

DESIGN AND ACCESS STATEMENT - MAY 2026



MD DESIGN SOUTHERN LTD
18 Mulberry Walk
Bordon
Hampshire
GU35 0UL
E: info@MD-design.co.uk
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INTRODUCTION

This Design and Access Statement has been assembled by MDD Architecture + Urban Design on behalf of Bellway Homes Southern Counties, to provide supporting information for the proposed residential development of Durrington Gasworks, Goring-By-Sea (the site).

It sets out the overall land uses, landscape proposals and explains the design rationale for the scheme and should be read in conjunction with other technical and non-technical reports submitted with the application.

This Full Planning Application covers 123 dwellings, 25000 square feet of Commercial B2/B8 and E(g) use floor space, plus highways infrastructure, Suds attenuation features, play spaces, landscaping, and public open space.



DRONE SHOT OF SITE

IMAGE CREDIT: © COMMUNITY COMMUNICATIONS PARTNERSHIP

ABOUT BELLWAY

Evolving from a local family business to FTSE 250 company, Bellway has been building exceptional quality new homes throughout the UK for more than 75 years, creating outstanding properties in desirable locations. From delivering low-carbon homes to ensuring that our colleagues can thrive in our company, our key priorities aim to make Bellway a better place. Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

Our 8 priorities:

01. **Customers & Community:** putting customers at the heart of everything we do
02. **Employer of Choice:** creating an environment that our colleagues can thrive in
03. **Carbon Reduction:** making changes for the better
04. **Quality & Safety:** building quality homes, safely
05. **Sustainable Supply Chains:** building quality homes, sustainably
06. **Biodiversity:** building long-term, sustainable communities
07. **Resource Efficiency:** reducing waste by building better
08. **Charitable Engagement:** giving, to build better lives.

The adjacent photos are taken from a recently constructed Bellway Southern Counties development in Surrey.



SITE LOCATION

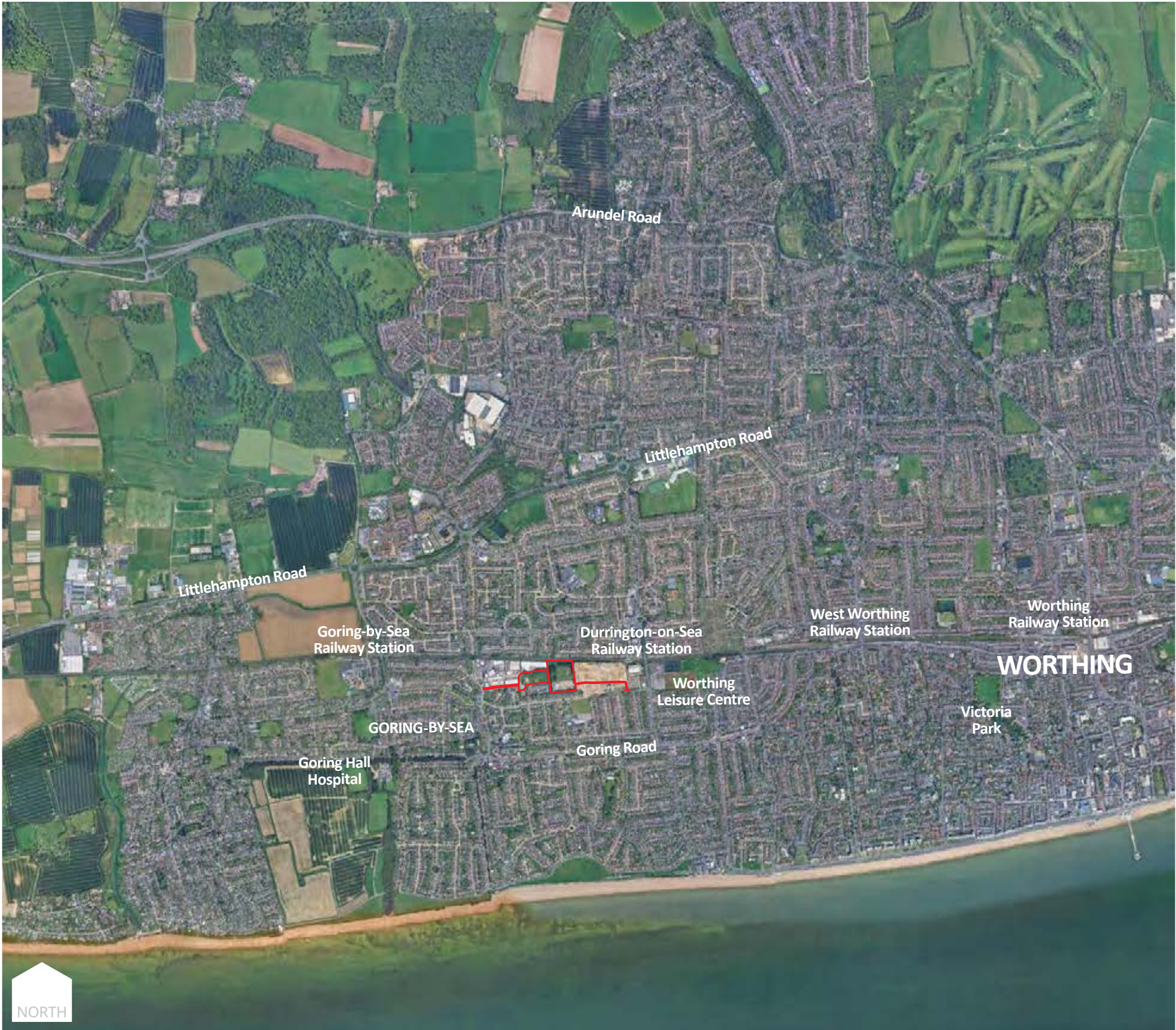
OVERVIEW

The proposal site is located within the centre of Goring-by-Sea, a neighbourhood within West Sussex. It lies approximately 2 miles to the west of Worthing, the nearest major town.

The A259 Goring Road, a main distributor road heading west towards Littlehampton and east towards Worthing, lies approx. 0.5miles to the southeast of the site – this is accessed by Shaftsbury Avenue which is adjacent to our site.

Within the centre of Durrington there are bus stops which offer regular services to the neighbouring towns of Littlehampton, Worthing, and Brighton.

The nearest access to the national rail network is within Durrington itself, less than ten-minute walk to the north east. This provides services to Brighton, Gatwick, and London.



SITE LOCATION IN WORTHING

IMAGE CREDIT: © GOOGLE EARTH



SITE PLAN

IMAGE CREDIT: © GOOGLE EARTH

SITE CONTEXT

OVERVIEW

The site is made up 3no areas which have been underutilised since their former uses vacated the area.

The southeast parcel currently acts as the site compound for Bellway Homes servicing their Elizabeth Square development to the east. The land to the northeast was associated with the former SGN Gasworks, since being decommissioned the area as become overgrown with vegetation. The western parcel is an overgrown field which is partially used as a storage facility for pieces of site construction equipment, along with being access to a Southern Water facility.

The site is surrounded by a multitude of uses including Commercial and Industrial sheds off Martlets Way and Woods Way, residential dwellings on Juno Close, Barrington Road, and the new Elizabeth Square site. The northern edge features The Southern Rail south coast line beyond.

As a result of years of inactivity on the site, vegetation has established itself with mature trees and hedgerows featuring to several boundaries. This acts as an important screen to areas bordering the site.



SITE AERIAL

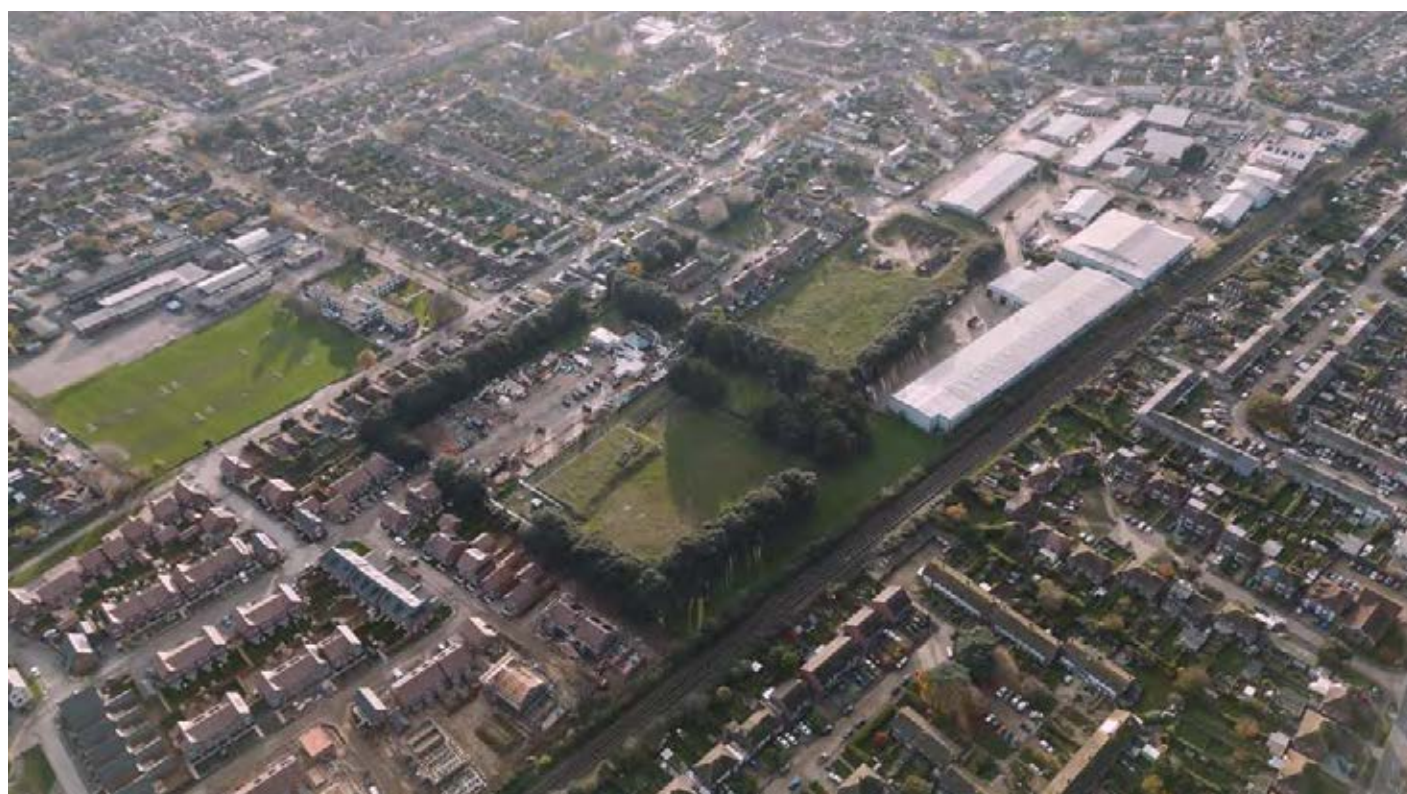
IMAGE CREDIT: © GOOGLE EARTH



1. VIEW FROM THE SOUTH WEST



2. VIEW FROM THE WEST



3. VIEW FROM THE NORTH EAST



4. VIEW FROM THE EAST

IMAGE CREDIT: © COMMUNITY COMMUNICATIONS PARTNERSHIP

CONSTRAINTS & OPPORTUNITIES

A series of constraints are presented on the site which have been formulated based on a series of surveys and other technical and non-technical assessments.

They include:

- Topographical Survey
- Transport Assessments
- Drainage Assessments
- Utilities Assessments
- Arboriculture Assessments
- Ecological Assessments

CONSTRAINTS

Constraints noted within and around the site include:

- 1 The South Coast railway line beyond the site to the north.
- 2 Existing mature trees and hedgerows around the site perimeters.
- 3 Under construction Bellway Homes site to the east.
- 4 SGN compound and apparatus within the eastern land parcel.
- 5 Adjacent residential properties on Juno Close and Barrington Road.
- 6 Adjacent Commercial and Industrial Units on Martlets Way and Woods Way.
- 7 Southern Water service facility.
- 8 Water easement adjacent.
- 9 Depression within the western land parcel.

OPPORTUNITIES

Opportunities noted within and around the site include:

- 10 To provide a landscape led residential development which blends in perfect harmony with the previously consented and under construction Bellway Homes Elizabeth Square development to the east.
- 11 2no points of vehicular access for the residential areas which link via Elizabeth Square.
- 12 The creation of 16,000 square foot of B2/B8 commercial space to the western edge served by its own access.
- 13 Providing a network of paths and cycle routes around the site which join into and enhance the existing Durrington network.
- 14 Creation of public open spaces and an area of play for residents to enjoy.
- 15 Enhancement of the existing mature trees and hedgerows bordering the site, these green corridors will act as important wildlife routes.
- 16 A site set out with good urban design principles at the forefront providing active surveillance to all areas.



CONSTRAINTS & OPPORTUNITIES PLAN

IMAGE CREDIT: © GOOGLE EARTH

PLANNING POLICY BACKGROUND

The application site forms part of Site Allocation A10: Martlets Way within the Adopted Worthing Local Plan (2023). The allocation identifies the site as a key brownfield regeneration opportunity within the Built-up Area Boundary and seeks the delivery of a mixed-use development comprising residential and employment uses.

Policy A10 sets out the following principal development requirement:

“Deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment.”

The allocation establishes a number of site-specific principles relating to access, layout, amenity, landscape, biodiversity, flood risk, and infrastructure, including residential access from the east via the former HMRC site and employment access from Martlets Way to the west.

While the current proposals do not align with the scale of employment floorspace originally envisaged by Policy A10, the scheme has been shaped by extensive engagement with the Council and informed by detailed viability and market testing. This work has demonstrated that the delivery of large-scale employment floorspace on this site is not achievable in practice. The proposals therefore represent a residential-led mixed-use redevelopment that continues to follow the spatial, access, and place-making principles of the allocation, while enabling the comprehensive regeneration of the site to be brought forward.

The design of the proposed development has been guided by the following established principles, drawn from Site Allocation A10, the site’s planning history, and its physical context:

- The delivery of a mixed-use development, comprising residential development alongside a viable quantum of commercial floorspace.
- The concentration of commercial uses and servicing access to the west of the site via Martlets Way, reflecting the relationship with adjoining business parks.
- Residential access from the east, via the consented Elizabeth Square Phase 1 development, enabling integration with the wider regeneration area.
- The retention and reinforcement of key landscape and tree features, including boundary planting and the tree belt separating parcels.
- The creation of a coherent residential environment informed by the design principles established within Elizabeth Square Phase 1, ensuring continuity of character, scale, and movement.

The proposals therefore respond positively to the site’s allocation, planning history, and context, providing a clear and deliverable framework for the next phase of regeneration at Durrington Gasworks.

