

PLANNING and DESIGN AND ACCESS STATEMENT

Site at: 2 Como, Barnham Road, Eastergate, PO20 3RT



**APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF HIVE ASSETS**

October 2021

Lewis and Co Planning, 2 Port Hall Road, Brighton, BN1 5P

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1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for planning permission at Site at: 2 Como, Barnham Road, Eastergate, PO20 3RT, on behalf of Hive Assets
- 1.2 The proposed scheme is for the erection of a new two-storey building to contain 2no x 2 bedroom flats with associated parking, bin and bike stores and landscaping.
- 1.3 This statement will demonstrate the proposal is acceptable with regard to all material planning considerations and will deliver much needed homes in a sustainable location.
- 1.4 The application comprises the application fee and the following documents:
- Application Forms
 - 1323.01a Proposed Site Plan
 - 1323.02a Proposed Elevations
 - 18040721/ES Existing Elevations
 - 18040721/FP Existing Floor Plans
 - 18040721/TS Existing Topographical Survey Plan
 - Technical Note - Parking
 - Planning and Design and Access Statement
 - CIL forms

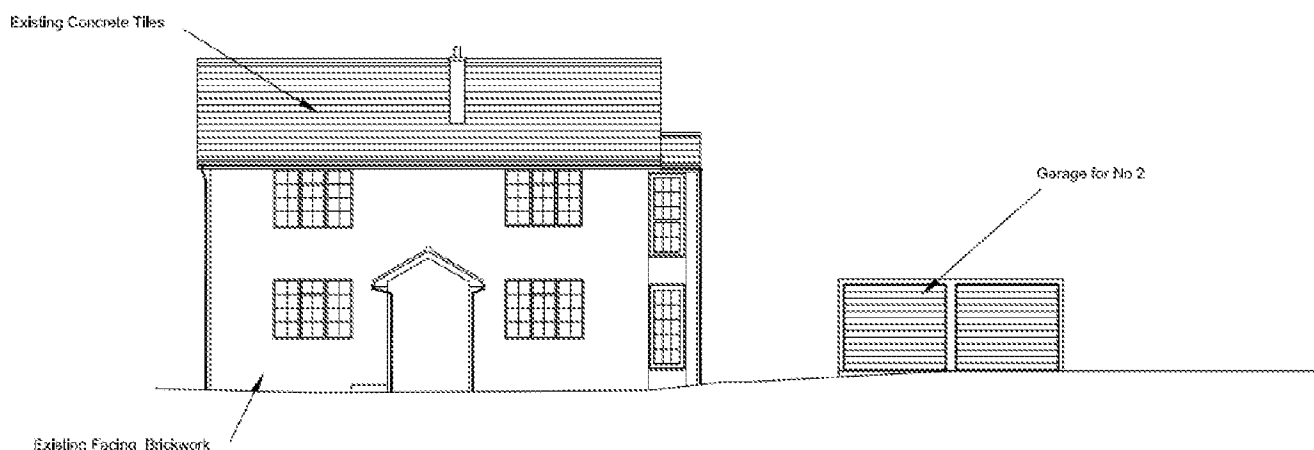
2.0 SITE AND PLANNING HISTORY

- 2.1 The site is currently occupied by a detached two storey dwelling. It has separate ground floor and first floor flats with independent access arrangements to each unit.
- 2.2 To the front of the site there is a private garden for the ground floor flat, and to the rear of the building there is an area of car parking, and beyond this to the north a private garden for the first floor flat which tapers in width to the north .
- 2.3 The site is on generally level ground and measures approximately 0.8 Hectares



Above: Aerial view of the site (in blue)

- 2.4 The site is in a sustainable location with The Village centre (as defined in the Neighbourhood Plan) around 200m to the west of the site. A doctor's surgery 400m to the west and the village shop, post office and village pub all within 800m. There are bus stops connecting the site to Chichester, Barnham and Bognor Regis located approximately 100m to the west of the site. T
- 2.5 The site is not subject to any specific planning designations and is not near any listed buildings or other heritage assets.
- 2.6 Planning permission was granted in 2018 for the extension of the existing building with a part single and part two-storey extension to the north to provide additional living accommodation for the first floor flat in the existing building. With the existing ground floor flat remaining unaltered. Planning Ref EG/50/18/HH



