

# Planning Committee Meeting

## 11 April 2019

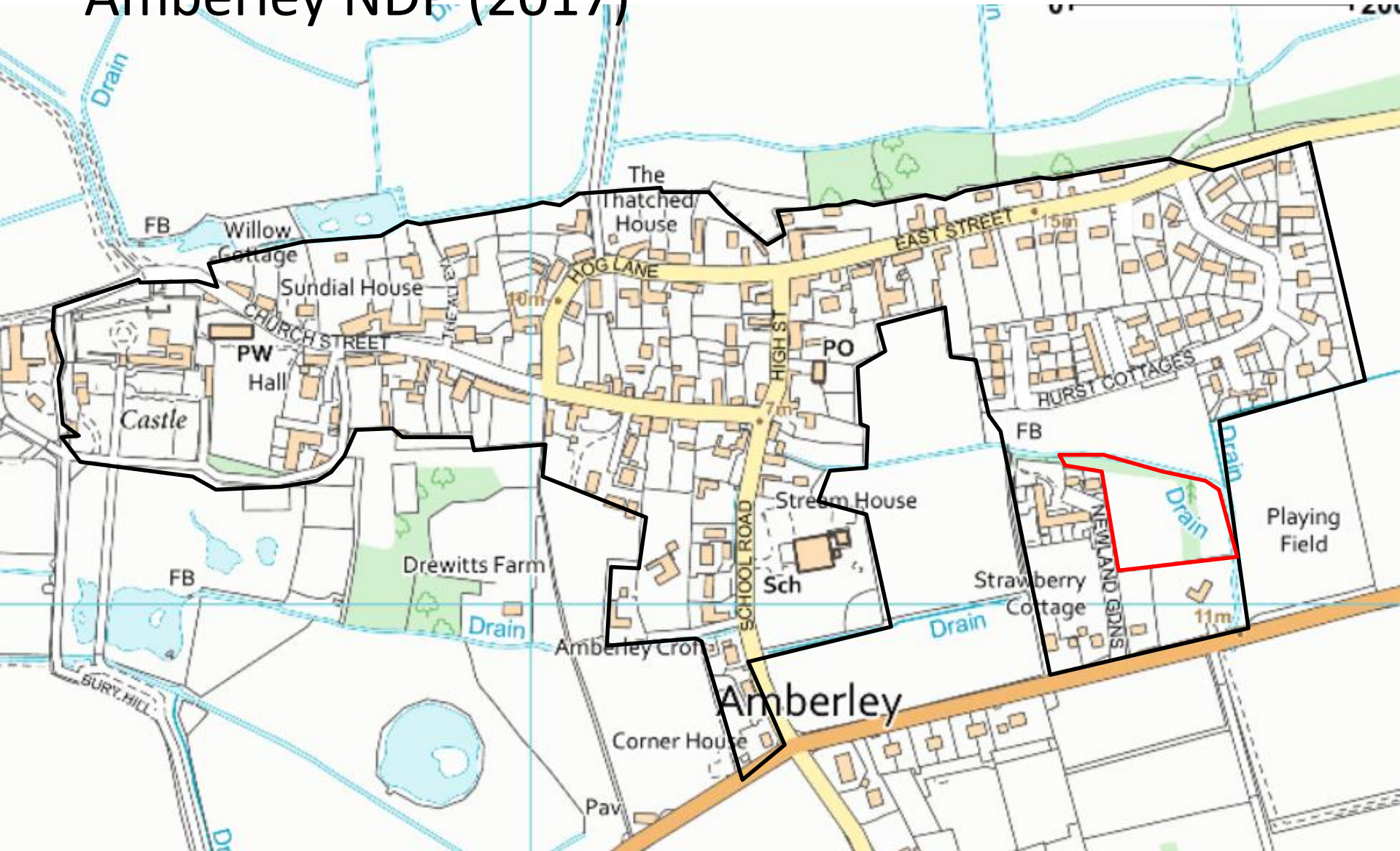
### Agenda Item 9

SDNP/18/05657/FUL

Land adjacent to Strawberry Villas, Newland Gardens  
Amberley, West Sussex



# Amberley NDP (2017)



# Policy HD 5

## POLICY HD 5 HOUSING SITE ALLOCATION

The development of a minimum of six dwellings will be supported on the site shown on the Proposals Map. A survey should be carried out to establish the value of the trees on site, which should be retained and a planting scheme agreed which introduces suitable native trees and shrubs. Development within the vicinity of trees on the site should accord with BS 5837.

