



Design and Access Statement

Oakhurst Gardens
Residential building and Laundry

November 2020

STUDIO SCOTT TAYLOR


Henry Adams

Contents

01	Executive summary	3
02	Site and context	4
03	Existing site	10
04	Pre-app feedback	13
05	Proposals	15
06	Planning policy	28

Document Intent

This document sets out a design proposal for a site owned by Littlehampton and Rustington Housing Society Limited. The site relates to an area within the grounds of the Oakhurst Gardens Sheltered Housing.

Several areas on the site as a whole have been identified for future and potential development on the site which the introduction of this report outlines in order to give context to this single application and any future applications that are to be submitted.

Studio Scott Taylor were commissioned in May 2019 to look at the existing laundry building and adjacent drying area and to assess its development potential to include providing new accommodation on the site.

Studio Scott Taylor is a London-based architecture and design studio established in January 2018, we are committed to the delivery of well-conceived and thoughtfully-detailed architecture. A concern for our clients needs aligned with a contextual response to the specific demands of projects is central to our working philosophy.

This report has been prepared in conjunction with Peter cleveland from Henry Adams planning consultants.

Planning History

A review of the Council’s planning register highlights that the site has been the subject of a number planning applications. The applications are relevant to the history of Oakhurst Gardens and Rustington Hall. Of most significance is R/267/17/PL, which was dismissed at appeal. A site wide strategy has been considered to explore alternate options to deliver much needed additional accommodation. For completeness, the relevant planning histories are listed below:

Rustington Hall:

R/117/19/PL New cover at ground floor level to existing internal courtyard with flat roof & roof light & new two storey building to north east corner of property to provide a stretcher lift, storage on ground floor & first floor office
Approve Conditionally

R/267/17/PL 2 storey block of 6 No Flats comprising of 4 No. 2 bed & 2 No. 1 bed flats.
Appealed – Appeal Dismissed.

R/159/13/ Two storey extension to rear wing, first floor extension to existing single storey building on West Wing and removal of window and replacement with double doors in ground floor room
Approved Conditionally

R/109/09/ Demolition of existing entrance lobby & construction of new combined reception area, installation of new lift, lounge extension & alterations to form disabled access
Approved Conditionally

R/1/00/ Single storey rear extension to form storeroom. Provision of side glazing to existing front entrance canopy.
Approved Conditionally

R/103/95 Residential Nursing Home with 35 single bedrooms
Approved Conditionally

Oakhurst Gardens:

R/219/89 – Single storey guest bedroom and bathroom attached to north elevation of flat 99.
Approve Cond with S106

R/169/90 – Wooden cycle shelter on a concrete base with shiplap boarded back and sides, open front elevation for use by residents on sheltered accommodation private estate.
Approve Conditionally

R/162/14/PL – Conversion of ground floor into site management office. Extension to rear of workshop for additional office space. Convert first floor into 1 no. one bed self-contained flat.
Approve Conditionally

Site Wide Design Brief

The site as a whole is in need of an upgrade and the Littlehampton and Rustington Housing Society (LRHS) has a desire to increase their accommodation provision on the site due to high demands for sheltered housing. Key aspects of the site wide brief include:

- 1. To provide new accommodation on under used areas of the site.
- 2. Improved amenity and shared spaces for use by all residents on the site.
- 3. Upgrade and improve community buildings on the site.
- 4. Additional office space is required on the site to accommodate the growing LRHS team.

Project Ambition

The proposed scheme strives to makes a positive contribution to the Oakhurst Gardens site, providing good quality housing, instilling and strengthening a sense of community and providing areas for social interaction.

Applicant Statement

“There is an urgent need for more sheltered housing units – our current waiting list has people waiting, on average, five years. The demand for good quality sheltered housing is high due to the fact people are living longer and wanting to remain in their homes. Sheltered housing provides people with independent living with the reassurance that they can call for help 24 hours a day if they have urgent health or maintenance concerns.”

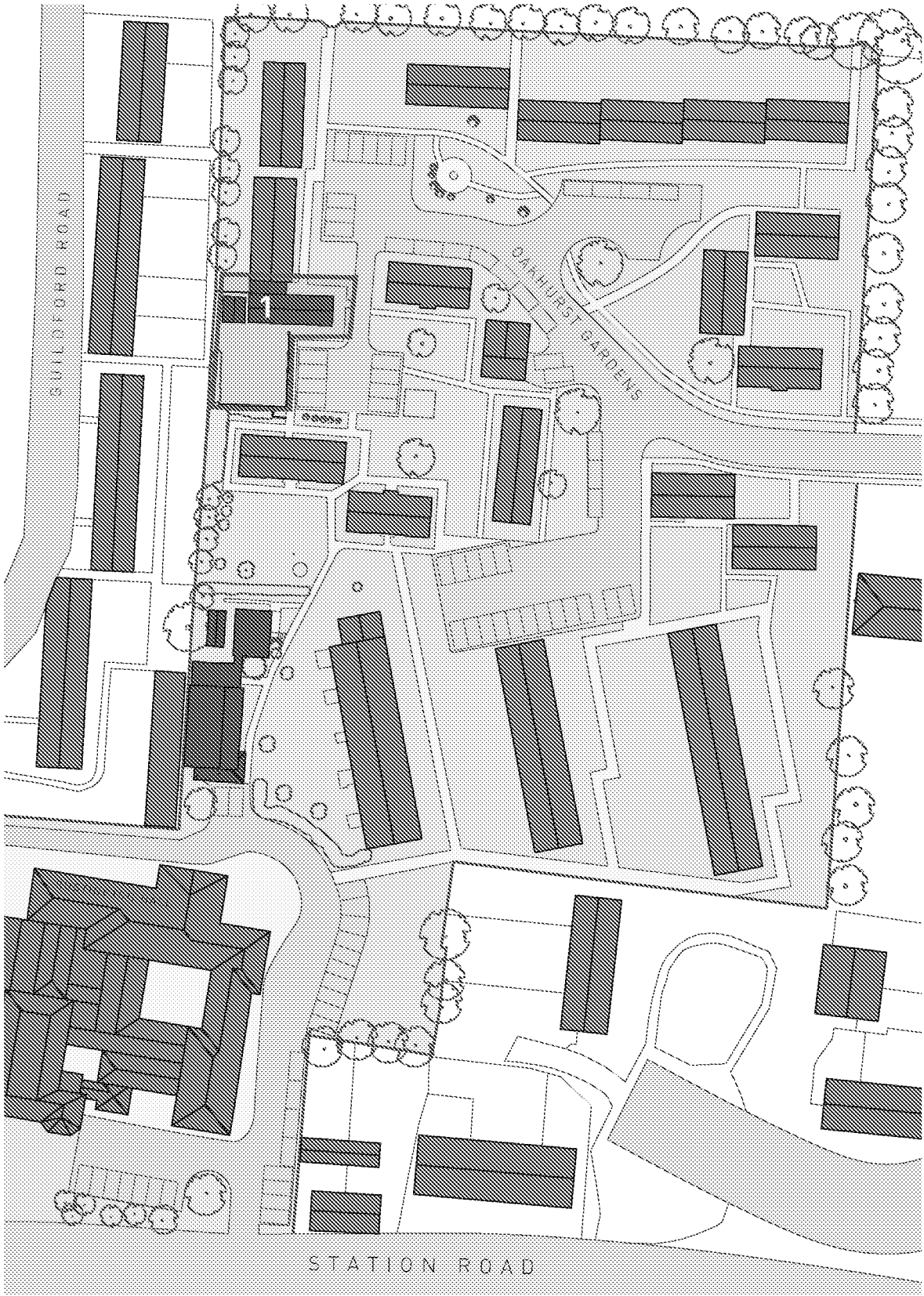
Sally Morris (CEO of LRHS)



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Site & Surrounding Context

The site is accessed via two key entrance points, the entrance to Rustington Hall care home is accessed off Station road at the southern end of the site and the entrance to the sheltered housing is located at the end of Oakhurst Gardens which terminates in a series of closes providing parking to the clusters of houses which contain apartments.

The site as a whole is easily accessible by foot, car and public transport. Bus stops on Station Road provide regular services to Littlehampton, Brighton, Worthing and Arundel via both the 700 service. Angmering train station is a 10 minute walk.

The existing laundry site is situated on the eastern border of the site in the middle of the sheltered housing accommodation which takes up the two thirds of the site to the north.

- 01. Existing Site plan
- 02. Aerial view
- 03. Aerial view
- Site boundary
- Application site boundary



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Background Information

Littlehampton & Rustington Housing Society Ltd is a community based not-for-profit organisation established in 1948. It is split across two main business areas – Rustington Hall Nursing and Care Home and LRHS Oakhurst Gardens & Property Management Services.

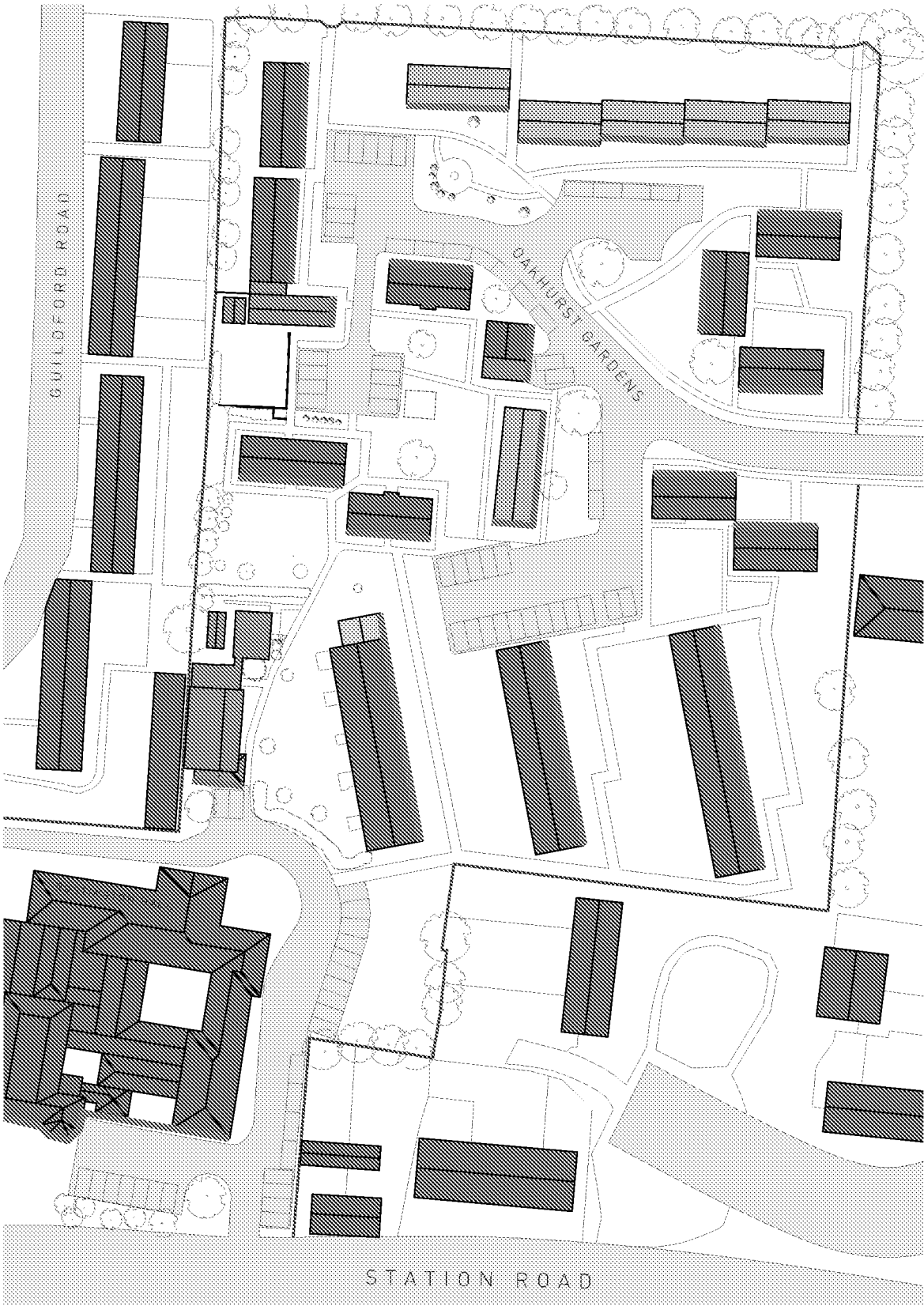
Rustington Hall is a nursing and care home registered with Care Quality Commission (CQC) to accommodate up to 62 elderly residents.

