
Planning, Design and Access Statement

Queens Lane

June 2018

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

About the Applicant

- 1.3 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.
- 1.4 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.
- 1.5 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.
- 1.6 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

- 1.7 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

1.8 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.

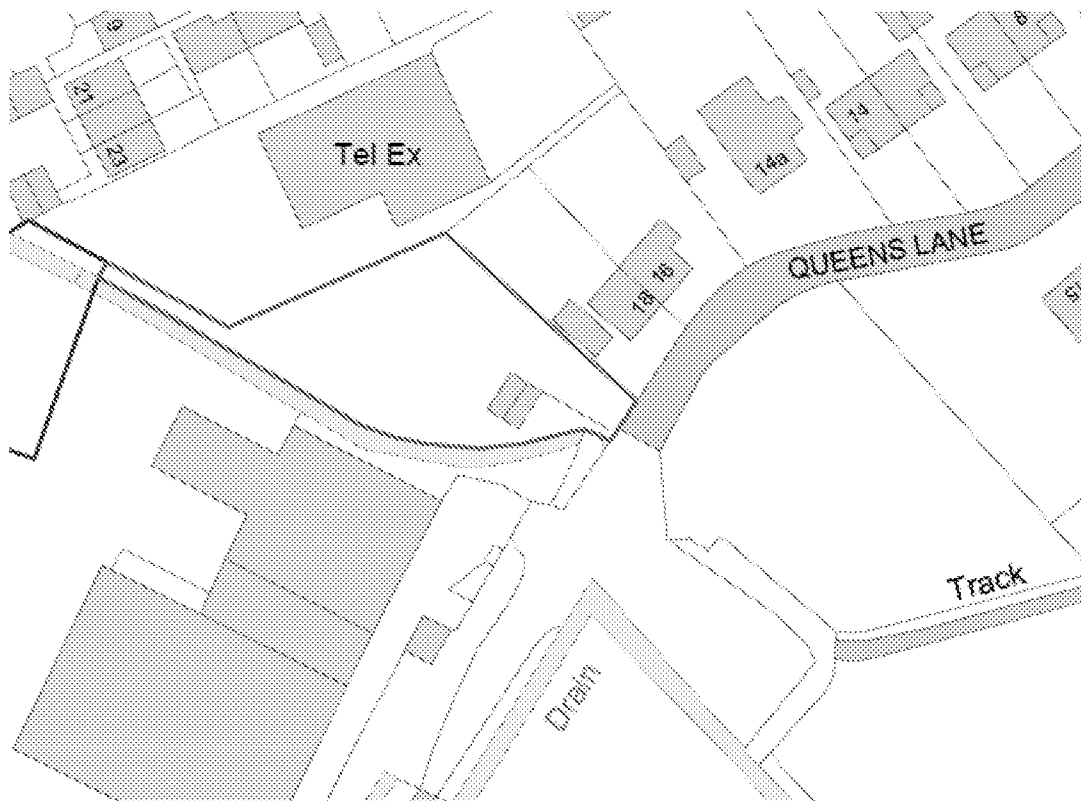


Figure 1 – Site Location Plan

- 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 site's planning history has been reviewed using ADC's online planning register. No applications have been identified pertaining to the application site. However, a planning application on a neighbouring site to the south, has recently received consent for a new dwelling under reference AB/82/17/PL.

