

# Design and Access Statement

Batcheller  
Monkhouse



**Land at The Bungalow, Old Mead Road, Littlehampton**

Outline Planning Application for the Demolition of a bungalow and outbuildings and erection of up to 25 dwellings of which 30% will be affordable, with associated open space

November 2017

# 1. Introduction

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

*Outline Planning Application for the Demolition of a bungalow and outbuildings and erection of up to 25 dwellings of which 30% will be affordable, with associated open space*

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.

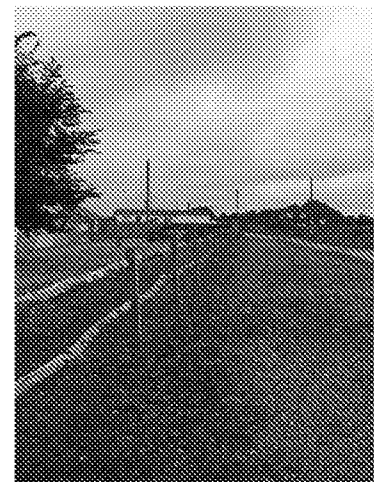
The site is accessed via Old Mead Road to the south which is privately owned. A pavement runs alongside Old Mead Road on alternating sides from its junction with Lyminster Road (A284) ending approximately 140 metres from the application site.



1



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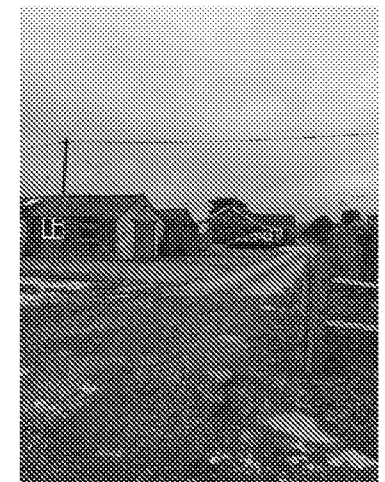


**Figure 1 – Site Location**

## 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 farmland 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 farmland and Lyminster beyond.

