

Land at
Stoney Brook Farm
Eastergate Lane
Walberton
BN18 0BA

PiP Stage 2 (Technical Details Consent) – Self Build, Single Dwelling and Garage

Prepared for Tom Reynolds and Sam Byrne

Planning Statement
Incorporating Design & Access Statement

July 2026
Artisan Ref: 4499(a)



Artisan

Planning & Development Consultants

Date	Version	Author	Checked by
07/07/2026	0.1 Internal draft	Max Short LLB(Hons) LLM MRTPI	Leslie Short BA MRTPI MRICS
09/07/2026	0.2 Client draft		
19/07/2026	Submission		

This document has been prepared for our clients Tom Reynolds and Sam Byrne. Artisan does not accept any liability for the use of any information or advice contained in this report by third parties or any loss or damage caused by its unauthorised use.

Artificial Intelligence Disclosure

Artificial Intelligence tools were used in the preparation of this document to assist with tasks such as summarising, structuring and refining draft text. The analysis, opinions, conclusions and recommendations contained within this document reflect the professional judgement of Artisan Planning & Development Consultants. The final document has been reviewed and approved by Artisan, which accepts full responsibility for its content and its submission in support of the accompanying planning application.

Artisan Planning & Development Consultants is a trading name of
Artisan Planning & Property Services Ltd
Director: Leslie Short BA MRTPI MRICS

Berwick House
Homechurch
Baylham
Suffolk
IP6 8RF



www.artisan-pps.co.uk

Registered in England & Wales No. 07999008

Artisan is regulated by the Royal Town Planning Institute and the
Royal Institute of Chartered Surveyors



Table of Contents

1

Introduction

2

Background

3

The Site

4

Design and Access Statement

5

Planning Statement

6

Planning Obligations & CIL

7

Conclusions

1

Introduction

1. Introduction

Introduction

- 1.1 Artisan is instructed to submit an application for Technical Details Consent pursuant to the grant of Permission in Principle ("PiP") for the erection of a single self-build dwelling and detached garage.
- 1.2 Land adjacent to Stoney Brook Farm, Eastergate Lane, Walberton is "**the Site**".
- 1.3 Permission in Principle was granted by Arun District Council under application reference WA/79/23/PIP for one detached dwelling. That permission establishes the principle of development in respect of the location, land use and amount of development. Accordingly, this application seeks approval of the detailed technical matters necessary to enable implementation of that permission.
- 1.4 Mr Tom Reynolds and Mr Sam Byrne are the landowners and applicants.

Planning Submission Checklist

- 1.5 This application comprises the following:

General

Application form

Application fee

CIL Form 1

Draft Unilateral Undertaking

Technical Reports

Report	Version	Consultant/Author	Date
Planning Statement (Incl. DAS)	1	Artisan	July 2026
Preliminary Ecology appraisal		Charlie Dwight Ecology	
Biodiversity net gain statement		Charlie Dwight Ecology	

FRA & Drainage Strategy		M J Engineering	July 2026
Phase 1 Contamination Assessment		Oakridge Environmental	July 2026

Drawings

Dwg No	Revision	Description	Date
4470-800	-	Location Plan	July 2026
4470-801	-	Proposed Site Plan	July 2026
4470-802	-	Proposed Plans & Elevations	July 2026
4470-803	-	Proposed Cartlodge	July 2026
LSDP2360-013	-	Tree Survey, AIA & Protection Plan	July 2026
LSDP2360-014	-	Landscape Proposal	July 2026

- 1.6 As agreed with the Council's planning officer during the pre-application process, a **Photographic Street Scene** accompanies the application in place of a formal street scene drawing. The photographs illustrate the character of Eastergate Lane, the existing site frontage and access, the mature roadside vegetation and the relationship of the Site with surrounding development.

2

Background

2. Background

- 2.1 This section sets out relevant background to the proposed development.

