

PLANNING DESIGN & ACCESS STATEMENT

Construction of a single dwelling and associated works

The Greenway West Walberton Lane Walberton Arundel BN18 0QS

JULY 2026

Planning, Architecture & Land Promotion



RTPI
Royal Town Planning Institute





Smith Simmons & Partners

PLANNING DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a full planning application for the construction of a single detached dwelling with garaging and ancillary accommodation to the rear of the existing dwelling at The Greenway which fronts West Walberton Lane Walberton. Access would be achieved from an existing driveway from Arundel Road which is located to the rear of the site.
- 1.2 The application has been prepared with due regard to the character and appearance of the site and the surrounding area; its relationship with existing neighbouring properties; relevant planning policy and planning site history of the site and area adjoining. The application site is located immediately adjacent to the southeast of the recently extended Built-Up Area Boundary of Walberton. The proposal seeks to provide a single detached two storey dwelling with car parking and associated development.
- 1.3 The Council's most recent 5-year housing land calculation taken from the draft Annual Monitoring Statement dated November 2025 indicates that ADC's 5-year housing land supply has dropped to 3.23 years and in this respect the Local Plan is not up to date. The presumption in favour of sustainable development (the tilted balance) is therefore engaged for the proposal with regards to paragraph 11 (Part D) of the NPPF. This argument was supported in a recent appeal decision in Arun at Hangar Down House (See details below)
- 1.4 This proposal is a resubmission of an identical planning application. Prior to withdrawal of the previous application for a single dwelling LA Ref: WA/33/26/PL the case officer commented that *following further consideration and discussion, including with Neil Crowther, we have concluded that the principle of the development is acceptable. I anticipate that the two technical objections would be the only reasons for refusal.*
- 1.5 Plans and information submitted in support of the application comprise the following:
 - Location Plan, no. 1804/DP01 Rev 01
 - Block Plan, no. 1804/DP02 Rev 01
 - Proposed Site Plan no 1804/DP03 Rev 01
 - Proposed Ground Floor Plan 1804/DP04 Rev 01
 - Proposed First Floor Plan 1804-DP05 Rev 01
 - Proposed Loft Rooms Floor Plan 1804-DP06 Rev 01
 - Proposed North Elevation Plan 1804-DP07 Rev 01
 - Proposed South Elevation Plan 1804-DP08 Rev 01
 - Proposed East and West Elevations 1804-DP09 Rev01
 - Proposed Garage Floor Plans 1804-DP10
 - Proposed Garage Elevations 1804-DP11 Rev 01
 - Planning Design & Access Statement prepared by Smith Simmons & Partners



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- Arboricultural Assessment by Beechdown Tree Consultancy
- Flood Risk Assessment and Drainage Strategy by Bright Plan
- Preliminary Ecological Survey by The Ecology Co-op

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Smith Simmons & Partners
32 North St, Chichester
West Sussex PO19 1LX





2.0 THE SITE & SURROUNDINGS

- 2.1 The Greenway is situated within a cluster of semi-rural development fronting West Walberton Lane and has established accesses from both West Walberton Lane to the site frontage and to the rear. The site comprises a two-and-a-half-storey detached dwelling with rooms in the roof, situated on the northern side of West Walberton Lane within a designated countryside location established by Arun Local Plan policy SDSP2.
- 2.2 The large property is traditionally built, constructed with materials comprising facing brickwork and a pitched tiled roof and has benefitted from several extensions. The neighbouring properties are Abbeyfields located to the east and Little Burndell to west. The area is residential in character with properties of Individual character set back from West Walberton Lane. To the rear adjacent to the A27 the character changes with the newly constructed dwellings at Daffodil Gardens to the northwest.
- 2.3 The proposal relates to development within the generous curtilage of the existing residential property which was extended following the grant of planning permission in 2007 and as such the proposal does not seek to extend the residential curtilage of the existing dwelling. It proposes to split the site by utilising the rear access to serve the additional dwelling proposed in the rear garden of the application site.
- 2.4 The site is situated to the southeast of the recently extended Built-Up Area Boundary for Walberton. The extended built-up area boundary includes Daffodil Gardens to the northwest which was part of a site allocation in the original Neighbourhood Plan Policy HP5 Woodcroft West Walberton Lane, see the 'L' shaped dashed area within the inset map below. The site subject of this pre-application enquiry is located immediately adjacent to the extended boundary to the east and surrounded by residential development.

