



ADDENDUM TO PLANNING & DESIGN ACCESS STATEMENT

THE GRANGE, WESTERGATE STREET, WESTERGATE, PO20 3SQ

Arun District Design Guide Supplementary Planning Document 2021

- 1.0 The Arun District Design Guide was adopted in January 2021 and has been prepared as part of the Council's commitment to secure the highest quality development across the District and aims to provide detailed information that supplements the Local Plan's design policies.
- 1.1 At Part A.05 of Section 1 of the Design Guide, it is recognised that good design has an impact on all aspects of the built and natural environment and goes beyond the appearance of individual buildings and notes that the link between good design and an improved quality of life is well demonstrated and widely understood but not always materialised in developments.
- 1.2 Section 2 sets out a number of overarching design principles which apply to all development types, explaining the masterplanning process and how to integrate a plot with its surroundings. It does however, state that not all of the overarching principles that are set out within Section 2 will necessarily apply to the design of all types of development.
- 1.3 The third and final section of the guide offers further detailed guidance on technical issues associated with specific development types. Chapter P *Infill Development (2-9 dwellings)* and Chapter S *New Homes* are considered directly applicable to the development that is proposed for the application site so will therefore be the focus for the remainder of this addendum.
- 1.4 Chapter P requires all types of infill development to respond positively to the character, appearance and layout of surrounding buildings to ensure that amenity for surrounding and new residents is enhanced. In very broad terms, it is the prevailing character of surrounding buildings and spaces which are expected to inform an appropriate infill design response.
- 1.5 Importantly, it is stated that infill developments, whether in rural or urban environments, must aim to strike a balance between the benefits of more efficient and intense use of development land and preserving the character and local amenities of the site's context.
- 1.6 The type of infill development which best describes the proposals for The Grange is backland development. The guide states that by virtue of their position within residential areas, the design of backland development should demonstrate an understanding of any potential effects on the character and amenities of the neighbouring urban area. Furthermore, back developments are generally expected to be subservient to existing properties, with their

layout maximising the outlook of neighbours and their scale and density addressing the characteristic urban development patterns of previous backland development in the area.

- 1.7 In describing the fundamentals of 'site redevelopment' the guide makes clear that intensifying the use of a site (for example, through sub-division) must not result in cramming and states that design proposals should maintain the scale, alignment, building patterns and location character. It also insists that higher density developments must not result in a loss of amenity for existing residents and key features such as mature trees should be retained.
- 1.8 Chapter S is specific to the design of new homes and states that the design of proposals should reference the character of Arun District, provide a high level of amenity for their occupants and neighbours and be both socially and environmentally sustainable. They should take account of the building design, inclusive design, internal and external amenity space standards, parking and sustainability guidance provide in Section 2 of the guide.
- 1.9 The guide states that the design of new homes should provide clear delineation of public and private spaces and contribute to the creation of an attractive public realm whilst offering natural surveillance from habitable rooms and providing private, rear gardens. Homes should also be capable of adaptation to enable home working. If they are to meet the District's sustainability objectives, schemes for new homes should adopt an approach which designs out waste, contributes positively to the local environment through improving ecological value and ensures no detrimental impact on local surface water management infrastructure.
- 1.10 In light of the above parts of the recently adopted supplementary design guidance, it is held that the proposals have taken a design approach which adheres to the guidance and in doing so, presents a design which has incorporated all of the key elements of good design. It's scale and layout is a positive response to its surroundings and the internal space provision of both properties proposed will offer future occupants with a high quality of accommodation.
- 1.11 The proposals represent an intelligent form of backland development which is of a density appropriate to the size of the plot, and which also respects existing local spatial patterns and the prevailing character. The level of accommodation has been designed to suit the intended occupants of the dwellings and will not compromise neighbouring residential amenities. It is also important to note that the dwellings have been designed to be capable of adaptation. In summary, the proposals successfully uphold the aims of the Council's design guidance and there is therefore no reason why any objections should be pursued on design grounds.