Planning History

- 2.2 Planning Permission in Principle ("PiP") was granted under application reference WA/79/23/PIP for the erection of a single detached self-build dwelling on land at Stoney Brook Farm. The principle of residential development on the Site has therefore already been established through the first stage of the PiP process.
- 2.3 Following the grant of WA/79/23/PIP, applications seeking Permission in Principle for two dwellings were refused by the Council. Those proposals are not pursued further. The applicants have instead elected to progress the extant Permission in Principle for a single dwelling through this application for Technical Details Consent.
- 2.4 Accordingly, the purpose of this application is not to revisit the principle of development, but to demonstrate that the detailed design, layout and technical matters satisfy the requirements of the second stage of the Permission in Principle process.

Pre-Application Consultation

- 2.5 Prior to the submission of this application, the Applicants sought formal pre-application advice from Arun District Council in relation to the proposed Technical Details Consent application. The request was intentionally focused upon the design and layout of the proposed dwelling, recognising that the wider technical evidence would be prepared and submitted with the formal application.
- 2.6 The initial proposals adopted a comparatively formal domestic architectural approach. The Council's response identified a number of matters requiring further consideration, including the relationship between the proposed layout and the boundary of the Permission in Principle, together with the scale, form, proportions and architectural character of the dwelling and its response to the informal rural character of the surrounding area.

- 2.7 The Applicants responded by undertaking an iterative design process. A subsequent scheme explored a more traditional rural and agricultural architectural language. Through further correspondence, the Council acknowledged the change in direction but advised that the proposal did not yet establish a sufficiently coherent design narrative, appearing to combine the characteristics of a purpose-built dwelling with those of a converted agricultural building. The Council also provided further guidance as to the principles that might inform a more convincing response to the Site and its context.
- 2.8 Following that exchange, Patrick Allen & Associates was appointed to undertake a fundamental review of the architectural approach and prepare the submitted scheme. The application therefore represents the culmination of a genuine iterative design process, informed by the Council's pre-application advice and subsequent comments, an assessment of the Site and its surroundings, and the findings of the accompanying technical work. The resulting design principles and architectural response are explained in the Design and Access Statement, while the planning merits of the submitted scheme are assessed later in this Planning Statement.

3

The Site

3. The Site

Site Context

- 3.1 The application site is located on the southern side of Eastergate Lane within the parish of Walberton, to the south of the A27. It forms part of the wider Stoney Brook Farm holding and extends to approximately 0.38 hectares.
- 3.2 Eastergate Lane retains a distinctly rural character but is characterised by an established pattern of sporadic residential, agricultural and commercial development. The surrounding area comprises detached dwellings, converted agricultural buildings, commercial premises associated with horticultural uses and areas of open farmland. The application site forms part of this established pattern of development rather than representing an isolated parcel of open countryside.
- 3.3 Immediately to the west lies the existing Stoney Brook Farm complex comprising residential, commercial and ancillary buildings. To the north, on the opposite side of Eastergate Lane, are a number of detached residential properties. Land to the east remains in horticultural use, whilst the wider landscape to the south is predominantly agricultural in character.
- 3.4 The site is not subject to any statutory landscape or heritage designation. It lies outside the Walberton Built-Up Area Boundary and within the 12-kilometre Zone of Influence associated with the Singleton and Cocking Tunnels Special Area of Conservation. The site also falls within the Lidsey Wastewater Treatment Works catchment and a Source Protection Zone, both of which have informed the accompanying technical assessments submitted in support of this application.

Site Description

- 3.5 The application site comprises part of a level grassed field enclosed by mature hedgerows and trees along its boundaries. Existing vegetation provides a well-defined enclosure to the site and limits views from the wider surrounding area. The frontage to Eastergate Lane is

characterised by a mature roadside hedge containing a number of established trees which make a positive contribution to the rural character of the lane.

- 3.6 The site benefits from an established vehicular access from Eastergate Lane which serves the wider Stoney Brook Farm holding. Accordingly, the proposed development does not require the creation of a new access onto the public highway.
- 3.7 The application site lies within Flood Zone 1 and is therefore at the lowest risk of fluvial flooding. Existing ground levels across the site are generally level.
- 3.8 Overall, the application site comprises a well-contained parcel of land forming part of the established Stoney Brook Farm holding. Existing access arrangements, mature boundary vegetation and the surrounding pattern of residential, agricultural and commercial development provide an appropriate context for the detailed proposals submitted as part of this application.