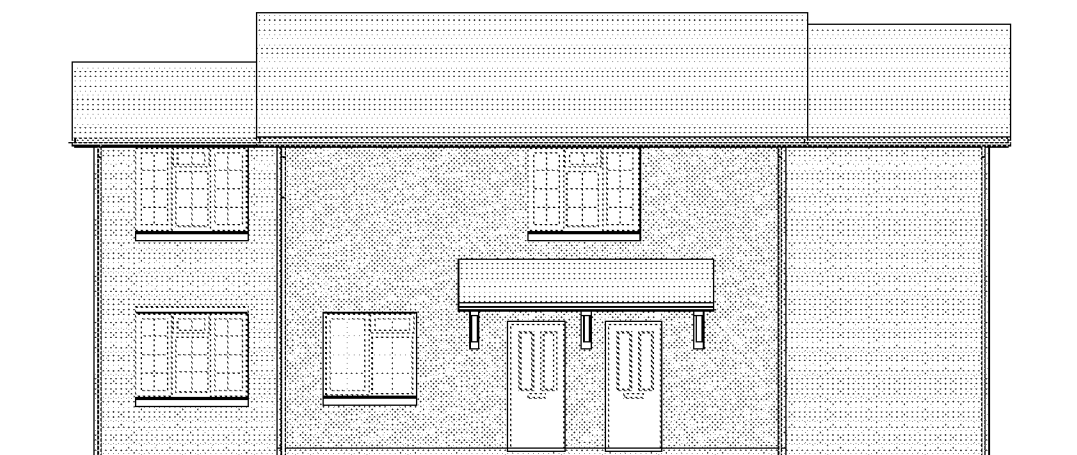
Above: Existing Elevations 2018



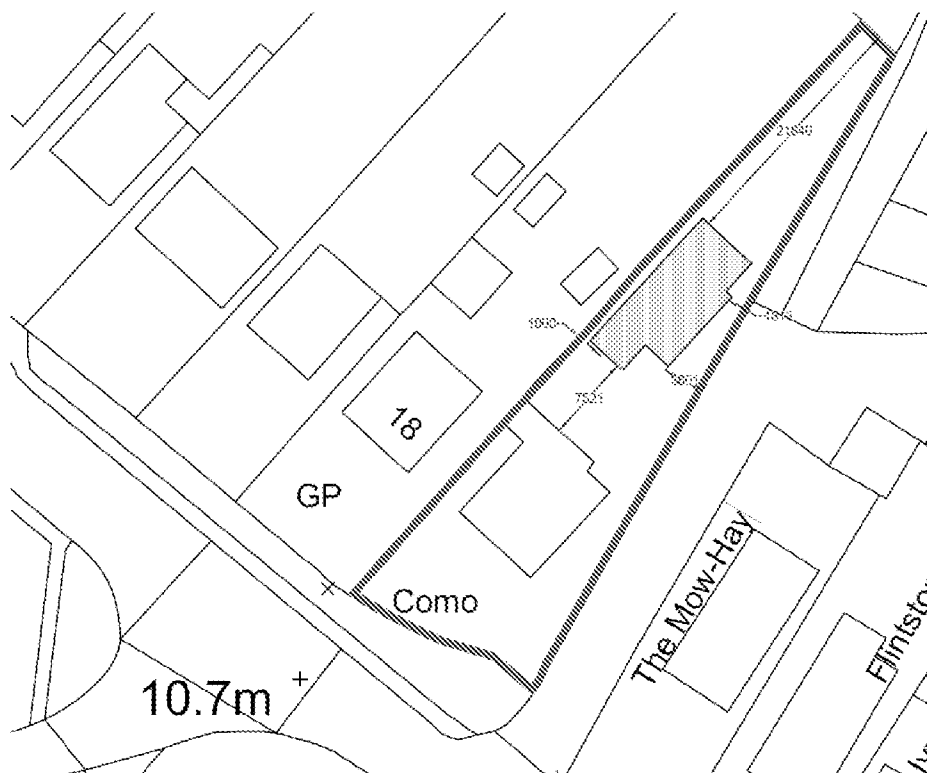
Above: Approved Proposed Elevations 2018

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is for the erection of a new building to the rear of the existing building.
- 3.2 The proposed new building would contain 2no two-bedroom flats in a two storey building.



