

November 2025

PLANNING STATEMENT

8 Fishermans Walk Shoreham by Sea BN43 5LW

On behalf of: Joanna and Edward Bartlett

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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by Sergio Garcia-Huidobro on behalf of Joanna and Edward Bartlett.
- 1.2. It accompanies a full planning application for the construction of a 2 storeys, 3 bedroom house.
- 1.3. The purpose of this statement is to explain the background of the scheme and provide an assessment of the key planning issues set against the context of national and local planning policy and guidance, and any relevant material considerations.
- 1.4. This statement should be read in conjunction with the following supporting information:
 - Completed application form
 - CIL question form
 - Drawing no. PL.254.01.00 / Site and block plans
 - Drawing no. PL.254.02.00 / Existing site
 - Drawing no. PL.254.03.00 / Existing elevations
 - Drawing no. PL.254.04.00 / Approved ground floor AWDM/0881/21
 - Drawing no. PL.254.05.00 / Proposed ground floor
 - Drawing no. PL.254.06.00 / Approved & proposed elevations
 - Drawing no. PL.254.07.00 / Approved & proposed
 - Drawing no. PL.254.08.00 / Approved first floor AWDM/0881/21
 - Drawing no. PL.254.09.00 / Proposed first floor
 - Drawing no. PL.254.10.00 / Approved roof plan AWDM/0881/21
 - Drawing no. PL.254.09.00 / Proposed roof plan
 - Soil contamination report
 - Flood risk assessment
 - Road traffic noise assessment
- 1.5. This document is structured as follows
 - Application site and surroundings
 - Authorised use and planning history
 - Proposed development
 - Planning policy analysis / balance and
 - Conclusions

2. APPLICATION SITE AND SURROUNDINGS

- 2.1. Site area within the red boundary (PL.254.02.00) is 212 m². The adjoining site within the blue boundary is 145 m². The site area belonging to the applicant is 357 m².
- 2.2. The existing house is an end of terrace located upon Shoreham Beach. It is between Brighton Road, the Beach entrance at The Saltings, east of Wide Water Lagoon and to the north of the Beach itself. It is also south of Shoreham Airport.
- 2.3. This part of Shoreham Beach is an interesting part of Shoreham. There is a considerable amount of activity with the Airport and Beach and the Longshore Pub and yet it remains tranquil and unaffected.
- 2.4. Brighton Road itself is the main road coastal artery between Shoreham and Worthing. Many new build houses have been built along this stretch over the last 10 years as well as sites in South Lancing and upon Shoreham Beach.
- 2.5. Much of this area is within Flood Zone 3 including the development site.
 - 2.5.1. Other recent development sites are also within Flood Zone 3 including Kings Crescent, Brighton Road, The Old Fort Road, Ormonde Way, much of South Lancing, the A283 and A259, parts of the A27 and even the American Express Brighton and Hove Albion training ground. Development sites within flood zone 3 have been supported in the past and received Planning Permission. The mitigation of Flood Risk is important to future development in this area.
- 2.6. Existing dwelling:
 - 2.6.1. The existing gross internal area of the ground floor is 48 m²
 - 2.6.2. The existing gross internal area of the 1st floor is 41 m²
 - 2.6.3. The total floor area is 89 m²
 - 2.6.4. The existing house building footprint is 57m²
 - 2.6.5. The existing garage building footprint is 29 m², however, double garage was demolished in June 2020 in preparation to start building the dwelling granted @ AWDM/1868/17
 - 2.6.6. The total existing building footprint is 86 m²

3. AUTHORISED USE & PLANNING HISTORY

The site at 8 Fishermans Walk has a lapsed planning permission dating back to 27th March 2018 (AWDM/1868/17)

Original design and layout:

Upon first inspection of this site in 2018, the initial thought was that the site may accommodate another 'end of terrace' type development, however it was realised that the plot is more suitable for a detached dwelling and therefore application was submitted and granted for new, modern, contemporary and sustainable dwelling responding to environmental needs within a flood zone 3.

