

Planning Design and Access Statement

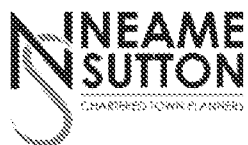
For change of use from orchard to erect 4 detached dwelling
Land adjacent to Wayside, Eastergate Lane, Eastergate, West Sussex.

Prepared by Susan Leeson B.sc.(hons), M.Phil Associate

For Richard Smith

May 2022

01511122



Coles Yard Barn
North Lane
Clanfield
Hampshire
PO8 0RN

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Project Name	
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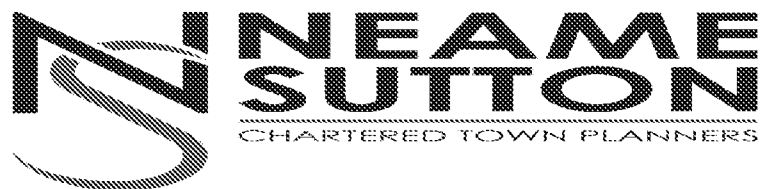
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Project Team



Planning Consultancy

West Suite, Coles Barn Yard, North Lane, Clanfield PO8 0RN



Transport and Drainage

Bright Plan Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF



Architect

Gordon Innes RIBA | 8 Main Street | Bilton | Rugby | Warwickshire | CV22 7NB



CT Ecology Limited (Registered Office), 140 Bevendean Crescent,

Eastbourne, East Sussex BN13 4BD Tel: 01323 876700, 01323 876701

Registered in England and Wales No.: 10836632



Arboriculture

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH,

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1. Introduction

- 1.1 Neame Sutton Limited has been instructed by Richard Smith (the Applicant) to prepare and submit a Full detailed application for:

the erection of 4 x4 bedroom houses.

- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the relevant National and Development Plan policies relevant to the application proposals.

- 1.3 The technical reports supporting this application are:

Transport Statement

Drainage Strategy

Preliminary Ecological Assessment (PEA)

Arboricultural Assessment

Sustainability Assessment and Water Calculations

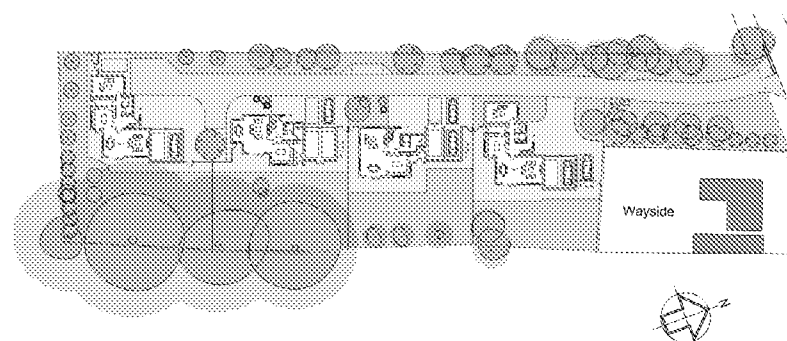
2. Site Description

- 2.1 The site is part of a former large apple orchard, with many of the trees now decayed and rotting with cavities and severely damaged by rabbits. The Apple Orchard has not been active for many years.
- 2.2 There is a TPO/BN/1/20 which covers the BEW Strategic Housing site and this site.
- 2.3 The site is outside of the built up area boundary of Eastergate. The site is adjacent to the BEW Barnham/Eastergate/Westergate Strategic Housing site, for 2300 dwellings.
- 2.4 The site consists of a bungalow to the front and the former orchard is to the side and rear.
- 2.5 The site has a separate access to the side of the dwelling directly onto Eastergate Lane with vehicular gate and close boarded fencing along the frontage.
- 2.6 The site is approximately 0.44 ha and is within flood zone 1 where the risk of flooding is low.

3. Site History

Relevant Site History

- 3.1 There is no relevant site history other than the fact that this was part of a larger orchard



4. Planning Policy Framework

- 4.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Arun District Local Plan 2011-2031) and the Aldingbourne Neighbourhood Plan

(i) National Planning Policy Framework

The overarching objective running through the NPPF is the concept of sustainable development. Sustainable development has 3 dimensions, an economic role, a social role and an environmental role.

Economic Role

To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.

- 4.2 The orchard is no longer used for its intended use and the orchard has been subdivided making this site unviable for a commercial use.