4

Design & Access Statement

4. Design & Access

4.1 The purpose of this Design and Access Statement is to describe the design principles that have informed the proposed development and to explain how the detailed proposals respond to the site and its surroundings. The Statement addresses the following matters:

- **Design** – the architectural approach, appearance and materials proposed.
- **Amount of Development** – the amount of development proposed.
- **Use** – the proposed use of the site.
- **Access and Layout** – the layout of the development and the proposed vehicular and pedestrian access arrangements.
- **Scale** – the scale of the proposed development, including its height, width and overall proportions.

Design

4.2 The design of the proposed dwelling has been informed by the character of the surrounding area, the established pattern of development along Eastergate Lane and the opportunities and constraints identified through the site appraisal. The proposal adopts a simple domestic form which reflects the rural character of its surroundings whilst providing a contemporary family home capable of meeting modern living requirements.

4.3 The proposed dwelling has been designed to respond positively to the rural character of Eastergate Lane whilst creating a distinctive, high-quality self-build home. The design has been informed by the characteristics of the Site, its landscape setting and the established pattern of development within the surrounding area.

4.4 Rather than seeking to replicate a particular architectural style, the proposal draws inspiration from the simple forms, proportions and material palette associated with traditional agricultural buildings commonly found throughout the Sussex countryside. The result is a contemporary interpretation of the local vernacular that respects its surroundings without resorting to direct pastiche.

- 4.5 The building has been carefully articulated to reduce its perceived scale and visual presence. Projecting gables, varied roof forms and a clear hierarchy of building elements break down the overall mass of the dwelling, creating a composition that sits comfortably within its generous plot and responds appropriately to its rural setting.
- 4.6 The proposed material palette has been selected to reinforce this approach. The use of red multi-stock brick, black feather-edged timber boarding and red clay pantiles reflects materials commonly found within the locality, whilst contemporary detailing, aluminium fenestration and carefully considered proportions provide a modern architectural expression appropriate for a bespoke self-build dwelling. The detached cart lodge adopts the same architectural language and material palette to create a coherent and unified development.
- 4.7 The proposed dwelling has also been designed to work with the existing landscape framework. Existing hedgerows and mature trees are retained wherever practicable and supplemented through additional planting and ecological enhancement measures, allowing the development to integrate successfully within its surroundings whilst reinforcing the established landscape character of the Site.

Amount of Development and Use

- 4.8 Permission in Principle has established the principle of one detached self-build dwelling on the Site. This application seeks Technical Details Consent for that approved level of development together with the associated access arrangements, parking, landscaping and ancillary development required to facilitate its implementation.
- 4.9 The proposed development therefore does not seek to increase either the amount or intensity of development previously established through the Permission in Principle process. The Site will remain in a single residential use (Use Class C3), consistent with the extant Permission in Principle.
- 4.10 The proposed dwelling has a gross internal floor area of approximately 297 square metres and has been designed to sit comfortably within its generous plot whilst maintaining the spacious, low-density character that typifies development along Eastergate Lane. The

detached cart lodge provides ancillary parking, secure cycle storage and refuse storage and remains clearly subordinate to the principal dwelling.

Access and Layout

- 4.11 The proposed layout has been developed to respond to the opportunities and constraints presented by the Site whilst respecting its established landscape framework and surrounding pattern of development.
- 4.12 The development will utilise the existing vehicular access from Eastergate Lane which serves the wider Stoney Brook Farm holding. Consequently, the proposal does not require the formation of a new access onto the public highway. The existing access provides appropriate visibility having regard to the nature and limited scale of the proposed development, and sufficient parking and turning facilities are provided to enable vehicles to enter and leave the Site safely and conveniently.
- 4.13 The dwelling has been positioned to sit comfortably within the approved Site boundary whilst maintaining generous separation from existing boundaries and neighbouring properties. The layout has been arranged to provide a logical relationship between the principal dwelling, the detached cart lodge and the associated parking and manoeuvring areas, creating a clear and legible arrival sequence whilst maintaining a high standard of residential amenity.
- 4.14 Particular regard has also been given to the existing landscape structure of the Site. The layout has been designed to retain the established boundary hedgerows and mature trees wherever practicable, thereby preserving the contained character of the Site and minimising the visual influence of the proposed development. The accompanying landscaping, arboricultural and ecological proposals further reinforce this approach through additional planting and the incorporation of dedicated ecological enhancement areas.
- 4.15 The proposed arrangement provides generous private amenity space, appropriate separation between built form and retained vegetation, and sufficient space to accommodate servicing requirements, including refuse storage, cycle storage and electric vehicle charging, within an integrated and well-considered layout.

