

4.0 Proposals

4.10 Appearance

A traditional design approach is proposed to the development using local and established materials, with references to the local vernacular.

Red and buff multi stock brick with cill, head and band detail features. Horizontal timber boarding, tile hanging with fishtail details, cottage style windows and doors, simple pitch and flat roof porches. Brown profiled roof tiles and flat grey man-made tiles; half round guttering with round downpipes.



Red and buff facing brickwork with detail brick cills, brick arched headers and feature bands, tile hung upper storeys with lead cills and fishtail detailing, brown man-made roof tiles, windows, colour white casements with glazing bars, front doors, colour white, small vision panel, garage colours to match house, white PVCu fascias & soffits.



Tile hung upper storeys with lead cills and fishtail detailing, windows, red and buff facing brickwork with detail brick cills, brick arched headers and feature bands, colour white casements with glazing bars, front doors, colour white, small vision panel.



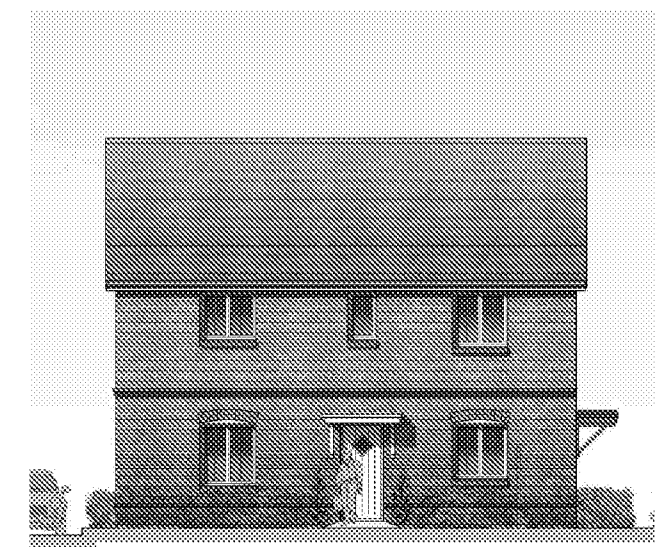
Buff facing brickwork with detail brick cills, brick arched headers and feature bands with grey man-made roof tiles, windows, colour white casements with glazing bars, front doors, colour white, small vision panel.



Red and buff facing brickwork with detail brick cills, brick arched headers and feature bands, windows, colour white casements with glazing bars, front doors, colour white, small vision panel.



Wide board horizontal timber cladding, colour white, windows, colour white casements with glazing bars, front doors, colour white, small vision panel, garage colours to match house, white PVCu fascias & soffits.



Red and buff facing brickwork with detail brick cills, brick arched headers and feature bands, brown man-made roof tiles, flat roof canopies & dormer roofs, windows, colour white casements with glazing bars, front doors, colour white, small vision panel.

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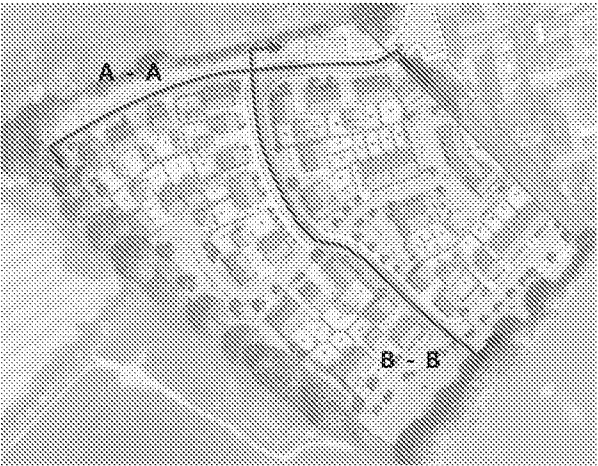
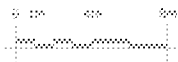
Street Elevations



