

Rigates, Littlehampton, BN17 5RQ

Planning Statement

Including Heritage, Design and Access Statement

September 2026

PREPARED FOR

The Baird Family Partnership

savills

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Document History

Issue	Date	Issued by	Comment
1.0	08.09.26	HK	Client Issue
2.0	09.09.26	HK	FINAL

1. Introduction

- 1.1 This Planning Statement (including Heritage, Design and Access Statement) has been prepared in support of a full planning application, submitted to Arun District Council (ADC) by Savills on behalf of The Baird Family Partnership (“the Applicant”), relating to the subdivision of an existing dwelling, and associated works, at Rigates, Climping Street, Climping, Littlehampton, BN17 5RQ (“the Site”). The description of the Application Proposal is:

“Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure.”

- 1.2 The purpose of this Statement is to explain the design of the proposal and how it accords with relevant planning policy.

- 1.3 This Statement should be read in conjunction with the following plans and documents:

- Location Plan
- Existing and Proposed Site Plans
- Existing and Proposed Floor Plans, Garage Plans
- Vision Splays
- Biodiversity Net Gain (BNG) Assessment Report, Metric and Condition Assessment
- Preliminary Ecological Appraisal (PEA)
- Tree Constraints Plan, Tree Survey Statement, Arboriculture Report
- Surface Water Drainage Statement
- Lidsey Drainage Impact Assessment
- Flood Risk Assessment and Drainage Strategy
- Drainage Technical Note

- 1.4 The above supporting documents which collectively form part of the planning application are required by the Council’s validation list.

- 1.5 This section has provided an overview of the application. The subsequent sections of this Planning Statement are set out as follows:

- **Section 2** provides details on the Site context, including a summary of the Site and surrounding area;
- **Section 3** summarises the relevant planning history;
- **Section 4** summarises the proposed development, design and access;
- **Section 5** sets out the relevant planning policy that the proposals will be considered against;
- **Section 6** sets out the material planning considerations arising from the application proposals, assessed against the relevant planning policies;

- **Section 7** provides a heritage statement; and
- **Section 8** presents our conclusions.

2. Site Background

- 2.1 The Applicant is proposing to subdivide the existing dwelling on the Site, which is located at Rigates, Climping Street, Climping, Littlehampton, BN17 5RQ.
- 2.2 The Site is located off Climping Street, Littlehampton and comprises a three-storey single dwelling with associated hardstanding for car parking and residential curtilage. The dwelling is surrounded by a large mature garden with considerable tree cover, as well as a small outbuilding and a pool adjacent to the dwelling. The Site is approximately 0.79ha in area.



Figure 2.1 - The Site (indicative red boundary) with the existing dwelling highlighted (red shading).

- 2.3 The Site is situated in Climping Parish and falls under the planning jurisdiction of Arun District Council (ADC). The Site lies outside of any designated Built-Up Area Boundaries and as such is located in the countryside in planning policy terms. The Site is also located within an area designated as a 'Gap Between Settlements' by ADC.
- 2.4 Access to the Site is from Climping Street to the west and the access is currently shared with the adjacent property The Old Butcher's Flat. Climping Street travels south to Climping Beach and travels north to the A259 (Crookthorn Lane) which serves the wider south coast of England.
- 2.5 Climping Street is primarily characterised as a low-density residential road with a range of detached and semi-detached properties, accompanied by sizeable rear gardens. A commercial site is located at the point where Climping Street meets the A259 and a development is currently being built on a section of this land for a care home (Application ref: CM/16/18/PL/Appeal re: APP/C3810/W/19/3227374). Approximately 800m to the south of the Site is Bailiffscourt Hotel and Spa which is also accessed from Climping Street. The wider area beyond the Site primarily consists of agricultural fields.
- 2.6 The Site is not located within any Conservation Area, Tree Protection Orders (TPOs) or ancient woodland. The Site is located a short distance from two Grade II listed properties on Climping Street; Dove Cottage (HE ref: 1233449) and Virginia Cottage (HE ref: 1027675) which are discussed further in **Section 7** of this Statement.
- 2.7 There is one statutory designated site within 2km of the Site. This is Climping Beach Site of Special Scientific Interest (SSSI) and is approximately 1.2km to the southeast of the Site. There are four non-statutory sites located within 2km of the Site. The nearest non-statutory designated site is Littlehampton Golf Course and Atherington Beach Local Wildlife Site (LWS) located approximately 900m to the south of the Site. There are no Habitats of Principle Importance (HPI) located within or immediately adjacent to the Site.

