



LAND & PLANNING
SERVICES LIMITED

Planning Design and Access Statement

Hill View, Eastergate Lane, Eastergate PO20 3SJ

April 2026

Demolition of existing dilapidated commercial sheds and the erection of 9 dwellings and associated car parking and landscaping following withdrawal of BN/83/25/PL

Susan Leeson

S & L LAND AND PLANNING SERVICES LIMITED

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1.0 Introduction

- 1.1 S & L Land and Planning Services Ltd have been commissioned by Eastmere Paddocks to prepare and submit this full planning application for a resubmission of application BN/83/25/PL which was withdrawn for the demolition of existing dilapidated commercial sheds and the erection of 9 dwellings and associated car parking and landscaping to provide full winter water monitoring.
- 1.2 The following technical documents have been submitted with this application;
- Drainage Strategy
 - Transport Assessment
 - Ecology PEA.
 - Environmental Risk Assessment
 - Design Statement
 - Bat Emergence and re-entry survey and Bat Activity Survey
 - Arboricultural Survey
 - Tree Constraints Plan and Tree Protection Plan
 - Arboricultural Method Statement
 - Sustainability Statement
 - BNG
 - Soils
 - LVIA

2.0 Site Assessment

Hill View is the dwelling to the front of the site, which is to be retained. To the side of the dwelling is an existing vehicular access and several agricultural sheds which have been used for commercial uses but have now been abandoned and the buildings left in a dilapidated state.

- 2.1 The front of the site is enclosed with mature hedgerow. As is the dwelling.
- There is an existing vehicular access onto the site, which was previously agricultural before its commercial use of meat processing.
 - Eastergate Lane is a semi-rural lane which consists of a mix of commercial, horticultural and residential. To the rear of the site is the Strategic Housing site BEW for 3700 houses, covering former orchard nurseries long since abandoned.
- 2.2 The surrounding area of Eastergate Lane and Fontwell Avenue has undergone change from rural fields and orchards to housing.

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3.0 History of the Site

Application	Description	Decision
BN/83/25/PL	Demolition of existing dilapidated commercial sheds and the erection of 9 No. dwellings with associated car parking and landscaping	Withdrawn

4.0 Planning Policy Relevant to the Application

4.1 National Planning Policy Framework 2024

4.2 The objective of this policy framework is to a presumption for sustainable development. This is focused as follows;

- 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.

Delivering Sufficient

Paragraph 11 supports the presumption in favour of sustainable development 11(d) states that where development plans are out of date permissions should be granted unless there are any adverse impacts of doing so. Footnote 8 includes situations where the PLA cannot demonstrate a five-year housing supply of deliverable housing site.

Paragraph 73 states that *small and medium sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly.* In this case, the site is a small site which can deliver 9 dwellings relatively quickly by a small local developer.

4.3 In this case, Arun cannot demonstrate a 5-year housing supply. The latest Annual Monitoring Report demonstrates only 3.23 years, which represents a downturn from the previous 4.17 years. Arun clearly struggles to supply the national and local requirements. As stated above, this proposal can provide 9 dwellings which can be delivered quickly.

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Making Effective Use of Land

Paragraph 124 seeks to *promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land and d) promote and support the development of under-utilised land.*

- 4.4 The site is a brownfield site, which is rather unsightly and would benefit substantially from the redevelopment into a small deliverable housing development. Therefore, fully compliant with national policy for the delivery of homes, which is a Government priority 1.5 million new homes throughout England.

Arun District Local Plan adopted 2028

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

- 4.5 The proposed site is Previously Developed Land and is a sustainable form of development.

Policy SO DM1 Soils

Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.

- 4.6 The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.

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

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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.

Policy AH SP2 Affordable housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

- 4.7 The housing mix is in accordance with policy consisting of 3 x 2 bed, 4 x 3 bed and 2 x 4 bed accommodation. The site is below the threshold for affordable housing.

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.

Policy D DM1 Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects: character, appearance, impact, adaptability, crime prevention, trees and woodland, solar gain, layout, density and scale

Policy D DM2 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.

- 4.8 A Design Statement has been submitted with this application which demonstrates compliance with this policy.

Policy ENV DM4 Protection of trees

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, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees; or
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

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- 4.9 A full Arboricultural Impact Assessment and Tree Protection Plan has been submitted with this application.

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). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

- 4.10 A Preliminary Ecological Assessment has been submitted with this application.

Policy T SP1 Transport and Development

The Council will support transport and development which: Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy; e. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable.

- 4.11 A transport statement has been submitted with this application which demonstrates compliance with this policy.

Policy ECC SP1 Adapting to Climate Change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity. In order to achieve this, development must be designed to take account of the following issues: a. Location (in relation to flood risk and vulnerability to coastal erosion); b. Water efficiency; c. Shade, cooling, ventilation, solar gain; d. Connectivity to the green infrastructure network; e. Layout and massing; f. Resilience of buildings and building materials to extreme weather events; and g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

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

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carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

- 4.12 A Drainage Statement and Sustainability Statement has been submitted with this application which demonstrates compliance with these policies.

