



Planning Application for the proposed development of a Retail pod.

Lyons Farm, WORTHING

DESIGN AND ACCESS STATEMENT

ON BEHALF OF SACKVILLE UK PROPERTY SELECT III (GP) No. 1 Ltd
C/O THREADNEEDLE PORTFOLIO SERVICES Ltd



16775-1 05.2025

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1.0 Introduction

This Design and Access statement has been prepared by The Harris Partnership Limited (Architects) on behalf of Sackville UK Property Select III (GP) No. 1 Ltd C/O Threadneedle Portfolio Services Ltd.

The requirement for a Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development.

The proposal comprises: -

- Retail Pod (GIA-372 sq.m/GEA-437 sq.m)
- Gabion structure wall
- Hard landscaping, soft landscaping and associated works

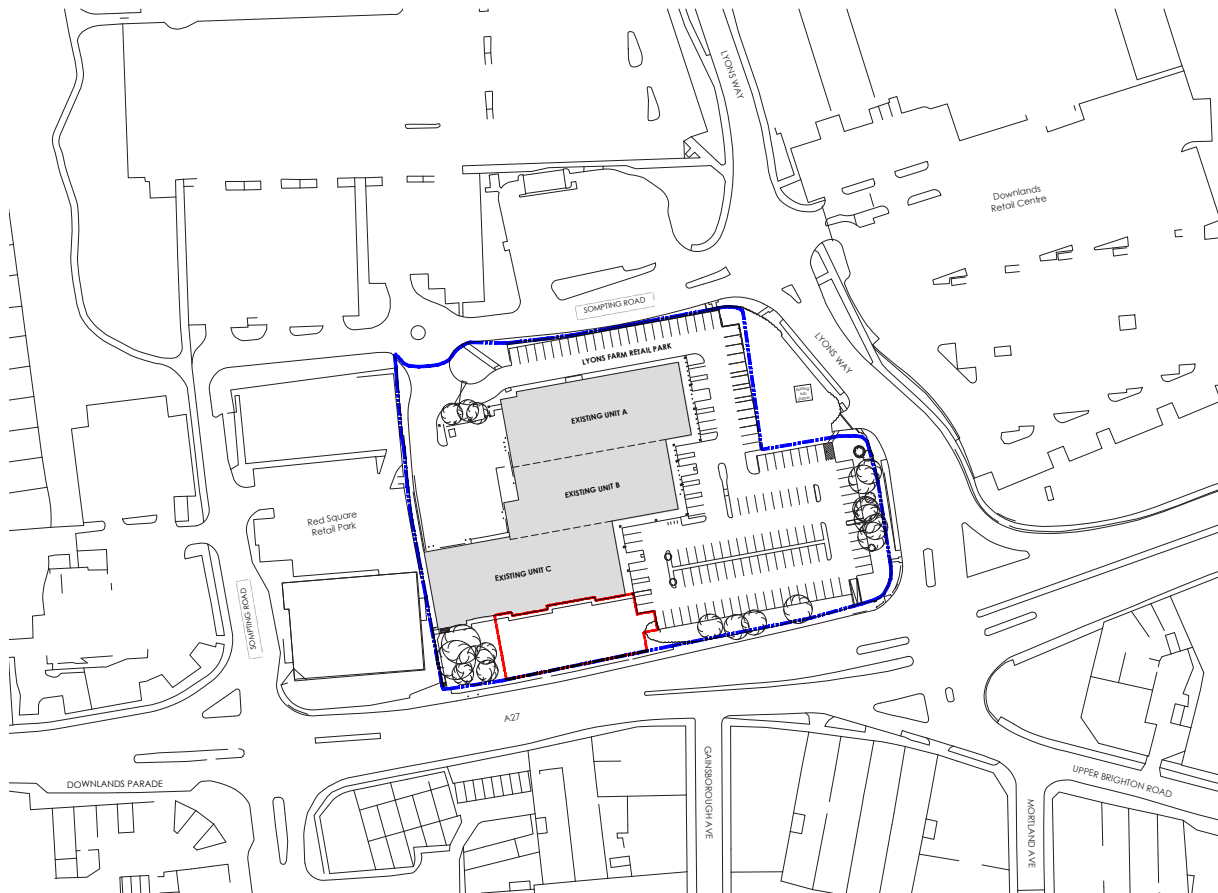
This statement takes account of advice and particularly the department for levelling up, housing and communities "Guidance on information requirements and validation" and addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments on use.

