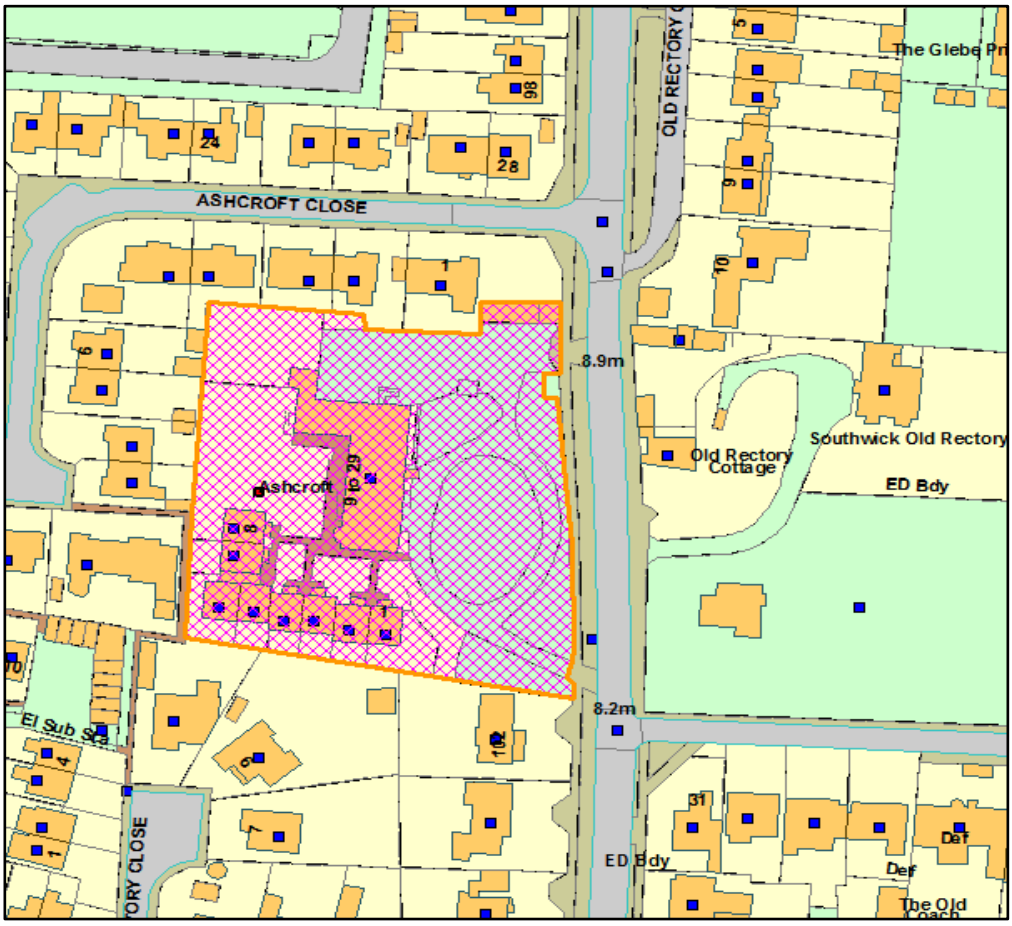
Application Number:	**AWDM/1006/25**	**Recommendation - Delegated authority granted to the Head of Planning to grant planning permission subject to satisfactory comments from the Lead Local Flood Authority and subject to conditions**
Site:	**Ashcroft, 100 Kingston Lane, Shoreham-by-sea**	
Proposal:	**Demolition of existing buildings and construction of three linked residential blocks of three and two storeys to provide 57no. age-restricted homes with communal lounge and office; associated parking, servicing and landscaped external amenity spaces. (Alternative to previously approved development AWDM/1230/22).**	
Applicant:	Worthing Homes	Ward: Southwick Green
Agent:	Simply Planning	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The application site is located on the western side of Kingston Lane, between Ashcroft Close and Rectory Road/Rectory Close. The site is approximately 0.6 hectares and was formerly a Council sheltered housing site, comprising Ashcroft House and eight bungalows within the grounds. The main 3 storey block (2 floors plus rooms in the roof) has recently been demolished, following the grant of planning permission for a new 3 storey building in 2023 (AWDM/1230/22).