Scale

- 4.16 The proposed dwelling has been designed to achieve an appropriate balance between providing a high-quality family home and respecting the character of its surroundings. Whilst the dwelling is substantial, its scale has been carefully considered in relation to the generous size of the Site, the established pattern of development and the wider landscape setting.
- 4.17 The overall composition of the building has been designed to reduce its perceived mass. Projecting gables, varied roof forms and changes in ridge and eaves lines break down the overall built form, ensuring that the dwelling is read as a series of complementary elements rather than a single dominant structure. This approach assists in reducing the visual impact of the development and contributes positively to its integration within the Site.
- 4.18 The proposed ridge and eaves heights have been carefully considered to ensure that the dwelling remains proportionate within its setting. Furthermore, the generous separation distances to surrounding boundaries, together with the retention of existing boundary vegetation and proposed additional landscaping, ensure that the development sits comfortably within the Site without appearing cramped or overdeveloped.
- 4.19 The detached cart lodge has been designed as a clearly subordinate structure, reflecting the traditional relationship between a principal dwelling and its ancillary outbuildings. Its scale, form and positioning reinforce the overall composition of the development whilst ensuring that it remains subservient to the main dwelling.

5

Planning Statement

5. Planning Statement

5.1 Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.¹

5.2 This section assesses the proposed development against the policies of the Council's Development Plan and other material considerations.

Development Plan

5.3 The statutory Development Plan for the purposes of this application comprises:

- (a) Arun Local Plan 2011–2031 (Adopted July 2018) ("the Local Plan");
- (b) Walberton Neighbourhood Development Plan (Made March 2021) ("the Neighbourhood Plan").

5.4 In addition to the Development Plan, the following Supplementary Planning Documents are material considerations:

- (a) Arun District Design Guide Supplementary Planning Document (January 2021);
- (b) Arun Parking Standards Supplementary Planning Document (2020).

5.5 The National Planning Policy Framework (December 2024) ("the Framework") is also a material consideration and sets out the Government's planning policies for England.

5.6 The proposal has been assessed against the relevant policies of the Development Plan and other material considerations under the following headings:

- (a) Principle of Development;
- (b) Design;
- (c) Residential Amenity;
- (d) Highways, Access and Parking;

¹ Planning and Compulsory Purchase Act 2004, s 38(6).

- (e) Trees and Landscaping;
- (f) Ecology and Biodiversity;
- (g) Drainage; and
- (h) Contamination.

5.7 Where appropriate, reference is made to the accompanying technical reports submitted in support of the application. Those reports provide the detailed technical evidence, whilst this Planning Statement explains how the proposed development accords with the relevant planning policies and other material considerations.

Principle of Development

5.8 Permission in Principle was granted by Arun District Council under application reference WA/79/23/PIP for the erection of one detached dwelling on the application site. In granting Permission in Principle, the Local Planning Authority established the suitability of the site for residential development in respect of the location, land use and amount of development.

5.9 Accordingly, the principle of residential development is no longer a matter for consideration through this application. The purpose of the Technical Details Consent process is to determine whether the submitted detailed proposals represent an acceptable implementation of the Permission in Principle.

5.10 The following sections consider whether the submitted technical details accord with the relevant policies of the Development Plan and other material considerations. The accompanying plans and technical reports demonstrate that the proposed development can be implemented without giving rise to unacceptable impacts and that the requirements of the Technical Details Consent process have been satisfactorily addressed.

Design

5.11 The relevant planning policy framework comprises Policies D SP1 (Design), D DM1 (Aspects of Form and Design Quality) and QE SP1 (Quality of the Environment) of the Arun Local Plan, paragraphs 131 and 135 of the National Planning Policy Framework, together with the Arun District Design Guide Supplementary Planning Document and the relevant design policies of the Walberton Neighbourhood Development Plan.