It Provides information on:

- The site and its surroundings
- The application proposal
- Design principles adopted in the scheme
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context.

The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this planning application.



Site location plan.

2.0 Site and Surroundings

The total development site extends to 10,571 sq.m (2.61 acres) and is located south of Sompting Road and west of Lyons Way. It is 1.5 mile from Worthing and falls under the Administrative boundary of West Sussex County council.

The site is part of the existing Lyons Farm retail park and will utilise the undeveloped area to the south of the site that is currently landscaping and a managed grass verge. The current retail park comprises of a Boots, The Gym Group and Wren Kitchens with 147 no. existing car parking spaces to be retained.

To the immediate north of the site is Sompting Road, further north is a Sainsbury's with an accompanying Sainsbury's Petrol Station and St. Barnabas House also part of the Lyons Farm retail park.

To the east of Lyons Way is the remainder of Lyons Farm Retail Park consisting of Currys, LIDL and B&Q and associated parking.

The south and west of the site comprises mainly of residential dwellings 1-2 storeys high, with some small commercial units amongst.

The site's main access point is found on Sompting Road, sharing links to Lyons Way and the A27. This offers great connections to the site as the A27 is a major road in the UK that connects Worthing to places such as Portsmouth, Eastbourne and more.



Aerial of existing site.

3.0 Site Context



View looking east on the A27 with the site on the left



View looking west on the A27 with the site to the right



Existing access off Sompting Road



Proposed retail pod location and adjacent unit



Existing Lyons Farm retail park car park



Looking from the south east corner of the site at the junction between the A27 and Lyons Way

4.0 The Process and Design Principles

General Design Principles

The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To enhance the area creating a strong urban space without impacting the adjacent properties.
- To create a modern, well positioned and exciting addition to the area.
- To create job opportunities for the local area, employing local contractors and labourers during the construction of the pod, local people within the pod plus additional employment for maintenance, window cleaners etc.
- Ensure a Strong design response to the A27 and the green space buffer.
- To create a sensitive contemporary design that respects the materials, detailing and essential qualities of the surrounding area.
- To compliment existing landscaping and add new landscaping where needed to compliment the overall design.
- To maintain a safe and convenient vehicular and service access to the site.

5.0 The Scheme

5.1 Use

The development shows a proposed layout of a single storey retail pod and supporting gabion wall, all to aid and integrate with the existing developments around the greater site. Existing car parking will be retained and utilised.