Street Scene A - A

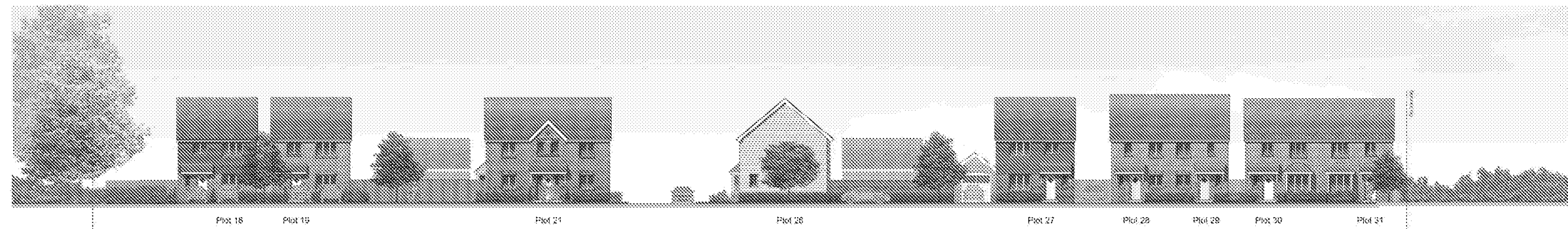


Street Scene B - B

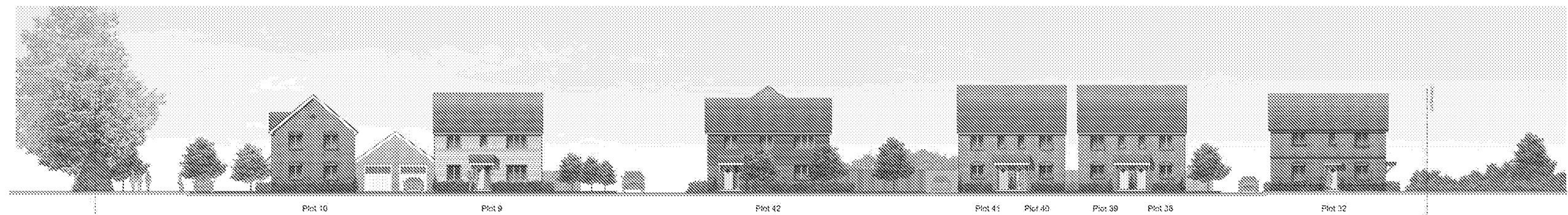


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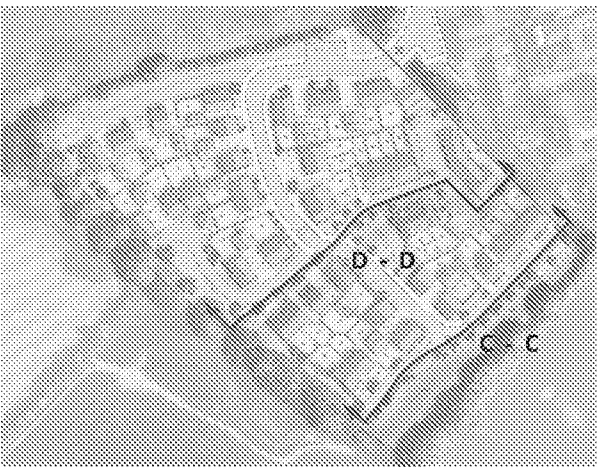
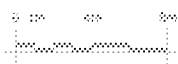
Street Elevations



