
Planning, Design and Access Statement

Queens Lane

November 2021

Planning, Design and Access Statement

Queen's Lane, Arundel



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1.0 Introduction

- 1.1 This Planning, Design and Access Statement (PDAS) has been prepared by Savills, on behalf of Angmering Park Farms LLP. It accompanies a planning application, submitted to the Arun District Council (ADC), with the following description of development:

“Demolition of garage and erection of two dwellings with associated car parking and landscaping”

- 1.2 This application is identical in all forms to that approved on the 13th December 2018.
- 1.3 The purpose of this PDAS is to explain the design of the proposal and how it accords with relevant planning policy.

About the Applicant

- 1.4 Following the death of the 16th Duke of Norfolk, the Angmering Park Estate was created for the benefit of his immediate descendants. At this point, it separated from the Norfolk Estate, which comprises the Castle and surrounding land holdings that were transferred to the current Duke of Norfolk.
- 1.5 The Estate is focused to the south and east of Arundel, with some holdings to the south and west of the town. It comprises a total area of approximately 2,700 hectares. Apart from 600 Ha of forestry, the balance of the land supports mixed farming enterprises (arable, sheep and cattle) typical of the patchwork quilt pattern of this part of the Downs.
- 1.6 Indeed, it is believed that the Estate represents the largest unbroken area of Downland within the South Downs National Park without a public highway, stretching from Patching to the east all the way west to Houghton. The Estate also contains a significant part of the South Downs Way, stretching across high quality landscapes and offering a well-used recreational resource.
- 1.7 Although the Estate contains properties and land in and around Arundel, it is also focused on a number of smaller villages to the east of the town, including Crossbush, Warningcamp, Wepham and Patching, with Houghton and Bury stretching to the north. The Estate also includes land and properties falling within the Parish of Angmering, to the north of the A27.

Report Structure

- 1.8 This report sets out the planning context for the proposed development, including a description of the sites as existing and an analysis of the planning policies that the application will be assessed against. It goes on to describe the proposals in term of Use, Amount, Layout, Scale, Landscaping, Appearance and Access. It concludes by setting out the case for development, providing an assessment against the relevant planning policies

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Planning Application Documentation

1.9 In addition to this report, the planning application comprises the following:

- Planning Application Forms;
- A Flood Risk Assessment; and
- A suite of drawings



Photo 1 – the existing site with no. 18 Queens Lane in the background

2.0 The Site and Surrounding Context

The Site and Adjoining Area

- 2.1 The site forms part of the residential curtilage of an existing dwelling (no. 18 Queens Lane), which is located to the north-east of the site. The site contains a garage and other associated residential paraphernalia (e.g. trampoline, etc.). Please refer to photo 1 above.

