SOUTH DOWNS

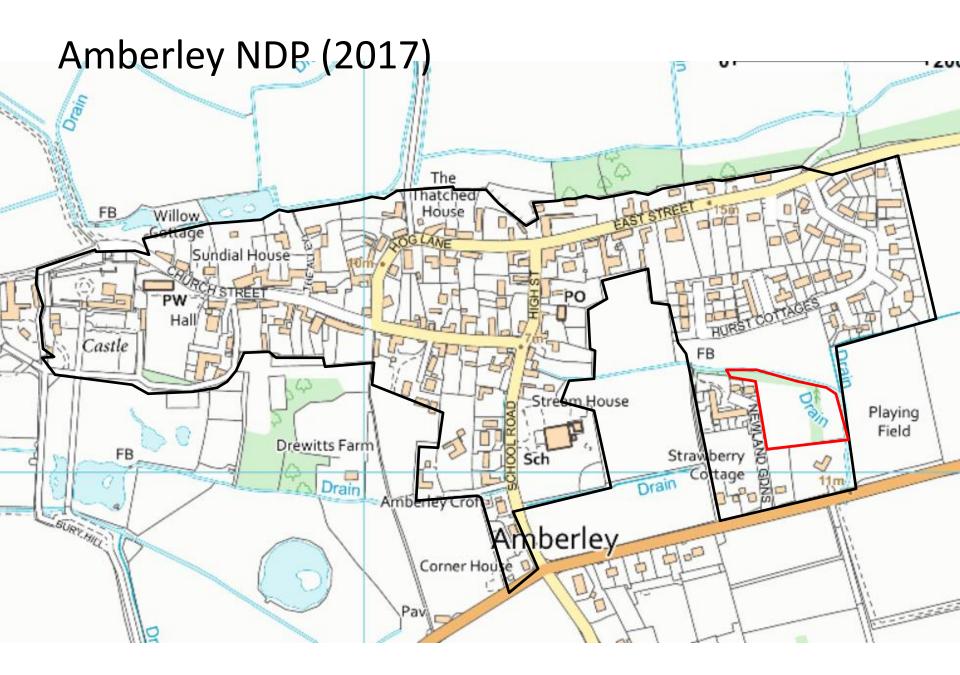


Planning Committee Meeting 11 April 2019

Agenda Item 9

SDNP/18/05657/FUL Land adjacent to Strawberry Villas, Newland Gardens Amberley, West Sussex





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.

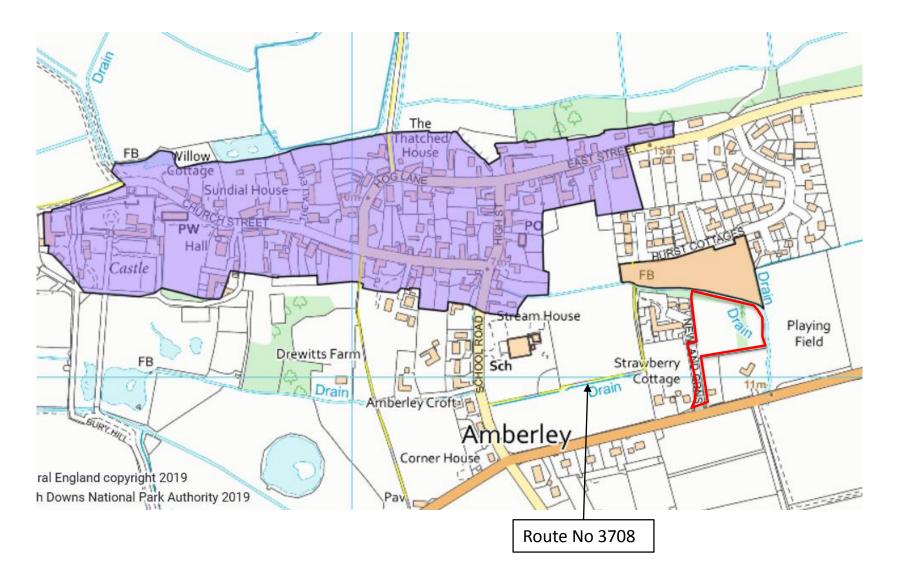
HD 5.1 The Parish has a housing allocation of six homes. A 'call for sites' exercise provided several possible sites for housing. Each one was assessed against a range of criteria (*see Evidence Base 13*) and this site was chosen as the most appropriate.

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.

