

PLANNING STATEMENT

IN RELATION TO:

'Planning Application for the erection of 1 No. self-build dwelling house (following outline approval on a larger plot for 2 no. new detached dwelling houses under ref: AWDM/0821/22)'

**Plot 1, Land Adjacent to Lyne House,
20 Links Road, Worthing, West Sussex,
BN14 9QY**

May 2026

PLANNING SUPPORT STATEMENT

1. INTRODUCTION

- 1.1 This Planning Statement is submitted on behalf of our clients Mr. and Mrs. Marmont, in support of a planning application for the erection of 1 No. self-build dwelling house at Plot 1, following outline approval on a wider plot for 2 No. new detached dwelling houses under **planning ref: AWDM/0821/22**. Access arrangements to the site were established as part of the outline approval.
- 1.2 It is understood that plot 2 (southern plot) will be retained as garden space by separate land owners for the foreseeable future. The access drive remains in the title of Lyne House, but the plot 1 & 2 have access, creating and maintenance rights & responsibilities.
- 1.3 The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal considering the relevant policy and all other material planning considerations.
- 1.4 The application is presented with a complete package of drawings, as well as the following supporting documents/statements:-
- Design and Access Statement.
 - Materials and Finishes Schedule.
 - Tree Protection Specification.
 - Landscape and Ecological Proposals.
 - Root Bridge and Access Road – Structural Capacity, Tree Projection and SuDS Compliance.
 - Drainage Specification.
 - Water Use Calculation.
 - CIL Forms.

2. SITE CONTEXT

- 2.1 The site, which is the subject of this planning application, comprises a parcel of land to the rear (south west) side of Lyne House, which currently serves the host dwelling as garden land. The site is described within the DAS as being *“underutilised and unmanaged garden land associated with Lyne House, characterised by overgrown vegetation, limited structure and low ecological value”*.



Fig 1. Extract from submitted Location Plan

- 2.2 Lyne House is a large, detached dwelling house, which is situated at the northerly end of Links Road. In addition to integral garaging, the property contains a swimming pool to its south side, with an associated pool building. The land is

sloping, with the topography falling away to the south. There are a number of trees to the sites boundaries, some of which are understood to be covered by a Tree Preservation Order (TPO No.23 1990).

- 2.3 The area of land that is the subject of this Planning Application comprises an area of garden area to the southwest of Lyne House. The land is currently laid to grass, with some vegetation (including some mature trees to the boundaries). The application site is extremely well screened to all boundaries by existing trees and other vegetation.
- 2.4 The Application Site generally slopes north to south, towards the rear boundary of the plot. The site is accessible via an access driveway, which is shared between the two existing properties (Lyne House and The Lodge).
- 2.5 Links Road serves a number of large, detached houses set in mature, spacious grounds. These dwellings are situated on the west side of the road. To the east side is land associated with Worthing Golf Club. The surrounding residential area is mixed in character, generally typified by detached dwellings that are varied in scale, form and design. These include detached houses to the west on Mayfield Close, situated on more modest sized plots (when compared with Links Road).
- 2.6 In terms of designations and planning constraints, the Application Site is positioned **within** the built-up area boundary. The site is outside of the South Downs National Park.
- 2.7 The Application Site is outside of any Conservation Area, and is not situated close to any heritage asset (i.e. Listed buildings). According to the Environment Agency 'Flood Map for Planning', the site lies within Flood Zone 1, and is not therefore identified as being at risk of flooding.

3. PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

(i) Application Site (Lyne House)

3.1 According to the Council's online planning records, the most relevant planning application that relates to this site is as follows:-

- **Planning ref: AWDM/0821/22/:** Outline planning application for 2 No. new detached dwelling houses (access only with all other matters reserved).

This application was permitted via decision notice dated 24th October 2023.



Fig 2. Approved Site Layout Plan (ref: AWDM/0821/22)

(ii) Nearby Sites

3.2 There have also been a number of recent planning approvals that have been granted in the immediate area and are considered to be of relevance:

- **Planning ref: 06/0314/FULL:** Erection of 1 no. dwelling with linked garage, associated driveway and landscaping - Land Adjoining Runnymede, Links Road - Permitted 9th May 2006.
- **Planning ref: 03/00698/FULL:** Erection of one detached house (south plot) - Site Of Rawdon House (south of Copseland), Links Road - Permitted 24th July 2003.
- **Planning ref: 01/00535/FUL:** Demolition of bungalow and construction of one x 4 bedroom chalet dwelling - The Lodge, Links Road - Permitted 24th July 2001.
- **Planning ref: 00/00170/OUT:** Outline application for the construction of eight four and five bedroom houses with a new access from Links Road - Land North Side of Warren Road/ Links Road - Permitted 4th April 2000 (RM approved via application 02/00941/ARM on 17th October 2002).
- **Planning ref: 94/05404/OUT:** Outline application for the erection of one detached house and garage (renewal of Outline consent WB/91/0460 dated 13.08.91) - Former Highdown, 18 Links Road - Permitted 17th August 1994.
- **Planning ref: 90/05344/ARM:** Proposed 4 bedroomed detached chalet style dwelling and integral double garage. Approval of Reserved Matters subject to Outline consent WB/1121/86 refers - Land adjacent to The Spinney, Links Road - Permitted 25th July 1990.