Within Oakhurst Gardens there are 87 sheltered housing units comprising of studios, bungalows and one bedroom properties. All have a Chubb Warden Control System which links to the estate office and when staff are offsite reverts to Chichester Careline. All residents are over 60 years of age.

There are a total of ten blocks – three of which have four separate one bedroom flats and seven have four separate studio flats. There are fourteen single storey studio bungalows and then a further thirty-two larger one bedroom properties which are in three main blocks of two storey buildings with each flat being either ground or first floor accommodation.

LRHS Property Management – currently manage nearly 200 individual tenancies in accommodation in the areas of Littlehampton and Bognor Regis. The accommodation comprises of Houses of Multiple Occupation as well as one, two and three bedroom properties.

- 01. Rustington Hall care home
- 02. Sheltered housing accommodation
- 03. Bungalows situated on the northern site boundary
- 04. Laundry building



Density and use

Residential Accommodation

Across the site there are currently 87 residential units. These are split across a mix of dwellings that include:

Studios = 28

Small one beds = 12

One beds = 33

Bungalows = 14

Total of 87

Communal Buildings

There are two key communal buildings used by all residents on the site. These are highlighted in pink on the plan to the left.

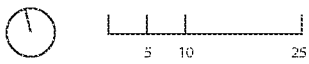
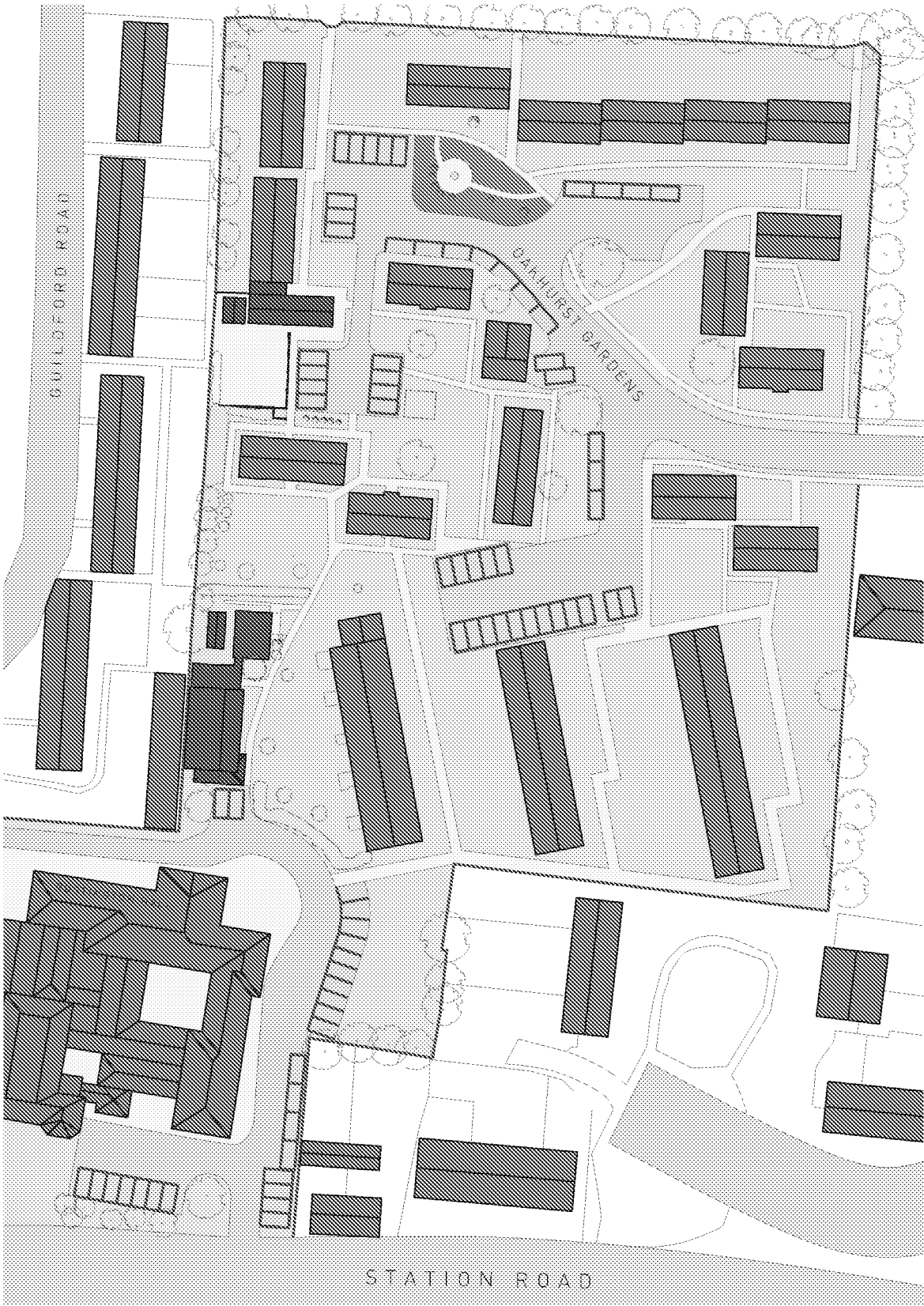
The laundry building and drying area to the north is a well used part of the site situated at the center of the sheltered housing site.

The Booker Hall situated just behind Rustington Hall care home is used by all residents for activities and functions on a daily basis such as coffee mornings, bridge club and Christmas lunch.

Principal Elevations

The pink line indicates the principal elevations for each building. As the site has evolved over time each accommodation building is orientated in a particular direction, this is signaled by a primary shared entrance to each apartment building and a porch space on the bungalows. This is an important consideration when assessing overlooking between buildings on the site.

- 2 storey residential
- 1 storey residential
- 1 storey community building
- Principal elevation



01

Parking & Amenity space

Amenity Space

Each sheltered housing building is surrounded by shared green space. Buildings that border the site boundary inherently provide a more separate private garden space by each dwelling although there are no fences or boundaries allocating space to each resident as all gardens are intended to be shared.

At the centre of the site is a new sensory garden which provides a focal point to be used by all residents and an improved outlook from the surrounding dwellings. Front gardens to the bungalows and the accommodation buildings to the south are well looked after and provide additional space for residents to establish sense of ownership and shared community on the site.

Parking

There are currently 50 spaces across the Oakhurst Gardens site for use by the residents of the assisted living with a total of 87 residents on the site.

There are 27 spaces located off Station Road to be used mainly by staff and visitors to the Rustington Hall care home.

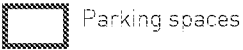
It has been noted that additional parking is needed on the site and this has been addressed within the future sites plan and application that this document relates to.



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01. Parking and Amenity Site plan

02. Image of the sensory Garden





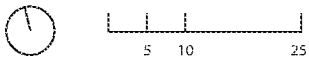
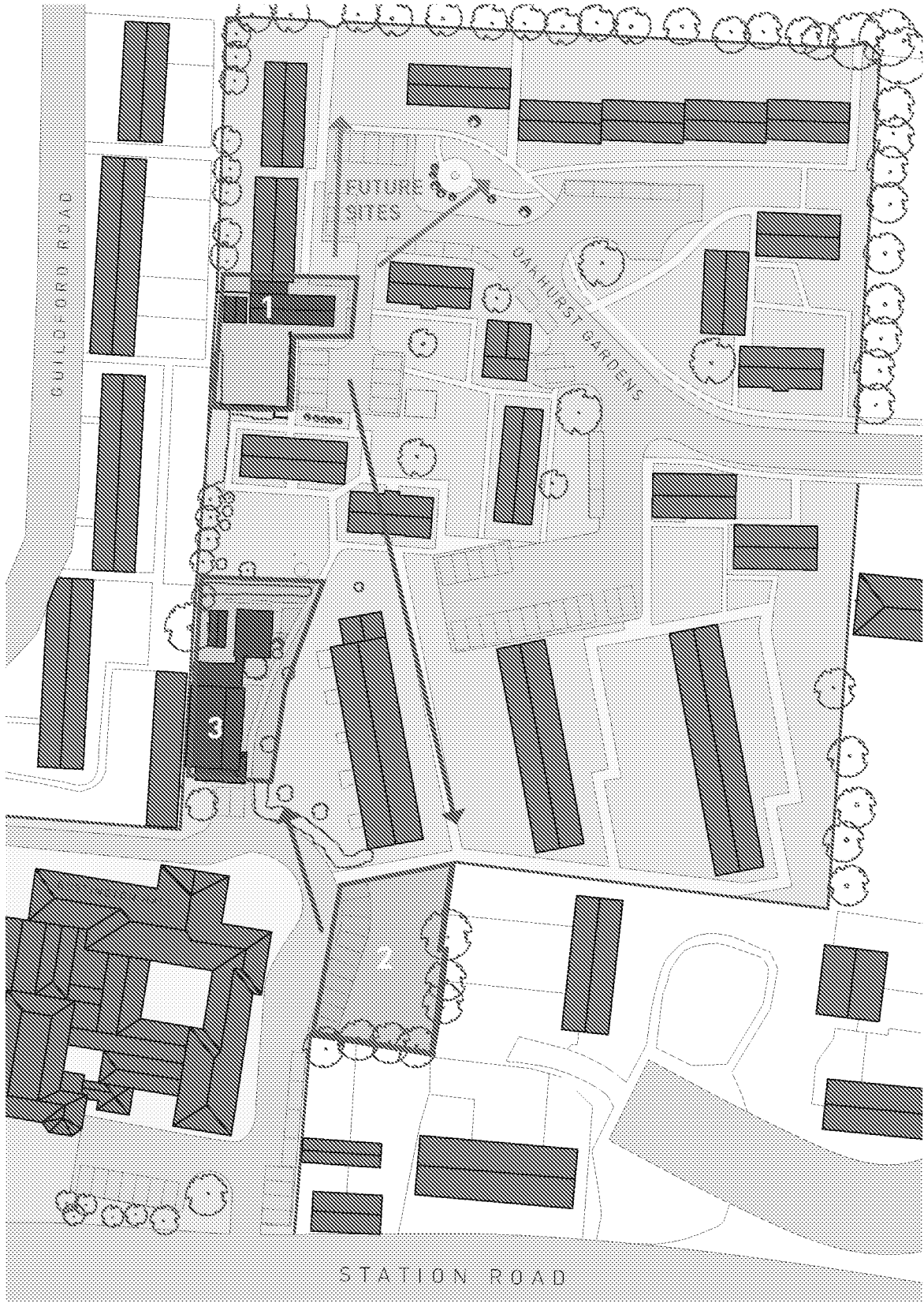
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Future Development Strategy

LRHS has outlined a first phase of development that includes the upgrade of the communal buildings on the site and improvement to site infrastructure ahead of a second phase of residential development. Sites as follows:

SITE 1- LAUNDRY & ACCOMMODATION SITE (application)

- New laundry building and separate accommodation building housing 3 apartments.

