

Design and Access Statement

Batcheller
Monkhouse



Land at The Bungalow, Old Mead Road, Littlehampton

Change of use of land for the stationing of 25 no. mobile homes for permanent residential occupation

November 2017

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the following:

Change of use of the land for the stationing of up to 25 no. mobile homes for permanent residential occupation

The application is made on behalf of Roman Oak Developments Ltd.

This Design and Access Statement sets out the aims of the proposal, the steps taken to appraise the context of the site, and explains the design principles and concepts that have been applied to the proposed development.



2. Site Description & Surrounding Area

The Site

The application site extends to 1 hectare and comprises a bungalow, sheds and associated residential garden land.

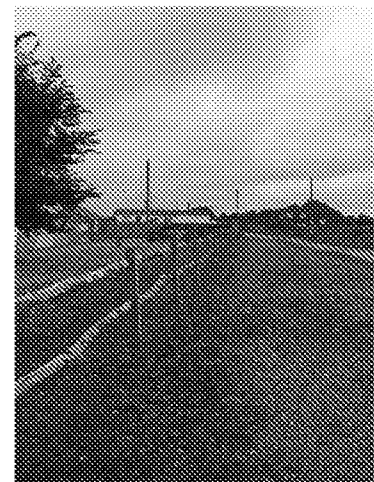
The site is accessed via Old Mead Road to the south which is privately owned. A pavement runs alongside Old Mead Road on alternating sides from its junction with Lyminster Road (A284) ending approximately 140 metres from the application site.



1



3



2

4

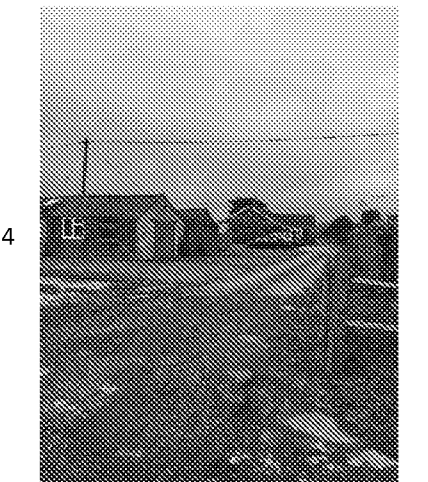


Figure 1 – Site Location

Surrounding Area

Old Mead Road predominantly serves residential properties, with some horticultural and commercial uses also on the road.

To the east of the site lies Thornlea Mobile Home Park which comprises 146 age restricted residential mobile homes.

To the south lies Old Mead Road with farm-land beyond, part of which is the subject of a recently approved planning application for the change of use of land for the stationing of 7no. residential mobile homes.

To the west lies land used for the storage of caravans.

To the north runs the Black Ditch with farm-land and Lyminster beyond.