5.2 Amount

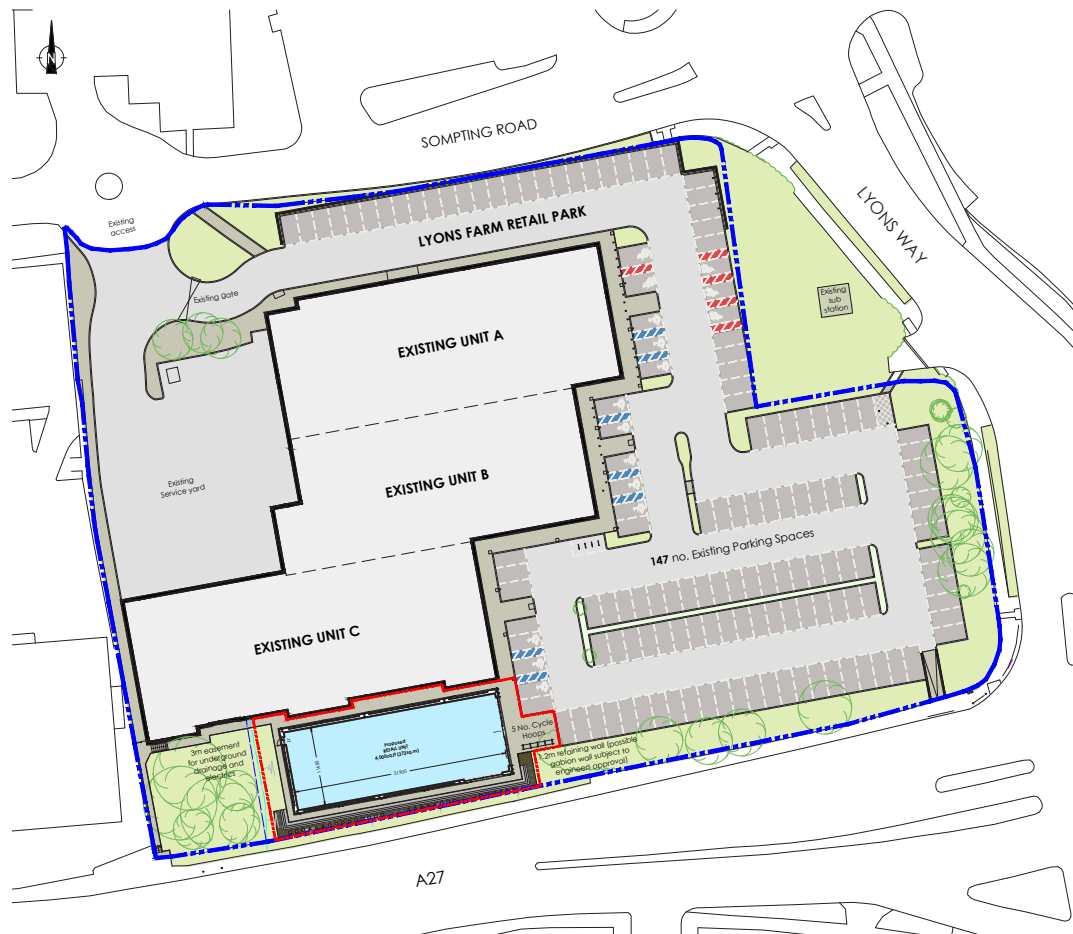
The proposal is to form the following.

- 1 no. Retail pod (GIA-372 sq.m/GEA-437 sq.m)

5.3 Layout

The proposed site layout is informed by the need to incorporate the scheme into the existing retail park. This is done by utilising an undeveloped section of the park and managed grass verge and creating a positive addition to the wider retail park.

Existing car parking is provided to the east of the unit and requires no further extension to the car park. This layout has proved to be the most appropriate for accessibility, whilst ensuring careful design response and relationship with the A27.



Proposed Site Layout

5.0 The Scheme



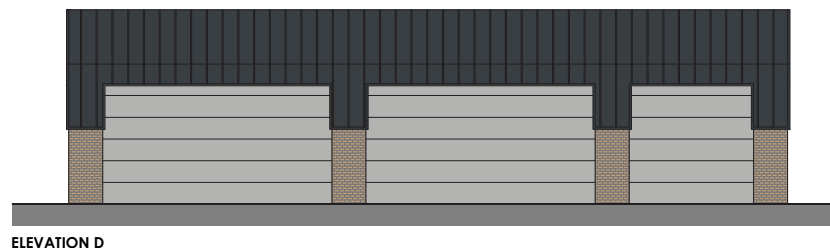
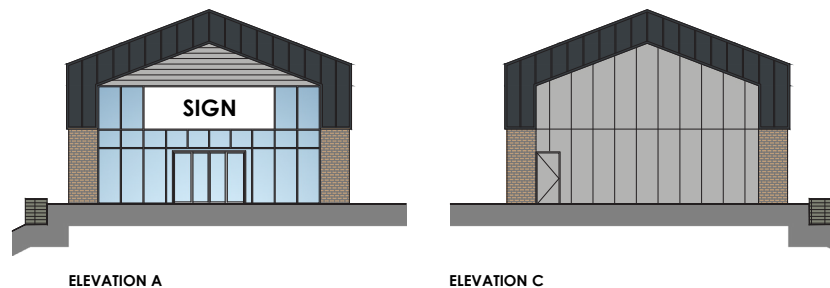
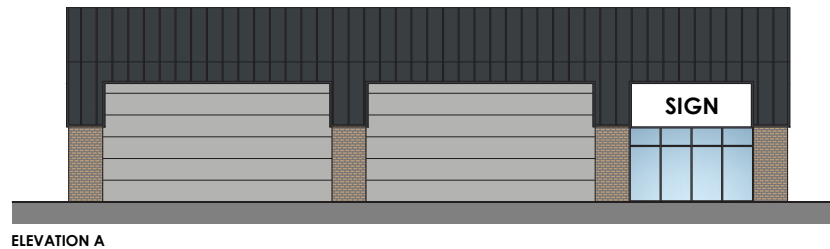
3D Site Visual