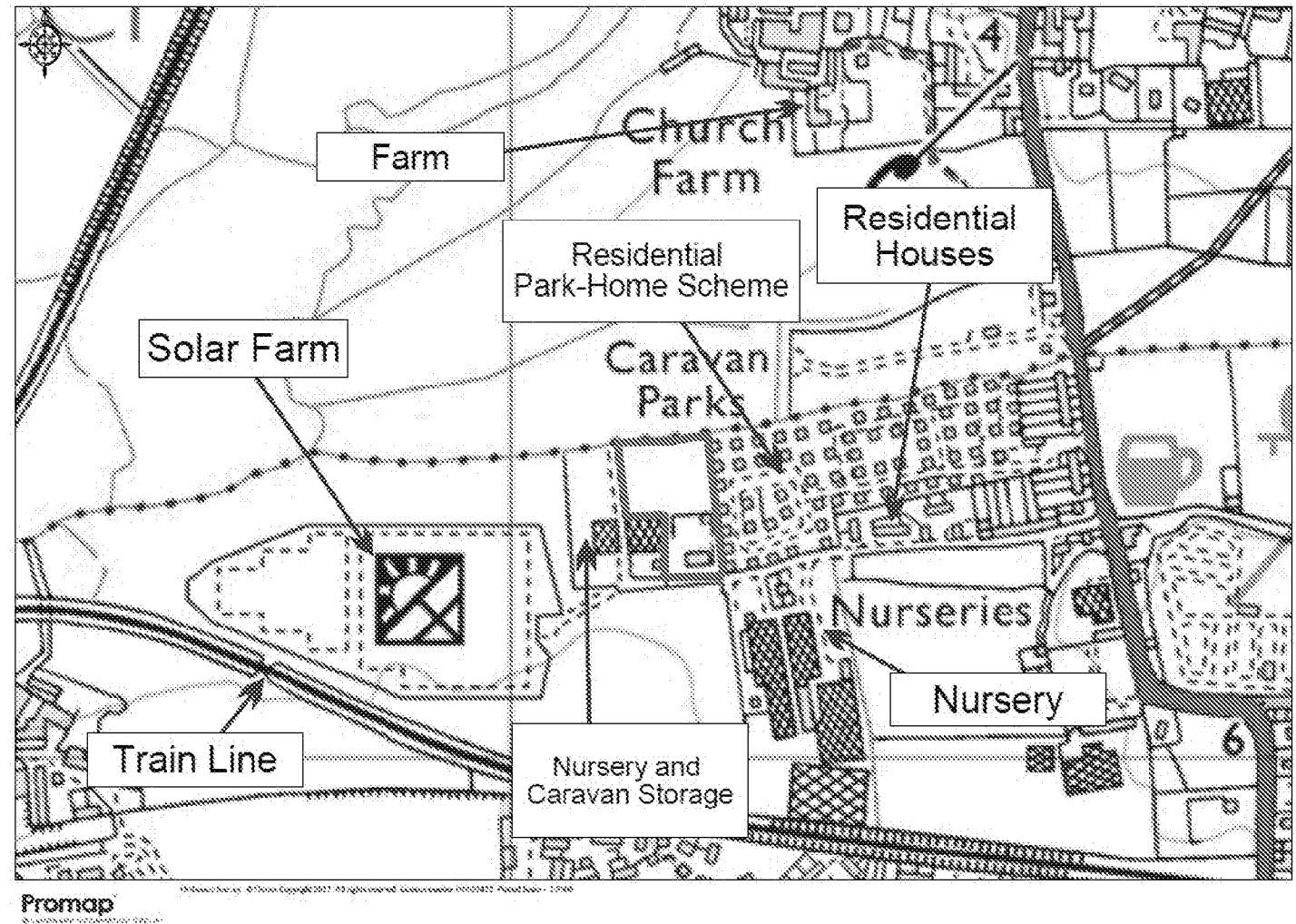
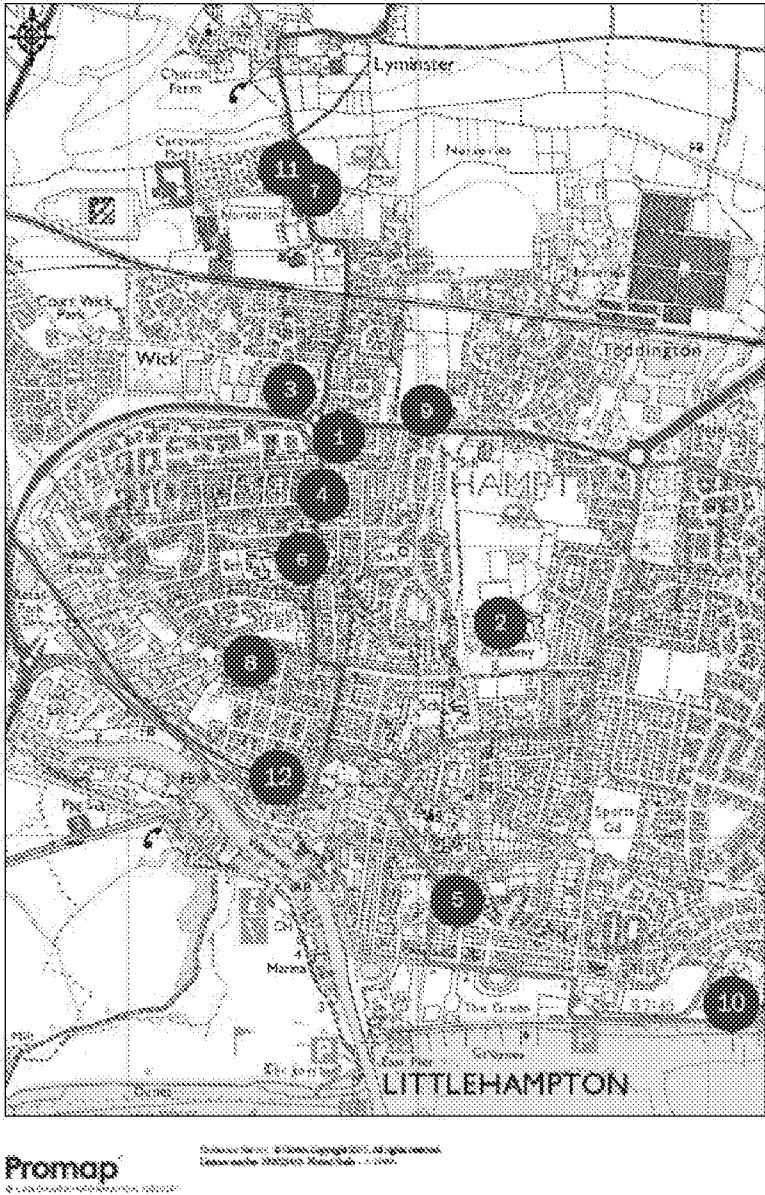


Figure 2: Map showing the surrounding land uses

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](http://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).