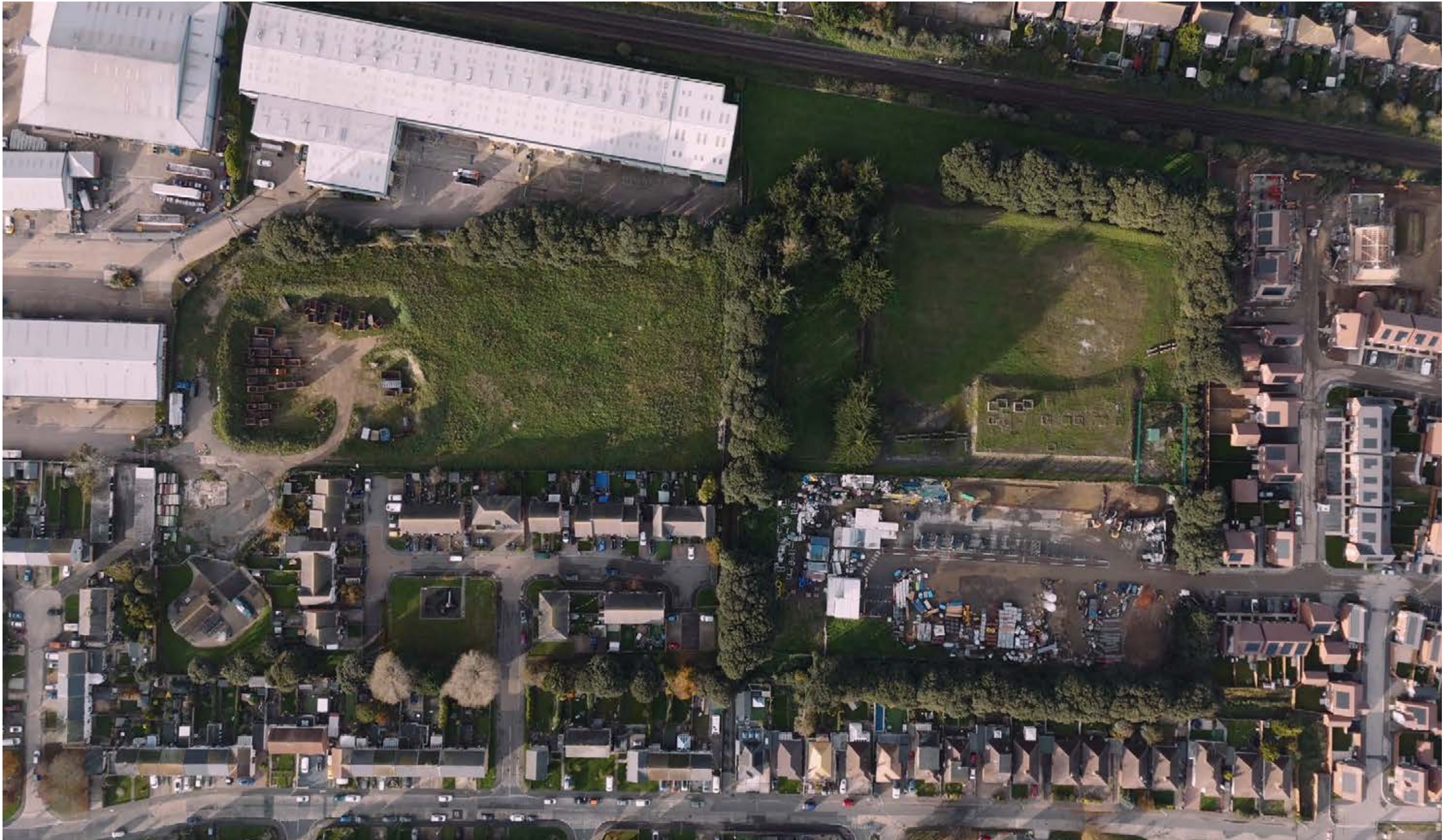
Site Constraints

- Current access arrangements from the west will require some improvement.
- There is a risk with piecemeal development on parts of the site, although separate applications may be acceptable if supported by an appropriate planning strategy.
- Previous site uses indicate likely contamination.
- A line of mature established Ilex trees crosses the site.
- Close proximity of residential development may affect any employment layout with a need for adequate screening.
- The SFRA identifies the site as being at a medium risk of flooding.

Development Requirements - any future development proposals should:

- a) deliver a residential and employment scheme comprising of a minimum of 28 residential units and approximately 10,000 sqm employment;
- b) ensure that the development does not have an unacceptable impact on the amenity of neighbouring residents. Provide a high quality design with particular attention to height and massing. Ensure the scale of development, particularly on the boundaries of the site, respects the scale and established building line of adjoining properties. Ensure that development has a suitable relationship with and does not have an unacceptable impact on neighbouring residents in terms of private amenity, overlooking and that daylight and sunlight implications are appropriately managed;
- c) promote a travel plan to improve the accessibility and sustainability of the site;
- d) ensure that any contaminated land issue is appropriately assessed and where necessary appropriate remediation takes place. Consider the implications of this to ensure appropriate sustainable drainage systems are provided;

- e) development proposals should ensure the protection and enhancement of existing biodiversity assets in line with Policy DM18, including the provision of biodiversity net gain. Protect mature Ilex oak trees that separate the former gas holder site from the former sewage treatment works (subject to appropriate assessment work). New green infrastructure should be delivered that provides opportunities to link to the Borough-wide green infrastructure network;
- f) ensure that the layout and access arrangements for any development does not constrain or prevent the ability for development to come forward elsewhere within the site as a whole;
- g) provide an element of residential development accessed from the east (HMRC A8) but only if it can facilitate the delivery of employment floorspace at Martlets Way accessed from the west and provide for the former gasholder site to be brought forward;
- h) a site specific Flood Risk Assessment should consider all sources of flooding and the impacts of climate change over the lifetime of the development. It must demonstrate that any residual risk can be safely managed, development will not increase flood risk elsewhere and where possible will reduce the overall level of flood risk;
- i) seek to ensure the most vulnerable uses are located in the areas at lowest risk of flooding;
- j) provide an appropriate level of contribution towards highway safety improvements at the A259 Goring Way / Goring Street junction and highway capacity improvements at the A259 / A2032 Goring Crossways junction.



OVERHEAD DRONE SHOT OF SITE

IMAGE CREDIT: © COMMUNITY COMMUNICATIONS PARTNERSHIP

LOCAL CONTEXT

The selection of images overleaf show homes that Bellway have currently built out to date on the adjacent Elizabeth Square site, dwellings cover a multitude of architectural styles albeit in a modern style.

Dwelling forms vary across the site with detached, semi-detached, and terraced dwellings all utilised. Building typologies are used in key locations to help frame spaces.

Building heights cover three/four storey apartment blocks, three storey houses, 2.5 storey houses, and 2 storey houses. Garages and outbuildings are all single storey. Roof formations are also varied across the development with gable fronted and front to back typically used.

Facing materials used include various shades of red brick, buff brick, light colour weatherboarding, dark colour weatherboarding, red, brown, and slate grey colour roof tiles.

Detailing on the dwellings includes equal casement windows, vertical and horizontal cladding, projecting brick bands, brick detail panels, and grp chimneys.

Boundary treatments to the public realm include hedging, low level planting, knee rail fencing, and rustic style fencing.

Proposals for the Durrington Gasworks will be in line with the Elizabeth Square consented materials palette.





DESIGN EVOLUTION

STAKEHOLDER ENGAGEMENT

To ensure effective pre-application consultation on the scheme, the project team has delivered a programme of awareness raising and stakeholder engagement with the following:

- Worthing & Adur District Council
- Local residents and businesses

The engagement undertaken has enabled the project team to build an understanding of the local context, along with raising awareness and gathering feedback on the reserved matters proposals.

The pre-application consultation period took place in November 2025, and to ensure all groups had the opportunity to view and comment on the plans, a number of engagement methods were used.

Engagement activities included:

A meeting with Worthing & Adur District Council officers via Microsoft Teams on Tuesday 4th November 2025.

Circulation of a consultation leaflet to addresses surrounding the site which advertised public exhibition details and correspondence email address.

Hosting a public exhibition outlining the proposals for the site, at Worthing Leisure Centre on Monday 24th November, 14.30pm till 20.00pm.

Attendance at the public exhibition totalled 18 persons whilst the online presentation attracted 1,129 unique visitors. 12no persons filled in the feedback forms which were available.

Understanding the Site

The site is approximately 4.18 hectares located further to the west of the existing Elizabeth Square development that is constructed with new homeowners moving in.



Street Scene 0 - 0

The existing site is made up of three now vacant parcels of land and was formerly used as a wastewater treatment plant and gasholder. These historic uses mean there are substantial challenges building so its allocation for employment and homes in **Worthing Borough Council Local Plan** mean the site should be redeveloped to bring community benefits.

The planning application extends housing onto the former SGN site from the railway line to the rear of the homes on Barrington Road and Juno Close. New commercial units will be incorporated into the north west of the development by the Goring Business Park.



Movement

Bellway will build the homes within walking distance of local amenities including convenience stores, public houses and post office. Bus stops and Durrington-on-Sea (Southern Railway) train station offer local connections to Worthing, Brighton, central London and beyond. The centre of Worthing is 5 minutes via train and 17 minutes cycle away. Access to the employment area will be via Martlets Way, with residential access via Phase 1 of Elizabeth Square to the east.

The exact information for parking provision is 215 parking spaces, broken down as
Parking Residential Spaces Total = 190
Visitor Spaces = 25



This complies with West Sussex County Council standards. EV charging points for electric vehicles are required for 20% of all parking spaces. There will be ample secure cycle parking complying with West Sussex County Council minimum standards.

These measures will cut congestion, boost connectivity, and reduce car dependency. A travel plan will secure accessibility and sustainability of the site.



Environment and Contamination Remediation



As a recent winner of the Best Sustainability Initiative at the Housebuilder Awards, at Bellway, we're committed to protecting and enhancing the natural environment wherever we build. We're retaining as many mature trees and hedgerows as possible. The existing tree belt along the southern and western boundaries will remain, safeguarding the privacy of residents on Barrington Road and Juno Close while connecting to the Borough's wider green infrastructure network.



Because the site was formerly a wastewater treatment plant and gasholder, there will be comprehensive assessments of any contaminated land. This is a controlled and carefully monitored process to ensure this is a **safe and usable environment**.

Our ecologists are currently preparing detailed work on biodiversity and ecology, so the most up to date information is yet to be confirmed. But of the work done so far, we can high light

- High-quality hard landscaping: Concrete block paving for driveways, raised tables, and crossings — creating high quality, accessible public spaces.
- Local Area for Play for children and families.
- Public open spaces for relaxation and recreation.
- Sustainable Urban Drainage Systems will manage surface rainwater in a safe way, support biodiversity and provide an attractive feature for the development.
- Extensive tree planting throughout streets and green areas.
- New wildlife habitats to boost local ecology.
- As part of our 'Better with Bellway' initiatives we will provide hedgehog highways and bird boxes within our landscaping strategy.



FEEDBACK RESPONSE

All of the feedback received as part of the consultation has been considered during The evolution of the plans and included matters such as;

- Public open space access
- Health service capacity
- Flood risk
- Play areas
- Connectivity
- Public transport
- Sustainability
- General road traffic
- Construction traffic

As a result of the comments made, the Design Team took fresh approaches to the layout which will now form part of the planning application.

In summary, the project team considers that the pre-application engagement undertaken with the local community and stakeholders was timely, meaningful and effective.



PUBLIC EXHIBITION LAYOUT



PUBLIC EXHIBITION STREET SCENE

PLANNING APPLICATION

The Planning Application layout responds to the previous constraints established as well as acknowledging comments from Bellway and the design team. The layout adjacent also responds to comments received from Worthing & Adur DC officers and as a result the overleaf layout has been created.

- 1

Provision of 123 quality homes to meet local need ranging from 1 to 4 bedrooms.
- 2

25000 Sqft of Commercial B2/B8 and E (g) to aid a local business.
- 3

New access junctions onto Martlets Way to the west for the commercial elements.
- 4

2no access points to Elizabeth Square in the east for residential pedestrian and cycle connections provided allowing connections into the wider area of Durrington.
- 5

Informal walking routes through green spaces within the site.
- 6

Creation of an architectural design which takes inspiration from the local vernacular adjacent on Elizabeth Square.
- 7

An outward looking development with active frontages throughout providing natural surveillance around the site.
- 8

Whilst building heights have been generally been set at 2 storey which reflects the local character, feature buildings will be used in landmark locations to allow for some height variation within the street scape including 3 storey apartment blocks, and 2.5 storey houses.
- 9

Strategic planting and trees added throughout the site to give a soft feel and green edges to the development.
- 10

Enhancement of existing trees and hedgerows within and around the perimeter of the site.
- 11

Affordable Housing units distributed around the site into 2no clusters allowing for tenure blind integration.
- 12

Parking courts limited to 19 spaces or less and actively surveyed by adjacent dwellings.
- 13

Internal road layout to ensure low vehicle speeds including traffic calming measures, with tertiary streets shared by pedestrians and motorists.
- 14

Central green space created within the development providing a landmark nodal point connecting elements from the east and west.
- 15

Green edges allowed for around the development including a buffer to the south of the site backing onto existing dwellings on Barrington Road.
- 16

Dwelling back to back distances set at a minimum of 20m.
- 17

All units compliant with Nationally Described Space Standards.
- 18

All houses plus ground floor apartments to accord with M4Cat2 building regulations standard.
- 19

Children’s Local Area of Play provided within a well surveyed location and accessible to both site and local residents.
- 20

Attenuation features provided in various areas to help with surface water run off and management.



BUILT ENVIRONMENT

DEVELOPMENT FRAMEWORK

The following section sets out the key design principles that will define the proposed development. The plan adjacent sets out the overall development framework principles.

The proposed framework responds to the constraints and opportunities of the site, with the existing landscape features given priority within the development. Residential homes are to be integrated within the landscape assets, along with strategically placed key focal buildings to support the legibility of the development and delivering a sequence of routes, streets, and spaces of varying character. This will ensure the development has a distinctive sense of place.

BLOCK STRUCTURE

The overall form of the design provides a highly permeable structure, that respects the significant landscape assets of the site as well as supporting the hierarchy of the proposed streets.

STREET HIERARCHY

A clear and legible road hierarchy is presented, with a central road providing the principal vehicular movement connecting a series of lower order streets and private drives.



- | | |
|------------------|------------------|
| ▶ Site Entrance | ◡ SuDS |
| ■ Focal Building | ● Play Area |
| ○ Focal Area | ● Existing Trees |
| ■ Open Space | ■ SGN Land |



DEVELOPMENT FRAMEWORK PLAN



Block Structure

BLOCK STRUCTURE PLAN

LEGIBILITY

Legibility within the layout is an important consideration, how residents and visitors interpret and understand the development adds to the success of a place. The overall sequence of spaces and streets will assist with understanding the area and provide ease of way finding.

FOCAL BUILDINGS / SPACES

The developments legibility is supported using a central focal space that provides a heart to the development.