4. THE PROPOSAL

- 4.1 The proposal seeks planning permission for the erection of 1 No. self-build, 2-storey dwelling house. The property is detached and has 3-bedrooms, with an attached triple garage with accommodation over.

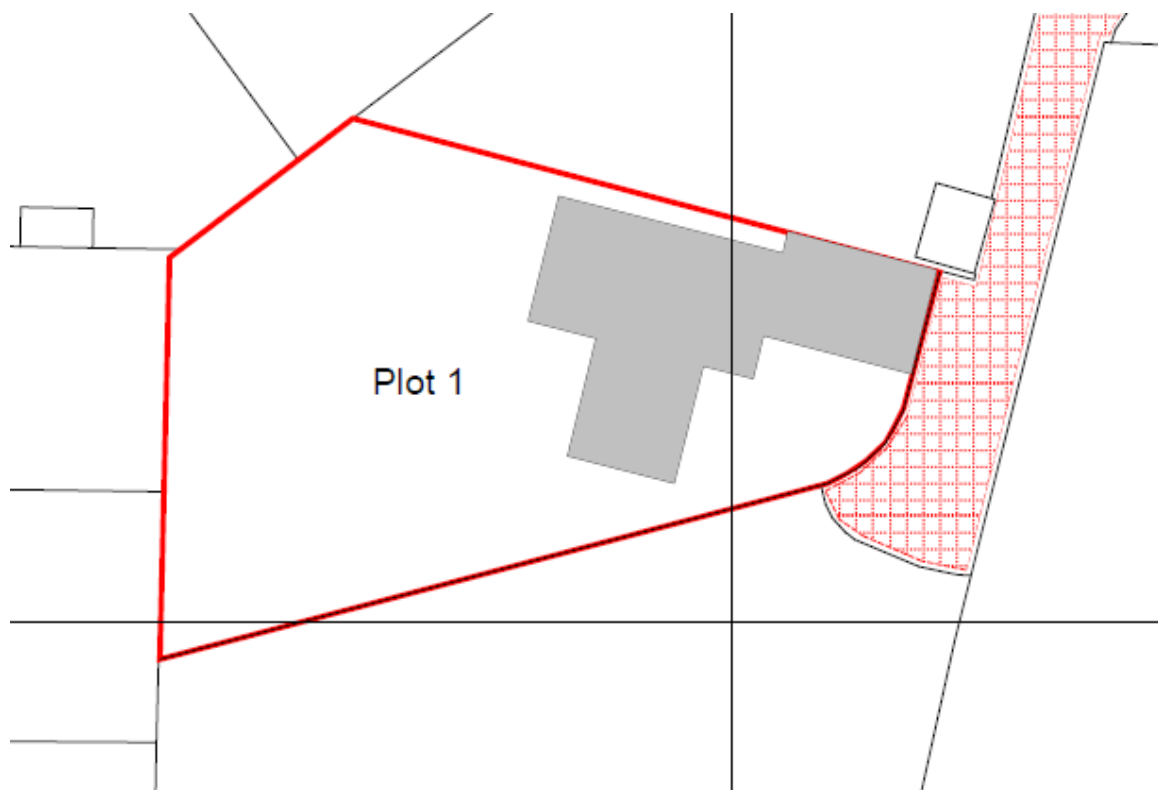


Fig 3. Proposed Block Plan

- 4.2 The application follows outline approval on a wider site for '2 No. new detached dwelling houses (access only with all other matters reserved)', which was approved under planning ref: **AWDM/0821/22**).
- 4.3 The proposed dwelling would have a Gross Internal Area of 250.31m² (ground floor 130.02²; first floor 120.29²). When including the garage, the proposed GIA is 317.75m².

- 4.4 The proposal would consist of a mixture of split-faced random-course blocks in Swaledale Stone, with Swaledale Stone corner blocks. There would also be some cladding to the walls. The roofing would comprise natural slate roofing and clay ridge tiles.

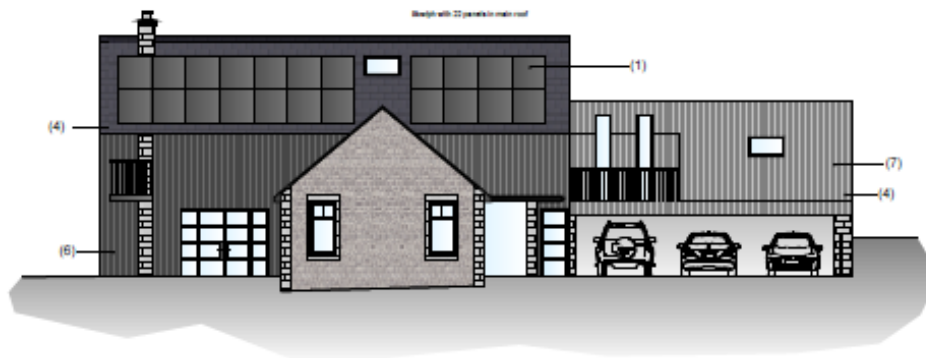


Fig 4. Proposed South Elevation



Fig 5. Proposed West Elevation

- 4.5 The accompanying DAS notes that *“the building is designed to sit comfortably within its surroundings while delivering a high standard of architectural quality. This is achieved through:*
- *A simple and proportionate built form.*
 - *Careful articulation to reduce perceived massing.*

- *Use of natural and durable materials including stone, slate and timber-style cladding.*
- *Considered positioning of openings to balance light, outlook and privacy*

The design is contemporary in expression but remains respectful of the established character of the area”.

