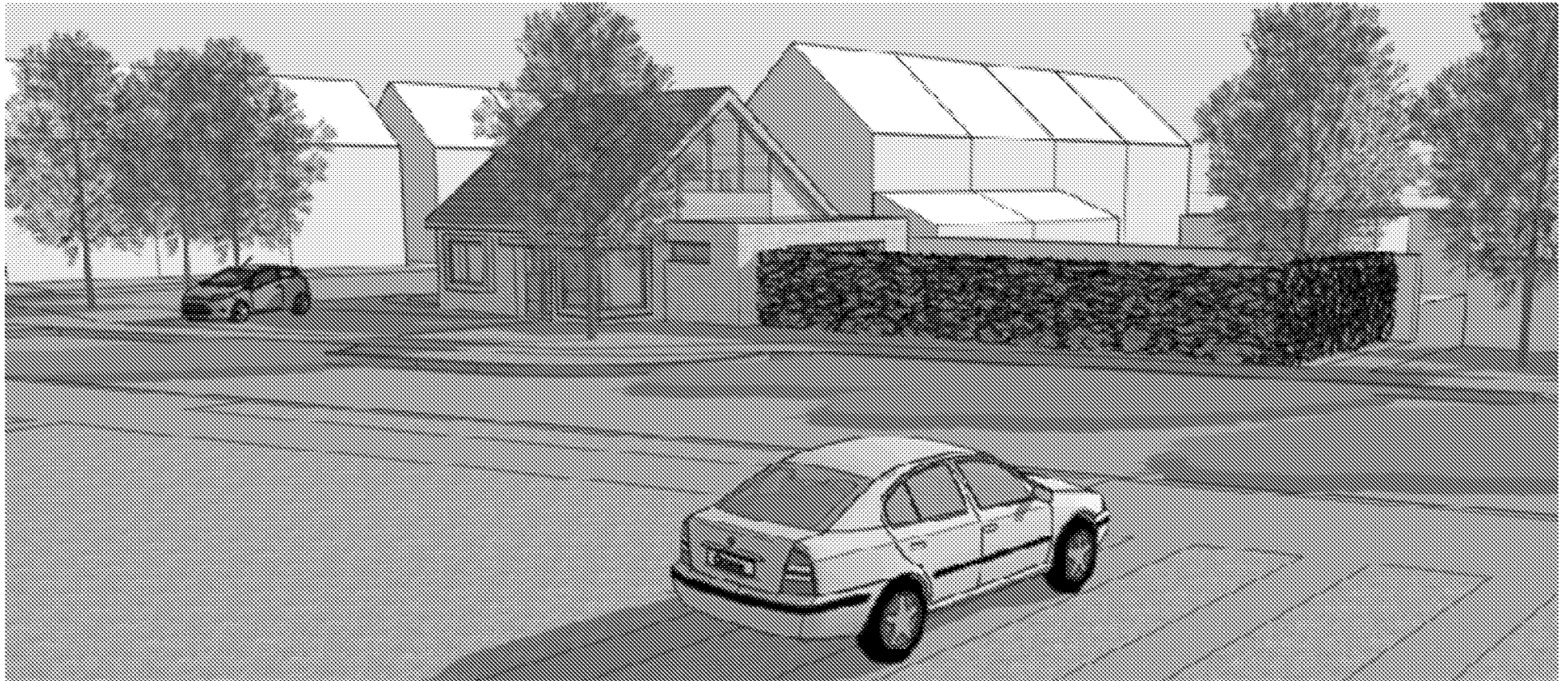


DESIGN & ACCESS STATEMENT

Location: Land located South of Downes Way, Little Hampton, BN16 1AA

Description: Outline planning permission sought for the erection of 1 new dwelling with associated car parking and landscaping.

Applicant: Elite Planning



Prepared by Sean Tofts BA Arch Msc Townplanning



Site Area

Circa 556sqm (including the full ownership of the land by the applicant)

Trees

No trees on site currently; further standard trees and hedging proposed - improving the biodiversity on site alongside an improved street scene.

Boundary Treatment

Currently there are no boundary treatments other than a 2m brick wall to part of the site that is proposed to be retained. Further new boundaries are proposed in the form of 2m hedges to the private amenity areas of the property alongside low level hedging (if desired by the council to the front of the property).

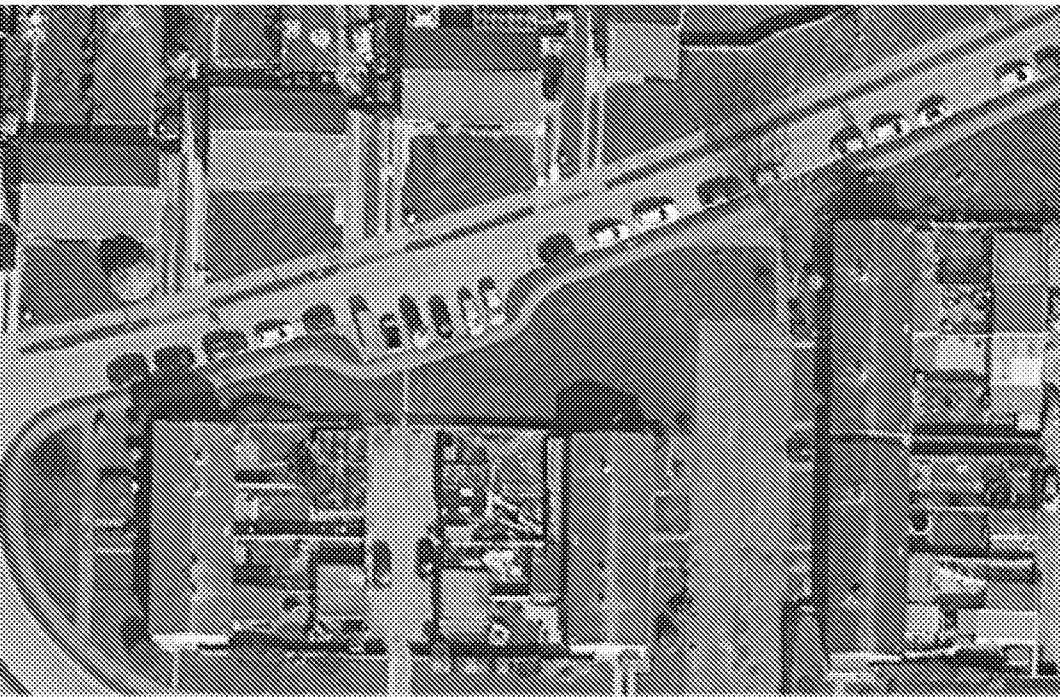
Site Characteristics

The site is a large vacant piece of land that is unusually large compared to other spaces set out around the estate and as aforementioned includes no trees which most of the other spaces around the estate do.

Character of the Locality

The Estate is regimented in form and has few house types laid along what can loosely be described as a Raddison Plan. Properties within the vicinity appear to have been built in the 1960s and though there is a level of repetition within the massing and form personalisation of the property has changed the character of the area to be less regimented in style. There is a mix of terraces, semi detached and detached properties in the form of houses and bungalows as well as chalet bungalows further along the road. Directly to the north of the site is a detached bungalow and to the south a terrace of houses. Immediately to the west of the terrace is a garaged road serving as access to the terrace and to the west of the terrace a pedestrianised street. As aforementioned some of the spaces around the estate include mature trees and shrubs; this helps to soften the built environment which to some may appear to be over harsh by contemporary standards. Please see below for images of the locality.





Relevant Site History

The site is unallocated and not protected as public open space in either the Local Plan or the Neighbourhood Plan which pertains to the area. There is no other site history.

Submitted Documents and Plans

- Application Form
- Design and Access Statement
- Site Plan / Block Plan drawing 001
- **Indicative** drawings:
 - Indicative Elevations drawing 002
 - Indicative Proposed Site Plan drawing & Indicative Proposed Floor Plans drawing 003

Relevant Planning Policies

Angmering Neighbourhood Plan (ANP) 2014 - 2029

The ANP is a legally binding part of the development plan for the area in which the site is located. The Parish Council is currently undertaking a review of the ANP to ensure compliance with national policy and to further to consider any changes that may need to be made in relation to the provision of new development. Notwithstanding this the most relevant policies to this application are as follows:

- **HD1: Built-up Area Boundary** *'Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.'*
- **HD4: Materials Developments** *'...Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area...'*
- **HD5: Built Form** *'New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. Where appropriate new development should follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area. ... New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting...'*
- **HD6: Housing Layout & Design** *'Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area. Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be **strongly supported**. Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be **encouraged**...'*
- **HD7: Housing Density** *'New development... Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape.'*
- **HD8: Parking for New Developments** *'The Plan supports the WSCC parking standards and encourages all new development to follow them.'*
- **CLW2: Protection of Local Green Spaces** *'Development that results in the loss of local green spaces identified in Appendix D, or, results in adversely affecting their character, setting, accessibility, appearance, general quality or amenity value will not be supported'. The site is not located in a Local Green Space or Open Space as indicated in the appendix to the Angmering Neighbourhood Plan (Or adopted Arun Local Plan).*
- **EH3: Flood Prevention**

Arun Local Plan 2011 - 2031

- **DDM1 - Aspect of form and Design Quality** The Policy covers: character, appearance & attractiveness, impact, adaptability, crime prevention, trees & woodland, solar gain, public realm, layout - movement, layout - legibility, public art, density, scale, aspect of form & design quality
- **QESP1 - Quality of Environment**
- **SDSP2 - Built-Up Area Boundary** - The site falls within the settlement boundary
- **EEC SP1 - adapting to climate change**
- **EEC SP2 Energy and Climate Change Mitigation**
- **EEC SP3 Renewable Energy**
- **DDM2 - Internal Space Standards - nationally described space standards.**
- **DSP1 - Design** - *'All development should seek to make an efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials & architectural details...'*
- **ENVDM5 Development and Biodiversity** - The proposal amounts to a net gain in Biodiversity
- **TSP1** - Related to Vehicular Movements

Supplementary Guidance

- SDP3 Parking Standards

National Planning Policy and Guidance

- National Planning Policy Framework (2019)
- Planning Practice Guidance

Principle of Development

This application seeks planning permission for the erection of a detached new home with associated car parking and landscaping. The site is a vacant and unallocated within the Local or Neighbourhood Plan therefore is considered to be 'white land' with no protection or restriction in planning policy terms. The site measures approximately 556 square meters. The site is within a well established residential area and 4 minutes walk to Angmering station. The area has seen modest amount of infill and backland development that has undoubtedly been approved through the years due to the generous size of plots and the possibility for sympathetic densification. It is considered by the applicant that the locality of the site is sustainable. Any issue in relation to the loss of the sense of open space must be considered alongside the fact that the site could be entirely hedged and fenced off with no planning permission required.

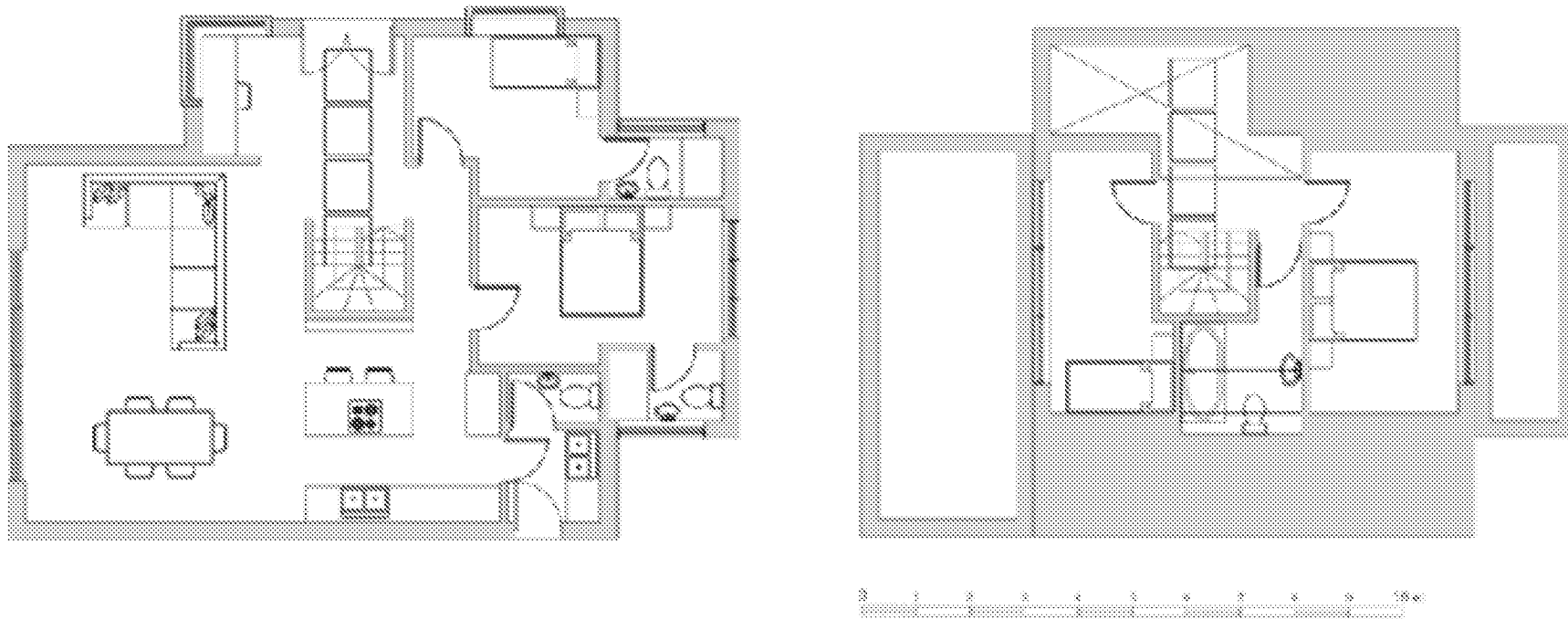
Design

As an outline permission the scope of the design of the proposal is not being considered in detail at this point in time however indicative drawings have been produced to illustrate what type of new home maybe permissible and to highlight how any constraints on the site could be mitigated. It is hoped that the drawings offer some reassurance to neighbouring properties that their privacy and amenity will be safeguarded. Further to this, it is anticipated that the planning department and all interested parties will be reassured that the partially open plan character of the estate will be maintained if the site is developed sensitively.

Dealing with the point raised with regards to the open plan layout of the estate it is evident that the site is an unusually large space that has been left undeveloped when compared to other spaces in and around the locality. Other large spaces have trees on site and are not considered suitable for any development. The indicative proposed site plan illustrates the applicants commitment to respecting the existing character of the estate. The drawings show that the property would be set back at least 4.2 metres from the footpath and that the front garden areas would remain predominantly laid to grass as is the common treatment along the road. As shown to the right, The introduction of hedging and specimen trees could enhance the character of the area in terms of attractiveness and break up the harsh forms of the locality.



Space Standards



As an outline permission it is not necessary to demonstrate the space standards in detail however it is highlighted above a 4 bedroom property could be developed on the site. Further to this the layout of the indicative drawings illustrate that there would be no undue overlooking into other properties. The floor plans amount to circa 130sqm GIA.

Residential Amenity

The proposed dwelling in the indicative drawings has 110sqm of private outside amenity space which could be reduced if required for any foreseeable reason. For Neighbouring properties there will be no unduly overlooking of windows and the property directly to the south, number 15, would be respected in terms of the 45 degree rule for all the upstairs (main) windows.