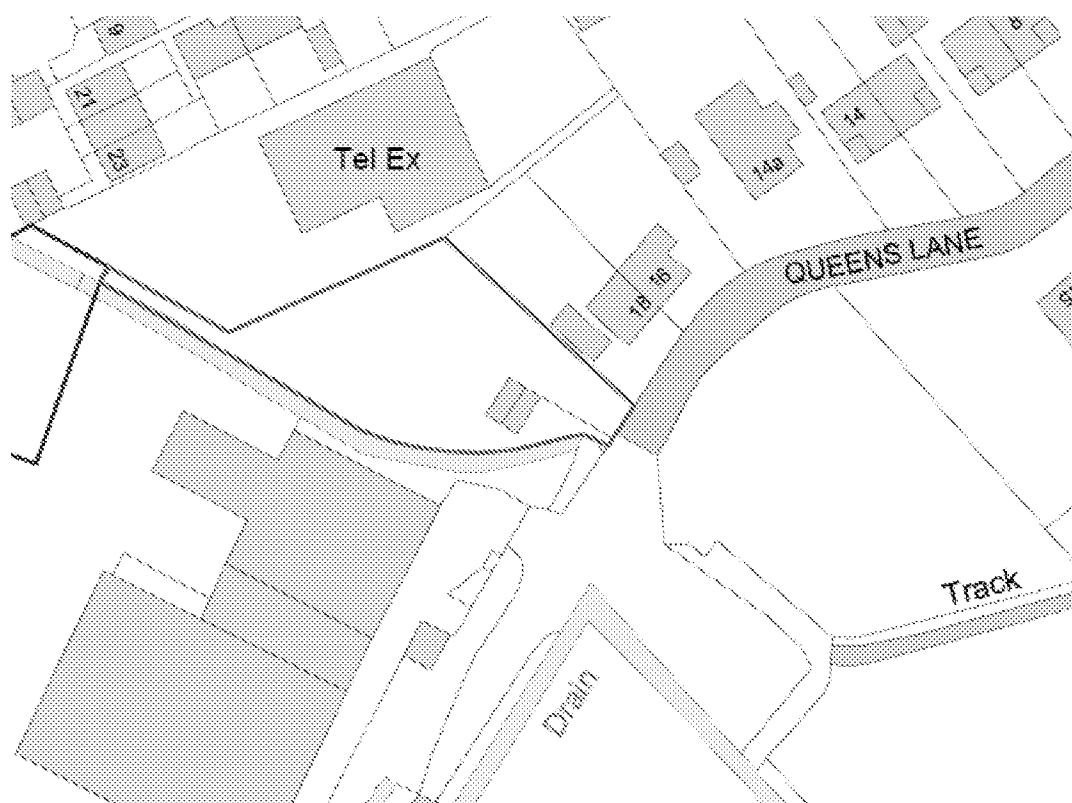


Figure 1 – Site Location Plan

- 2.2 To the south-west is a farm and its associated agricultural buildings. Along the boundary of the site, between the site and the farm is a small watercourse. To the north is a Telephone Exchange. The land to the south is agricultural land.

Access

- 2.3 Access to the site is provided via Queens Lane.

Planning History

- 2.4 The identical application was validated on the 1st August 2018 and approved with conditions on the 13th December 2018

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AB/73/18/PL *Demolition of garage & erection of 2No. Dwellings with associated car parking and landscaping*

- 2.5 The application was assessed against the current 2018 adopted Local Plan.
- 2.6 The decision notice with conditions form appendix 1 to this statement.
- 2.7 Prior to this application no applications have been identified pertaining to the application site following a review of ADC's online planning register.

3.0 Planning Policy

3.1 This section sets out the planning policy context for the site, including both adopted and emerging policy.

National Planning Policy

3.2 At the national level, guidance within the National Planning Policy Framework (NPPF) is a material consideration.

Adopted Local Planning Policy

3.3 All planning decisions are made in accordance with the existing Development Plans for the respective local authorities, in which an application falls. In this case, the relevant plan comprises the Arun Local Plan (2011-2031 (Adopted July 2018).

3.4 Table 3.1 set out a summary of the views of the Planning Officer (Mr R Castro Parker) in respect of identical application AB/73/18/PL against the 2018 Local Plan Policy.

Policy	Planning Officer Comment
Design	
Policy D DM1: Aspects of form and design quality Requires that the Council have regard to certain aspects including, character, appearance/attractiveness, density and scale, in order that the proposal does not have a detrimental impact on the character of the area.	<i>'The proposed dwellings would not have a detrimental impact on the pattern of development along Queens Lane</i> <i>The proposal draws on design features of neighbouring dwellings, such as the proposed front projecting elements. While dormers are not a common feature along Queens Lane, it is noted none the less that front dormers are present in the locality.</i>
Policy D SP1: Design Requires that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.	<i>Having regard to the materials used in nearby dwellings it is considered that the proposed materials would on principle be acceptable.</i> <i>Acceptable in design terms as they would be of a size and scale that harmonises with the character of the adjoining properties and the wider surrounding area.</i> <i>The proposal would not be unduly prominent or out of keeping with the character and appearance of the locality and comply with Policy D SP1 and D DM1'.</i>