- 4.6 It continues, noting that *“the dwelling is arranged over two storeys and provides:*
- *A clear and efficient internal layout.*
 - *Generous levels of natural light.*
 - *A strong relationship with the surrounding garden.*

The building form is carefully articulated to:

- *Reduce perceived massing.*
- *Reflect the character of surrounding development.*
- *Integrate garage and ancillary elements into a cohesive composition.*
- *Deliver a one-and-a-half storey appearance where appropriate.*
- *Provide a reduced scale compared to the previously approved outline scheme”.*

- 4.7 The proposal would utilise the access arrangements approved under the extant Outline approval. The Local Planning Authority and Highway Authority have previously accepted the access arrangements to serve 2 dwellings at this site.
- 4.8 The proposed landscaping plans includes Woodland-edge planting beneath the retained tree, wildflower meadow areas, biodiversity friendly lawn, structured planting beds and replacement boundary planting.
- 4.9 As set out in detail below, the retained Copper Beech Tree is a defining feature of the site. The development proposals have been designed to retain and protect the

tree, avoid excavation within its Root Protection Area and Incorporate no-dig construction techniques where required.

- 4.10 It will be noted that there is ample space on site for refuse/ recycling storage, as well as cycle storage for the proposed new dwelling.

5. POLICY CONTEXT

a. NATIONAL PLANNING POLICY

(i) The National Planning Policy Framework (NPPF)

- 5.1 The National Planning Policy Framework (NPPF) was originally published in 2012 and has been subject to a number of revisions subsequently, with the most recent version being published on 12th December 2024.
- 5.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and to achieve sustainable development there are *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These objectives are economic, social and environmental, which *“should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”* (paragraph 9).

- 5.4 Paragraph 11 is an important element of the NPPF. It states that: *“Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*
- 5.5 Paragraph 12 confirms that *“the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.*
- 5.6 Paragraph 14 is relevant in this case. It states *“In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70);*

- 5.7 Section 4 of the Plan refers to Decision Making. At paragraph 39 of the Framework, it sets out that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”*.
- 5.8 The Framework also sets out that there are only limited circumstances where decision-makers should give weight to policies in emerging plans, and generally *“refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan”* (paragraph 51).
- 5.9 Section 5 relates to delivering a sufficient supply of homes. It reiterates at paragraph 61 that the Government’s objective is to significantly boost the supply of new homes. Paragraph 65 confirms that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

- 5.10 Paragraph 72 states that *“strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- a) specific, deliverable sites for five years following the intended date of adoption ;*
 - and*
 - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period”.*
- 5.11 Paragraph 73 continues *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
 - b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;*
 - c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;*
 - d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
 - e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes”.*

- 5.12 Paragraph 74-75 note that *“neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area....Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”*.
- 5.13 With regard to housing supply, paragraph 78 states that *“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. 39 The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) 5% to ensure choice and competition in the market for land; or*
 - b) 20% where there has been significant under delivery 40 of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework 41 , and whose annual average housing requirement 42 is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance”*.

- 5.14 Section 9 discusses promoting sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.
- 5.15 At paragraph 110 the Framework confirms that *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.
- 5.16 Paragraph 113 sets out that *“Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport”*.
- 5.17 Paragraph 115 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide:
*“(a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
(b) safe and suitable access to the site can be achieved for all users;
(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 48 ; and*

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach”.

- 5.18 At paragraph 116, the framework also confirms that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.*
- 5.19 Section 11 is entitled ‘Making effective use of land’. Paragraph 119 confirms that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.*
- 5.20 Paragraph 124 states that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.*
- 5.21 Paragraph 125 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should *“(c) give substantial weight to the value of using suitable brownfield land within settlements for homes ...[and] (d) promote and support the 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...”.*
- 5.22 Paragraph 127 states that *“decisions need to reflect changes in the demand for land.... applications for alternative uses on the land should be supported, where the*

proposed use would contribute to meeting an unmet need for development in the area”.

- 5.23 Paragraph 129 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting, and *“the importance of securing well-designed, attractive and healthy places.”*
- 5.24 Section 12 refers to achieving well-designed and beautiful places. Paragraph 131 states *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development”.*
- 5.25 Paragraph 135 sets out that *“decisions should ensure that developments:*
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - (c) 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);*
 - (d) establish or maintain 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;*
 - (e) 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*
 - (f) 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 51 ;*

and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- 5.26 Paragraph 136 notes that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.*
- 5.27 Paragraph 139 confirms that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes”.*
- 5.28 Section 16 relates to Conserving and Enhancing the Historic Environment. Paragraph 207 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.*
- 5.29 Paragraph 212 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight*

should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

- 5.30 Paragraph 215 states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

b. LOCAL PLANNING POLICY

(i) Worthing Local Plan 2023

- 5.31 The Worthing Local Plan was formally adopted at Full Council on 28th March 2023. The Local Plan supersedes the Worthing Core Strategy (2011) and the saved policies from the Worthing Local Plan (2003).