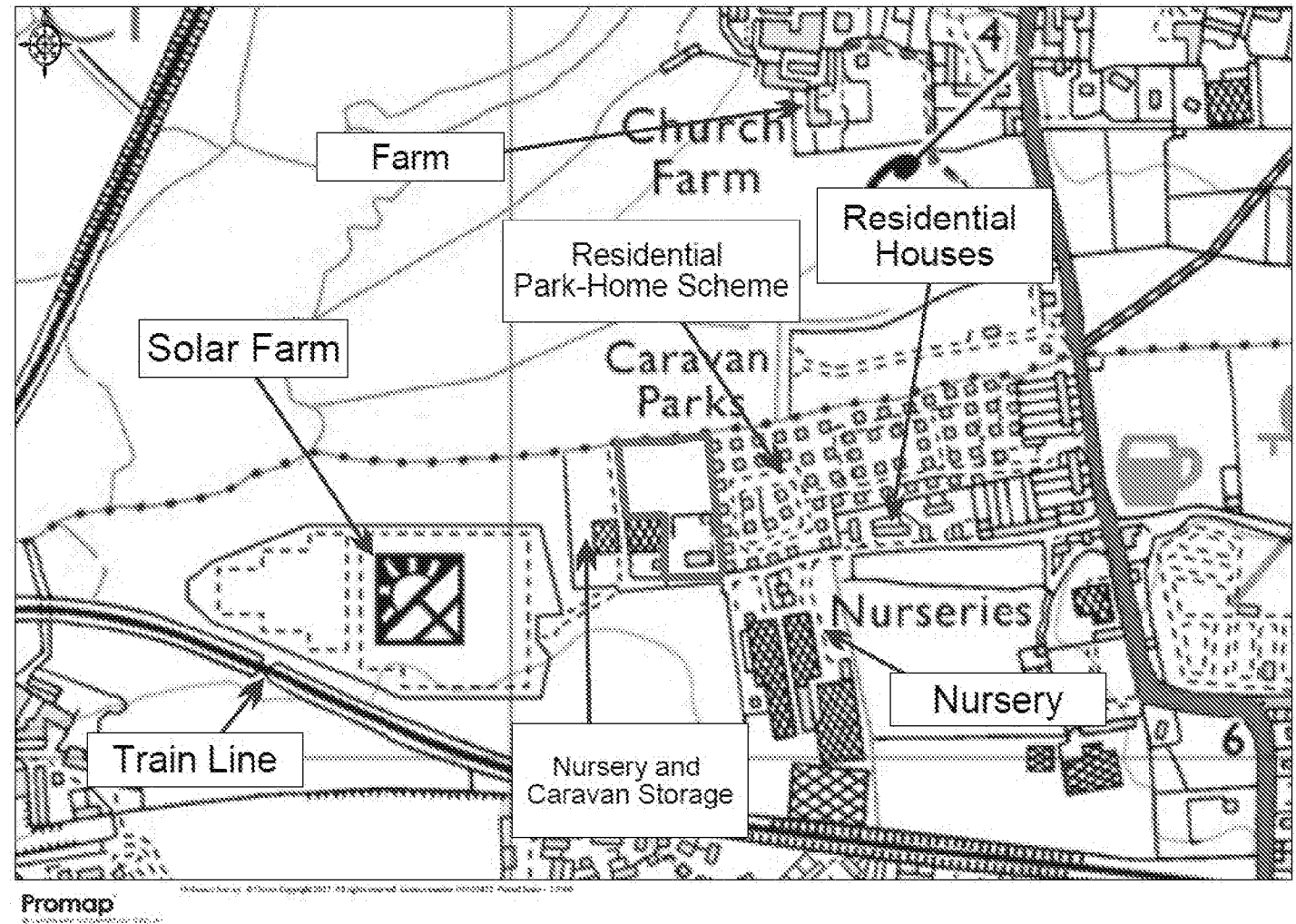
