



DESIGN AND ACCESS STATEMENT

LAND rear of 74, and 74 OLD SHOREHAM ROAD, LANCING

FULL PLANNING APPLICATION

Demolition of existing bungalow and formation of new residential development consisting of 9no. new dwellings with associated access road and parking facilities and communal meadow.

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INTRODUCTION

Agenda 21 Architects Studio have been appointed by AY Developers (the Developer) to prepare and submit a pre-application for the redevelopment of the plot of land located at the rear of 72-88 Old Shoreham Road and including 74 Old Shoreham Road, Lancing.

The current proposals have been developed following a feasibility study that explored options to maximise the capacity of the Application Site in line local and national policies.

Following an initial consultation meeting on 29.03.2023 with Adur & Worthing, the scheme has been entirely revised to both include recommendations of the Ecologists and drastically reduce the density of the proposed development.

As a result, the proposals now include the demolition of the original bungalow, erection of 9 no. houses over elevated made ground and a large area around the watercourse to enable flooding prevention and biodiversity enhancement measures to be implemented.

The scheme was developed to include detailed architectural information about the technical solutions and landscape quality of the proposed development.

The Full Planning Application is supported by a series of detailed documents as follows:

- Planning Statement – prepared by Berrys
- PEA/ PRA, River Condition Assessment and BNG including Statutory Metric – prepare by ArbTech
- Flood Risk Assessment and Drainage strategy – prepared by Berrys
- Sequential and Exemption Test for Planning - TBC
- Transport Statement – prepared by RGP
- Landscape design – prepared by Encon Associates

THE SITE AND ITS ENVIRONMENT

Located to the rear of 72-88 Old Shoreham Road, and including the property at no. 74, the site has an area of approximately 5,965 m². The rear part of the site has no direct access to Old Shoreham Road and is bounded to the south and east by existing water streams and by an overgrown plot of land to the west. Marsh Barn Lane is a private road which runs immediately next to the water stream to the east of the Application Site.

With the exception of 74 Old Shoreham Road, the Application Site is located within New Monks Farm Strategic Allocation Site (Policy 5 of Adur Local Plan).

The rear of the site is currently vacant and accessed via the property at 74 Old Shoreham Road.

Several mature trees are present around the boundaries of the site, in neighbouring land while the Application Site is clear of any significant overgrown vegetation.



Approach to Application Site



View of 74 Old Shoreham Rd

THE SITE AND ITS ENVIRONMENT



Pedestrian and cycle path along Old Shoreham Road



Old Shoreham Road



View across Old Shoreham Road



View across Old Shoreham Road



View of Marsh Barn Lane with the Application Site on the right-hand side



View of the Application Site from Marsh Barn Lane

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THE SITE AND ITS ENVIRONMENT



View of Marsh Barn Lane from Application Site



View from Application Site – site boundary to neighbouring properties



View from Application Site – site boundary to neighbouring properties and view to Marsh Barn Lane