Street Scene C - C



Street Scene D - D



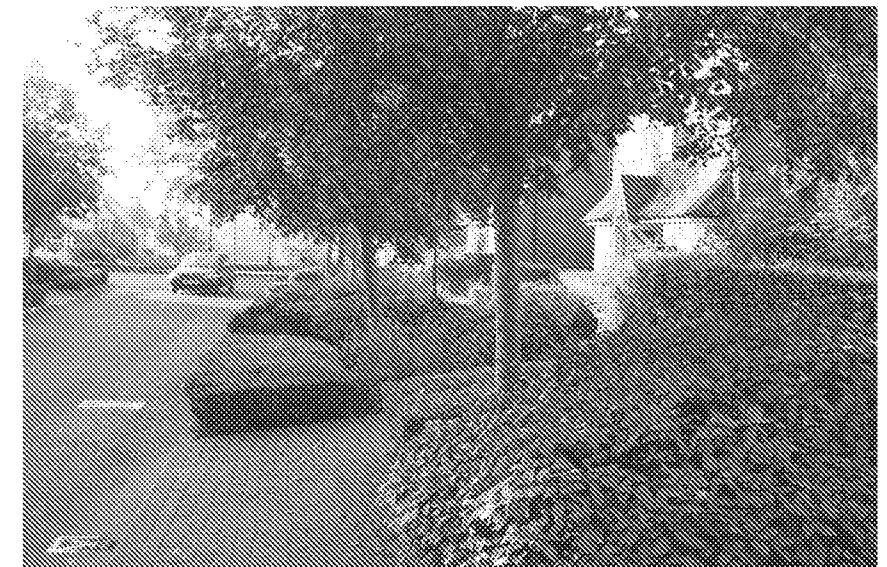
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4.11 Landscape Strategy

The scheme will be landscaped in accordance with the recommendations of the Landscape Consultant.

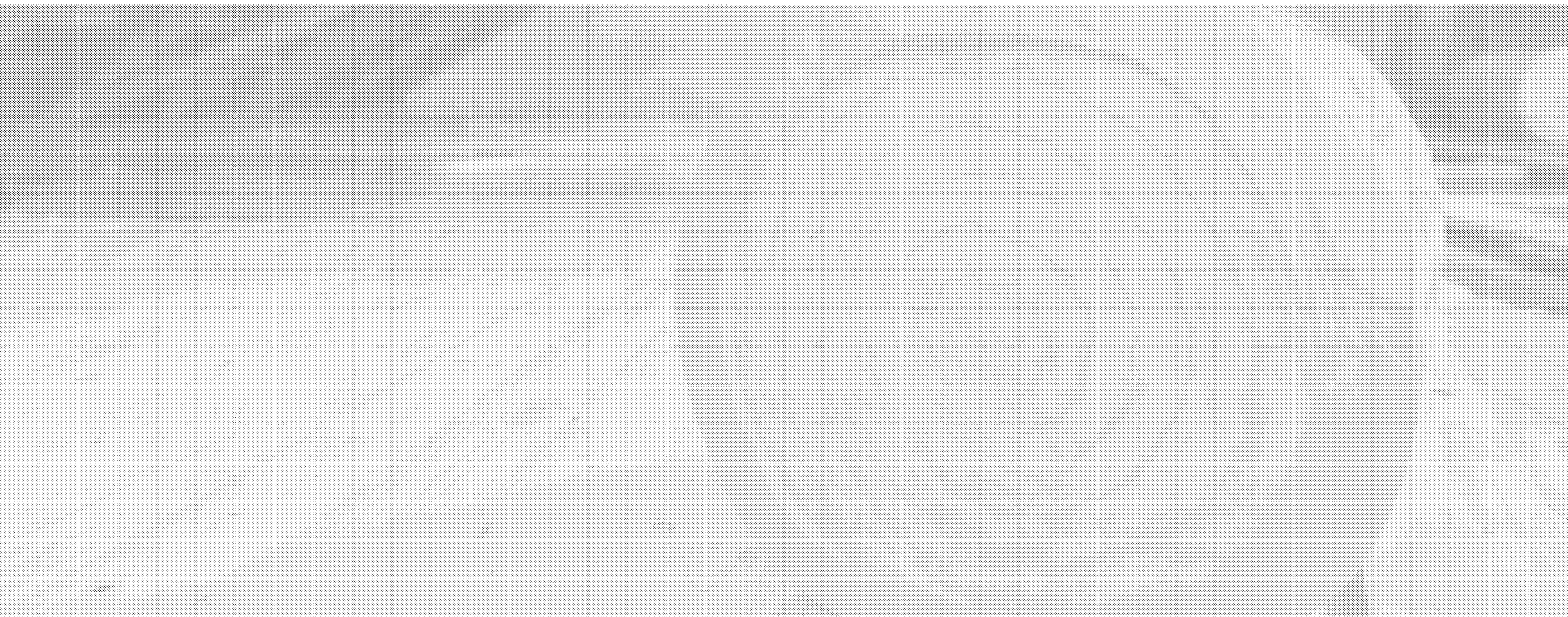
The existing mature dense landscape screens around the site boundaries shall be maintained and enhanced.