- 2.8 The Site is located c.300m north of the Ryebank Rife, and the River Arun is over 1.6km to the east of the Site. The Environment Agency (EA) mapping system¹ shows the Site to be within Flood Zone 1 which has the lowest probability of fluvial/tidal flooding. It is however identified as being in a climate change flood zone, meaning it is at higher risk of flooding in the future. There is a small risk of surface water flooding on the Site's boundary with Climping Street (see **Figure 2.2** for full flood risk details). The Site is located within the Lidsey Wastewater Treatment Catchment Area which is guided by the Lidsey Surface Water Management Plan.

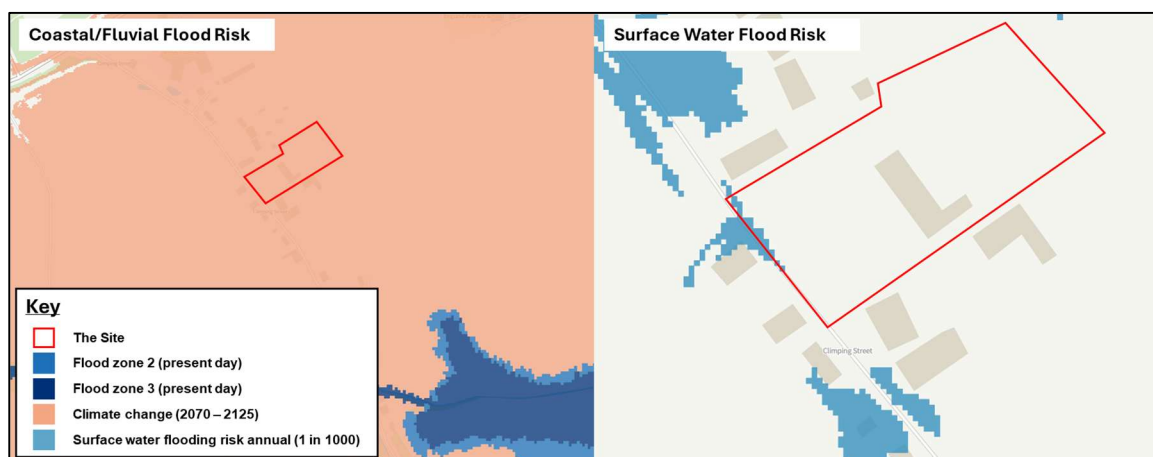


Figure 2.2 – Flood Risk Using Environment Agency Mapping System

- 2.9 The nearest town to the Site is Littlehampton which is located circa 3km (as the crow flies) to the east of the Site. Littlehampton train station is circa 2.4km (as the crow flies) to the east of the Site with regular services to London, Bognor Regis and Brighton. Ford train station is circa 2.7km to the north of the Site which provides a connection to Southampton as well as London, Bognor Regis and Brighton. Both stations can be accessed from the Site by car and / or by bus from the A259 to the northwest of the Site. This bus stop is served by buses 500 and 700 which provide a frequent service to Littlehampton and Chichester.
- 2.10 In terms of nearby amenities, the Site is within a short distance of local services including a primary school (Yapton Church of England), public house and village hall. Littlehampton is the adjacent town which contains a range of commercial supermarkets and a wide array of shops and restaurants.
- 2.11 The Site is located within Zone 5 of ADC's Community Infrastructure Levy (CIL) charging zone. Only the uplift in residential floorspace created by the proposed garages may be liable for CIL. The charge would be calculated in accordance with the relevant charging zone and rate in place at the time planning permission is granted.

¹ Available at: <https://flood-map-for-planning.service.gov.uk/>

3. Planning History

- 3.1 The Site was subject to a separate planning application (ref: CM/4/26/PL) which was submitted in March 2026. The application was subsequently withdrawn and therefore this application represents a resubmission of the same development proposals with further technical information, particularly in relation to drainage matters.
- 3.2 The site adjacent, known as 'The Old Butcher's Flat', has been the subject of an approved planning application for residential development and its planning history relevant to the Application Proposal has been summarised below.

Reference	Proposal	Determination Date	Outcome
CM/12/25/PL	Demolition existing buildings and erection of 1 No. self / custom build dwelling and garage with associated landscaping.	13/08/25	Approved
CM/2/25/CLE	Lawful development certificate for use as a dwelling house with associated land as residential curtilage.	21/02/2025	Approved

4. Application Proposals

- 4.1 This section provides a summary of the scheme including the design and access. The description of the proposed development is:

“Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure.”