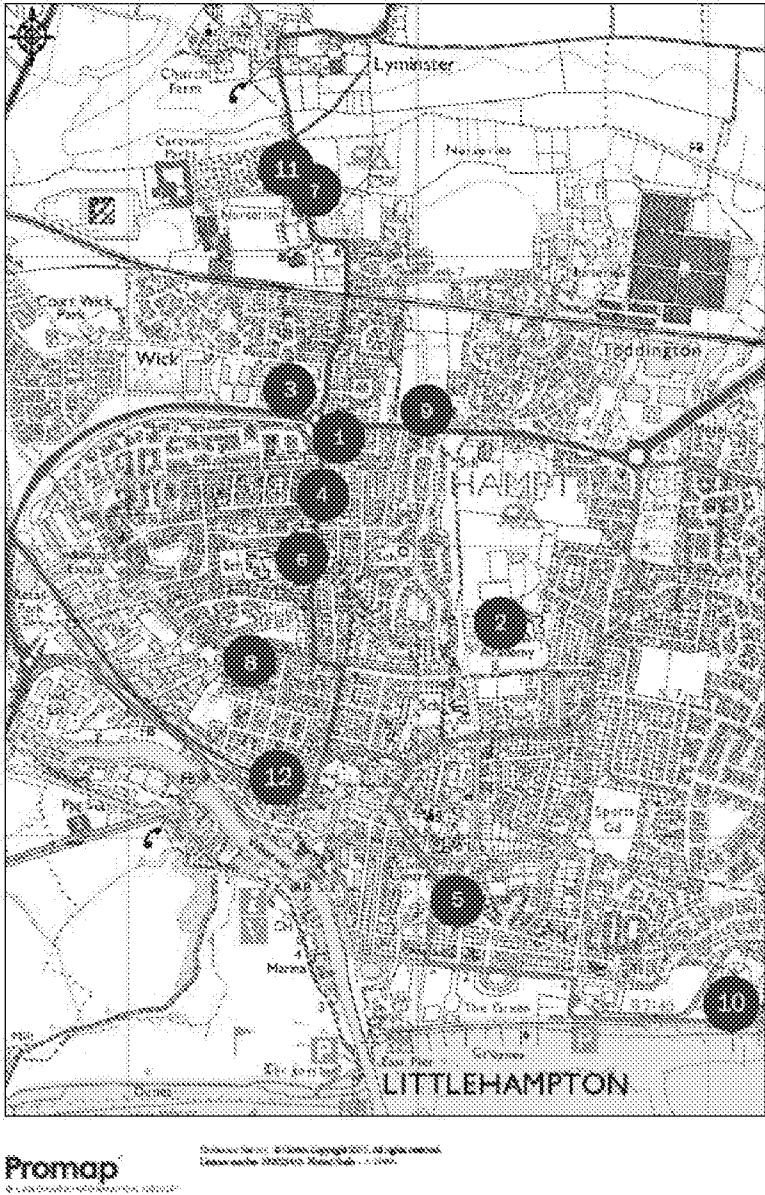