5.0 The Scheme



3D Site Visual

5.0 The Scheme



5.4 Form/Scale

The scale of the proposed development has been driven by the objective to address local needs and meet customer expectations. In design terms, the relationship of the site and the development within its setting is an important consideration. Taking this into account, the single storey proposal will provide a development of smaller scale and massing which aids visibility across the sight and from the A27.

5.5 Appearance

The existing properties in the surrounding area of the site vary in quality and materials. The immediate area consists of mainly commercial and residential units. They are primarily clad and/or brick buildings with elements of glazing.

The aim of the design is to take into account the adjacent properties and the proposed design will be developed in a contemporary, modern style, with a simple palette of materials designed to complement the nearby properties whilst also creating a crisp and sharp edition to the area. The proposal will be striking and clear in overall form incorporating anthracite grey and white aluminium cladding, with elements of brickwork and glazing.

5.6 Access

The main access point to the site is from Sompting Road which can be accessed from Lyons Way. The site is well connected to the local area and has other access routes to Sompting Road from the A27. The proposed site is part of an existing retail park with an existing access point. The general arrangement of the building has been planned to give good natural surveillance of the common areas in order to generate a design which is responsive to the security of the site and able to respond to any unusual activity.

6.0 Environmental & sustainability statement

Our client is committed to achieving sustainable development as part of its operations. Accordingly they believe that they have a responsibility to work with the design and development team in minimising the environmental effect of their work wherever and whenever the case may arise.

6.1 Sustainability themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** this theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport. This will particularly be encouraged once the proposed residential plot is constructed.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of the development proposals have been developed in accordance with these themes.

Therefore the project will:

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected
4. Endeavour to attain a reputation for effective environmental management
5. Attempt to maintain resources which are scarce or non-renewable
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment
7. Ensure that only suppliers and sub-contractors who have a high

environmental regard are used

8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations
10. We are ever mindful of our responsibility to the environment

6.2 Recycling and Waste Reduction

A commitment to minimising all waste and if it should occur every effort will be made to recycle such materials.

6.3 Operational Waste

Aims to reduce the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable.

Waste reduction is maximised where appropriate and the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's.

6.4 Site Waste

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to our own operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

Aims to utilise registered waste carriers. Where substances, which we are not registered to be disposed of are involved we ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands we ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

6.5 Sustainability Issues

Where we can influence the design for the project, we will base decisions on a sustainable basis where the health and safety of the occupants can be combined with the conserving of resources for future generations. It will be about using resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

All timber, including that for formwork and studwork etc will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type.

The aim is to make the building work as non-toxic as possible to the environment.

6.6 Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims that we are fully committed to these issues.

7.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a site off Lyons Farm, Worthing. Careful consideration has determined appropriate locations for building layout, massing whilst focusing on the existing topography, landscaping and neighbouring properties.

The proposal comprises of a 372 sq.m Retail Pod that provides a contemporary design with materials and massing that complement the surrounding area while adding a new and refreshing look.