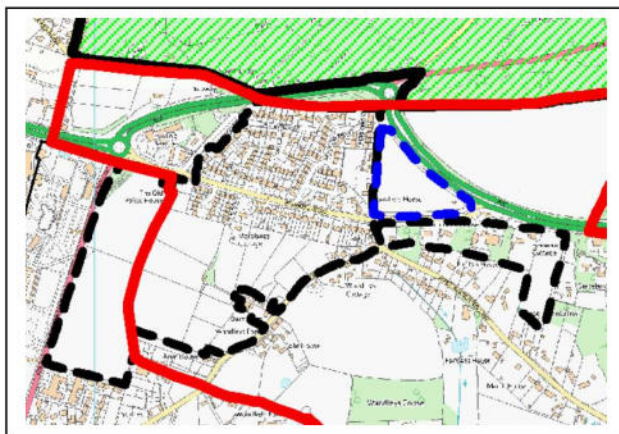
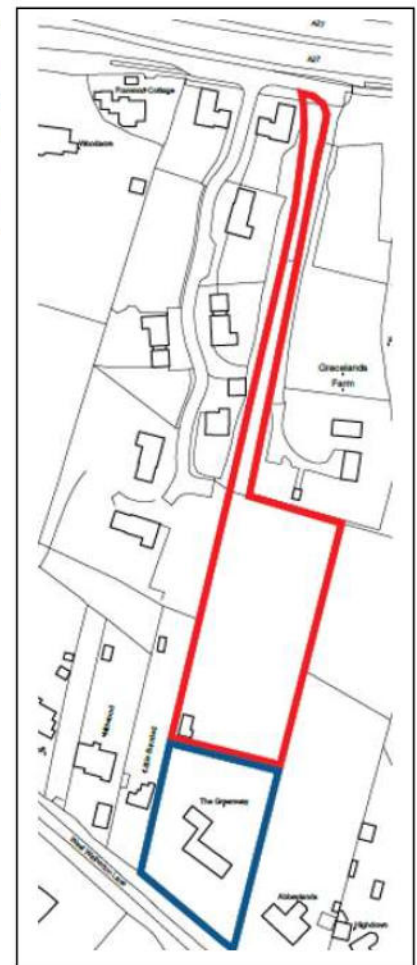


Figure 1. Site location plan (right) and revised built-up area boundary (above)





3.0 PLANNING HISTORY OF THE SITE

- 3.1 This application follows an earlier withdrawn application for a single dwelling under LA Ref: WA/33/26PL which was identical to that now proposed. The changes made to this application relate solely to amendments to the drainage and ecology statements provided. The LPA previously indicated prior to withdrawal that the principle of a dwelling on the site was acceptable subject to the technical issues being resolved.
- 3.2 The existing dwelling on site has been subject to a number of planning applications for extensions and alterations. The most recent of which was LA Ref: WA/29/21/HH for the erection of rear extension and installation of front and rear dormers and has extended the property to be commensurate with its plot, along with a number of consented outbuildings.
- 3.3 Planning permission LA Ref: WA/46/07 approved the change of use of land to northwest of The Greenways to enable formation of new vehicular access to the rear of the property. The officer report concluded the change of use was required to enable a northern site access onto the highway without disturbing the existing brick wingwall, piers, and entrance gates. Further the incorporation of the small parcel of land as part of the residential curtilage was considered not to change the character of the rural area to any significant degree or cause any harm to the countryside. The site plan extract below at Figure 2 illustrates the approved site boundaries.
- 3.4 In terms of context with its setting the site to the northwest (Daffodil Gardens) is relevant. LA Ref: WA/63/19/PL approved the erection of 8 no. dwellings with garaging and parking and a new access from Arundel Road. The principle of development on the site was contrary to Policy HP5 of the Walberton Neighbourhood Plan in that it proposed 8 no. house on site rather than the two houses suggested in the plan. However, the policy had reduced weight due to the housing land supply shortfall. The development did not significantly change the character of the area by providing low density residential development at 6.5 dwellings per hectare commensurate with other dwellings in the area. A neighbouring site (S and G Motors) was also allocated for residential development, and the Built-Up Area Boundary of Fontwell was extended to include Daffodil Gardens and the road frontage along Arundel Road such that the character of this area northwest of the site is now residential.
- 3.4 It is clear from the site layout plan for LA Ref: WA/63/19/PL extracted adjacent that the site is closely related to Daffodil