All the existing trees and hedges to be retained shall be protected by a fence during construction of the development.



5.0

Sustainability



5.0 Sustainability

5.1 Domestic Waste And Recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will generally be within rear gardens for terraced and semi-detached houses without garages, and as part of the garage provision for semi-detached and detached properties with on-plot parking. Flats are provided with communal storage for residual and recyclable waste.

5.2 Flooding

A detailed drainage strategy has been prepared in response to the requirements of the Outline Planning permission. This deals with the need to restrict off site surface water run-off rates through a combination of SUDs measures (piped connections from the homes to SUDs attenuation basins and connection to the surface water drain in the south of the site) to achieve green field run off rates allowing for the 1 in 100 year storm event plus a 40% allowance for climate change.

This strategy has been fully integrated into the design and layout.

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- Surface water from roofs will be directed to soak aways.
- Surface water from hard landscaping will be stored on site.
- Surface water drainage to be designed under item 5 of the Conditions of Approval.

5.3 Energy

The new houses will provide the following in their specification:

- Air tightness standards to Building Regulations.
- Insulation will be to Part L of the Building Regulations.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.

A fabric first standard will be adopted to secure a 10% reduction in energy with photovoltaic panels to be used if there is a residual renewable energy reduction required.

An energy report is submitted with these Reserved Matters to clarify what energy use can be achieved in accordance with condition 10 of the outline planning permission.

5.4 Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.



5.5 Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context.

5.6 Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies. The majority of the houses will be designed with internal spaces that are NDSS compliant.

5.7 Crime

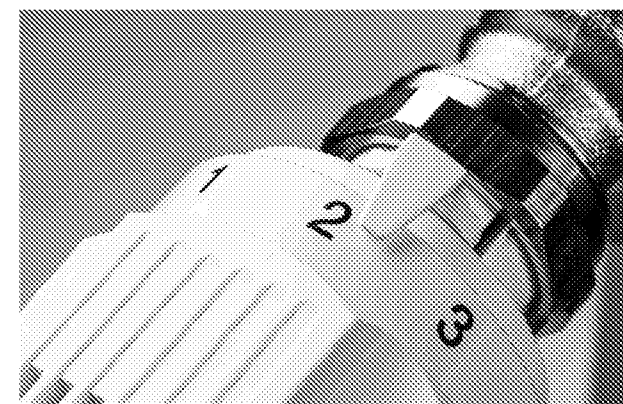
The design of the scheme has addressed the principles set out within Secured by Design. This will ensure a residential environment that puts occupants safety at the forefront and which in turn will create a high quality environment for the long term.

5.8 Public Transport

The site is within 2 miles from Bognor Regis Railway Station which provides direct access to Chichester, London Waterloo and Portsmouth. There are regular bus services along the B2259 Chichester Road.

5.9 Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.



5.10 Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to the town centre facilities.

Cycle storage is provided in communal storage rooms for apartments and in either garages or garden stores for houses. Secure storage provision will further encourage their ownership and use.

5.11 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible.
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical.
- Use of insulation materials with zero ozone depletion potential.



5.0 Sustainability

5.12 Crime Prevention And Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorised entry to properties from the rear.
- The proposed development has a singular vehicular access and therefore no through traffic restricting access to residents and their visitors.
- Secured by Design principles are proposed to be adopted across the site, now covered in the Building Regulations.