Figure 2: Map showing the surrounding land uses

Services

Figure 3 shows the various services available within the vicinity of the application site which are available to support residents living at the application site.

The map shows the site is a sustainable location for residential development as there is good access to a significant number of facilities. Within the near area there is a provision of schools, shops, transport stations, health care facilities and community facilities.



Facility	Details	Number
Schools	Lyminster Primary School	1
	Littlehampton Academy	2
Shops	Morrisons	3
	Wick Street shopping parade	4
Healthcare	Fitzalan Medical	5
	Oasis Dental Care	6
Community facilities	The Six Bells Public House	7
	The Wickbourne Community Centre	8
Leisure facilities	Worthing Road Recreation Ground	9
	Littlehampton Swimming and Sports Centre	10
Bus Stops	700 Coastliner, 9 and 602 services in both directions	11
Railway Station	Littlehampton Railway Station	12

Figure 3 - Map showing the local of local shops and services

3. Constraints

Environmental Designations

Figure 4 is an extract from www.MAGIC.gov.uk and shows the designations covering the proposed site and the surrounding area.

The only designations within the area are listed buildings indicated by red triangles. Only two of these are in a line of sight to the application site and are located to the north (the Parish Church of St Mary Magdalene and the Church Farmhouse).

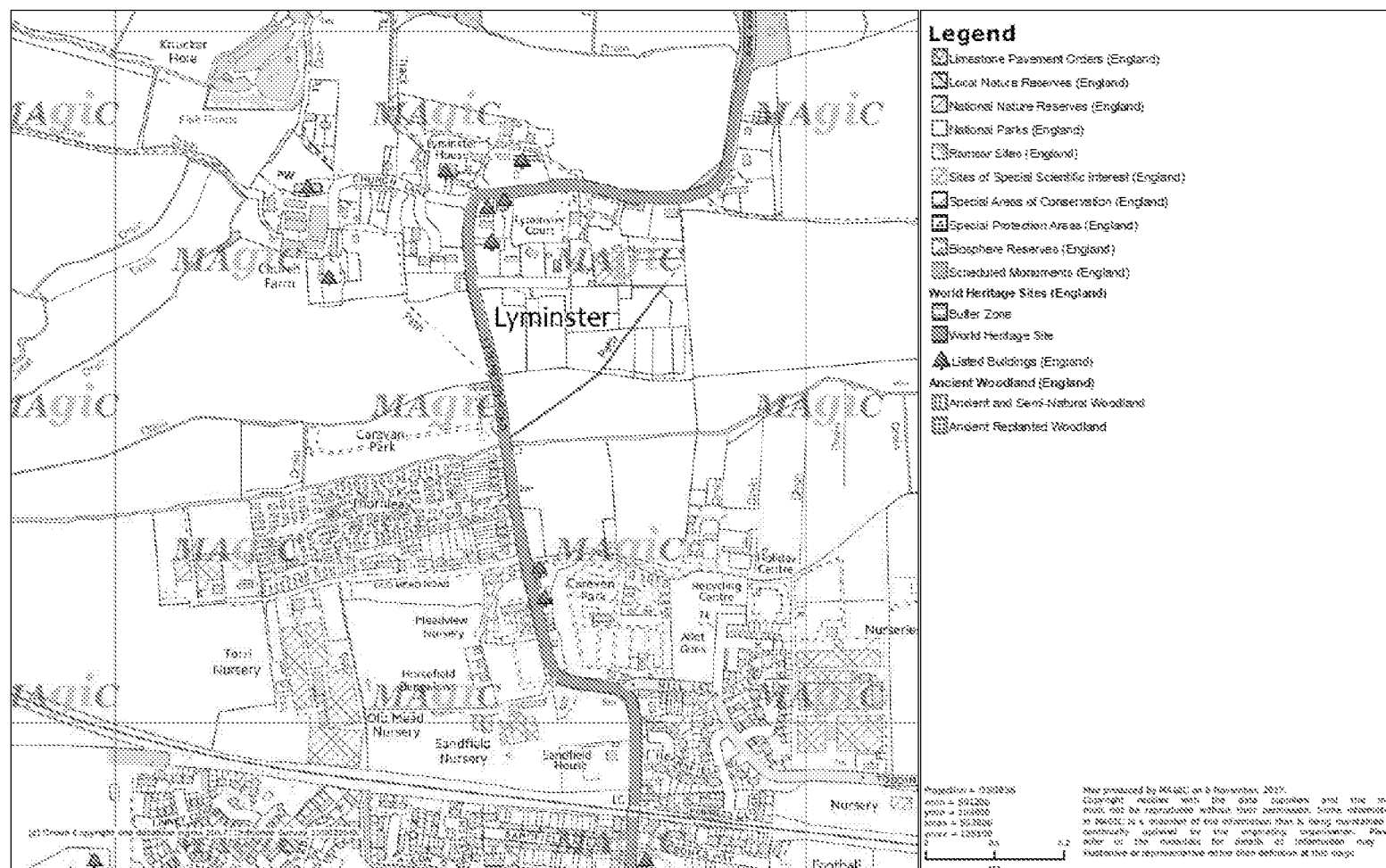


Figure 4: Map showing land and heritage designations in the surrounding area

Local Plan Designations

Figure 5 shows the Proposals Map for Arun Local Plan (2003).

The site lies just within the Setting of Arundel as indicated by a brown triangled line. The associated policy seeks to protect views to and from Arundel by restricting development that would have an adverse affect.

The site also lies within a Strategic Gap which will be maintained and protected.

