



DESIGN AND ACCESS STATEMENT

LAND AT NYTON NURSERIES,
WESTERGATE AND EASTERGATE,
WEST SUSSEX

CONTENTS

1.0	Introduction	03
1.1	Purpose of this document	04
1.2	Site location and description	06
1.3	Proposal Summary	06
2.0	Site analysis	07
2.1	Introduction	08
2.2	Land use	10
2.3	Existing landscape structure	10
2.4	Existing vehicular and pedestrian links	11
2.5	Frontage analysis	11
2.6	Constraints and Opportunities	12
3.0	Masterplan design	13
3.1	Design development	14
3.2	Design concept	16
3.3	Use and amount of development	16
3.4	Masterplan design	16
3.5	Street structure	17
3.6	Car Parking	18
3.7	Amenity Spaces	19
4.0	Built form	21
4.1	Overall form of development	22
4.2	Scale	22
4.3	Affordable Housing	23
4.4	Housing types	24
4.5	Character Area	26
4.6	Architectural Treatment	28
5.0	Access statement	31
5.1	Introduction	32
5.2	Access to and within buildings	33
5.3	Site safety and crime prevention	33
5.4	Refuse storage and collection	34



An aerial perspective sketch of a residential development. The drawing shows a dense arrangement of houses with gabled roofs, organized into blocks and around a central green space. A winding road or path is visible on the left side. The entire sketch is rendered in a light, sketchy style with fine lines and some shading to indicate depth and form. The background is a solid light gray.

1.0

INTRODUCTION

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1.1 PURPOSE OF THIS DOCUMENT

This document is submitted in support of a Full Planning Application for the development of 70 dwellings by Taylor Wimpey Southern Counties. Outline planning consent was granted by an appeal decision in February 2015. (Reference AL/ 61/ 13). A previous Reserved Matters application was approved in January 2018. (Reference AL/ 102/ 17/ RES).

This Reserved Matters application in effect forms a replan of the northern side of the above Reserved Matters approval, providing a mix of smaller homes reflected in an increase from 45 to 70 dwellings in this area of the site. The proposals have evolved following discussions with Arun District Council and further contextual information.

KEY:

 SITE LOCATION

 APPROVED APPLICATION BOUNDARY

1.1 Aerial view of the site (Source: Google Maps)

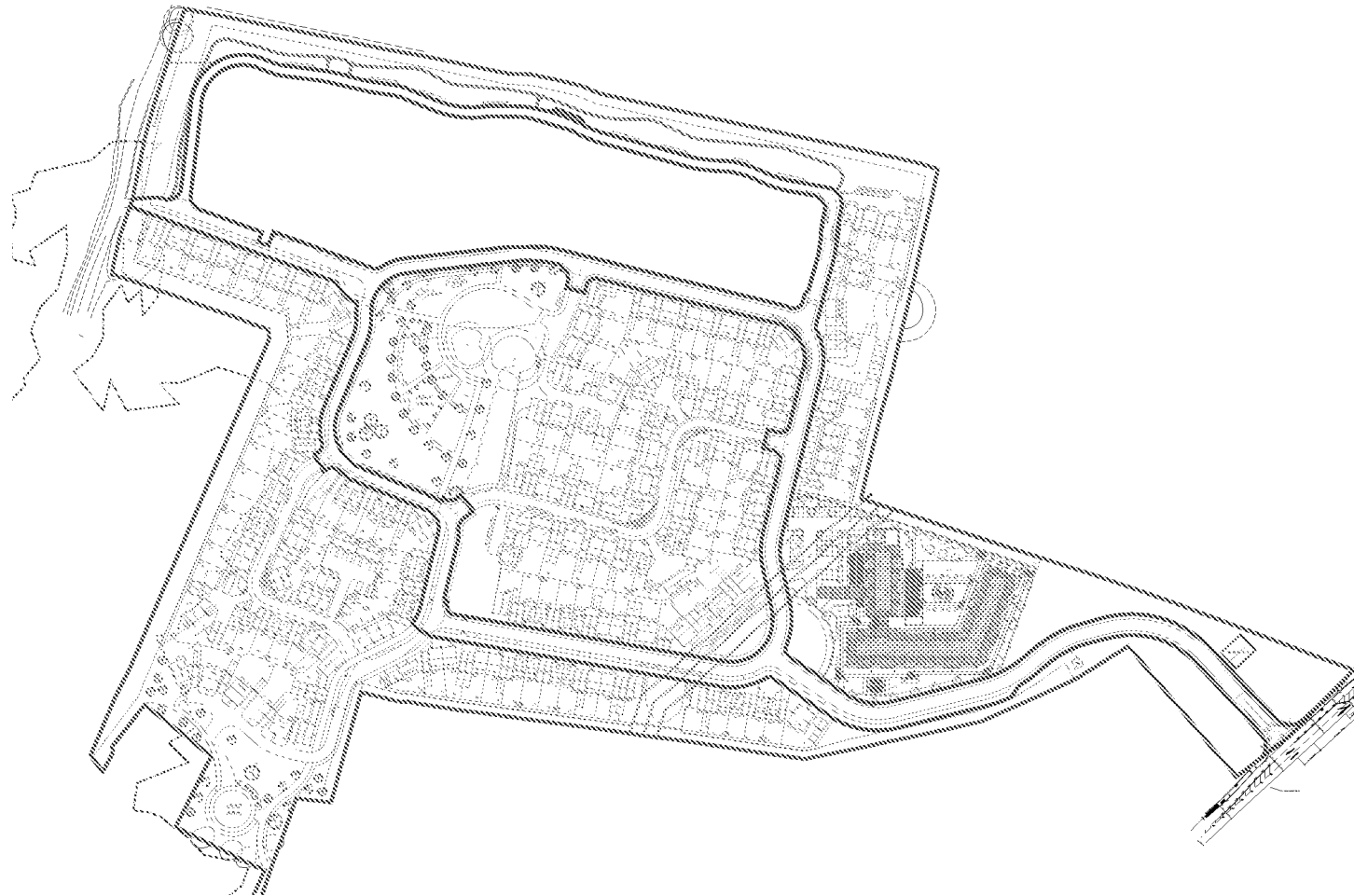
1.2 Aerial view of the site, shown within wider context (Source: Google Maps)



1.2 SITE LOCATION AND DESCRIPTION

The site lies immediately to the northern settlement area boundary of Westergate. It is within the Arun District Council boundary.

The earlier approved site is approximately 11.64 hectares in size and its extent is shown edged in blue. The boundary of the new application is shown in red and covers approx. 1.81 hectares. The site was formerly in horticultural and agricultural use. It is largely flat and generally well contained on the site boundaries with trees and hedging.



KEY:

 SITE LOCATION

 APPROVED APPLICATION BOUNDARY

1.3

1.3 Site Location Plan