View from Application Site – site boundary to neighbouring properties



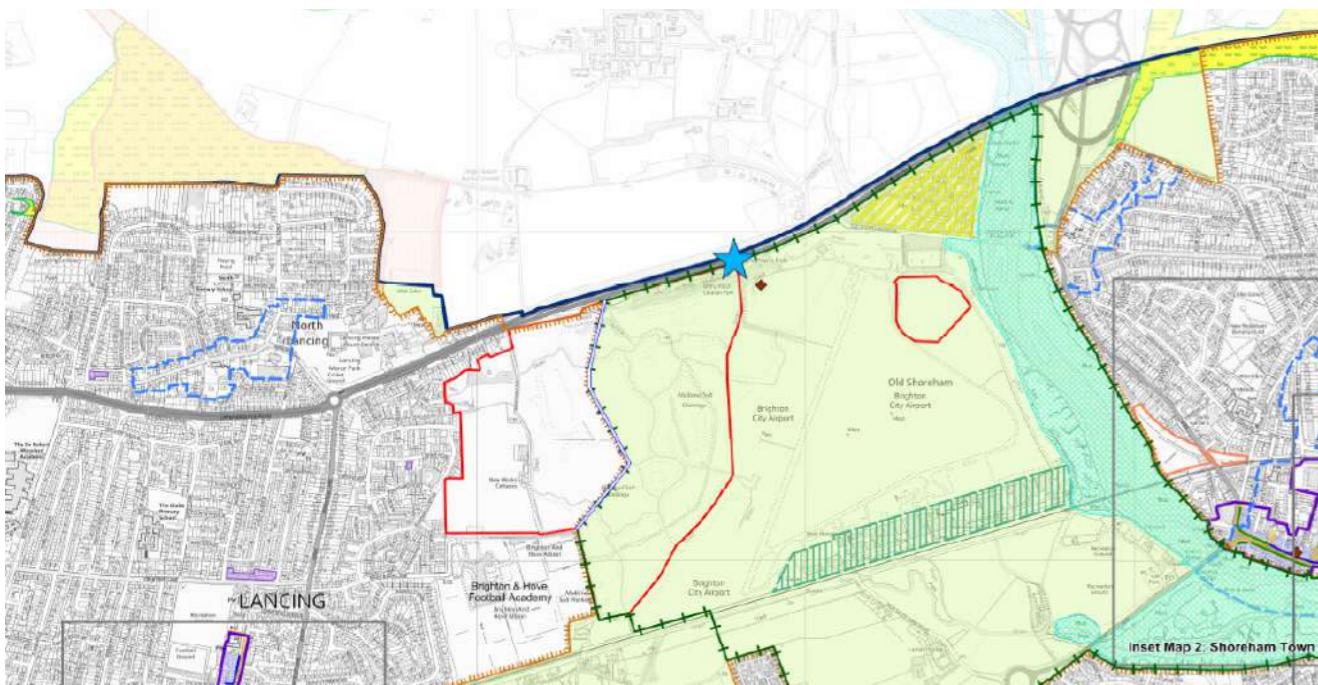
View of neighbouring rear garden



View of western site boundary

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PLANNING HISTORY AND CONTEXT



Extract of Adur Local Plan Policy Map 2019

The applications below form part of the site's planning history

- L/68/82/TP/13498 – Outline application for three two-storey blocks of flats (total 12 flats) with 18 parking spaces and access road – 22/06/1982 – refused.
- L/137/87/TP/13493 – Outline application for 15 detached houses with garages and access road – 18/08/1987 – refused.
- L/225/88/TP/13493 – Outline application for residential development together with new access road – 30/03/1989 – refused.
- L/224/88/TP/13492 - Outline application for residential development together with new access road – 27/11/1989 – appeal dismissed.

According to Adur Local Plan 2017, the site (excluding 74 Old Shoreham Road) is located within the New Monks Farm Strategic Allocation Site (Policy 5 of Local Plan). The Strategic Allocation for the New Monks Farm Site is for mixed-use development including housing, community hub, educational use, employment generating space and a series of transport improvements.

A hybrid planning permission was granted, on 04 February 2020, for a mixed-use development on a substantial part of the Strategic Allocation Site (reference AWDM/0961/17). The permission is currently being implemented, and the site is located to the east of the Application Site.



Site location in relation to South Downs National Park boundary

On the basis on Policy 5 of Adur Local Plan and the precedent set by the neighbouring planning permission (reference AWDM/0961/17) the Applicant assumes that the principle of development of the Application Site, to provide additional housing, is supported by the Local Planning Authority.

Based on information received from the Environmental Agency the site is located within Flood Zone 3a. A Flood Risk Assessment and Drainage Strategy has been prepared in support of the application. The reports highlight the measures which will be taken to ensure that tidal and fluvial flooding as well as surface water and ground water flooding are adequately mitigated.

The Application Site is near South Downs National Park. As a result, the proposals have been developed to respect the landscape and surrounding countryside and the South Downs National Park.

02

PLANNING HISTORY AND CONTEXT

A hybrid planning permission was granted, on 04 February 2020, for a mixed-use development on a substantial part of the Strategic Allocation Site (reference AWDM/0961/17). The permission is currently implemented, and the site is located to the east of the Application Site.

Planning application number AWDM/0021/22 - erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 (AWDM/0961/17)) – phase 2-was, on 21 February 2023, approved.

Documents approved by AWDM/0961/17 identify relevant view corridors in the neighbouring area. As can be seen from the extract below the Application Site does not affect either the Lancing Ring or Mill Hill view corridors.



Extract of approved masterplan drawing of planning permission AWDM/0961/17



Extract of Design and Access Statement approved under AWDM/0961/17 – view corridors.