**HD 5.1** The Parish has a housing allocation of six homes. A 'call for sites' exercise provided several possible sites for housing. Each one was assessed against a range of criteria (*see Evidence Base 13*) and this site was chosen as the most appropriate.

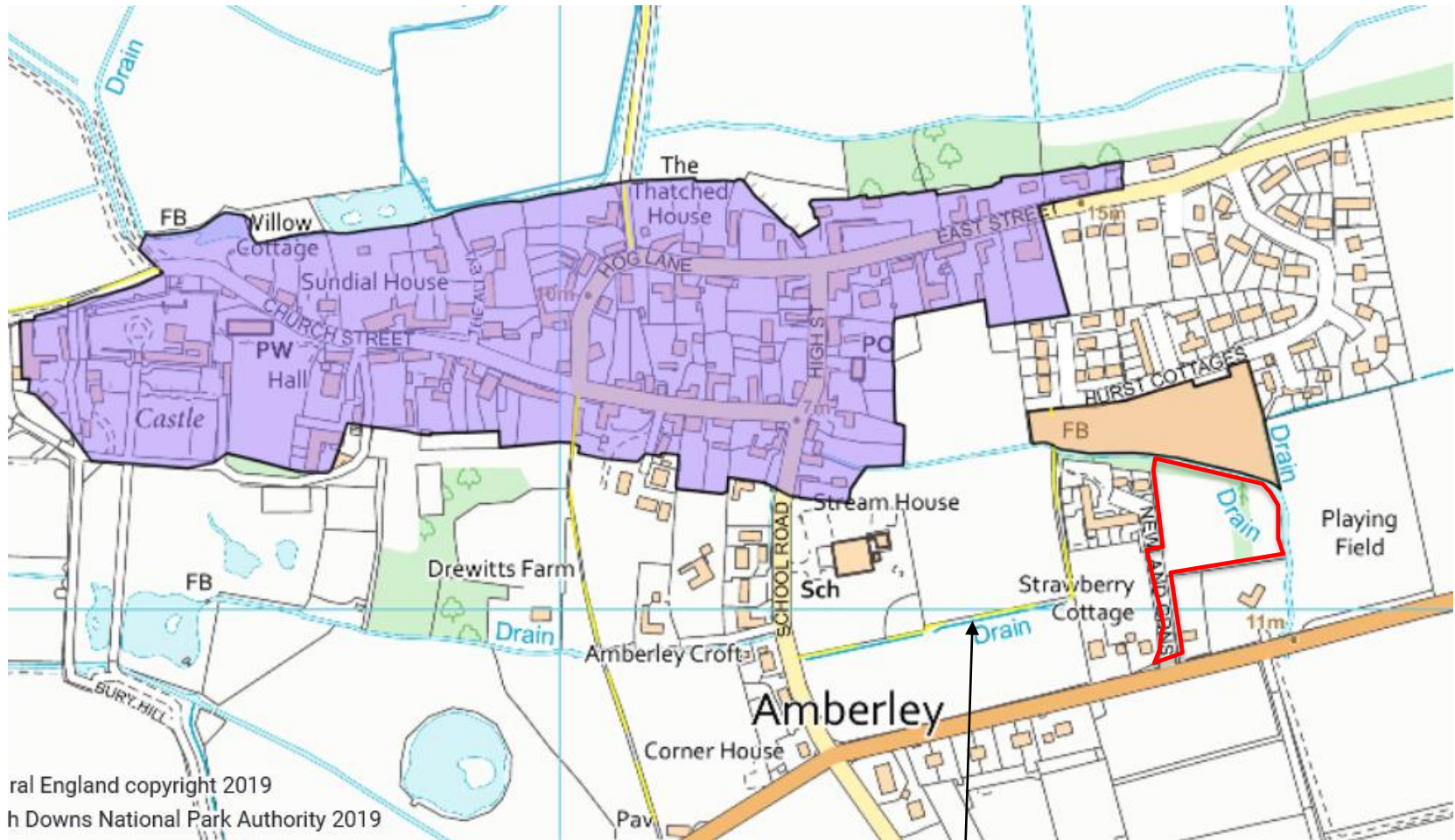
**HD 5.2** Development of the site will be expected to comply with a design brief agreed between the Parish Council and SDNPA to ensure that the impact of the development on the setting of the National Park and the village is minimised.