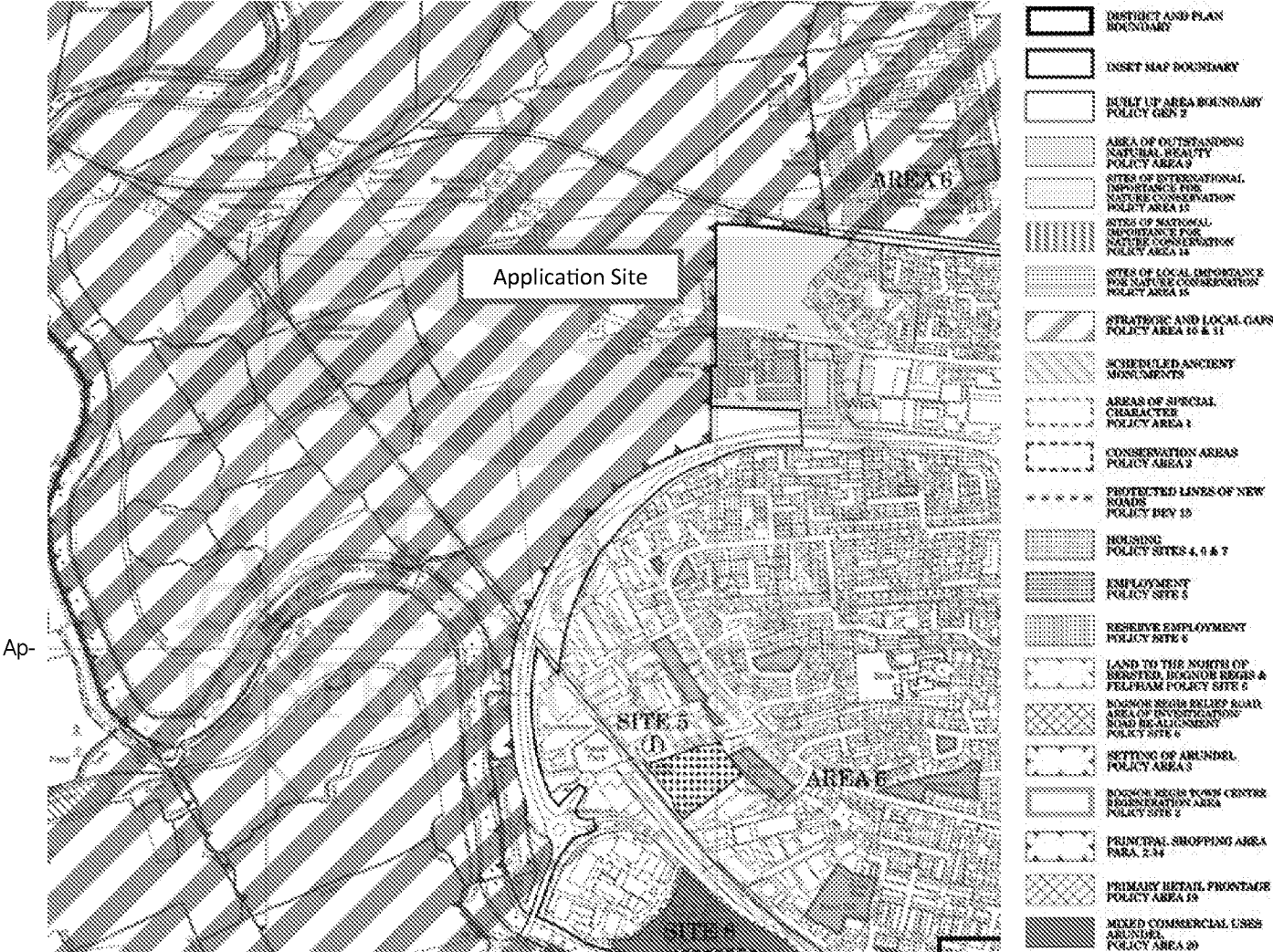


Figure 5: Map showing policy designations for the proposed site and surrounding area

Flood Risk

The application site is located with an area designated as Flood Zone 3. This indicates there is a 1 in 100 annual or greater probability that the site will flood.

