

DESIGN AND ACCESS STATEMENT NOVEMBER 2021

LOCATION:

Land at junction of Downs Way and Ambersham Crescent, East Preston, West Sussex BN16 1AB.
Easting 506715, Northing 103045

DESCRIPTION:

Outline planning application for the erection of a single bungalow dwelling with off street parking and private amenity space

SUMMARY:

This document is submitted as a design and access statement to provide additional information in support of an outline planning application with all matters reserved for a single dwelling on a piece of land within an urban area that is owned by a private individual.

THE PROPOSAL:

It is to be noted that as an outline planning application the proposal is of indicative nature and should not be considered in detail at this time with all matters, that is, layout scale, appearance, access, and landscaping, reserved for future consideration.

The drawings supplied are simply indicative showing what could be achieved within the boundaries of this plot of land. The format of the indicative dwelling is a 2 bedroom 4 person, 2 story dwelling that utilises the pitch of the roof to create high quality living spaces.

The details of the design can be found within the following documents submitted as part of this application and later within this document.

- P4DW-PR-0001 Existing and Indicative Site Plans
- P4DW-PR-0002 Indicative Plans and Elevations
- P4DW-PR-0003 Indicative Street Elevations
- P4DW-PR-0004 Indicative 3D Views
- Site Location Plan



THE SITE:

The applicant site comprises of a piece of land measuring 317sqm and sits within the development boundary of Little Hampton.

To the northern boundary is on the south side of the residential estate of Downs Road neighboring 32 Downs Road to the west. The eastern boundary aligns with Ambersham Creasant and southern boundary of the site neighbors 2 Ambersham Creasant. It is to be noted that the garage belonging to 2 Ambersham Creasant sits been the application site and 32 Downs Road.

The application site is a vacant, mainly grassed piece of land is generally flat with little change in the topography, unlike other spaces around the estate there are no trees. Boundary treatment between the neighboring properties consists of medium scale hedging, in which the indicative proposal shows an enhanced treatment to improve the street scene. There is no boundary treatment to that of the highway and the proposal therefore is to retain this in favor of onlooking neighbors.

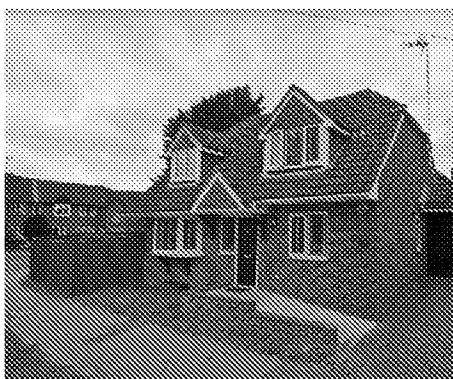
CONTEXT:

The site sits within an estate comprised of a mix of house types, with a variety of styles on adjacent pavements to the applicant site. To the north of the site are groups of chalet bungalows, terraced houses to the west and semi-detached and detached bungalows to the south and west. It is with the surrounding changes in dwelling type that the site lends itself for a unique design and that furthers that mix of dwelling types and size. Below are some images of the local street scene:

SERVICES AND FACILITIES:

Within a 5-minute walk from the site a train station, small parade of shops including a pharmacy, supermarket and post office can be accessed. Angmering Station can provide access to destinations such Chichester and Brighton or into London Bridge for the capital. More locally, the bus station outside the Angmering Station services Worthing, Shoreham-by-Sea and Arundel. The development is within walking distance to East Preston Beach and with a short drive access to the South Downs national park.

The nearest primary and secondary schools are both just over half a mile from the site and approximately a 12-minute walk with local leisure facilities such as Mayflower Park



HISTORY:

The applicant site is not protected as public outdoor space in either the Local Plan or the Neighbourhood plan. The site is not included within the Green Space Mapping in the Angmering Neighbourhood Plan 2014-2019. The site has no planning history.

RELEVANT PLANNING POLICIES:

Arun District Local Plan 2011-2031

DDM1 D DM1 Aspects of form and design quality

DDM2 D DM2 Internal space standards

DSP1 D SP1 Design

ECCSP2 ECC SP2 Energy and climate change mitigation

HWBSP1 HWB SP1 Health and Wellbeing

OSRDM1 Protection of open space, outdoor sport, comm & rec facilities

TSP1 T SP1 Transport and Development

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Planning Policy Guidance:

NPPDG National Design Guide N

PPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ARUN DISTRICT COUNCIL 5 YEAR HOUSING LAND SUPPLY:

Arun's current housing requirement and housing land supply suggests that there is a shortfall of homes being delivered. The AMR dated 1st April 2019 – 31st March 2020 clearly states this.

Authority Monitoring report 1st April 2019 – 31st March 2020: Chapter 4.4

Arun District Council in January 2020 resolved to update the Arun Local Plan because housing delivery performance is below plan requirements over two consecutive years. The PPG, updated in line with the 2019 NPPF, requires local authorities to adopt the 'Standard Housing Methodology' (standard method) as a starting point for assessing future local housing need where a decision is taken that housing policies have been reviewed and need updating where a plan is less than 5 years old (and where plans are more than 5 years old and housing policies have not been reviewed).

HOUSING DELIVERY TEST 2020 MEASUREMENT:

The housing delivery test data 2020 covers housing required and housing delivered, upon review of this and by the calculation of the council Arun have only delivered 61% of their required housing between years 2017 – 2020. A total of 3092.3 houses were required between the 3 years and only a total 1879.4 were delivered. It is with this in mind that the delivery of small self-build projects similar to that of the indicative designs provided as part of this application should be considered a benefit to the local housing delivery.

DESIGN:

It is to be reiterated that as an outline planning application the proposal is of indicative nature and should not be considered in detail at this time with all matters, that is, layout scale, appearance, access, and landscaping, reserved for future consideration. However, the purposes of producing such information is to portray what could be achieved within the boundary on the site and provide some reassurance that the impact on the neighbourhood.

The positioning of the dwelling on the site has been carefully selected to retain as much grassed space to the adjacent highway but also provide private outdoor space to the south and west of the property.

The indicative space GIA is referenced on P4DW-PR-0002 and is over and above of that required for a 2B-4P dwelling but should only be used as an indicative example of what can be achieved. With the correct choice of materials and introduction of hedging and trees the local character of the area will be enhanced, improving the quality of the street scene.

CONCLUSION:

The indicative scheme that forms the basis of this application has been carefully designed, not only to have interest in enhancing the local street scene but will play an important part in contributing to the supply of new homes in the area. There are additional benefits that the scheme will bring such as Social, through the local employment throughout the construction, economic of that through council tax and environmental benefits with clever energy efficient design and biodiverse additions.

It is politely requests that the indicative scheme and outline planning application is approved for the reasons within this document.