Above Proposed front elevation



Above Proposed site plan showing new building hatched

- 3.3 Access to the new flats will be from the existing private drive and a total of 4 parking spaces will be provided – two for the existing flats, and two for the new flats.

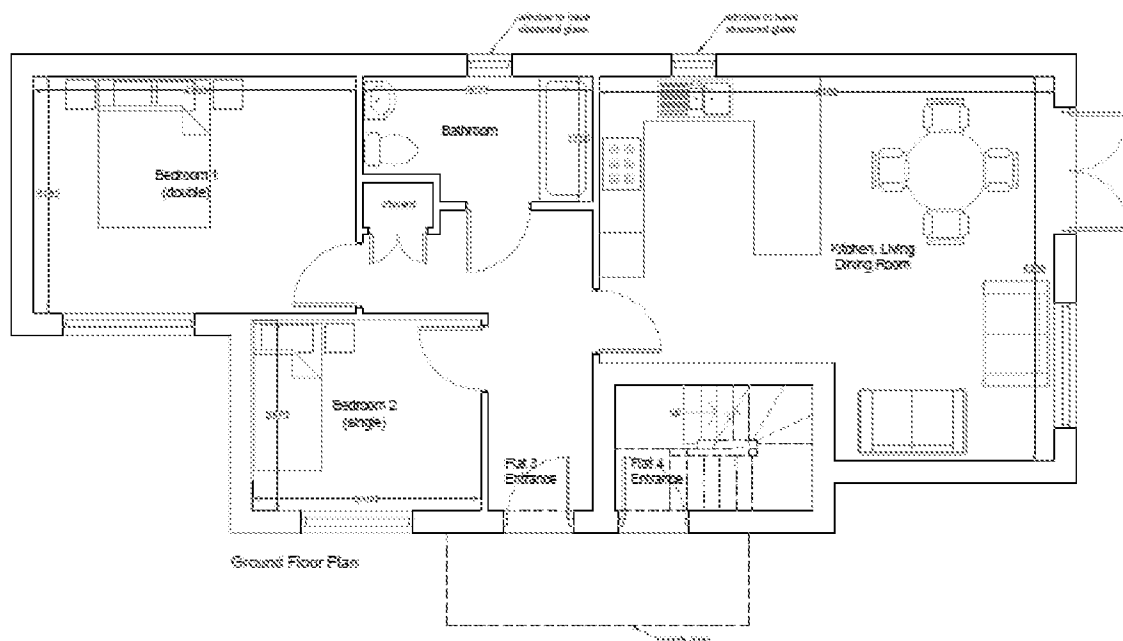
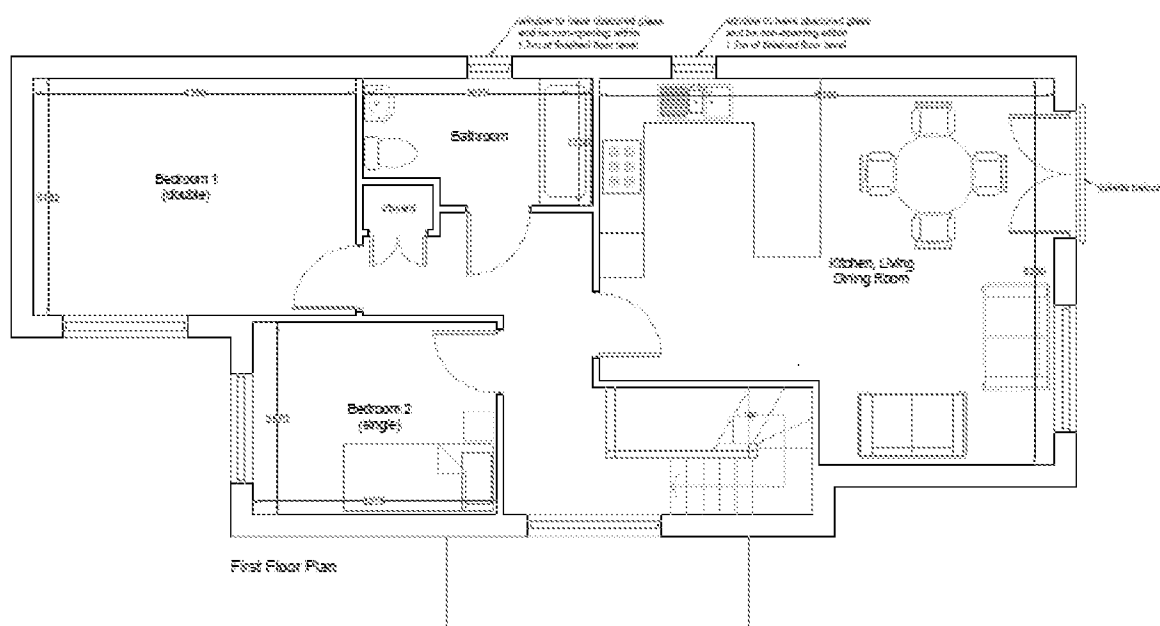


