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DESIGN AND ACCESS STATEMENT

LAND ADJOINING 1 POULNER CLOSE, FELPHAM, WEST SUSSEX, PO22 8HN

The Site and its Surroundings

The application site currently forms part of the highway verge that was adopted as part of the road adoption agreement relating to this residential estate when it was developed, probably in the 1960s. However, the verge remains in the ownership of the original developer, now subsumed into Taylor Wimpey Plc., who has agreed to sell the land to the applicant, conditional upon planning permission being granted and a Stopping Up Order being completed.

Within the site there are a number of trees, the position of which is indicated on the application plan, none of which is affected by this application, which is merely to enclose part of the land with a 1.8m boundary wall and incorporate it into the existing garden of 1 Poulner Close.

The incorporation of this area of land into the garden of 1 Poulner Close will have no adverse impact on any neighbouring properties, nor on the wider neighbourhood or street scene; consequently, it is believed that the application fully complies with all relevant policies of the Development Plan.

West Sussex County Council, as highway authority, has confirmed that they are willing to issue a Stopping Up Order, subject to the grant of planning permission and the completion of the necessary formalities, but wish a small part of the land to remain as a visibility splay, the extent of which is indicated on the application plan. The applicant also proposes to leave a 2.0m wide verge outside the proposed boundary wall so as to retain the open appearance of the street scene.

Access Arrangements

There are no specific access issues relating to this proposal, other than the provision of a 1.0m wide x 1.8m high timber boarded personnel gate to give access from the roadside footpath on the Poulner Close frontage into the garden to the side of the property in the position shown.