SITE 2 - SCRUBLAND - SITE COMPOUND & FUTURE CAR PARK

- This area has been designated as a potential site store and welfare area during any future construction.
- In the future this site is allocated to become a car park once it is no longer needed for use as a site compound to address additional parking demands on the site.

SITE 3 - BOOKER HALL

- Existing hall to be replaced with a new village hall/ community room as well as offices to meet the needs of the organisation.
- Stage 2 design development has commenced.

FUTURE SITES

Future residential sites have been identified as a second phase of development.

Application Proposal

Site 1 - Residential Building and Laundry

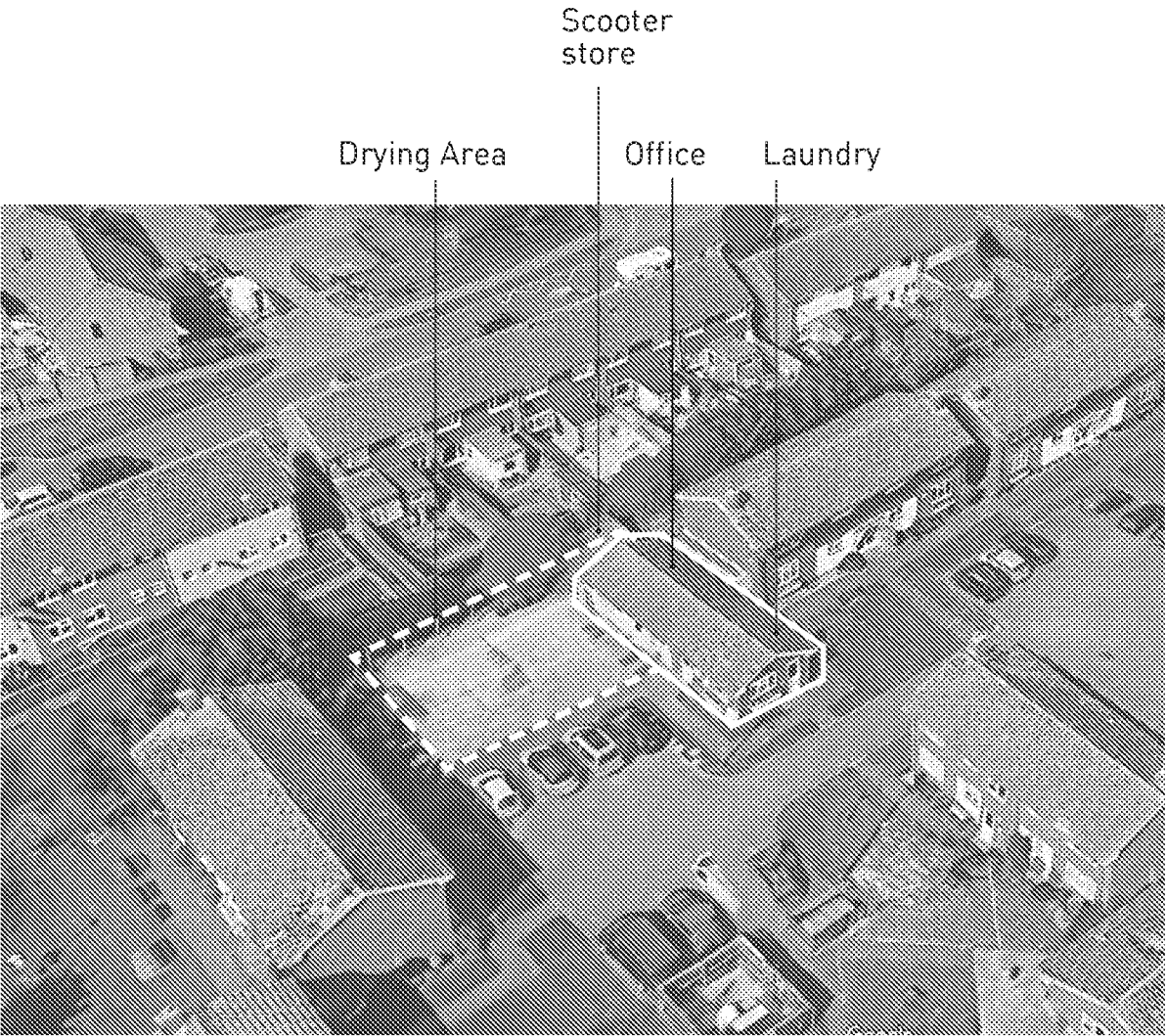
November 2020

Existing site & building arrangement

On the eastern boundary of Oakhurst Gardens, the single storey laundry building and adjacent drying area is situated. The laundry building contains 3 washing machines, 3 dryers, wash basin and a small library and seating area. The machines are solely for the use of Oakhurst Gardens residents and are in almost constant use. There is an outside 'drying area' with washing lines, again for the sole use of Oakhurst Gardens residents.

The single storey building is split into two with the western half providing space for the finance office. This contains three desks, a large area for file storage, small kitchenette area and WC. There are currently only two staff members using this office.

A scooter store provides storage for scooters to all residents on the site. A new store has recently been built and located elsewhere on the site.



Aerial view of existing site



Existing building arrangement

Laundry Site - Existing condition

The existing laundry building provides an important facility to many residents across the site. Whilst this is a very well used building, it is not currently fulfilling its potential of what could provide a convivial social space that encourages positive interaction between residents.

Design Brief

To rationalise the existing laundry into a separate dedicated 'laundry' building. The new purpose built building will not only be an overall upgrade on the existing one it will also be more energy efficient. The proposed laundry building looks to provide much needed internal and external communal spaces for residents to enjoy throughout all seasons which are comfortable as well as functional.

The current laundry and finance office building are to be demolished and replaced with three new one bedroom sheltered housing flats.

The current finance office and staff will move to other temporary admin offices on site.



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- 01. View of site from South East looking North West
- 02. Drying area
- 03. Laundry interior
- 04. External seating area

Existing Site Plan - Opportunities and Constraints



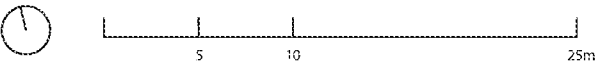
The site measures approximately 23 metres long by 21 metres wide (at its widest point). The total site area amounts to approximately 320 square metres.

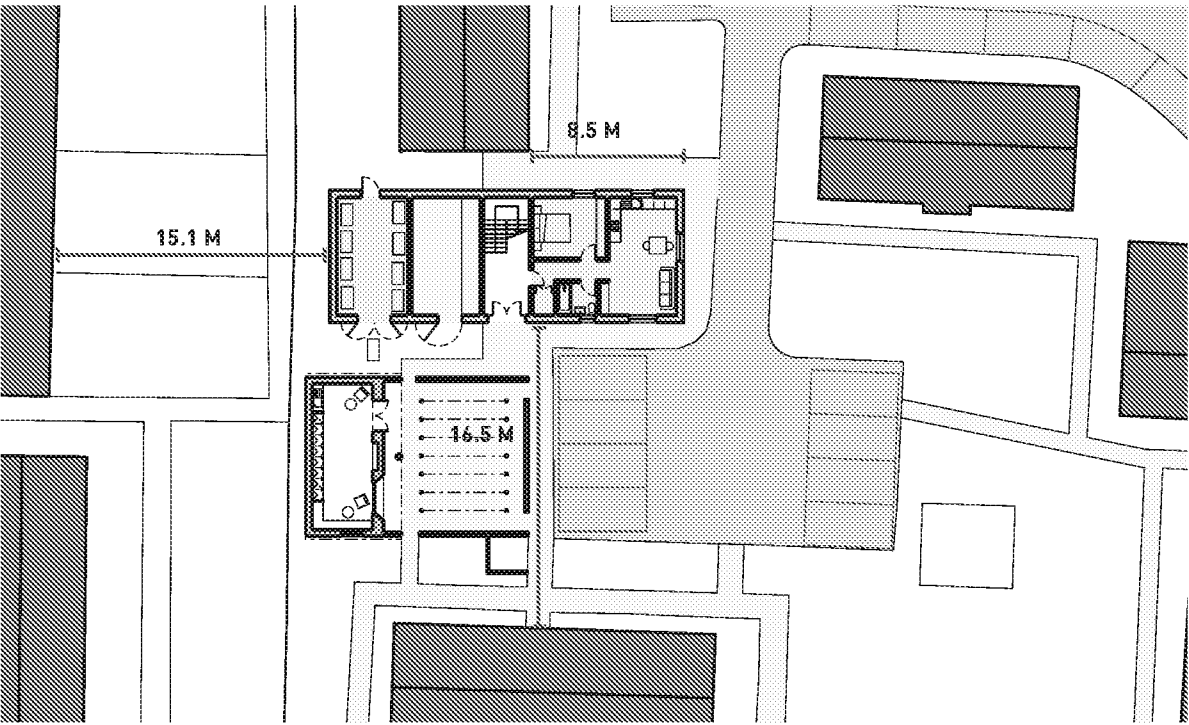
Vehicle access to the site accessed via Oakhurst Gardens and is restricted to a single lane road leading to a car park currently with 8 spaces for use by residents.

The plot boundary is shown in red on the plan, left.

In assessing the viability of the proposal on the site, we must take into consideration a number of key site considerations, namely:

- 1. The outlook from residences on Guildford Road. Views should be maintained from existing residences as far as possible, and any new development should not significantly diminish neighbouring properties' access to natural light. Nor should the design create overlooking issues.
- 2. Proximity of existing sheltered housing apartments to the north and south of the proposed site.
- 3. Shading, solar access and provisions of daylight need to be considered to proposed apartments and existing apartments to the north.
- 4. Additional parking is required to meet the increased needs for any additional dwellings on the site.

