



Land South of Cornfield Close, Littlehampton Design & Access Statement October 2018

Demolition of existing buildings and the erection of 77 residential homes with associated access, parking, cycle parking, refuse/recycling storage, landscaping, earthworks and infrastructure.

r h partnership architects

Land South of Cornfield Close, Littlehampton
Design and Access Statement

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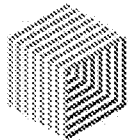
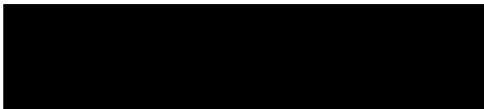
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1. Introduction

This Design and Access Statement follows the progress of the project as it has evolved as outlined in Guidance on Information Requirements and Validation (Department for Communities and Local Government, March 2012) and in the sequence advocated by the CABI guide of 2006 'Design and Access Statements – How to Write, Read and Use Them' and also with reference to Guide to Design and Access Statements for Planning Applications by Arun District Council 2013. This report forms part of the detailed planning application documents and covers background information on the application site and its context, the development of the layout and design and sets out the design proposals.

This design and access statement should be read in conjunction with the accompanying application drawings, illustrative material and the following documentation:

- Ecological Impact Assessment by ACD Environmental Ltd.
- Ground Investigation Report by GESL
- Flood Risk Assessment by Glanville Group.
- Foul and Surface Water Drainage Strategy by Glanville Group.
- Landscaping Strategy by ACD Environmental Ltd.
- Transport Statement by Glanville Group.
- Tree Survey and Arboricultural Impact Assessment and Method Statement by ACD Environmental Ltd.
- Archaeological and Heritage desk based assessment by ACD Environmental Ltd.
- Planning Statement incorporating Affordable Housing Statement by Thakeham



2. The Site

2.1 Locale

The application site is located immediately to the south of Cornfield Close in Littlehampton, West Sussex, between two clusters of residential development. Cornfield Close is a cul-de-sac which takes access from and runs parallel to Worthing Road (A259) approximately 250m west of the Bodyshop roundabout. The site is bounded by Cornfield School to the west, the rear gardens of properties to Oakcroft Gardens to the east, and open grass fields to the south.

The National Grid co-ordinates of the site are TQ 03368 03233 and a nearby postcode is BN17 6HY.

To the west is the Cornfield School which is accessed via Cornfield Close adjacent to the site's northern boundary.

Littlehampton Railway Station is approximately 1km south west and Angermereing Railway Station is approximately 1.9 km east providing mainline services to the towns and cities along the south coast and London.

The A259 Worthing Road is accessible nearby providing access to the A24, A27 and the national motorway network.

Bus route 700 operates from the Horsham Road, connecting to central Littlehampton and as far as Brighton to the east.

Nearby dwellings comprise mainly two storey detached and semi detached houses with some bungalows, chalet bungalows and three storey houses surrounding roads and are expressed in varied and eclectic architectural styles.

There are no public roads across the site and no public footpaths or Rights of Way.

The image to the right provides further context to the site's location.



