

Planning Application AL/79/20/OUT – PACSO Site, Hook Lane, Westergate

Consideration of the Ten Characteristics of the National Design Guide

The development proposals seek outline planning permission for the construction of 10 dwellings and the creation of a new vehicular and pedestrian access onto Hook Lane.

Matters relating to

- Layout
- Scale
- Appearance; and
- Landscaping

are to be determined as reserved matters.

Despite the outline nature of the application, it is acknowledged that that National Design Guide is a material consideration in the determination of the application. As a result, the Ten Characteristics of the National Design Guide are assessed below. These include:

Context – The application site comprises an area of grass located on the western side of Hook Lane. It is generally level and well related to existing residential development located on the eastern side of Hook Lane and the Summer Meadows development of 14 new homes currently under construction by Metis Homes on land immediately to the north. An existing nursery containing a large glasshouse building and yard area are located to the south. Undulating countryside is located to the west.

The northern boundary of the application site currently comprises a 1.8m high close boarded fence that creates an overly hard and visually dominant edge to the settlement. The proposed development would introduce new hedgerow planting along the full extent of the northern, southern and eastern boundaries (details to be confirmed at reserved matters stage). This would create a softer more natural settlement edge to village which when combined with the built form of the development would enhance the surroundings.

Identity – The appearance and layout of the proposed development will be determined as a reserved matter. The application is supported by an Illustrative Site Layout Plan (Drawing No. 0003 Rev P06) and a Proposed Street Scenes & Suggested Materials Palette (Drawing No. 0004 Rev P02) which are submitted for illustrative purposes only.

The Site Layout Plan shows a short cul-de-sac of six dwellings accessed from a new access road onto Hook Lane. Three of these properties (Plots 8 to 10) face onto a small courtyard area and the homes on Plots 5 to 7 face directly onto the proposed access road. Plots 3 and 4 are corner plots that have active frontages to both Hook Lane and the new access road. The homes on plots 1 and 2 address Hook Lane. Overall, the development proposes

a mix of linked detached and detached properties. This potential layout is similar in arrangement to the Summer Meadows Metis Homes development currently under construction on the land immediately to the north.

The appearance of the buildings shown on the illustrative street scenes is based on a traditional design with a simple appearance and materials palette reflective of houses in the local area. It shows a range of building heights and styles including a mix of gable and full hipped roofs plus the odd dormer window and chimney. Roofs are shown as clay tiled. It also shows some properties with tile hung gables and others being constructed from red stock brick or with rendered walls. This approach is consistent with the existing form and appearance of neighbouring developments.

Overall, the proposed development represents a well-designed high quality and attractive layout that responds positively to existing local character and identity of the area.

Built Form – As already mentioned the proposed development comprises a mix of detached and linked detached properties. It is envisaged that building heights will be limited to two storeys across the site. A mix of two and four-bedroom houses are proposed along the Hook Lane frontage. These provide interest and an active frontage. This approach is consistent with the existing built form on the eastern side of Hook Lane.

The larger 4-bedroom properties are mainly located at the western end of the site in close proximity to the larger properties of the Metis Homes 'Summer Meadows' development to the north. Parking for cars is predominately within the curtilage of each dwelling and consists of a mix of garages/carports and driveway parking. Overall, the scale and built form of the proposed development is in direct response to the sites surroundings on the settlement edge whilst also making efficient use of land.

Movement – Given the relatively small size of the site and the proposed development, the levels of vehicular movements would be relatively low which justifies the cul-de-sac approach. Whilst travel to and from the development site is likely to be predominately by private vehicle there are other viable options for using more sustainable modes of transport including walking via the nearby public footpath network (WSX/299/1 located about 150m to the north) and cycling to nearby local facilities. These include two convenience stores (one of which appears to have been temporarily closed because of the COVID-19 pandemic), other shops, a public house, restaurant, a pre-school, a primary school, the Ormiston Six Village Academy (Secondary School), churches, community halls and recreation/sports fields. Compass Travel operate bus route 66A/66C between Bognor Regis and Yapton. This has various stops along the A29 Westergate Street. Barnham railway station is located approximately 4.2km (2.6 miles) to the east and the settlements of Bognor

Regis and Chichester are approximately 6.1km (3.8 miles) and 10.8km (6.7 miles) to the south and west, respectively.

There is sufficient space to provide appropriate levels of car parking within the application site to accord with current Arun Parking Standards SPD of January 2020 including at least one electric vehicle parking point per house. This can be achieved through a mix of garages, carports and driveway parking. This will soften the visual impact of cars and help improve air quality and contribute to biodiversity.

Nature – Owing to the limited size of the application site and the need to make efficient use of land the opportunities to provide high quality, green open spaces with a variety of landscapes and activities, including play, is limited. There is, however, scope to provide grass verges, new tree planting along the main access route and hedgerow planting to all boundaries. This will help soften the appearance of the development.

The new hedgerow planting would link into existing off-site hedgerow and the Green Biodiversity corridor located about 55 to 60m to the west and provide new habitat for wildlife. These measures will provide a net biodiversity gain.

Public Spaces – Owing to the size of the application site and the need to use land efficiently there are limited opportunities to create significant areas of public space. The illustrative layout provides a small area of grass opposite Plot 5 plus grass verges and additional tree planting along the access drive. These will help create an attractive appearance to the main public area as well as shading, and air quality and climate change mitigation.

The illustrative layout shows that the new homes have active frontages with windows and front doors looking over Hook Lane, the access road and courtyard area. This would provide natural surveillance from inside buildings reducing the fear of crime and making the development feel safe for both its residents and visitors to it.

Uses – The proposed development provides a mix of housing types and sizes. This includes 6 detached dwellings and 4 linked detached homes. The dwelling mix includes 2 x 2-bedroom 4 person houses; 2 x 3-bedroom 5 person homes; 1 x 3-bedroom 7 person home; and 4 x 4-bedroom 7 person homes. This mix would provide suitable accommodation for small, medium and large sized families and accommodation for households that are downsizing. Overall, it would create a balanced development that is in keeping with the surrounding residential uses. The size of the proposed development is also well suited to the needs of small and medium sized developers which the Government encourages.

Homes and Buildings – The internal and external appearance of the dwellings will be determined at the reserved matters stage. Each house will have its own private garden area that provides suitably sized external amenity space consistent with the settlement edge location and the character of the surrounding area. Each home will provide suitable internal storage space as well as external storage for waste/recycling and for bicycles. The width of the access road and turning head have been designed to accommodate large vehicles including refuse lorries and the emergency services. These measures will create a functional, healthy and sustainable development.

Resources - At the very least each house will comply with the current Building Regulations standards. There is also scope to improve on this standard by providing homes that minimise carbon emissions making them efficient and cost effective to run. Subject to further investigations these measures could include photovoltaic panels and ground source heat pumps. To reduce the level of environmental impact careful consideration will be given to the use of materials so that where possible they are locally sourced, with high thermal or solar performance. The buildings will be durable and adaptable so that the development works well over time and reduces long term resource needs. New construction techniques are also an option. This would contribute towards improving efficiency, productivity and produce high quality homes. Each home could also conserve water usage by incorporating rainfall harvesting measures such as water butts or by incorporating grey water recycling systems that re-use stored wastewater on site.

Lifespan - The proposed development would be designed to be robust, easy to use and look after. This will enable the users to establish a sense of ownership and belonging, helping the buildings and the development to age gracefully. Each building would be designed to be adaptable to meet the changing needs of their users and easily maintained by them.