Use

- 4.2 The proposed development is for a subdivision of an existing residential dwelling into two dwellings for residential use.

Amount

- 4.3 The proposed development will subdivide the existing 7-bedroom detached dwelling into two semi-detached dwellings.
- 4.4 Dwelling 1 will comprise 5 bedrooms, amounting to a total Gross Internal Area (GIA) of approximately 345m². There is also a double garage proposed with a total GIA of 50m².
- 4.5 Dwelling 2 will comprise 4 bedrooms, amounting to a total GIA of approximately 351m². There is also a double garage proposed with a total GIA of 50m².
- 4.6 Overall, the subdivision of the existing single dwelling into two semi-detached will not result in any change to the GIA of the existing residential building. The addition of the two double garages will result in a minor increase in total GIA of 100m².

Site Layout

- 4.7 The Site already has an established access from Climping Street that has been shared with the neighbouring property known as ‘The Old Butcher’s Flat’. The proposed development will create an additional access from Climping Street to serve both dwellings. As part of the development proposal, each dwelling will also have a double bay garage and a private garden to the rear of each property. The majority of the existing front garden will be retained, apart from the minor material operations required to accommodate the new vehicular access and associated hardstanding.
- 4.8 The existing building will not be materially changed externally in appearance or scale and is set back from the road in its current position. Naturally there will be changes to the internal layout of the existing building given the nature of the proposed development. Please refer to the proposed Site Plan and Floor Plans prepared by JB Architecture for full details.

Scale and Appearance

- 4.9 The proposal will not result in any material change to the building’s external appearance. The building in its current, established form reflects the scale of existing properties located on Climping Street, as well as their overall appearance.
- 4.10 The established building already reflects the local vernacular, characterised by steeply pitched tiled roofs, chimneys, prominent gables and a combination of red brick and tile-hung upper sections. The garages that are proposed for the dwellings will take inspiration from the existing dwelling, mirroring its architectural style and materials.

Landscaping

- 4.11 The Site already has well established planting along its boundaries. This planting will be retained as much as possible to protect the natural screening surrounding the existing building.

Access and Parking

- 4.12 A new access and driveway to service both dwellings are proposed. The proposal also includes two new double bay garages, one for each dwelling, as well as sufficient hardstanding to cater for additional vehicles. Please refer to proposed Site Plan by JB Architecture for full details.
- 4.13 The Site is situated in a sustainable location in close proximity to local train and bus services, as well as a short distance from local amenities and Climping Beach. Therefore, the occupants of the proposed dwellings will not be solely reliant on the use of a car.

5. Planning Policy Summary

- 5.1 This section sets out the national and local planning policy context for the Site, including both adopted and emerging policy.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. In the case of this application, the relevant development plan comprises the following:
- The Arun Local Plan 2011-2031 (2018)
 - Climping Neighbourhood Plan 2015 – 2030 (2016)
- 5.3 Relevant adopted Supplementary Planning Documents (SPDs) and Guidance includes:
- Arun District Design Guide Update SPD (2024)
 - Arun Parking Standards SPD (2022)
 - Lidsey Surface Water Management Plan (2014)
- 5.4 The adopted Arun Local Plan (ALP) 2011-2031 is over 5 years old and therefore is required by national policy to be reviewed to ensure the policies remain up to date. On 19 July 2023 Full Council agreed the recommendation by the Planning Policy Committee (6 June 2023) to resume a review of the Local Plan following a pause in 2021 and 2022. A Regulation 18 consultation was held from March to May 2024 and the responses were published in September 2024.
- 5.5 ADC has confirmed that work is ongoing to prepare the evidence base underpinning the emerging Local Plan, including a Strategic Flood Risk Assessment, Landscape and Gap Assessment, Settlement Hierarchy Study, Biodiversity Study and a further Call for Sites exercise. Consequently, the emerging Local Plan remains at an early stage of preparation, with no preferred spatial strategy or development allocations having been published to date. Given the early stage of the Arun Local Plan review process, limited weight can currently be afforded to the emerging plan. The adopted development plan therefore remains the principal basis for determining planning applications within the District.
- 5.6 Furthermore, ADC has acknowledged that ongoing Government planning reforms and proposals for local government reorganisation may influence the future plan-making process, including the potential preparation of a Local Plan covering a wider unitary authority area
- National Planning Policy Framework NPPF (2026)
- 5.7 The following chapters of the NPPF (2026) are of particular relevance to this development proposal.
- 5.8 Chapter 4 of the NPPF relates to achieving sustainable development. In order to achieve sustainable development, the planning system should seek to deliver three overarching objectives – an **economic** objective, a **social** objective and an **environmental** objective. The Government places great emphasis on the presumption in favour of sustainable development and for decision taking, this means proposals that accord with an up-to-date development plan should be approved without delay. In situations where an LPA does not have an up-to-date development plan, applications should be approved unless policies within the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.9 Chapter 3 of the NPPF relates to decision making, Policy DM3 (Determining development proposals) asserts that local planning authorities should approach decisions on proposed development in a

positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- 5.10 Chapter 6 contains policies specifically relevant to the delivery of housing. The tone for the application of these policies is set by the Government's express purpose for the policies which is "significantly boosting the supply of homes." It also encourages Councils to meet the objectively assessed needs for both market and affordable housing in full.
- 5.11 Chapter 19 of the NPPF specifically addresses '*Conserving and Enhancing the Natural Environment*'. Policy N2 (Improving the natural environment) asserts that impacts on biodiversity should be minimised and provisions for biodiversity net gain (BNG) should be made.
- 5.12 Chapter 20 of the NPPF specifically addresses '*Conserving and Enhancing the Historic Environment*'. It identifies that heritage assets range from sites and buildings of local historic value to those of the highest Significance, such as World Heritage Sites. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Arun Local Plan (ALP) 2011-2031 (2018)

- 5.13 The ALP was adopted in 2018 and is therefore more than five years old. ADC are in the process of preparing a new Local Plan with a Regulation 18 (Direction of Travel) consultation taking place in March to May 2024. Given the new Local Plan is in the early stages in the preparation process, it carries no weight at present. The relevant policies of the ALP 2011-2031 for the proposed development are set out below.
- 5.14 Policy SD SP1 reiterates the presumption in favour of sustainable development that runs as a golden thread through the NPPF. The Council will work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the **economic, social** and **environmental** conditions in the area.
- 5.15 The Site is located outside of any built-up area boundary and therefore Policy C SP1 (Countryside) applies to the Site. This policy sets out criteria that future development needs to adhere to where applicable. ADC will take into account the cumulative impact of development in the consideration of planning applications located in the countryside.
- 5.16 Policy SD SP3 refers to gaps between settlements that are identified in the Council's Policy Maps. The purpose of these gaps is to prevent coalescence. The Site is located in one of these gaps and therefore development proposals should not undermine the physical and/or visual separation of settlements, nor compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development.
- 5.17 Development proposals must adhere to the design standards set out in Policies D SP1 and D DM1 including reflecting characteristics of the site and local area in terms of layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 5.18 Policy HER SP1 of the ALP sets out that ADC will grant planning permission for proposals that conserve and enhance the historic environment within the District. Furthermore, designated heritage assets including listed buildings, structures and their settings, as well as Conservation Areas will receive the highest level of protection. These assets should be preserved and enhanced in a manner that reflects their significance.
- 5.19 Policy D DM2 relates to internal space standards and requires that internal spaces be an appropriate size to meet the requirements of all occupants and their changing needs.
- 5.20 Policy HER DM1 of the ALP refers to proposals that affect directly impact Listed Buildings, requiring development to preserve or enhance the character and special historic interest, be necessary and

not detrimental to the architectural integrity of the building's exterior and interior, and protect and enhance the building's setting.

- 5.21 Policy T SP 1 sets out the priorities for ADC regarding transport and development as part of the growth of the development. Development needs to provide safe access to the highway network and promote sustainable transport. Parking is required to adhere to the standards set by ADC. Policy T DM1 relates to sustainable travel and asserts that new development should ensure ease of movement and be located within easy access of established public transport service(s) and existing pedestrian and cycle networks.
- 5.22 Policy QE SP1 of the ALP requires future development to not have a significantly adverse impact on the natural environment. Policy ENV DM4 refers to the protection of trees. Policy ENV DM5 relates to incorporating elements of biodiversity to development schemes and providing measures for protected species if applicable to the site.
- 5.23 Policy W DM1 relates to water supply and quality. The policy also refers to the Lidsey Wastewater Treatment Works Catchment Area which requires minor development proposals to submit a Drainage Impact Assessment that takes account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows within the Lidsey Wastewater Treatment Works Catchment Area.
- 5.24 Policy W DM2 relates to flood risk and states that all development proposals must take into consideration relevant Surface Water Management Plans and other flood risk plans where applicable. Policy W DM3 requires developments to identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development. SUDS can incorporate a range of features such as permeable driveways and parking, water harvesting and soakaways.