Social Role

Supporting 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 generation and by fostering well designed, beautiful and safe places with accessible services and open spaces that reflect the future needs and support community's health, social and cultural well-being.

- 4.3 The dwellings will not be isolated in the countryside but will be adjacent to the large Strategic housing site (BEW) and will help to support the services at Walberton, Eastergate and Fontwell.

Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment including making effective use of land, improving biodiversity using natural resources prudently, minimising waste and pollution, and adapting to climate change, including moving to a low carbon economy.

- 4.4 The proposed development is in accordance with this policy as the existing site lacks useful ecological assets.

The presumption of the Framework is in favour of sustainable development.

- 4.5 The site is a sustainable form of development as it is close to the local services of the 5 village area.

Making Effective use of land

Paragraph 120 d promotes and supports the development of underutilised land and buildings.

- 4.6 The proposed development is currently underutilised as it was a former apple orchard the use of which ceased when the orchard was subdivided. It is a small site and not viable to use as an orchard and the site is adjacent to the Strategic Housing Site which is to provide 2300 dwellings.

- 4.7 Paragraph 79 states that rural housing should be located where it will enhance or maintain the vitality of rural communities. These houses will help support the general housing development in this area amongst which is the recently constructed housing in Fontwell Avenue.

Design

Paragraph 130 states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals.

- 4.8 The dwellings are well designed taking into consideration the former orchard and rural character,

(ii) The Local Development Plan

The current Development Plan comprises the Arun District Local Plan adopted July 2018.

Arun District Council Local Plan 2011-2031 adopted July 201

D SP1 Sustainable Development

The Council will take a positive approach that reflect the presumption in favour of sustainable development and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.

- 4.9 The proposed development is sustainable development making good use of land that can no longer function as an orchard.

C SP1 Countryside

Outside the built up area boundaries is considered countryside to be recognised for its intrinsic character. the Council will take into account cumulative impact of development.

- 4.10 As stated above the site has lost any intrinsic rural character, the orchard has been subdivided, and the site is adjacent to land allocated by the Council for 2300 homes, Policy H Sp2c which is south of the site, therefore acceptable in principle in this location.

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 layout, landscaping, density, massing, character, materials, finish and architectural details.

- 4.11 The dwellings have been carefully designed in character with the rural environment and sited to give a strong presence within Eastergate Lane.

ECC SP2 Energy and climate change mitigation

All new development will be expected to be energy efficient.

- 4.12 The dwellings have been designed to be energy efficient.

W DM2 Flood Risk

- 4.13 An FRA has been submitted as part of the application which demonstrates that the development will be safe from flooding, without increasing flooding.

(iii) Arun Housing 5 Year Land Supply

Footnote 7 of the NPPF confirms that, for housing applications, this includes situations where local planning authorities cannot demonstrate a five year supply of deliverable housing sites. As Arun cannot demonstrate a 5 year supply (current published figure of 3.3 yrs) para. 11d of the NPPF is engaged.

When paragraph 11d is engaged paragraph 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, (a) doesn't apply as the Neighbourhood Plan is more than 2 years old and the provisions of paragraph 14 cannot be considered.

- 4.14 The benefits of the scheme are the provision of 4 houses without taking strategic rural landscapes, it will benefit the local community by removing an orchard which is rotting and of no landscape value, and retaining important trees covered by a blanket TPO. This is a good site that will be adjacent to planned development and will not be isolated. The proposal will cause no harm and therefore on balance should be approved.

(iv) Barnham and Eastergate Neighbourhood Plan 2014-20329)

Policy ES1 Flooding, drainage and new development

New development should aim to reduce the overall level of flood risk in the area:

- 4.15 A FRA Drainage Strategy has been submitted with this application which demonstrates that the development will not result in any flooding issues.

Policy ES5 Quality of design

All new development within the parishes should be of a high quality design.

- 4.16 The houses are of excellent design quality.

Policy H3 Housing density

The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

- 4.17 The new dwelling accords with this policy the houses are of the density and size of similar dwellings in this location.

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.

- 4.18 The houses will comply with this policy.

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.

- 4.19 This is a small development of 4 houses which reflect the rural character of the setting.

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.

- 4.20 The proposed dwellings have been designed to be in character with the surrounding rural character of this part of Eastergate.