Justification : Objective 1, 2, 3 : NPPF 6



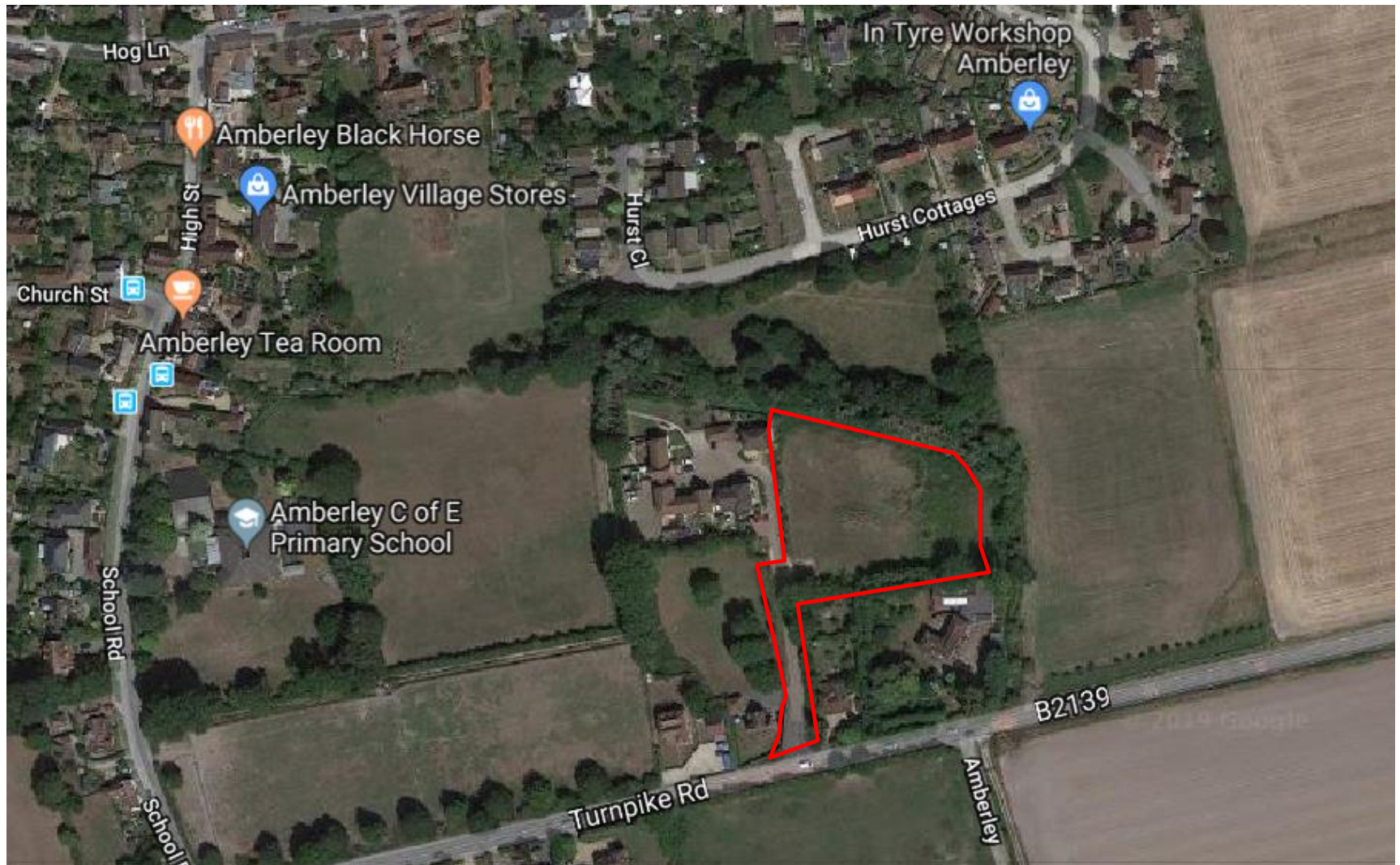


# Designations



Route No 3708

# Site Location

















# Proposed Landscaping



# Streetscenes





# Streetscenes



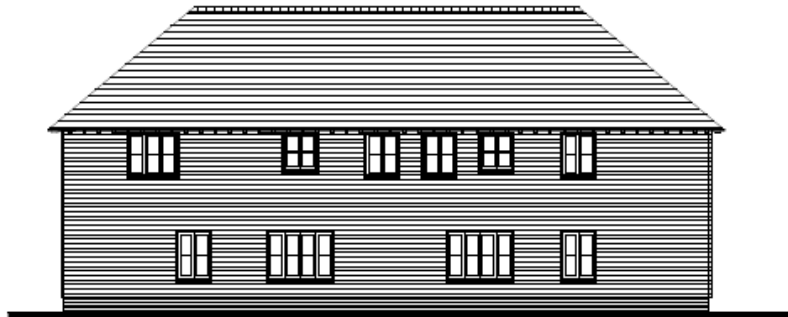
# Elevations Units 1-4



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

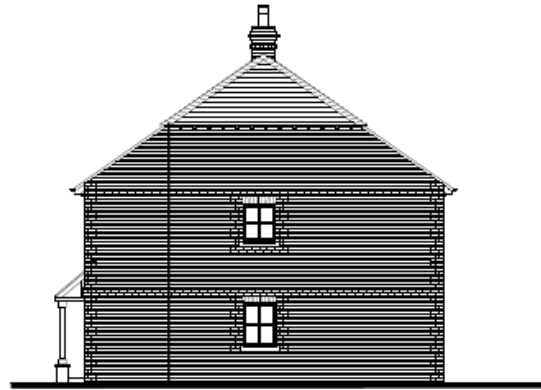




# Elevations Units 5&6 (2 beds)



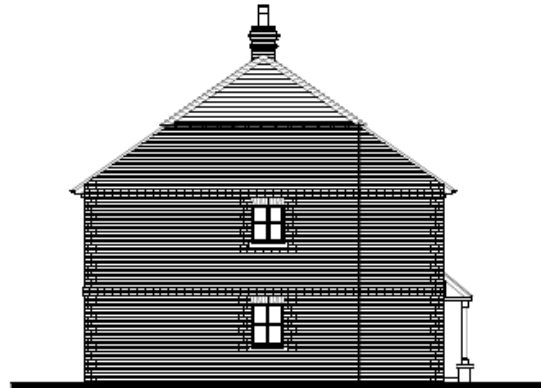
Front Elevation



Side Elevation



Rear Elevation



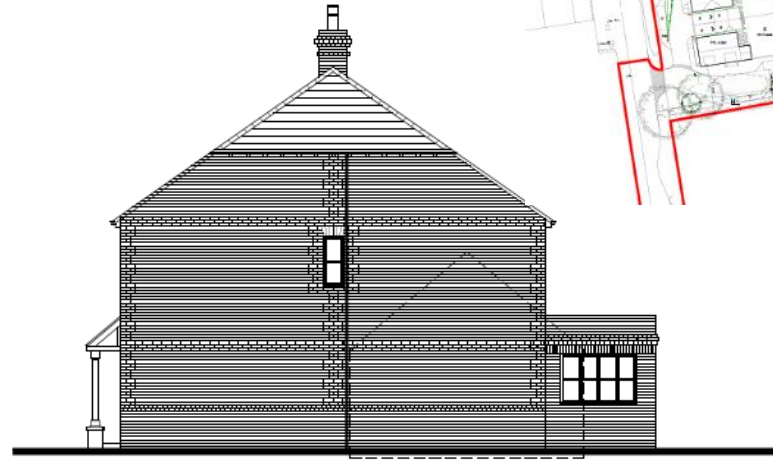
Side Elevation



# Elevations Units 7&8, 11&12 (3beds)



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



# Elevations Unit 13 (5 bed)



Front Elevation



Side Elevation



Rear Elevation

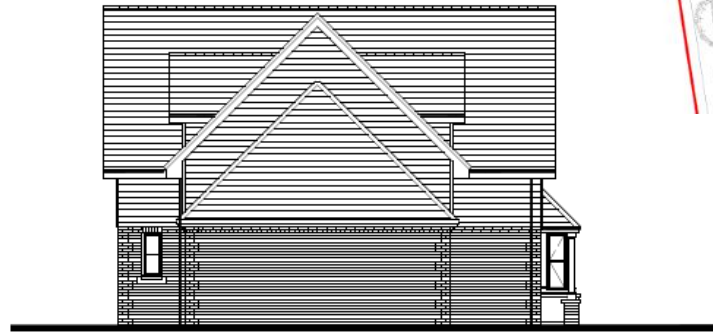


Side Elevation

# Elevations Unit 14 (4 bed chalet)



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



# Design & Landscape Concerns

- Do not relate to the principle of development or visual impact from wider viewpoints