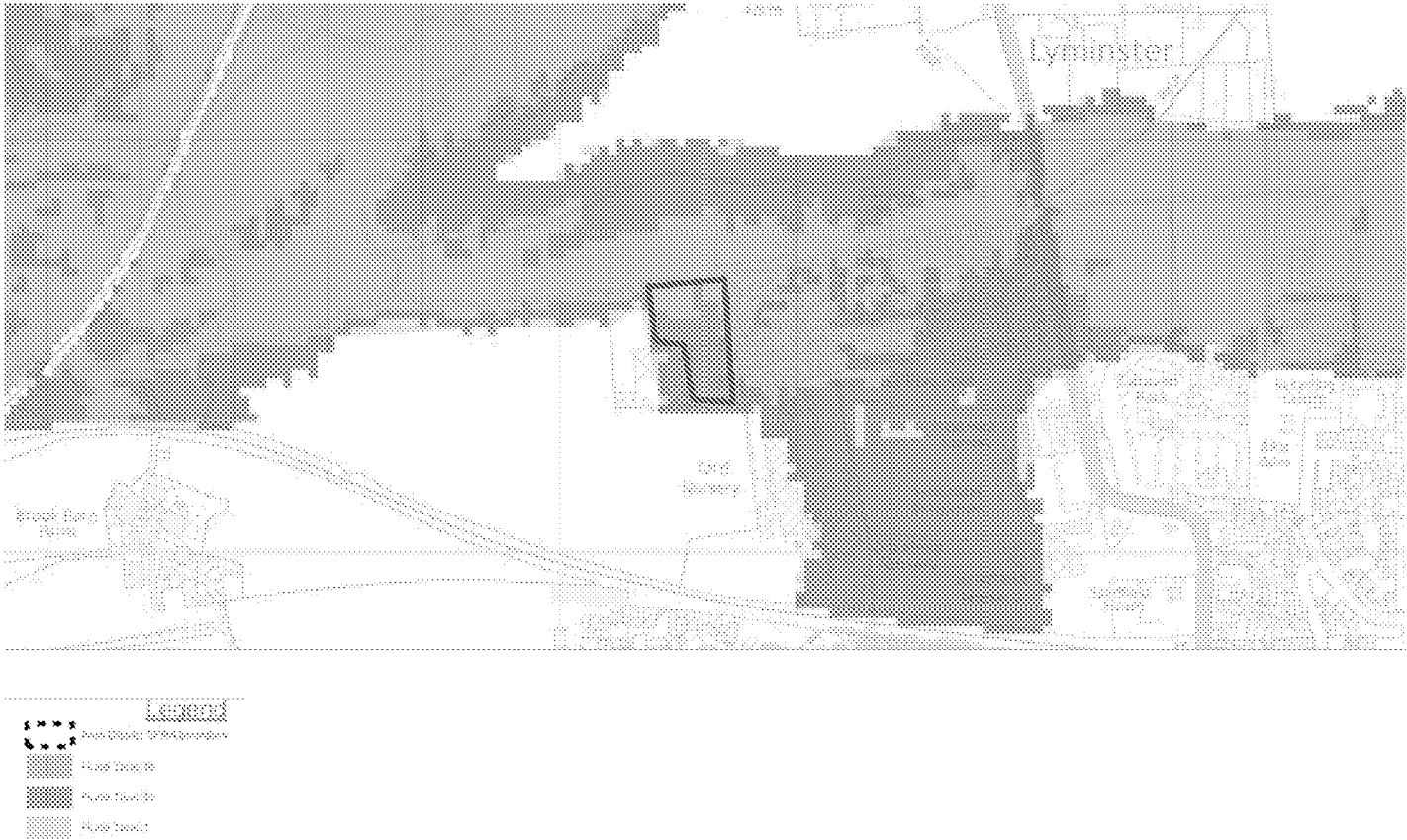


Figure 6 - Map showing flood risk in light with environmental agency classification

Ecology

A Preliminary Ecological Appraisal Survey was undertaken on 9th August 2017 to appraise the existing ecological resource within the site and surrounding area.

The survey revealed water vole signs along the eastern section of site frontage onto Black Ditch, marked as TN01 (latrines) and TN02 (feeding remains) on Figure 7.

2 bird nests were also identified within the smaller outbuilding (B2) in the southern part of the site which is proposed for removal.

Recommended in the ecological report was the creation of a buffer along the banks of the 'Black Ditch' to protect the Water Voles Habitat.