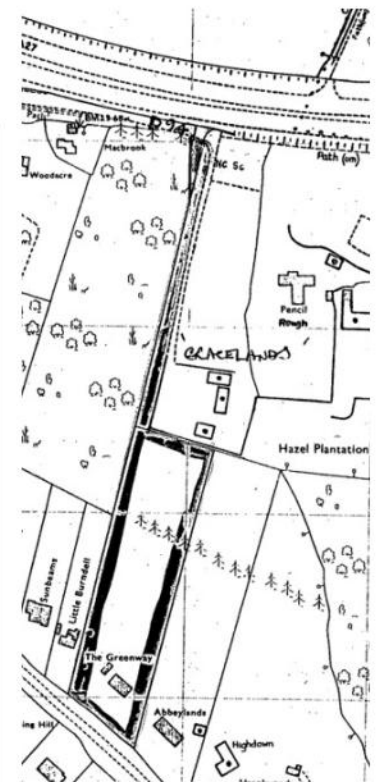


Figure 2. Extended curtilage and access approved under LA Ref: WA/46/07 (right) and layout of Daffodil gardens (left)



Gardens and the addition of a single dwelling to the rear would not extend built form into a visually prominent or open area. Indeed, the proposed development would be in keeping with the sporadic pattern of relatively low-density dwellings to the north, including Gracelands Farm and the area within the extended built-up area boundary.

- 3.5 The site has been the subject of a recent pre-application enquiry for a single dwelling as proposed under LA Ref: PAA/55/25. The response concluded the principle of development is in conflict with the Development Plan due to the site's positioning outside the BUAB, however as Arun District Council cannot demonstrate a 5-year Housing Land Supply, despite the site being within the 'countryside', the presumption in favour of sustainable development 'the tilted balance' would be triggered by Paragraph 11(d) of the NPPF.
- 3.6 It was considered that the benefits of providing one additional dwelling are limited, and with the consideration of the Walberton Neighbourhood Plan, and the provisions of Paragraph 14 of the NPPF, it is likely that the limited benefits of one additional dwelling would not outweigh the adverse impacts of allowing this development outside of the Built-up Area Boundary. However, the mitigating factors were acknowledged within the response, and it was suggested that any subsequent proposal should demonstrate how the limited benefits of the scheme would outweigh the adverse impacts of allowing the development and a conclusion would be made at the application stage.
- 3.7 Notwithstanding matters of principle, the main constraints of the proposal would appear to be TPO trees and surface water drainage matters which will need particular care. Provided these constraints can be appropriately addressed, that there is due consideration of the advice, and the provision of appropriate evidence and details, it is likely that the proposal could be determined as compliant with other relevant Development Plan policies. This proposal seeks to demonstrate that the proposal is compliant with policy and that the benefits of the scheme outweigh the limited adverse impacts.
- 3.8 It is also worth noting that recent appeal Ref: APP/C3810/W/25/3365360 decision within Arun District at Hanger Down House, Arundel (LA ref: AB/19/25/PL). In this case the Inspectorate allowed a new dwelling outside the built-up area boundary as it was not considered to be harmful due to the housing land supply position. The Inspector concluded the proposal would make a small contribution to the supply of new homes and thereby help to address the shortfall and would also provide benefits to the local economy and attached these benefits significant weight. In the overall planning balance, the adverse impacts of granting planning permission were not considered to significantly and demonstrably outweigh the benefits. As a result, the proposal constituted sustainable development in terms of the Framework and the presumption in favour of sustainable development applied. This proposal is readily comparable to this development as no harm results to the character and appearance of the area.