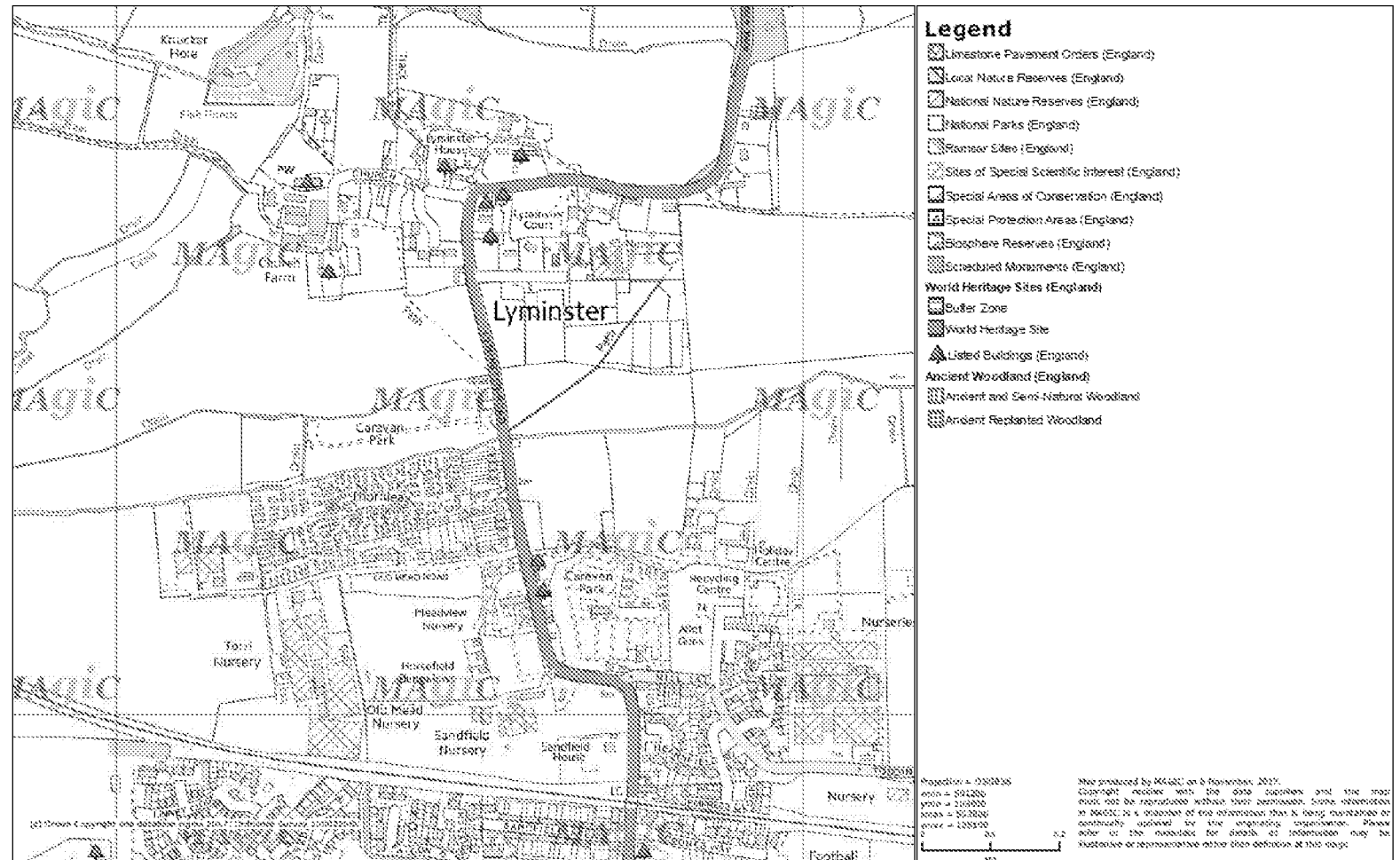


**Figure 4: Map showing land and heritage designations in the surrounding area**

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.