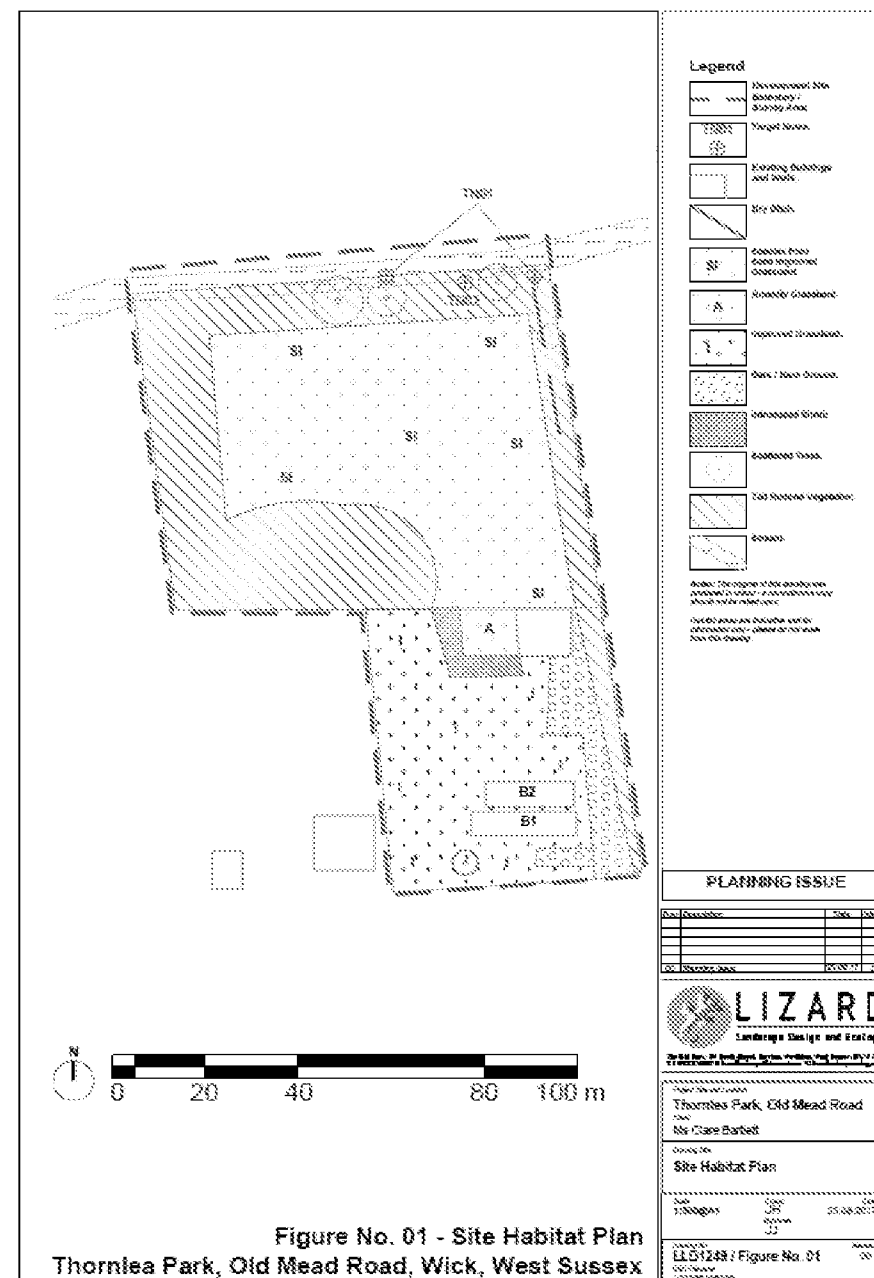


Figure 7 - Site Habitat Plan

4. Project Aims

The application proposes the change of use of land for the stationing of 25 no. mobile homes for permanent residential occupation. The mobile homes will be age restricted to the over 55s.

The aim of the project is to provide accommodation in an attractive and accessible location, addressing an identified need for housing within the Arun District.

The proposed development will be required to accord with Model Standards which include:

- The boundary to neighbouring sites to be made up of man-made and natural features.
- No combustible feature is to be positioned within 3 metres of the boundary.
- Each home to be spaced 6 metres apart.
- All homes to be within 50m of a road.
- All roads to be at least 3.7 metres wide.
- Vehicular access to be at least 3.1 metres wide.
- Each unit to be sat on an area of hard-standing.



5. Design Principles and Concepts

In formulating proposals for the site, all constraints referred to within this report have been taken into account. Of particular significance is the need for the development to:

Protect water vole habitat within the Black Ditch

The layout has been designed to avoid any impacts to the ditch and banks, whilst retaining a buffer of at least 3m from the toe of the bank. This buffer will be allowed to develop into tussocky grassland and areas of woody scrub will also be cleared from the banks to maintain optimal water vole habitat.

Preserve the setting of Arundel and listed buildings to the north

As the site is located in between a caravan storage facility and residential mobile home park it is considered to contribute very little to the setting of the various heritage assets in the area. It would be seen as an extension to similar structures in the area. However, the 3 metre buffer will maintain a natural edge to the development helping to soften its appearance particularly when viewed from the north.



Mitigate against flood risk

The proposed development will incorporate a sustainable drainage system which will discharge surface water at the existing Greenfield run off rate into the existing watercourse. Surface water runoff from the site can be collected and stored prior to discharge using a combination of conveyance and filtration systems including rain gardens and swales. Use of permeable paving and the provision of voids underneath the mobile homes to allow free passage of water should a flood occur will also help to mitigate the flood risk. Residents will also be registered to the Flood Warning Service.

Provide adequate car and cycle parking to meet standards

One designated car parking space per mobile home is provided which is typical of other residential mobile home parks in the area. The mobile homes will be age-restricted to the over 55s and generally appeal to people in retirement who typically have lower levels of car ownership.

In addition, six visitor spaces will be provided close to the site entrance of which four would be suitable for use by disabled visitors.

A communal cycle store is provided centrally within the site.



Summary

The proposal is considered to perform the three roles of sustainability as defined by the NPPF. The site is unaffected by any statutory environmental designations and incorporates proposals for biodiversity enhancements.

The proposal would also provide much needed low cost accommodation for the over 55s, enabling under occupied properties in the district to become available to families. The single storey nature of mobile homes also caters for people wanting all accommodation on one floor, and with very few bungalows being built as part of new housing developments this also serves a need not currently being adequately catered for.

The mobile homes would be located adjacent to an existing residential area in walking distance to a wide range of shops, services and public transport options. The location would enable new residents to integrate with the existing community.

The proposal is considered to provide significant social, environmental and economic benefits in accordance with paragraph 14 of the NPPF.