BUILDING SCALE

The majority of buildings on the site will be 2 storey with single storey garages and outbuildings also used. In key locations 2.5 storey houses and 3 storey apartment blocks will be used to add interest to the street scene.

This will ensure the development will blend in well with the surrounding areas.



3 Storey
2.5 Storey

2 Storey
1 Storey



STOREY HEIGHTS PLAN

BUILDING TYPOLOGIES

DESIGN HIERARCHY

During consultations with Bellway Homes and the design team, it was noted that a clear and defined rationale towards architectural detail site wide could be established.

The proposed hierarchy will be in general accordance with the character areas defined further below, set with regards to appearance, formation, and scale. Buildings will use elements from the hierarchy bandings, defined further below. As a result of this feedback a three-tiered approach has been developed with buildings being categorised as the following:

DURRINGTON LANDMARK

For buildings occupying landmark nodal points within the site (site entrances, central space locations)

DURRINGTON KEY

For buildings providing key functions but less important than landmark (corner turners, vista stops)

DURRINGTON CLASSIC

For buildings completing street scenes but of less importance than key buildings (mid-terrace)



- Durrington Landmark
- Durrington Key
- Durrington Classic



BUILDING TYPOLOGIES PLAN



DURRINGTON LANDMARK

- Brick or Weatherboarding Facing Finish
- Grey Brick Detailing
- Equal Casement Windows
- Dark Grey Door Colour
- Three Band Dentil Course
- Enhanced Corner Turning Facades



DURRINGTON KEY

- Brick or Weatherboarding Facing Finish
- Grey or Red Brick Detailing
- Equal Casement Windows
- Dark Grey Door Colour
- Corner Turning Facades



DURRINGTON CLASSIC

- Brick Facing Finish
- Red Brick Detailing
- Equal Casement Windows
- Mid Grey Door Colour

CHARACTER AREAS

OVERVIEW

To help give the site identity within its own distinct character the overall design of the site is subdivided into 4no character areas listed below, defined by building materials, design, urban form, landscape treatment and planting.

The designs do not seek to create stark variations, but subtle changes that make the development feel cohesive yet varied and responding to the neighbouring context to integrate the development with its immediate context too.

DURRINGTON CORE

The central area of the site features in the majority 2 storey terraced and semi-detached housing with regular building set backs, close to pavement edge or behind banks of car parking, interspersed with trees and landscaping. A 3 storey apartment block has been sited next to the area of open space as a focal point to add interest in the vicinity. Materials and detailing will be reflective of the traditional Durrington vernacular and in the majority, brick finished, the occasional dwelling will be finished in weatherboarding responding to the proposed hierarchy within the site.

NORTHERN QUARTER

Whilst it shares characteristics of its Southern neighbour, the Northern Quarter acts as a transition between the traditional semi and detached formations, and increased densities which would be typical development next to a railway line.

Dwellings here range from 2 storeys on the southern edge to 3 storey apartment block at the northern tip. The build line to the northernmost point provides continuous frontage which helps to form a visual barrier to the railway line beyond.

SOUTHERN QUARTER

The southern edge of the site provides an opportunity to respond to the typical Durrington housing stock beyond which is detached and semi detached in formation.

This area also fronts onto the central area of open space and established vegetation rows giving a green edge of development feel. These dwellings are primarily 2 storey and will be finished in materials typical to Durrington including red brick, weatherboarding, along with red/brown or grey roof tiles.

COMMERCIAL ZONE

The area to the westernmost point of the site acts as its own localised zone, and whilst it will use similar contemporary style materials as per the residential elements next door, the nature of the units which are bigger in mass allows for the integration of features which will be unique. The introduction of large cladding format in a variety of different geometries and colours, will give this corner of Durrington a very bespoke feel.

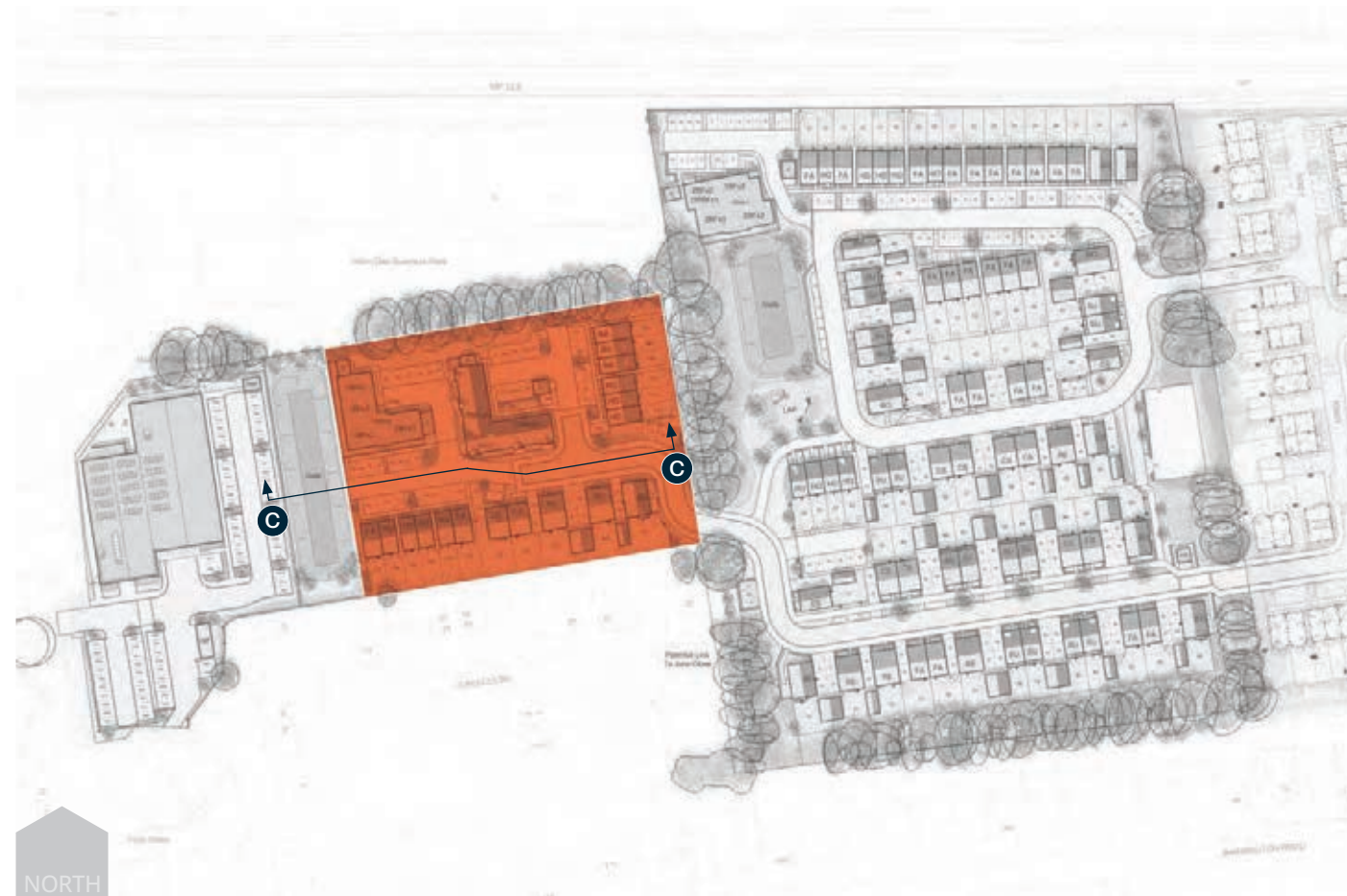




DURRINGTON CORE

CHARACTER

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REFERENCE PLAN



STREET SCENE C - C





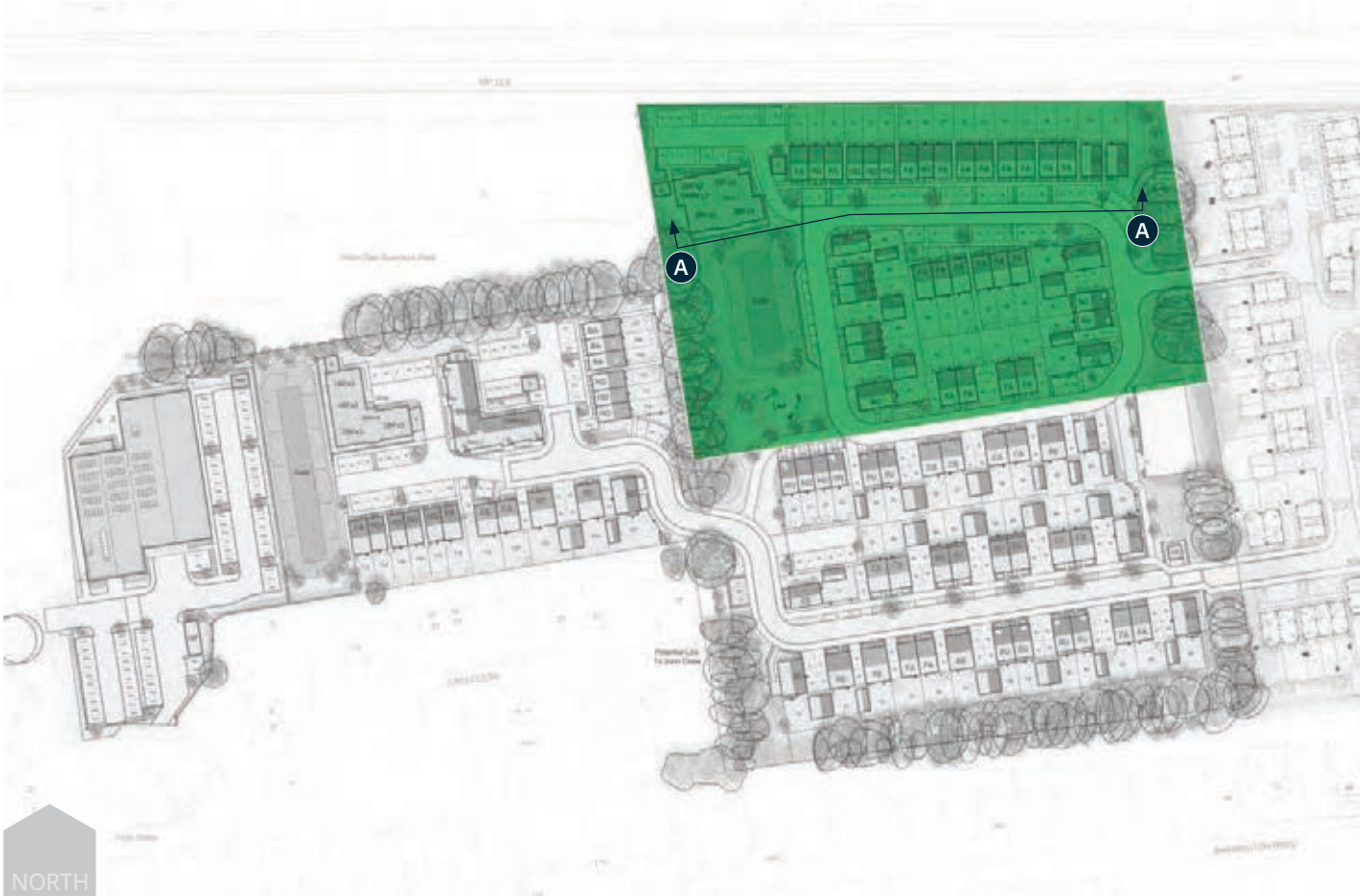


NORTHERN QUARTER

CHARACTER

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REFERENCE PLAN



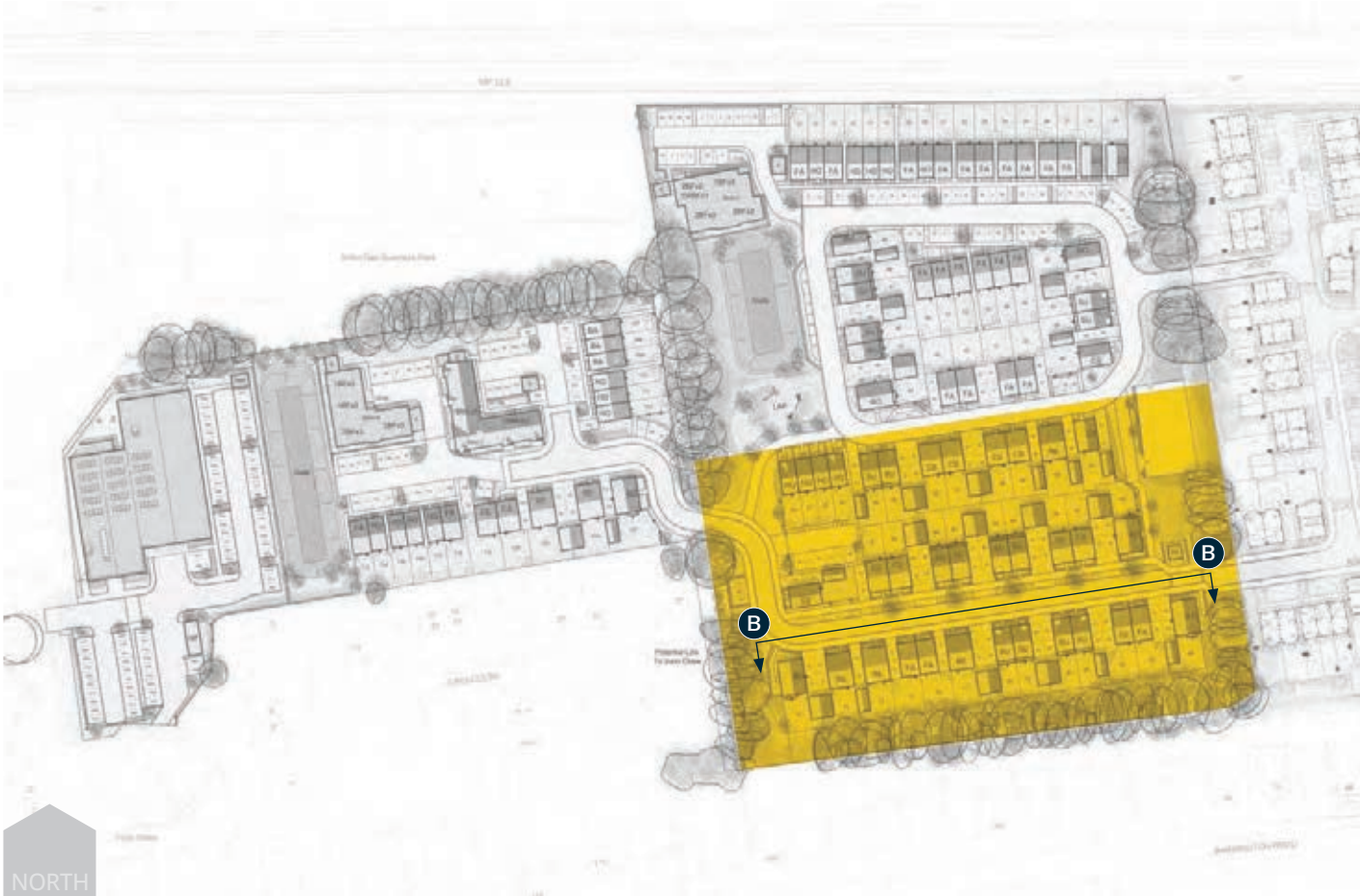
STREET SCENE A - A



SOUTHERN QUARTER

CHARACTER

The southern edge of the site provides an opportunity to respond to the typical Durrington housing stock beyond which is detached and semi detached in formation. This area also fronts onto the central area of open space and established vegetation rows giving a green edge of development feel. These dwellings are primarily 2 storey and will be finished in materials typical to Durrington including red brick, weatherboarding, along with red/brown or grey roof tiles.