Policy ES10 Trees and Hedgerows

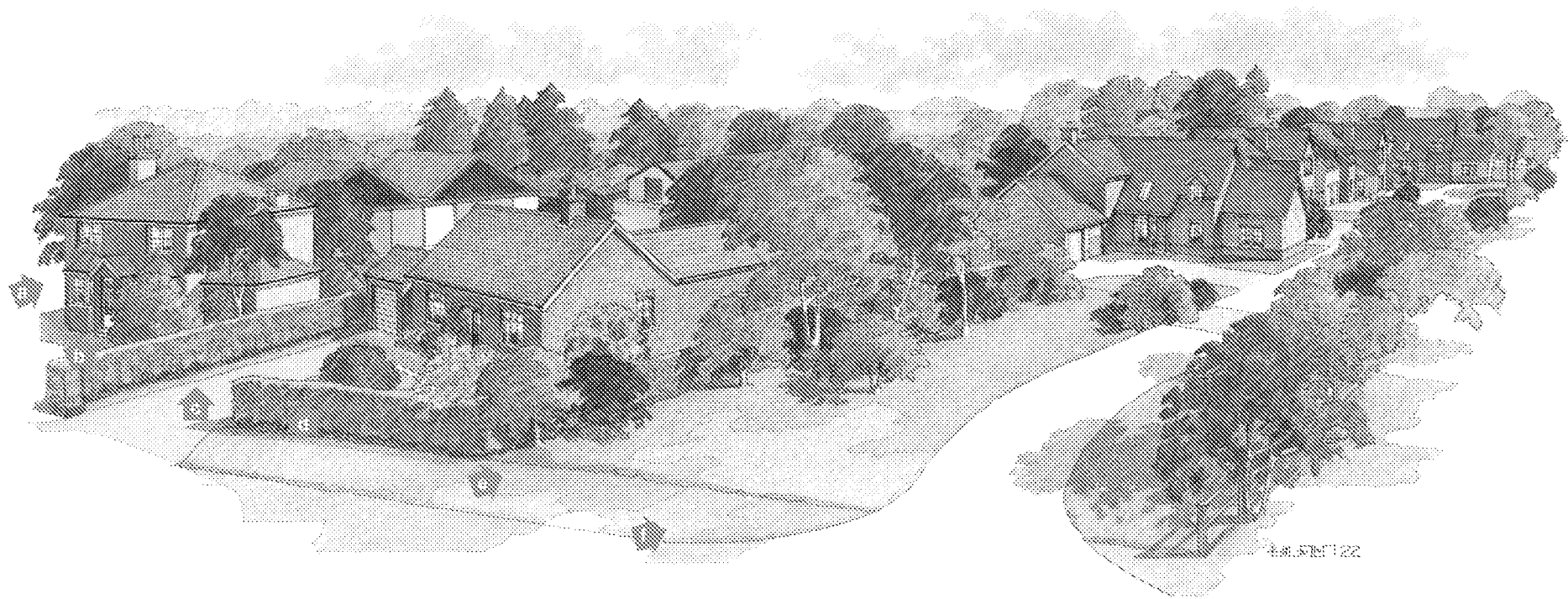
- Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;
- Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained;
- Plans for tree planting on new developments of more than 3 dwellings or commercial developments over 300 square metres must anticipate the effects of climate change.

- 4.21 The proposed development, whilst being an old orchard is not part of ancient woodland and the trees to be removed are decayed and past their expected lifespan. All trees covered by the TPO will be retained and where trees are in good health will be part of the garden landscaping.

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)

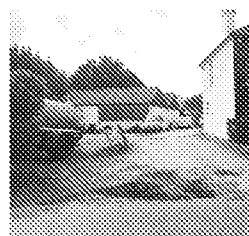
- 4.22 Water efficiency has been considered as part of the application, as demonstrated in the Sustainability Assessment submitted with this application.