That permission (which is still extant) included the retention and refurbishment of eight existing bungalows on the south and west boundaries and the demolition of the main building and construction of a new 3 storey building comprising 44 x 1 bedroom units (a net increase of 23 units) for persons over the age of 65. The total number of units including the bungalows would be 52. The building would continue to be managed by Adur District Council and residents would be existing Council tenants or nominated from the Council's housing register.

Since permission was granted, the Council has sought to find another party to deliver and manage the homes. The current applicants, Worthing Homes, have entered into a contract with the Council who will remain the freehold owner of the site, to be granted a 250 year lease which is conditional on planning permission being granted and are seeking to secure funding from Homes England to deliver a revised scheme. Due to tight timescales, the applicants are seeking to avoid the imposition of pre-commencement conditions and have therefore 'front loaded' the application to provide as much detail as possible to enable work to commence quickly once permission is granted.

The current application proposes a comprehensive redevelopment of the site, including the demolition of the existing bungalows, to provide 3 storey (reduced to 2 storeys in height on the western part of the site) residential blocks in a U-shape arranged around a central courtyard. 57no. 1 and 2 bed units are proposed which will be 100% affordable for social rent, specifically for persons over 65 years of age (or in the case of a couple, one of them is over 65). A Nominations Agreement is to be entered into which will provide the Council with the ability to nominate tenants for the units.

The schedule of accommodation will be 51 x 1 bed and 6 x 2 bed flats.

The building is to be flat roofed and will accommodate a green roof and PV panels.

The site has two existing access points onto Kingston Lane, both along the eastern boundary of the site (south and north access points), which are to be retained. 23 parking spaces are to be provided.

The site lies outside of any Conservation Area but the Southwick Conservation Area boundary lies immediately opposite the site on the eastern side of Kingston Lane. There are also two listed buildings (Old Rectory and Old Rectory Cottage) in close proximity to the east.

There are a substantial number of trees around the site, particularly along the Kingston Road frontage.

Neighbouring residential properties comprise bungalows to the north and west in Ashcroft Close and to the south in Rectory Close. There are two storey dwellings immediately to the south of the site fronting Kingston Road. The listed Old Rectory Cottage to the east is a two storey building close to the pavement on the opposite side of Kingston Road.

A mix of brick, flint and stone is proposed within a modern architectural design.

A comprehensive consultation exercise was carried out with residents prior to the submission of the application, including an exhibition of the plans in June 2025.

The application is supported by a Planning Statement, Design and Access Statement, Heritage Statement, Noise Assessment, Contaminated Land Assessment, Air Quality Assessment, Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment, Bat Activity Survey, Daylight, Sunlight and Overshadowing Report, Energy and Sustainability Statement, Overheating Risk Assessment, Arboricultural Impact Assessment, Landscape Design Report, Flood Risk and Drainage Strategy Report and a Transport Statement.

Relevant Planning History

AWDM/1230/22: Demolition of the existing main building, retention of the existing bungalows and construction of a new three-storey residential building with ancillary works**: Approved 1st February 2023**

Consultations

West Sussex County Council

Highways Officer: No objection, subject to conditions to secure car and cycle parking. The submitted CMP is acceptable. Comments as follows:

Access and Visibility
The site gains access from Kingston Lane which is a classified 'C' road restricted by 30mph speed limit. There are no parking restrictions along Kingston Lane. As part of the development proposals the two existing access points onto Kingston Lane will be retained but the internal link connecting the two will be removed. Each of these accesses is to serve the whole development with parking located in both the northern and southern access and parking areas which will serve all residents.

Visibility splays of 2.4m x 43m are achievable along both directions of the two site accesses. This is in accordance with the Manual for Streets guidance for the posted speed of 30mph speed limit. Pedestrian intervisibility of 2m x 2m is achievable at both the accesses for safe usage of footways.