Above: Site plan showing location of 4x parking spaces

- 3.4 Bike stores for the new flats will be provided in each of the private gardens proposed at the rear of the site, and bin stores for the existing and proposed flats will be provided at the front of the site to enable easy collection of refuse.
- 3.5 The proposed building will be a mix of brick and render elevations beneath a tiled roof.
- 3.6 The proposed unit mix is below. The Nationally Described Space Standard considered most relevant to each unit type is also provided to show each unit exceeds the relevant standard.

Unit type	No.	Size (sqm)	Beds/Persons	Relevant NDSS (sqm)
Flat	3	85	2b 3p	61
Flat	4	91	2b 3p	61

3.7 Proposed floor plans are below (not to scale)



4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 A revised Framework has been published in February 2019. The Framework is underpinned by the same principles as its predecessor and the most relevant paragraphs of the NPPF are set out below:

Paragraphs 59 to

Paragraph 79: Sets out the ways in which the planning system should support the Government's objective "of significantly boosting the supply of homes".

Paragraph 108: Applications for development should ensure that sustainable transport options have been or could be taken up.

Paragraph 109: Development should only be prevented on highway grounds if these would be an unacceptable impact on highway safety or impacts on the road network would be severe.

Paragraph 118: Promotes effective use of land in meeting the need for homes and other uses, including promoting the development of under-utilised land and buildings and supporting the use of airspace above existing residential and commercial buildings for new homes.

Paragraph 122: Planning decisions should support development that makes efficient use of land.

Paragraph 123: Developments should make "optimal use of the potential of each site".

Paragraph 124 to

Paragraph 132: The main design policies of the NPPF. Paragraph 127 sets out specific design criteria that developments are expected to meet including functioning well, providing visually attractive development and being sympathetic to local character.

Arun Local Plan 2011-2031

4.3 The District Council have prepared a new Local Plan and the Local Plan Inspector issued their final report in July 2018 recommending a number of Main Modifications that would make the Plan sound.

4.4 Following the approval of these modifications the Council adopted the Local Plan on 18th July 2018.

4.5 The Plan replaces the policies of the previous 2003 Local Plan under which the previous permission was granted. The new Plan sets out how the area will develop over the next fifteen years and beyond.

4.6 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
T SP1	Transport and Development
AH SP2	Affordable Housing

Barnham and Eastergate Neighbourhood Plan

4.7 The Rustington Neighbourhood Plan was 'made' (adopted) in 2015 after receiving the support of 93.54% of local voters at referendum. It now forms part of the Development Plan for the area.

4.8 Relevant policies include:

Policy H1 Specific site allocation - Permission will be granted for at least 60 new homes in Eastergate on land identified on the Proposals Map, provided that the development meets the requirements of the policies set out in this Plan and the Arun District Local Plan.