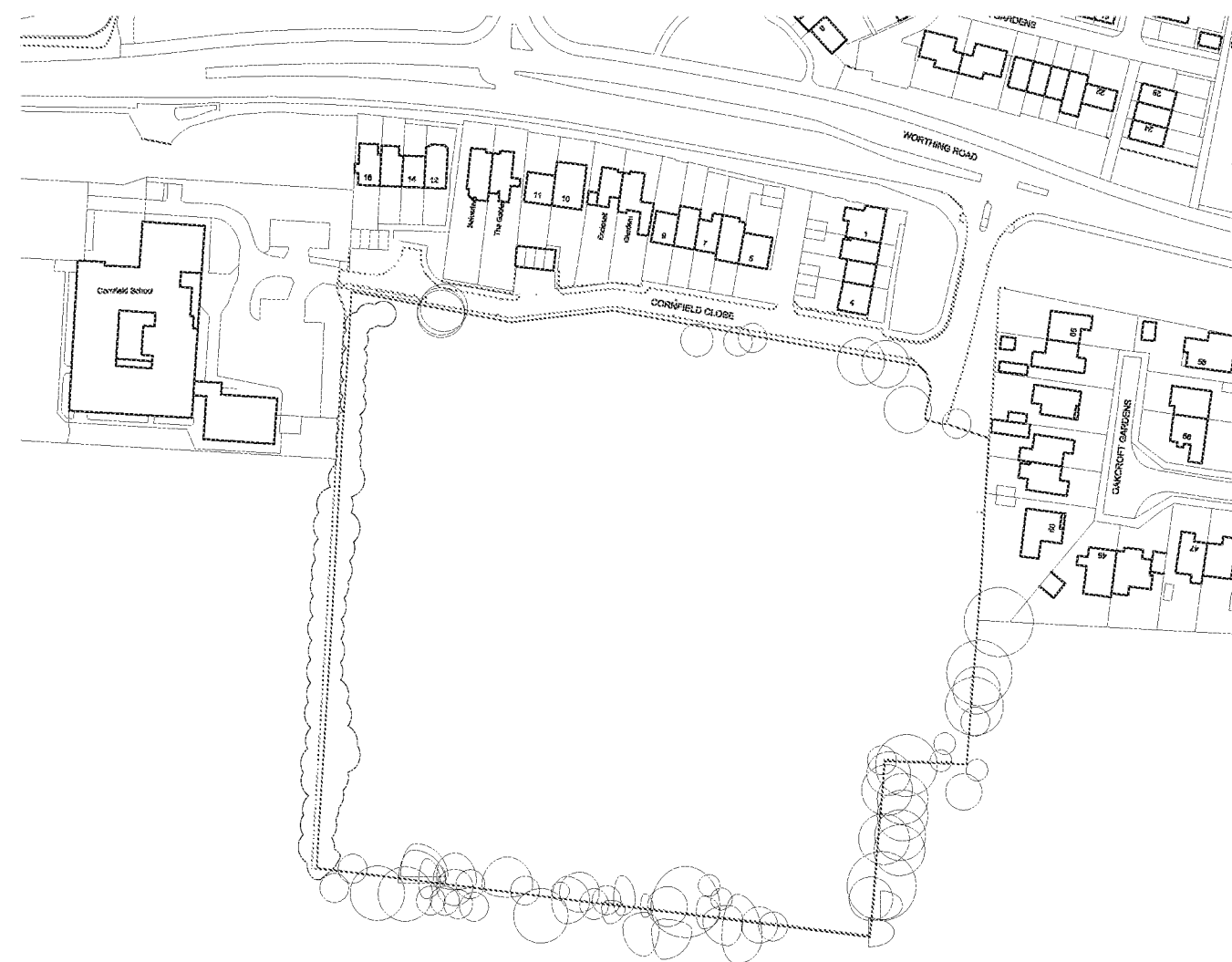
2.2 The Site

The application site area extends to 2.7ha and is roughly square in shape. The site is bound by Cornfield Close to the north, the rear of gardens to Oakcroft Gardens to the north east, undeveloped land to the south, and Cornfield School to the north west. There is a single existing access point for vehicles off Cornfield Close at the north-east corner of the site.

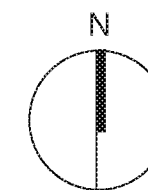
The site was formerly occupied by a caravan and camping park. The site comprises a large area of undeveloped grassland, with the exception of an access road which extends southwards into the site from Cornfield Close and circles the site perimeter. A small number of mobile outbuildings and other external features are present in the north-east corner of the site. A layer of dense woodland is located along the borders of the site to the west, south and east.

The A259 Worthing Road runs east to west in the vicinity of the site. As part of West Sussex County Council's (WSCC) planned highway improvements a 2km stretch of the existing single carriageway on the A259 is to be widened to a dual carriageway.

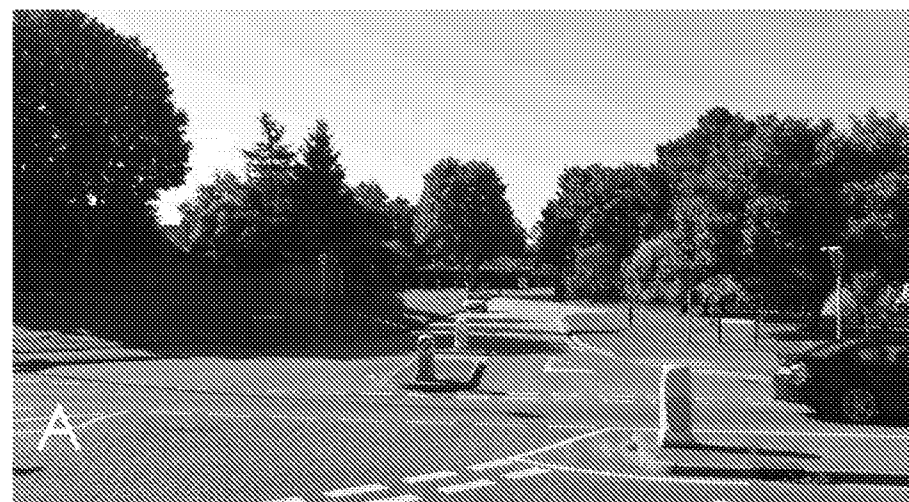
There are no public roads across the site and no public footpaths.