Personal Injury Accident (PIA) Data
An inspection of collision data supplied to WSCC by Sussex Police over a period of past five years reveals there have been two recorded injury accidents of 'Severe' category, away from the site accesses. The reasons for these accidents were reckless driver behaviour and driver impaired by alcohol. Therefore, there is no evidence to

suggest there is an existing highway safety concern due to road layout or geometry.

Parking Arrangements
WSCC Car Parking Guidance and 2011 Census data have been interrogated to determine the level of parking requirement for the proposed development. A total of 23 car parking spaces are provided on site to serve the development proposals split between the northern part of the site (11 spaces) and the southern part of the site (12 spaces). Provision is made for 2 disabled bays located within the northern car park.

Safe and secure cycle parking provision for 24 cycles is made within Sheffield stands. Provision for 16 mobility scooters is made within dedicated stores.

Trip Generation and Highway Impact
With regards to the estimated levels of trip generation by the proposed development the LHA appreciates the intensification of site access with a net increase of 0-2 two-way vehicular trips in each of the peak hours and an increase of 39 trips over the course of a typical day. These trips are split between the two car parks.

Stage 1 Road Safety Audit
The vehicular and pedestrian access points of both accesses have been reviewed as part of an independent Stage 1 Road Safety Audit (RSA). The problems raised during the RSA with regards to reversing of the refuse vehicle, visibility restriction near to the northern access and location of the bus stop have been resolved.

Sustainable Transport Accessibility
Well-lit footways are present along both sides of Kingston Lane which are conducive to walking and connects onto wider footway network. Bus stops are located along Rectory Road, within 200m distance and Southwick train station is within 800m distance from the site providing connectivity to wider transport network. Therefore, the site is considered sustainable.

Conclusion
In conclusion, the Highway Authority do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal

Local Lead Flood Authority: Object as more information required in relation to infiltration testing. Subsequent comments to be reported.

Adur & Worthing Councils:

Environmental Health officer: No objection.
The Air Quality report is ok. The Construction Management Plan is acceptable. We will need to see the details of the ASHP's, where they are to be located and the acoustician should assess any potential noise impact from these.

The noise report is ok and specifies the glazing that is necessary for the development. Please can this be conditioned.

I note MVHR ventilation will be provided for the development to manage overheating.

I would recommend the full contaminated land condition, although I note much of this condition has already been completed. There is a watching brief during construction and they just need to confirm that the identified contamination is removed and what the final Radon Gas protection will be.

Tree and Landscape Officer: No Objection

Considers that the most important trees will still be retained and protected, and that the planting / landscaping plans will help compensate for the trees to be removed

Southern Water: No Objection

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.51 l/s for the above development.The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. Request conditions relating to protection of public weather supply main and requiring details of the proposed means of foul sewerage and surface water disposal.

Adur District Conservation Advisory Group: Approve

Representations

Objection from occupier of 102 Kingston Lane:

- No concern about a development of a similar purpose and height as the earlier building.
- Limited parking on site
- Many of the parking places will run alongside the north perimeter of my property. Would like to see the erection of an appropriate screen on boundary
- Large sycamore is growing very close to my home and needs remedial action.
- A great many Bay trees, self-planted sycamores, and swathes of ivy encroach my garden to the whole length of the north side of my home. I would like assurance that when the development takes place this will be addressed and removed.

Lengthy objection from occupiers of 7 Rectory Close (summarised below):

- Increased size and proximity of the east and west blocks that are now proposed to replace the original bungalows and the sudden and significant increase in south facing windows that will overlook our property following the second redesign.
- This redesign now includes two buildings to replace the bungalows, much closer to the properties in Rectory Close
- Changes to the upper floors (first and second) means there now appears to be at least 13 windows looking directly into our back garden.
- Need for obscure glazing
- Balconies should have side screens to restrict leaning and overlooking
- Boundary fencing needs to be robust