Annual Monitoring Report 2024-2025

- 4.13 Based on the revised standard method and the NPPF, the 5YHLS calculation (overleaf) indicates that there is a **3.23-year land supply**

- 4.14 This is a reduction from the previous level of 4.17, it is clear that Arun consistently cannot deliver a 5 Year housing land supply which is deliverable.

A	Standard Method annualised figure for Arun housing need 2025/26 – 2029/30 (1,476 x 5)	7,380
B	Plus 20% Buffer (A x 0.2)	1,476
C	Total need 2025/26 – 2030/31 (A+B)	8,856
D	Large Site Commitments (as at 31 March 2025 – Appendix 3)	4,491
E	Small Site Commitments (as at 31 March 2025 – Appendix 5)	259
F	Windfall allowance (as at 31 March 2025 – Appendix 4)	173
G	Made Neighbourhood Plan Allocations without planning permission as at 31 March 2025 from HELAA – Appendix 6)	77
H	Deliverable HELAA Sites within built up area – Appendix 7	161
I	Strategic Site Allocations (without PP as at 31 March 2025 or committed after 31 March 2025 – Appendix 8)	564
J	Total Supply (D+E+F+G+H+I)	5,725
K	5-Year Supply in years (J/C x 5)	3.23

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. •

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Planning permission should only be granted for new development subject to a condition that: • no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and • no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details

- 4.15 A Drainage strategy has been submitted with this application which demonstrates that the development will be compliant with this policy.

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.

- 4.16 A Design Statement has been submitted with this application which demonstrates that the design is based on examples in the locality.

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.

- 4.17 As stated above, the design is reflective of the character of the existing settlement. The proposed development will remove the existing unsightly disused commercial sheds.

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

- 4.18 The submitted design guide and material palette demonstrates compliance with this policy.

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. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;

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- 4.19 A complete set of Arboricultural plans and statement demonstrate that the proposal will maintain the amenity and arboricultural value of trees and hedgerow.

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)

- 4.20 A Sustainability Statement has been submitted with this application which demonstrates compliance with this policy.

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.

- 4.21 The proposed site is Previously Developed Land and seeks the redevelopment of a former commercial site which has been left vacant for some time and the existing buildings are very untidy.

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. Proposals for three or more housing units should secure 12 out of 12 greens in response to the twelve questions in Building for Life 12, or meet an equivalent standard of excellence.

- 4.22 The proposed design of the dwellings is of a high quality as demonstrated in the Design Statement submitted with this application.

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.

- 4.23 The proposed mix includes 3 X 2bed, 4 x 3bed and 2 x 4bed fully in accordance with this policy.

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5.0 Reason the Proposed Development Should Be Approved

Principle of Development

- 5.1 The site lies just outside of the settlement area. However, the location has been found to be accessible for housing along Eastergate Lane and Fontwell Avenue. Arun cannot meet its 5 Year Housing Land Supply and therefore sustainable development should be granted consent unless otherwise detrimental to do so. This is a sustainable form of development and should be granted consent without delay. The site is adjacent to the BEW SD4 policy area of strategic housing which is considered to be a sustainable location and acceptable in principle.
- 5.2 Appeal decisions in Eastergate Lane BN/99/22/OUT and BN/128/24/RES have been allowed and approved in Eastergate Lane as well as other new development on smaller scale.

Proposed Development

- 5.3 It is proposed to demolish the existing dilapidated commercial buildings and to construct 9 houses with associated parking and landscaping.

Layout and Design

- 5.4 The layout of the site is to provide a strong positive streetscene with a dwelling to the front of the site alongside of Hill View and Bennetts, utilising the existing vehicular access. In order to create a mix of house types and sizes, a small terrace is proposed of 3 dwellings with the internal access road curving gently around these to avoid any linear development. These reflect development at Stoneyfield Cottages. The rear of the site consists of bungalows and chalets.

Access and Parking

- 5.5 A Transport Statement has been submitted with this application which demonstrates the existing access. The site is considered to be a sustainable location with respect to a full range of services including a choice of schools, leisure facilities, doctors, convenience stores, including a local coop, post office, pub and public transport.
- 5.6 A vehicle swept path analysis is included within the Statement which demonstrates satisfactory access and egress manoeuvres.
- 5.7 Car parking and secure cycle storage are in accordance with the parking standards.

Bin Collection

- 5.8 Bin carry distances between properties and refuse collection would be within the maximum thresholds set out in the Manual for Streets.

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Ecology and BNG

- 5.9 A Preliminary Ecological Appraisal and Roost Assessment has been submitted with this application. There was evidence of badgers visiting the site, but no evidence of foraging so the recommendation is for basic precautionary mitigation during works. There are recordings of dormice within 2km radius of the site. There are no woodland or hedgerow networks connection these areas directly. The suitability of foraging for dormice is low. It is noted that dormice have been found at a nearby site under application BN/82/25/ OUT. Due to the small amount of removal of hedgerow, survey work would be considered to be unsuitable. Therefore, a precautionary approach is recommended that site clearance take place outside of the dormouse hibernation season (November to March).
- 5.10 With regard to bats, the recommendation that two-bat emergence/re-entry survey were required. The Bat Emergences and re-entry and Bat Activity Survey are included with this application, and the recommendation is for a Bat Mitigation Class Licence during construction.
- 5.11 A Biodiversity Net Gain Assessment has been submitted with this application which has a baseline linear based habitat value of 0.30 units comprising native hedgerow (0.13 units) and non-native hedgerows (0.17 units).