Climping Neighbourhood Plan 2015 – 2030 (2016)

- 5.25 The Climping Neighbourhood Plan (CNP) 2015 – 2030 (2016) was formally adopted as part of the Development Plan on 13 January 2016. The relevant policies of the CNP 2015-2030 for the proposed development are set out below.
- 5.26 Policy CPN 11 is relevant to the Site and requires new development to be of high quality by responding and integrating with the local built environment and landscape context. Development should use good quality materials that complement the existing range of materials found in Climping. The policy also requires sufficient external amenity space.

Housing Delivery and Land Supply

- 5.27 The most recent ADC Authority Monitoring Report (April 2024 to March 2025), published in November 2025, confirms that ADC can only demonstrate a 3.23 year supply of deliverable housing land.
- 5.28 The most recent Housing Delivery Test figures² show that ADC had a target of 4,007 homes required to be delivered. The actual number delivered was 3,361 homes or 84% of that target. Consequently, ADC must apply a 20% buffer to their five-year housing land supply requirement.
- 5.29 Consequently, both of these metrics trigger the presumption in favour of sustainable development as per the NPPF.

² Available at: <https://www.gov.uk/government/publications/housing-delivery-test-2025-measurement>

6. Planning Considerations

6.1 The material planning considerations associated with the Application Proposal comprise the following:

- Principle of Development;
- Design and Landscape Impact;
- Flood Risk and Drainage;
- Transport, Parking and Access; and
- Ecology and BNG.

Principle of Development

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include the NPPF. Policy S3 of the NPPF sets out the presumption in favour of sustainable development and is clear that for decision taking, the presumption means approving developments that accord with an up-to-date development plan without delay. However, ADC's Development Plan is out of date and therefore applications should be approved unless policies within the NPPF provide a clear reason for refusing the development.

6.3 Policy SD SP3 of the ALP refers to protecting gaps between settlements to prevent coalescence and retain their separate identity. One of these gaps is between Littlehampton and Middleton-on-Sea (inclusive of Climping). The policy sets out the following criteria for development in these areas:

- a) It would not undermine the physical and/or visual separation of settlements;
- b) It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c) It cannot be located elsewhere; and
- d) It maintains the character of the undeveloped coast;
- e) or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

6.4 It is considered that the Proposed Development meets criteria a) – d) as it primarily relates to the subdivision of an existing dwelling to create two dwellings with only a minimal increase in built form to cater for two garages, which will be well-screened from the wider surroundings. Criteria e) is not applicable for the Site.

6.5 The Site is in a location that is outside of any designated Built-Up Area Boundaries and as such is located in the countryside in planning policy terms (Policy C SP1). Given that ADC's Local Plan is out of date, Policy S5(3) and Policy HO11 of the NPPF are also a key material consideration. Policy S5(3) states that:

“Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.”

6.6 Policy HO11(1)(d) states that:

“Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:

d) The development would involve the subdivision of an existing residential building;”

- 6.7 The proposed development is for the subdivision of an existing residential dwelling into two semi-detached dwellings. Therefore, the principle of a residential property in this location is established and the proposed development will ensure that residential use continues on site in line with local and national policy requirements. The proposed development will make a more efficient use of the existing space and maintain the character of the Climping Street area, with a minor uplift in total built form.
- 6.8 In light of the above, it is considered that the proposed development accords with Policy SD SP3 and Policy C SP1 of the ALP, as well as Policy S5(3) and Policy HO11(1)(d) of the NPPF which are a key material consideration due to the fact that the ALP is now out of date.

