

DESIGN & ACCESS STATEMENT

Outline Planning Application for the demolition of 'Broadlees' and the erection of up to 27 x 2 bedroom age restricted cottages, a 60 bedroom care home, a manager's cottage and guest suite, and associated car parking.



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INTRODUCTION

This Design and Access Statement is written in support of an outline planning application for the demolition of 'Broadlees' and the erection of up to 27 x 2 bedroom age restricted cottages, a 60 bedroom care home, a manager's cottage and guest suite, and associated car parking.

All matters are reserved except for access.

This statement illustrates the process that has led to the formulation of the development proposal and explains and justifies the design concepts and access arrangements.

SITE ANALYSIS

The site extends to 1.3 hectares and is located on the junction of Dappers Lane and Water Lane in Angmering. The site has an existing access directly from Dappers Lane.

The site is bounded to the south by Water Lane which connects Angmering with the A280 Angmering bypass. The boundary to Water Lane has a thick belt of established vegetation and the land itself is at a higher level than the road, reducing the prominence of the site from Water Lane.

The site comprises three main components. The southern-most part of the site is overgrown and vacant.

In the northern section of the site is a dwelling known as Broadlees and outbuildings associated with it. The dwelling is a detached property of no particular architectural merit. The outbuildings consist of a former pack house and boiler house associated with glasshousing which once occupied the land to the east.

The third part of the site is an area of former glasshousing/horticultural use. The former glasshouses have been demolished and the land leveled and grassed.

The site is bordered by Dappers Lane and residential properties to the west. Immediately to the north is a residential property with residential and commercial premises beyond. To the south is Water Lane with an angling centre beyond. To the east is land thought to be in agricultural use.

POLICY CONSIDERATIONS

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. A full appraisal of the scheme is provided within the Planning Statement, however set out below is a summary of the key policies that have been taken into account in developing the proposals.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development.

In relation to housing, an objective of the NPPF is to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In order to achieve this aim local planning authorities should plan for a mix of housing based on current and future demographic trends and local needs, identify the range of housing that is required, and require affordable housing where there is an identified need.

The NPPF attaches great importance to good design which is seen as a key aspect of sustainable development. Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area for the lifetime of the development;
- Establish a strong sense of place
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history
- Create safe and accessible environments
- Are visually attractive as a result of good architecture and appropriate landscaping

Arun District Local Plan 2003

The Arun District Local Plan (ADLP) was adopted in 2003 with a base date for the purposes of housing policy of 1996 and an end date of 2011.

Policy GEN 2 defines a built up area boundary for the most sustainable settlements (in terms of the facilities and services they provide) in Arun District. The site is adjacent to but outside the built up area boundary for Angmering as shown on the Proposals Map extract below (application site indicated with a red star):



Policy GEN 3 identifies all land outside of defined built up area boundaries as "countryside" and states that any development (but most notably residential development) which does not need to be located in the "countryside" as defined will be resisted as a matter of principle.

Policy GEN7 "The Form of New Development" seeks to protect and enhance the quality of the environment by ensuring that planning permission will only be granted for schemes displaying high quality design and layout. The policy states that development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

Policy GEN 20 "Provision of Public Open Space within New Development" seeks to ensure that new development meets its own needs and does not exacerbate existing deficiencies in open space in the District.

Policy GEN 15 "Cycling and Walking" seeks to enhance the provision of safe facilities for cyclists and pedestrians. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area.

THE PROPOSAL

The vision for the site is to create a sustainable community which responds positively to the site and integrates with the existing adjacent neighbourhoods.

The proposals will draw on the qualities of the adjacent neighbourhood and create a development where people want to live. The new development will provide up to 27 single storey 2 bedroom cottages, age restricted to 55 years +. The cottages will be available for semi-independent persons, both single people and couples, and will be provided with cooking and laundry facilities.

A care unit is also proposed. The care unit concept is centred on a core building providing communal facilities eg restaurant, administration and closed care nursing beds. The communal facilities will also be available to residents of the cottages.