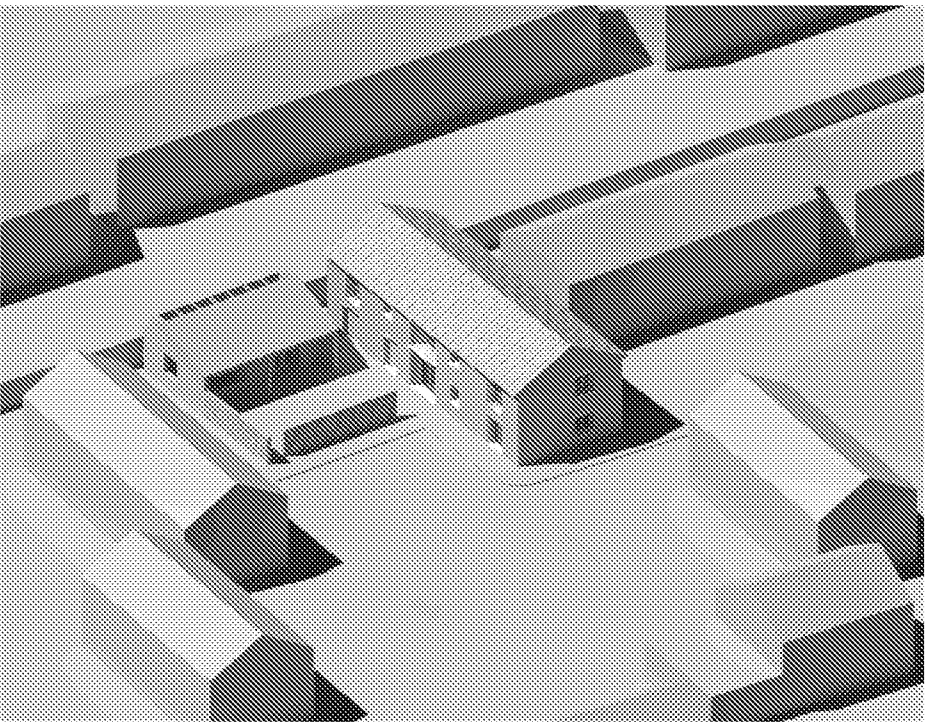
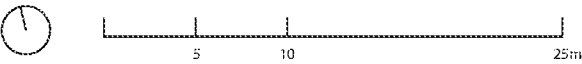




Ground Floor



First Floor



Aerial visualisation

- General store
- Scooter store
- 1 Bedroom apartment

Engagement with the Local Planning Authority

Pre- application submission & feedback summary
Pre-app: PAA/71/19/

Following a development process in collaboration with the client a pre-application was submitted in June 2019 the following concerns were raised by the local authority:

- 1.0 Concerns over the proximity of the new building to the boundary and neighbouring properties on Guildford Road.
- 2.0 Overshadowing and overlooking to the existing buildings to the north on the site.
- 3.0 Hipped roof to one side not favoured.
- 4.0 Parking provision

A follow-up meeting with Raymond Cole to discuss the pre-app feedback occurred on 6th March 2020, where it was confirmed that the residential building was deemed to be too large for this particular site and too overbearing in terms of overshadowing to both the east and west side of the apartments to the north. The proposed building volume was the result of including site storage within this building as well as 3no. Apartments. The proposal has since been revised to reduce the building volume of the residential building by taking out the storage provision.

Proposed Scale & Massing comparison

Pre-application feedback has been taken into consideration and the building volume of the proposed accommodation block has been reduced to overcome the overshadowing issues raised.

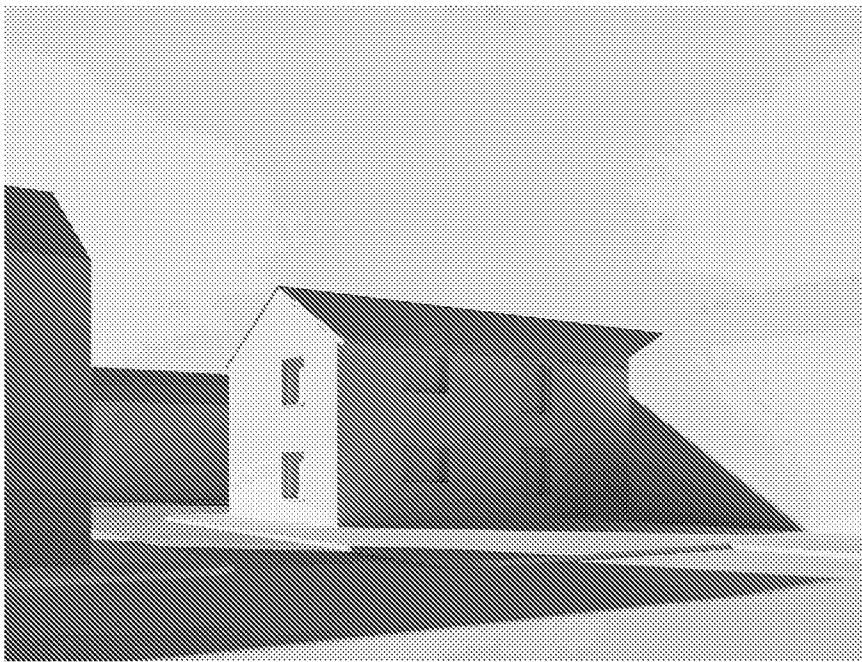
EXISTING

Existing situation
February 11:30 am



PRE-APP SCHEME

Pre-app scheme
February 11:30 am

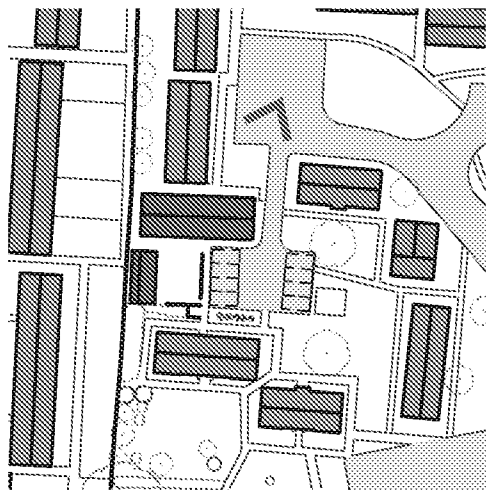


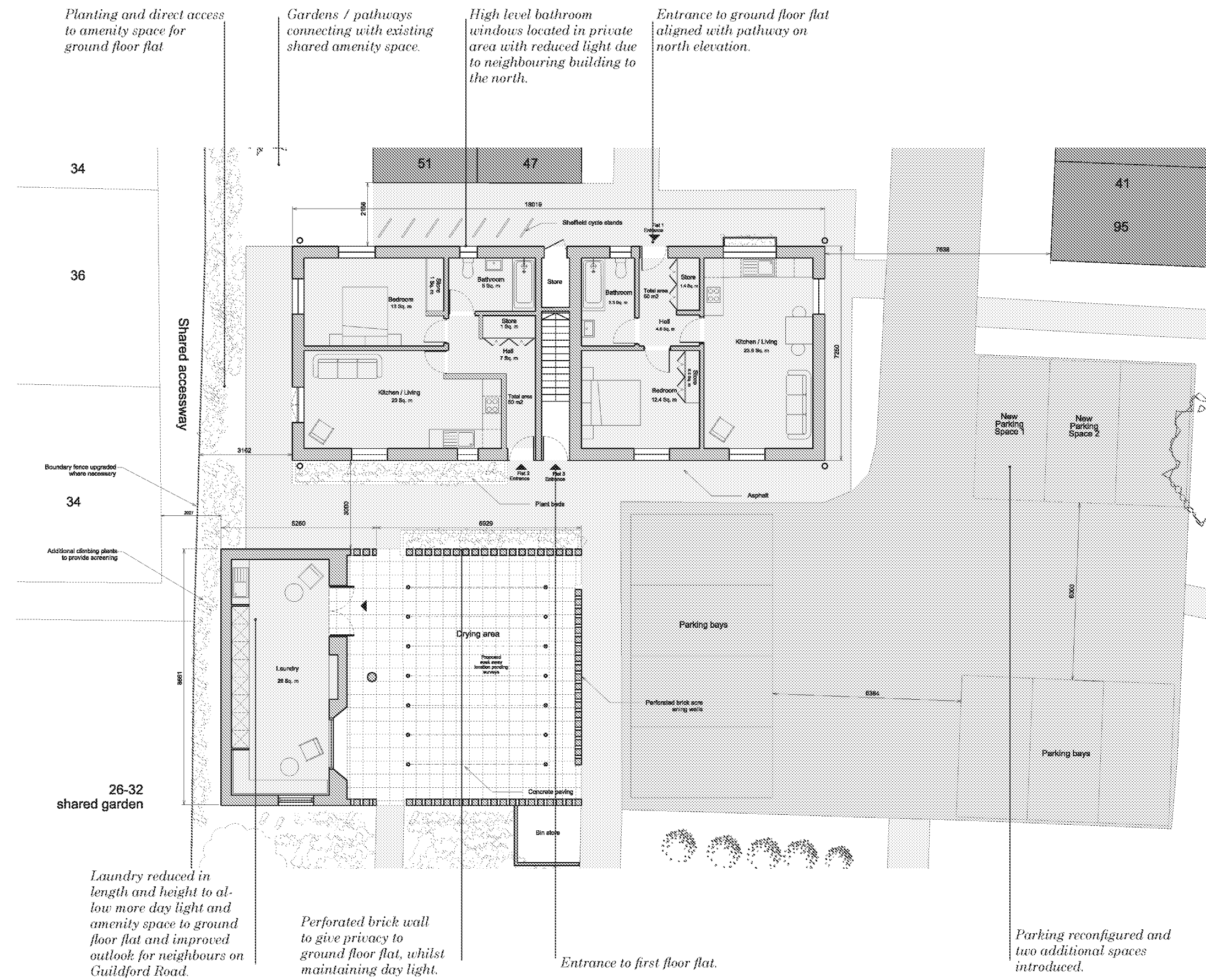
NEW PROPOSAL

Proposed scheme
February 11:30 am



View location





Proposed Ground Floor Plan

Flat internal layouts comply with the Arun SPD guidance on space standards as well as the Technical housing standards – nationally described space standard.

Accessibility

The two ground floor flats have been designed to comply with M4(2) Accessible and Adaptable dwellings guidelines.