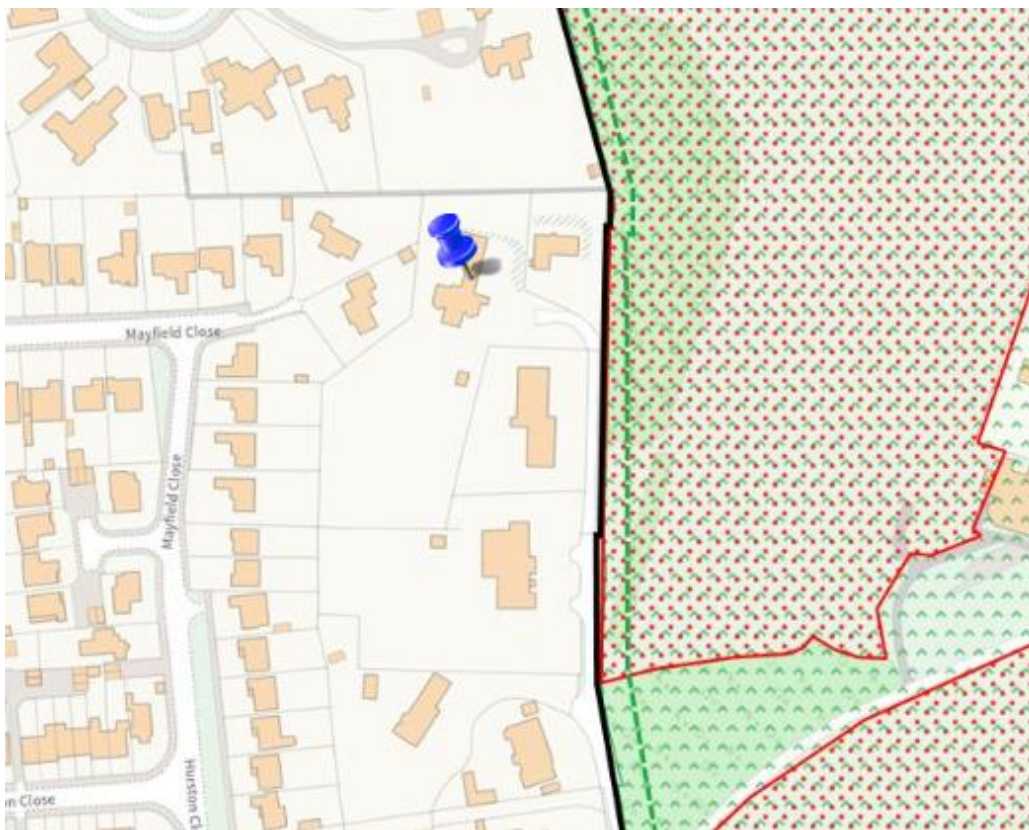


Fig 6. Extract from Worthing Local Plan 2023 Interactive Map

- 5.32 **Policy DM1** relates to Housing Mix, which notes that *“the Council will support proposals for high-quality self-build and custom build projects that are sensitive to the characteristics of the local area”*.
- 5.33 **Policy DM2** relates to Density, noting that *“development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area”*.
- 5.34 **Policy DM5** relates to the Quality of the Built Environment. This policy states that: -
- “a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*
 - i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;*
 - ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;*
 - iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;*
 - iv) respect, preserve and where appropriate enhance, heritage assets and settings;*
 - v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;*
 - vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);*
 - vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;*

viii) *not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);*

ix) *respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;*

x) *ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution”.*

5.35 The following policies are also considered to be of relevance: -

- **Policy DM8** - Delivering Infrastructure.
- **Policy DM15** - Sustainable Transport & Active Travel.
- **Policy DM16** - Sustainable Design.
- **Policy DM18** – Biodiversity.
- **Policy DM19** - Green Infrastructure.
- **Policy DM20** - Flood Risk and Sustainable Drainage.

(ii) Supplementary Planning Documents

5.36 We note that proposed new dwelling should be designed to accord with the Council’s supplementary planning document, ‘*Guide to Residential Development; November 2013*’. Also of note, is the Council’s ‘*Space Standards SPD, February 2012*’.

6. PLANNING ASSESSMENT

a. Principle of Development and Access Arrangements

- 6.1 The application site is defined by the Worthing Local Plan as being within the defined settlement boundary, where the principle of new development is accepted, subject to other policies within the plan.
- 6.2 The proposal relates to the erection of 1 No. two storey, detached, self-build dwelling house at Plot 1. The proposal follows outline approval on a wider plot under **planning ref: AWDM/0821/22**, at which time the principle of providing 2 houses on the site and their means of access were accepted.
- 6.3 At the time of planning **ref: AWDM/0821/22** being permitted, the Planning Officer concluded that *“the application site is within the built-up area as defined by the Local Plan and therefore there is no objection to the principle of development. The garden area represents a good sized area of land where housing provision should be actively considered given the overall lack of housing supply in the Borough. Moreover, the site is well landscaped to its boundaries, including by trees that are the subject of a Tree Preservation Order, and accordingly the development of the site could be achieved with little visual impact upon the character of the area or the amenities of neighbouring residential properties. The nearest residential properties in Mayfield Close, to the west, have rear gardens, largely screened from the application site of about 20 metres in length”*.
- 6.4 The access arrangement was established as part of the outline approval on the site, at which time permission was granted for the creation of a new access, off the existing driveway which serves Lyne House, which would lead to a private turning and parking area. The new access connects to Links Road, providing vehicular and pedestrian access to the A27 and local road network. Importantly, at this time the

proposed access arrangement took into account the estimated position of existing landscape features, including protected trees.