The arrangements are flexible to allow residents to remain in semi-independent occupation for as long as possible. A particular advantage of the care unit is that should an individual or a partner become in need of more intensive assisted living, then he or she can move either temporarily or permanently from the cottage into the closed care facility on site, minimising the disruption in their lives and reducing the stress of a move to an entirely different location at a vulnerable point in their lives. The arrangement is particularly suited where one partner in a couple becomes in need of greater care, as it allows couples to continue to live within the same overall facility, which is of benefit both to the couple and to the families visiting them.

This model is supported by social services departments and helps to reduce the demands on NHS nursing facilities and on the Health Service generally. It is also welcomed by families as the cottages are made available on a leasehold basis which means they can be retained as an asset within the family.

The development will also be sustainable, promoting energy efficiency and reducing waste.

The proposal includes the provision of a footpath along the eastern side of Dappers Lane to provide a continuous pedestrian link between the site and the village centre.

The proposed scheme has been developed following an analysis of the context of the site and taking into account planning policy considerations.



In terms of the visibility of the site from the surrounding area, Dappers Lane is edged with mature trees and significant tree groups which reduce views of the site from the north. To the northeast views into the site are limited by the landscape features of mature coniferous treelines to the south west of the Oval motor racing circuit. Views of the site can be gained extending along Water Lane and beyond to the farmland and field parcels east of the A280 Angmering Bypass. The gently undulating land and intervening field hedgerows and isolated tree groups allow longer distant glimpsed sequential views to be gained to the site.

To the south views of the site would be limited to near and mid-distant views due to the heavily wooded frontage and buildings of Avenals Farm and the urban area of Weavers Hill.



View of the site from the north



View of the site from the west

Beyond the western edge of Dappers Lane the proposed site is effectively blocked from views from further west by the properties of Merryfield Crescent and Beech View. The rear of these houses can be seen from Water Lane.

DESIGN AIMS

The proposals set out to create a 'sense of place' where retired residents can lead fulfilling and independent lives in a community.

The 'courtyard style' housing consists of single storey terraced and semidetached dwellings. The layout provides a harmonious and embracing character and provides a secure and manageable environment with natural surveillance over the 'semi private' defensible areas and the more open communal gardens.

Green areas in which the residents can circulate and interact are generous, as can be seen from the coloured illustrative site plan; these will be extensively planted with native trees to provide a foil to the buildings and give shade and movement.

The existing boundary landscaping will be reinforced to provide privacy and screening for the development.

Car parking is handled sensitively with a balance of 'in curtilage' spaces together with small car courtyards, the latter conveniently positioned and should thereby counter the normal street parking congestion.

A 'care home' with a narrow footprint and double pitched roof, to reduce its scale, is set on the lower part of the site. Its 'three sided open courtyard' layout provides a pleasant environment increasing the light penetration within and providing views out onto landscaped gardens.

Durable materials such as stock brickwork elevations under traditional pitched roofs of tile & slate are envisaged. These are both durable and give visual texture, they will be durable retaining their pleasing look in the years to come.

Landscaping is also a reserved matter, however it is envisaged that the hard landscaping would be a palette of 'bonded gravel', block paviors and tarmac complemented with conservation style kerbs and paving stone paths. These break up the road surface and give a more human scale. 'Road tables' will reduce the vehicle speeds within the layout and allow residents to move around more easily and safely.

ACCESS

It is proposed that the existing site access onto Dappers Lane will be utilised and improved. The existing access location will be widened southward to provide standard visibility splays of 2.4m x 43m.



A new highway footway is proposed to extend from the site access along the east side of Dappers Lane to meet the existing footway on Water Lane where an uncontrolled pedestrian crossing with tactile paving and dropped kerbs is proposed to be incorporated into the existing footways. This will provide a continuous pedestrian link between the site and the village centre where a range of shops and services are located.