- More EV charging spaces required
- Replacement of the plaque to Max Miller should be incorporated in the new building {Note - The applicant is aware of this and intends to replace the plaque on the new building}.
- Welcome use of PV
- Care needs to be taken with lighting
- New planting will take time to establish and mature
- There will also be a loss of visual amenity. The original building was well known in the area with the chimneys a particular feature.
- The land is adjacent to a conservation area so any development must be sympathetic to its surroundings and acknowledge its past.
- As one of the tallest buildings in Kingston Lane it really does need to fit in rather than stick out like a sore thumb.
- Materials need to be sympathetic to the area
- The three new buildings will occupy a much larger footprint than the old one and the height especially, remains a concern.
- Increase in traffic movements.
- Makes more sense to retain the main entrance and have the southern access for foot traffic only with a coded or card style access gate.
- No objection to the redevelopment in principle as it will replace specialist social housing that is in short supply.
- Impact of development on neighbours e.g. working times, noise and dust from piling and building, additional vehicular traffic.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1,2,3,15,16,17,18,19,20,21, 22, 28, 29, 20, 31, 33, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Planning Contributions for Infrastructure Provision (ADC 2013)
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)
Circular 04/07 'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant

local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

Principle

The principle of redevelopment has been established through the extant planning permission. During the course of that application it was made clear that there is an urgent need to provide more purpose-built accommodation for the elderly in Adur. A new build development will enable the provision of higher quality, more sustainable dwellings.

This proposal will result in a net increase of 5 in the quantum of dwellings over the approved scheme and will continue to provide affordable housing specifically for the over 65s.

The revised 5 Year Housing Land Supply (5YRHLS) (2024-2029) position for Adur as at 01/04/2024 demonstrates that a total of 2,139 homes are deliverable within this period, equating to 3.2 years of housing land supply against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 656 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, paragraph 11 d) of the NPPF applies which states:

'*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong 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 this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

Visual amenity, **character and impact on setting of heritage assets**

The original Ashcroft building sat well back from the site boundary with Kingston Road by approximately 30m and was well screened by extensive vegetation and tree cover along the frontage. The development approved under AWDM/1230/22 brought the

new building much closer to the eastern boundary (approximately only 4m at its closest point and up to 9m elsewhere). Most of the vegetation along the frontage was to be removed, leaving only existing street trees outside of the site and three within the site close to the boundary. A new low front boundary wall of flint with metal railings was proposed.

The current proposal has a similar relationship to the road, respecting the parameters previously approved.

The main change in design terms is the use of a flat roof rather than pitched. Justification for this approach is set out in the Design and Access Statement. It explains that the building has a deep plan form (rooms on either side of a central corridor) and the approved design reduced the traditional height of a single pitched roof by providing dual pitched roofs with an extensive flat roof valley between. This was considered to be likely to result in maintenance issues. An integrated flat roof design would reduce the bulk, scale, height and mass of the building and has other practical benefits, such as enabling the provision of a higher capacity of PV panels, improved BNG through the provision of a green roof which will also help with rainwater retention and attenuation.

The front elevation has been broken up into blocks to avoid a continuous building mass, with recessed areas in between with contrasting grey brickwork, and articulation added through the use of feature brickwork and recessed balconies with planting. The flat roof and PV panels will be set behind a parapet which will screen them from the road. A brick and flint wall and railings are proposed along the frontage. The building will be 9.6m tall which is lower than the previous approval of 12.15m and the original building 11.46m.

In terms of the principle of a flat roof in this location, there are a few examples, such as Shoreham Academy to the north and, further away, blocks of flats in Rectory Road. In the immediate context of the site, it is acknowledged that the building's design will be different from the general character. However, through the use of a selection of appropriate materials, and the introduction of articulation and variety on the elevations, particularly on the road frontage, it is considered that the proposal will have an acceptable design and scale for this location.

The Heritage Statement submitted with the application acknowledges that there will be a modest impact on the setting of the listed Rectory Cottage on the opposite side of Kingston Lane but considered that overall the new building will positively contribute to local character and would enhance the appearance of the conservation area.

It was previously concluded that the semi-rural nature of the Lane will be affected by the removal of the frontage vegetation and the proximity of the new building to the frontage, causing some harm, albeit less than substantial harm. Paragraph 213 of the NPPF states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

Paragraph 215 goes on to state:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

In this case it is acknowledged that there will be less than substantial harm to the heritage assets but it is considered that this harm is outweighed by the public benefits of the proposal, which are the provision of 57 new sheltered housing units for which there is a recognised need locally. The new building is also arguably of better design and architectural quality than the original building.