- Relate to:
  - The amount of development, including built form, hardstanding and expansive roof zones
  - Juxtaposition of buildings and roof profiles
  - Lack of positively designed public realm and ecological space within the site



# Design & Landscape Concerns

- The quantum of development has evolved largely from density analysis of nearby development
- Assumes the developable area to be 30% larger than that supported by the Inspector
- The landscape capacity of the site has not been analysed
- Resultant scheme would be experienced as suburban in character





# Key Points for Consideration

- The principle of residential development on the site is accepted
- The scheme is supported by the Parish Council
- Proposed mix will provide a good number of smaller 1-2 bedroom units
- The affordable housing provision is acceptable in terms of amount and tenure, given the status of the emerging SDLP and the adjacent rural exception site



# Key Points for Consideration

- Concerns in regard to:
  - The amount of development proposed, which is not supported by analysis of landscape capacity
  - The layout and design, which fails to conserve and enhance the landscape character of the site and its setting





# Recommendation

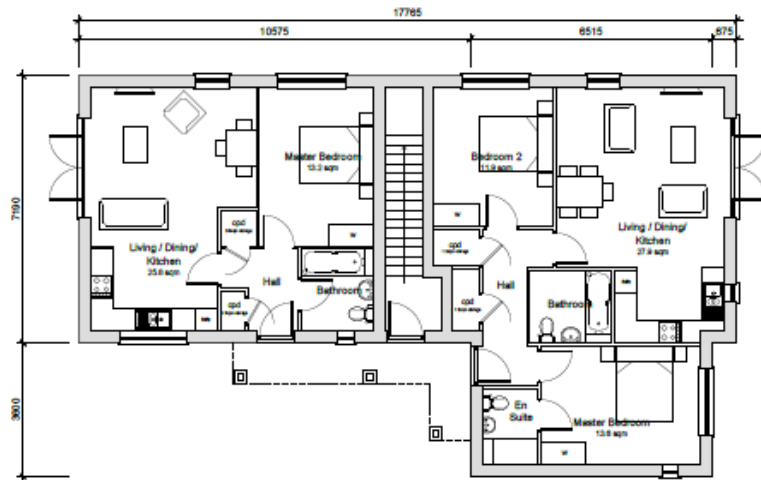
- 1) The quantum of development proposed, which has not been demonstrably informed by any assessment of landscape capacity, would result in a form of development that is harmful to the intrinsic landscape character of the area. The proposal therefore fails to meet the National Park's First Purpose [*and relevant Development Plan policies*]
- 2) The proposal, by reason of its layout and design, would fail to conserve and enhance the landscape character of the site and its setting. The proposal is therefore contrary to [*relevant Development Plan policies*] and the First Purpose of the National Park