REFERENCE PLAN



Plot 84
Bowler

Plot 83
Faber

Plot 82
Faber

Plot 81
Submarine

Plot 80
Submarine

STREET SCENE B - B



Plot 79
Submariner

Plot 78
Submariner

Plot 77
Reedmaker

Plot 76
Faber

Plot 75
Faber

Plot 74
Reedmaker

Plot 73
Reedmaker

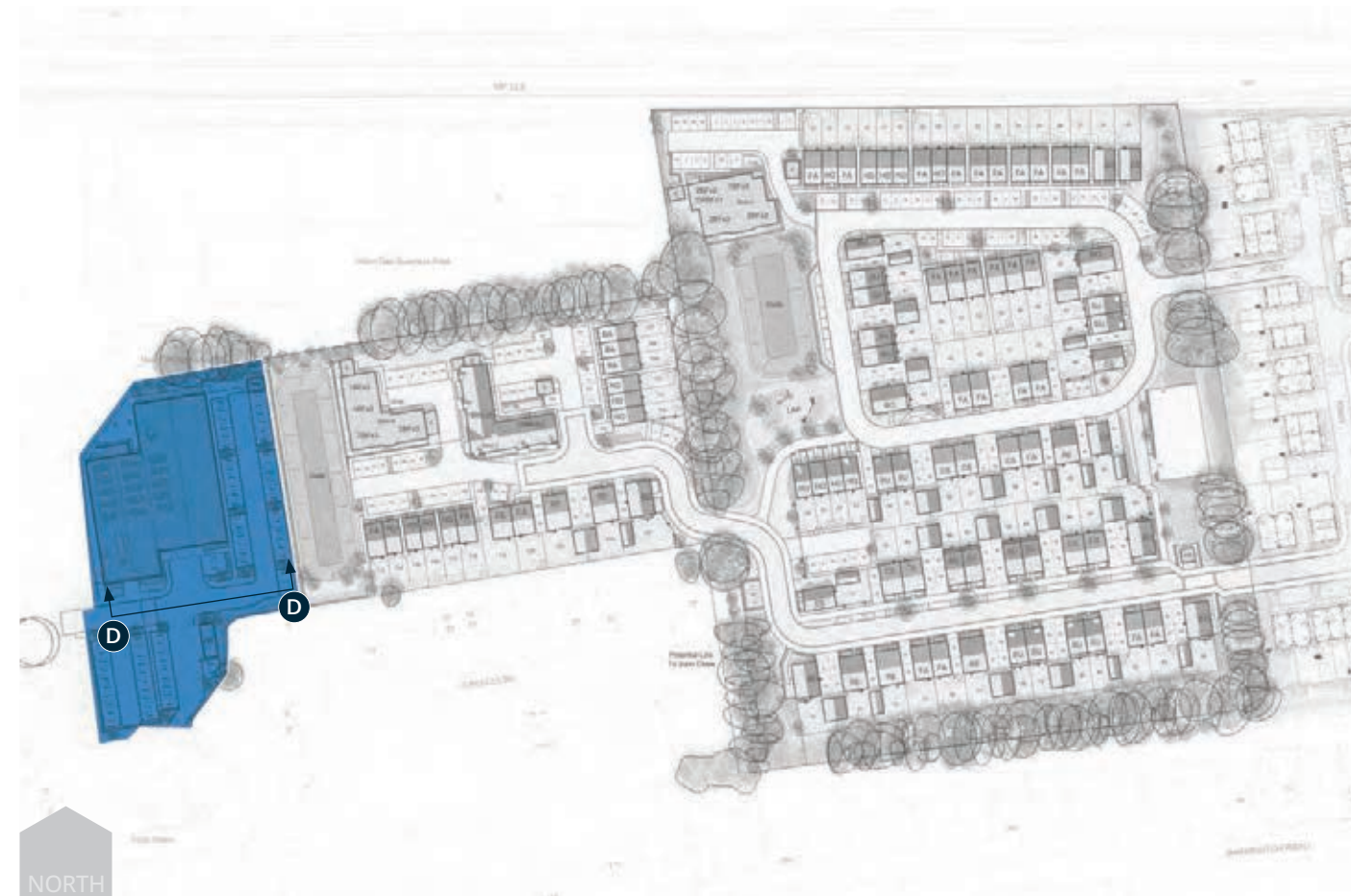
Plot 72
Bowyer



COMMERCIAL ZONE

CHARACTER

The area to the westernmost point of the site acts as its own localised zone, and whilst it will use similar contemporary style materials as per the residential elements next door, the nature of the units which are bigger in mass allows for the integration of features which will be unique. The introduction of large cladding format in a variety of different geometries and colours, will give this corner of Durrington a very bespoke feel.



REFERENCE PLAN



STREET SCENE D - D

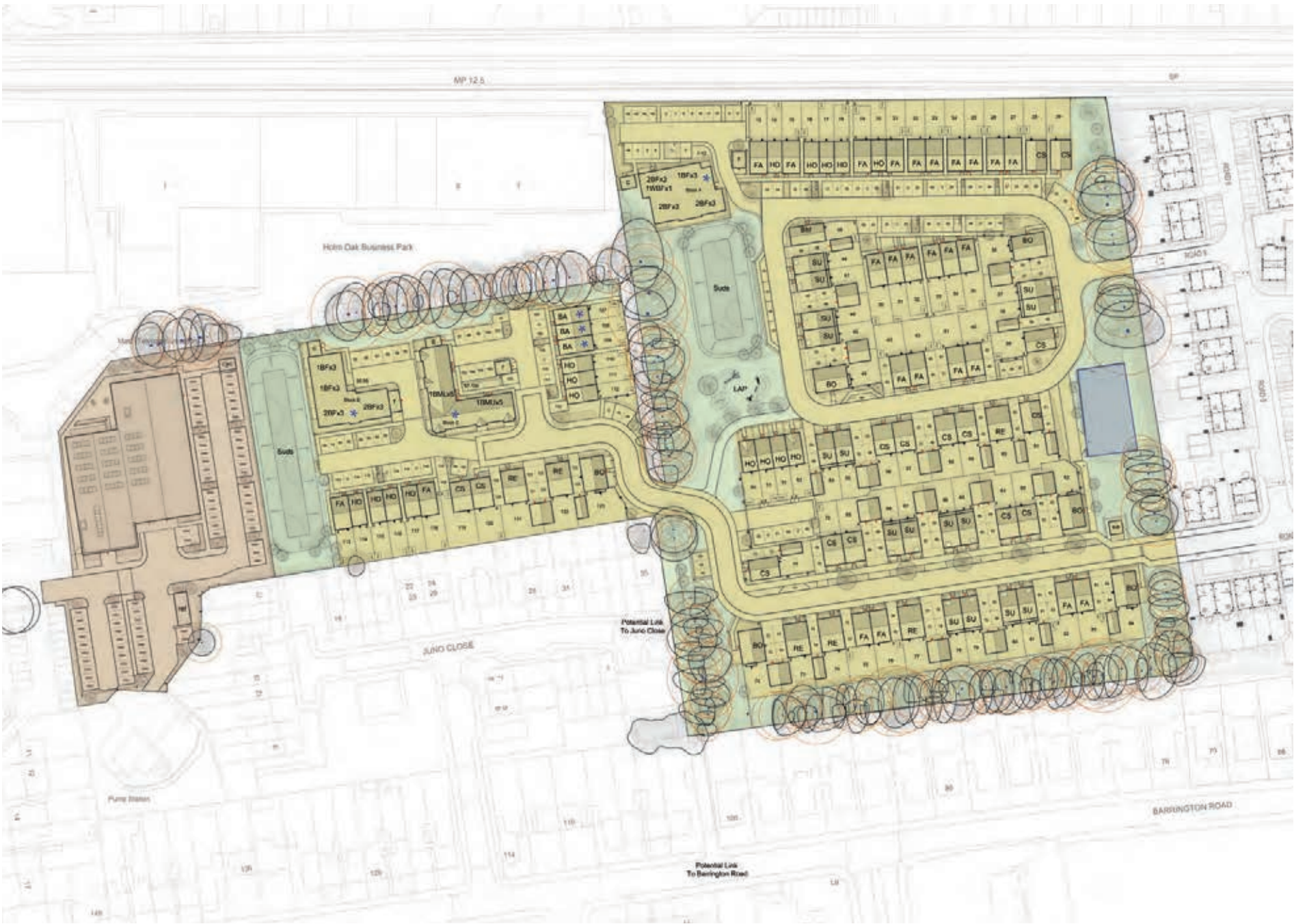
SITE USES

LAND USES

The proposed development will comprise of a mix of dwellings to meet local housing need and respond to the character of the area. A development of 123 residential dwellings is proposed which equates to 30 units per hectare, supported by suds features, ancillary landscaping and open space, and commercial facilities.

LANDSCAPE AND OPEN SPACE

Open space is situated around the edges of the site on the western, southern, and eastern edges, along with a central space area. This will ensure an attractive visual amenity for the development. Existing trees and hedgerows will be retained and enhanced around the site where physically possible.



- Residential Area
- Public Open Space
- Commercial Area
- SGM Retained Land





AFFORDABLE HOUSING

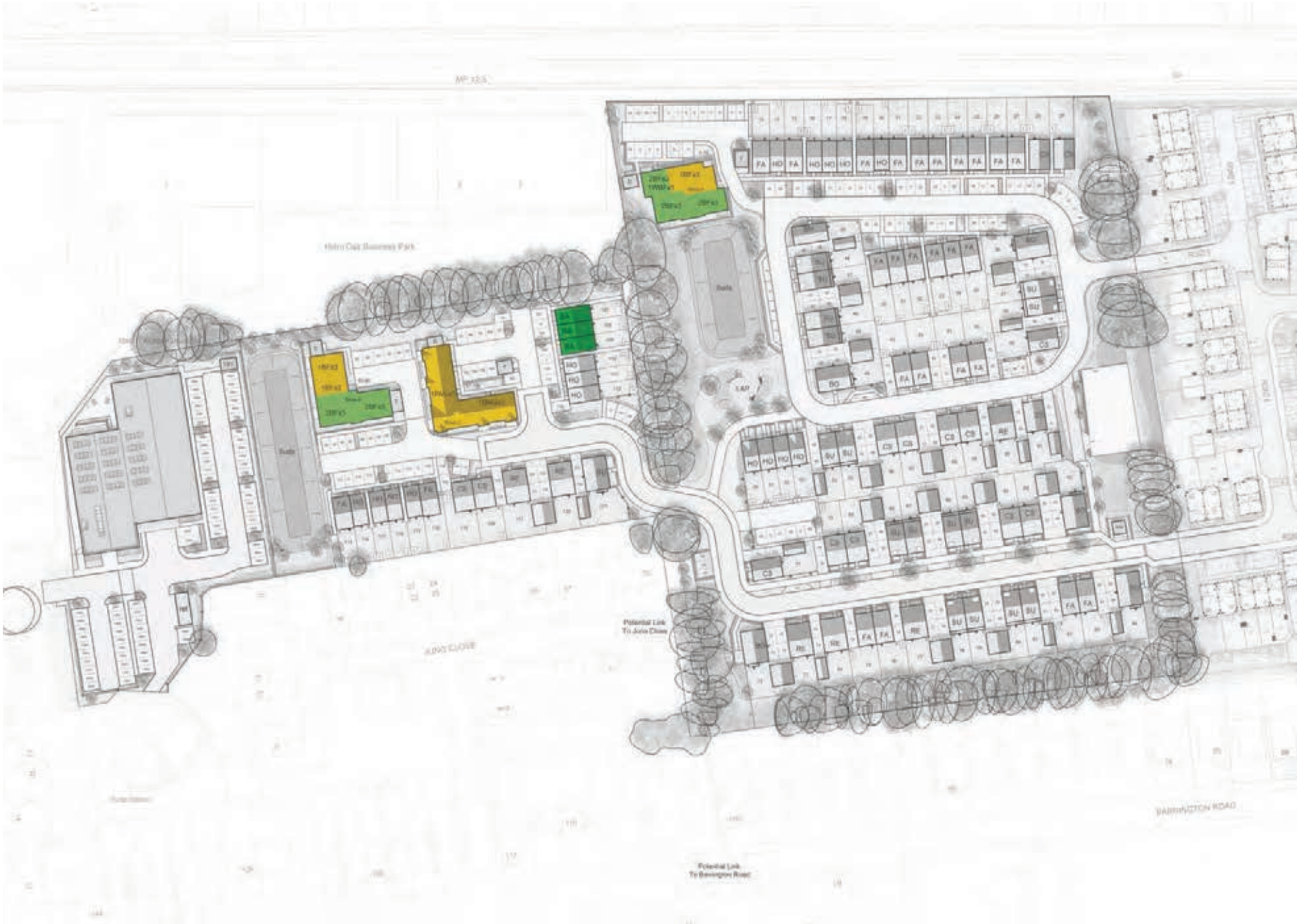
A total of 37 affordable homes are provided across the site, equating to 30% of the total number of homes.

The housing mix is made up of 1 & 2 bed maisonettes/flats plus 2 bed houses. All homes are as per Worthing & Adur DC policy of Nationally Described Space Standard with M4Cat2 building regulations standard to all houses and ground floor flats. In addition and as per policy, 1no AH unit has been designed to M4Cat3 (Accessible) standard).

The affordable homes have been distributed across the development in 2no clusters to allow for integration within the scheme, they are also grouped to allow for their future management.

AFFORDABLE

1 BED FLAT	20
2 BED FLAT	14
2 BED HOUSE	3
TOTAL	37



- 1 Bed Flat
- 2 Bed Flat
- 2 Bed House

NORTH

AFFORDABLE HOUSING PLAN

DWELLING TYPES

A range of NDSS, M4Cat2 and 3 compliant housing is proposed on site that is set out in the mix table and overall mix plan, spread throughout the site designed to respond to local pockets of character.

The development is to provide 123 dwellings of mixed type and tenure, that will help deliver a sustainable community with the units located throughout the development.

Table below shows a range of 1 to 4 bedroom dwellings.

PRIVATE

2 BED	42
3 BED	38
4 BED	6
TOTAL	86

AFFORDABLE

1 BED FLAT	20
2 BED FLAT	14
2 BED HOUSE	3
TOTAL	37



Affordable

- 1 Bed Flat
- 2 Bed Flat
- 2 Bed House

Private

- 2 Bed House
- 3 Bed House
- 4 Bed House

- Commercial



DWELLING TYPES PLAN

MOVEMENT & ACCESS

ACCESS & ROAD LAYOUT

Access for the development is to be through two distinct points; the commercial component of the development is to be served via Martlets Way and the residential component is to be served via Phase 1 of the Elizabeth Square development.

An existing pedestrian / cycle link on the Phase 1 site will be upgraded to a vehicular access to serve the northern section of the residential component, with priority given to vehicles entering the site.

The southern section of the residential component will be accessed via a continuation of the existing secondary road on the Phase 1 site. The southern access point incorporates a 3.7m wide narrowing where two-way movement is not possible simultaneously at this point; however, a passing place with give-way markings is provided to ensure priority for those entering the site.

The road network will be complimented by shared surfaces and private drives, reflecting the low-speed, residential environment of the development, ensuring that pedestrians and cyclists are provided with safe, convenient access.

The commercial component of the site will be accessed from Martlets Way as an extension to the existing road into the industrial estate. A 6.5m wide road will provide sufficient HGV accessibility.

SWEPT PATH ANALYSIS

The site has been tracked and adjusted to ensure that refuse lorries are within required limits for bin carry and turning distances. Fire tender access has also been ensured in line with national standards.



MARTLETS WAY ACCESS TO COMMERCIAL DEVELOPMENT



NORTH EAST ACCESS FROM PHASE I



SOUTH EAST ACCESS FROM PHASE I

STREET HIERARCHY

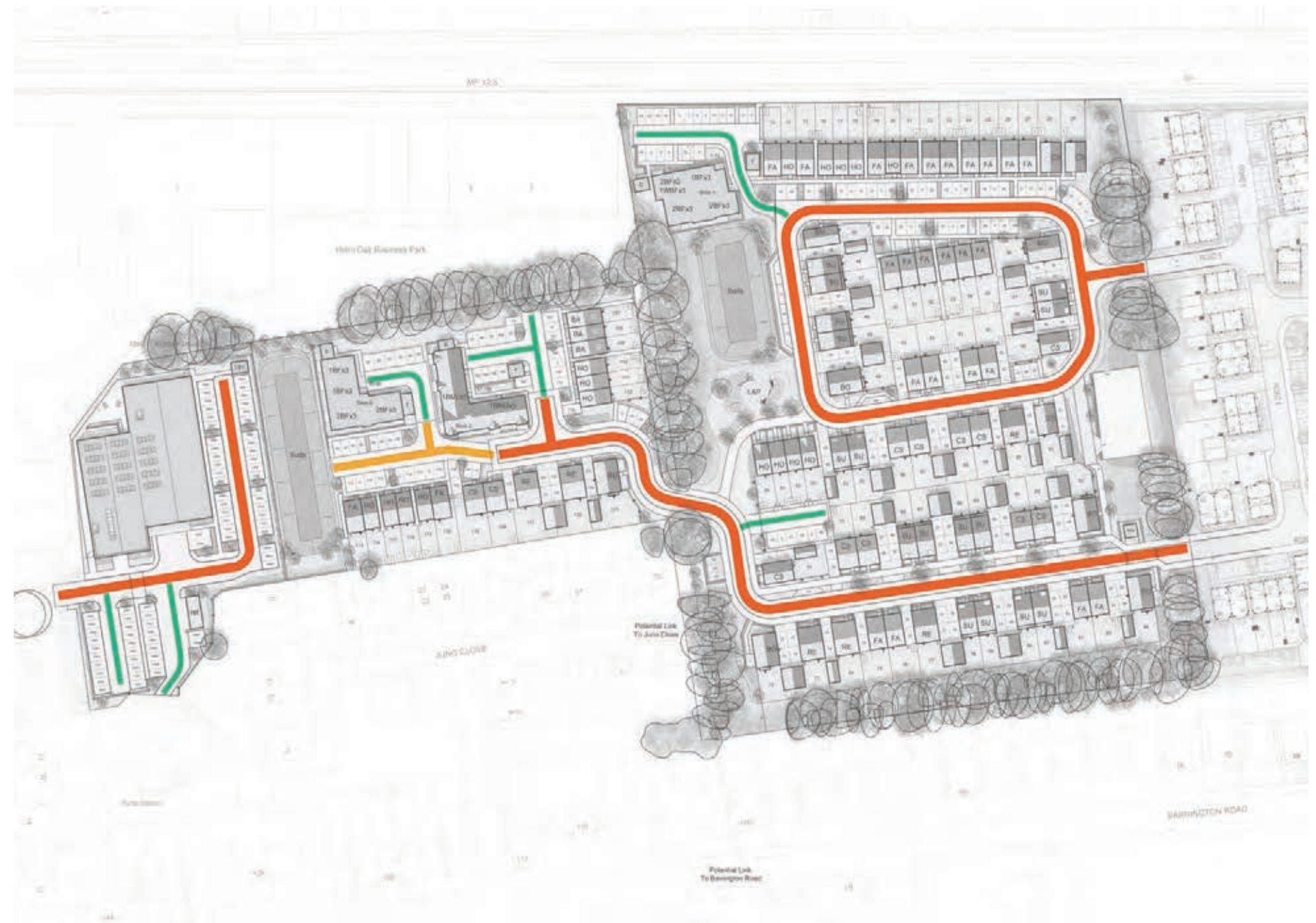
RESIDENTIAL COMPONENT

Access to the residential site will be provided from the Phase 1 layout. Streets are characterised into three typologies, based on their role in terms of movement and place, responding to the sense of scale and development character of the site:

- **Primary Street:** With a 5.5m wide carriageway and 2m foot ways either side, this road is the principal carrier of movement through the development.
- **Secondary Street:** Operating as a 6m wide shared surface, in line with best practice as contained within the Manual for Streets, this typology enables access to the northern and eastern sections of the residential site.
- **Tertiary Street/Private Drive:** Serving the residential apartments within the site, these 4.1m wide shared surfaces carry limited traffic movements.

COMMERCIAL COMPONENT

Access to the commercial component of the site is provided on a 6.5m wide primary street from Martlets Way, suitable for the movement of HGVs. A tertiary street links pre-existing development to the south of the site.



- Primary Street
- Secondary Street
- Tertiary & Private Drive



STREET HIERARCHY PLAN

PERMEABILITY

RESIDENTIAL COMPONENT

A fundamental principle of the site design is the prioritisation of pedestrians and vulnerable road users. To this end, the provision of shared surfaces within the secondary and tertiary street typologies act as visual cues to motorists that they should not expect priority, encouraging vigilant driving and lower traffic speeds through the site.

The absence of rigid modal division enhances the pedestrian journey experience, allowing greater freedom of movement and exploration across the site. Within the primary street network, 2m foot ways provide suitable space for walking and wheeling, providing an accessible and pleasant pedestrian environment.

Roads have been designed to maintain a low traffic speed throughout the site, allowing cyclists to feel comfortable traversing across the development. Connections to the Phase 1 development will tie in to pre-existing active travel links.

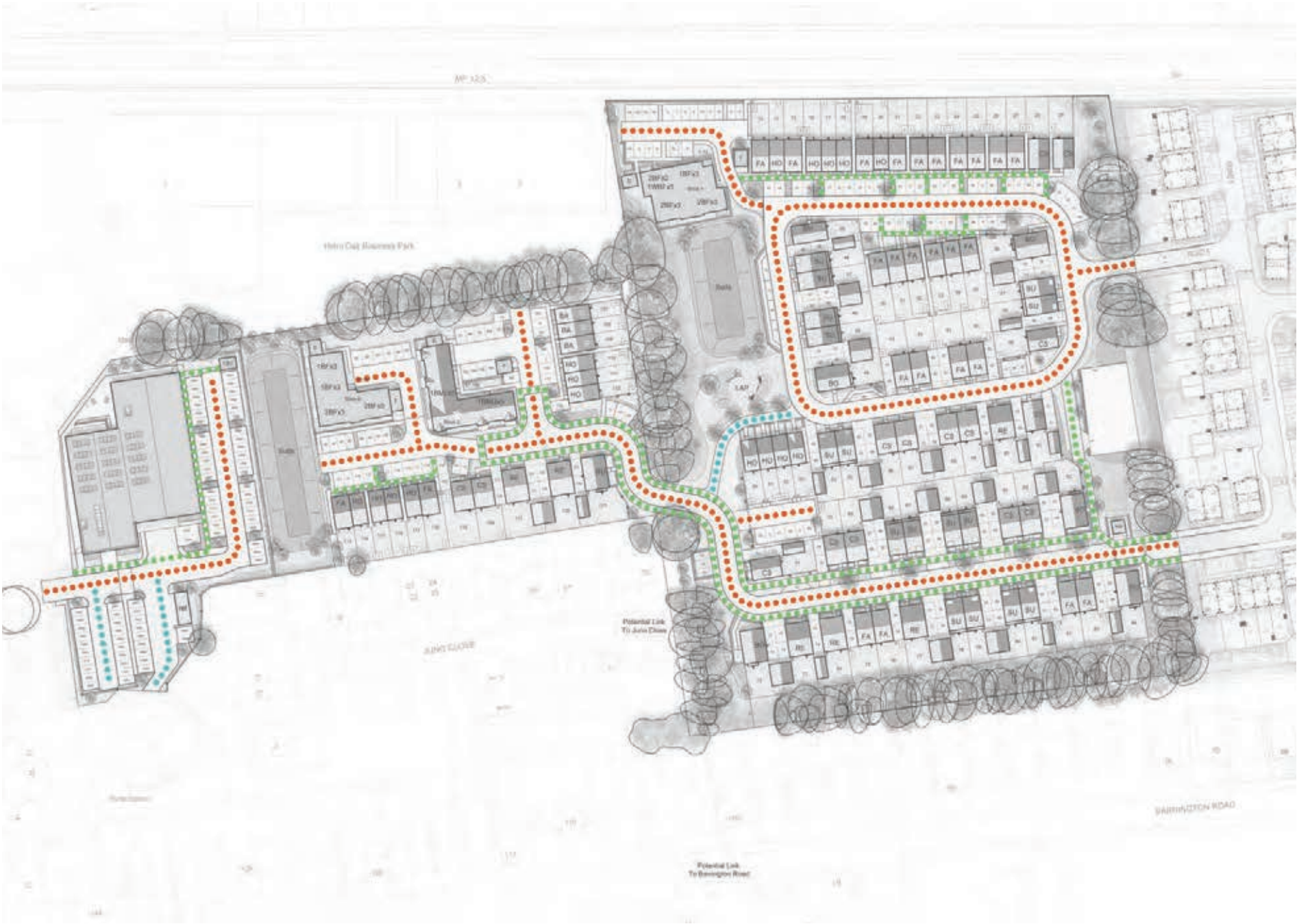
Beyond the road network, two paths connect the northern and southern sections of the site for cyclists and pedestrians and form the sole movement corridors between these two sections. In this regard, active travel permeability across the site is prioritised over vehicular movement.

COMMERCIAL COMPONENT

A 2m foot way sits on the inner edge, encircling the development and allowing for pedestrian access through the central core of the site. The pedestrian connections will link to the existing shared surfaces and foot way provisions along Martlets Way. Cyclists will principally use the carriageway of the access road.

PUBLIC TRANSPORT

The site is highly connected to public transport, with Durrington-on-Sea railway station located 450m away from the centre of the site on-foot, enabled by a new pedestrian link through the Phase 1 site. Residents will also have access to bus routes 9, 700, N700, 743, 11, and 701 within 700m walking distance. These bus and rail services can be used to access a wide range of amenities both nearby and further afield.



- ● ● Cycle Routes
- ● ● Pedestrian Routes
- ● ● Cycle & Pedestrian Routes



PERMEABILITY PLAN

PARKING

RESIDENTIAL COMPONENT

Parking has been designed and provided in line with West Sussex guidance. Residents' parking is provided principally through private driveways and parking courts.

The location of on street-parking has been designed to avoid overbearing the street scape whilst providing genuine utility for visitors. 25 visitor car parking spaces are provided as part of the development, to accommodate additional demand and ensure no impact on the site's street scape, nor the local road network.

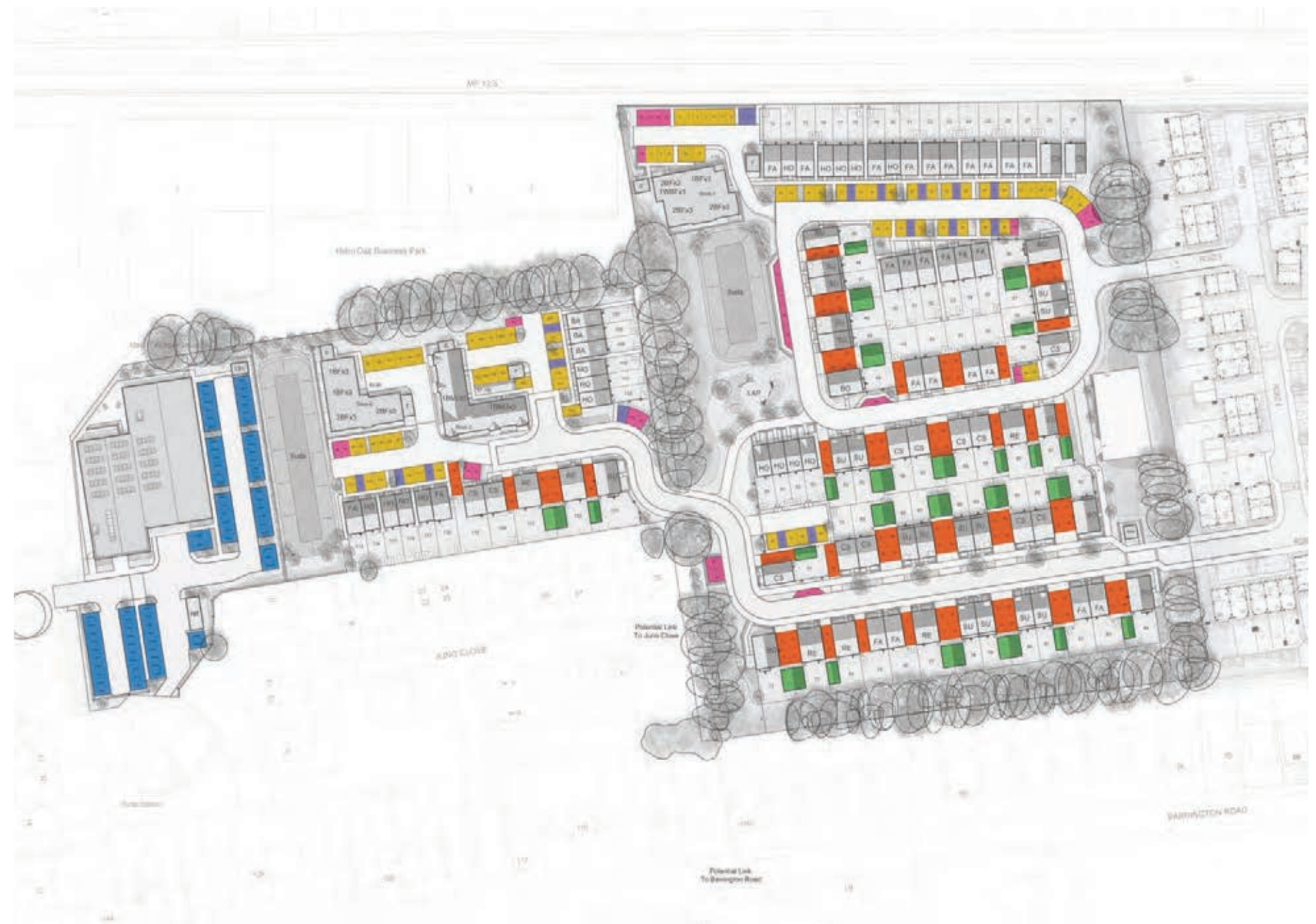
On-street visitor bays are provided at a size of 6m by 2.5m, whilst perpendicular visitor parking and unallocated parking is provided at 5m by 2.5m. Driveway and allocated parking court spaces are provided at 5m by 3.3m. Garages have a general dimension of 6x3m internally.