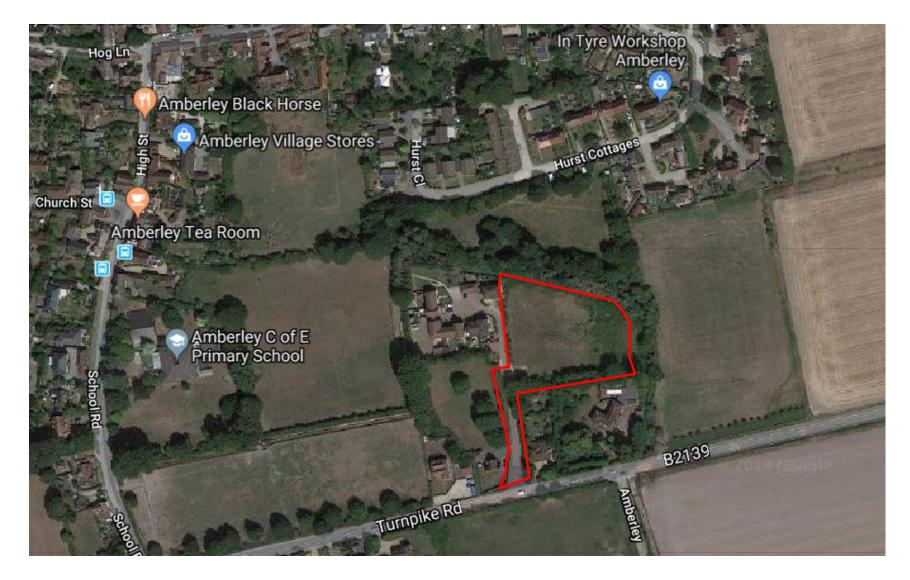
Justification : Objective 1, 2, 3 : NPPF 6



Designations



Site Location



















Proposed Layout



Proposed Landscaping



retain the naturalistic boundary in retain

boundary would promote blockversity a acclogical value of the stream and ad accordance with the recommendation

 Trimning of overheinging vegetation the vegetative diversity to the stmem and - infrastructure pranting of native roles the development from the widdle cont - develop of bare ground stress using unitation for chair substitute such as the Technologies. The landscape scheme would includ flowering and barying species frees is of mixed species with over and gross substrate within the open species to er provide feeding opportunities for bets, • Othermental planning would include fi perentials with grosses to provide the with the vitage conservation area. The hebital potential for invertebrates. - Wissd trabitet piles and fabernacute v fallen or felled on site in appropriate to achierne to provide hobitat for a range amphibiane, invertebrates and small a

protecting views from adjacent open a allowing external views out toward the Mount downland scarp.

promoted within the hard lendscape p the village Design Statement and pro-character. Scatainability through perm promoted throughout surfacing treatm

Low impact connective pedestrian in between the site and the adjacent Mill promoting conversitivity adaptation and

Proposed blocksme species of generator to even of term gro-edge for variety of terms. Spec to locally and soil type.

Proposed Native-species Tre Occasionally watered to play species officing france and re-when boltaning actually relative Prestagramment addressed (The Door the adjacent open spece

Proposed Native Letrastructs Moved regime species sinulo pil providing habitat confider and

Proposed Post and Rail data 1.3m halps index post and re-media providing protection to a residential boardary would be defined to the finite post and prevaring access to its acido

Proposed Development - Rooting Materials Proposed coding reservations and column to be varied for calence and developing perceptors of development meaning which classes are reproved a target which is the set development proposed with the set

Streetscenes







Streetscenes







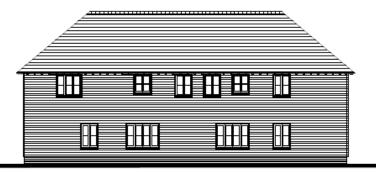


Elevations Units 1-4

Front Elevation



Side Elevation





Side Elevation

Rear Elevation

Elevations Units 5&6 (2 beds)

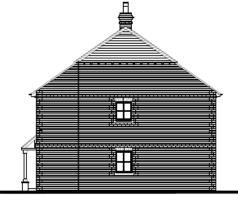




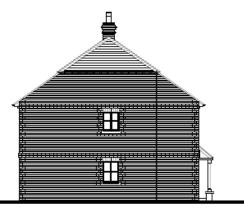
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

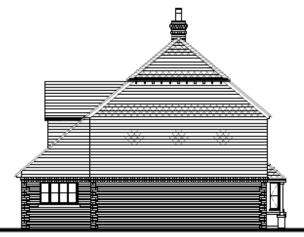




Side Elevation







Rear Elevation

Side Elevation

Elevations Unit 14 (4 bed chalet)