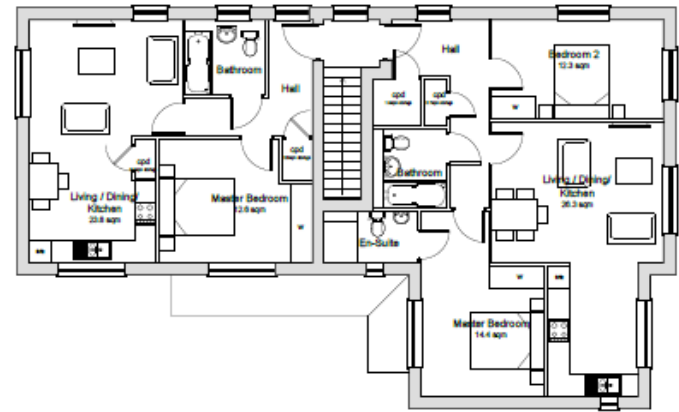




# Floor Plans Units 1-4

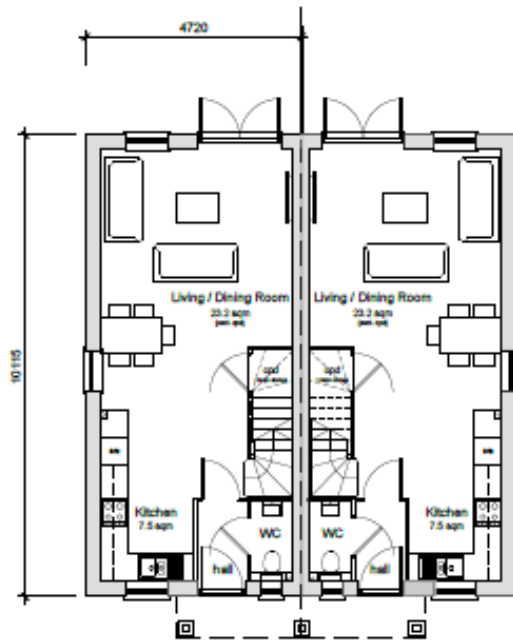


Ground Floor Plan

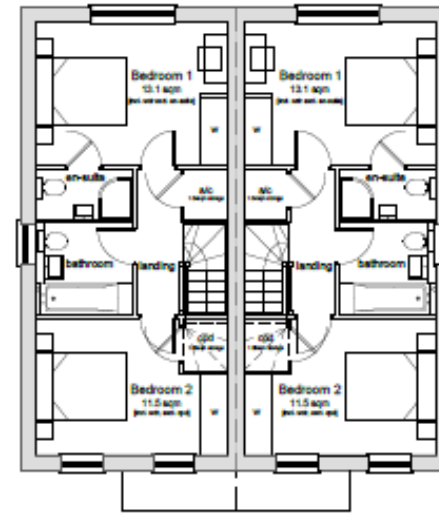


First Floor Plan

# Floor Plans Units 5&6

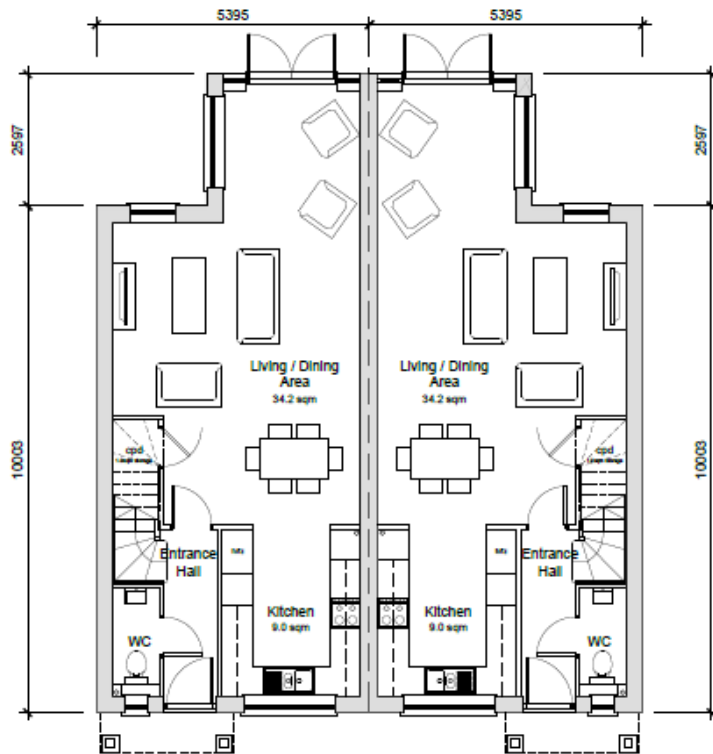