Once the initial flood risk assessment was carried out and data from the Environment Agency was available, the architect proposed all of the accommodation on the first floor to mitigate the risk of flooding, however it was later realised and then confirmed by Environmental agency that not all living spaces need to be placed on the first floor level and only sleeping accommodation is required to be at the 1st floor level.

Confirmation by Environmental agency:

"As long as all bedrooms remain on the first floor, then we are unlikely to have an issue with the plans to enlarge the ground floor. We would be concerned if any sleeping accommodation was proposed for the ground floor."

Understandably if flood water was to enter the property at night, then anyone sleeping on the ground floor could be at risk. That risk can be mitigated by ensuring sleeping accommodation remains on the first floor only where occupants have safe refuge."

I hope this helps. If you have any further questions, please do not hesitate to contact us."

Kind regards,

*Sustainable Places Team
Environmental Planning and Engagement | Solent and South Downs"*

3.1. Local Planning History in relation to Flood Risk:

Many Planning Permissions have been granted over the last 10 years that provide insight into the way development within flood plains is considered:

Kings Crescent (AWDM/1223/13) Flood zone 3 / Approved.

Construction of end of terrace 1 bedroom maisonette permitted FRA provided.

158 Brighton Road Lancing (AWDM/0084/19) Flood zone 3 / Approved.

Demolition of existing dwelling and construction of a pair of semi-detached houses with associated parking permitted.

83 Old Fort Road (AWDM/0097/17) Flood zone 3 / Approved

2 houses permitted: FRA shows the development is above the flood risk.

44 Old Fort Road (AWDM/0915/16) Flood zone 3. 1 house permitted / Approved No FRA submitted as part of the application. 1 floor is shown below the flood risk level.

10 Ormonde Way (AWDM/1042/19) Flood zone 3 / Approved 1 house permitted: Poor FRA submitted.
1 non-habitable floor is shown below the flood risk level.

16 Old Fort Road (AWDM/1240/17) Flood zone 3 / Approved 1 house 1 non habitable floor level below the flood risk level.

13 Fishermans Walk (AWDM/1420/15) / Approved
Part two and part single-storey side and rear extension to north and east elevations adjoining the existing detached garage (to be used as incidental residential accommodation).

It can be demonstrated that residential development within flood zone 3 is supported by the Environment Agency and the Planning Department. Mitigating measures should be taken. This is usually in the form of raising the habitable floors-sleeping accommodation of the development above the flood level (of the year 2115).

4. PROPOSED DEVELOPMENT

- Being the end of a terrace, 8 Fishermans Walk occupies a large piece of land to the north of the existing house. The combined site area of the development site and the existing house is 357 m2. Site area within the red development boundary is 212 m2. The adjoining site within the blue boundary is 145 m2. The site area belonging to the applicant is 357 m2. This area can comfortably accept an additional house which was granted on 27th March 2018 (AWDM/1868/17) and now amended to better use the available space.

Key points

- The site is suitable for a larger house than the current (lapsed) granted scheme. To maintain a mass and design that is subservient to the existing house, the additional area is located on the ground floor and only visible at the end of the cul-de-sac. This keeps the proposed dwelling's visible mass and scale similar to the approved scheme.
- Respects the 'grain' of the existing built environment and add positively to the eclectic character of Shoreham Beach.
- Contribute positively to the area. It is possible that the development could be seen from a long distance because of the wide areas to the north of the development site. The architecture of the proposed house should therefore be exemplary in its visual appearance.
- In keeping with the local character, amenity, privacy of neighbours and complies with all standards for internal and external space standards set out in Local Authority guidance.
- To provide amenity and parking space that complies with Local Authority and Highways standards.
- To design a roof scape with a low impact silhouette so it's subservient to the existing house.