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Residential Amenity	
Policy D DM1: Aspects of form and design quality Requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."	<i>'It is not considered that the proposed dwellings will result in harmful overlooking of neighbouring Properties.</i> <i>Windows in the front of the dwellings would allow views out toward Queens Lane, over the fields to the front of the site and, obliquely, out over the front gardens of adjoining properties that are already substantially overlooked.</i> <i>Officers consider that there would be no detrimental overlooking, to the occupiers of adjoining properties, from the windows in the rear elevation, as any overlooking would be at an angle and only over the rear of the rear amenity gardens of adjoining properties.</i> <i>Two dormer windows ...would serve stairwells, habitable rooms would not be affected by overlooking.</i> <i>Given the separation distances along with the size and scale of the proposal it is considered that it would not have an overbearing impact on the occupiers of adjoining properties.</i> <i>The proposal would not have a detrimental impact on the occupiers of adjoining and neighbouring properties with regard to, overlooking, overshadowing, overbearing effect and loss of light/sunlight... the proposal would comply with policy D DM1 of the Arun Local Plan 2011 – 2031'</i>
Space Standards	
Policy D DM2: Internal space standards Confirms that the planning authority will require internal spaces to be an appropriate size having regard to the Nationally Described Space Standards	<i>3 bedroom, 6 person (bed spaces) dwelling would require 108 sqm of gross internal floor area (minimum (including storage)) with 2.5 metres of built in storage.</i> <i>The proposed dwellings would each have approximately 125 sqm of gross internal floor area, not including the proposed garage(s) (including approximately 4.35 metres of built in storage.</i> <i>The proposal would comply with national internal space standards</i>

Table 1: Policy Assessment

3.5 The following policy guidance has been adopted further to the original submission.

Arun Design Guide SPD (January 2021)

3.6 Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide with respect of external amenity space. This document had yet to be published at the time of the original submission thus the scheme was subject to the assessment of officers, to which the proposed space was deemed acceptable.

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- 3.7 The Arun Design Guide specifies that private rear gardens should have a minimum depth of 10.5 metres. Each of the proposed dwellings exceed this requirement
- 3.8 Building frontages should generally be set back at least 2 metres from the plot boundary to mark defensible space. The proposed dwellings are located 17 metres from Queens Lane.

Arun District Parking Standards SPG (January 2020)

- 3.9 The Arun SPD recommends that, outside the coastal town and service centres (which should incorporate lower provision), new residential dwellings of 1-3 bedrooms are allocated 2 parking spaces.
- 3.10 Each dwelling features a ground floor garage alongside a large driveway at the front.,
- 3.11 The Planning Offices report in respect of the previous scheme also noted;

'The application site is considered to be in a sustainable location with shops and bus stops in close proximity (0.1 of a mile) to the site. Also cycle parking is to be provided and there are no parking restrictions along Queens Lane... Therefore it is considered that the proposal would not have a detrimental impact on parking and highway safety.'

Neighbourhood Planning

- 3.12 The Arundel Neighbourhood Plan review 2018-2031 was published in October 2019.
- 3.13 Policy AR1: Arundel Built up Area Boundary sets out the built up area boundary of Arundel and as per the Arun Local Plan requires most development focused inside the boundaries. The proposed scheme is located within the defined boundaries.
- 3.14 The site is not subject to any site specific policy or designations within the Arundel Neighbourhood Plan area.

4.0 Proposed Development

- 4.1 This section sets out the design of the proposal and how it responds to its context. The description of the proposed development is:

"Demolition of garage and erection of two dwellings with associated car parking and landscaping"

Use

- 4.2 The application is for residential development.

Amount

- 4.3 Two three bedroom dwellings are proposed.

Layout

The proposed development has been located to create minimal amenity impact to the existing dwelling and surrounding residential properties. The site falls within a flood risk zone so living accommodation is proposed on the upper floors with garaging provided on the ground floor.

Scale

- 4.4 The scale of the proposal is in keeping with the surrounding context and will be designed to reflect scale and character of the neighbouring residential properties of two storeys..

Landscaping

- 4.5 The Landscaping will be designed to sensitively integrate the site within the existing curtilage of the existing dwelling.

Appearance

- 4.6 The finish to the property will be high quality and reflect the character of the settlement.

Access and Parking

- 4.7 Access is retained as existing. One external car parking space alongside a built in garage, is proposed for each dwelling along with external cycle parking.