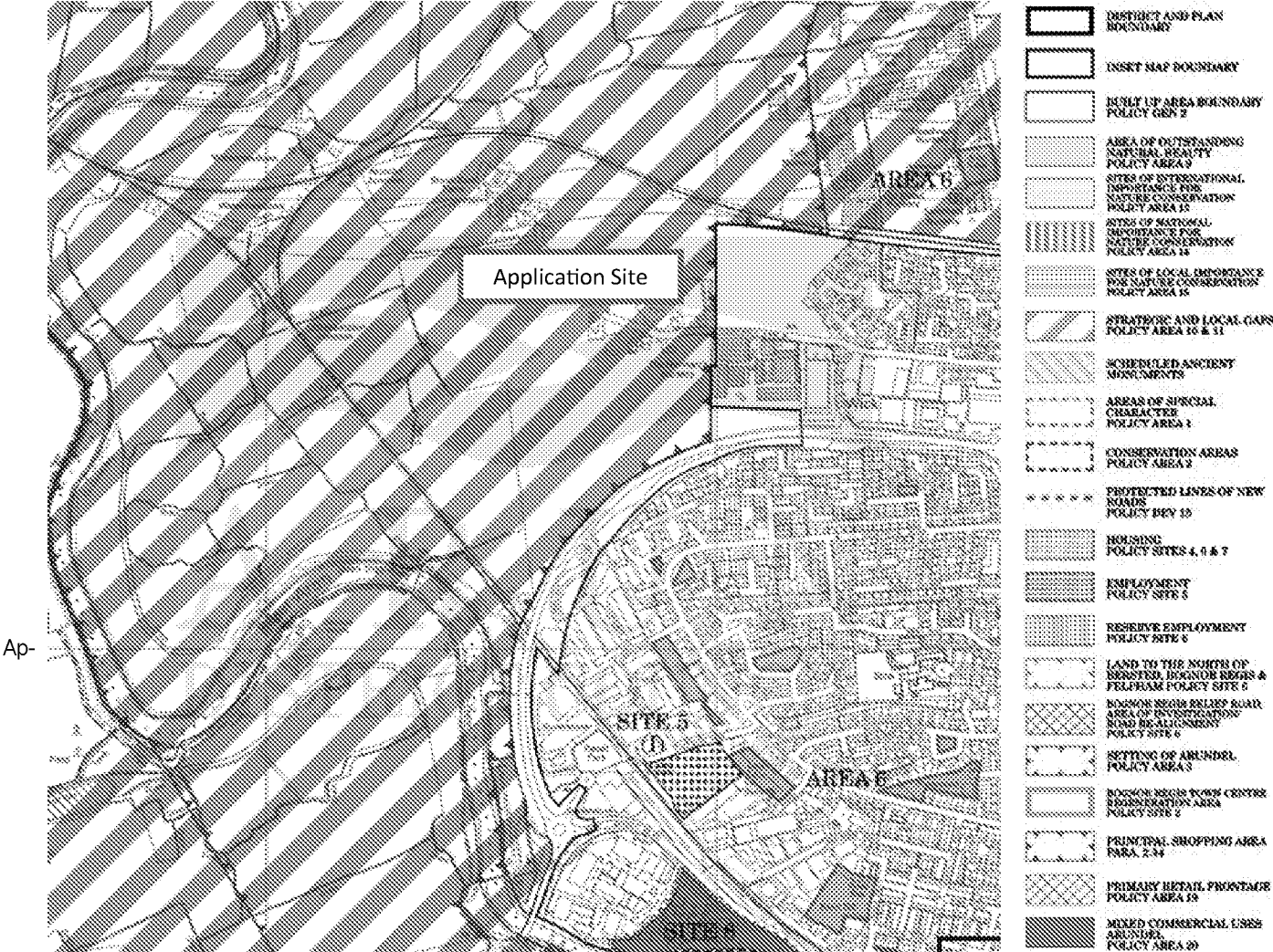


Figure 5: Map showing policy designations for the proposed site and surrounding area

