



**Design & Access Statement
Sustainability Statement**

**New Build Dwellings
14 Twyford Avenue
Durrington,
Worthing,
West Sussex,
BN13 2NP**

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for a new dwellings in the grounds of 14 Twyford Road. The site and the proposed development are described in detail below.

The site has been subject to one previous planning application, which demolish fire damages dwelling and erect replacement single dwelling.

The existing dwelling on the site has an overall footprint of 90.4m², with an approx.

There is a detached single garage to the north east of the site adjacent to the road which has a footprint of 15.5m².

2.0 Planning Policy

The latest version of the the National Planning Policy Framework (NPPF) was published in August 2026

The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“The planning system should be genuinely plan-led. Preparing and maintaining up-to-date development plans should be seen as a priority for providing housing and other development in a sustainable manner.”*

The Worthing Local Plan was adopted in 2023. The following policies are considered to be of relevance: -

Policy SP1: Presumption in Favour of Sustainable Development

a) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay. b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, the Council will grant permission unless: i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when

assessed against the policies in the National Planning Policy Framework taken as a whole.

Policy SS1: Spatial Strategy

Up to 2036 delivery of new development in Worthing will be managed as follows: The Local Plan will:

d) The strategy for different parts of the Borough is as follows: i) Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area. Within the existing urban fabric nine key regeneration sites are allocated for development.

Policy SS2: Site Allocation

During the period 2020-2036

a) a minimum of 3,672 dwellings (net) will be delivered in Worthing. The following allocations will make a significant contribution to this figure.

Policy DM1: Housing Mix

a) In order to deliver sustainable, mixed and balanced communities, the Council will expect all applications for new housing to consider the most up-to-date evidence of housing needs and demands to help determine the most appropriate housing mix based on the character and location of the individual site.

b) The Council will support proposals for high-quality self-build and custom build projects that are sensitive to the characteristics of the local area.

c) Housing developments should provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community and the changing needs of occupants over time. The Council will expect all new build dwellings to meet the optional higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings unless it can be demonstrated that this would be impractical, unachievable or unviable.

d) To meet the needs of older people, housing with support and housing with care should be prioritised over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services.

e) The Council will seek to resist any net loss of existing residential accommodation (Use Class C3). Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply:

- i) it can be demonstrated that the accommodation cannot be renovated to achieve satisfactory housing standards;
- ii) the proposal would result in a net gain in units of affordable housing;
- iii) the loss would enable residential units to be enlarged to meet residential space standards;
- iv) the proposed change of use will provide a local community service/ facility that meets an identified need;
- v) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or
- vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes.

f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:

- i) the impact on the mix of dwellings locally
- ii) the impact on the character of the area

Policy DM2: Density

a) Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area.

- i) residential development of family housing should achieve a net density of a minimum of 35 dwellings per hectare;
- ii) higher densities, in excess of 100 dwellings per hectare should be achieved in most mixed use developments, flatted developments and developments located in the town centre and in areas close to public transport interchanges and services.

b) In exceptional cases, lower densities to those set out above may be

Policy DM5: Quality of the Built Environment

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);

vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Policy DM16: Sustainable Design

a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, Building Regulations or it can be demonstrated that it is not practicable, feasible or viable (in which case the minimum standard should be met as far as is possible). Applications for major development must be supported by a Sustainability Statement demonstrating that the minimum standards are met and where possible

exceeded. All development is encouraged to exceed these minimum standards where possible.

Towards Zero Carbon Development

b) All new build housing will achieve a minimum 20% CO₂ reduction compared to the Building Regulations Part L 2013 standard through energy efficiency measures, unless superseded by national policy or Building Regulations. Developers will be expected to provide evidence of the level of carbon reduction achieved in the dwellings through submission of SAP calculation reports at the design and built stages.

c) New non-domestic buildings will achieve a 27% reduction in CO₂ on average per building compared to the Building Regulations Part L 2013 standard unless superseded by national policy or Building Regulations. Applications for major development should demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions in line with the energy hierarchy.

d) All new build housing should seek to achieve an A rating (with a minimum expectation of B rating) Energy Performance Certificate. New housing should achieve a minimum of a 'C' rating Energy Performance Certificate.

e) All non-domestic properties (including those created through conversions) should achieve a 'B' rating Energy Performance Certificate.

f) Non residential development of at least 1,000 sqm floorspace should achieve BREEAM New Construction 'Very Good' as a minimum rating based on the latest BREEAM scheme.

