

**CONSTRUCTION OF 1 NO. TWO STOREY DETACHED DWELLING HOUSE ON LAND
EAST OF EASTMERE HOUSE EASTERGATE LANE EASTERGATE PO20 3SJ**

LPA REFERENCE BN/26/22/PL

PLANNING STATEMENT

1.0 INTRODUCTION

- 1.1 Folkes Architects have been instructed to prepare and submit a planning application seeking permission to construct a single two storey detached dwelling on land east of Eastmere House on the north side of Eastergate Lane.
- 1.2 The application has been registered and given the reference number BN/26/22/PL. This statement is to be read in conjunction with the submitted Plans, Design and Access Statement and External Assessments.

2.0 PRE-APPLICATION ADVICE

- 2.1 This application has been made after first taking the Council's planning advice on the merits of this proposal. That advice was given in writing on 23 February 2022 under reference PAA/107/21 and concluded that:



Royal Institution of Chartered Surveyors

were an application for permission to be submitted it would be likely to be recommended for approval by officers. The site is contrary to Development Plan policy due to its location and impact on character but given the lack of housing land supply the planning balance the limited harm would not significantly or demonstrably outweigh the benefits gained from the provision of one dwelling. This approach reflects and a appeal decision at Poachers, Eastergate, Lane (BN/46/20/PL). At that time the LPA could demonstrate a higher housing land supply than at present. Therefore para 11 d ii) of the NPPF would be material in the determination of the application.

- 2.2 Since that advice was given, residential development for a single dwelling house on land at Stoneyfield Nursery has more recently been approved (BN/112/21/PL dated 29 October 2021) on the basis of the Officer's Report that concluded:

Despite conflict with these Development Plan policies there are material considerations, given the Council's lack of a 5 year housing land supply and application of the NPPF's 'presumption in favour of sustainable development'. Recent appeals decisions for single dwellings outside the BUAB at 32 Hill Lane, Barnham and Poachers, Eastergate need to be considered when determining this application.

3.0 PLANNING POLICY ANALYSIS

- 3.1 It is argued in favour of this proposal that the Council's lack of housing land supply means that Local Plan policies, and by implication, those within the Barnham and Eastergate Neighbourhood Plan, which relate to residential development outside recognised settlement boundaries, are out of date. As confirmed in the pre-application advice, the NPPF presumption in favour of sustainable development is the overriding material planning policy consideration in these circumstances.



3.2 That being the case, the principle of residential development has clearly been established in this location through both precedent and the operation of Paragraph 11 (d) of the NPPF.

3.3 The pre-application advice identified the following key planning policies within the Arun District Local Plan 2011 – 2031 to be considered:

- DDM1 Aspects of form and design quality
- DDM2 Internal space standards
- DSP1 Design
- ECCSP2 Energy and climate change mitigation
- QEDM4 Contaminated Land
- QESP1 Quality of the Environment
- QDSP1 Sustainable Development
- TSP1 Transport and Development
- WDM3 Sustainable Urban Drainage Systems
- WMDM1 Waste Management
- ENV DM5 Biodiversity

3.4 Taking each in turn:

Design (Policies DDM1, DDM2 and DSP1): The Design and Access Statement fully deals with the issue of design. It notes that *“The proposed site layout has been dictated by the position of the neighbouring property Eastmere”* and that *“the proposal seeks to follow the natural building line set by Eastmere”*. Taking that as the starting point, the scheme which was originally submitted for pre-application discussion has been revised to take account of the pre-app advice received and SPD guidance within the Arun District Design Guide) (July 2018). The scheme has been designed by award winning architects to



provide a modern new home which significantly exceeds current space and energy efficiency standards.

Neighbour Amenity (Policy DDM1): Care has been taken to ensure that the dwelling will not overlook or overshadow the adjoining property, Eastmere House. The DAS concludes at section 8 that *“the proposed development has been designed to respond to and respect the site and its immediate context while taking into account the private amenity spaces of the neighbouring properties and the applicants alike”*.

Amenity Space Provision (Policy DDM1): This is shown on the submitted drawings. The opportunity to introduce generous amenity space is noted in the DAS in the following terms - *“the site will seek to domesticate the paddocks into a family garden space, largely remaining lawns”*.

Bin Storage (Policy DDM1) Bin storage for both household and recyclable wastes are provided within the development.

Highway Safety (Policy TSP1): The site is to be accessed over a new entrance to be constructed between two established access points with excellent visibility splays fronting Eastergate Lane with its restricted 40mph speed limit.

Transport and Parking Policy TSP1): The site has ample parking and good access for occupiers, visitors, delivery vehicles and the emergency services.

Sustainable Construction (Policy ECCSP2: Notwithstanding that the construction industry is constrained by supply difficulties post Covid, the intention is to use sustainable materials from local sources wherever possible. The Sustainability Statement at Section 7 of the DAS illustrates how the architect has incorporated energy and water saving measures into the design.



Flooding/Drainage (Policy WDM3): The submitted report from CGS Civils concludes that their assessments demonstrate that the proposed drainage measures ensure that suitable means of surface water drainage can be achieved for the proposed development.

Light Pollution (Policy DDM1): Light pollution is not considered to be a significant issue, nor is the development one which has an adverse impact on dark skies.

Noise Pollution: (Policy QEDM2): This residential development will not generate unacceptable noise, especially in view of its location within a predominantly residential area.

Contamination (Policy QEDM4): The site is not one where soil contamination will be an issue.

Infrastructure Provision (Policy DDM1): The site is well served by existing infrastructure. The development will fall within the scope of the Community Infrastructure Levy which aims to secure additional infrastructure funding from levies imposed on new residential development.

Biodiversity (ENVDM5): The application is supported by an ecological appraisal prepared by the Ecology Co-op which concludes that *“No further surveys are recommended in relation to this proposal”* and recommends that *“the non-native defunct hedgerow along the eastern boundary should be sensitively cleared, avoiding the breeding bird season, and replaced by native hedging species”*. The applicants will agree to this measure. The report does not raise any concern in relation to the Singleton and Cocking Tunnel SAC.



Loss of Agricultural Land (Policy ENVDM5): The development will not result in the loss of the best and most versatile land. A site of 0.07 hectares comprising semi-improved grassland is not a viable agricultural unit.

4.0 SUMMARY AND CONCLUSION

- 4.1 This application seeks to erect one modest dwelling on a vacant plot in Eastergate Lane. The pre-application enquiry procured the Council's confirmation that *"The site is contrary to Development Plan policy due to its location and impact on character but given the lack of housing land supply the planning balance the limited harm would not significantly or demonstrably outweigh the benefits gained from the provision of one dwelling"*.
- 4.2 That advice, when read in the context of subsequent residential development in Eastergate Lane, suggests that the principle of sustainable development on this site, which is not "isolated" in terms of Paragraph 80 of the NPPF, has been clearly established.
- 4.3 The application has been accompanied by an Ecological Appraisal, a Drainage Report and a Design and Access Statement, the conclusions of which all show that this development is sustainable and NPPF/policy compliant.

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