Policy H2 Windfall sites - Permission will be granted for small residential developments on infill and redevelopment sites within the parishes subject to the policies of this plan being met.

Policy H3 Housing mix - The type of housing to be provided in any residential development should reflect the location of the site:

- where development is on a site within 400 metres walking distance from a village centre, at least 50% of the housing units to be provided should have one or two bedrooms;
- in other cases, no more than 25% of the housing units to be provided should have one or two bedrooms.

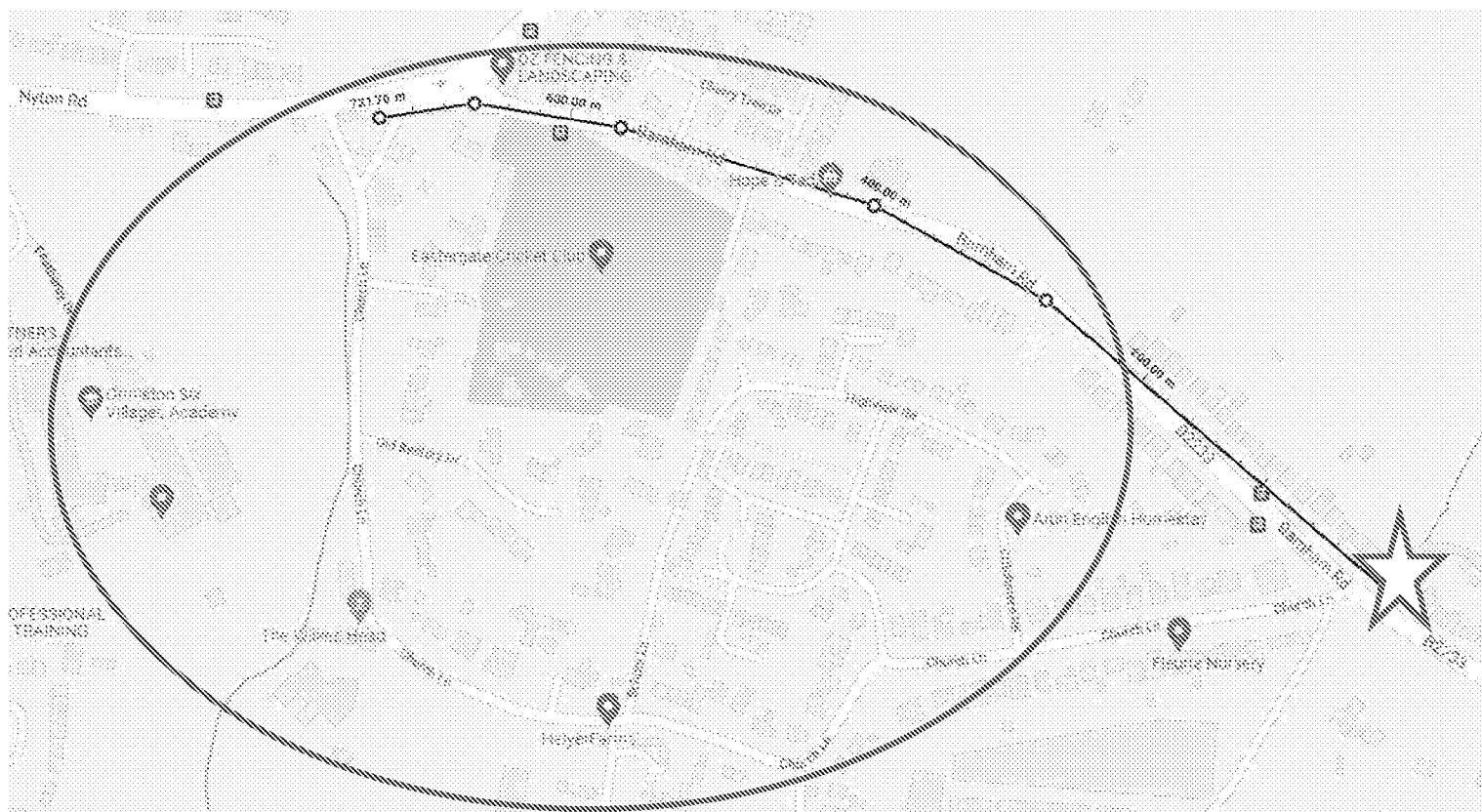
Policy H5. Outdoor space - Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

Policy H6. Attention to detail - In particular, the design of new housing should give full consideration to the following items:

- bin stores and recycling facilities
- cycle stores
- meter boxes
- lighting
- flues and ventilation ducts
- gutters and pipes
- satellite dishes and telephone lines.