4.0 RELEVANT PLANNING POLICIES

National Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) was updated in February 2025. The main considerations in this case are:

Section 2 'Achieving sustainable development' Paragraph 8 states the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out three overarching objectives which are interdependent and need to be pursued in mutually supportive way. The three goals are:

Economic – to help build a strong, responsive and competitive economy.

Social – to support strong, vibrant and healthy communities.

Environmental – to contribute to protecting and enhancing our natural, built and historic environment

- 4.2 Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework 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, when assessed against the policies in this Framework taken as a whole.

- 4.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 69 requires planning authorities to identify a five-year supply of deliverable sites for housing.

- 4.4 The importance of maintaining a 5-year housing land supply is set out in section 5 of the NPPF. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 68 requires planning authorities to identify a five-year supply of deliverable sites for housing. The Council's most recent 5-year housing land calculation taken from the draft Annual Monitoring Statement dated January 2025 indicates that ADC's 5-year housing land supply has dropped to 3.23 years and in this respect the Local Plan is not up to date. However, the presumption in favour of sustainable development (the tilted balance) is not engaged as Walberton Neighbourhood Plan 2 is less than 5 years old. In undertaking this balance Paragraph 14 of the Framework explains a conflict with a neighbourhood plan is a matter of considerable importance and is likely to be decisive. However, it is important to emphasise that this is the likely outcome of the balance rather than a prescribed one.



- 4.5 Section 11 para 124 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes. Section (d) supports promotion and development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.6 The importance of maintaining a 5-year housing land supply is set out in section 5 of the NPPF. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 68 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 4.7 The Council's most recent 5-year housing land supply has dropped to 3.23 years and in this respect the Local Plan is not up to date. However, the presumption in favour of sustainable development (the tilted balance) is not engaged as Walberton Neighbourhood Plan 2 is less than 5 years old. In undertaking this balance Paragraph 14 of the Framework explains a conflict with a neighbourhood plan is a matter of considerable importance and is likely to be decisive. However, it is important to emphasise that this is the likely outcome of the balance rather than a prescribed one.
- 4.8 Whilst the proposal would represent residential development in the countryside it would accord with the broad underlying aims of the spatial strategy to focus new development in settlements and close to services and facilities and is broadly aligned with the Framework. Added to this, there would be little harm to the character and appearance of the area, given the context of the site and neighbouring developments. In addition, there would be no loss of agricultural land. Accordingly, the adverse impacts of conflict with the neighbourhood plan are unlikely to significantly and demonstrably outweigh the benefits. Indeed, the benefits of the scheme would outweigh the harm. The proposed development would not adhere to the development plan but material considerations, namely the Framework, indicate that the proposal could be determined other than in accordance with the development plan.
- 4.9 The Inspector, in the recently allowed appeal decision PINs Ref: APP/C3810/W/24/3349836 on Land East of Wandleys Lane, Fontwell, accepted the Council are only able to demonstrate a housing land supply of between 2.83 - 3.41 years. This is well below the five years required by the Framework and, even on the Council's figures, amounts to a significant shortfall of at least 2,822 homes. In addition, the Council's Housing Delivery Test measure is 70% which is below the threshold of 75%. As such, the delivery of housing has been substantially below the housing requirement for the last three years. In fact, delivery is even worse than this, as evidence provided by the Appellant for the appeal, which is not disputed by the Council, demonstrated that the Council has failed to deliver its housing requirement in every year between 2012 and 2024.
- 4.10 Paragraph 124 states that planning decisions should promote efficient use of land and para 125 supports the development of under-utilised land.
- 4.11 Paragraph 135 of the NPPF requires decisions to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.



- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.12 Section 15 Conserving and enhancing the natural environment at paragraph 187 confirms that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

4.13 The application site is residential garden used in connection with The Greenway. The area of land that surrounds the existing dwelling has the appearance of a typical domestic garden. It includes areas of lawn, planted borders, trees, patios, detached outbuildings and accesses. The whole garden reads as part of the curtilage to the dwelling and not as an additional area of land that has a different appearance or association with the existing dwelling, and this has been the case since the approval was granted to extend the curtilage in 2007. The proposal would represent the effective use of land by utilising land that has been previously developed, a Core Planning Principle of the NPPF. Residential curtilage outside a Settlement Boundary is considered to be “previously developed land”, Dartford Borough Council v The Secretary of State for



Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017). The category of exception only applies to private residential gardens in built up areas.

- 4.14 As set out in the next section of this report dealing with Local and Neighbourhood Plan policy there are no other adverse impacts that outweigh the benefits of the proposal, which will contribute an additional dwelling with no long lead in time to help meet the pressing housing land supply shortfall in the district.

Arun Local Plan 2011-2031

- 4.15 Local Plan policy relates to the Arun Local Plan. The Arun Local Plan shows the application proposal outside the Built-Up Area Boundary. Arun Local Plan (ALP) key policies relevant to the application proposal are policies , C SP1 (Countryside), D SP1 (Design), D DM1 (Aspects of form and design quality), D DM2 (Internal space standards), Policy T SP1 (Transport and Development), Policy ENV DM4 (Protection of trees), ENV DM5 (Development and biodiversity), W DM1 (Water supply and quality), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment), ECC SP2 (Energy and Climate Change Mitigation), ENV SP1 (Natural Environment), ENV DM1 (Designated Sites of Biodiversity or geographical importance) and ENV DM4 (Protection of Trees). Policy D DM1 states proposals will be approved providing they have regard to the following criteria: character, appearance, impact on residential amenity, trees and woodland, scale, aspects of form and design quality.
- 4.16 Policy D SP1 requires all development proposals to make efficient use of land and reflect character, density and scale. Policy D DM1 sets out that development proposals will be considered with regard to character, appearance, adaptability, layout, density and scale.

Other Guidance

Arun Design Guide 2024 SPD

- 4.17 This states that developments should accord with prevailing densities and protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. Part Q Rural Development seeks integration of rural development sensitively into its setting in order to respect the character of the district's countryside areas.
- 4.18 SPD11 Arun Parking Standards 2020

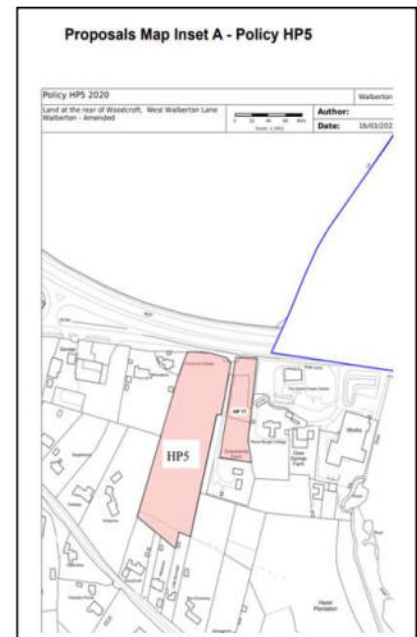
Walberton Neighbourhood Plan V2 2019 - 2031

