

# DESIGN + ACCESS STATEMENT

MAY 2020



PROPOSAL FOR:  
COMMERCIAL UNIT - A1 USE, WITH RESIDENTIAL  
DEVELOPMENT OF THREE FLATS.  
LAND BETWEEN 2b & 4 LONDON ROAD ,  
BOGNOR REGIS, WEST SUSSEX PO21 1QU

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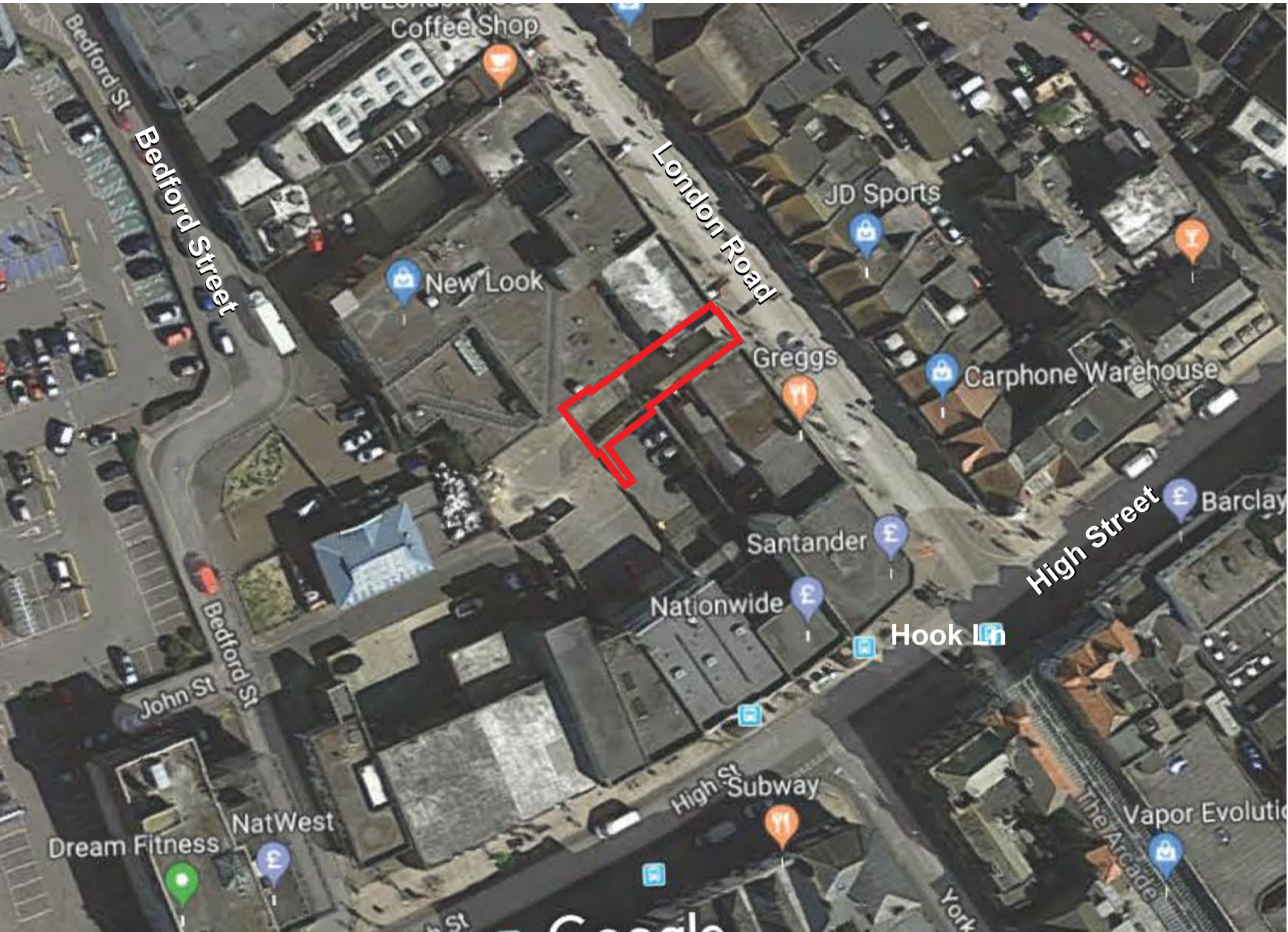
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# INTRODUCTION

This Design and Access Statement is submitted in support of the proposed development at land between 2b & 4 London Road , Bognor Regis, West Sussex PO21 1QU

The site lies under the authority of Arun District Council

This statement is set out in accordance with Government guidance and examines the site and its surroundings, the proposed development, the policy context, the site constraints and opportunities, and the principal design issues. From this it sets the design rational and explains why the development is being put forward in its current form and concludes as to why the development is considered acceptable.



