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Bilsham Manor
Bilsham Lane

DESIGN AND ACCESS STATEMENT

and Other Information

IN SUPPORT OF A THE PLANNING APPLICATION FOR THE CHANGE OF USE
TO THE SITING OF A SINGLE STATIC HOLIDAY CARAVAN WITH ASSOCIATED
PARKING AND AMENITY AREA

AT

PEAK LANE, KINGSTON, WEST SUSSEX, BN16 1RW

For
Mr J Ramsey

February 2010

ARUN DISTRICT COUNCIL				
No.	K	2	10	
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MEMBER

INTRODUCTION

This application seeks planning consent for change of use of the site for the siting of a single static holiday caravan with associated parking and amenity area at Peak Lane, Kingston, West Sussex. The site is situated between existing residential properties on the west side of Peak Lane.

The Applicant (together with his wife and daughter), who has lived in East Preston for over 40 years, is being posted abroad by his employer in July 2010, but wishes to maintain a holiday home in the area so that they can visit their family, who live locally, from time to time. Consequently, the caravan would only be used for holiday purposes between 1st March and 31st October each year and the Applicant is willing to enter into a Planning Agreement to that effect.

DESIGN STATEMENT

The design and siting of the caravan has been carefully selected to complement the semi-rural location so as to minimise its impact on the surrounding landscape. The application provides details of the proposed landscaping, which includes the retention of a section of hedgerow adjacent to part of the northern boundary. There are a number of mature trees on land adjoining the site which serve to screen it within the wider landscape, and additional planting will be provided within the site boundaries to further enhance the setting.

It is proposed that the elevation of the caravan will be clad with oak-stained Scandinavian redwood boarding so that it blends into its surroundings, and the granular finish metal roof tiles will be unobtrusive.

The design and layout deliver a sustainable development that meets with the 'objectives of good design' as defined in Planning Policy Statement 3.

ACCESS STATEMENT

The site is situated on the west side of Peak Lane, approximately 170m south of its junction with Kingston Lane. Peak Lane is a surfaced private road and byway which serves a group of nine private residential properties and a Southern Water Authority pumping station which abuts the application site. It also runs southward and connects with Coastal Road and the foreshore as a footpath/bridleway, without vehicular access.

Peak Lane and Kingston Lane are adequate to serve the proposed development within the application site.

The entrance to the site is by way of a made-up tarmac drive which is about 3.5 meters wide. This is also used by Southern Water Authority to gain access to its Pumping Station, and an electricity sub-station. The pumping station lies to the north of the site, and is enclosed by fencing and thick hawthorn and bramble hedging.

CONCLUSION

The Applicant believes that this proposal for a single caravan at Peak Lane, Kingston, complies with relevant local and national planning policies, and design guidance.

The site is on the periphery of a small village location with community facilities, and public transport links, and as such provides an excellent opportunity to achieve a well-integrated and unobtrusive development.

The submitted details demonstrate how the caravan can be accommodated within the site in a manner that strikes a balance between a desire to make efficient use of land and the need to respect the character of the area without affecting the amenity of existing neighbouring properties or the wider locality.

Details of external appearance, design and landscape can be seen from the attached plans. However, the submitted Design and Access Statement gives a clear indication of a commitment to create a well-designed scheme with a 'good sense of place and community' in accordance with the Local Government's 'Objectives of Good Design'.