Residential Development of 3 Detached Bungalows at Land to the North of 20 to 38 Firle Road, North Lancing, BN15 ONZ

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THE 5 PROMISES OF FIRLE ROAD:

P 01: There will be a 5m wide green buffer to improve and maintain a safe ecological habitat.

P 02: Each bungalow will be less than 125m.sq internally so they are deliberately modest and of a comparable scale to existing housing stock of North Lancing.

P 03: All bungalows have a roof of shallow pitch and are therefore incapable of later being converted into habitable space.

P 04: No earth will leave the site. Cut will equal Fill.

P 05: Each bungalow will have 16m.sq of solar panels and will out perform the Building Regulations 2023

Permeable cobble surface
Grasscrete surface
Gabion retaining wall
Refuse and recycling
5m wide boundary buffer
Patio surface
Existing and additional planting to reinforce boundaries
Rumble strips (drainage baffles) in cobbled stones
Bat box in accordance with Ecology report (8 in total)
Bird box in accordance with Ecology report (5 in total)



north side dotted red line is the upper edge of development of previous design that was supported by SDNP and not identified as a reason for dismissal of the Appeal by the Appeals Inspector

contour lines increasing in 500mm increments

orange circle indicates 45m radius from rising main

blue turning head illustrates how a fire appliance can turn around as requested and approved by West Sussex Fire Rescue Services Water and Access Manager 15 July 2024

Revision A: 24 June 2024 - this section of land is shown upon the title deed as within the ownership of 20 Firle. The physical boundary today shows it is not within the development site boundary

Dark Green hatch is a green buffer to reinforce the safe ecological habitat of the site and maintain a high degree of privacy by restricting views in and out of the site. Recognized by the SDNP, Adur Planning and within the Appeals Decision as a positive part of the design.

Red line indicates a distance of 40m from the rear of houses in Firle Road. 40m was accepted in the Appeal decision as not overbearing nor causing unacceptable loss of outlook

Vehicle turning head for emergency and refuse vehicles

Each bungalow has 4 car parking spaces

grasscrete pedestrian path (vehicles can drive over this surface)

1 in 10 gradient road - modeled on the access road that was supported by the Highways Department and not identified by the Appeals Inspector as a reason for dismissal of the appeal

outline of existing bungalow to be demolished

N W E S

PROPOSED BLOCK PLAN 1 : 500 Total site area : 1.2569 Hectares (3.106 Acres)

0 5 10 50m
SCALE BAR 1:500

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revision B 15 July 2024. Fire Appliance turning head illustrated to the west of the site
revision A 24 June 2024. Development boundary amended in the south west corner of the site

A2 Drawing no: 465/03B for planning (October 2023)