Preventing Overheating

g) All new development should incorporate design measures where appropriate to minimise excessive solar gain and maximise opportunities for passive cooling through natural ventilation and other passive means to avoid contributing to the urban heat island effect and reduce vulnerability to overheating. Multifunctional green infrastructure should be integrated into public spaces to provide urban cooling and access to shady outdoor space.

h) Major development proposals should reduce potential overheating and reliance on energy intensive air conditioning systems and demonstrate this in accordance with the cooling hierarchy.

Minimising Waste

i) All development will be required to follow the waste hierarchy to minimise the amount of waste disposed to landfill and incorporate facilities that enable and encourage high rates of recycling and re-use of waste and materials.

Policy DM18: Biodiversity

a) Planning applications should be supported by relevant environmental information, which is informed by appropriate up-to-date ecological information, prior to determination.

b) All development should ensure the protection, conservation, and enhancement of biodiversity. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts or through design), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then as a last resort such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is known as the mitigation hierarchy.

c) Developments which would adversely affect a Site of Special Scientific Interest (SSSI) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. Where an exception is considered the mitigation hierarchy will apply.

d) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

e) Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Wildlife Site, wildlife corridors, stepping stones or Local Geological Site will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

f) Development that is likely to have an adverse effect on notable and priority habitat or species will not be permitted unless it can be demonstrated the benefits of the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where an exception is considered the mitigation hierarchy will apply.

g) Where relevant, new development adjacent to the coast will have to demonstrate how it is reducing the impacts of coastal squeeze.

h) New developments (excluding change of use and householder) should provide a minimum of 10% net gain for biodiversity - where possible this should be onsite. Where it is required/necessary to deliver biodiversity net gain offsite this should be part of a strategic ecological network having regard to Green Infrastructure and Local Nature Recovery strategies. Where it is achievable, a 20%+ onsite net gain is encouraged and is required for development on previously developed sites. Major developments will be expected to demonstrate this at the planning application stage using biodiversity metrics. This should be accompanied by a long term management plan.

i) Where appropriate, the Council will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures.

Policy DM20: Flood Risk and Sustainable Drainage

a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife. Flood Risk Assessment

b) A site specific Flood Risk Assessment must be submitted with planning applications for:

- i) sites of 1 hectare or greater in Flood Zone 1;
- ii) all new development (including minor development and change of use) in Flood Zones 2 and 3;
- iii) development that would introduce a more vulnerable class on land at increased flood risk in future or subject to other sources of flooding identified by the Strategic Flood Risk Assessment.

c) The Flood Risk Assessment should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. It will need to demonstrate that:

- i) the site has passed the sequential test (this has already been undertaken for all sites allocated in the Local Plan) and within the site the most vulnerable development is located in areas at lowest flood risk from any source unless there are overriding reasons for not doing so;
- ii) Where required by national policy, demonstrate both parts of the exception test have been passed:

- the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- iii) current and future flooding from all sources including in-combination and cumulative effects, and any residual risk can be safely managed;
 - iv) ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;
 - v) development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk; and vi) development should be appropriately flood resistant and resilient so in the event of a flood it can be quickly brought back into use without significant refurbishment.

Surface Water Drainage

d) The surface water drainage scheme should use Sustainable Drainage Systems, unless there is clear evidence that this would be inappropriate, and be designed to:

- i) limit runoff to greenfield 1 year rates for events up to and including the 100 year plus climate change event where possible, and always ensure no increase in flows as a result of development;
- ii) follow natural drainage flow paths and work with existing site topography;
- iii) provide adequate capacity for the 30 year plus climate change event to be contained within the drainage system, and demonstrate that the development is safe for the 100 year plus climate change event scenario and does not increase in flood risk off site;
- iv) incorporate green infrastructure and maximise multi-functional benefits ensuring adequate treatment of surface water prior to discharge to ensure that the quality of local water is not adversely affected;
- v) be sensitively located and designed to promote an enhanced landscape/ townscape and good quality spaces that improve public amenity; vi) discharge run-off according to the following hierarchy: (1) into the ground (infiltration), (2) to a surface water body, (3) to a surface water sewer, (4) to a combined sewer. Surface water connections to the public sewerage network should only be made with prior agreement of the relevant sewerage undertaker and where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

e) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.

3.0 Pre-application Advice

The proposal has been submitted for a Pre-application Advice, application No: PREAPP/0054/25

The advice given suggests that the proposal would be acceptable with a number of small changes which have been addressed.