02

PLANNING HISTORY AND CONTEXT

FLOOD RISK

The entire site is in Flood Zone 3a. A Flood Risk Assessment has been prepared and submitted in support of the Full Planning Application. Please refer to the report prepared by Berrys for proposed mitigation measure against flooding.

The proposed scheme leaves 35% of the site area at the existing level, thus reducing the extent of elevated made grounds. Additional measures ensure flood risk are appropriately accounted for.

DRAINAGE

The Surface water will be discharged via a controlled flow via new connection to the existing surface water network located below Old Shoreham Road

The Foul water will be discharged via new connection to the existing foul water network located below Old Shoreham Road.

SERVICES

New electricity, gas and mains water connections are provided to existing services networks on Old Shoreham Road.

CONTAMINATION

A contamination report has been conducted and no contamination was found in the soil from the presence of the former petrol station in the neighbouring area.

PARKING STANDARDS

According to West Sussex County Council Guidance on Parking at New Developments – September 2020 – the site is located in Parking Behaviour Zone (PBZ) 4 and the residential demand for car parking spaces is:

Number of Bedrooms	Number of habitable rooms	PBZ 4
1	1 to 3	0.9 spaces/dwelling
2	4	1.1 spaces/dwelling
3	5 to 6	1.7 spaces/dwelling
4+	7+	2.2 spaces/dwelling
Visitors		0.2 space/dwelling

On corner plots the parking spaces to be situated as far from the corner as possible. The guidance notes that a minimum of 20% active charging points for electric vehicles should be provided.

According to the guidance above the minimum levels for cycle provision are:

Dwelling size	Cycle provision (per unit)
Up to 4 rooms (1 & 2 bed)	1 space
5+ rooms (3+ bed)	2 spaces

SPACE AROUND DWELLINGS

Development Management Standard 01 – Space Around Dwellings and Flats – part of Adur Local Plan – is the document that provides guidance on how new houses and flats should be laid out within their site boundaries and amenity space requirements for new developments in Adur District Council. The proposals have been developed based on guidance provided in this standard.

Standards for amenity space:

- New dwellings should normally have a rear garden sufficiently large to allow for the possibility of adding small extensions without reducing the garden unacceptably.
- The main criteria for assessing amenity spaces are their depth, area, privacy, and daylight.

Garden areas required as per following table:

Dwelling type	Garden Area Required (sqm)
2 bed terraced dwelling	50
3 bed terraced dwelling	65
Small semi-detached and detached dwelling (up to 3 bedrooms or 120sqm)	85
Large semi-detached and detached dwellings (4 bedrooms or over 120sqm)	100

The proposals generally follow the guidance in Development Management Standard 01 for layout of buildings in relation to boundaries. This ensures that gardens are not unduly overshadowed by adjoining properties.

All the 3 bedroom – 5 person units have rear gardens in excess of 85 sqm and all 4 bedroom – 6/7 persons units have rear gardens in excess of 100sqm. This complies local development standards.

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PROPOSALS

The proposals include the demolition of existing bungalow at no. 74 Old Shoreham Road and erection of 9 no. new residential units with new access road and parking facilities.

The proposed site layout was developed as a result of 5 key design principles:



Proposed site layout

- preservation and enhancement of the neighbouring water course - as a result a buffer zone of minimum 3.5m is provided on the application site boundary along the water course, measured from the top of the bank of the water streams, clear of any structures and gardens - please refer to specialist reports on BNG and landscaping for further details of proposed enhancement measures;
- preservation and enhancement of site biodiversity - a significant part of the application site is retained free of development as a communal meadow. This not only provides a significant boost to biodiversity but provides communal amenity space for the residents to enjoy. please refer to specialist reports on BNG and landscaping for further details of proposed enhancement measures;
- mitigation of flood risk - all the proposed houses have been raised from existing ground level to minimise any effect flooding will have on proposed development. In addition a series of filter drains and an attenuation tank provides controlled surface water discharge. Please refer to flood risk assessment and drainage strategy specialist reports for further information on mitigation measures;
- preservation of neighbouring properties' amenity - details of how this is achieved are described in further sections of this document;
- provision of high quality amenity standards for future residents - details of how this is achieved are described in further sections of this document.