Cycle parking will also be delivered in line with WSCC guidance within secure, communal facilities for the apartments, and secure shed / garage facilities for houses.

COMMERCIAL COMPONENT

The exact parking standards to serve the commercial unit are dependent on the ultimate end user; however, at this stage a total of 70 car parking spaces are shown for these units, in line with WSCC guidance for class B2 land use.

Cycle parking will be provided in line with WSCC guidance, both for long and short-stay parking facilities.

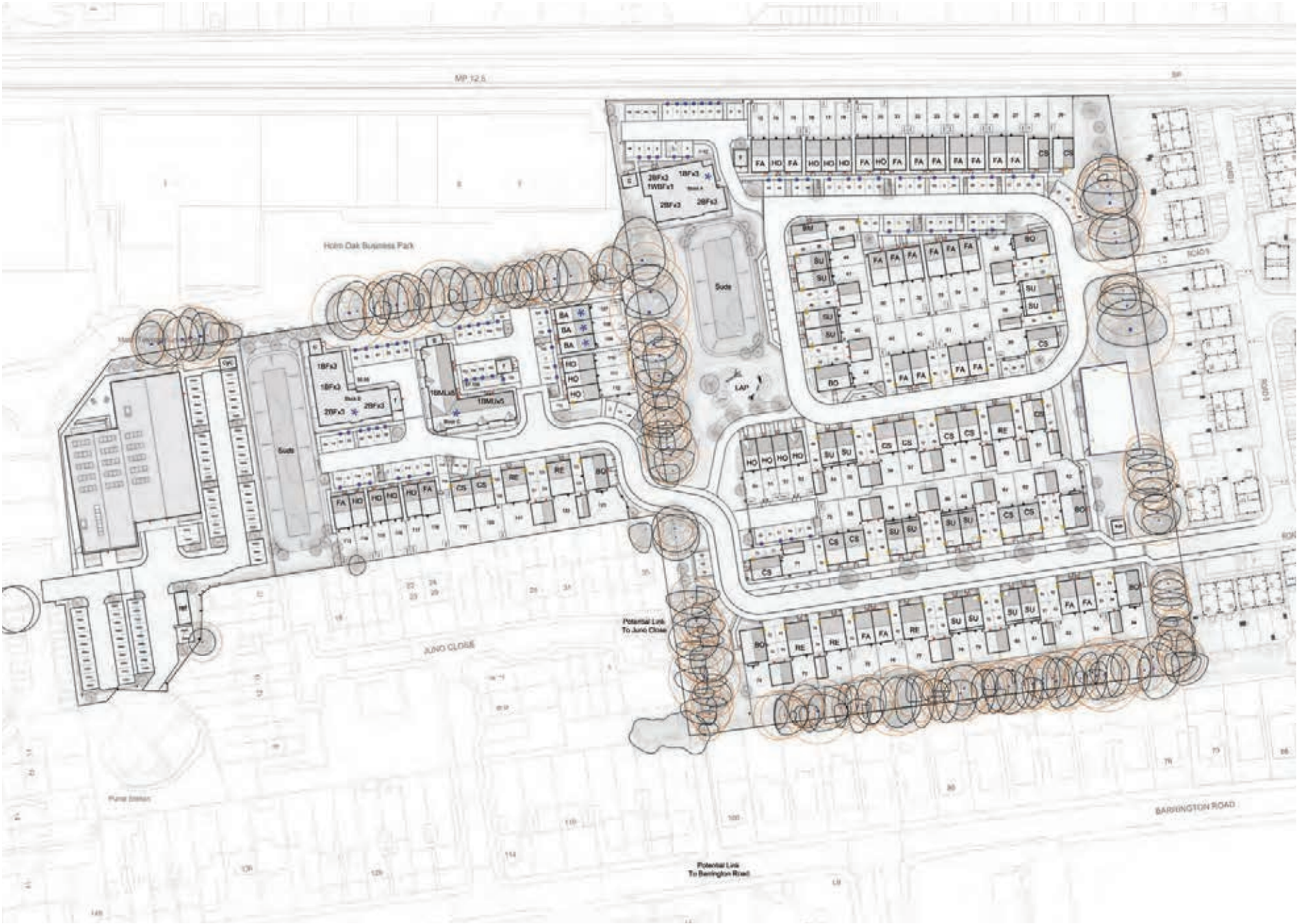


■	Garage	■	Unallocated
■	On Plot	■	Visitor
■	Frontage/Courtyard	■	Employment


NORTH
PARKING PLAN

ELECTRIC VEHICLE CHARGING

Active electric vehicle charging provision will be provided to all residential units, in excess of the current standards adopted by WSCC. A minimum of 20% of spaces within the commercial component of the site will be provided with active electric vehicle charging provision and all remaining spaces will be equipped with passive electric vehicle charging provision for later activation.



- Wall Mounted On Plot Charging Point
- Pole Mounted Charging Point



ELECTRICAL VEHICLE CHARGING PLAN

DRAINAGE

SURFACE WATER DRAINAGE

The Site lies entirely within the Environment Agency Flood Zone 1 category with a low risk of flooding from other sources. Therefore, overall there is a low level of flood risk posed.

A drainage strategy has been developed which limit the surface water run-off from the development to the existing Greenfield run-off rate. This will be achieved by attenuating the source of the flows using new sustainable drainage features such as porous paving and detention basins which capture and convey surface waters before releasing them at a rate that replicates natural systems.

These sustainable urban drainage features, in conjunction with traditional pipe and gully networks routed along the residential streets, will convey the flows to the main attenuation basins being provided in the southern area of the development. The main attenuation basins have been designed to deliver sufficient capacity to collect and temporarily store water during periods of heavy rainfall, before releasing them at a controlled rate into the existing ditches to the south of the Site and, eventually, into the wider ditch network to the west of the Site and the River Adur.

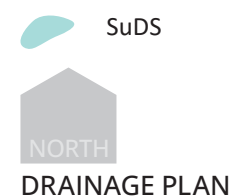
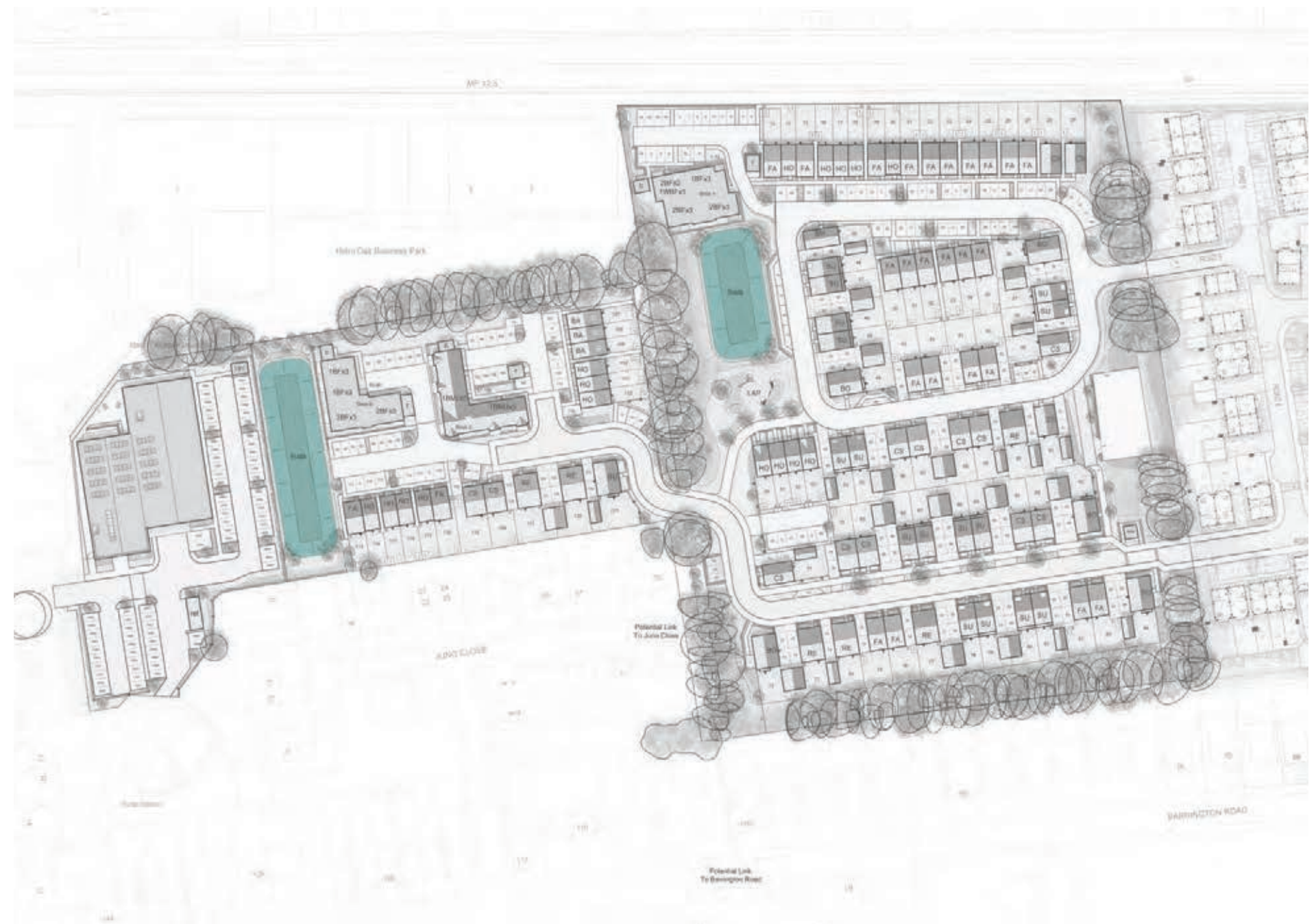
The proposed sustainable drainage features serve both a practical drainage purpose and also provide interest and variety within the development, delivering a more biodiverse environment within which local wildlife can flourish. The features will be planted utilising indigenous species that can withstand both dry and very wet conditions and will be sympathetic to the adjacent landscape treatment.

FOUL DRAINAGE

There are existing Southern Water, who are the statutory sewerage provider for the region, foul sewers within the Site which will remain in situ with the development designed to accommodate them.

A separate foul water drainage system will be designed to convey flows from the proposed development to an on-site foul water pumping station, which will discharge into the existing Southern Water sewers. This ensures sufficient storage can be provided on the Site independently of the existing Southern Water sewers.

Southern Water have confirmed there is sufficient capacity within the existing foul water sewer network and the Durrington Wastewater Treatment Works to cater for the proposed development.

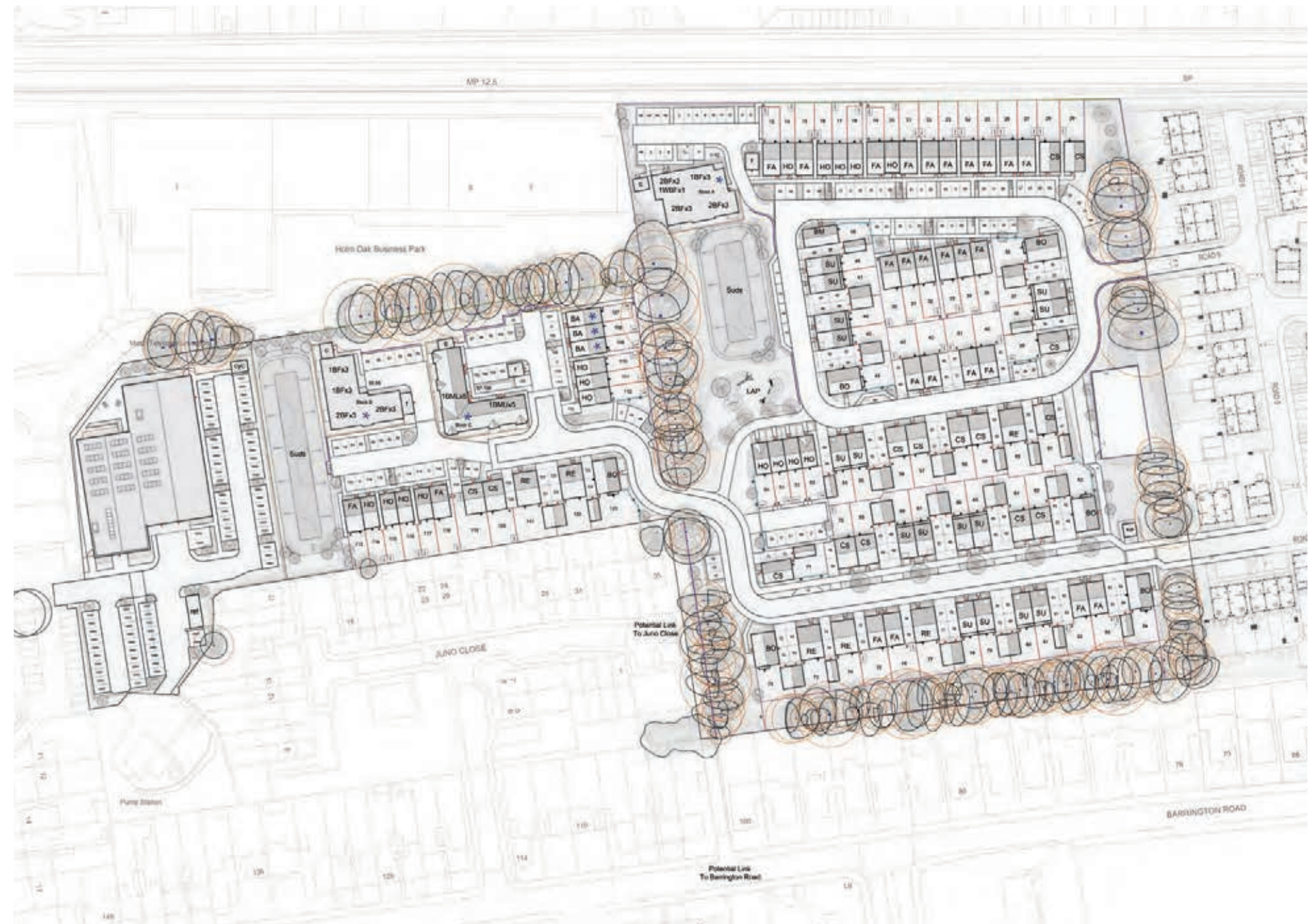


ENCLOSURES

The proposed external enclosures seek to define the public, private and semiprivate areas across the development, as well as support the development character.