Energy Strategy

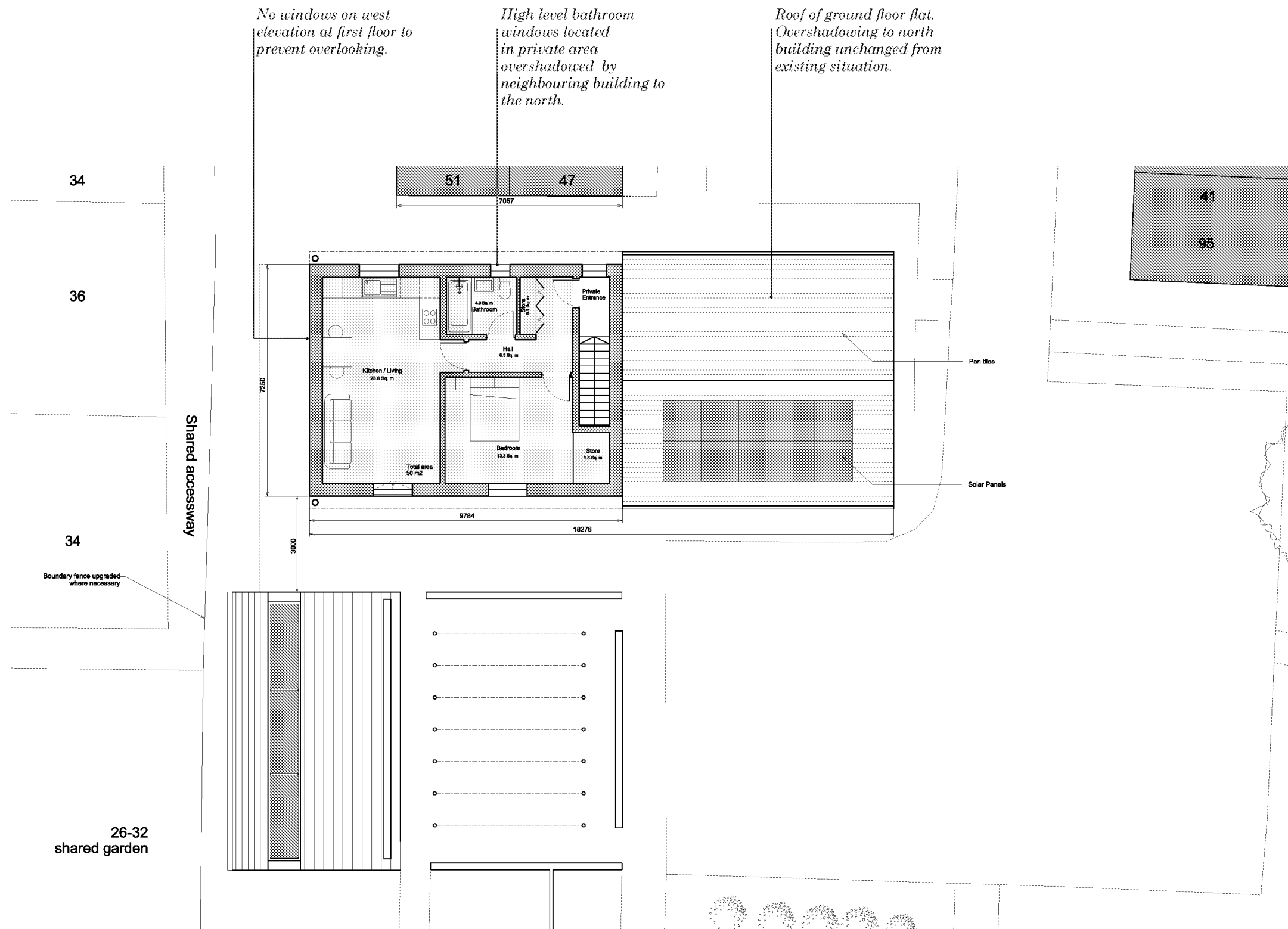
The new buildings present a significant improvement to the performance of the existing buildings on the site. They will be designed to meet as a minimum , the current thermal requirements and energy efficiency criteria. The new purpose built laundry building including new machines will run much more efficiently than the current laundry.

Solar panels are proposed to be incorporated into the south side of the new accommodation roof which will provide renewable energy for the new apartments.

Low embodied carbon materials have been selected to reduce the environmental impact of the proposals where appropriate. Most notably the Laundry buildings CLT structure and interior.

Proposed First Floor Plan

Flat internal layouts comply with the Arun SPD guidance on space standards as well as the Technical housing standards – nationally described space standard.



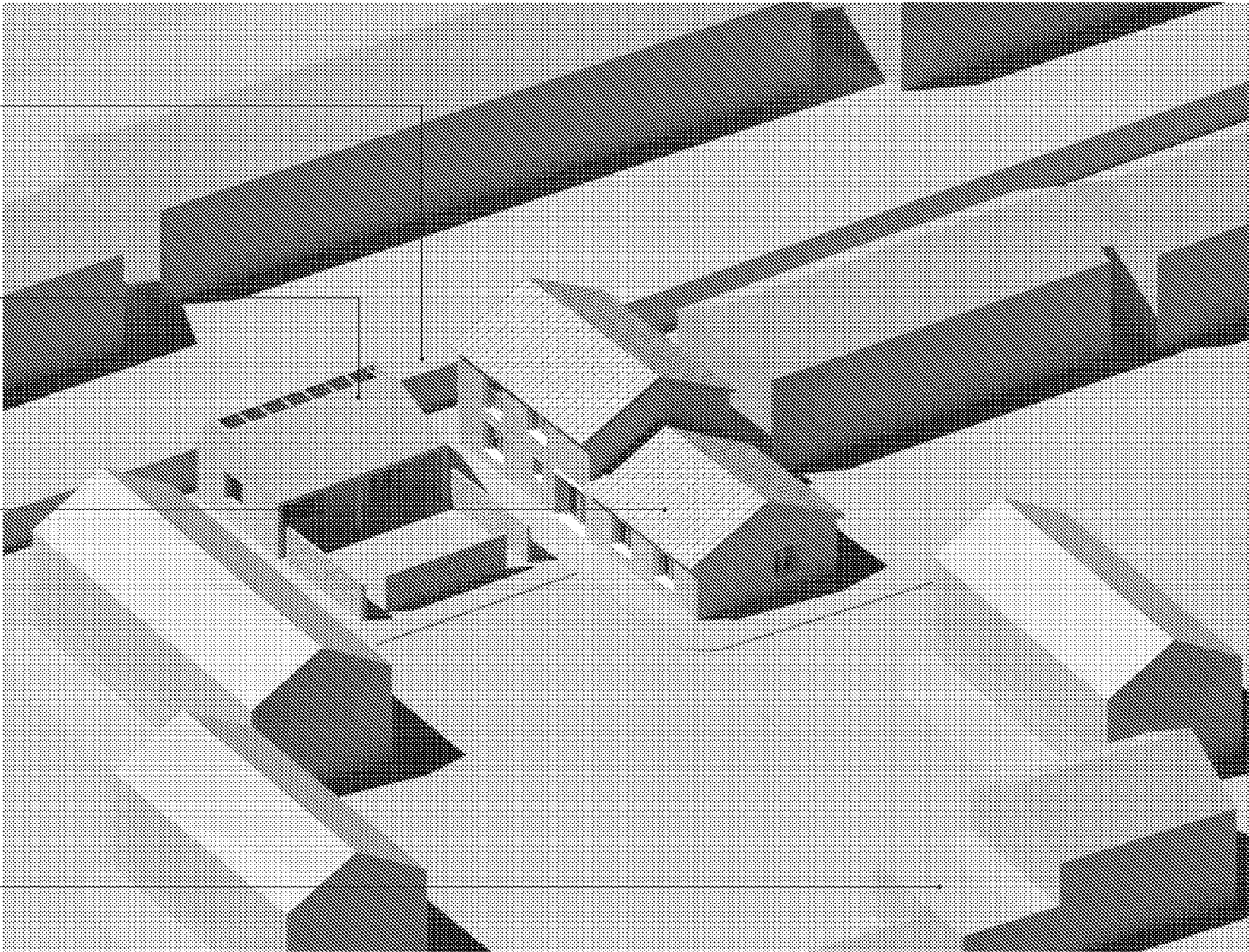
Proposed Scale & Massing

Gap between buildings and single storey laundry along the boundary allows for reaching views for the residents on Guildford road to be maintained as much as possible.

Laundry pulled away to give more amenity space and natural light to ground floor flats.

Building volume has been reduced since pre-app to prevent overshadowing to adjacent dwelling to the north.

Stepped volume building to the west of proposed laundry site.

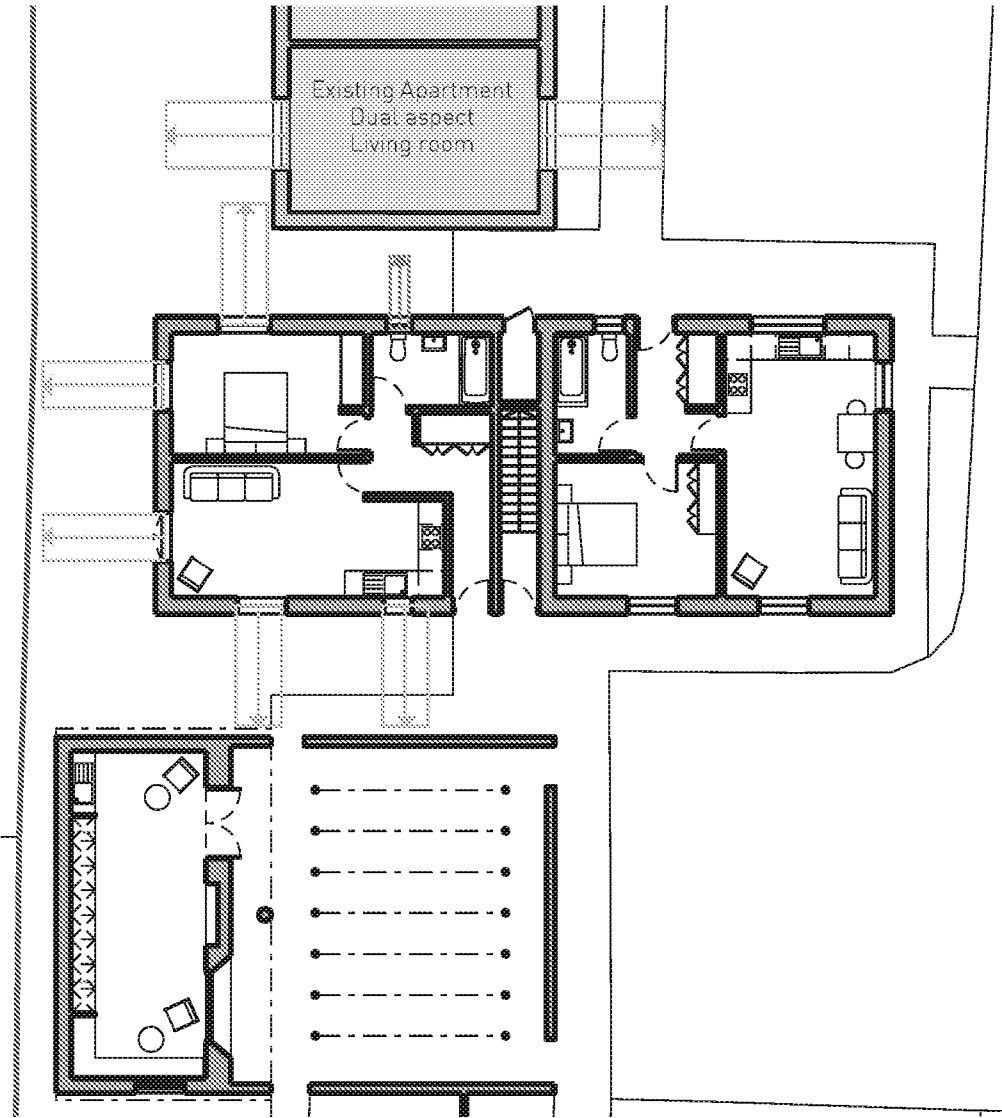


Aerial photo of existing site showing examples of other stepped roof volumes present on the site.