Proposed schedule of accommodation:

Type	No	GIA (m ²)	Parking Spaces Proposed per Unit	Min. Garden Area Required (m ²)
3B5P	Semi-Detached	2	93	2
4B6P	Detached	1	113.5	2
4B6P	Detached	3	112	2
4B7P	Detached	3	121	2
	TOTAL	998.5	18	

The proposed development is made up of a combination of 2-storey houses and 2-storey houses with a loft, in accordance with prevailing patterns of the existing and emerging surrounding built environment. The scheme is below the threshold for affordable housing contribution in line with Local Plan Policy 5 requirements.

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PROPOSALS



Schematic aerial view of the proposed development

03

PROPOSALS

The proposed development is comprised of 2 typologies of plots - plots that are adjacent to neighbouring properties (plots 1, 3, 5, 7 and 9 - semi-detached type houses) and plots that are next to the water streams (plots 2, 4, 6 and 8 - detached type houses). These are facing each other across the proposed shared access road and respond to different context constraints.

Development Standard 01 of Adur Local Plan notes that a two-storey building should be set 11m away from the rear boundary. This would ensure that back to back two-storey building are located 22m away from each other.

While the proposals show the buildings being located less than 11m away from their rear boundaries, the figure below shows that the building are located more than 22m away from any of the neighbouring properties.



Plan diagram showing 22m distance from existing neighbouring buildings

In addition to this, in order to preserve the amenity of the existing neighbours, the semi-detached houses have been designed to avoid overlooking towards neighbouring rear gardens. All loft habitable rooms are designed with dormers facing away from existing neighbours, towards the open land across the stream.

Similarly, the detached houses have dormers and rooflights that are facing the water stream and open land across it. This ensures no overlooking between the proposed houses.

Whilst the semi-detached houses are set in a typical street pattern with narrow gaps between them, similar to New Monks Farm development, the site layout opens up with the set of detached houses which enhances the visual connection to the wider open land. Long-distance views are afforded to the upper floor levels, with vistas between the detached houses.



Schematic aerial view showing loft design towards the existing neighbouring properties

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PROPOSED HOUSES APPEARANCE

The proposed house design reflects the local vernacular in the same vein as the neighbouring New Monks Farm development. The composition of the frontages seek a simple order and offer a welcome sense of arrival. Whilst the proposed volumes and materials are familiar, the appearance is composed through a carefully chosen palette with two tones of brickwork in both colours and texture, UPVC framed windows that include variety in colour finish, painted solid timber doors that provide a welcoming feel and an opportunity for personalisation over time. The roof slates are arranged to include flush lines of glazed solar panels in a simple array to avoid visual clutter. The dormers are clad in tinted zinc to provide an accent and high quality feature for a distinctive identity.



Street frontage elevations - plots 2, 4, 6 and 8



Street frontage elevations - plots 1, 3, 5, 7 and 9

04

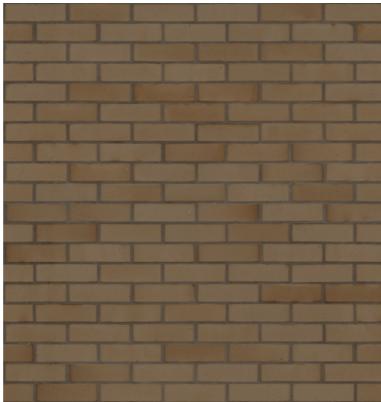
PROPOSED HOUSES APPEARANCE



Schematic perspective view of the proposed development from the private road entrance

04

PROPOSED HOUSES APPEARANCE



Precast concrete cills and surrounds

Brick patterns and colours



Zinc loft dormers

Brick patterns and colours

04

PROPOSED HOUSES APPEARANCE



Schematic perspective view of the proposed development from the communal meadow

05

TRANSPORT

Vehicular and pedestrian access is provided via new shared access road from the site at 74 Old Shoreham Road.

The shared access road is 8.5m wide allowing for generous spaces for both vehicles and pedestrians.

Due to the natural barrier of the existing water stream and the private nature of Marsh Barn Lane, linking the site to Marsh Barn Lane for pedestrian and cycle access, is difficult to achieve and implement and therefore not included in the proposals.

For each dwelling, 2 no. parking spaces are provided. A total of 18 no. parking spaces are currently proposed. The parking spaces are located within the site boundary of the dwelling, with one active car electric charging point per house.

Bicycle parking will be provided for each dwelling via bike lockers provided in the rear gardens with 2 cycle spaces being provided for each proposed dwelling.