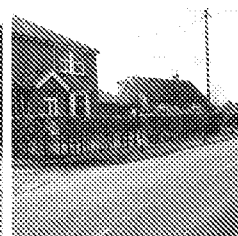
HILL VIEW HOUSE

WAYSIDE HOUSE

PROPOSED DEVELOPMENT



a



b



c



d



e



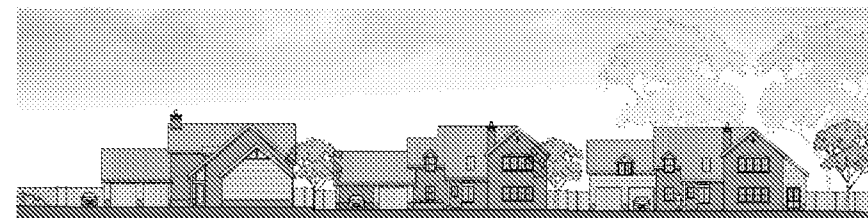
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5. The Application Proposal

- 5.1 The proposal is for 4 new houses with car parking and associated landscaping, on the former orchard adjacent to Wayside.



View A - Overall View from new access road



View A - Overall View from new access road [left hand side]



View A - Overall View from new access road [right hand side]

not to scale

6.0 Planning Considerations

(i) Principle of Development

- 6.1 The site lies outside of the built up area boundary of Eastergate where development is not acceptable unless for acceptable reasons.
- 6.2 Arun District Council does not have sufficient 5 year land supply. The Council states that it only has 3.3 years, therefore paragraph 11 d foot note 8 applies. When paragraph 11d is engaged paragraph 14 of the NPPF applies and LPA should approve development without delay unless the harm outweighs the benefits.

(ii) Five Year Housing Land Supply

- 6.3 Arun District do not have sufficient 5 year housing land supply. The Council has stated that it has 3.3 year supply. In such cases the NPPF at paragraph 11d footnote 8 states that for applications involving the provision of housing, where the LPA cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in the Housing Delivery Test) was substantially below (less than 75%) of the housing requirement over the previous three years, Then Permission should be granted (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

(iii) Design

- 6.2 The 4 houses have been carefully designed to reflect the rural setting and to respect the former orchard to retain trees wherever possible, although many are rotten.
- 6.3 Steep 40 degree pitched roofs of varying heights follow the local vernacular style.
- 6.4 The new dwellings are surrounded by established trees and will sit comfortably in the current environment. The site massing has been carefully considered to avoid root bases of the significant perimeter trees.
- 6.5 The orientation of the new dwellings has been designed to avoid window positions overlooking adjacent properties, which will protect each houses privacy / private amenity space.
- 6.6 Traditional brick chimneys are a feature of these house, in keeping with the local vernacular.

(iv) Materials

- 6.7 A Design Statement has been submitted with this application. the houses are to be constructed with brickwork and larch boarding, with clay roof tiles.

(iv) Access and Car Parking

- 6.8 The current access will be used therefore there is no new access proposed. A Transport Statement has been submitted with this application.
- 6.9 Car parking is provide for each dwelling, two car parking space each and a double garage.
- 6.10 There is space provided in each dwelling for secure cycle storage.

(v) Refuse

- 6.11 Bin storage is provided for refuse and recyclable waste for each dwelling.

(vi) Flooding and Drainage Strategy

- 6.12 The site is within flood zone 1 where flood risk is minimal. An FRA Drainage Strategy has been submitted with this application.
- 6.13 Winter ground water monitoring was undertaken and critical borehole BH1 did not penetrate the groundwater table as levels remained constant and at or eextremely close to the base of the borehole.

(vii) Ecology

- 6.13 An Ecological Impact Assessment has been submitted as part of this application.

(viii) Trees

- 6.14 An Arboricultural Impact Assessment has been submitted with this application.

(ix) Sustainability and Water Efficiency

- 6.15 A Sustainability Energy Efficiency Statement and Water Neutrality Report have been submitted with this application. These statements demonstrate that the proposed development is a sustainable form of development.
- 6.16 Specifically regarding water efficiency, the dwellings will have delayed inlet valves, flow restritors, ion exchange water softeners, low flush WC's and rainwater recycling.
- 6.17 Each dwelling will have home office facilities with power sockets two telephone points for broadband.

7. Conclusion

- 7.1 The site is currently a small left over part of a much larger orchard, the use of which has declined and is currently not used as an orchard as originally intended but is underused land.
- 7.2 The proposal is to develop this by the erection of 4 dwellings to help to contribute to Arun's lack of 5 year housing land supply.
- 7.3 The development is a small development of quality sustainable houses, designed to have a positive impact on the street scene, and in character with the existing rural character.



West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN