



DESIGN AND ACCESS STATEMENT

Land South of Water Lane, Angmering – Temporary Sales Cabin

Use

The application seeks permission for a temporary sales cabin and 4 no car parking spaces with associated landscaping.

The cabin is proposed to allow sales personnel to begin selling the approved dwellings ahead of their construction and completion (Ref. A/109/20/RES). Once the show homes are constructed at the northern end of the main site, the cabin will cease use.

The permission for use of the temporary sales cabin is sought for a 12-month period only, from the 1st September 2021 to the 31st August 2022.

Amount

The application is for a temporary cabin, associated parking and landscaping. The overall size of the development measures 0.04ha.

It should be noted that all hard-standing will be removed and will be replaced with planting as approved under reserved matters application A/109/20/RES.

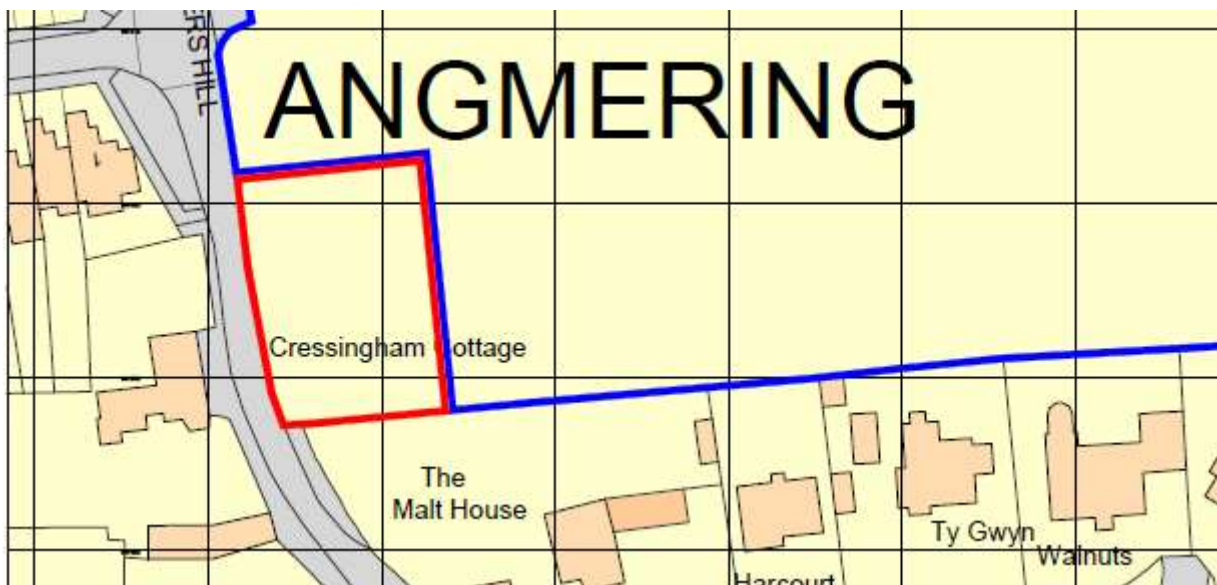


Figure 1. Site Location Plan



Layout

The sales cabin, proposed landscaping and parking face towards Weavers Hill providing a screened but attractive and well contained development. We have sought, where possible, to minimise any hard standing and to reflect the approved residential scheme.



Figure 2. Snippet of Proposed Site Layout

Scale

Elevations and floorplans of the proposed sales-cabin have been submitted as part of the application. The cabin will be single storey in height with a flat roof. Proposed and existing landscape will suitably screen the cabin from Weavers Hill.

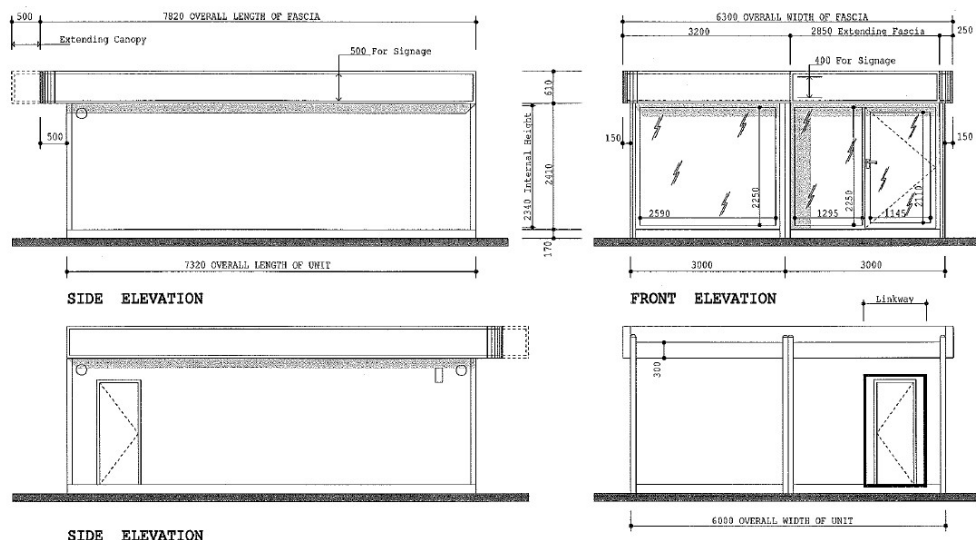


Figure 3. Proposed Sales Cabin Elevations

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Landscaping

The landscaping design has been carefully thought out by trained landscape architects and aims to provide an attractive planting scheme alongside incorporating a wide range of plants to enhance biodiversity. The landscaping scheme, as shown below and as per the submitted, proposes a mixture of feature specimen plants, with aesthetically pleasing feature spaces and planters to provide a green appearance.

The landscaping has been designed to replicate many of the aspects of the proposed residential scheme (Ref. A/109/20/RES) to ensure some planting can remain and provide screening throughout the lifetime of the development.



Figure 4. Proposed Landscaping Plan

Appearance

The scheme has been designed to complement the residential development, retaining as much landscaping, both hard and soft, as possible. The planting is designed to soften the impact of the hard-landscaping and provide a cohesive and attractive scheme.

Heritage

Any impact that the temporary sales cabin might have on adjacent heritage assets is somewhat diluted by the allocation and approval of the site for residential use. The outline planning permission and associated parameters plan permit development on the land and the recent approval of reserved matters ref. A/109/20/RES consolidates this.

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The impact on heritage assets, namely Angmering Conservation Area and the nearby Listed Buildings is also negated through the temporary nature of the proposals. The proposals will be in situ for a period of 12 months only, following this they will be removed and the area will be re-planted as per the details approved under A/109/20/RES.

The application does not involve the removal of any additional flint wall not already consented, utilising the approved cycle/emergency access point mentioned below.

Access

Plan GA-026A was contained within the approved S106 pursuant to the Outline Planning Permission (Ref. A/99/17/OUT). This established the principle of the cycle/emergency access onto Weavers Hill and associated removal of a section of the flint wall to allow for visibility and vehicular access. This element of the outline planning permission was considered in the context of heritage and the Conservation Area. Further details were subsequently submitted as part of the Reserved Matters application to provide more detail on access and landscaping

As mentioned, the proposed access utilises the cycle/emergency access approved as part of the outline planning permission and reserved matters (Ref. A/109/20/RES). We have ensured that there is no further widening of the access required and subsequently no further impact on the flint wall.

We have also undertaken a visibility splays assessment, confirming that the required visibility splays (2 x 25m) can be achieved at the access point.



Figure 5. Vis-Splays Assessment

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