Design and Landscape Impact

- 6.9 Policy D SP1 of the ALP and Policy CPN 11 of the CMP refer to the design considerations that are required for new development to ensure it is reflective of the local character.
- 6.10 The immediate surroundings of the Site are primarily residential, including the Grade II listed properties to the southwest along Climping Street. Additionally, as mentioned in **Section 2**, a care home is currently under construction to the north of the Site, which also constitutes residential use (Use Class C2). The wider area consists mainly of agricultural fields; however, established vegetation on site provides ample buffering, screening the Site from the open fields to the east.
- 6.11 As discussed in **Section 4**, the proposed development is a subdivision of the existing dwelling with no material external changes, thus it is in keeping with the local vernacular. Both Dwelling 1 and Dwelling 2 will see the development of a double bay garage. These will take inspiration from the existing dwelling, mirroring its architectural style and materials. Please refer to the existing and proposed plans prepared by JB Architecture for further information on the proposals.
- 6.12 Therefore, the proposal will create an additional dwelling with limited external works, thereby maintaining similar floorspace and limiting impact on the existing built form. Furthermore, there will only be a minimal increase in built form on site through the proposed garages.
- 6.13 The outdoor amenity space for the proposal will leverage the Site's already well-established planting along its boundaries. This planting will be retained as much as possible to protect the natural screening surrounding the existing building.
- 6.14 Some trees and shrubbery along the western boundary of the Site will need to be removed to allow for the additional proposed access onto Climping Street.
- 6.15 Overall, it has been demonstrated above and through the accompanying plans prepared by JB Architecture that the proposal accords with the NPPF, ALP Policy D SP1 and CNP Policy CPN11.

Flood Risk and Drainage

- 6.16 Policy W DM1 of the ALP relates to water supply and quality and specifically refers to the Lidsey Wastewater Treatment Works Catchment Area. The policy recognises that minor developments, such as this development proposal, are unlikely to raise significant flood risk; however, all development within this catchment area is required to prepare a drainage impact assessment.
- 6.17 The Site is identified by the Environment Agency as being in Flood Zone 1, the lowest level of risk for coastal/fluviat flooding. However, the Site is identified as being in a climate change flood zone, meaning it is at higher risk of flooding in the future. Policy F4 of the NPPF dictates that a Flood Risk Assessment (FRA) is required for any proposal involving “*land identified in a strategic flood risk assessment or the Flood Map for Planning⁵⁵ as being at risk of flooding from any source, whether now or in the future.*”

- 6.18 A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared by EPS to accompany the planning application. This report includes winter groundwater monitoring and winter infiltration testing results. The results show elevated groundwater levels and so for this reason infiltration is not considered appropriate for the Site. In order to restrict the rate at which surface water runoff is discharged offsite, various Sustainable Drainage Systems (SuDS) have been proposed, including water butts, SuDS planters/bio-retention cells, and permeable surfacing systems.
- 6.19 EPS have concluded that the proposed development is at low risk of flooding and that the most viable solution for managing all of the surface water runoff will be via a new connection to the public surface water sewer system (located within Climping Street). Similarly, the most viable solution for discharging foul effluent is to connect into the existing foul sewer network.
- 6.20 A Surface Water Drainage Checklist has also been prepared by EPS to support the FRA and Drainage Strategy.
- 6.21 The Site is located within the Lidsey Wastewater Treatment Catchment Area (WWTCA) and therefore new development is required to undertake an assessment to identify how the Site will be managed in respect of wastewater drainage. A separate Lidsey Drainage Assessment has been prepared by EPS to accompany the planning application.
- 6.22 The Assessment concludes that the Site already has an existing connection to the foul sewer system located on Climping Street. The estimated peak flows of wastewater from the proposed development will only increase marginally and thus there will be negligible impact on the Lidsey WWTW.
- 6.23 Finally, a Drainage Technical Note (July 2026) has been prepared by EPS to respond to the queries raised by ADC's drainage engineers during the determination period of application ref: CM/4/26/PL.
- 6.24 Overall, the technical work prepared by EPS demonstrates that the development proposals are in accordance with the NPPF and Policies W DM1, W DM2 and W DM3 of the ALP.

Transport, Parking and Access

- 6.25 Policy T SP1 of the ALP states that adequate parking must be provided within developments to meet the needs of anticipated users and development must provide safe access onto the highway network. There is an established vehicular access to the Site onto Climping Street which meets the A259 to the north however, a new access from Climping Street is proposed in a more appropriate location to serve both dwellings. New parking will be provided to the dwellings through the inclusion of two-bay garages and a sizeable driveway for each dwelling to accommodate any additional parking.
- 6.26 The Site is located in close proximity to local services and amenities, multiple public pedestrian, cycle, bus network connections, and a short distance from Littlehampton and Ford Railway Station and town centre. Thus, the development proposals are in accordance with Policies T DM1 and T SP1 of the ALP

Ecology and BNG

- 6.27 The NPPF and Policy ENV DM5 of the ALP seek to secure a net gain in biodiversity and protect existing habitats through new development. From 2 April 2024, 10% biodiversity net gain (BNG) became mandatory for the development of small sites under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The Site is not located within a biodiversity opportunity area.
- 6.28 While there are no material external changes being made to the existing dwelling, and a small increase in footprint, the provision of a new access and driveway involves the removal of some trees and shrubbery along the western boundary of the Site.