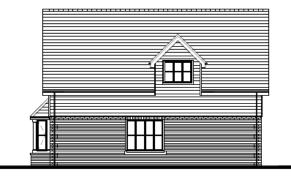


Front Elevation

Side Elevation

Side Elevation





Rear Elevation

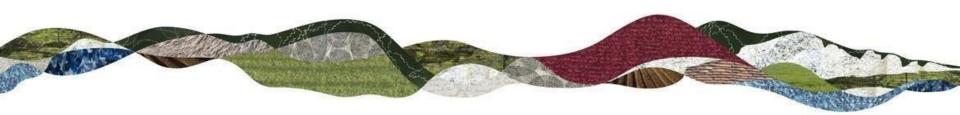
Design & Landscape Concerns

- Do <u>not</u> 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



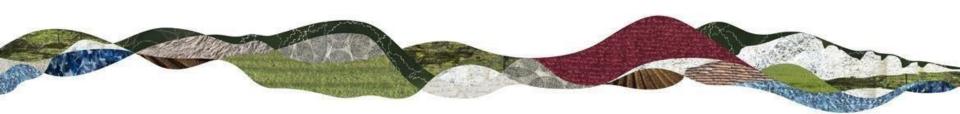
Design & Landscape Concerns

- 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

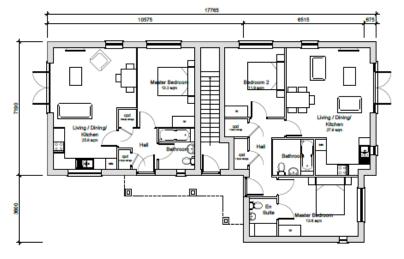
- Concerns in regard to:
 - The amount of development proposed, which is not supported by analysis of landscape capacity
 - The layout and design, which fails to conserve and enhance the landscape character of the site and its setting



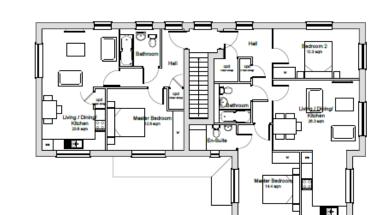
Recommendation

- 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





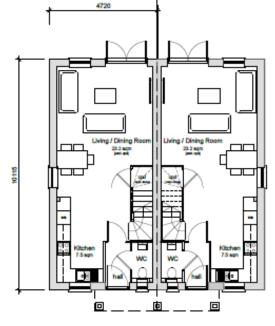
Ground Floor Plan



Floor Plans Units 1-4

First Floor Plan

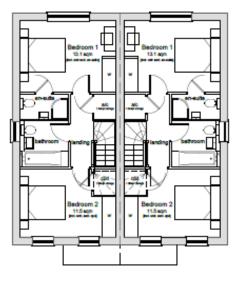




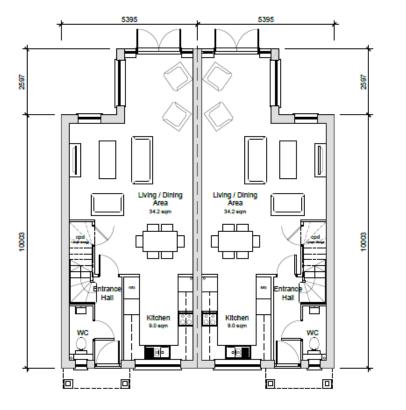
Floor Plans Units 5&6



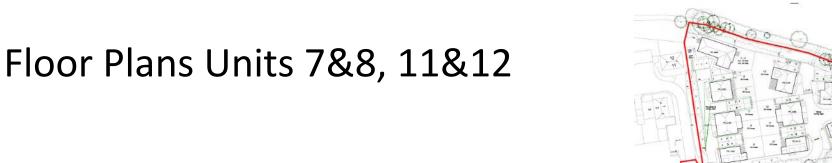


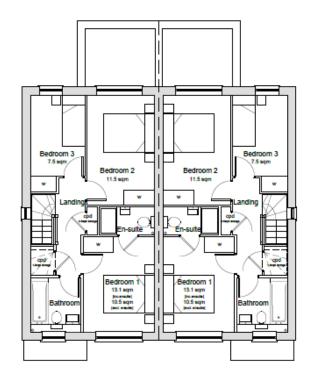


First Floor Plan First Floor Plan



Ground Floor Plan





First Floor Plan

Floor Plans Unit 13

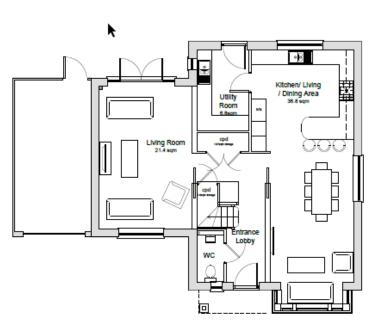


Ground Floor Plan









Floor Plans Unit 14







First Floor Plan