A comprehensive landscaping scheme is proposed which will see extensive tree planting along the frontage (and throughout the site). A bin store is shown on the frontage, the position of which is dictated by the need to limit travel distances. In order to reduce its visual impact the boundary wall has been designed and situated to screen all four bins and their enclosures from the road, the bin stores will be enclosed with a timber fence which will be higher than the bins concealing the bins from view and hedges are included to add a natural screen to the walls and fence, enhancing the soft landscaping in this area of the site.

A new, larger substation is proposed for the frontage to replace an existing one in the same location. It is to be enclosed in a brick and flint structure for visual and residential amenity reasons. It should not be an unduly prominent or visually harmful feature therefore.

Residential amenity - for proposed dwellings

The proposed flats will have floor areas of between 55m2 and 65m2 which exceeds the nationally described space standard for 1 bed flats.The flats will be specifically designed to enable flexible layouts that can accommodate wheelchair users and older persons.

The ground floor flats will have a patio while upper floor flats will have a balcony. A communal lounge close to the entrance on the ground floor will serve as a central gathering space for residents. The lounge will open onto the central landscaped courtyard/communal garden with seating, amenity space and ornamental gardens. A separate growing area/allotment is proposed in the SW corner of the site.

Overall, there will be a high standard of amenity for future residents.

Residential amenity - effect on existing dwellings

The new building will have a larger footprint and site coverage than both the original and previously approved buildings. It will not be closer to the front (East) boundary and so the effect on the nearest dwelling, The Old Rectory Cottage, which sits hard against the pavement on the opposite side of Kingston Lane, approximately 19.4m from the closest part of the proposed new flats, is not considered to be materially different from the previously approved scheme.

The Old Rectory Cottage is Grade II listed and has a single window at both ground

and first floor in its side elevation which faces the street. At the distance involved, and with the road and pavement in between, partly screened by existing deciduous street trees, the impact on privacy, outlook and light to the Cottage is not considered to be harmful.

To the north, there are bungalows in Ashcroft Close (1-3), one of which has rooms in the roof served by a rear dormer. The bungalows will be 13.6m and 14.5m from the nearest part of the building compared with around 24m from the original Ashcroft building, and 15-16m from the previous approved scheme. While closer, the elevation facing the bungalows contains obscure glazed secondary windows only to prevent overlooking. The affected rooms have their main outlook to the east or west.

The east and west facing balconies on the North Block have the potential to allow views northwards so a side screen will be necessary, details of which can be reserved by condition. The proposed building is closer but lower in height than the approved scheme. A 20m wide section of the north elevation is also set back by 6.5m to reduce the impact of bulk and massing, increasing the separation to the bungalows to the north to at least 20m.

To the west, the building extends further south and west than the previous scheme due to the additional space provided by the removal of the bungalows. The 2022 scheme maintained a separation of 17m to the western boundary and 30m to the southern boundary. The current scheme closes the gap to the western boundary to 10.8m and to the southern boundary to 9.2m which is a noticeable difference.

The western elevation faces bungalows in Ashcroft Close which are positioned in a staggered line, with No.8 being 25m from the rear wall of the 3 storey block building and No.9 being 20m from the rear wall of the 2 storey block. The next pair to the north (6 & 7) are further away, at 32m from the 3 storey building. The original building was around 38m from those bungalows. No. 10 is the closest, just 13m from the rear of the 2 storey block, although it has a blank wall facing the site and its rear garden is to the north of the bungalow. The existing bungalows on the site are just 8.2m from the side/rear of No. 10.

To moderate the impact on the closest occupiers, the western block is reduced to 2 storeys in height and there are only 3no. first floor flats which face Ashcroft Close. The rear garden and windows of No.9 and the garden of No. 10 Ashcroft Close are most affected.