Brick screen walls and close board fencing will be used throughout with planting set in front of any areas bordering the public realm. This strategy will assist in reinforcing boundaries and providing privacy to properties.

All apartments will have their own dedicated amenity area, this will comprise of either a ground floor terrace or upper floor balcony.



- | | | | |
|---|--------------------------|---|----------------------|
|  | 1.8m Brick Screen Wall |  | 1.8m Steel Fence |
|  | 1.8m Close Boarded Fence |  | 1.8m Larch Lap Fence |
|  | 0.4m Knee Rail Fence |  | 3m Acoustic Fence |
|  | 1.1m Ball Top Railing | | |



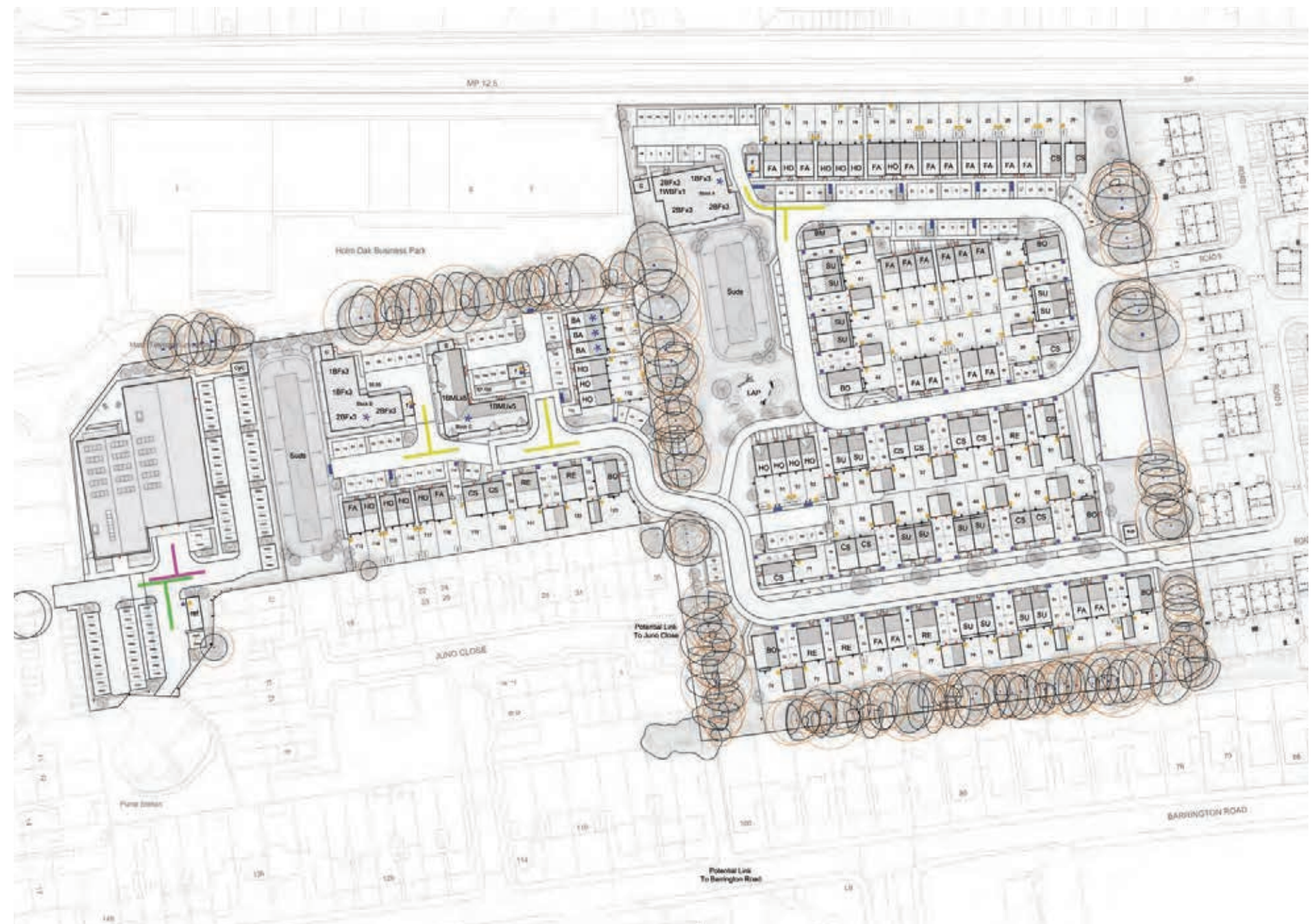
BOUNDARY AND DWELLINGS MATERIALS PLAN

BIN STORAGE & REFUSE COLLECTION

For houses, an area of hard standing will be provided to ensure refuse and recycling can be stored within the garden. A side gate will provide access to the street enabling ease of storage and carry for refuse collections. Apartments will have dedicated refuse stores.

The development is designed so that a large refuse vehicle can manoeuvre through the street network. Bins will be located within a 25m carry distance of refuse vehicles and typically within 30m from a resident's boundary.

Bin collection points will be strategically located where these standards are not achievable.



- On Plot Storage Bins
- Collection Point Bins
- Fire Turning
- Fire & Refuse Turning



REFUSE & SERVICING PLAN

LANDSCAPE STRATEGY

The proposed layout has been driven by the desire to create a development that carefully respects the character and fabric of the surrounding trees that form the inherent character of the site, whilst creating a distinct sense of place and the scheme has evolved through a careful analysis of the site and its context, utilising that existing framework of trees to develop a design which has landscape at its forefront, where the housing is subservient to a framework of planting that envelops it.

KEY LANDSCAPE OBJECTIVES

- Respect the existing framework of trees and vegetation on site, making sure proposed housing steps away from the boundaries to respect rooting zones.
- Provision of a high-quality public realm with open space at the core of the layout, linking together the areas of proposing housing.
- Create an appropriate interface with the commercial uses to the west, separated by an area of well-planted open space.
- Infill gaps along the boundary vegetation to maximise screening value and enclose the site.
- Integrate opportunities for informal doorstep play, relaxation and social interaction.
- Maximise opportunities for street tree planting, especially along the main street and in parking court areas.
- Accommodate sustainable forms of drainage (SuDS), designed to be both visually attractive and fit for purpose.



LANDSCAPE MASTERPLAN

LANDSCAPE DESIGN

The scheme has been sensitively designed to retain all of the existing mature landscape features around the site, including the trees and hedgerows which provide a verdant backdrop to the proposed housing, reinforced by new native tree and scrub planting and long grassland margins.

A variety of landscape types will be created to compliment the proposed dwellings including extensive use of formal hedge planting and ornamental shrubs to plot frontages, all of which will assist in defining the varied character of the development.

The scheme is supported by a detailed set of landscape proposals to demonstrate the desire to create a quality sense of place to enhance the setting of the proposed dwellings.

The landscape scheme has been developed in partnership with the appointed ecologists to achieve a scheme that seeks to maximise biodiversity benefit on site.



NORTH

KEY DESIGN MOVES

- | | | | |
|---|---|----|---|
| 1 | Central open space at the heart of the scheme. | 8 | Acoustic fencing along northern boundary. |
| 2 | Doorstep play space (LAP), within natural play features. | 9 | Main spine road with formal tree planting in verge. |
| 3 | Retained trees to site peripheries, enhanced with new planting. | 10 | Planting around existing gas compound to screen fencing. |
| 4 | Open SuDS features, richly planted with a variety of landscape typologies. | 11 | Parking area with plentiful tree planting. |
| 5 | Block paved shared surface street, with street tree planting to break up the parked cars. | 12 | Small social space with picnic tables. |
| 6 | Infill planting to gaps on the boundary. | 13 | Maintenance zone at back of housing to preserve the retain trees. |
| 7 | Dense under-storey planting to supplement existing trees. | | |

SOFT LANDSCAPE

Within the site the soft landscaping will assist in defining private curtilages, enhancing the spatial quality of the street scene created by the architectural layout. Elsewhere in the scheme, new tree planting in the public realm will add height, structure and dappled shade to the development, whilst helping to reinforce the character of the development and soften the street scene.

The use of native species will be utilised wherever feasible, especially in the open space areas away from the housing, where the introduction of a variety of native species in this way will respond directly to the underlying character of the surrounding landscape, prevailing soil conditions and promotes biodiversity.

In some situations, it is far less appropriate to use plants selected from an entirely native palette, in particular adjacent to residential properties where most native species would grow too big or provide a lack of interest. The result is a carefully selected balance of native species plants and ornamental or 'introduced' species.

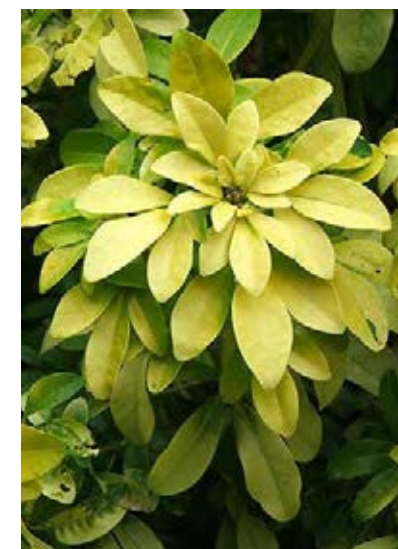
Expanding the planting palette in this way allows the use of selected near/non-native species which contribute additional variety in terms of colour, texture, fragrance and season interest.

Many non-native species also provide excellent habitat and food sources for birds, insects and other small animals, including plants such as Lavender, Rosemary or Hebe.

Attractive herbaceous and deciduous shrub planting is underpinned with a selection of resilient evergreen species to provide year-round interest.



EXTRACT FROM DETAILED SOFT LANDSCAPE PROPOSALS SHOWING DISPOSITION OF VARIED LANDSCAPE TYPES

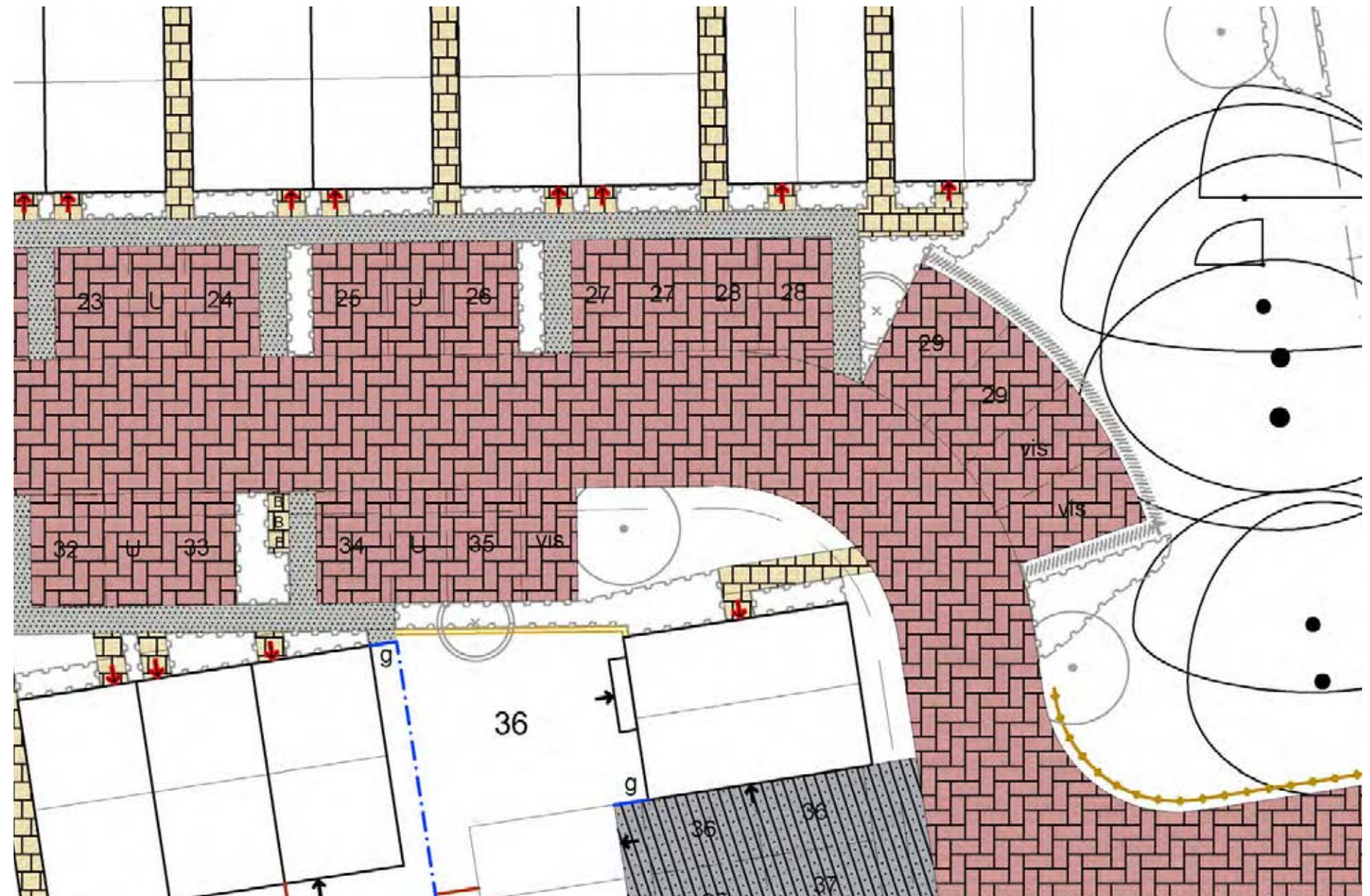


HARD LANDSCAPE

A restrained selection of hard landscape materials has been carefully selected to reinforce the hierarchy of the streets, providing softening and emphasis to shared surface environs using block paving.

A limited palette of boundary enclosures like timber knee rail and steel railings provide assistance in defining the subtle character areas of the site and enhancing the frontages onto open spaces.

