings can be developed by enhancing the local ecology of the site and that the design of the dwellings is in character with the local surrounding development, providing a mix of housing types, including bungalows.
- 6.3 The proposed development will not cause any detrimental effects therefore the application should be approved without delay in accordance with sustainable development.