2. Aerial View of the site between 2b & 4 London Road

LEGEND:  
SITE BOUNDARY

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SUMMARY OF PROPOSAL

The Proposal involves the development of the land between 2b and 4 London Road, creating a 4 storey building containing three, self contained flats over three floors, with A1 commercial at ground floor.

Unit 1 would be a 2 bedroom, 3 person first floor flat of 69.7sqms, Unit 2 a further 2 bedroom, 3 person flat of 69.5sqms, Unit 3 1 bedroom 2 person unit of 60.3sqms.

All of the units will benefit from their own private amenity space in the form of a balcony/terrace.

Secure Bike storage is provided, located to the rear of the communal entrance door in a covered area conveniently sited with good access to the street. Arun require cycle parking in accordance with the standards set out in Policy T SP1, in the Local Plan. 1 space per one & 2 bed flats.

The residential, and commercial bin store, are located at the rear of the development. The site has duel access to allow bin collection from the car park of Wyvern House. The car park is accessed from John Street through a secure gate. The bin store provides adequate space for 2 number 770lt euro bins for the residential units one for residual waste, one for recycle. The commercial unit will benefit from 2 number 770lt euro bins and is store separately.

Vision  
All units are of a high quality. The exterior to blend with its neighbours complementing its surroundings.

Planning Policy Context  
The application will need to be assessed against the development plan for the area, which comprises:

- Arun District Local Plan 2011-2031
- DDM1 D DM1 Aspects of form and design quality
- DDM2 D DM2 Internal space standards
- DSP1 D SP1 Design
- EMPSP2 EMP SP2 Economic Growth Areas
- ENVDM2 ENV DM2 Pagham Harbour
- ENVSP1 ENV SP1 Natural Environment
- HDM1 H DM1 Housing mix
- HERDM2 HER DM2 Locally Listed Buildings or Structures of Character
- HERSP1 HER SP1 The Historic Environment
- QEDM1 QE DM1 Noise Pollution
- QEDM2 QE DM2 Light pollution

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- QEDM3 QE DM3 Air Pollution
- QESP1 QE SP1 Quality of the Environment
- RETDM1 RET DM1 Retail development
- RETSP1 RET SP1 Hierachy of Town Centres

- Bognor Regis Neighbourhood Plan 2015 Policy 1 Delivery of the Vision
- Bognor Regis Neighbourhood Plan 2015 Policy 2 Promoting the Seaside Identity
- Bognor Regis Neighbourhood Plan 2015 Policy 5 Preferred Retail Uses in the primary retail area
- Bognor Regis Neighbourhood Plan 2015 Policy 8A Design Excellence

Planning Policy Guidance:  
NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

Other Material Considerations  
The National Planning Policy Framework 2018 (NPPF 2018) along with the National Planning Practice Guidance (NPPG) are important material considerations in the determination of planning applications.

The NPPF (2018) reconfirms the government's requirement to increase the delivery of new housing in sustainable locations. Chapter 11 focuses on making effective use of land and it gives great weight to the value of using suitable brownfield land within settlements for homes (paragraphs 117 and 118). d Furthermore, paragraph 68 acknowledges the important contribution small sites like this can make to meeting the housing requirement of an area, particularly as they are often built-out relatively quickly. To promote the development of a good mix of sites, it states that local authorities should support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.

The principle of development  
The existing land is used from temporary market stalls. The site has received approval on two occasion for retail and residential. The current arrangement detracts from the street scene. The development of the land would provide the opportunity to optimise the potential of the site for much needed housing in a manner which would better complement the adjacent terrace properties, thereby improving the visual appearance of this end

of London Road. As such the proposals would be consistent with the aims of all tiers of planning policy and guidance.

CYCLE STORE Policy T SP1 of the Arun Local Plan requires appropriate levels of parking in line with West Sussex County Council guidance. The WSCC SPG requires 0.5 spaces per 1 and 2 bedroom flats for private storage. If communal storage is favoured then cycle provision would increase to 1 space per 1 and 2 bedroom flats. 4 cycle spaces have been provided. 1 space per unit, and 1 space for a visitor.

USE CLASS OF COMMERCIAL UNIT  
The application proposes a commercial unit at ground floor level comprising 59.3 square metres in size. Policy RET DM1 of the Arun Local Plan supports A1, A2 and A3 uses in primary shopping frontage locations. Further, Policy 5 of the Bognor Regis Neighbourhood Plan supports A1, A3 and A4 uses in primary shopping frontage locations. The application seeks A1 use

SUSTAINABLE CONSTRUCTION  
Arun Local Plan Policy ECC SP2 requires that all new residential development will be expected to be energy efficient and to demonstrate how they will:  
a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.  
The applicant is committed to ensuring that a high standard of sustainability will be achieved within the development. This will include minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. As per Core Strategy policy, the scheme will seek to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption not exceeding 115 litres/person/day.