- 4.9 The Neighbourhood Plan has not been updated since the adoption of the Arun Local Plan 2018.

- 4.10 *“Eastergate village is centred on Elm Tree Stores, which is also the local Post Office, the Six Villages Sport Centre (actually in Aldingbourne parish), the playing fields and Church Lane leading to the school, local pub, parish church and the conservation area”.*
(Source Barnham and Eastergate Neighbourhood plan paragraph 2.3)
- 4.11 The plan on the next page show the areas of the defined village centre edged in RED with the location of the application site marked with the yellow Star.
- 4.12 The Site is within 250m of the defined village centre, and is 100m from the nearest bus stops, 400m from the Doctor’s Surgery and approximtly 800m (1/2 mile) walk to the post office and convenience store (Via Barnham Road) and the village pub (via Church lane)



5.0 ASSESSMENT OF SCHEME

5.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- Principle of Development
- Affordable Housing
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Access & Highways

These are considered in greater detail below.

Principle of Development

- 5.2 The site as existing benefits from a spacious plot in the built-up area of Eastergate.
- 5.3 The site is in part previously developed land and is also in a sustainable location. The redevelopment of the site would provide a net increase of 2 residential units at the site.
- 5.4 Local and national policies strongly support the delivery of increased densities on development sites and the delivery of new homes in Arun district.
- 5.5 In particular, the revised National Planning Policy Framework provides strong supporting in principles for the effective use of land in meeting the need for new homes. Paragraphs 122 and 123 in particular seek to ensure that developments make “*optimal use of the potential of each site*”. The quantum of development proposed at the site would make effective use of poor quality garden and parking land.
- 5.6 During the Local plan examination process the housing requirement figure in the Local Plan was increased to 1,000 new homes a year or 20,000 new homes over the Plan period.

- 5.7 The Council have identified a potential supply of 20,074 dwellings and this identified supply clearly lacks flexibility and is reliant on almost full delivery of the identified sites if the minimum housing requirement identified in the Local Plan is to be realised.
- 5.8 The Neighbourhood Plan 2014-2019 sets out proposals for 60 new dwellings in Eastergate, plus windfalls. The emerging Neighbourhood Plan part 2 allows for 114 new houses on 3 identified sites, plus windfalls.
- 5.9 The Housing Delivery Test 2020, published in January 2021, shows Arun District Council have delivered just 61% of their housing target over the past 3 years. For this reason, the 'presumption in favour of sustainable development' applies in the determination of planning applications in the district.
- 5.10 The proposed development would represent sustainable development and deliver two high quality new homes in a sustainable location. The NPPF states there are three parts to sustainable development: economic, social and environmental.
- 5.11 Below it is demonstrated how the proposed development comprises of sustainable development.

Economic objective

- 5.12 The development of the site will provide economic activity in the construction phase, particularly in the construction industry and related secondary industries. The works carried out to construct the dwellings would provide employment for many local workers including skilled construction workers, plumbers, electricians, roofers and plasterers, estate agents and letting agents.
- 5.13 Local finance considerations, such as increased Council Tax receipts and the New Homes Bonus, can also be taken into account as a material consideration.

Social objective

- 5.14 The site is appropriately located within the built-up residential area. The proposals will create two high-quality new homes and make a valuable contribution towards the Council's housing target. The proposal will create smaller dwellings, with good access to private gardens, and will allow for home working.