Also, to reduce impact, the balcony of the flat nearest to No. 9 has been set back to the north side of the flat rather than being on the west elevation. West facing windows in all three flats are to be obscure glazed up to 1.8m above floor level while the living rooms are set back to reduce the extent of projection for the balconies. The windows serve bedrooms and living/dining/kitchen areas and are not the only windows to those rooms.

The requirement for them to be part obscured will not cause a serious loss of amenity for future occupants therefore. The applicant has requested that the windows be openable (rather than restricted to a top hung opener above 1.8m Finished Floor Level). To mitigate overlooking the applicants are proposing that the windows contain a single restricted openable panel that is hinged to focus views away from

neighbouring properties. The restrictor can be over-ridden to allow for cleaning but this would require a key and could be controlled by the building management team.

The southernmost west-facing balconies face towards a blank wall at the rear of No.10. The balcony closest to the garden of No.10 has a privacy screen which wraps partly around the front of the balcony to direct views towards the blank side wall of No.10 and away from its garden. Balconies are shown with perforated patterns on their screens and integrated planters which help to provide a screen as well as enhance their appearance.

Views from the sides of the balconies towards the properties to the south may be possible. This could be overcome through planting or use of a 1.7m high side screen and further details can be reserved by condition.

The rear to rear distance to the bungalows to the west is less than that specified in the Council's DM Standard No.1 where 28m from a three storey building and 22m from a two storey building is recommended. The new building is also closer to the western boundary than the previous scheme and extends further south. There is some existing tree cover and new planting is proposed which will help to some extent, but it is acknowledged that there will be non compliance with separation distances to the bungalows. However, on balance, taking account of the design features to mitigate the impact as described above, and when the benefits of the scheme are taken into account overall, this relaxation of standards is not considered to be so significant or cause such harm in this case as to warrant refusal.

The layout of the proposed flats has changed during the course of the application to change some 1 bed flats to 2 bed flats at the southern end of the east and west blocks. Previously proposed communal lounges in the southern end of those blocks have been removed. In order to prevent overlooking and a loss of privacy, the south facing windows are shown as being obscure glazed at a distance of up to 1.8m above the floor level of the room in which they are installed and non-opening. Angled oriel windows have also been included with obscure glazing to the south face and clear glazing to the east to direct views away from neighbouring dwellings.

The impact on neighbouring dwellings to the south is considered to be acceptable. The nearest house, 102 Kingston Lane, abuts the site to the south but has no principal windows in the side elevation facing the site. The new building will sit closer to the frontage than the original building and will project beyond the front of No. 102. However, the distance of 15m, the lack of clear glazed side windows and its northern orientation relative to 102, means that the impact on residential amenity from the building itself will not be harmful.

Numbers 5 and 6 Rectory Close also abut the southern boundary and currently have the existing bungalows within the site on the boundary. No. 6 has a NE-SW orientation with rear windows and garden exposed to the new building, 17.8m away. The rear of No. 5 faces north towards the site, 18.5m from the new building. To prevent overlooking and a loss of privacy the south elevation contains part obscured or angled oriel windows as previously mentioned. 7 Rectory Close is further south beyond No. 6 and is not considered to be adversely affected.

Both of the existing vehicular accesses will be re-used and 12no. new parking spaces are shown along the southern boundary with 102 Kingston Lane. Some new landscaping and tree planting is proposed to soften the impact and to replace existing trees and overgrown vegetation. Due to the lack of habitable rooms in 102 closest to the boundary, these new spaces are not considered to result in harm or disturbance. A 1.8m high timber fence is proposed on the southern boundary with 102 Kingston Lane's garden.

4 no. new spaces are proposed on the north boundary adjacent to 1 Ashcroft Close replacing an existing outbuilding. The rear walls of the outbuilding currently form the boundary and they are to be retained where possible.

A daylight and sunlight assessment has been carried out and the results submitted which show that minor light restrictions will occur within two neighbouring properties, The Old Rectory Cottage at 55C Kingston Lane and at 1 Ashcroft Close. Overall, the effects of the proposed development on the neighbouring properties are limited, with all properties seeing either full or close to full BRE Report compliance.