- 5.12 Collectively, this planning policy framework seeks to ensure that new development achieves a high standard of design, responds positively to its context, respects local character and distinctiveness, and contributes positively to the quality of the built environment.
- 5.13 The proposed dwelling has been designed following a detailed appraisal of the Site and its surroundings, as illustrated on the submitted Site Layout Plan and accompanying architectural drawings. The scale, siting and orientation of the building respond positively to the established pattern of development along Eastergate Lane whilst respecting the spacious, semi-rural character of the locality. The dwelling occupies a generous plot, maintains appropriate separation from neighbouring properties and sits comfortably within the established landscape framework provided by the retained boundary vegetation.
- 5.14 The architectural approach draws upon the forms and material palette associated with traditional rural buildings without seeking to replicate a particular architectural style. As shown on the submitted floor plans and elevations, the use of red multi-stock brick, black feather-edged timber boarding and red clay pantiles creates a contemporary interpretation of the local vernacular that reflects the character of the surrounding area whilst providing a distinctive, high-quality self-build dwelling. The detached cart lodge adopts the same architectural language and material palette, creating a cohesive and well-balanced composition.
- 5.15 The submitted proposals also demonstrate that the development has been designed with due regard to the opportunities and constraints presented by the Site. Existing hedgerows and mature trees are retained wherever practicable, additional planting is proposed to reinforce the established landscape character, and the layout has been developed to ensure that the dwelling integrates successfully within its surroundings without appearing cramped or overdeveloped.
- 5.16 The Design and Access Statement (see section 4 of this document) provides a detailed explanation of the design principles underpinning the proposal. Having regard to the submitted plans and supporting information, the proposed development is considered to represent a high standard of design that responds positively to its context and accords with Policies D SP1, D DM1 and QE SP1 of the Arun Local Plan, the Arun District Design Guide

Supplementary Planning Document and the relevant design policies of the Walberton Neighbourhood Development Plan.

Residential Amenity

- 5.17 The relevant planning policy framework comprises Policies QE SP1 (Quality of the Environment) and D DM1 (Aspects of Form and Design Quality) of the Arun Local Plan, paragraph 135(f) of the National Planning Policy Framework, together with the Nationally Described Space Standard and the guidance contained within the Arun District Design Guide Supplementary Planning Document.
- 5.18 Collectively, these policies seek to ensure that new development safeguards the amenities of existing occupiers whilst providing a high standard of accommodation for future residents.
- 5.19 The proposed dwelling has been positioned within the Site to maintain appropriate separation distances from neighbouring properties and to respond positively to the established pattern of development along Eastergate Lane. The layout has been designed to minimise opportunities for overlooking whilst ensuring appropriate levels of privacy, outlook and natural daylight for both the proposed dwelling and surrounding residential properties. Having regard to the relationship with neighbouring development, it is not considered that the proposal would result in any unacceptable loss of privacy, overshadowing, loss of light or overbearing impact.
- 5.20 The proposed dwelling will also provide a high standard of accommodation for future occupants. The internal layout has been designed to meet the requirements of the Nationally Described Space Standard, whilst the generous private garden significantly exceeds the amenity space guidance contained within the Arun District Design Guide. In addition, the proposal incorporates appropriate provision for parking, secure cycle storage, refuse storage and day-to-day domestic activities within a spacious and well-considered layout.
- 5.21 Overall, the proposal provides an appropriate standard of amenity for both existing and future occupiers and therefore accords with Policies QE SP1 and D DM1 of the Arun Local Plan, the Nationally Described Space Standard and the Arun District Design Guide Supplementary Planning Document.