5.0 Planning Assessment

- 5.1 This section explains how the proposal is in accordance with adopted planning policy. This includes an assessment of the degree of conformity of saved local plan policies, against the NPPF.

Principle of development

- 5.2 The Proposals Map shows that the site falls within the settlement boundary.

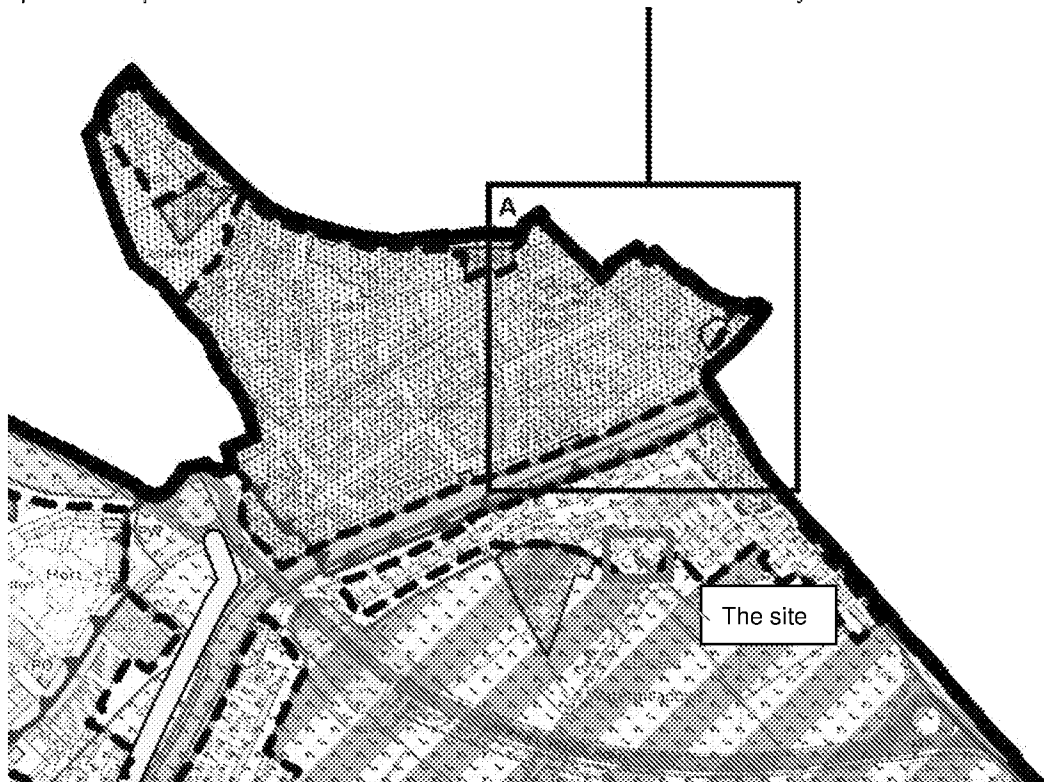


Figure 2 – Arun Proposal Map extract

Sustainability of Location

- 5.3 Paragraph 17 of the NPPF encourages new development to be located in areas where people can make the fullest possible use of public transport, walking and cycling. The site is located approximately 630 metres from Arundel train station which has regular services. There are also a number of bus stops located near the site with regular services. The site is within walking distance of Arundel Town Centre which has a number of shops and services. The site is therefore sustainably located

Garden Land

- 5.4 The application site consists of private residential garden land, which is excluded from the definition of brownfield land in the NPPF. The loss of the garden land therefore needs to be balanced against other policies, including the need for new housing in the District and make efficient use of land.

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- 5.5 No. 18 Queens Lane will have ample garden space with the addition of the proposed development. In addition, the application site will make a material contribution to local housing supply without compromising neighbouring amenity. On balance therefore the loss of the garden land is justified.

Design

- 5.6 The proposed development represents an opportunity to make efficient use of the site by providing a high quality residential scheme that responds positively to the surrounding character. The new dwellings will also have sufficient amenity space with front and rear gardens.

Transport, Access and Parking

- 5.7 The provision of two additional dwellings on the land will not generate any significant additional vehicular trips. This will have a minimal impact on the local highway network.