Where close boarded timber fences and screen walls are proposed to form boundary treatments, structural shrub planting, hedgerows and climbing plants will be specified in the detailed landscape scheme to soften views.



EXTRACT FROM DETAILED HARD LANDSCAPE PROPOSALS SHOWING DISPOSITION OF VARIED SURFACE MATERIALS AND MEANS OF ENCLOSURE

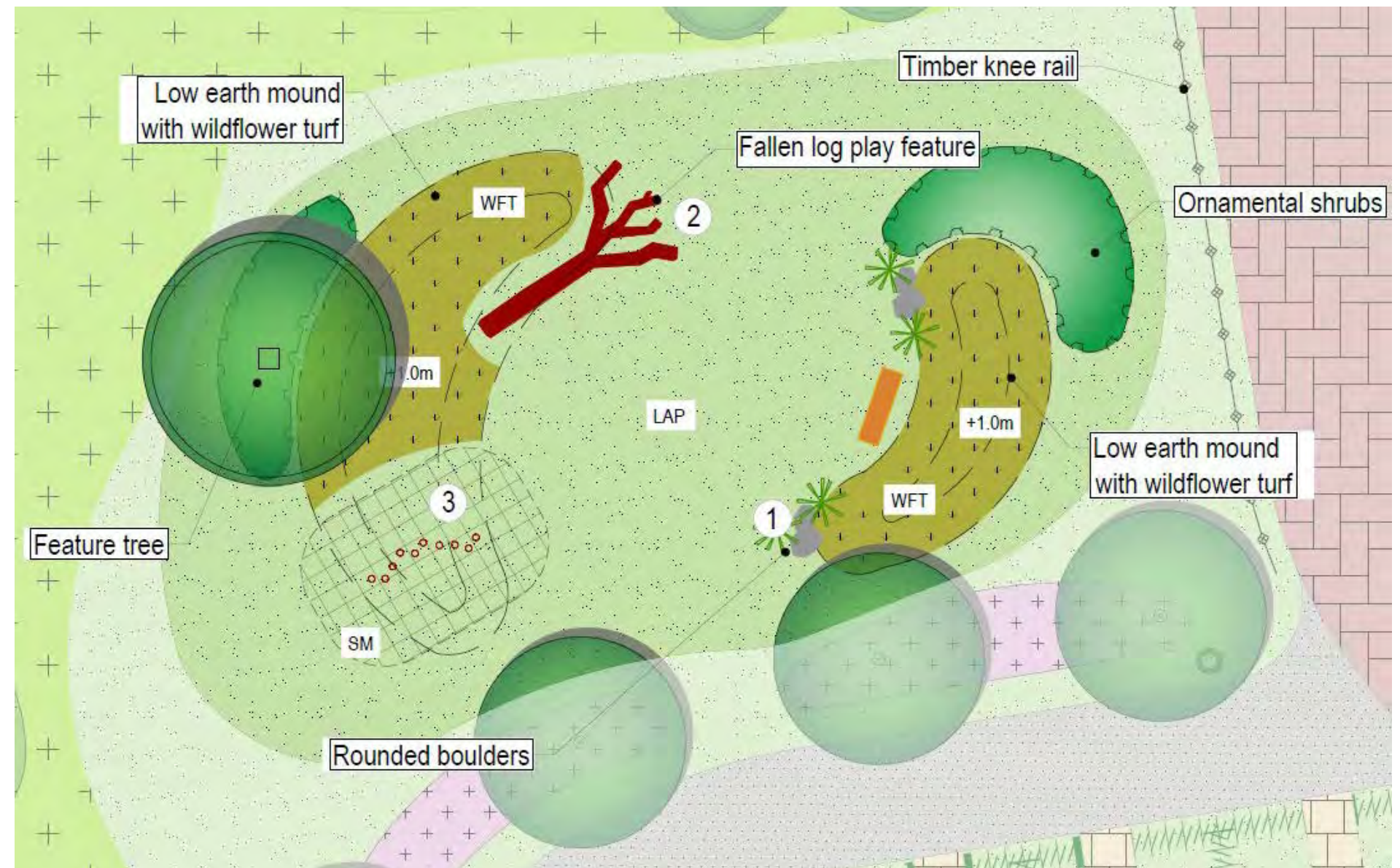


IMAGE COURTESY OF MARSHALLS

PLAY PROVISION

The site includes a Locally Area of Play (LAP) in the centre of the Site, overlooked by neighbouring dwellings, designed to provide immediate doorstep play with an informal character for younger children on site, with a natural feel in keeping with its location set against the backdrop retained trees.

Its location means that the play area is well surveyed by adjacent units and readily accessible.



EXTRACT SHOWING DOORSTEP PLAY SPACE (LAP) ON SITE





ECOLOGY & ARBORICULTURE

ECOLOGY

Aspect Ecology has carried out a Preliminary Ecological Appraisal of proposed development at land at Barrington Road, Goring-by-sea, Worthing, based on the results of a desktop study, Phase 1 habitat survey and general faunal assessment.

The site is not subject to any statutory or non-statutory ecological designations.

The habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation including additional tree planting is proposed to offset any loss of habitat to the proposals.

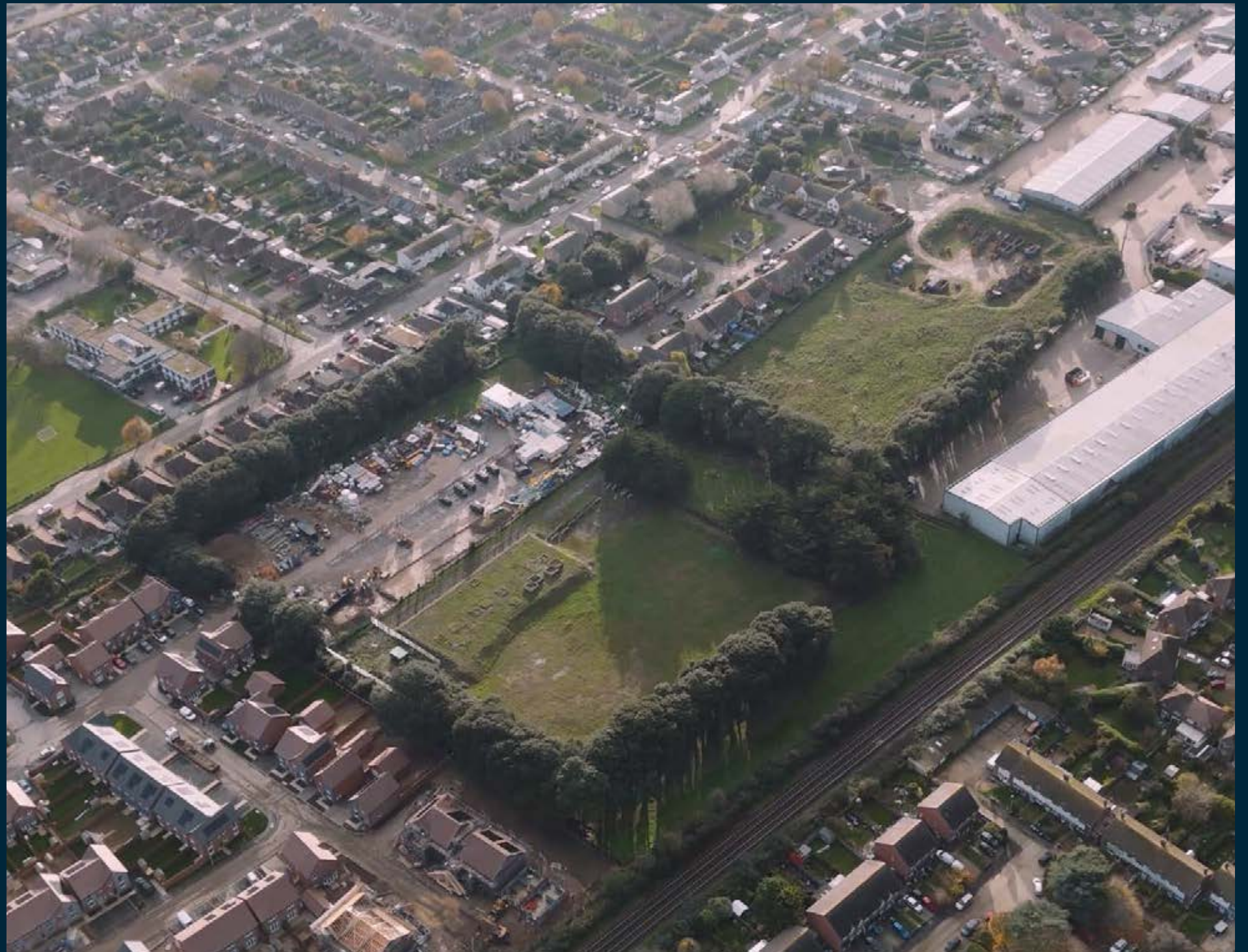
ARBORICULTURE

To inform the layout of development a tree survey was undertaken in accordance with BS5837:2012: Trees in relation to design, demolition and construction – Recommendation. The constraints and opportunities presented by trees were identified during that process and fed in to the design concept.

The site is dominated by the rows of holm oak trees. The majority of these are retained other than where site access and site optimisation require their removal. Recognising their presence, the scheme has provided generous separation from the trees, retaining them within land that will be tended by the management company. This will ensure management of the trees is sympathetic

An arboricultural impact assessment and tree protection plan will be prepared to discuss the impact on trees and to show the protective measures needed during the works.

The outcome of this process is a scheme that retains significant trees, and other tree cover, as well as extensive new tree planting.



SUSTAINABILITY

CONSIDERATIONS

This section addresses the sustainable design thinking behind the proposed development.

The Government states that “Good design is a key aspect of sustainable development” (NPPF, 2023) and through the preparation of the reserved matters, sustainability principles have continued to be a focus of consideration.

Bellway Homes is committed to developing and using sustainable building methods. By minimising the use of non-renewable resources, they can apply effective protection of the environment by being prudent with the use of natural resources. These actions will have a positive impact on the social, economic, and environmental conditions of the existing and future residents.

The company provides energy efficiency best practice housing by using the latest technologies and techniques in the method of construction. This is monitored for approval by a specialist company, Robust Details, who monitor the compliance of limiting heat loss (limiting thermal bridging), and air leakage.

A consideration of all Bellway Homes projects is the sourcing of local materials and resources. Bellway also look for sustainable solutions and promote the use of SUDS, ecological features and sustainably sourced materials.

The following principles have been adopted in the detailed design of the layout, the landscaping, the houses, and workspace facility to contribute towards a sustainable form of development.

LAYOUT

- Good solar orientation of properties to optimise solar gain.
- Careful site planning to allow topsoil and sub-soil arisings to be retained on site for re-use in the raising of ground levels to accommodate the proposed finished levels.
- Multi-purpose open space that incorporates the proposed attenuation to provide a functional role within the drainage strategy as well as enhancing biodiversity, recreation provision and visual landscape character of the development.
- Provision of resident cycle storage, an accessible network or pedestrian footpaths and cycleways, together with visitor cycle parking within public open spaces, to encourage use of alternative modes of transport.
- Provision of electric car charging points to all residential parking spaces.
- The development will be designed to adapt to a changed climate:
 - * Overheating will be managed through a combination of passive design features and mechanical ventilation;
 - * The retention of existing trees and additional planting will provide more comfortable micro-climates in warmer weather;
 - * The landscape design will provide multi-functional benefits, supporting biodiversity and enhancing the overall aesthetic;
 - * Surface water will be managed via the integration of SuDS into the development.

BUILDING DESIGN

- Fabric-First approach using low-carbon construction technologies to meet current sustainability requirements through Building Regulations.
- Dwellings compliant with M4Cat2, M4Cat3 and NDSS requirements.
- Construction and operational waste will be managed according to the principles of the Waste Hierarchy with a focus on waste prevention, re-use and recycling.
- Well positioned glazing providing good internal light levels and connection to private external space.
- Thick insulation within the walls, floor and roof, high specification glazing, and effective airtightness and ventilation strategies, to minimise heat loss and use of energy for heating.
- Longer-lasting and better-functioning products which will need to be replaced less frequently, including low energy internal lighting and energy labelled white goods throughout (minimum standard of A+ fridge/ freezers, A rated washing machines and dishwashers and A rated tumble dryers), where applicable.
- The development will employ a combination of highly efficient fixtures, fittings and appliances to reduce domestic water use to achieve the 110 l/p/d target.
- Solar photovoltaic panels will be installed as required by the Future Homes Standard.
- Providing Air Source Heat Pumps to all houses.
- The non-residential development will achieve the ‘Very Good’ BREEAM rating required.



SECURE BY DESIGN

OVERVIEW

Clear designation between spaces will be created and are demarcated in various ways, public, semi-private, and private.

PUBLIC

Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.

SEMI-PRIVATE

Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.

PRIVATE

Private spaces are defined using landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.

OVERLOOKING

As with all new proposed development set back and separation distances are generally adhered to with 20m back-to-back distances and 11m side on distances.

COMMUNITY SAFETY

The design and layout for the development parcels will need to create safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved using designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.



PUBLIC AREA



PRIVATE AREA



SEMI-PRIVATE AREA

STRUCTURE

The design and layout of development provides permeable and legible forms, in accordance with the principles established within this chapter, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where fences face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment

PHYSICAL PROTECTION

Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include fenced areas, landscape treatment, gates, and doors.

ACTIVITY

Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing are from front doors that address the streets and open spaces.

MAINTENANCE AND MANAGEMENT

The high-quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance. The site's open spaces and landscape will be delivered through a management company.



APPLICATION EXTRACT

CONCLUSION

KEY POINTS

- Provision of 123 new family homes including 40% affordable providing a range of accommodation from 1 to 4 bedrooms reflecting the aspirations of the local need.
- 25000 Sqft of Commercial B2/B8 and E (g) to aid a local business.
- The proposals respond to the site's unique opportunities and constraints and will deliver a development that accords with the outline application and good urban design principles.
- The proposed development ensures that the existing trees are respected, with the development integrating itself within.
- Creating an architectural aesthetic appropriate to the area, drawing influences from the Durrington vernacular and local context.
- High quality energy efficient designed homes incorporating a range of ecofriendly features.
- Sustainable drainage (Suds) to manage surface water runoff from the site and to minimise risk of flooding.
- Appropriate levels of parking for residents and visitors.
- Convenient access to nearby facilities and amenities.
- Movement networks that safely accommodate pedestrians, cyclists, and motorists.
- Servicing arrangements that comply with national and local guidance.
- Movement routes designed to safely accommodate pedestrians, cyclists and motorists.
- Areas of Public Open Space and play located in key locations within the scheme and accessible to all.
- Ecological enhancements site wide that will help towards the biodiversity net gain requirements.
- Easy access to nearby facilities and amenities.
- Overall, we deem that the proposals will deliver a high-quality development.