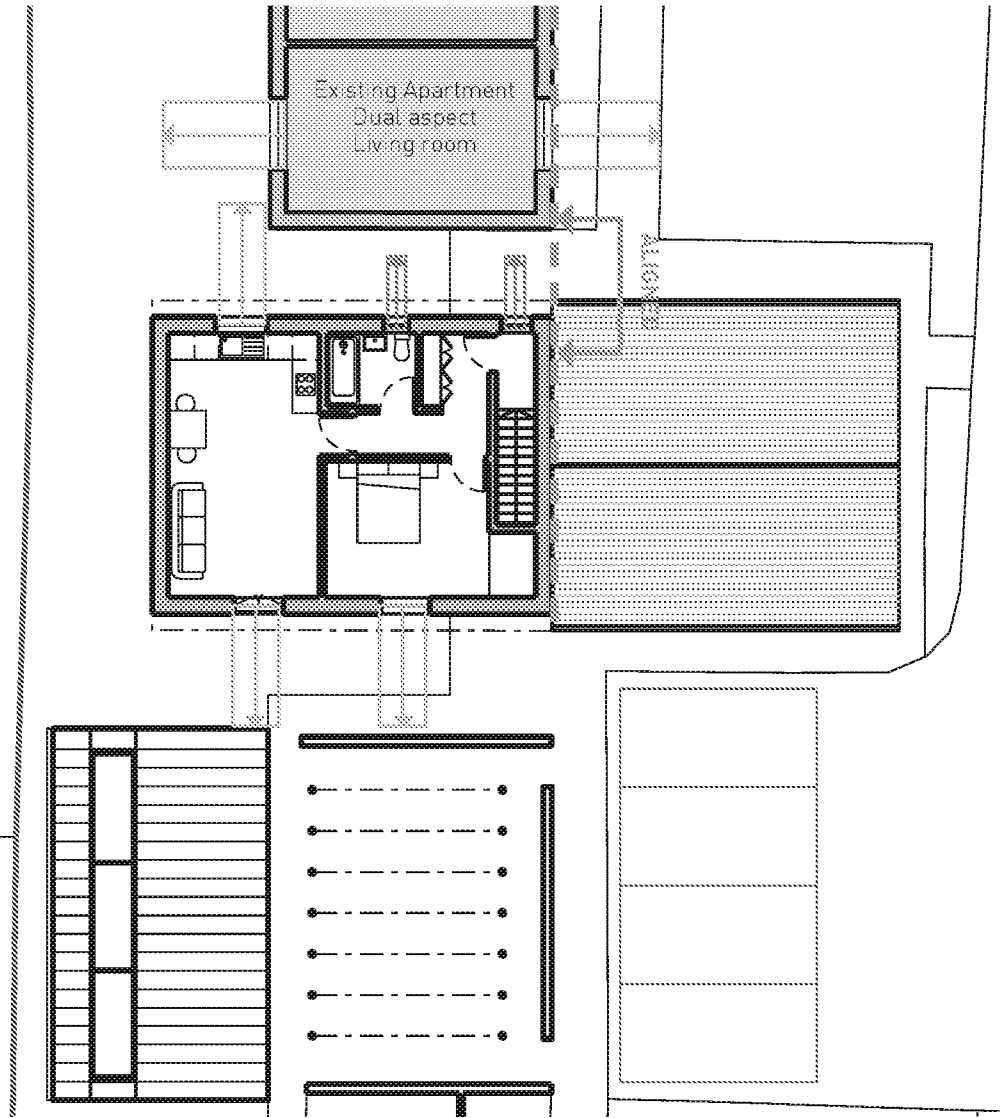


Successful example of existing stepped roof arrangements on apartments 99-101 & 115-117.





Ground Floor



First Floor

Overshadowing and overlooking diagrams

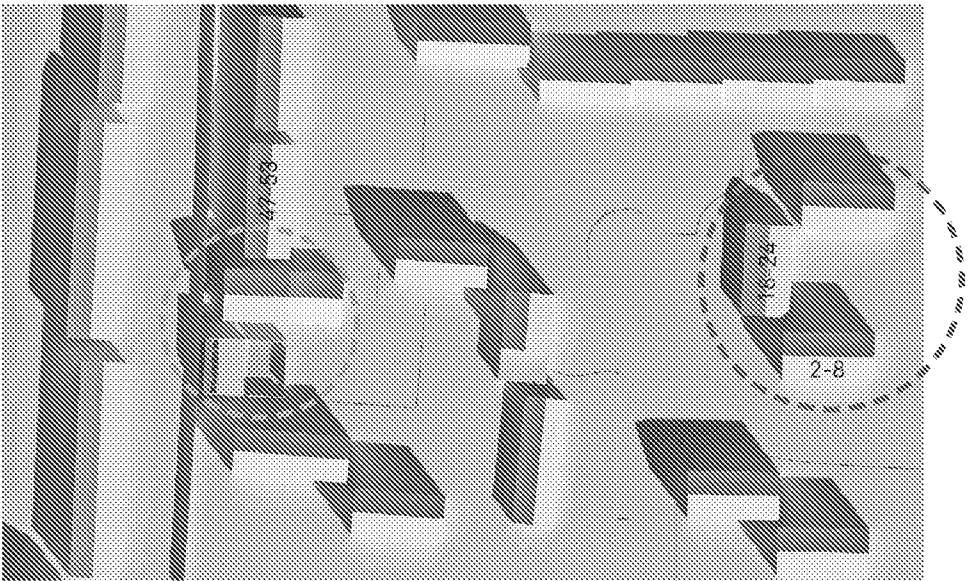
The existing accommodation building to the north (47-53) has a dual aspect living space/dining space in both apartments at ground and first floor.

By pulling the proposed residential volume back at first floor to align with the east elevation of the apartments to the north, overshadowing is significantly reduced. The overshadowing to the east is unchanged from the current situation.

Some overshadowing is caused to the west facade of the apartments to the north but on balance as this is a dual aspect room direct sunlight is still maintained through one of the windows lighting the space affected.

There are several examples on the site where neighbouring apartment buildings cause overshadowing to each other on one side, these are circled in the aerial visualisation to the left.

A particularly similar situation on the site are numbers 2-8 and 18-24 Oakhurst Gardens where the buildings are positioned around a central garden, the volume to the south causes overshadowing to its neighbour to the north on the eastern side. Our proposal is an improvement on this situation as natural daylight is maintained through out day light hours to the apartments to the north (47-53).



Aerial visualisation

- Window to non-habitable room
- Unobstructed window to habitable room
- Proposed
- Similar site conditions

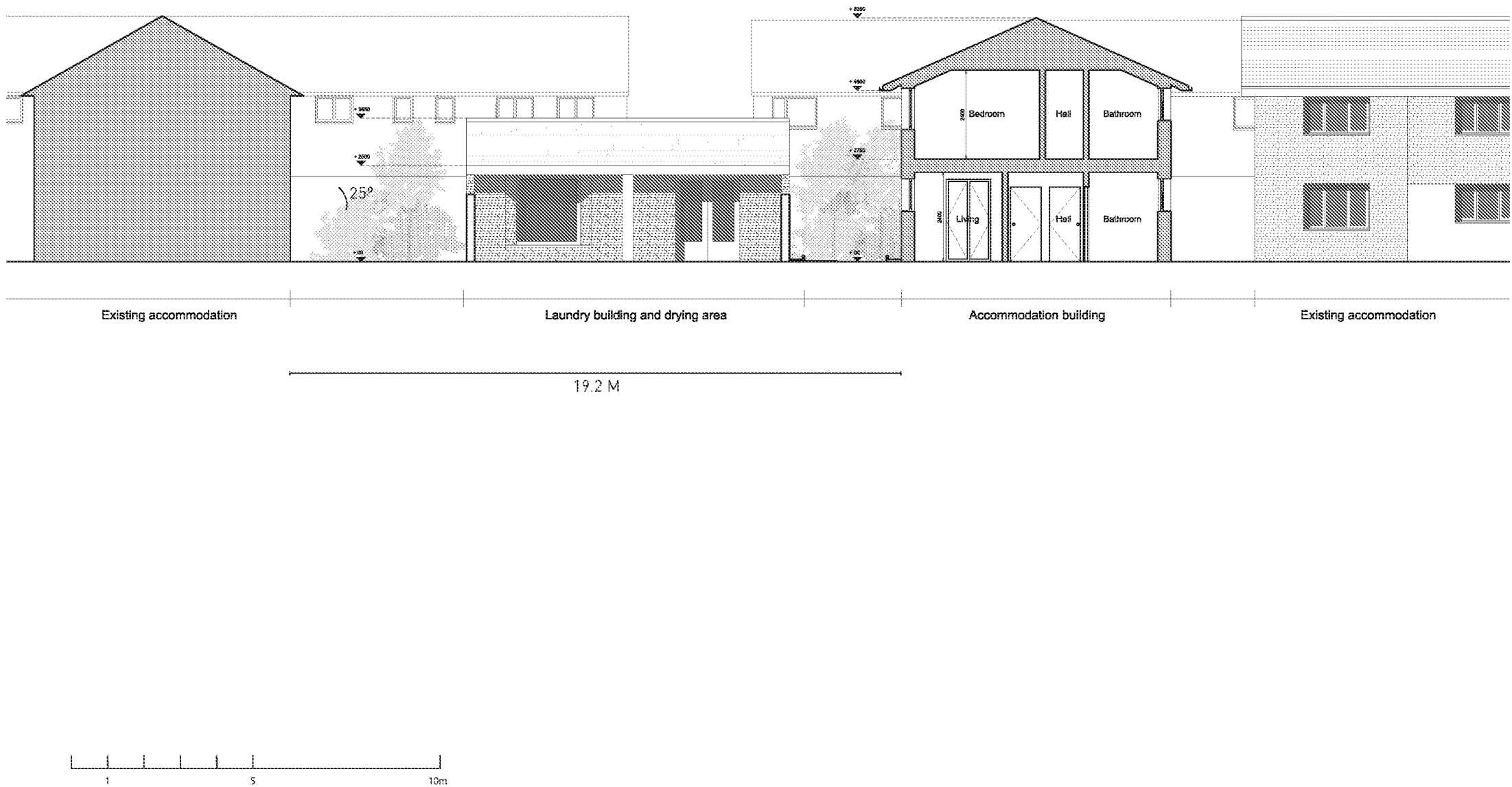
Proposed section showing outlook from opposite dwellings

Outlook from no. 31 and 33 remains within the guidance as set out in the Arun SPD.

Engagement with the community and local stakeholders

The following methods were used to involve local residents and key stakeholders:

- A letter has been sent to the neighbouring residents on Guildford Road to include them within the design process and provide comment on the scheme. Feedback has been responded to and the ridge line of the proposed laundry has been lowered to the minimum pitch possible whilst still maintaining appropriate roof falls. The laundry has also been shortened in length to allow more far reaching views from the gardens of the neighbouring houses and more natural light to the proposed ground floor apartments.
- The residents of Oakhurst Gardens have been consulted throughout the design process and are in support of the application.

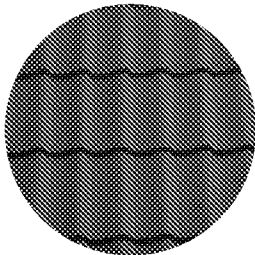


Existing Material Character

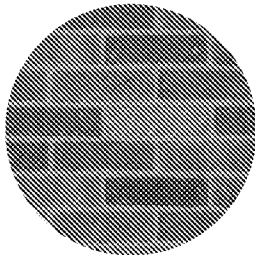
The prevailing material character of the site uses bricks of varying shades relating to the age of each building. Concrete window surrounds, areas of render and hung tiles are present on the older buildings.

The site particularly the buildings to the north are generally made from basic low quality building materials, upvc windows and plastic downpipes.

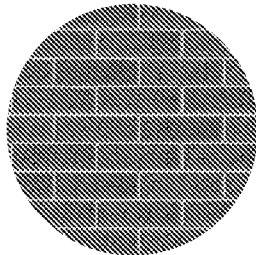
It is felt that the site as whole would benefit from the introduction of good quality materials which could start to break up the repetitive nature of the site.