5.13 Inclusiveness - Access For All

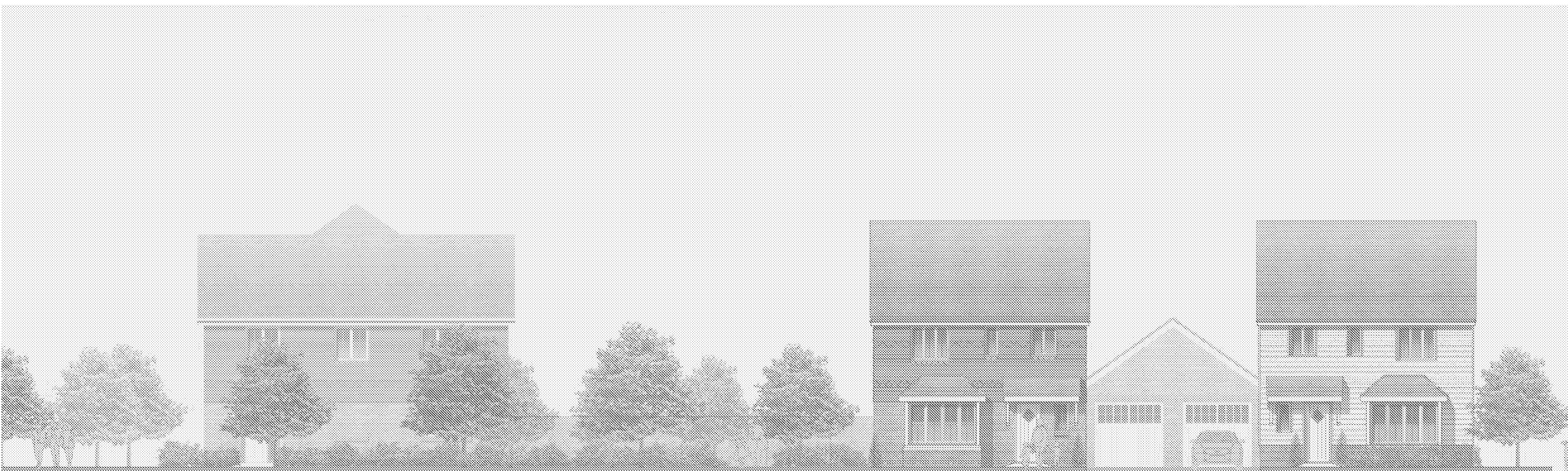
In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

- The proposed development will place an emphasis on pedestrian, mobility impaired and cycle use over car travel.
- The development has been designed to allow movement choice. Means of travel other than the car will be encouraged.
- Parking will not dominate the development.
- The site layout has been planned so that the approved routes are level, gently sloping, ramped or, where unavoidable, stepped.
- The internal layout of the dwellings will allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2004).



6.0

Conclusion



6.0 Conclusion

6.1 Conclusion

The design of these proposed Layout, Scale, Appearance and Landscape Reserved Matters demonstrates a firm understanding of the local character and full grasp of the constraints and opportunities, resulting in an appropriate proposal that meets all of the development criteria and makes efficient use of the available land.

The proposed scheme enhances the immediate area and meets the thrust of national and local planning policies.

This Reserved Matters application fully meets the conditions of the outline approval, will be design-led and will relate well to the form, density and character of the surrounding residential context and will sit well within the local landscape setting.

Taking the above into account and the immediate urgent need for homes to be delivered in Arun District we respectfully commend these Reserved Matters details to the District Council for consideration and timely approval.

- The proposal has been design led and is sympathetic to the form, density and character of its surrounding context.
- The development respects its setting within the inherent landscape with ambition to enhance those features.
- The design will be of high quality and makes efficient use of the site.
- Satisfactory access is achieved and adequate parking is provided.
- Adequate measures are provided to control surface water across the site.
- Good links are maintained with cycle and footpaths.