Parking and Transport

As previously noted the site is minutes walk from the train station. The site has ample room for parking and the drawings indicate the potential for 3 car parking spaces.

Trees

There are no trees on the site, this is out of character with other undeveloped areas within the estate and a substantive scheme of tree and hedge planting is proposed.

Five year Supply and Housing Delivery Test

Between the years 2016/17 through to 2018/19 ADC was required to construct 2,934 new homes. Within this period 1,997 new homes were constructed which led to a short fall of 937 new homes. Due to ADC only meeting 68% of the requirement a 20% buffer has been implemented. Notwithstanding the above the current Standard methodology that is in place requires ADC to deliver 1,368 new homes per year and the proposed changes to the standard method could rise this to 2,063 homes per year. In either case this is a significant uplift from the average of 665 new homes deliver between 2016/17 to 2018/19.

In relation to the 5 year supply¹, without any detailed analysis in relation to the deliverability of the trajectory the Council suggests it has a deliverable supply of 7,069 homes for the monitored period. Taking into account past delivery rates this would appear to be unlikely however, on this basis, this would only meet 86% of the required need for the period when taking into account the current standard methodology to be applied alongside a 20% that is also to be applied. In conclusion the presumption in favour of sustainable development as per NPPF paragraph 11(d) is engaged.

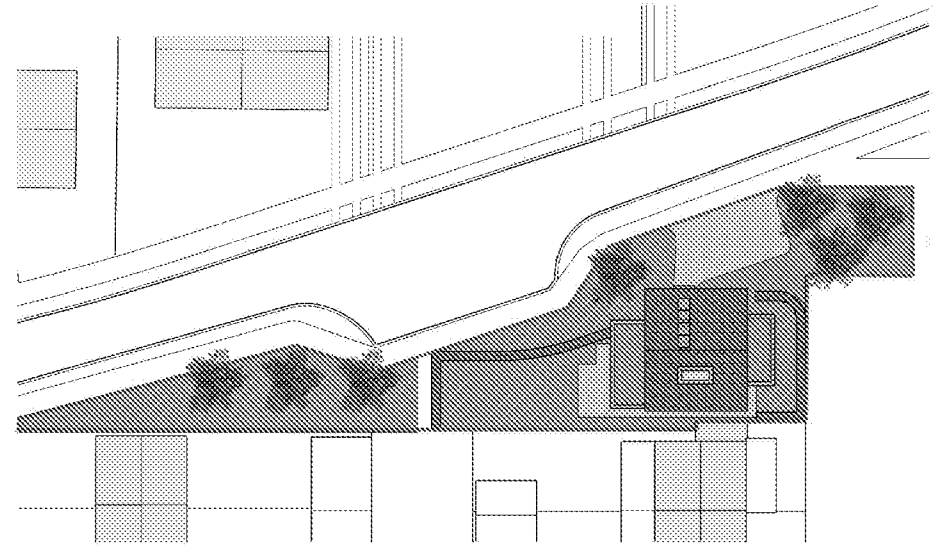
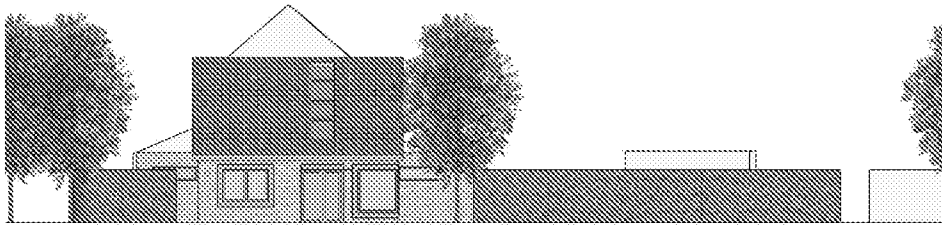
¹ <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n14718.pdf&ver=15074>

This means that the application should be approved unless (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. (ii.) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The first criterion is not relevant to the site in question and the any potential harm therefore must outweigh the benefit of the scheme when assessed against the policies the Framework (not the Local Plan) when taken as a whole. It is important to note that the larger the shortfall in past delivery and projected delivery the lesser weight that should be given to the benefit of the scheme.