Application Site



Approach to Site



View of junction of Cornfield Close and the A259 Worthing Road



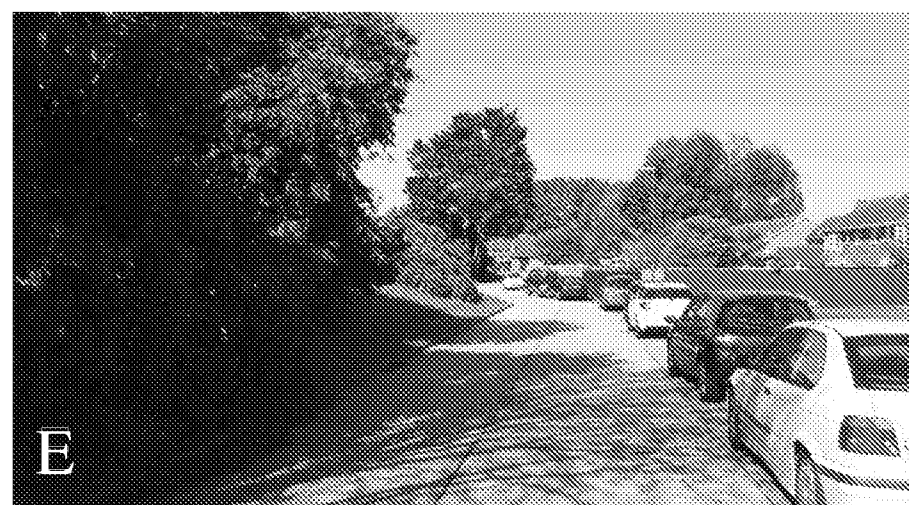
View along Cornfield Close towards the access point to site



View of the junction of Cornfield Close and the existing access road to site



View of entry to site off Cornfield Close

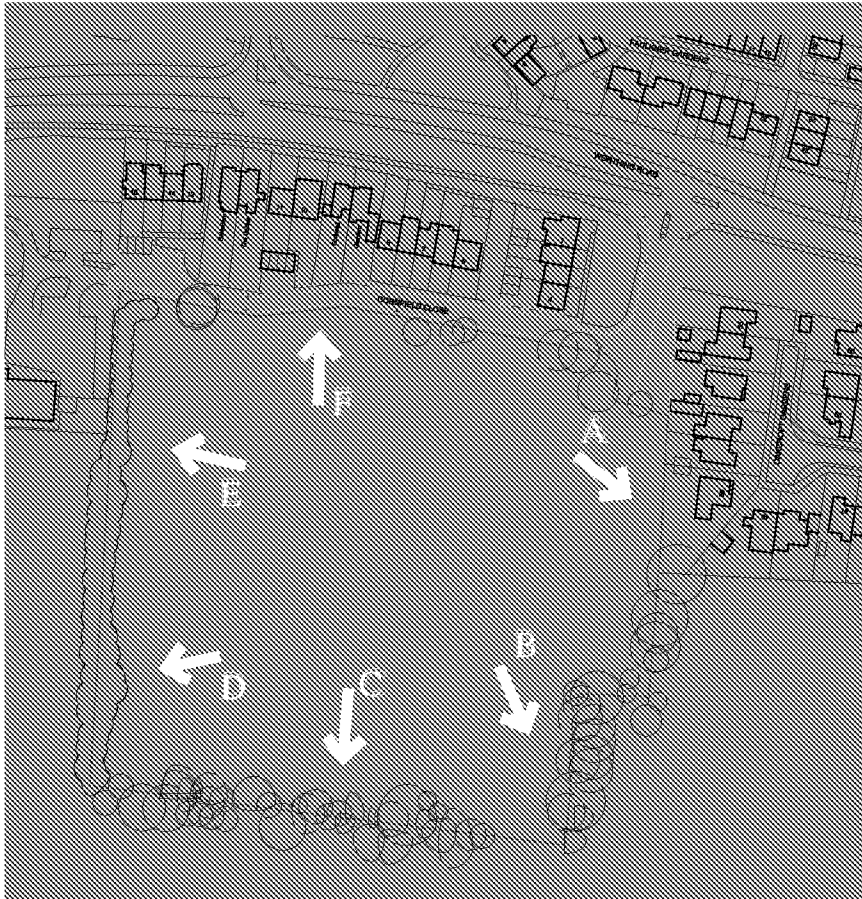


View looking west along Cornfield Close of northern boundary to site



View looking east along Cornfield Close from entry to Cornfield School

Existing Site Boundaries



View of typical belt of tall trees to most of boundary



View through existing woodland to south-east corner of site



View through existing woodland to southern boundary



View towards existing woodland to south-west corner of site



Typical belt of tall trees to most of western boundary



Sporadic trees and shrubs to northern boundary on to Cornfield Close

Properties adjacent to Site



View of houses to west side of Cornfield Close at junction with Worthing Road



View of houses to north side of Cornfield Close from site entrance



View of houses to north side of Cornfield Close



View of houses to north side of Cornfield Close



52 Oakcroft Gardens



53 and 54 Oakcroft Gardens

2.3 Access, Constraints and Opportunities

The diagram to the right shows the principal constraints and opportunities affecting the application site.

This analysis has informed the layout of the development.