Building Line: *14a could extend a little further forward to increase ground floor space. As you mentioned, the southern wall could probably come a little closer but still leave some separation from the neighbour boundary/building*

Angled wall: *14 could extend up to the northern front corner (i.e no gap at the frontage), ideally to create a straight, rather than angled internal room*

Parking - *the mix of one and two parking spaces for the two dwellings is appropriate*

Roof - *the roof height is much higher for both plots in SK1 and the gable in SK2. Any increase in height is a risk to neighbour outlook and light particularly the dwelling to the east of your site, also could start to appear cramped, so please only consider minor increase in height if at all.*

Gable - *In SK 2 is interesting but too tall and would need to be single storey linked-into/springing from the single storey eaves line. It's unclear whether a small upper room could be fitted into this but if so we would favour rooflights, carefully placed to avoid overlooking.*

Architecture - *details such as window sizes, doors should be rethought to blend with /complement the prevailing 1960s designs of the street*

Bin storage - *if side passways are not included, somewhere needed to conceal bins sympathetically, preferable together and well landscaped.*

4.0 Existing Site

The site is located at the eastern side of Twyford Road, an made road accessed off Greenland Road to the north and Burnham Road to the south, Durrington.

The site is located within the built-up area of Durrington and is close to local amenities and the town centre. Good transportation is afforded by the A27 to the north of the site. The surrounding area comprises of detached residential plots of varying sizes and orientation. The neighbouring properties are a mix of single storey, chalet style bungalows

or two storey dwellings, with a number of plots being re-developed in recent years, or new dwellings being created as back land development.

The overall site is approximately 334.8m² (0.0334ha). The site is bounded on all sides with close boarded fencing and masonry walls on three sides. The front boundary has a low masonry wall with access points for pedestrians and vehicles.

The former dwelling house occupied the centre of the plot with the rest of the site given over to garden. The site is afforded a single site access with the principal entrance located to the north west of the site on to the drive.

The site is located in flood zone 1 meaning it has *low probability of flooding from rivers and the sea.*

5.0 Amount of Development:

It is proposed to replace the demolished the existing garage and surrounding sheds and provide two semi-detached 2-bedroom dwellinghouses, that corresponds to the established neighbouring building line.

The new house is proposed to be of a mimic the established design consisting of 63.1sqm and 61.0sqm of floor space across a single storey. The first floor is proposed to be 37.7sq.m. the ground floor to accommodate 2 bedrooms, living areas, bathroom and circulation space.

The new dwellings is proposed to meet the Nationally Described Space Standards minimum areas of a 2bedroom 3person property. It has also been designed to meet the requirements of Building Regulations Part M4(1) as any higher mobility standard.

6.0 Layout:

It is proposed, to situate the new dwellings approximately 5m away from the public highway, with the principal façade set 5.8m from the road, to allow for parking provisions and driveway to the front of the property at the West. The house has been designed to address the road by maintaining a stepped frontage reduces the impact on the street scene. The proposed house follows the existing pattern of development.

The proposed property has been designed to consider the impact of overlooking to and from neighbouring properties and their respective private amenity space. There will not be any upper floors or side-facing windows in the. All windows will look out towards the proposed private

garden space, or towards the front of the property which faces the public highway.

The property has been considered with all fair and reasonable standards of Lifetime Homes. Ample parking will be provided at the front of the site and the proposed stairs can be adapted to accommodate a stairlift. All switches and sockets will be located between 450mm and 1200mm from the floor level and more than 300mm away from internal corners. Additionally, windows will be installed so as to allow views out when seated.

There are bedrooms on the ground floor, which can be easily accessed by spacious circulation space and can link coherently to the entrance level living area, W.C. and shower provisions. The bathrooms will be designed with walls suitable to accommodate fittings and grab rails and be spacious enough to allow for ease of movement within the room.

7.0 Scale:

The building has been designed in response to the neighbouring context and residential properties along Twyford Road. The surrounding properties are generally single storey and set back from the road. Generally, these are a mix of two storey houses and chalet bungalows with rooms in the roof. The proposals address this by keeping the building volume to a similar scale.

The highest ridge levels of the proposed dwellinghouse are set with a proportionality to its surroundings. The scale of the proposed has been designed to reduce the visual impact on its surroundings.