Highways, Access and Parking

- 5.22 The relevant planning policy framework comprises Policy T SP1 (Transport and Development) of the Arun Local Plan, paragraphs 115 and 116 of the National Planning Policy Framework, together with the Arun Parking Standards Supplementary Planning Document and the relevant transport policies of the Walberton Neighbourhood Development Plan.
- 5.23 Collectively, this planning policy framework seeks to ensure that development provides safe and suitable access to the highway network whilst making appropriate provision for vehicle parking, cycle parking and servicing.
- 5.24 The proposed development will utilise the existing vehicular access from Eastergate Lane which currently serves the wider Stoney Brook Farm holding. Accordingly, the proposal does not require the formation of an additional access onto the public highway. The existing access provides appropriate visibility having regard to the nature and limited scale of the proposed development, and sufficient space is provided within the Site for vehicles to enter, turn and leave in a forward gear.
- 5.25 The proposed cart lodge and associated parking areas provide appropriate off-street parking for the proposed dwelling in accordance with the Arun Parking Standards Supplementary Planning Document. Secure cycle storage and refuse storage are also incorporated within the cart lodge, ensuring that all ancillary servicing requirements are accommodated within a single, well-integrated structure. The layout also incorporates an electric vehicle charging point, reflecting current sustainability objectives and future transport needs.
- 5.26 The submitted drawings demonstrate that the proposed development can be served safely without prejudice to the operation of the local highway network or the safety of highway users. Accordingly, the proposal accords with Policy T SP1 of the Arun Local Plan, the Arun Parking Standards Supplementary Planning Document and the relevant transport policies of the Walberton Neighbourhood Development Plan.

Trees and Landscaping

- 5.27 The relevant planning policy framework comprises Policies ENV DM4 (Protection of Trees), D DM1 (Aspects of Form and Design Quality) and QE SP1 (Quality of the Environment) of the Arun Local Plan, paragraphs 135 and 187(b) of the National Planning Policy Framework,

together with the guidance contained within the Arun District Design Guide Supplementary Planning Document.

- 5.28 The application is accompanied by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (Drawing No. LSDP 2360.013), which have informed both the layout and design of the proposed development. The Arboricultural Impact Assessment confirms that the proposed layout has been designed to respond to existing tree constraints, does not encroach into identified Root Protection Areas and can be implemented without giving rise to any significant impact upon retained trees. Appropriate tree protection measures and construction methodologies are also proposed to safeguard retained trees throughout the construction period.
- 5.29 The submitted Landscape Proposal (Drawing No. LSDP 2360.014) has been designed to reinforce the established landscape character of the Site. Existing trees and boundary hedgerows are retained wherever practicable and supplemented by additional native tree and hedgerow planting. The scheme also incorporates areas of flowering lawn and species-rich meadow grassland together with additional native tree planting, strengthening the existing landscape framework whilst ensuring the development integrates successfully within its rural setting.
- 5.30 The Landscape Proposal also incorporates appropriate boundary treatments, generous private amenity space and opportunities for biodiversity enhancement, including the installation of a little owl nesting box in accordance with the recommendations of the accompanying ecological assessment.
- 5.31 Accordingly, the proposed development has been designed to retain and protect the important arboricultural features of the Site whilst delivering a comprehensive landscape strategy that reinforces local character and provides meaningful environmental enhancement. The proposal therefore accords with Policies ENV DM4, D DM1 and QE SP1 of the Arun Local Plan together with the guidance contained within the Arun District Design Guide Supplementary Planning Document.

Ecology and Biodiversity

- 5.32 The relevant planning policy framework comprises Policies ENV SP1 (Natural Environment), ENV DM5 (Development and Biodiversity) and QE SP1 (Quality of the Environment) of the Arun Local Plan, paragraphs 187(d), 193 and 195 of the National Planning Policy Framework, together with the relevant policies of the Walberton Neighbourhood Development Plan.
- 5.33 The application is accompanied by a Preliminary Ecological Appraisal prepared by Charlotte Dwight Ecology together with a Biodiversity Net Gain Exemption Statement. These documents have informed the evolution of the proposed development and demonstrate that ecological considerations have been embedded within the design of the scheme from the outset.
- 5.34 The Preliminary Ecological Appraisal confirms that the Site is dominated by poor condition modified grassland together with scattered trees, species-poor hedgerows and areas of ornamental planting. No designated sites or protected habitats are present within the application site itself and no evidence of protected species was identified during the site survey. Importantly, no trees or hedgerows require removal to facilitate the proposed development, thereby retaining the principal ecological features present on the Site.
- 5.35 The Site lies within the wider area associated with the Singleton and Cocking Tunnels Special Area of Conservation. However, the ecological assessment concludes that the proposed development is not likely to have a significant effect upon the SAC, either alone or in combination with other plans or projects, because the Site does not provide suitable breeding, hibernation, foraging or commuting habitat for the qualifying bat species. The report concludes that no further bat surveys are required, subject to the implementation of the recommended precautionary measures relating to lighting and construction.
- 5.36 The proposed development comprises a single self-build dwelling on a site of less than 0.5 hectares and therefore qualifies for the self-build exemption from the mandatory Biodiversity Net Gain requirements. Notwithstanding this exemption, the applicants propose a range of voluntary ecological enhancements including the creation of species-rich grassland, additional native tree planting and the installation of a little owl nesting box, together with appropriate measures relating to external lighting, pollution prevention and biosecurity during construction. These measures will enhance the ecological value of the Site beyond its existing baseline condition.