- 4.19 Policy HP1 2020 Built Up Area Boundary reinforces those proposals for development within the built-up area boundary of Walberton will be supported. Proposals for development outside of the built-up area boundary will be supported where they accord with countryside policies in the Arun Local Plan. Other relevant policies are policy VE 3 Protection of Trees and Hedgerows, policy VE 7 Surface Water Management, policy HP 11 Housing Density and policy HP 13 Design Guidance.
- 4.20 It is worth noting that new policy HP17 - 2020 Gracelands Farm, allocates land on the Proposals Plan for approximately two dwellings. This site adjoins the Built-Up Area Boundary and proposes access by way of Arundel Road, the same access used by the eight new dwellings provided At Daffodil Gardens under policy HP5 2020 (see Figure 3 opposite). The proposal is to build two detached houses set within generous garden spaced at a density similar to existing properties in the immediate vicinity. This site backs onto The



Greenway. The proposed dwelling would therefore be entirely enclosed by residential dwellings as indicated on the Proposals Map.

Figure 3. Adjoining Neighbourhood Plan Site Allocations HP5 and HP17





5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

- 5.1 The proposal relates to the provision of a detached family dwelling and garage within the curtilage of the existing property. It is proposed to subdivide the existing curtilage within approximately half of the garden area to serve the new dwelling and half retained by The Greenway. The existing dwelling is set within a plot significantly larger than those in the surrounding area and the proposal would make more efficient use of the site in this highly sustainable location.

Design & Appearance

- 5.2 The design of the new dwelling has been fully considered to assimilate the existing built form locally and incorporates a classical architectural approach, incorporating symmetry and clean lines in an area where properties are an eclectic mix of styles and types. The palette of materials proposed would be traditional comprising off white rendered walls under a natural slate. This would reflect those readily visible in the cottages at the junction of West Walberton Lane with Copse Lane and Long Mead. White painted render elevations to dwellings are dominant in West Walberton Lane as evidenced at Midwood and Southwood to the east.
- 5.3 The Greenway is a character property within a rural setting, and the proposed building would be in keeping with the existing house and its wider setting, providing a high-quality and holistic approach to the works. The existing dwelling is two and a half storeys with dormers to the roof, and the proposed dwelling reflects this. The proposed front (north) elevation of the proposed property is indicated below at Figure 4.



Figure 4. Proposed front (north) elevation

- 5.4 The pre-application advice acknowledged that the visual presence of the dwelling within the locality would be minimal. The indicative design was considered visually appealing with the density in keeping with the low-density plots within the area. The palette of materials was considered to be broadly acceptable. This submission has amended the proposed materials palette to render from brick to better reflect local materials and dormers are proposed to the roof area, of a modest scale and proportionate to the property. Other changes include a reduction to the chimney height, and the dwelling has been moved slightly to the east within the plot to avoid root protection areas.
- 5.5 The proposed dwelling would extend built form in this limited area; however, it would be located within a cluster of existing and proposed dwellings and would not be unduly prominent in wider views. The property



would be located where it would not lessen the rural character and appearance of the area. The site plan is extracted at Figure 5 for information and shows the proposed plot set within a verdant setting, separated from the host house by a dense landscaped boundary. It should also be noted that the dwelling would be viewed against the backdrop of the consented and built out scheme for 8 no. dwellings at Daffodil Gardens and allocated site for two dwellings to the north which serves to extend the Built-Up Area Boundary of Fontwell to the east.

5.6 The impact of an additional dwelling in this location would be reduced by the sympathetic form of the proposed dwelling, which provides a simple linear footprint with a garage outbuilding. The proposal would incorporate a palette of traditional materials; the overall form of the dwelling would positively relate to the traditional design and proportions of the existing host dwelling, and the site would retain and enhance the mature landscaping screening.

5.7 Careful consideration has been given to the design, taking account of the surrounding and proposed dwelling densities, resulting in a scheme that is respectful of its setting and the setting of existing neighbouring dwellings. The location of the dwelling is considered appropriate, retaining a significant amount of parking and amenity space for each house. The proportions of the proposal and size of site are similar to other existing buildings and plot sizes in the locality.