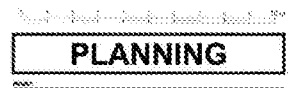
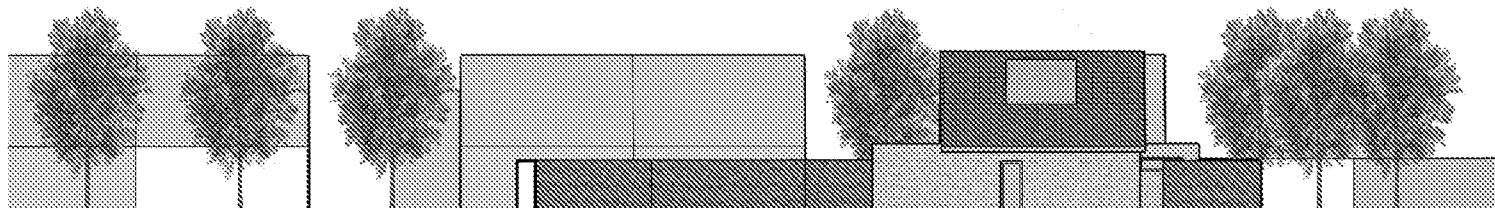
Summary and Conclusion

The indicative scheme put before the Council amounts to a sympathetic windfall proposal that complies with Local and National Policy. The scheme will bring Economic, Environmental & Social benefits to the locality in the way of local employment, through the construction phase and Council Tax, Environmental through the potential energy efficiency measures that can be included within the design and biodiversity enhancements through a substantive landscaping scheme. And a social benefit by delivering a minor but important contribution to the supply of new homes within the area.

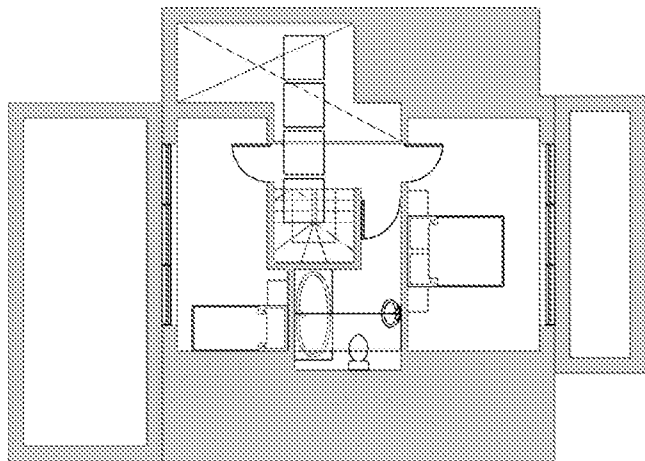
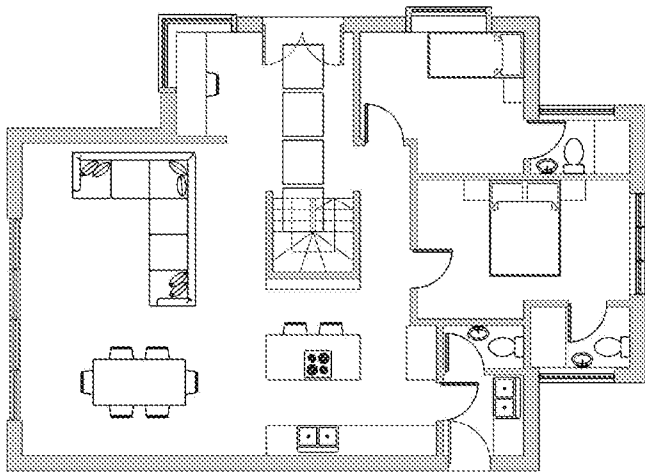
For the above reasons it is respectfully requested that the planning application is approved.



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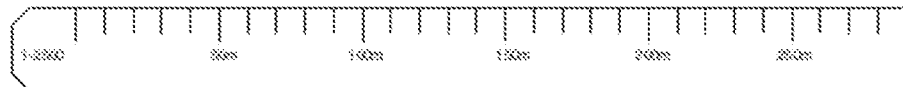
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PLANNING



Architecture, Urban Design, Planning and Development

Site Location Plan



Lesson Plan

Block Plan 1:2500 at A4 DRAWING 001

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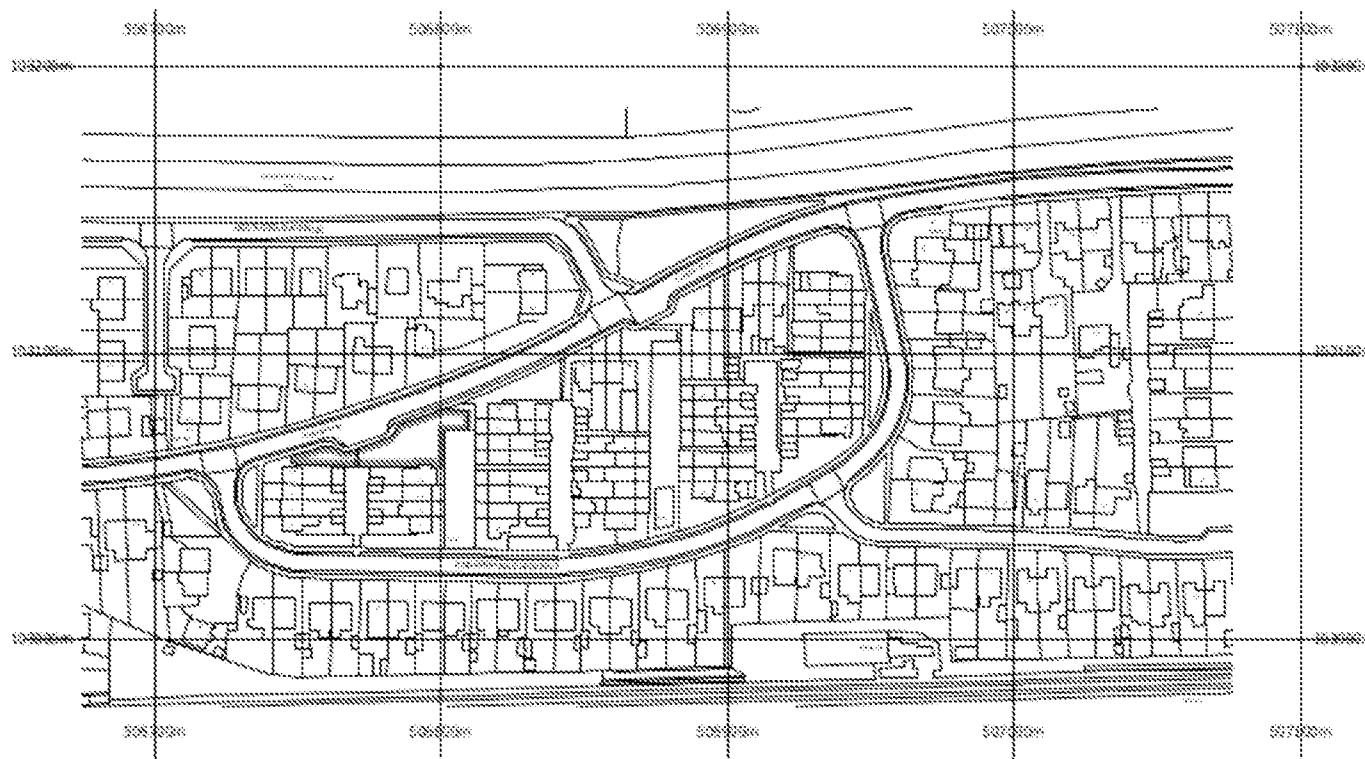
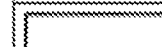
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