5.37 Accordingly, the submitted ecological information demonstrates that the proposed development can be implemented without giving rise to unacceptable ecological impacts whilst delivering meaningful biodiversity enhancements. The proposal therefore accords with Policies ENV SP1, ENV DM5 and QE SP1 of the Arun Local Plan, the National Planning Policy Framework and the relevant policies of the Walberton Neighbourhood Development Plan.

Drainage

5.38 The relevant planning policy framework comprises Policies W SP1 (Water), W DM1 (Water Quality), W DM2 (Water Neutrality) and W DM3 (Sustainable Drainage Systems) of the Arun Local Plan, together with paragraphs 181 and 182 of the National Planning Policy Framework.

5.39 Collectively, this planning policy framework seeks to ensure that development is appropriately served by foul and surface water drainage infrastructure, incorporates sustainable drainage principles and does not increase flood risk or adversely affect the water environment.

5.40 The application is accompanied by a Flood Risk Assessment and Drainage Strategy prepared by MJ Engineering Group. The assessment confirms that the Site lies within Flood Zone 1, considers flood risk from all relevant sources and demonstrates that suitable foul and surface water drainage arrangements can be provided. Surface water will be managed through a sustainable drainage system incorporating permeable surfaces, attenuation and a shallow swale, before connecting to the existing drainage infrastructure and controlled outfall to the watercourse. Foul water will connect to the existing private pumped system and adopted Southern Water sewer.

5.41 Part of the shallow swale extends beyond the application boundary onto adjoining land shown within the blue line and remaining within the Applicants' ownership and control. This element is solely drainage infrastructure required to facilitate the development and would not extend the residential use, residential curtilage or built form beyond the boundary established by the Permission in Principle. Its implementation may be secured by planning condition, while its continued availability, access and maintenance will be secured through retained ownership or appropriate property rights.

- 5.42 The submitted assessment therefore demonstrates that the development can be adequately drained without increasing flood risk elsewhere or giving rise to unacceptable effects upon the water environment. Accordingly, the proposal complies with Policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the National Planning Policy Framework.

Contamination

- 5.43 The relevant planning policy framework comprises Policy QE DM4 (Contaminated Land) of the Arun Local Plan together with paragraphs 196 and 197 of the National Planning Policy Framework.
- 5.44 Collectively, this planning policy framework seeks to ensure that development is suitable for its proposed use, that risks arising from land contamination are appropriately investigated and assessed, and that any necessary remediation is identified to protect human health, controlled waters and the wider environment.
- 5.45 The application is accompanied by a Phase 1 Preliminary Risk Assessment prepared by Oakridge Environmental Services Ltd. The assessment comprises a desk study, site walkover and conceptual site model which have been undertaken to assess the potential for contamination to affect the proposed residential development.
- 5.46 The Preliminary Risk Assessment concludes that no significant sources of contamination have been identified, no active pollutant linkages are present and the overall contamination risk is assessed as very low to low. Consequently, no intrusive site investigation or remediation measures are considered necessary, with the report recommending only a watching brief during construction should any previously unidentified contamination be encountered.
- 5.47 Accordingly, the submitted Preliminary Risk Assessment demonstrates that the Site is suitable for its proposed residential use without giving rise to unacceptable risks to human health or the wider environment. The proposal therefore accords with Policy QE DM4 of the Arun Local Plan together with the National Planning Policy Framework.