5.8 The proposal includes a detached triple garage with ancillary residential accommodation above incorporating materials to match the proposed host dwelling. This structure has been designed to appear ancillary to the host property with low eaves and the limited first floor accommodation is incorporated in the roof and served by small flat roofed dormers on the west elevation. The design incorporates exposed rafter feet providing traditional architectural features which reflect the original rural setting of the site.

5.9 The proposal would be well separated from neighbouring dwellings, and the site plan indicates the existing mature boundary planting would be reinforced. Given the position of the proposed dwelling on the plot and its height and scale the proposal would not have any adverse impacts on neighbouring residential amenity.

Layout & Scale

5.10 The scale of the building has been fully considered to minimise the visual impact of the building on the wider area whilst providing a dwelling of good proportions. Traditional buildings tend to adopt a consistent and simple form comprising a rectangular floor plan and pitched or half-hipped roof and this development follows these principles. The existing boundary hedges and screening are to be retained maintaining the physical and visual separation of the site from surrounding development and fields beyond. This ensures the



Figure 5. Proposed site plan (excluding access)



development would not appear as an isolated property, visually assimilating amongst the cluster of existing dwellings.

- 5.11 Overall, the new property would complement its rural location and would be sympathetic to its setting in accordance with Part Q of Arun Design Guide. The proposal would be integrated into its landscape setting and constructed in a high-quality design approach. The scale of the dwelling would be proportionate to the site, and the accommodation is considered suitable for a large family home. The relation to the site boundaries would remain similar to that of the host house, retaining significant gaps to site boundaries and would not result in any adverse relationship with any existing or proposed neighbouring properties given its siting.
- 5.12 The proposed dwelling would be compliant with Policy D DM2 of Arun Local Plan which states that the planning authority will require internal spaces to be of an appropriate size and accord with the Nationally Described Space Standards. These national space standards set out the minimum total Gross Internal Areas (GIAs) for houses dependant on the number of bedrooms. Section J of Arun Design Guide also refers to space standards. The proposal will exceed these requirements.

Amount & Use

- 5.13 The proposed development comprises the addition of a single detached 5 no. bedroom family house with an additional bedroom located within the roof of the garage. The amount of development is considered to be appropriate in context with the surrounding pattern of residential development and the wider environs and readily comparable to that consented on the adjoining site. The site covers a large area, and the dwelling would not overwhelm the size of the site or appear overly dominant with regard to its setting. A large garden would be provided ensuring adequate outside amenity space and the proposal would exceed to Nationally described space standards for a 5-no. bed dwelling with ancillary accommodation.

Access

- 5.14 The new property would utilise the rear access onto Arundel Road whilst The Greenway would continue to use the existing access from West Walberton Lane. The access is sufficiently safe, and it will be widened and resurfaced as part of the proposal. Access and turning for vehicles is demonstrated as part of this application. The site is sufficiently sustainably located with respects to transport connections, with the A27 to the north and public transport connections (bus stops) nearby.
- 5.15 Three car parking spaces are provided within the triple garage and turning is easily accommodated at the site. Further cars could be accommodated to the hardstanding forward of the dwelling. Cycle storage can be achieved within the garage.

Natural Environment

- 5.16 The proposal is in the Singleton and Cocking Tunnels HRA Buffer and a preliminary ecological appraisal, including an assessment of potential impacts on bats and other protected and priority species is included in the report submitted in support of the proposal. Ecology and protected species considerations are integrated into current planning considerations via local plan policy and section 15 of the 2025 National Planning Policy Framework. The site is located within a rural setting and offers opportunities for the natural environment. The proposal is a self-build project to be lived in by the applicant following completion and is therefore outside of the requirements for 10% Statutory Biodiversity Net Gain.



