



Design & Access Statement
Newbarn Lane
North Bersted, West Sussex



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Contacts



Applicant:
Bellway Homes Limited (Wessex)
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU

01425 477 666

www.bellway.co.uk



Architects:
OSP Architecture
Broadmede House
Farnham Business Park
Weydon Lane
Farnham
Surrey
GU9 8QT

Tel: 01252 267878

www.osparchitecture.com



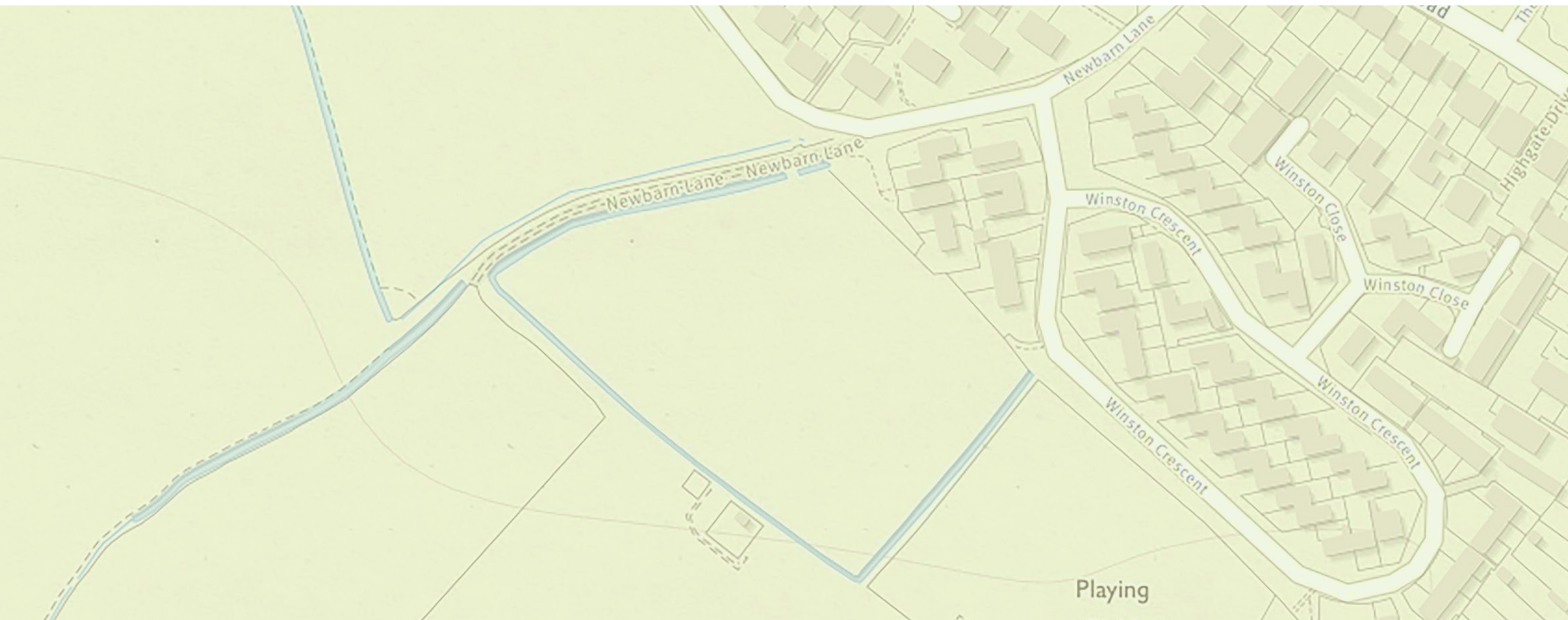
Planning Consultant:
Luken Beck
30 Carlton Crescent,
Southampton
SO15 2EW