- 6.29 A Preliminary Ecological Appraisal (PEA) has been prepared by AEWC to support the planning application. The PEA concludes that no further survey work is required in respect of badgers, breeding birds, great crested newts (GCN), hazel dormice and reptiles. A number of recommendations are provided within the PEA to ensure there are no likely significant impacts to the fauna or flora as a result of the proposed development.
- 6.30 A detailed bat assessment is not required as the proposed development will not result in external works to the existing property. Tree T38 proposed for removal was considered to have PRF-I roosting suitability, since the identified features are considered suitable only for opportunistic use by individual bats. Therefore, as a precautionary measure, an endoscope inspection immediately prior to removal will be required, followed by soft felling under supervision by a licensed ecologist.
- 6.31 The Site provides some suitable habitat for reptiles such as woodland, areas of longer sward grassland, compost, leaf and log piles. However, only a small area of suitable habitat is to be affected and therefore the risk to reptiles and overall potential impacts are considered to be low.
- 6.32 A BNG Assessment, Statutory Metric and Condition Assessment have also been prepared by AEWC as required by local and national legislation. The development includes the loss of an area of vegetated garden and a short section of ornamental hedgerow, and the removal of a single medium tree. The vegetated area on-site falls within a private garden therefore, in line with the BNG user guide, it has not been possible to include ecological enhancements in the calculation. In terms of the BNG metric, the plans result in a net loss and trading rules have not been satisfied. Therefore, the BNG will be secured off-site at the condition stage, post planning permission.
- 6.33 A number of other enhancements can be implemented on site including bat and bird boxes, a hibernaculum for reptiles and a log stack for beetles. The full 10% cannot be accommodated on site and therefore the Applicant will proceed with purchasing off-site BNG credits at the condition stage.
- 6.34 Overall, the development proposals are considered to be in accordance with Policy ENV DM5 and Policy QE SP1 of the ALP and the 10% BNG will be secured off-site at the condition stage, once planning permission has been granted.

Trees

- 6.35 Policy ENV DM4 of the ALP refers to the protection of trees and requires developers to seek advice from a suitably qualified person if development would result in the removal of one or more trees, in the interests of good arboricultural practice.
- 6.36 Due to the potential impact to existing trees on site as a result of the new access, an Arboriculture Impact Assessment (AIA) has been prepared by Canopy Consultancy. This is supported by a Tree Constraints Plan, Tree Protection Plan and Tree Survey Schedule.
- 6.37 The AIA highlights that only one existing tree (T38) and part of an existing hedge (H2 – category C) will need to be removed to accommodate the new access from Climping Street. T38 is a category U tree and considered to be in poor condition with decay present, thus the AIA concludes there are no known overriding arboricultural constraints which would prevent the proposed development.
- 6.38 The AIA notes that trees T18 - T20 will be affected by the construction of a garage within the RPA; however, the garages will be constructed sensitively on a screw pile foundation with an in situ cast concrete slab floor. Thus, through the specified tree protection measures and construction methodologies in the AIA, it will be possible to minimise the impact of the proposed development on the retained trees.
- 6.39 Overall, the Proposed Development will only result in the loss of a category U tree and part of an existing hedge. The impact to the other trees on site will be minimised through protection and

construction measures. Thus, the proposed development is in accordance with Policy ENV DM4 of the ALP.

7. Heritage Statement

7.1 As set out in **Section 2** of this Statement, the Site is situated within close proximity to two Grade II listed properties on Climping Street; Dove Cottage (Historic England (HE) ref:1233449) and Virginia Cottage (HE ref: 1027675). There are no listed buildings on site, and it is situated outside of any Conservation Areas. There are also no locally listed buildings located on Climping Street.