Ground Floor Plan

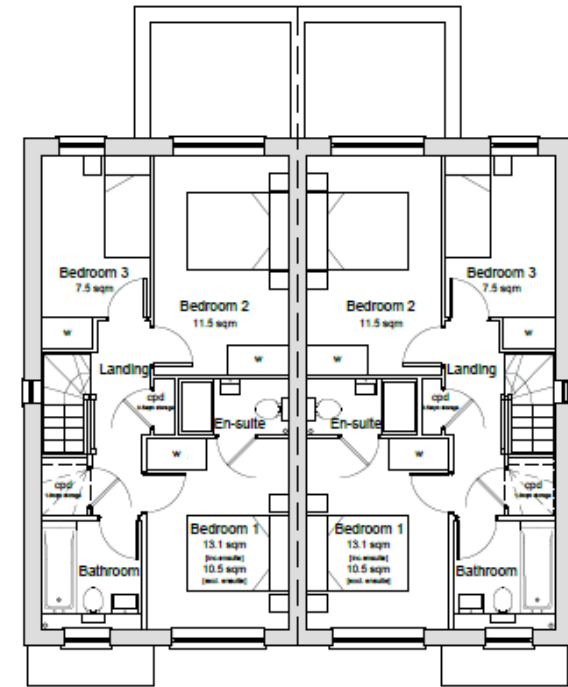


First Floor Plan First Floor Plan

# Floor Plans Units 7&8, 11&12



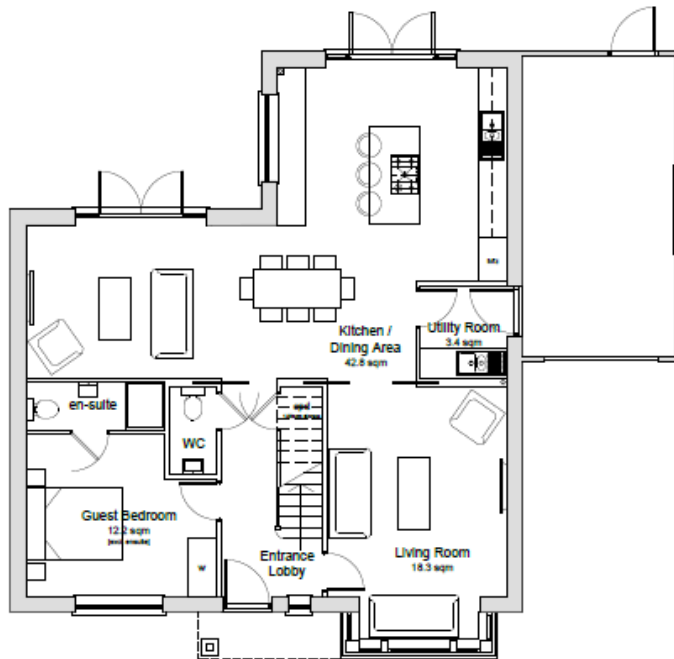
Ground Floor Plan



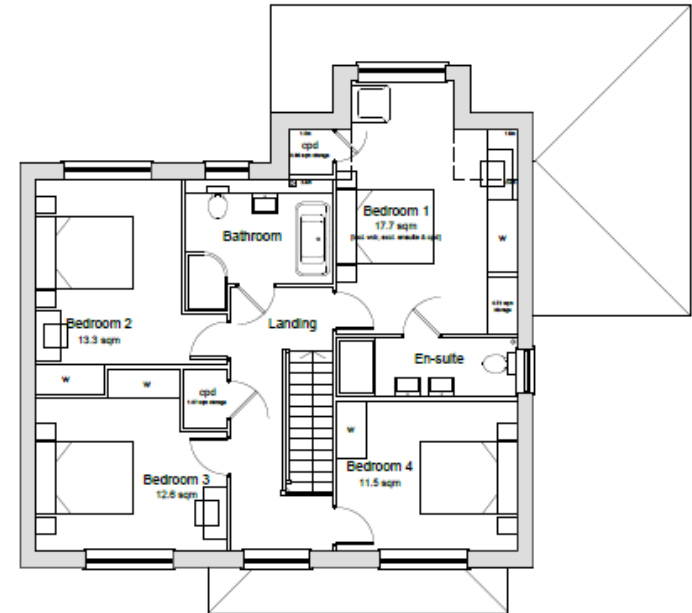