Tel: 02380 633440

www.lukenbeck.com

1.0

Background



1.0 Background

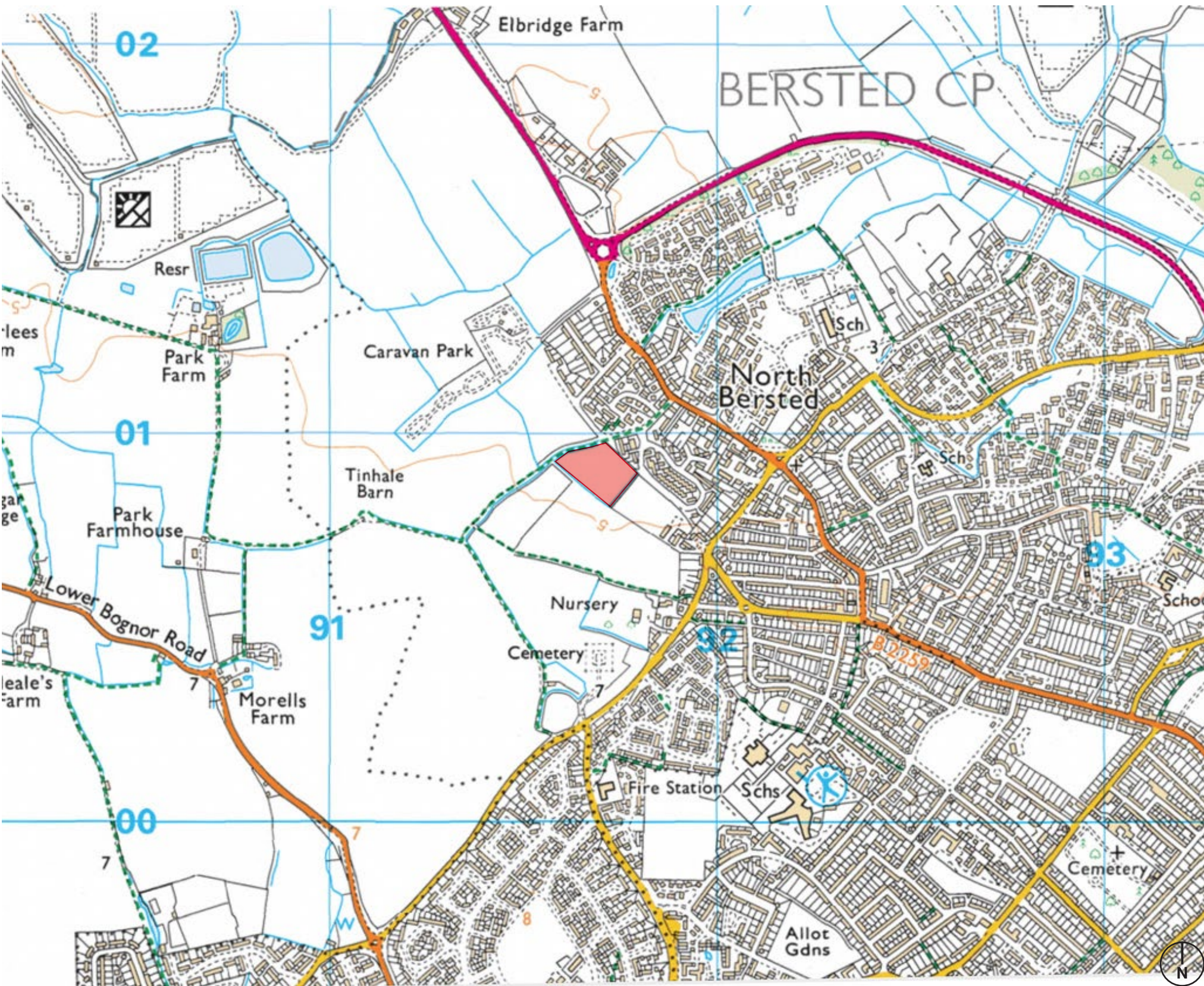
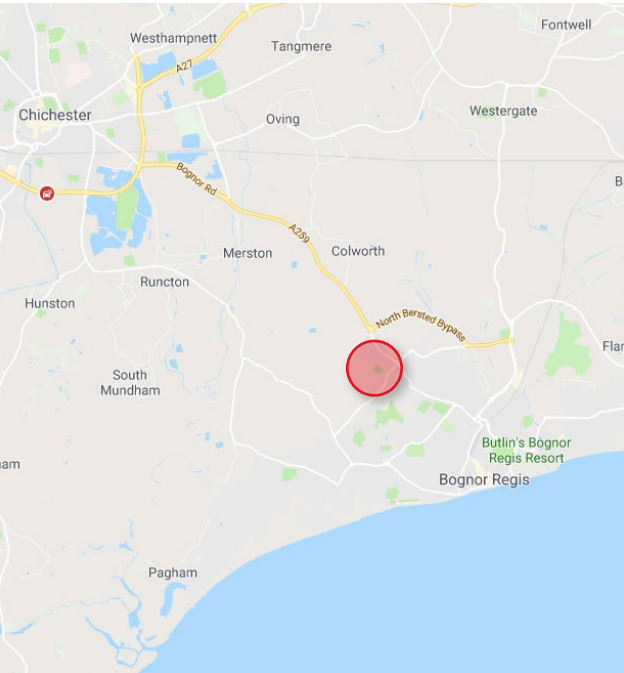
1.1 Planning Application