7.2 The official Historic England listings of the two heritage assets state the following:

Dove Cottage

'C18. Two storeys. Two windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Modern addition in red brick and flints at north end, two window-bays'. (Listing NGR: TQ0010201472)

Virginia Cottage

'C18. Two storeys. Three windows. Red brick. Flush stringcourse of grey headers. Brick modillion eaves cornice. Windows with cambered head linings and glazing bars intact. Modern gabled porch'. (Listing NGR: TQ0015201414).

7.3 Dove Cottage sits to the south-west of the site and Virginia Cottage to the south (**Figure 7.1**).

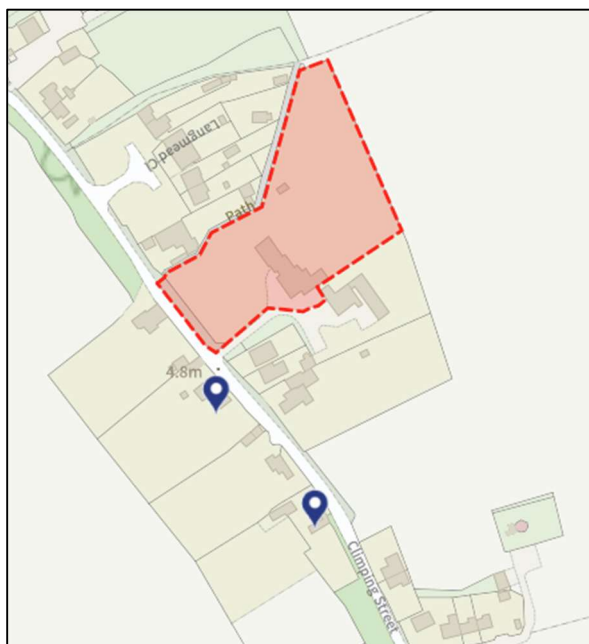


Figure 7.1: Historic Mapping Source: Historic England, 2026

7.4 Policy HE6(1) of the NPPF sets out that substantial weight should be given to the conservation of a heritage asset when considering the impact of a proposal, irrespective of the degree of harm to its significance.

7.5 Policy HE6(4) of the NPPF focuses on harm to the significance of designated heritage assets and states the following:

'Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.'

- 7.6 Policy HER SP1 of the ALP sets out that the LPA will grant planning permission for proposals that conserve and enhance the historic environment within the District.
- 7.7 Policy HER DM1 of the ALP refers to proposals that affect Listed Buildings. This policy is not considered relevant to this proposal.
- 7.8 The proposed development is set back from Climping Street and will not be visible from any nearby heritage assets. The site is well-screened and enclosed, further minimising views from the west. Residential development is also situated in between the site and these heritage sites.
- 7.9 As set out in **Section 6** of this Statement, no external alterations are proposed to the existing residential dwelling. Two double-bay garages are proposed to serve the two dwellings created through the subdivision of the existing property. These will be designed to complement the architectural characters of the existing building and will be well screened from Climping Street, ensuring they remain out of view of the nearby heritage assets.
- 7.10 Overall, it is considered that the proposed works will cause no harm to the surrounding heritage assets including, Dove Cottage and Virginia Cottage.

8. Conclusion

- 8.1 This Planning Statement (including a Heritage, Design and Access Statement) has been prepared to accompany a full planning application, submitted to ADC on behalf of the Applicant, for the following development proposal:
- “Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure.”*
- 8.2 The principle of development has been established through compliance with Policy HO11(1)(d) in the NPPF and Policy SD SP3 of the ALP. The material considerations that have been identified include Design and Layout, Parking and Access, Flood Risk and Drainage, Ecology and BNG and Trees which have been addressed by Savills in **Section 6** of this Statement. The following benefits will arise from the development:
- Positive impact on housing land supply in the District; and
 - Provision of an additional dwelling in a sustainable location.
- 8.3 The proposal will not be visible from any nearby heritage assets and is set back from Climping Street. The Site is also well-screened and enclosed and as such, is considered to be acceptable in terms of heritage considerations as set out in **Section 7**.
- 8.4 It is clear that any adverse impacts would significantly and demonstrably be outweighed by the much-needed housing provision that would arise from the proposed development against the policies of the Framework taken as a whole.
- 8.5 Overall, the proposed development represents sustainable development and should be granted planning permission.

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The Savills logo, featuring the word "savills" in a lowercase, sans-serif font. The letters are a dark red or maroon color. The logo is positioned within a white rectangular box that is part of a larger, light yellow geometric pattern in the bottom right corner of the page.