Amenity

- 5.8 The existing dwelling (no. 18 Queens Lane) is set further forward than the proposed dwellings. The design shows that only one high level staircase window will be provided at second floor level (of the more northerly dwelling closest to no.18) which will prevent overlooking towards no. 18 Queens Lane. The site is also screened by planting to the north which will provide appropriate amenity screening. Appropriate boundary planting will be used to preserve amenity.

Flood Risk

- 5.9 The site is located in flood risk zone 3 (FRZ3).



Figure 3 – Environment Agency Flood risk mapping

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- 5.10 A Flood Risk Assessment has been prepared by Herrington Consulting which identifies that a number of mitigation measures can be implemented to reduce the impact of flood risk. This includes providing living accommodation at first floor level. It is also material that the scheme on the other side of the road received planning consent (ref: AB/82/17/PL), and is also located in FRZ3.

6.0 Conclusion

6.2 The proposed development comprises a suitable use of an existing site within the Built Up Area Boundary, which will materially enhance and contribute to the vitality of Arundel Town Centre. The proposed development has been carefully designed in order to respond positively to the character of the site, whilst not having a negative impact on neighbouring residential amenity.

6.3 The Case officer in respect of the identical approved scheme concluded

'The proposal is considered to represent an efficient use of land and does so without compromising the visual amenity of the area, highway safety or the amenities of existing residential occupiers'.

6.4 The approved scheme was assessed against the 2018 Local Plan and where elements of policy have subsequently changed we have established within this Planning, Design and Access Statement that the development complies with the revised policy.

6.5 Overall, as set out in this PDAS, the proposal complies with relevant planning policy and guidance. It also amounts to sustainable development in the context of Paragraph 11 of the NPPF. With reference to Paragraph 11 of the NPPF, the proposed development:

- Will increase the supply of housing in Arundel and make efficient use of land;
- Can be designed to a high quality that is appropriate to the surrounding context;
- Will include appropriate flood mitigation measures;
- Can be designed sensitively so as not to impact on neighbouring residential amenity; and
- Can be accommodated without detriment to the public highway

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Appendix 1.0

Decision Notice: AB/73/18/PL



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: AB/73/18/PL

1 To Addressee

Savills
 23 Kings Hill Avenue
 West Malling
 Maidstone
 ME19 4UA

2 Site Address

Land adj 18 Queens Lane
 Arundel
 BN18 9JN

3 Description of Development

Demolition of garage & erection of 2No. dwellings with associated car parking and landscaping

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

001 Rev A
 100 Rev A
 200
 300

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (June 2018) and the following mitigation measures detailed within the FRA:
- Finished floor levels for the first floor, where habitable rooms are proposed, are set no lower than 4.10 metres above Ordnance Datum (AOD).
- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
- Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy WDM2 of the Arun Local Plan.
- 4 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.
- Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.
- No 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 that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 5 No part of the development shall be first occupied until the ground floor car parking spaces have been constructed in accordance with those shown on plan 100 Rev A. These spaces shall thereafter be retained at all times for their designated car parking purpose.
- Reason: To provide car parking space for the use and in accordance with policy T SP1 of the Arun Local Plan.

- 6 The development shall not commence until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 7 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason : To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policies W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with policies TSP1 and TDM1 of the Arun Local Plan.

- 9 The north side glazed screen serving the proposed balconies, shall measure a height of 1.7 metres and shall be obscurely glazed to the satisfaction of the Local Planning Authority, before first occupation and shall remain so at all times thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.

A formal application for connection to the public sewerage system is required in order to

service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

INFORMATIVE: It is recommended that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

INFORMATIVE: We recommend that consideration be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

INFORMATIVE: Any works in, over, under or within 5 metres of the IDB ditch located at the southern boundary of the property will require a Flood Defence Consent from the Environment Agency. For more information please contact PSOWestSussex@environmentagency.gov.uk.

Your responsibilities and rules to follow for watercourses on or near your property, and permissions you need to do work around them can be found at <https://www.gov.uk/guidance/owning-a-watercourse>.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Richard Castro-Parker

Date of Decision:

13 December 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the