This Statement accompanies a reserved matters application, on behalf of our client Bellway Homes Limited (Wessex), for development of land at Newbarn Lane, North Bersted, West Sussex PO21 5DN.

This statement sets out the analysis of the site, its context in the wider community and the landscape character while building on that which was illustrated in the outline approval. The document will explain the conceptual thought and design evolution which has led to the final scheme that is submitted as part of this reserved matters application.

Following the analysis of the existing site and its context, the proposals have been developed with the following objectives in mind:

- Achieve a high quality environment with good public realm and amenity space.
- Form a complete sense of place where people want to live.
- Provide a good mix of accommodation in accordance with the requirements of the local authority.
- Provide a safe and secure environment.
- Create sustainable family living.



Site location plan

1.0 Background

1.2 Site Location

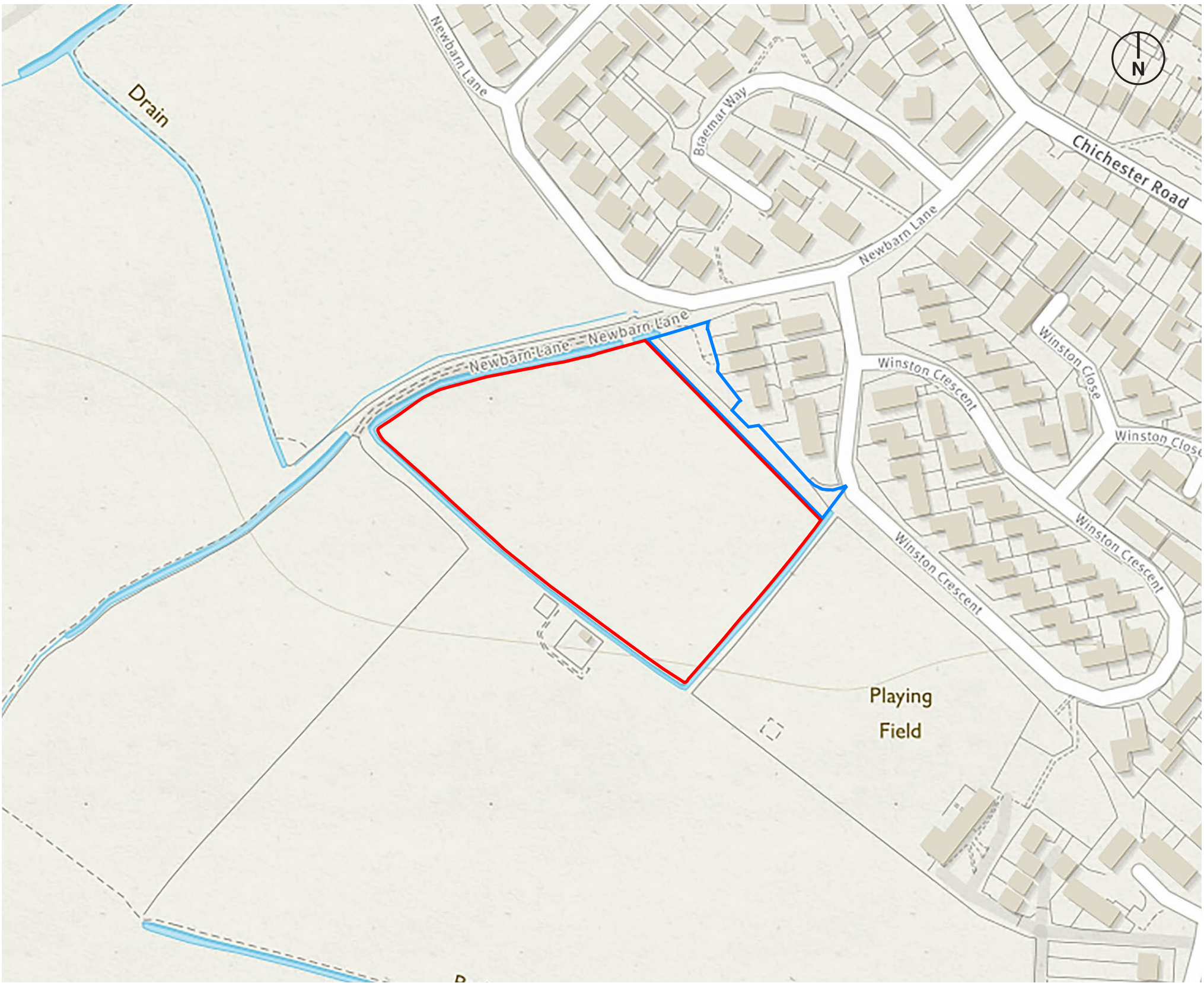
The site is located in the village of North Bersted, West Sussex; within the jurisdiction of Arun District Council. The village of North Bersted is nestled in the south of England, close to core regional cities and picturesque countryside and coastal settings.

