

LU/294/08

DESIGN & ACCESS STATEMENT

Variation Of Condition 1 To Allow Approval Of Reserved Matters Following the Grant of Outline Planning Permission LU/221/03 To Amend The Layout & Revised House Types For 36 No. 1, 2 & 3 Bedroom Houses & Associated Car Parking for The Affordable Units Number 205-240 **Previously Approved Under Planning Reference LU/454/07**

1.0 INTRODUCTION

The Design and Access Statement has been prepared to support a reserved matters application for 36 dwellings which are for transfer to a Registered Social Landlord.

The Outline Consent reference number is LU/221/03. A legal agreement was entered into on 24th November 2005. This agreement included for certain requirements and provisions to be made in conjunction with the development.

2.0 DESIGN

2.1 CONTEXT

2.1.1 Assessment

The site lies between the A259 and Worthing Road in Littlehampton, West Sussex.

The site sits within the larger development area covered by the extant planning approval. To the south of the site are new residential properties. To the north-west is an acoustic bund flanking the A259. To the north-east is Brookfield Park.

The site is predominantly flat, with the acoustic bund rising just over 4m high along the north-west boundary, providing separation from the A259. The north-east boundary is characterised by the landscape setting of Brookfield Park.

2.1.2 Involvement

The outline proposals for the site have been the subject of significant consultations with Arun District Council. The proposed RSL Hyde Martlet has also been consulted to ensure that the proposed units provide the type and quality of accommodation they require and this has also been agreed with the Housing Department of Arun District Council.

The applicant has provided all historic information to ensure that the proposed scheme fits appropriately into the context of the larger development.

2.1.3 Evaluation

The key points arising from the "assessment" and "involvement" stages are:

- The site comprises affordable housing provision for the overall development.
- Access for pedestrians and vehicles is afforded via the new road network already in place as part of the wider development.
- The design, mix and size of the units is compatible with the wider development and satisfies Housing Corporation requirements.

2.2 **BUILDING DESIGN**

2.2.1 Use

The site will provide a mix of 36 affordable units in line with the Outline Consent LU/221/03.

2.2.2 Amount

The schemes provides the following:

- 6 No. 1 bed - 2 person houses
- 14 No. 2 bed – 3 person houses
- 6 No. 2 bed – 4 person houses
- 8 No. 3 bed – 5 person houses

2.2.3 Layout

The layout accords with the principles that have been established with the current extant consent but with the additional provision of gardens to the residential units and associated car parking spaces. The layout makes good use of adjacent amenities giving the opportunity of a number of the residential units overlooking the parking with predominantly the remainder of the units having both south and west facing gardens creating an attractive environment with excellent private and shared amenities. Densities are in line with Government guidelines.

2.2.4 Scale

The units are all two storey and in keeping with the remainder of the development.

2.2.5 Landscaping

The overall development site has approval for landscaping of the site and this current proposal includes the following:-

- Retention and integration of existing surrounding vegetation into the new structural landscape.
- Provision of high quality amenity space.
- Provision of formal play areas. Three LAP's are proposed within this application where we understand the central LAP may well be used as an informal amenity area as it provides a central core to the residential court. This has been discussed with Arun's Parks and Landscape Department who will no doubt comment formally in respect of this application.
- Provision of an acoustic bund to the A259 with attractive fencing and planting is to be provided in accordance with the previously approved landscaping scheme.

3.0 **ACCESS**

3.1 Vehicular and Transport Links

Accessibility issues to this site were dealt with as part of the original consented outline application. The road and pavement network has been installed in line with the approved scheme.

3.2 Accessible Environment

The site is generally flat. Level thresholds will be provided to all units to ease wheelchair accessibility.

There is good access to all local services.

4.0 **CONCLUSION**

This scheme comprises the affordable provision for the wider development site.

The design of the units is wholly in keeping with the overall development site.

We therefore request that Arun District Council grants approval of this reserved matters application.