- 5.17 The proposal does not result in habitat loss and mitigation in the form of bat, bird and hedgehog boxes could be utilised and controlled by condition to ensure ecology enhancement within the site. No external lighting is proposed in order to retain the dark skies in this locality. The existing rear access would be utilised to serve the new dwelling. No trees are to be removed as part of the proposal. Indeed, the proposal will include significant hedge/boundary planting bolstering.
- 5.18 No external lighting is proposed ensuring no adverse ecological impacts would result which could adversely impact the Singleton & Cocking HRA buffer.
- 5.19 The application is supported by an arboricultural report. There are two Tree Preservation Orders on and adjacent the site. TPO/WA/2/19 covers two Pedunculate Oak trees which are illustrated on the indicative site plan and noted for retention. TPO/WA/2/09 covers multiple trees through 'Daffodil Gardens', including a number of trees that are positioned just to the west of the existing access track that would be repurposed as the primary access for the new unit.
- 5.20 The Arboricultural Assessment demonstrates that the trees on and off site, and their Root Protection Areas, are retained and protected throughout the development process and post-completion. The surfacing of the driveway from Arundel Road was noted at pre-application stage as potentially requiring upgrading works which could affect trees on the site and arboricultural advice confirms the change would not prejudice the adjacent TPO trees. Resurfacing the single track will use a no-dig specification with a porous and permeable base layer and surface finish comprising Geoweb panels.

Drainage

- 5.21 The site is in Flood Zone 1 and is not at risk of surface water flooding. There is potential that the site is susceptible to groundwater flood risk and as such, a Flood Risk Assessment has been submitted to support the proposal demonstrating the level of risk is acceptable, and proposing appropriate mitigation measures, if required.
- 5.22 The site is in the Lidsey Wastewater Treatment Catchment Area where there is a surface water management plan. This area experiences significant issues with foul sewer flooding due to surface water inundation. As indicated in the submitted drainage report the most viable method of draining surface water from the site will be infiltration. Groundwater levels have generally been evidenced to peak anytime between October and March in Arun, but it is noted that 'Daffodil Gardens' to the west, found peak groundwater levels at approx. 1.7mBGL in January 2019. For the avoidance of doubt, appropriate site-specific winter groundwater monitoring and infiltration testing of sufficient duration across the winter months has been undertaken and the peak level has been incorporated in the design.
- 5.23 In accordance with Policy W DM3 of Arun Local Plan the development would include opportunities to incorporate Sustainable Urban Drainage Systems (SUDS) systems in the form of permeable surfaced parking and turning facilities and water harvesting.

Climate Change

- 5.24 Policy ECC SP2 requires all new residential and commercial development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels on the south elevation of the dwelling and air source heat pumps to the rear of the triple garage. The proposal includes energy efficient materials such as double glazing. To ensure



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that adequate decentralised, renewable, and low carbon energy supply systems are provided. Provision of an EV charging point could be secured by imposition of an appropriately worded condition.



6.0 CONCLUSION

- 6.1 The proposal has been fully informed by the development management policies of the Local Plan and National Planning Policy and material considerations. The proposal has been considered in light of the surrounding site allocations and adjacent new development to construct a single-family dwelling on a large plot whilst compiling with development management considerations.
- 6.2 The proposal would represent a more efficient use of the site resulting in much needed accommodation in a District which cannot demonstrate a 5-year housing land supply. It is worth noting that a recent appeal decision within Arun District at Hanger Down House, Arundel LA Ref: AB/19/25/PL allowed a new dwelling outside the built-up area boundary as it was not considered to be harmful due to the housing land supply position. This site is readily comparable in terms of its relationship to adjacent development.
- 6.3 The dwelling would be to a high-quality and of a design to reflect neighbouring properties, allowing for its successful integration within its setting. It is considered the development would be visually respectful of the site and its wider context and would not result in harm to neighbour amenities. The resultant building would assimilate with existing built form, without detracting from residential amenity or the character and appearance of the locality.
- 6.4 For all the above reasons the application proposal complies with the policies of the Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.