

Proposal for a chalet bungalow on site adjacent to No2 North Bersted St. Bognor Regis.

Design & Access statement
Including other required statements.

This document addresses the five information points requested by ADC in the DAS guidance note.

- 1) Explain the design principles and concepts that have been applied to the development.

These matters are dealt with in the Planning Statement included with this application, specifically section 3 Proposed Development.

- 2) Demonstrate the steps taken to apprise the context of the development how the design takes the context into account.

These matters are dealt with in the Planning Statement included with this application, specifically section 3, Proposed Development and 5, Planning Considerations.

- 3) Explain the policy adopted to access and how policies relating to access in relevant local development documents have been taken into account.

These matters are dealt with in the Planning Statement included with this application, specifically section 3.3, Entry & Parking, and 5.13, maneuvering and highways benefit to close the existing double gate access to the site directly off North Bersted close to its junction with the Chichester Road.

- 4) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

The tenants in No2 North Bersted St have been consulted about the proposed shared access and have expressed no concern about this. (This property is owned by the applicant)

- 5) Explain how any specific issues which might affect access to the development have been addressed.

See responses to items 1-4 above.

Foul and Surface Water Drainage Statement.

The surface water run-off from the roof and proposed hard surfaces in the development, generated during a "Once in 100 year" storm (increased by a factor of 10% to allow for global warming) will be accommodated on site using trench or concrete ring soakaways and or SUDS designed structures.

We propose to make a connection to the domestic foul drain already crossing the site access drive. Southern Water states that a drainage capacity check does not need to be carried out for a scheme of under 5 dwellings.

From the guide **Photographs of the site** are requested. These are included over.