The proposed road layout includes a turning area and the Transport report demonstrates with tracking diagrams how a fire tender and refuse vehicle can service the new estate.

WASTE MANAGEMENT

Each dwelling will be provided with waste and recycling bins located in an enclosure in the rear gardens. It is envisaged that refuse collection will be provided by the local Council.

The proposed access road provides a space for a 3-point turn with a refuse vehicle to be possible. This will allow the refuse vehicle to enter and exit the site in forward gear.

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FLOOD RISK MITIGATION

Please refer to the specialist reports prepared by Berrys for detailed flood mitigation measures and drainage strategy. It is proposed that the ground level is raised to 3.0m AOD and that the finished floor level of the ground floor be set at 3.15m AOD. The existing ground levels vary ranging from 2.52m AOD (at Old Shoreham Road) and 1.84m AOD (in the proximity of the water stream).

All proposed first floor finish floor levels are located above 5.7m AOD.

Whilst the new highways and the houses will be raised by approximately 1m over the natural ground level, the private gardens and site boundary are landscaped at an intermediate level and include soakaways and channels to mitigate the surge of surface water run-offs.

SUDS are proposed in the current design for the off-street car parking areas and any hard landscaped areas to the front of the proposed houses. Attenuation tanks are proposed to be located below ground, to ensure a controlled flow into the existing surface water network

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LANDSCAPING AND ECOLOGY

The Applicant has commissioned an ecological consultant (Arbtech Consulting Ltd) to provide a PEA/PRA report and to carry out an eDNA survey and a Biodiversity Net Gain assessment for this application.

The eDNA survey report (Arbtech, August 2023) concluded that the watercourse adjacent to the south of the property tested negative for GCN eDNA, but there is still a low chance that GCN could be present within the tall ruderal and scrub on site. To reduce fragmentation in terrestrial habitat for amphibians, a buffer zone of 10m from the stream was recommended, as well as precautionary working measures to prevent terrestrial-phase amphibians from harm during the development phase. These precautionary working measures are given in the eDNA survey report.

The proposals include a large array of new trees in communal areas, which will be subject to regular maintenance and monitoring. This is a major contributing factor to the net gain that the project is expected to achieve (please refer to the BNG report; Arbtech, July 2023).

Additional new trees, turf, hedges and planters are also proposed in the private gardens of the developed site. While these cannot be included in the BNG assessment, due to their location in private gardens, they will further enhance the biodiversity value of the developed site.

Newly planted hedges along boundaries are of particular ecological significance and reinforce the new embankments at the transition between the existing grounds (proposed meadows) and raised development land, which is dominated by generous gardens.

Full landscaping details, including the management and monitoring that will be undertaken to ensure that the new habitats reach the specified target conditions (where relevant), per the BNG report (Arbtech, July 2023), are included in this planning application.

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SUSTAINABILITY

The Application Site is not located within Shoreham Harbour Regeneration Area or within the Shoreham Heat Network Area.

Beyond compliance with current Building Regulations requirements, all proposed dwelling will incorporate PV panels and battery systems for electricity generation and storage. This will provide part of the energy required by the ASHP to operate.

The development will be designed through a "fabric first" approach to ensure thermal efficiency (through the use of high energy performance insulation) and air tightness of the proposed buildings. Floors, walls, roofs, doors, and windows will be specified to have high thermal performance to minimise heat loss/gain and the construction details for the building element junctions will be developed to minimise thermal bridging.

Passive ventilation prevents overheating during warm weather.

Energy efficiency of proposed houses will be aided by the provision of low energy consumers such as LED lighting and energy efficient electrical appliances.

Ways to reduce water consumption are proposed such as low-flush WCs, taps and shower heads with reduced water flow. In addition to this rainwater harvesting solutions will be implemented with rainwater butts. Harvested rainwater will then be used for gardening, car washing etc.

The proposed design will ensure that the proposed development will be sustainable through measures ranging from the use of the site and retention and enhancement of on-site biodiversity to efficient means of construction, to minimise its carbon footprint and use of energy throughout the development lifetime.

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CONCLUSION

The proposals have been developed in accordance with national and local planning policies and have been designed to not only to contribute towards the number of homes required to be delivered in the locality but also to provide an environment of a high standard to the future occupants.

The Applicant looks forward to collaborating with the Council, in the view of securing support for this Full Planning application.