Trees

- 5.12 An Arboricultural Method Statement with Arboricultural Impact Assessment has been submitted with this application, which contains a full tree survey. A total of 2 trees and 2 partial hedges will be removed. These trees are valued U value. The method statement proposes 12 stages of sequencing works. The table below demonstrates works to trees.

Tree Number	Species	Works	Category
T21	Unknown	Remove; grind stump	U
T44	Cultivated Apple	Remove; grind stump	U
H03	Cherry	Partial removal of group as indicated on the plan; grind stumps; cut back internal face by 1.5m	C2
H04	Common Beech	Partial removal of group as indicated on the plan; grind stumps	C2
G02	Leyland Cypress	Cut back internal face by 1.5m	B2
G03	Cherry	Cut back western aspect by 3m	C2

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Landscaping

- 5.13 A Landscape and Visual Appraisal has been submitted with this application. The site is described as *in two parts, the eastern part comprising of a disused industrial park including commercial barn buildings and the western part comprises of grassland. The southeastern boundary is defined by a line of mature oak trees and the northern bound abuts an orchard area.*
- 5.14 The conclusion is that the *proposal is consider to have overall Moderate Landscape Sensitivity to infill residential development. At the site level there would be a spatial limited Moderate adverse effect on the field to the western part of the site with residential build form. However, this would be balanced by a Moderate beneficial effect on the replacement of the industrial units to the east with high quality housing and landscaping.*

Cumulative Effects

- 5.15 The LVIA *considers the wider cumulative effect of development and state that the strategic development BEW SD5 policy area and the proposed realignment of the A29 offset to the south of the Site which would result in a broader development belt of settlement along Fontwell Avenue than at present. The local effects from the Scheme would form a very small part of the wider cumulative effect at the landscape scale.*

Sustainability

- 5.16 The Sustainability Statement which has been submitted demonstrate energy efficiencies and renewable energy to be used in the development.

Drainage

- 5.17 The surface water drainage strategy has been developed in view of site constraints and opportunities, whilst also adhering to the requirements of the National Standards for SuDS (June 2025) where possible. Rainwater re-use is proposed on a plot level basis with the provision of rainwater butts. Surface water will be managed fully within the confines of the site through the introduction of infiltration methods and techniques
- 5.18 The surface water drainage system has been developed to accommodate a 1 in 100-year storm event, inclusive of allowances for both climate change and urban creep. Foul water will drain to the public foul water sewer located to the north of the site, beneath Eastergate Lane

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Appeal Decision

APP/C3810/W/24/3349836 Land East of Wandleys Lane, Fontwell Esbeck Strategic Land II LLP against the decision of Arun district Council for outline planning application for up to 95 dwelling including 30% affordable with all matters reserved apart from access. ALLOWED

- 5.19 Whilst the Inspector found that 95 homes would inherently be an urbanising intrusions he found at paragraph 37 it is important to note that the appeal site at Fontwell Meadows for 400 homes judged the location sustainable which made an efficient use of land responding to the semi-rural settlement edge of character of the area. This reasoning is similar to the proposed development.

APP/C3810/W/22/3312864 Eastmere Stables, Eastergate Lane, Mr & Mrs Langridge against the decision of Arun District Council for outline permission of 9 dwellings all matter reserved other than access. ALLOWED

- 5.20 The main issues identified by the Inspector was the location with a similar character as per the above appeal. The appeal site is located behind a residential property, beyond which there is a large commercial yard including low level buildings and large areas of hard standing. Further the Council's lack of 5-year housing land supply was a determining factor in the planning balance.
- 5.21 Arun District Council's 5-year housing land supply has declined to 3.23 from 4.17. Therefore, as demonstrated above, the proposed development would not cause any demonstrable harm then the application should be granted consent.

Planning Balance

- 5.22 Arun District Council cannot demonstrate a 5-year housing land supply. They consistently under deliver. Sustainable development should be approved without delay. The suite of technical reports and appeal decisions demonstrates that the proposed development is a sustainable form of development. There is no demonstrable harm resulting from the proposed development. The benefits would be the provision of 9 quality houses to contribute to the housing numbers whilst removing the unsightly abandoned commercial buildings and untidy site. It would provide employment for local construction workers and support to the local economy.

6.0 Conclusion

- 6.1 The site of Wayside is Previously Developed Land consisting of commercial sheds which have been left vacant and are in a dilapidated state. The redevelopment of the site will improve the visual amenity of the area and provide quality housing.



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- 6.2 The full technical suite of reports demonstrates how the proposed development accords with national and local plan policies in a sustainable form of development.
- 6.3 The proposed development is consistent with the locality and the existing and planned residential development.
- 6.4 As paragraph 11 (d) of the NPPF is engaged, this application should be approved without delay.