The levels of natural light retained under the current proposal are considered to be comparable with that attained under the extant approved scheme. Overall, while the development is a more intensive use of the site with greater site coverage and with some increased impact upon residential amenity, such impact has been minimised as far as possible without compromising the delivery of 57 units of much needed sheltered housing. It is not considered that the proposal will cause serious harm to existing residents.

Trees and Landscaping

The site has a reasonable level of tree cover currently, predominantly around the east and west site boundaries. There is a TPO covering a number of trees on the site. An arboricultural assessment has been submitted which proposes the removal of 6no. trees, 2 no. vegetation groups and part of an additional vegetation group, including self-seeded trees of lesser importance. The removals are mainly concentrated on the east and south boundaries with only one (a sycamore) considered to be clearly visible from Kingston Lane. The majority of trees and vegetation along the frontage are to be retained and new trees are to be planted throughout the site which exceed the number to be removed. Mature trees within the street will also be retained to help provide further softening.

Comprehensive landscaping will be provided throughout the development including a central courtyard containing a residents' garden. A green roof is to be provided on the building itself. Balconies will contain integrated large planters to soften appearance and add interest.

The Council's Tree and Landscape Officer considers that the most important trees will still be retained and protected and that the new proposed planting will help compensate for the trees to be removed.

Accessibility and parking

A Transport Statement has been submitted which confirms that the two existing

accesses at either end of the site frontage are to be retained and reused. The existing internal link road is to be removed and new access roads built into the site to serve car parking to the north and south of the new building.

23 parking spaces are now proposed (11 spaces to the north, 12 spaces to the south). This equates to 0.403 spaces per unit, which is a reduction from the previous ratio of 0.49 spaces per unit as previously approved under AWDM/1230/22. Just under half of the spaces will have active EV charging with the remaining spaces given passive capability, for future use.

The Statement provided information relating to the level of parking observed at other sites within the district as well as historic parking observed at the existing site. They have found that roughly only a third of residents/households own a car on the sheltered housing schemes within the district, which means parking equates on average to 0.33 spaces per unit. West Sussex Highways are satisfied with the level of parking provision proposed.

The site is also considered to be in a sustainable location as there are bus stops along Rectory Road, within 200m distance, and Southwick train station is within 800m distance from the site.

Provision for storage of bicycles (24 spaces in the central block) and mobility scooters/buggies (16 spaces across 3 locations) is also being made within the development.The proposals provide a range of cycle parking / mobility parking options for the proposed residents. While slightly fewer spaces are being provided than there are flats it should be noted that the extant permitted scheme provides no secure resident cycle storage.The applicants have also advised that they wish to provide sufficient cycle storage for all residents who wish to own a bike, and flexibility has been built into the site layout to enable this, including the possibility of providing e-bike charging facilities.

The development will see an increase in the number of vehicle trips due to the increase in the number of flats, with a net increase of 0-2 two-way vehicular trips in each of the peak hours and an increase of 39 trips over the course of a typical day. These trips are split between the two car parks. This shows that peak hour movements will not increase significantly and there are no highway concerns with the proposal overall.

Flood risk and drainage

The site is located within Flood Zone 1, with a low probability of flooding. Part of the site, in the vicinity of the existing bungalows, is at risk from surface water flooding. The LLFA were not satisfied with the submitted Flood Risk Assessment and required further information. In particular, they wish to see the results of infiltration testing.

The applicants have responded by stating that soakage testing was undertaken at depths of between 2m and 2.5m and the soakaways are to be installed at a depth of 2.4m within the same soil strata. All the testing illustrated reasonable infiltration rates and the surface water drainage scheme has been designed to the worst case. They consider that infiltration will work on the site and the design will not cause flood risk elsewhere.

Nevertheless, the applicants have carried out further infiltration testing and the SUDS design has been updated. The applicants consider that the drainage proposals are appropriate for managing surface water for the site and do not add to the flood risk. The LLFA has been reconsulted and an update will be provided to Members at the meeting.