- 6.5 WSCC Highways noted that *“The proposed access road measures approximately 3.5m in width, which is too narrow for two cars to pass another when using the access road. For two cars to pass one another, the proposed access road should be widened to at least 4.2m. However, the LHA acknowledges that the access will serve only two dwellings, so the chances of vehicular conflict are low. In addition, there is space within the site for a vehicle to wait whilst the access road is being used and allow a car to pass...Regarding the access to the maintained highway network, Warren Road (A27) is maintained by National Highways... and therefore comments should be sought from them regarding access and visibility on to the A27. Notwithstanding this, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site”.*



Fig 7. Approved Site Plan
(ref: AWDM/0821/22)

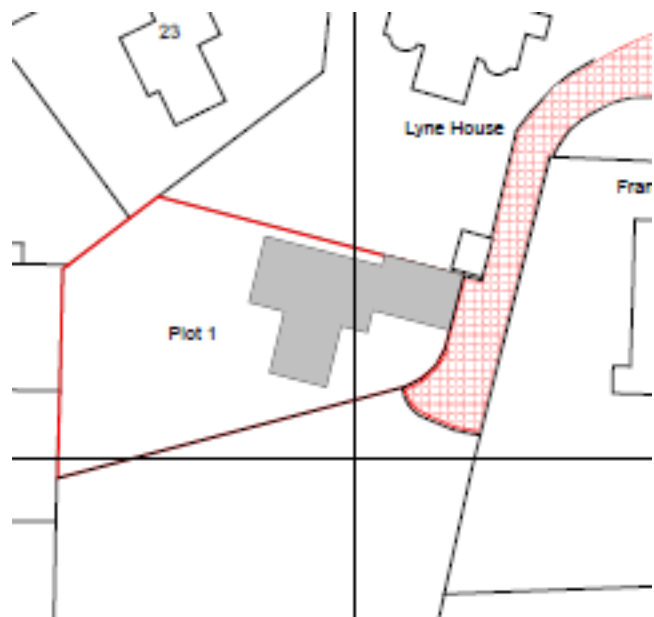


Fig 8. Proposed Block Plan

- 6.6 The previously approved access arrangements will be utilised by this proposal for a single dwelling on 'Plot 1'. The access drive will lead to a triple car port, with space for additional parking and turning of vehicles to the front.
- 6.7 In addition, the site is sustainably located, and entirely suitable for new residential development in principle terms. The site is located within walking distance of services and facilities, and there is easy access to bus stops that provide regular services along the A27 in both directions, and also the A24 north towards Findon and south towards Worthing town centre.
- 6.8 It is therefore clear that the principle of 1 No. dwelling on this site and the associated access arrangements are acceptable and would be in compliance with both national and local level planning policy requirements.
- b. Character / Visual Amenities
- 6.9 The development proposal seeks permission for the erection of 1 No. two storey detached dwelling house on previously consented 'Plot 1'. As set out in detail above, this would be a self-build dwelling.
- 6.10 At the time of the Outline approval being considered, the Planning Officer noted that *"the site is well landscaped to its boundaries, including by trees that are the subject of a Tree Preservation Order, and accordingly the development of the site could be achieved with little visual impact upon the character of the area or the amenities of neighbouring residential properties. The nearest residential properties in Mayfield Close, to the west, have rear gardens, largely screened from the application site of about 20 metres in length"*.
- 6.11 The proposed site layout shows that the development of the site will be laid out so as to provide a spacious setting with a new family dwelling that would be positioned appropriately in the context of the site, and its relationship with neighbouring

housing, and the character of the wider area. Importantly, the proposed layout has been informed by existing landscape features, including protected trees.

- 6.12 The surrounding area is mixed residential, being characterised by primarily large, detached dwellings in spacious, verdant plots on Links Road. Mayfield Close to the west also has detached houses, albeit sited on smaller plots. Evidently, existing plots vary greatly in their size, and properties are mixed in terms of their scale and appearance.
- 6.13 The development proposal seeks to provide 1 No. family home within the existing under used garden land (where the principle of a new dwelling has been established under planning ref: **AWDM/0821/22**). The house will be of an individual design, influenced by the existing built and natural character of the site and its surroundings. The existing dwelling of Lyne House, although having a reduced curtilage, would still be provided with a spacious layout and ample gardens (including the retention of the existing swimming pool and pool house).
- 6.14 Great care and consideration has been paid to the scale, form, siting, design and use of materials of the new dwelling. The dwelling would be two storeys in height, with a carefully articulated roof, which would help to break up the visual form. It would be positioned towards the front of the site, orientated to face south. The new house has been designed in keeping with the local vernacular and scale of surrounding buildings. The proposed footprint of the house has been informed by surrounding dwellings. Siting between the scale of those on Mayfield Close and the larger houses found along Links Road, representing a natural transition. The height of the dwelling would sit comfortably amongst the existing roofscape and mature trees.