Environmental objective

- 5.15 The proposal will make efficient use of land in a sustainable location. The site is within walking distance of the amenities of Eastergate. The site is also within walking distance of sustainable transport options by way of a bus services which operates from Barnham Road with bus stops 100m from the site, and secure and covered cycle parking will be provided for the new homes. These factors will all encourage sustainable living.
- 5.16 The paragraphs below consider in detail the proposed development and its compliance with relevant national and local planning policies. There are no significant impacts of the scheme that would prevent the grant of planning permission.

Design

- 5.17 The design of the proposal will seek to complement that of the existing building on the site with similar materials and design.
- 5.18 The mass and scale of the proposed flats will reflect the mass and scale of the existing building and is appropriate for a modern development in this location.
- 5.19 The scale, massing and height of the proposed development is therefore considered to be acceptable in accordance with Neighbourhood Plan Policy 2 (Housing Design), and Local Plan Policy D SP1 (Design).

Neighbouring Amenity

- 5.20 The proposed flats propose no windows west elevation that would overlook the neighbouring house. The main windows of the flats would all face north and east, away from the neighbouring dwelling.

- 5.21 The balcony at first floor level is a Juliette balcony that would face towards the rear garden of the site and will not, impact the in terms of overlooking.
- 5.22 The proposed building will not overshadow the adjacent dwellings by reason of lying to the north of the houses. While there will be some increase in mass close to the boundary, this is considered to be comparable to that already approved in 2018 and also has the benefit of being a detached building, rather than an extension onto the existing g building, so there will be space between the existing and proposed building to break up the mass on the boundary.
- 5.23 The neighbouring dwelling's garden is developed with numerous outbuildings and sheds which would reduce the visual impact of the proposed building close to the boundary.
- 5.24 For these reasons, no neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

- 5.25 Both of the proposed units benefit from exceeding the minimum requirements of the nationally described space standards, providing a high standard of accommodation for future residents. The proposed dwellings will also benefit from private car parking, private amenity space, allocated bin storage and areas for cycle storage.
- 5.26 The layout of the internal accommodation will be appropriate for modern living, and ample built-in storage space is provided. The occupants will also benefit from all units being at least dual aspect, providing good levels of light and ventilation.

Access & Highways

- 5.27 Access to the flats will be from the east side of the building via the private driveway.
- 5.28 Each flat will have 1 dedicated off road parking space, and 4 parking spaces are provided in total for the existing and proposed flats for the proposed flats.

- 5.29 All of the parking spaces proposed will have electric Vehicle Charging Points in order to future proof the development and comply with WSCC standards.
- 5.30 The development will also facilitate cycle parking, and there are bus stops locally which connect the site to the wider area. Therefore future residents will be able to utilise sustainable travel options.
- 5.31 The parking provision is therefore considered to be appropriate to the scale of development and complies with Local Plan Policy T SP1 (Transport and Development), which seeks appropriate provision of parking, consideration of the impact of new developments on on-street parking demand and supports proposals that reduce the need for travel by private car.
- 5.32 The Transport Note which accompanies this application sets out in detail the anticipated parking requirements for the development and concludes that the proposal will provide ample parking for residents and visitors in accordance with planning policy.

6.0 CONCLUSIONS

- 6.1 The scheme proposes the erection of a new building to contain 2no two-bedroom flats. The development is an excellent opportunity to make effective use of land. The presumption in favour of sustainable development applies to the development.
- 6.2 The scheme is well designed, reflecting the form of development already on the site and in the surrounding area of Eastergate. The site's location offers clear sustainability benefits with easy access to shops, services, and sustainable transport options.
- 6.3 The amenities of neighbouring residents will be preserved, and appropriate provision has been made for required parking and bin storage. All units benefit from private outside amenity space.
- 6.4 The benefits of the two dwellings are significant in terms of the provision of high-quality housing on a site that can accommodate a higher density of development than it does as existing. This approach is even more crucial at a time where the Council have delivered just 61% of their housing requirement in the last 3 years. There are no disadvantages of the proposal that would significantly and demonstrably outweigh the benefits of delivering much needed homes.
- 6.5 The proposal helps make efficient and effective use of the site and will provide good sized two bedroom homes.
- 6.6 In the light of the above, the local planning authority is respectfully requested to grant planning permission.

Lewis & Co Planning
October 2021