The site is situated to the west of Newbarn Lane, which connects the site to North Bersted, and to the A259 which links directly to the Chichester Bypass. The site is within walking distance of local amenities including a post office, church and village hall.

The historical city of Chichester is approximately 4 miles to the north west of the site. Chichester provides a vibrant hub of activity and offers a range of leisure and retail services including galleries, theatres and museums. There is a frequent service from Chichester Railway Station which provides a direct service to London Victoria in approximately 1 hour 30 minutes.

Bognor Regis is approximately 1.5 miles south of the site and offers a traditional seaside town boasting a range of services and amenities as well as a long stretching coastal beach.

Nearby destinations include the South Downs National Park, Chichester Harbour (An Area of Outstanding Natural Beauty), Bosham, Goodwood Racecourse and the cities of Brighton and Portsmouth.



Site context plan

-  Site boundary
-  Additional land owned by applicant

1.0 Background

1.3 Outline Consent

In February 2018 the outline application (BE/77/16/OUT) was approved at appeal (APP/C3810/V/17/3166900), permission was granted for up to 50 residential units, landscaping, amenity space, car & cycle parking, roads, service & drainage infrastructure & other associated works.

Affordable Housing is to be provided on-site, in line with adopted policy, at 30% comprising 15 units (5 as affordable rent and 10 as intermediate). The indicative overall housing mix presented at the Outline stage is set out in the table below:

Indicative Housing Mix:-

13no. 2 Bed

20no. 3 Bed

17no. 4 Bed

In July 2018 planning was approved for a proposed new access from Newbarn Lane to the site (ref. BE/40/18/PL), as shown on the masterplan.

Immediately to the north of the site is a circa 9.2 acre parcel of land which was granted outline planning permission in February 2016 for a mix of up to 90 No. residential units, associated open space, landscaping, access & car parking (ref. BE/142/15/OUT). This development is under construction and taking occupiers.



2.0

Existing Site & Context



2.0 The Existing Site & Context

2.1 Site Description

The site is generally rectangular in shape extending to circa 4.8 acres (1.94 hectares).

The site has previously been used for agricultural purposes and there are no buildings or structures on the site other than a small timber clad shed on the north western boundary. A mix of detached and semi-detached housing is to the north east of the site and adjacent to the northern boundary is a public footpath which provides access to the wider countryside.

The land to the north west has planning permission for 90 dwellings and the wider area is subject to a draft allocation for circa 2,500 homes. Jubilee Recreation Ground is to the south east of the site.

To the south are two communication antennas along with its service buildings with the mast hidden in the canopies of the boundary trees. The facility is accessed by a track via the adjacent field.

The boundaries are well defined on three sides by a mature tree lined hedgerow with views in to the site at certain points from Newbarn Lane and at Winston Crescent. The applicant also owns land adjoining the northeast boundary between the site and the existing dwellings.



View of site from Dryan Way



Aerial photograph of site looking south



View of site and north corner of Jubilee Recreation ground from Winston Crescent



View of access to PROW 134 north of the site from Dryan Way / Newbarn Lane

2.0 The Existing Site & Context



Aerial photograph of site looking north

2.0 The Existing Site & Context

2.2 Levels and topography

The site is currently a flat open field. A detailed topographical survey has been undertaken and is submitted as part of the application. The highest point is 4.6m (AOD) to the south and the lowest point is 4.1m to the east. A culvert ditch runs along the north-west boundary track.

