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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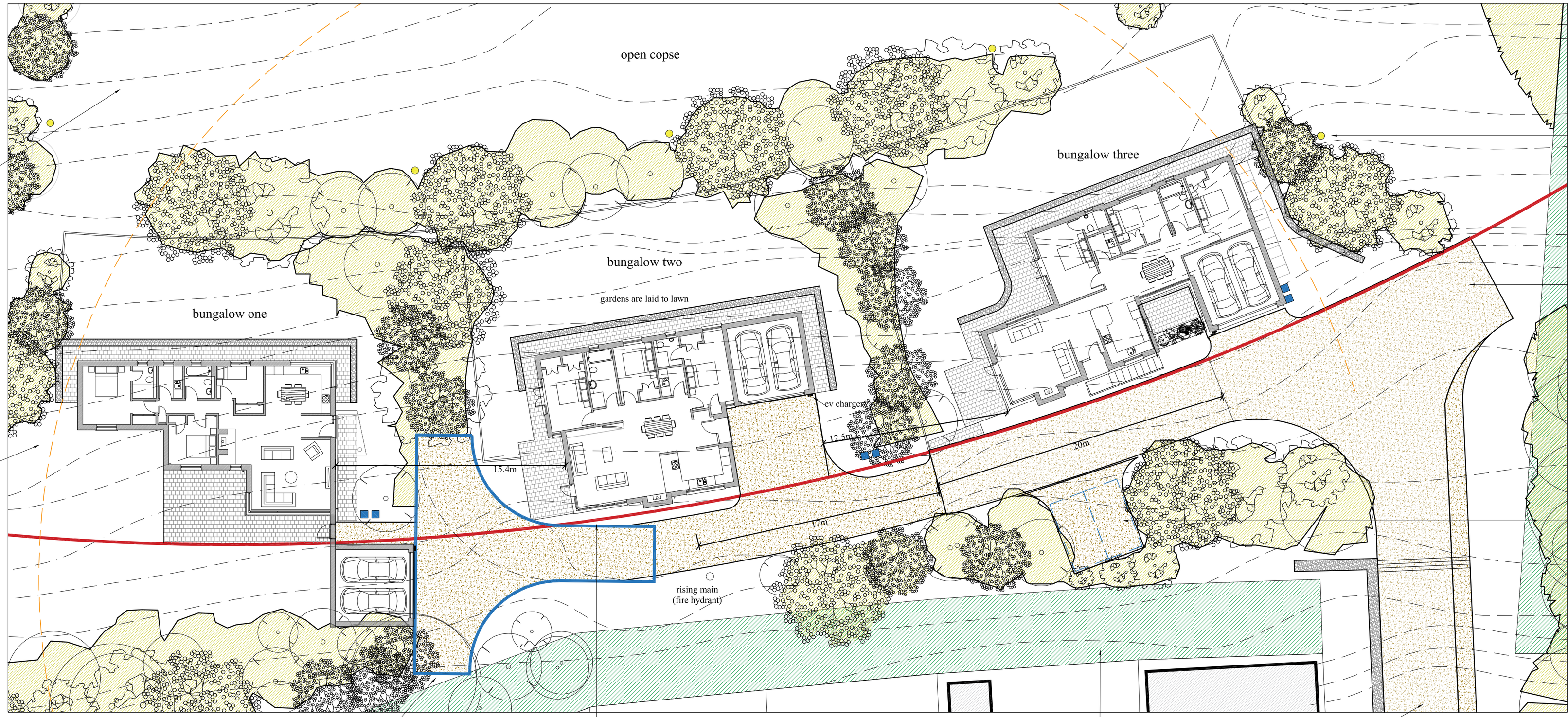

contour lines increasing in 500mm increments

orange circle indicates 45m radius from rising main

For location of Bird boxes and Bat boxes refer to drawing: 465/03. For specification - refer to the Ecology reports

Vehicle turning head for emergency and refuse vehicles

Each bungalow has 4 car parking spaces

PROPOSED SITE PLAN 1 : 200

Total site area : 1.2569 Hectares (3.106 Acres)

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

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

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.

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

NB: In accordance with the Ecology reports there is minimal external lighting: 3 external lights on site which are located within the external porch of each bungalow

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

N W E S

KEY TO LANDSCAPING DETAILS :

- Permeable cobble surface
- Gabion retaining wall
- 5m wide boundary buffer
- Existing and additional planting to reinforce boundaries
- Grasscrete surface
- Refuse and recycling
- Patio surface
- Rumble strips in cobbled stones

0 5 10m

SCALE BAR 1:200

JAMES BRECKELL : ARCHITECT : ARB : RIBA

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A2 Drawing no: 465/04A for planning (October 2023)

revision A 15 July 2024. Fire Appliance turning head illustrated to the west of the site