- To create a sustainable development and to bring a “fresh” aesthetic, compatible in scale and materials to the neighbourhood.
- Please also note that this is not a commercial development. The primary objective is to build a house for the applicants and their growing family to live in.
- Its mass, scale and appearance are in keeping with its surroundings as the original principle of the design remains unchanged. A roof terrace was incorporated to increase the social outdoors space and to take advantage of the natural light and extensive views.
- SN2 suggests hardstanding at the front of a house for parking 2 cars. The design for both houses complies with this requirement as shown on the plans.
- Internal area measurements exceed the current Space Standards.
- The proposed house would have a ground floor internal area 67.8 m² and 57 m² for the 1st floor. The total proposed building footprint is 125 m²
- The development would increase the density of the site by 1 house.

Previous approved scheme @ AWDM/1868/17:

- The ground floor was designed only as an entrance hall with study and bathroom with the building cantilevered over the ground floor. The 1st floor was partly supported on pilotis to produce a dramatic architecture, however, resulting in unused space at ground level.
- Due to a 2m high fence the ground level accommodation wouldn't be visible from Brighton Road but only at the end of Fishermans Walk.
- it was a natural conclusion to claim this unused space and incorporate it into a practical and modern living space, specially having confirmation from Environmental Agency that only sleeping accommodation is required on the first floor level.
- As per the plans ref: PL.254.06.00 & PL.254.07.00 comparing previous and this application the proposed dwelling keeps the 1st floor roof area exactly the same, albeit with a gable rather than a hip. The gable is a feature present in many houses along Brighton Road, and in No 10 Fishermans Walk, the site opposite.



- The roof was inspired by early beach architecture upon Shoreham Beach. Many early buildings were simple, had shallow pitched roofs, clad in corrugated metal sheeting.
- The approved 1st floor was clad in vertically fixed timber cladding, and it remains the same.
- The approved ground floor walls are brickwork, and again it remains the same.

SCALE:

- There is no change to the height of the building and is still 1m lower than the existing house at 6.5m to the ridge. The eaves level is comparable to neighbouring buildings. The design is deliberately low, so it's subservient to the existing house and it stays as it was previously approved.
- The area increase is positioned mostly out of sight, to the side and rear so the mass and scale remains low.

LANDSCAPING:

- A prevailing theme in local architecture upon Shoreham Beach is to avoid soft landscaping. This is because all but hardy plants die due to the harsh weather conditions and salty air.
- A green border to Brighton Road with dense evergreen shrubs will help mitigate the noise pollution from this busy road and provide privacy and shelter from the double decker buses stopping at the bus stop in front of the site.
- Stone paving to the side and rear, and gravel to allow natural drainage is considered as shown in plans.

APPEARENCE:

- The proposed dwelling will have an appearance and character in keeping with the surroundings. The roof incorporates a gable, feature like many properties in the area.
- A 2m high fence will block the view to the ground floor from Brighton Road, so that only the wooden clad 1st floor will be visible. The ground floor, which is built in bricks similar to the neighbouring properties, is only visible at the end of Fishermans Walk.

MATERIALS:

There is no change to materials previously granted.

Ground Floor:

- 2m high fence to match cladding of the dwelling: timber cladding
- Brickwork - a reddish brick to match the brickwork of Fisherman Walk,
- Front door: Metal frame with a composite door.
- Windows: Anthracite aluminium double glazed.
- 1st Floor:
The 1st floor was clad in vertically fixed timber cladding and remains the same. Roof:
Composite slate.

USE:

The site has residential use. There is no change of use proposed.

ACCESS:

A level access will be provided for disabled access at the front door. A ground floor WC is proposed. The house can be approached by a wheelchair user via a pedestrian path. Access for Disabled people under Part M of the Building Regulations has been complied with. There is a ramp to the front door. The ramp is to overcome the effects of localized flooding by raising the ground floor well above the existing ground level.

SUSTAINABILITY:

- The building will comply with Code 4 for Sustainable Homes.
- Kitchen appliances are to be level 'A' for energy efficiency.
- Ventilation system (heat recovery) will be installed as part of acoustic condition of previous planning application AWDM/1868/17.