2.3 Utilities

The existing utilities are summarised in the constraints plan. There are two communication masts to the south.

2.4 Existing Trees

Other than trees and hedges along the boundaries there are no significant soft landscaping features on the field. Root protection zones are identified on the constraints plan.

2.5 Site access

There is an existing field access in the top northern corner accessed off Newbarn Lane which shares its route with the end of the public right of way referred to below. Just to the north is the access to the adjacent 90-unit residential scheme.

2.6 Public rights of way

There is a public foot path (134) that runs along the northern edge of the site which links to a wider network of footpaths running along the established field boundaries. There is also a Sustrans Cycle route that is in the locality of the site but not adjacent to it.

2.7 Ecology

There is a drainage ditch that runs around the edge of the site that could provide suitable habitats. These sit in the main within the confines of the boundary vegetation. There are also several trees identified on the site that could have bat roosting potential. The existing scrub and grassland are considered to be of low ecological value.

2.8 Flood risk

The site sits wholly in a flood zone 1 and at a very low risk. The existing drainage ditches sit on the outside of the red line boundary but will be integral in the wider drainage strategy. They are in good condition and free flowing.



2.0 The Existing Site & Context

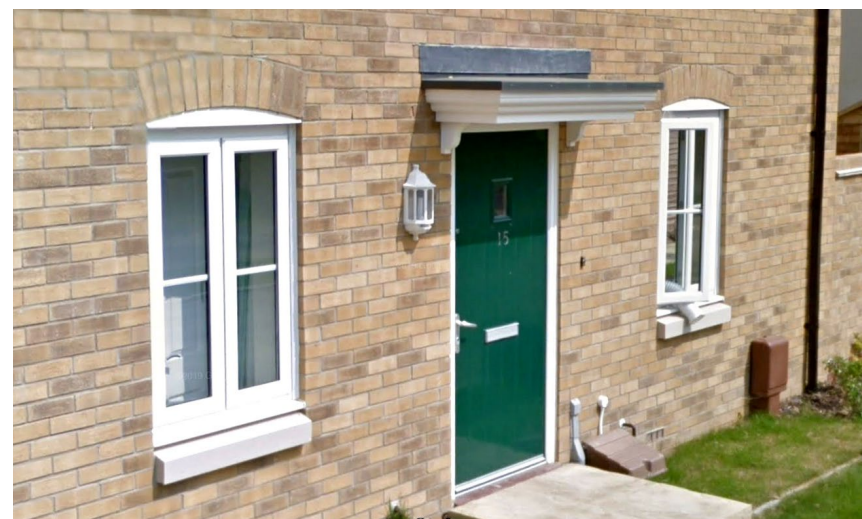
2.9 Local Context

The Design and Access Statement that accompanied the outline application went into some depth on local character. We will be following the principles set out and reinforce the approach taking that this development should not seek to recreate a pastiche of what has been built before but look forward with good quality sustainable design solutions that integrate into the wider fabric of Bognor Regis. This is not just in the materiality of the scheme but also in the master-planning, space creation and legible movement through and around this extension to the urban fringes of the wider town.

The site for now is an edge of settlement parcel of land that sits in a wider proposed urban extension that is to the south western edge of Bognor Regis. Initially this will be the new settlement edge and will be master-planned to respond to this yet will also enable adjacent larger scale development to wrap around comfortably in the future.

There are some common themes within the Bognor Regis settlement that have been reflected in the design approach.

- Mostly two stories in height with varying building typologies.
- Mix of materials with a dominance of red brick, rendered or pebble dashed grey tiles and pantiles.
- Simple architectural detailing with use of chimneys, tile cladding and use of cobbles.
- Varying densities with mix of plot and frontage depths.
- Incidental green spaces with isolated street trees.
- Roadside verges.



3.0

Design Framework



3.0 Design Framework

3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

The Statutory Development Plan comprises the Arun Local Plan 2011-2031 adopted July 2018 (ALP), the West Sussex Joint Minerals Local Plan, July 2018 and The Bersted Neighbourhood Plan, 2014.