Fig 9. Proposed 3D Visuals

- 6.15 The site is in a backland position, and is not readily visible from any public viewpoint, and instead would only be glimpsed from neighbouring properties. In this respect on- and off-site vegetation would further restrict views of the development. Surrounding development is generally 2-storey and set in established verdant gardens. This proposal would respect that character.
- 6.16 The proposal will not appear obtrusive within the surrounding urban landscape or remote in terms of its location. The proposal will have a very limited visual impact when viewed from surrounding public vantage points. We consider that due to the sites topography, position and landscape setting, it does not make a significant contribution to the visual quality of the surrounding. Indeed the Application Site is entirely surrounded by the private gardens of neighbouring residential dwellings. The development proposal has been designed to blend in with the built form of the adjacent townscape, and consequently, it is considered that the proposal would

satisfactorily reflect the spatial pattern, density and character of the established development that surrounds the Application Site.

- 6.17 In respect of the NPPF, we are firmly of the opinion that this eminently developable site provides an opportunity to provide a new residential development that will accord with each of the social, economic and environmental objectives of the sustainable development test, whilst also boosting the supply of housing, by providing a net increase of 1 No. new dwelling. The proposal would be compliant with guidance contained within the NPPF and **Policy DM5** of the Worthing Local Plan.

c. Other material planning considerations

- Quantum of Development

- 6.18 The proposals provide a very low residential density by modern development standards. However, in our opinion this is entirely appropriate for this location given the spatial character and established density of neighbouring housing. Further the provision of 1 No. family sized home would make a modest, albeit valuable contribution to the housing requirements of the Borough, and this level of development was also accepted by the Council as part of the extant Outline approval. It is our opinion that the site is large enough to comfortably accommodate the level of development that is proposed.

- 6.19 It is considered that the development proposal would provide an efficient use of the available land resource in a sympathetic form via a spacious and appropriate density layout that would not jar with the established pattern of development in the area, and nor would it introduce an obtrusive or visually harmful form of development that would affect the character of the immediate area. The proposal would be compliant with **Policy DM2** of the Worthing Local Plan.

- Residential Amenity

- 6.20 The matter of residential amenity was considered at the time of the Outline approval being considered. The Planning Officer noted that *“the nearest residential properties in Mayfield Close, to the west, have rear gardens, largely screened from the application site of about 20 metres in length... Within Links Road, Franklands is directly to the east of the application site and has a rear garden of around 14 metres in depth at its closest point, but again is screened, although it would be important to ensure that this screening is maintained and enhanced where necessary in any Reserved Matters submission. Highdown is to the south east of the application site, at a relatively oblique angle and again well screened. It is therefore considered that the application proposal can be adequately accommodated without adversely affecting nearby residential properties. Similarly, the extent of screening around the site, added to the beech hedge along the access itself, means that the site is well screened from the National Park to the east and hence the development would not materially affect the setting of the Park”.*
- 6.21 The proposed dwelling has been suitably sited and orientated on site to ensure that it will not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.
- 6.22 The proposed development has been adequately laid out so as to ensure that the relationship with neighbouring dwellings is acceptable. Separation distances between the proposed house and those neighbouring would be significant and partially obscured by intervening existing vegetation. Care has been paid to window placement, with no first-floor windows proposed and only 1 No. roof light to the north elevation and only 2 no. rooflights and windows onto the balcony proposed to the south. We are confident that the sensitive window placement will avoid any overlooking to neighbouring dwellings, or any inter-visibility issues between dwelling and plot 2 in the future.

- 6.23 The proposal landscaping plan, which includes Woodland-edge planting beneath the retained tree, wildflower meadow areas, biodiversity friendly lawn, structured planting beds and replacement boundary planting would help to enhance the soft, verdant character of the Site would be enhanced in landscape terms. This approach will also successfully screen the new development.
- 6.24 The new house would be provided with an attractive outlook and will also be provided with a significant sized area of private amenity space to the rear.
- 6.25 Consequently it is therefore our opinion that the development proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light; nor through the creation of undue noise and disturbance. The proposal would be compliant with guidance contained within the NPPF and **Policy DM5** of the Worthing Local Plan.
- Arboriculture
- 6.26 This detailed Planning Application is accompanied by a Tree Protection Specification. The Report acknowledges that several trees on or near the site are subject to a Tree Preservation Order No 23 of 1990.
- 6.27 This report has been prepared to *“ensure the protection and long-term retention of Tree 32, a Copper Beech (**Fagus sylvatica ‘Purpurea’**), protected under Tree Preservation Order T1, during all phases of development. The specification applies to all works carried out within or adjacent to the **Root Protection Area (RPA)** of Tree 32, as defined within the approved **Arboricultural Impact Assessment & Method Statement prepared by Arbortrack Systems Ltd, and in accordance with BS 5837:2012**”.*

6.28 The report confirms that tree protection fencing shall be erected prior to the commencement of any site works. It confirms that *“the fencing shall be installed at the extent of the **RPA of Tree 32 (TPO T1)** as shown on drawing **LR.LTP.01** and the approved Tree Protection Plan. The fencing shall remain in place for the duration of construction works unless otherwise agreed in writing with the Local Planning Authority”*.