Sustainability

An Energy and Sustainability Statement was submitted with the application which demonstrates a 106% reduction in CO2 emissions through various measures such as improved building fabric performance, the use of communal air source heat pumps and PV panels, with battery storage. The proposed design incorporates passive and active measures to reduce overheating, including the use of mechanical ventilation with heat recovery.

The energy strategy exceeds the current Local Plan policy requirement and the Planning and Climate Change Checklist which encourages a minimum 31% reduction in carbon emissions for all new build housing.

Contaminated land

A contaminated land report has been provided with a Preliminary Risk Assessment and Site Investigation. It confirms that there is to be a watching brief during construction and a condition is therefore only necessary to require completion of the land contamination assessment and verification in accordance with the report's recommendations.

Ecology and biodiversity/BNG

A preliminary ecological assessment has been carried out which recommended that bat emergence surveys should be undertaken. This has been carried out and no bats were seen emerging from the buildings and therefore a likely absence of roosts.

The potential for any impact on protected species is considered to be low to negligible.

The site is expected to deliver a net gain of 0.90 habitat Biodiversity Units, equating to a 21.52% increase in area Biodiversity Units, in excess of the statutory 10% net gain requirements. A Biodiversity Gain Plan and Habitat and Management and Monitoring Plan will need to be submitted and approved pre-commencement. Being on-site, this will need to be maintained and monitored for up to 30 years and there will need to be a mechanism in a s106 Agreement for this.

s106 Agreement

As with the previous permission, a financial contribution towards sustainable transport improvements is necessary as a result of this development, in this case £36,119. A s106 Agreement would also secure the 100% social rent affordable housing, the related Nominations Agreement and BNG (including BNG monitoring fee).

At the present time Worthing Homes have entered into a contract with Adur District Council to be granted a 250 year lease, which is conditional on the granting of planning

permission. Only parties with an interest in the land can be parties to a s.106 agreement but Worthing Homes will not have a legal interest in it until planning permission and, subsequently, the lease are granted and HMLR have registered the lease. As the applicants cannot enter into a s.106 agreement until then, it is proposed to recommend that approval is granted subject to conditions, one of which will be to prevent the commencement of development until a s.106 agreement has been entered into.

Recommendation

Subject to removal of objection from LLFA, to Delegate authority to the Head of Planning Services to APPROVE the application subject to the following conditions:

1. Approved Plans
2. Standard time limit
3. Landscaping to be approved
4. Tree protection to be provided in accordance with submitted details
5. Vehicle parking and turning to be provided
6. Cycle parking to be provided
7. Development to be carried out in accordance with the submitted Construction Management Plan
8. Drainage details to be agreed
9. Drainage maintenance plan to be agreed
10. As built drainage plans to be submitted
11. Samples of external materials to be approved
12. The ecological protection and enhancement scheme specified in the submitted Ecological Appraisal shall be implemented in accordance with the approved details and implementation programme.
13. Biodiversity Net Gain Plan to be submitted
14. Sustainability measures to be provided as detailed in application
15. Air Source Heat Pumps shall not be installed until details of their type, size, location and noise impact have been submitted and approved
16. Waste storage provision as per submitted details
17. Boundary treatment to be installed in accordance with approved plans
18. Development to be carried out in accordance with approved contaminated land assessment and not to be occupied until contaminated land validation and verification report has been submitted and approved.
19. Development to be carried out in accordance with the recommendations of the approved noise assessment and windows not to be installed until details of their acoustic and ventilation specifications have been submitted and approved
20. Upper floor windows on south elevation and west elevation of west block to be obscure glazed with restricted opener, as shown on approved plans
21. Details of balcony screening to the west facing balconies of the West block (2

balconies), the courtyard facing balconies of the East block (2 balconies), and the east and west facing balconies on the North Block (2 balconies) to be submitted and approved in writing.

22. Development to be alternative to AWDM/1230/22, not in-combination with.

23. Occupancy to be limited to persons aged over 65 years unless exceptions apply under the Nominations Agreement to be entered into between the Council and the applicant

24. No commencement of development until s106 agreement has been entered into to secure £36,119 towards sustainable highway improvements, 100% social rent affordable housing, the related Nominations Agreement and BNG (including BNG monitoring fee).