3.0 Planning Policy

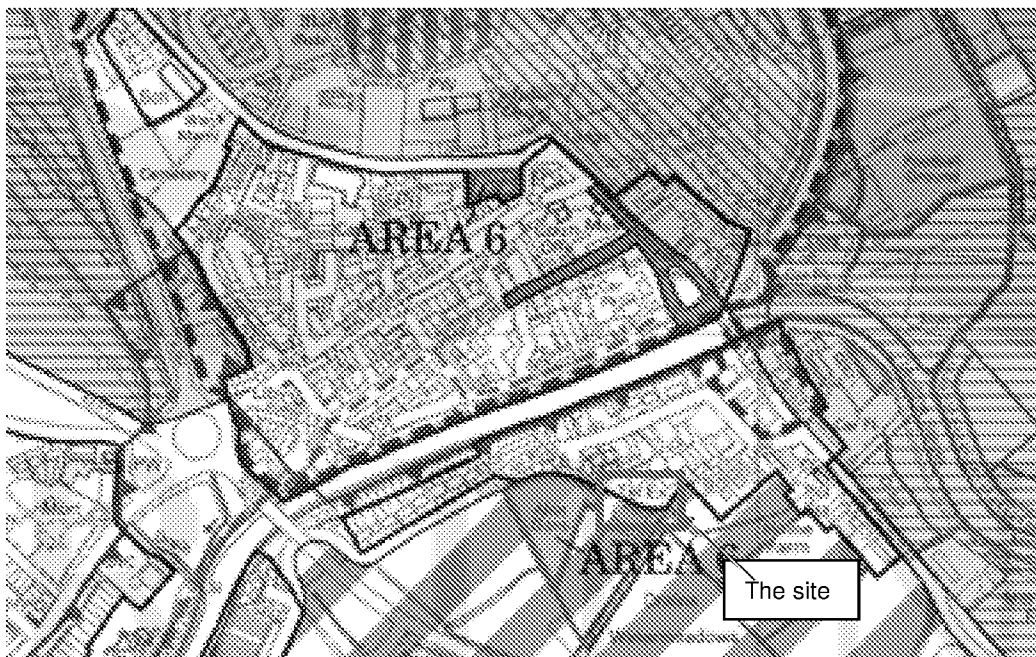
- 3.1 This section sets out the planning policy context for the site, including both adopted and emerging policy.

National Planning Policy

- 3.2 At the national level, guidance within the National Planning Policy Framework (NPPF) is a material consideration. Annex 1 of the NPPF explains that the policies within the Framework apply from the day of publication. The weight given to policies in existing plans, that pre-date the NPPF, will depend upon the degree of consistency with the Framework. The Saved Arun Local Plan pre-dates the NPPF so the degree of conformity of relevant policies must be assessed.

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 saved policies of the Arun Local Plan (2003). The Proposals Map shows that the site falls within the settlement boundary.



Emerging Local Policy

- 3.4 The new Arun Local Plan is currently undergoing examination with the Inspector's report expected in July 2018, with adoption scheduled shortly thereafter. The site remains in the Built up Area Boundary in the new Local Plan.

Neighbourhood Planning

- 3.5 The site falls within the Arundel Neighbourhood Plan (2014) area, but is not subject to any specific designations.

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 car parking space 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 site falls within the Built Up Area Boundary (BUAB) when policy GEN2 (Built-up Area Boundary) applies. Saved Local Plan policy GEN2 explains that:

'Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan'

- 5.3 The site falls within the BUAB where policy GEN2 establishes the principle of development.

Sustainability of Location

- 5.4 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 which has a number of shops and services. The site is therefore sustainably located

Garden Land

- 5.5 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.
- 5.6 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

- 5.7 Policy GEN7 (The Form of New Development) explains that new development will be supported subject to a number of criteria being met (i – viii). The site comprises an area of private garden and is well screened by perimeter planting to the north. 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

- 5.8 Policy GEN12 (Parking in New Development) requires new development to provide an appropriate level of cycle and car parking in accordance with the relevant parking standards. In addition, the provision of two

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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

5.9 Policy GEN7 (criteria iv) seeks to ensure that new development:

'does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;'

5.10 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

5.11 Policy GEN10 (Tidal Flooding and Coastal Defence), and policy GEN11 (Inland Flooding) seek to ensure new development is not at an unacceptable risk from flooding, and will not increase the risk of flood elsewhere. The site is located in flood risk zone 3 (FRZ3).



Figure 2 – Environment Agency Flood risk mapping

5.12 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 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 14 of the NPPF. With reference to Paragraph 14 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.