- 6.29 The Report confirms that no hardstanding is currently proposed within the RPA, but in the event it was, it would be *“permeable, allowing gas and water exchange; laid using a no-dig, load-spreading construction; installed above existing ground levels”*.
- 6.30 At the time of the Outline application being considered, the Planning Officer acknowledged that *“the site is well landscaped to its boundaries, including by trees that are the subject of a Tree Preservation Order, and accordingly the development of the site could be achieved with little visual impact upon the character of the area or the amenities of neighbouring residential properties”*.
- 6.31 The juxtaposition of retained trees with the proposals is acceptable and the likelihood of unacceptable issues of post development pressure is low in our opinion. On this basis the proposed scheme is sound in arboricultural terms and the long-term wellbeing of the retained trees can be safeguarded in a sustainable manner. The proposal is acceptable from an arboricultural perspective. The proposal would comply with guidance contained within the NPPF and **Policy DM5 (ix)** of the Worthing Local Plan, which states that *“all new development should...ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments..”*.
- Drainage
- 6.32 The application site is wholly located in the Environment Agency’s Flood Zone 1. Referring to NPPF Technical Guidance, the location of the proposed development would be categorised as “Low Flood Probability”.
- 6.33 Condition 7 attached to the outline approval (ref: **AWDM/0821/22**) related to drainage matters and read as follows:-

“7. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure the development is adequately drained”.

- 6.34 In this respect we refer Officers to the accompanying Drainage Specification, which has been *“prepared to demonstrate full compliance with the planning condition requiring infiltration testing, climate change allowances, groundwater monitoring, and detailed surface water drainage design. It also details the foul drainage within the proposed site and the surrounding area”.*
- 6.35 The report confirms that *“infiltration testing was undertaken during the winter period in January 2026 at the location and depth of the proposed soakaways in accordance with **BRE Digest 365**. The results confirm that the underlying chalk geology is suitable for infiltration drainage.*

*Surface water from the proposed development will be managed on site using a combination of rainwater harvesting and two infiltration soakaways designed using **Wallingford (FEH) rainfall data**. The soakaways have been sized using specialist drainage software, accounting for infiltration during storm events...*

The design includes allowance for:

management of the 10% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 10 year storm) with a +40% climate change allowance between the inlet invert and the soakaway base; and

full containment of the 1% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 100 year storm) with a +45% climate change allowance.

A climate change factor of 1.5 (+50%) has been applied to the 1% Annual Exceedance Probability (AEP) event (equivalent to the 1 in 100 year storm), which exceeds the planning requirement for a +45% climate change allowance.

Groundwater monitoring undertaken between October 2025 and March 2026 confirmed that groundwater levels are significantly below the proposed soakaway bases, providing adequate freeboard and demonstrating no groundwater constraint.

It is concluded that the proposed drainage strategy is robust, sustainable, and fully compliant with the planning condition”.

6.36 In light of the above, the principle of the proposed development within the application site is found to be acceptable on flood risk grounds and will provide a positive contribution to the sustainable management of local flooding and surface water runoff. The proposal would be compliant **Policy DM20** of the Worthing Local Plan.

- Dwelling Space Standards

6.37 It should be noted that the proposed dwelling has been designed internally to meet the requirements laid out in the Governments ‘Technical Housing Standards – nationally described space standard’ document.

- 6.38 The proposal would comprise 1 No two storey, three-bedroom house, comprising a Gross internal floor area measuring 250.31 sq.m (Ground floor 130.02m²; First floor 120.29m²), plus garage.
- 6.39 This would be well in excess of the requirements for a two storey, three bedroom, 6 person occupancy property (102m²). The dwelling will also be designed to meet Secured by Design standards. The proposal would provide a high quality development of 1 No. family home, which will comply with the requirements of the NPPF.
- Sustainable Construction/Energy Efficiency
- 6.40 The proposal adopts a comprehensive sustainable construction strategy based upon fabric-first design principles and low operational energy demand. As set out within the submitted Design & Access Statement (Document Ref: LR.DAS.01), the dwelling has been designed in accordance with Passive House Plus principles, with the potential to represent one of the first Passive House Plus homes within Worthing & Adur. The approach prioritises high levels of insulation, airtight construction, triple-glazed windows, and mechanical ventilation with heat recovery, before the integration of renewable energy systems. The proposal also incorporates photovoltaic panels, battery storage, sustainable drainage measures, permeable surfaces, and rainwater harvesting, delivering a highly sustainable and environmentally responsible form of development.
- 6.41 The proposal demonstrates how high levels of environmental performance can be achieved through practical, buildable construction methods using commonly available materials. The proposal will accord with the general objectives of the Council's sustainable construction policy requirements.