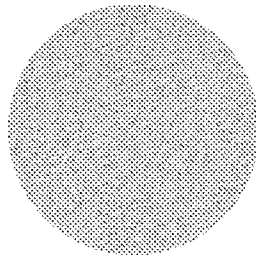
Pan tiles



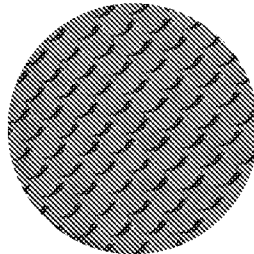
Red brickwork



Dark brickwork



Render



Hung tiles

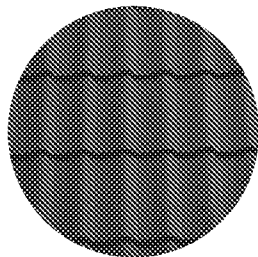
Proposal - Residential Building

The proposed accommodation building has been designed using a similar material palette to its existing context, Using high quality handmade bricks with subtle detailing to the window openings and entrances, adding character to the facade and reminiscent of the concrete window surrounds on the existing buildings on the site.

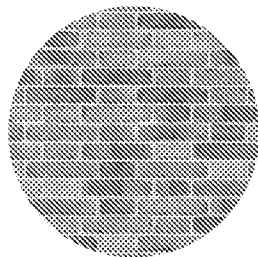
The proposed facade materials are to be robust and high quality, featuring powder coated aluminium doors and windows with fine grain precast concrete / stone sills and lintels.

Each dwelling has a separate entrance and plant beds and window boxes are incorporated into the architecture to encourage a sense of ownership for each individual apartment.

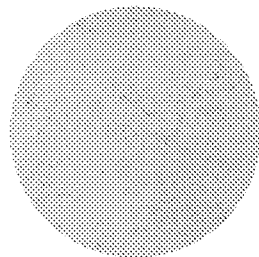
New fencing and planting on the boundary will help to screen and soften the new building from the neighbouring houses on Guildford Road.



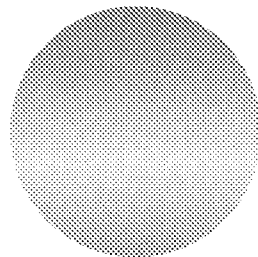
Pan tiles



Handmade bricks



Pre-cast concrete or
re-constituted stone



Aluminium



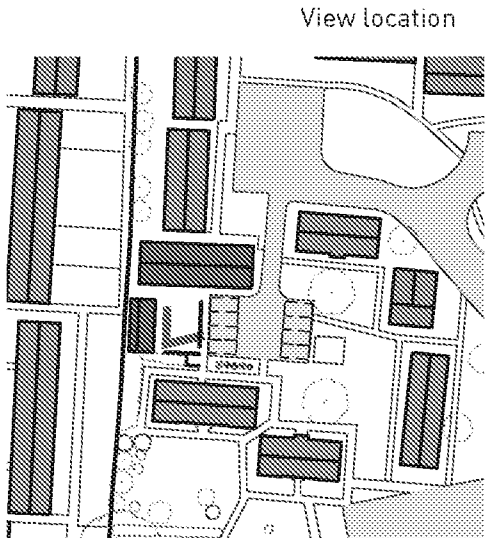
View location

Proposal - Residential Building

The entrance to the single storey apartment is positioned on the north elevation at the end of the existing footpath.

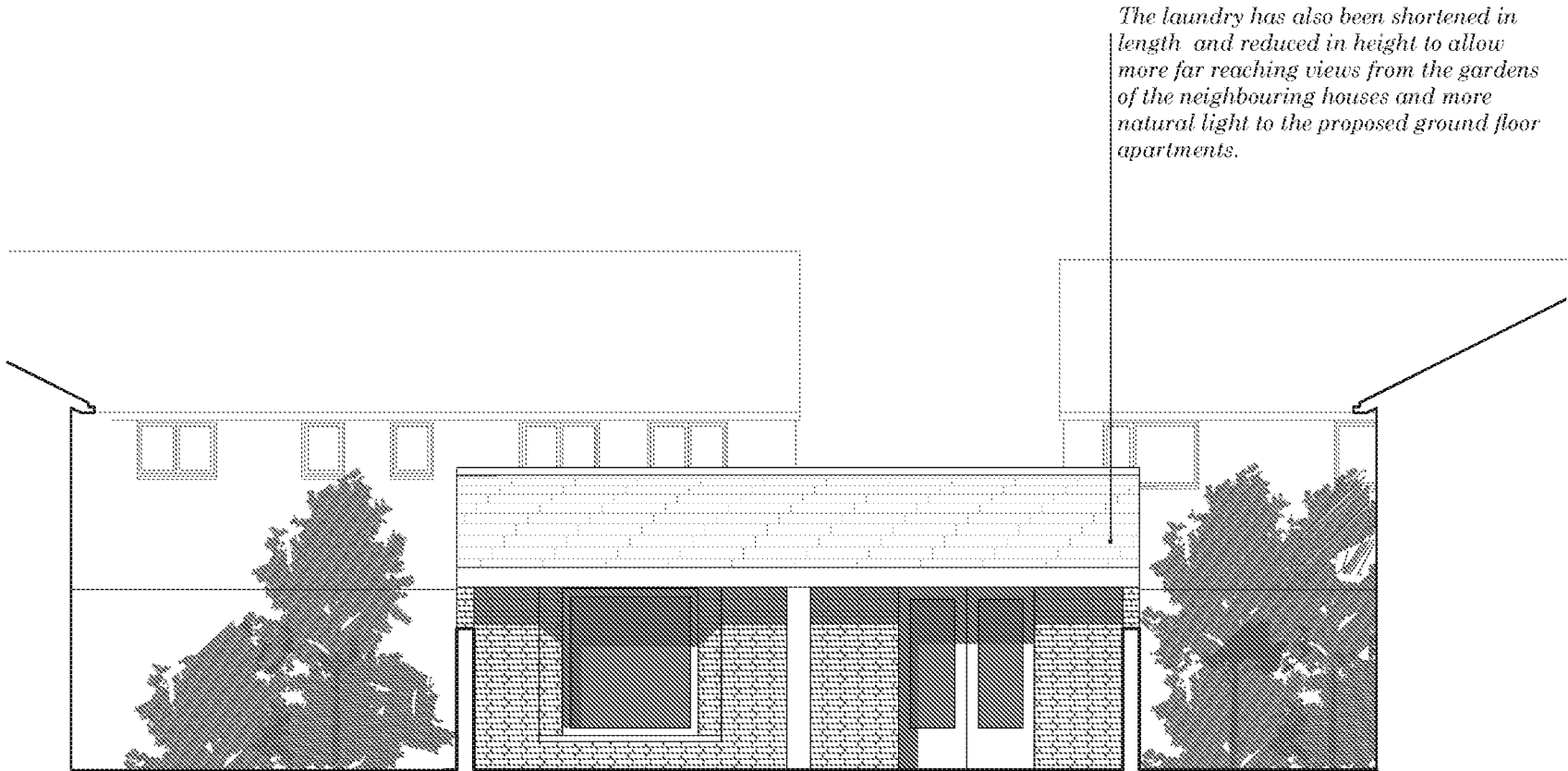
Situating the entrance here completes the existing close and connects the new dwelling with the gardens shared between residents.

Taking cues from the existing residences, window boxes and plant beds are designed into the proposal to encourage a sense of ownership for each dwelling within the building.



Proposed North and South elevations

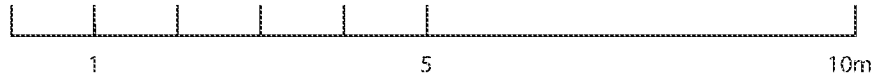




East Elevation

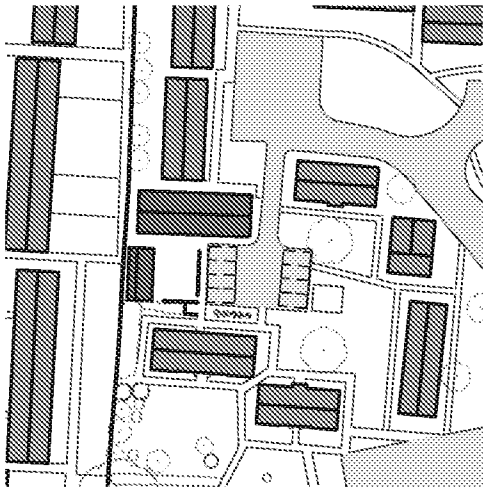


South Elevation



Proposed Laundry building

The laundry has been intentionally designed in a more modern style. This is part of a site wide upgrade strategy and a desire for the new communal buildings to sensitively modernise the site as a whole whilst still making reference to the materiality of the existing buildings.

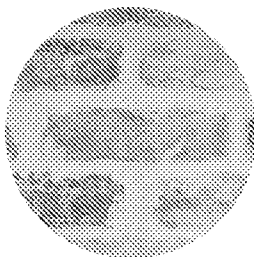


Proposed Laundry - external covered seating

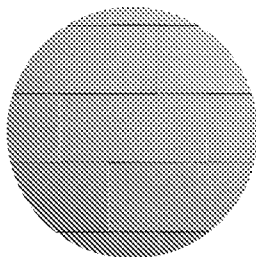
Areas of external seating and covered space have been designed to allow and promote social interaction between residents throughout the seasons.

The laundry is proposed to have a brick external finish and zinc roof tiles. The timber roof is revealed on the underside of the sheltered overhang.

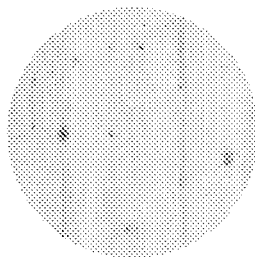
Perforated brick walls partially shield the drying area or privacy whilst still allowing natural daylight and views through to create a comfortable environment and enable passive surveillance.