Planning Balance

- 5.48 Permission in Principle has already established the acceptability of residential development on the application site. Accordingly, the issue before the Local Planning Authority is whether the submitted technical details represent an acceptable implementation of that permission.
- 5.49 As demonstrated throughout this Statement and the accompanying technical evidence, the proposed development has been carefully designed to respond to the characteristics of the Site and its surroundings. The proposal provides an appropriate design solution, safe access and parking arrangements, appropriate landscaping, biodiversity enhancements, suitable drainage infrastructure and a satisfactory response to ground conditions. The submitted evidence identifies no unacceptable technical impact that would justify withholding Technical Details Consent.
- 5.50 The submitted reports demonstrate that the proposal is capable of being delivered without giving rise to unacceptable impacts in respect of highway safety, arboriculture, biodiversity, flood risk, drainage, land contamination or neighbouring amenity. The development therefore accords with the relevant policies of the Arun Local Plan, the Walberton Neighbourhood Development Plan and the objectives of the National Planning Policy Framework.
- 5.51 Having regard to the Development Plan as a whole, the material considerations identified throughout this Statement and the technical evidence submitted in support of the application, there are no planning considerations that indicate Technical Details Consent should be withheld. The proposal therefore represents an appropriate implementation of the Permission in Principle and Technical Details Consent should be granted.

6

Planning
Obligations & CIL

6. Planning Obligations & CIL

- 6.1 This section sets out the Applicants' position in respect of planning obligations and CIL at the time of submission of the application. The Applicants remain willing to engage positively with the Local Planning Authority regarding any planning obligations considered necessary.

Planning Obligations

- 6.2 In accordance with section 106 of the Town and Country Planning Act 1990, a draft Unilateral Undertaking accompanies this application to secure the self-build nature of the proposed dwelling. The draft has been submitted to enable the Local Planning Authority to review its form and wording at an early stage. Subject to any comments received, the Applicants intend to submit a fully executed Unilateral Undertaking prior to the determination of the application.
- 6.3 The Applicants consider that no further planning obligations are necessary to make the development acceptable in planning terms. The proposal comprises a single self-build dwelling for which Permission in Principle has already been granted and the accompanying technical reports demonstrate that the development can be implemented without giving rise to unacceptable impacts requiring mitigation through planning obligations.
- 6.4 Notwithstanding this position, the Applicants remain willing to engage positively with the Local Planning Authority should any amendments to the draft Unilateral Undertaking be considered necessary, or should any additional planning obligations be required to satisfy the statutory tests contained within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

CIL

- 6.5 The proposed development comprises a self-build dwelling. CIL Form 1 accompanies the application to enable the Charging Authority to establish the potential CIL liability arising from the development.

- 6.6 The Applicants intend to claim the self-build exemption from CIL in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). The necessary liability, exemption and commencement forms will be submitted at the appropriate stages and before commencement of the development. Following completion, the required evidence will be provided to the Charging Authority within the applicable statutory period.

7

Conclusions

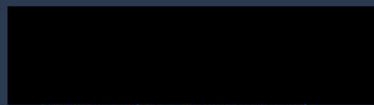
7. Conclusions

- 7.1 Permission in Principle has already established the acceptability of residential development on the application site in respect of the location, land use and amount of development. The purpose of this application has therefore been to demonstrate that the submitted technical details provide an appropriate and deliverable implementation of that permission.
- 7.2 As set out throughout this Statement, the proposed development has been carefully designed to respond to the characteristics of the Site and its surroundings. The accompanying technical reports demonstrate that the proposal can be delivered without giving rise to unacceptable impacts in respect of design, residential amenity, highway safety, arboriculture, biodiversity, drainage or land contamination. Collectively, the submitted information demonstrates that the proposal accords with the Development Plan when read as a whole, the National Planning Policy Framework and all other material considerations.
- 7.3 The Applicants have sought to engage positively throughout the evolution of the proposal, including through the pre-application process, which resulted in a comprehensive review of the architectural approach and overall design. The submitted scheme represents the culmination of that process and has been informed by the advice received from the Local Planning Authority together with the recommendations of the accompanying technical assessments.
- 7.4 Accordingly, there are no material planning considerations that indicate Technical Details Consent should be withheld. The Applicants therefore respectfully request that Arun District Council grants Technical Details Consent for the proposed development.



Artisan

Planning & Development Consultants



www.artisan-pps.co.uk

Registered in England & Wales No. 07999008