- Ecology and Biodiversity Net Gain

- 6.42 It is acknowledged that the Environment Bill and the NPPF (paragraph 180) introduce a requirement to provide biodiversity net gain (BNG) as part of developments. This development proposal would be exempt from this requirement due to be a Self-build for 1 No. dwelling on a site area no larger than 0.5 hectares. However, and although the proposals do not formally need to comply with BNG requirements given the exemptions set out in the regulations, the Applicant has adopted an ecological approach by following BNG principles, and this is evidenced within the documents that accompany this Planning Application.
- 6.43 This detailed Planning application is accompanied by a Landscape and Ecological/Proposals report, which confirms that *“the proposed landscape and ecological works provide a high-quality, policy-compliant response to the site’s constraints and opportunities. The scheme protects existing assets, enhances biodiversity, safeguards neighbour amenity, and supports sustainable drainage”*.
- 6.44 We consider that with an appropriate planting scheme there is the opportunity to improve habitat structure within the site as well as the overall species diversity. In addition, the removal of any invasive species will enable planting of native species and enhancing the boundary habitats will serve to improve the ecological connectivity both within the site and between the site and adjacent habitats. In addition, a series of targeted enhancement measures in relation to protected species could be integrated into the proposals to further improve the overall biodiversity value of the site post-development.
- 6.45 The proposals focus the development footprint within existing domestic amenity grassland habitat with the retention of the majority of boundary features and scattered trees. Previous ecological survey work undertaken across the wider landholding identified reptile interest within the adjacent plot. Updated ecological assessment work has been commissioned to support this application, including a

Preliminary Ecological Appraisal (PEA) and reptile monitoring surveys, all undertaken by a qualified ecologist. This work has started and progressing during the optimal spring/summertime period. The ecological assessments are being prepared on a precautionary basis and will inform the implementation of the development proposals.

- 6.46 In addition to the quantified biodiversity net gain measures, the proposal incorporates a range of non-metric ecological enhancements including bat roost features, bird nesting features, solitary bee habitat, hedgehog access points, and a reptile hibernaculum, all intended to improve the long-term functional ecological value of the site.
- 6.47 The proposal would be compliant with guidance contained within the NPPF and **policies DM18 and DM19** of the Worthing Local Plan.

Root Bridge and Access Road – Structural Capacity, Tree Protection and SuDS Compliance

- 6.48 This report has been prepared to demonstrate the structural suitability of the proposed access route to accommodate a fire appliance; the protection of adjacent trees, including Leylandii (G12), with Root Protection Areas (RPA); and the access route has been designed as a fully permeable SuDs-compliant system.
- 6.49 The report concludes that that *“based on the supporting documents listed and the design approach adopted, it is concluded that:*

Tree Protection

- *Root Protection Areas are preserved*
- *No excavation or compaction occurs within RPAs*
- *Soil structure and root health are maintained*

- *Appropriate mitigation is provided for Leylandii group G12*

Structural Performance

- *The structure supports 45 kN wheel loads*
- *The access route accommodates a standard 18 tonne fire appliance*
- *A continuous and robust load path is provided*

Drainage

- *The system is fully permeable*
- *The design is SuDS compliant*
- *Natural drainage conditions are maintained.*

The proposed access arrangement, including the Root Bridge and crossover construction, provides a structurally robust, fully permeable SuDS-compliant, and arboriculturally compliant solution. The design enables emergency fire appliance access while ensuring the protection and long-term retention of adjacent trees”.

7. CONCLUSIONS

- 7.1 This development proposal seeks planning permission for the erection of a single self-build dwelling on Plot 1, following Outline permission being granted by Worthing Borough Council for a larger site area for 2 No. new detached dwelling houses under **planning ref: AWDM/0821/22**. Access arrangements to the site were established as part of the Outline approval.
- 7.2 In terms of designations and planning constraints, the Application Site is positioned **within** the built-up area boundary. The site is outside of the South Downs National Park.
- 7.3 The principle of residential development on the site and means of access was established at the time of the Outline approval.
- 7.4 The site is in a backland position, and is not readily visible from any public viewpoint, and instead would only be glimpsed from neighbouring properties. In this respect on- and off-site vegetation would further restrict views of the development. Surrounding development is generally 2-storey and set in established verdant gardens. This proposal would respect that character.
- 7.5 The proposal will not appear obtrusive within the surrounding urban landscape or remote in terms of its location. The proposal will have a very limited visual impact when viewed from surrounding public vantage points. Great care and consideration has been paid to the scale, form, siting, design and use of materials.
- 7.6 The proposed dwelling would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss or privacy or loss of light; nor would the proposed access generate undue noise or disturbance from traffic generation;

- 7.7 This scheme takes account of the need to make the most efficient use of the land whilst balancing this with its impact upon the local environment. The scheme will make a positive visual contribution to the area. The low density of the development is appropriate given the context of the Site.
- 7.8 The retained Copper Beech Tree is a defining feature of the site. The development proposals have been designed to retain and protect the tree, avoid excavation within its Root Protection Area and Incorporate no-dig construction techniques where required.
- 7.9 The proposal will provide a high quality, sustainable development. It accords with the aims and objectives of national, regional and local policy and guidance, the application site is a suitable location for housing and permission should be granted.
- 7.10 The proposal comprises sustainable development, and benefits from the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. The proposal meets all the necessary policy requirements, and will cause no harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with the aims and objectives of national and local planning policy. The extant Outline permission establishes that the principle of a new dwelling on this site is acceptable, with access arrangements also approved. On this basis it is clear that the Site is suitable for the proposed development, and permission should therefore be granted without delay.

May 2026