The new properties have been designed to not provide an overbearing bulk when viewed from the street scene. The front elevation is visually broken up by keeping the eaves level just above the window height and a conscious design choice not to introduce vertical elements to the facades that would be against the design precedence of the surrounding context. The building lines of all four elevations are staggered to ensure the impact of the building on the surroundings and the street scene is enhanced.

8.0 Landscaping:

The site is generally of a suburban nature, with ornamental planning and mixture of hard and soft landscaping. Within the application site boundary, there are no planting of any significance.

The proposal seeks to retain a balance of the existing soft landscaping to the rear of the site.

The new driveway is to comprise of a permeable surface finish installed over a geo-cell driveway system in order to create a 'zero-dig' driveway solution to minimise any long-term harm being caused to the trees.

Adjacent to the dwelling hard paved paths will provide level access between the entrance doors and from the parking area.

The existing topography is to be retained and has been used as part of the proposals.

9.0 Appearance:

The form of the building responds to the existing site feature, neighbouring buildings, highway, and local context. The building takes on a contemporary architectural form and the proposed materials reflects the traditional materiality of its context.

The ground level element of the building is predominantly rendered façade, broken up interspersed with horizontally oriented windows coloured in anthracite dark grey. This mirrors the colour palette and proportions of the previous dwelling house and the surround houses. The roof is covered in interlocking tiles

10.0 Sustainability Statement

The need for sustainable development is well documented and it is estimate that 40% of the UK's carbon emissions are generated by the built environment. The need to decarbonise the built environment is essential in order to achieve the Net Zero standards set by the government by 2050 and it is critical that all new development addresses the issues and works towards reducing the Embodied and Operational Carbon from the early design stages.

The Embodied Carbon is the level of carbon dioxide emissions associated with manufacturing and transport of the materials and the construction processes involved in the realisation of the project.

The Operational Carbon is the levels of carbon dioxide emissions associated with the running, or operation, of the building – i.e. heating, lighting, ventilation.

The construction industry is addressing these issues with the updated Building Regulations, which act to uplift the current requirements to help

the construction industry adapt to the changing regulations and low carbon heating.

Although the built environment is a large contributor to the UK's carbon emissions, it is only through a whole shift across the economy and the country that will allow development to truly reach the Net Zero standards.

Building location, orientation, and form: the properties have been designed and positioned to work with the existing topography and have mainly been orientated to maximise their exposure to the sun and utilise solar gain where possible.

The design means that overshadowing of neighbouring properties has been minimised. The forms of the buildings have been kept relatively compact in order to reduce the external surface areas, therefore improving the overall energy efficiency of the dwellings.

Fabric element design: the most important aspect of energy efficiency of any building is the fabric of the building, in particular the floor, walls and roof elements. In order to address both the Embodied and Operational Carbon of the dwellings the intention is to utilise Modern Methods of Construction (MMC)

Ventilation & airtightness: ventilation is critical in maintaining indoor air quality and maximise the health of the occupants. Ventilation is to be provided within every building via background trickle vents to the high performance door and window systems, but also by the opening casements within every room. The airtightness of the building is important to prevent heat escaping through the superstructure of the building, and in fact contributes to the comfort levels within the building by allowing the occupants control over the temperature and airflow via opening/ closing windows.

Renewable technology: There is currently no gas supply to the site and in order to future proof the development all of the buildings hot water and heating demands are to be met via high efficiency Air Source Heat Pumps.

There are many other aspects of sustainability beyond the need to cut Embodied and Operational Carbon, such as the inclusion of water butts and rainwater harvesting to capture rainwater from the roofs for use within the grounds to reduce the amount of water drawn from the mains.

Electric Vehicle Charging points are to be provided within the car parking area.

11.0 Conclusion

The proposed development has been designed to respond to and respect the site and its immediate context while considering the private amenity spaces of the neighbouring properties and the applicants alike.

The amount of proposed development creates new dwellings that are commensurate in scale to those in the local context and is similar in scale to that of the previously approved scheme on the site.

The proposed scheme accords with the relevant policies set out with the NPPF and the Horsham Local Development Framework, as set out above.

The scale, massing and appearance of the dwellings have been carefully considered to create a new dwelling that enhances the currently vacant site and will contribute in a positive way to the sustainable development of the area by creating an additional dwelling within the built-up area of Durrington.

Through the careful specification of structural materials, the new dwelling can be designed to reduce the energy use of the dwelling through both higher insulation levels, therefore lower energy demand for heating, and lower embodied carbon.