In addition to national and local policy, the development proposals have been designed with reference to a number of design guidance documents as follows:

Manual for Streets (2007) (MfS 2, September 2010);
By Design: Urban Design in the Planning System – Towards Better Practice (May 2000);
Better Places to Live: By Design (CABE, September 2001);
Planning and Access for Disabled People: A Good Practice Guide (March 2003);
Building for Life (Building for Life Partnership 2012);
Safer Places – The Planning System and Crime Prevention (Office of the Deputy Prime Minister and the Home Office, 2004);
Secured by Design;
Urban Design Compendium (English Partnerships, 2000);
Laying the Foundations: A Housing Strategy for England (2015);
Technical Housing Standards: Nationally described space standard (March 2015);
West Sussex Design Guide.

3.2 National Planning Policy Framework

The NPPF (2019) sets out national guidance relating to design. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. Paragraph 127 states that development should function well and add to the overall quality of the area throughout their lifetime; are visually attractive as a result of good architecture; are sympathetic to local character; establish or maintain a strong sense of place; optimise the potential of the site and create places that are safe, inclusive and accessible and promote health and well-being.

- Local character (including landscape setting);
- Safe, connected and efficient streets;
- A network of green spaces (including parks) and public places;
- Appropriate security measures and address crime prevention;
- Access and inclusion;
- Efficient use of natural resources; and
- Cohesive and vibrant neighbourhoods.

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

3.3 Local Planning Policy

The reserved matters application has been prepared in accordance with the approved outline planning application and with a comprehensive review of policy and guidance framework on National and Local level.

Matters relating to the scale, landscape, appearance and layout of all the buildings are to be considered by way of this application.

The Development Plan for the site comprises the Arun Local Plan 2011 – 2031 adopted in July 2018. This includes a number of policies relevant to the proposals including the following;

Policy SD SP1 Sustainable Development – confirms that the Council will take a positive approach to sustainable development as advocated within the NPPF;

Policy GI SP1 Green Infrastructure and Development – seeks to protect and enhance existing green infrastructure;

Policy LAN DM1 Protection of Landscape Character – requires new development to respect the landscape and the development patterns of settlements;

Policy H DM1 Housing Mix – seeks a mix of dwelling types and sizes including affordable housing;

Policy D SP1 Design – Seeks the efficient use of land that respects the character of the site and local area;

Policy D DM1 Aspects of form and design quality – advises that development proposals will be assessed having regard to local character, appearance impact on amenity, innovation, adaptability, crime prevention and tree protection along with other planning issues;

Policy ENV DM4 Protection of trees – Ensures that trees that are subject to TPOs, are in a Conservation Area or contribute to local amenity are protected.

Policy ENV DM5 Development and biodiversity – Seeks a net gain in biodiversity and protection of existing habitats.

In addition, the site is also included within a wider allocation of 2,500 dwellings West of Bersted as set out within **Policy SD3**. However, the site the subject of this application already benefits from Outline Planning Permission which pre-dated the adoption of the Local Plan. As such the proposals comprise the submission of Reserved Matters in accordance with the terms of this permission.

In addition, the Bersted Neighbourhood Plan 2014 – 2029 provides an assessment of the area and sets out a number of policies designed to ensure that development respects local context including **Policy ES1 – Design of New Development**.

The NPPF is also a significant material consideration in the determination of the application and Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking means “*approving development proposals that accord with an up-to-date development plan without delay*”.

3.0 Design Framework

3.4 Site Constraints

There are a number of site constraints that have been considered when moving the design forward. The design process has been iterative with key site constraints informing the outline stage development framework and then more detail added following preapplication discussions and clarification of design priorities.

The considerations have included:

- Existing perimeter trees and hedges (*canopy spread, shading and the root protection zones*).
- Site access (*from Newbarn lane (utilising Dryaw Way) along with six new parking spaces*).
- Adjacent buildings (*distancing, positioning, heights and window locations in relation to the existing properties to the north east of the site*).
- Drainage (*the potential locations of SUDs basins and drainage ditches taking on board the site topography*).
- Movement (*access points into, through and out of the site and the possible logical connections for pedestrians, cyclists and vehicles*).

KEY

Site boundary

Existing Hedges

Existing Trees

Root Protection Zones

Public Right of Way (134)

Drainage Ditch

Communication Masts

Recreation Ground

Built Edge

Storey Heights

Preferred Approved Access

Alternative Approved Access

Overlooking

Active Edge



Site constraints plan established at outline stage