5. PLANNING ANALYSIS/BALANCE

5.1. The key policy test and material considerations to be assessed in the determination of this proposal are:

5.1.1. The housing need between the years 2011 to 2032 has been set out at the target of 325 dwellings per annum in the Adur area. A total of 6825 dwellings over the plan period.

5.1.2. The Strategic Housing Land Availability Assessment (SHLAA) indicates that on brownfield sites 254 dwellings could be delivered over the plan period.

5.1.3. The SHLAA identifies that from 1 April 2011 to March 2016, 559 new homes have been provided (112 houses per year).

5.1.4. Windfall sites could contribute 416 houses during the provision period. The SHLAA accepts that houses will be provided upon sites that have not currently been identified as housing sites. This includes projects where a single house is demolished and 2 are built or sites such as the development site.

5.1.5. Housing sites that have been identified as making a good contribution to the supply of housing such as the Shoreham Harbour site are under enormous pressure to provide as many residential units as possible and therefore buildings of 9 storeys have been initially proposed. The height of new buildings is of great concern to local people.

5.1.6. The new Local Plan that came into effect on the 14th December 2017 confirms a minimum target delivery of 177 new homes per year. This would give a total delivery of 3718 new homes over the plan period. This represents about 55% of the housing need. It should be noted that the delivery of 112 houses per year represents a 36% shortfall of the minimum target.

5.1.7. DM15 - SUSTAINABLE TRANSPORT & ACTIVE TRAVEL

5.1.7.1. This proposal is located next to a bus stop with buses running to nearby town centers and local schools, making this a highly sustainable location.

5.1.7.2. It's located on a cul-de-sac with easy access to local facilities.

5.1.7.3. Car journeys are only required for longer distances.

5.1.7.4. Provides 2 bicycles' storage.

Worthing Borough Council will promote and support development that prioritises active travel by walking, cycling, Non-Motorised User routes and public transport, and reduces the proportion of journeys made by car.

5.1.8. DM16 - SUSTAINABLE DESIGN

5.1.8.1. Point 5.230 The proposed dwelling will achieve Level 4 of the Code for Sustainable Homes

5.1.8.2. The proposal will incorporate passive cooling and ventilation to avoid overheating.

5.2. Amendment of original design and layout

5.2.1. The concept of the design is now changed to reflect on the fact that only sleeping accommodation is required on the first floor and to improve the ground floor level to be used as a social and working space, with connection to the garden with daily living areas and spaces. A home office space has been provided on the ground floor to accommodate the family working arrangements.

5.2.2. The proposed building is set out in the worst case of 2.2 (metres above sea level) and an internal floor level of 2.45m. The first floor level is at 5.35 (i.e. 5.05 + 300mm).

5.2.3. The house would have now filled footprint to the ground floor and have all sleeping area on the 1st floor.

5.2.4. Other notable low-level flood zones around the world have overcome the effects of flooding by raising the habitable accommodation.

5.3. Other design criteria are addressed: off road parking provision for 2 cars and garden.

5.4. Refuse/ Recycling Collection Strategy:

5.4.1. Refuse and recycling is to be stored at the side of the houses as shown on the site plan drawing. On collection day, wheelie bins will be wheeled to the roadside for collection.

6. CONCLUSIONS

SUMMARY:

1. The current site has got a lapsed planning consent for a detached house. The approved layout doesn't take advantage of the site potential. The proposed house maintains the subservience, mass and scale from the approved scheme. The site is in a highly sustainable location and the provision of an additional family sized dwelling in the context of the Council's current Housing Delivery and Land Supply issues, should be given significant weight.
2. The applicant has taken the Council's previous granted application into consideration and applied the Environmental Agency advice on sleeping accommodation into account to reformulate a layout that responds to the needs of a growing family with home working arrangements.
3. For these reasons, it is hoped that the Inspector can support this proposal, and grant planning permission.