**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.

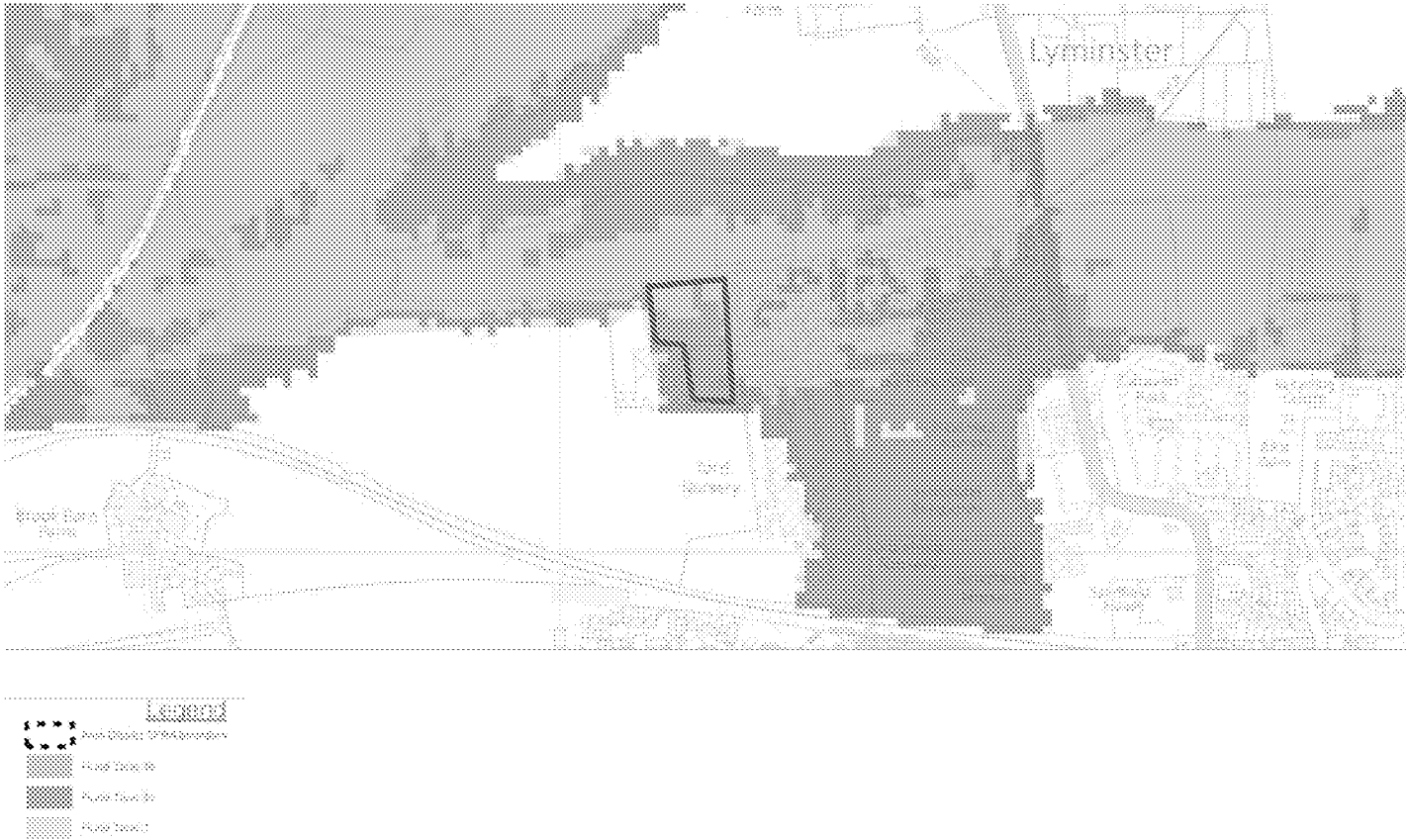


**Figure 6 - Map showing flood risk in light with environmental agency classification**

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.



## 4. Project Aims

The application proposes the demolition of a bungalow and outbuilding and erection of up to 25 dwellings of which 30% will be affordable, with associated open space.

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 provide 7 affordable dwellings, addressing an identified significant shortage within the district.



# 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. Open space for residents is also provided in the northern part of the site providing opportunity for additional biodiversity enhancement.

## 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. The drainage system will be designed to cater for all storm return periods up to and including the 1 in 100 year rainfall event with an allowance for climate change.

## Provide adequate car parking to meet standards

The indicative layout shows 47 parking bays. It is assumed that each of the 3 and 4 bed houses will also be provided with a garage providing a further 17 spaces. This equates to 64 spaces, which is an excess of 2 spaces over that suggested by the WSCC parking demand calculator



## 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 housing, including affordable housing, in a sustainable location.

The scheme would be located adjacent to an existing residential area within 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.