First Floor Plan



# Floor Plans Unit 13

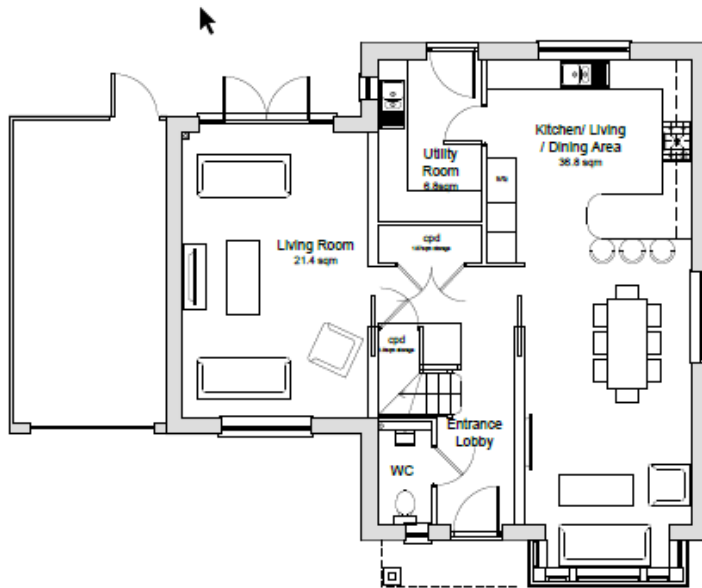


Ground Floor Plan

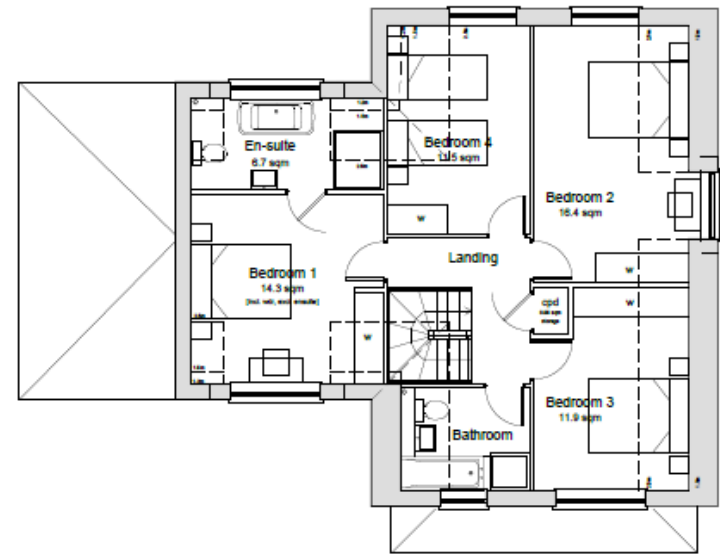


First Floor Plan

# Floor Plans Unit 14



Ground Floor Plan



First Floor Plan