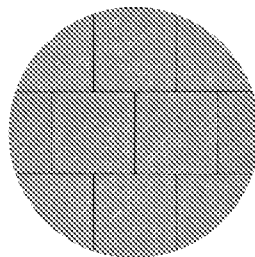
Bagged Brick



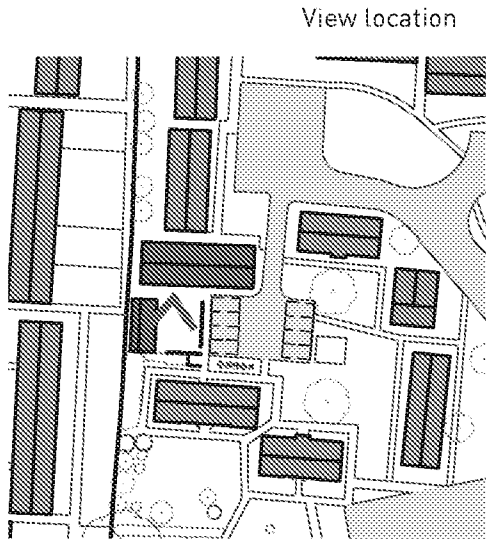
Zinc roof tiles



Timber



Concrete paving

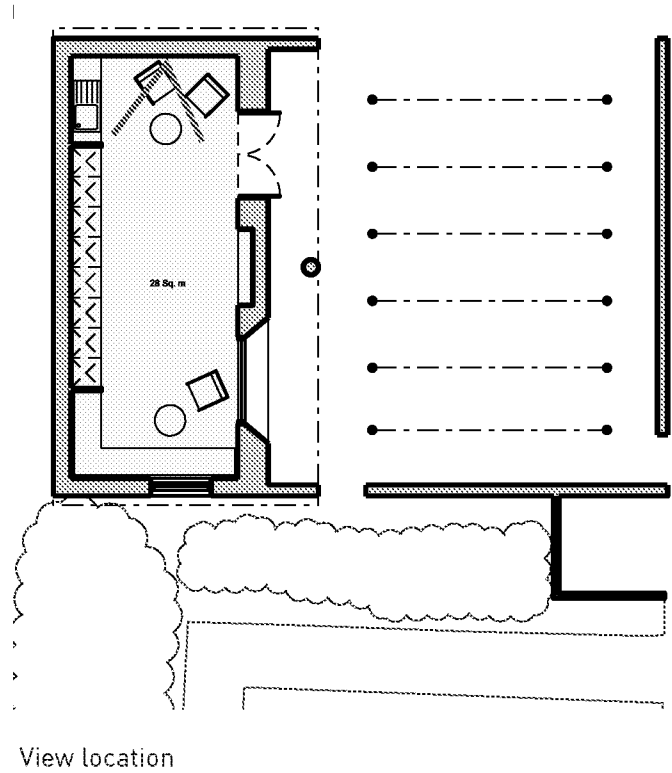


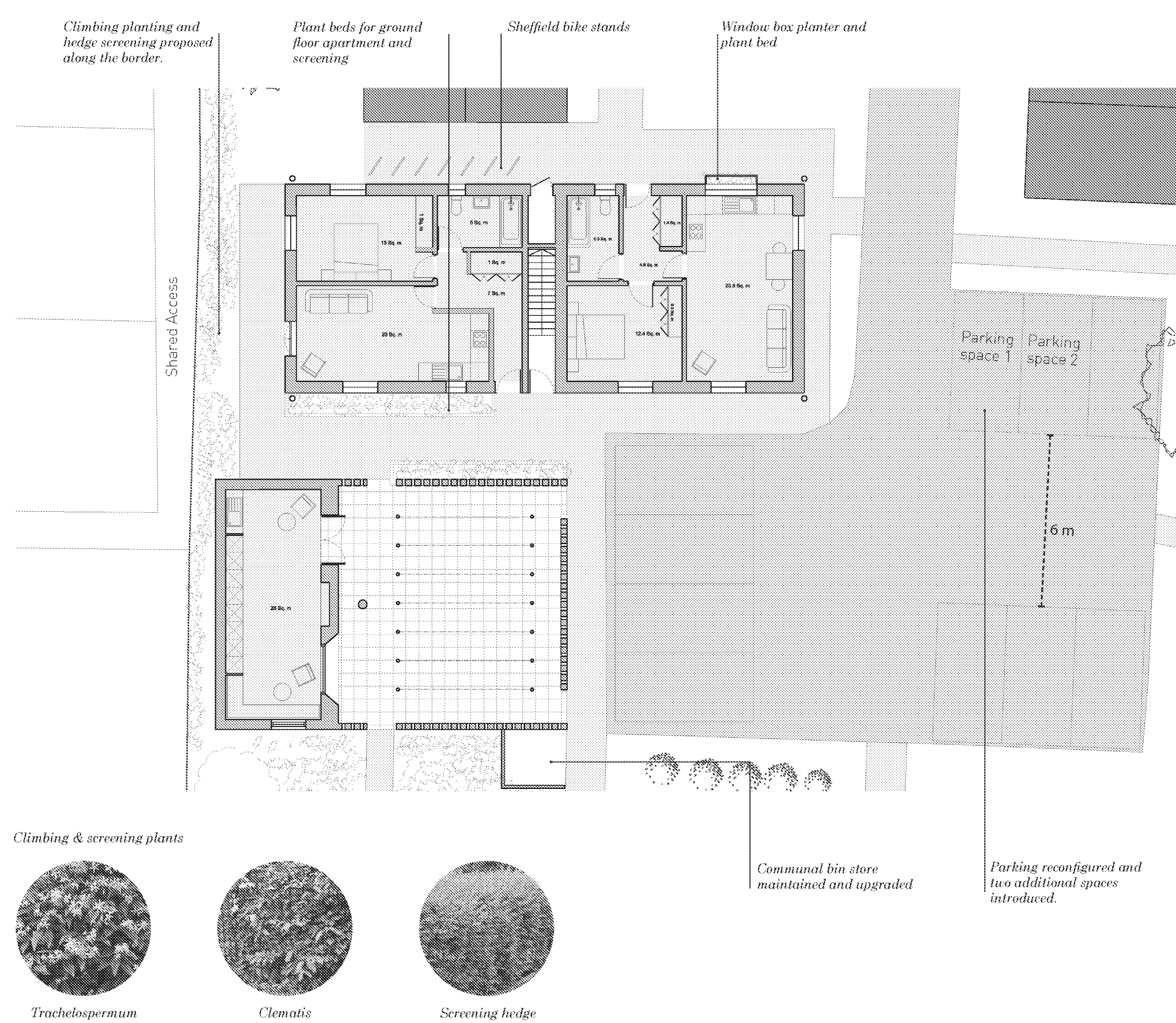


Proposed Laundry - Interior

The Laundry building is proposed to be constructed in Cross Laminated Timber as this offers a fast and sustainable construction process. This construction method will minimise time on site and therefore minimise disruption to residents across the site whilst also providing a robust and functional interior.

Benches, sinks, storage and top lighting have all been included within the space to offer an enjoyable and welcoming room for residents to do their laundry and also socialise.





Landscape Strategy

The proposed new landscaping is an integral part of the scheme, it will provide flower beds and window boxes for residences to take ownership of if they wish to do so.

Planting along the boundary including climbing and screening plants will be introduced to help to screen and soften the proposed buildings along the boundary for the residents on Guildford Road. Areas of boundary fence will be repaired and upgraded as necessary.

Parking

The existing parking area contains 8 spaces, it is proposed that this will be widened to the north to allow two new spaces to be incorporated. Areas for additional parking have been identified on the wider site and these are detailed on page 8 of this document.

Sheffield cycle stands are proposed in the area to the north of the accommodation building for use by the residents of the sheltered housing.

Bin Storage and Collection

Existing bin store areas on the site will be maintained. It is proposed that the new dwellings will use existing bin stores and waste collection.

Planning Policy

Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

In this case, the Development Plan comprises the adopted Arun Local Plan 2011-2031 (2018) and Rustington Neighbourhood Plan (2014). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations.

National Planning Policy Framework (NPPF) (2019)

The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.

Paragraph 59 seeks to boost significantly housing supply where it is important that a sufficient amount of variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 122 notes that planning policies and decisions should support development that makes an efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

Section 12 stresses the importance of creating well-designed places, as good design is a key aspect of sustainable development. Proposals should therefore function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, be sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site (para 127).

Arun Local Plan 2011-2031 (2018)

The Arun Local Plan was adopted in 2018.

The following policies are relevant to the determination of this application:

- SD SP2 Built- up Area Boundary
- QE SP1 Quality of the Environment
- D SP1 Design
- D DM1 Aspects of form and design quality
- D DM2 Internal space standards
- H DM2 Independent living and care homes
- SD SP1 Sustainable Development
- ECC SP2 Energy and climate change mitigation
- ENV DM5 Development and biodiversity
- W DM3 Sustainable Urban Drainage Systems

Rustington Neighbourhood Plan (2014)

The Rustington Neighbourhood Plan (SNP) was made in 2015, the following policies are relevant to the determination of this application:

- Policy 2 Housing Design
- Policy 4 Sustainable Drainage

Other Material Considerations

Other documents that should be taken into consideration include:

Arun Design Guide SPD

The Design Guide was adopted in April 2020 with the aim of providing detailed information that supplements the design policies in the Arun Local Plan. The Focus is to ensure good design not only in how a place is shaped, but also how it is will be lived and experienced and how it will make residents and visitors think, feel and remember. The document sets out 13 key design principles that should be addressed through proposals;

- Local Distinctiveness, Character and Identity
- Cohesive and Vibrant Neighbourhoods
- Diversity
- Ease of Movement
- Accessibility and Inclusion
- Legibility and Integration
- Adaptability and Future Needs
- Safety, Security and Crime Prevention
- Efficient use of Natural Resources
- Innovation
- Climate Change and Sustainability
- Good Streets and Spaces
- Well Designed Buildings

Arun Public Open Space, Playing Pitches and Built Facilities SPD

This Supplementary Document sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and/or financial contributions.

Parking Standards SPD

In Parking Zone 4, within which the site is located, each 1 bed flat is required to provide 1 parking space (Table 3.1). Paragraph 2.8 and Table 2.2 – Electric Vehicle Charging Points Minimum Requirements, requires 20% of new spaces to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)).

Table 2.3 also recommends 1 cycle space per 1 bed flat.

Assessment

Principle of Development

The site is located within the settlement boundary where the principle of development is accepted subject to consideration against other policies of the Local Plan, as set out within Local Plan Policy SD SP2
The Local Plan recognises the need to support the provision of continuing care facilities for the elderly which could include the following:

- Own homes designed to meet the needs of the elderly,
- Sheltered housing,
- Day care facilities,
- Nursing homes, and
- Specialised care units.

The Updated Housing Needs Evidence Final Report (GL Hearn 2016) recognises that there is a potential need for 2,257 specialist homes for older people, equating to 113 per annum over the plan period (para. 5.8). This figure would include sheltered and extra care housing. The report does also note that there is a much higher proportion of single older person households living in the social rented sector.

Para 5.16 of the report also notes that the Strategic Housing Market Assessment work does typically identify a demand for single floor living such as bungalows or accessible flats for downsizers. The provision of three flats would therefore meet an identified need whilst also potentially freeing up larger family accommodation for younger households.

Local Plan Policy H DM2 supports proposals to extend independent living and care homes subject to the following criteria;

a)The scheme is located within the Built Up Area Boundary if it is a new facility. The proposal seeks to provide three additional flats and replace existing facilities within an existing retirement village. Whilst this is the case, it is important to note that the site is located within the settlement boundary.

b)The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g shops, post offices, healthcare, community facilities. The site is within walking distance of Station Road to both the east and the south. Bus stops on Station Road provide regular services to Littlehampton, Brighton, Worthing and Arundel via both the 700 service.

Footpath 2114 provides pedestrian access from Station Road to Langmead Recreation Ground, to the east.

The main hub of facilities is on Ash Lane / The Street, within 1 mile walk south west of the site. The 700 service also stops on Ash Lane and The Street. Services include, but are not limited to; post office, banks, opticians, pharmacy, bakery, convenience stores, cafes, restaurants and a church.

The site is located in a highly sustainable location with a range of services and facilities within a short walk or bus ride.

c)The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme.TBC

d)The design and scale of the scheme shall be appropriate to the local context. The proposal is not dissimilar to the existing built form at Oakhurst Gardens. TBC

e) Amenity space shall be provided. The existing dwellings have been built at a low density, with swathes of green space, lawns, benches and landscape features which are accessible for all residents and managed by the Society. The management of all outdoor amenity space ensures that it remains in a good state of repair and accessible for all.

The redevelopment will result in the re-organisation of existing built form and hardstanding, it will not result in the loss of any amenity space.

f)Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle.

The proposal seeks to redevelop an area within an existing facility where there are existing gardens, a sensory garden and a village hall which provides a space where residents are encouraged to meet and socialise with other residential and nursing homes nearby. The Langmead Recreation Ground is also within a short walk to the east of the site.

The Society actively organises trips, with a mini bus providing day trips to places of interest. This clearly demonstrates that there are recreational activities provided on site, within walking distance or via a mini bus service providing access to facilities further afield.