

I DESIGN & ACCESS STATEMENT I

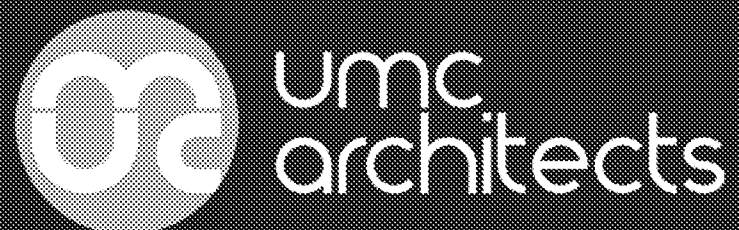
Oldlands Farm Phase 3, Newlands Road,
Bognor Regis

Reserved Matters

Document Prepared for:



UMC Project Ref: 23361
Revision: D
Written/Checked: LBR/AJL
Revision A 24.10.2024 (LBR/AJL)
Revision B 31.10.2024 (RS/AJL)
Revision C 24.01.2025 (MT/AJL)
Revision D 04.02.2025 (LAH/AJL)



UMC Architects, Sheppard Lockton House
Cafferata Way, Newark, Nottinghamshire NG24 2TN
t. +44 (0)1535 554854
e. info@umcarchitects.com
www.umcarchitects.com

Contents

Contents

The statement contains a summary of the site context, analysis of the surrounding areas and an explanation of the relevant design frameworks. The statement explores how the physical characteristics of the scheme have been informed by the design process and explains the steps taken in the process, culminating in the design.

This is in accordance with the requirements of the planning application processes, which were introduced by the Government in May 2006. These are explained further in the publication 'Design and Access Statements – How to write, read and use them' (CABE 2006).

1

Introduction

Purpose
Scope
Proposed Development
Brief

2

Site Context

Site Location
Historic Context
Constraints
Existing Surroundings
Existing Site Layout

3

Planning Context

Planning History
Local Planning Policy
National Planning Policy

4

Design Principles

Outline Planning Scheme Analysis
Key Design Principles
Schematic Plot Principles

5

Proposal

Design Development
Layout & Use
Amount
Schedule of Accommodation
Unit Layouts
Office Layouts
Scale, Height & Massing
Elevation Design Evolution
Appearance

6

Landscaping

Landscape Statement
Landscape Masterplan
Landscape Sections

7

Sustainability

Overview
BREEAM
SBEM & EPC
Daylight & Sunlight Modelling
Wellbeing
Sustainability Statements

8

Access

Vehicular Access
Pedestrian & Cycle Access
Accessibility

9

Security

Overview
Access & Movement
Surveillance
Physical Protection
CCTV
Lighting

10

Summary

1

Introduction



Introduction

Purpose

This design and access statement has been prepared by UMC Architects on behalf of the Client, Panattoni, as part of the supporting documentation for a Reserved Matters Submission which is to be submitted to Arun District Council.

The reserved matters submission is made pursuant to condition 1 of outline planning permission reference BE/150/22/OUT, granted by Arun District Council on 5th October 2023.

A number of reports accompany the Reserved Matters Submission which provide further details - these should be read alongside this Design and Access Statement, the application drawings and landscape plans.

Scope

This document contains a summary of the site context, analysis of the surrounding areas and an explanation of the design evolution, how the physical characteristics of the scheme have been informed by the design process and explains the steps taken in the process, culminating in the proposed design solution and development parameters.

This is in accordance with the requirements of the planning application processes. The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 sets out the requirements for Design and Access Statement. The statement is structured as follows:

1 Introduction

An introduction to the Site and outline of the project brief.

2 Site Context

A site context evaluation, containing a description of the existing site and surroundings.

3 Planning Context

A planning context evaluation, containing a description of local and national planning policy.

4 Key Design Principles

Covers the Key Design Principles of the proposal and Design Code application.

5 Development Proposals

Discusses the details of the application, covering the site access and key development parameters, and outlining the design process informing the illustrative masterplan.

6 Landscape Strategy

Covers the projects approach to landscaping and biodiversity.

7 Sustainability

Covers the projects sustainability principles.

8 Crime Prevention

Discusses the measures taken to secure the site.

9 Access

Outlines the vehicular and pedestrian access to and around the site.

10 Summary

Offers a summarising statement for the proposal.

Proposed Development

Reserved Matters Planning Application for the Construction of up to 18,580m² of B8, B2 and E(g)(iii) Use Class units, including associated site access, infrastructure, hard & soft landscaping such as service yards, car parking and amenity.



Introduction

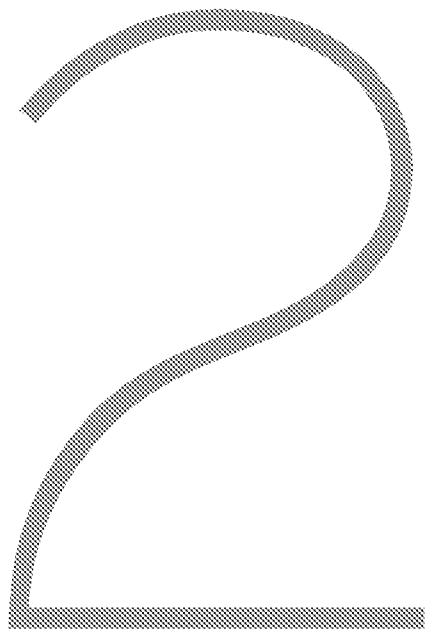
Brief

The proposed development is shown on the Site Layout and comprises 18,580m² of B8, B2 and E(g)(iii) Use Class units, including associated site access, infrastructure, hard & soft landscaping such as service yards, car parking and amenity. The Applicant is keen to ensure that this development works within the context of the Site surroundings.

This statement outlines the design considerations which have established the key development principles, and have informed other elements of the design, shown on the Site Layout. The key components of the brief are:

- The scale of development must consider place making principles through a building design and development frontage.
- Simple, high quality architectural language for the development which should sit comfortably within the surrounding context.
- Building forms should be uncomplicated as well as reflecting and complementing the area.
- Materials should respect the setting of the buildings and provide coherent architectural solution.
- Key landscaping features to increase the quality and success of the development and employees who use the development.
- Clear separation of circulation routes for vehicles and pedestrians.





Site Context



ARUN DISTRICT COUNCIL BE/16/25/RES

Site Context

Site Location

The site is located roughly 2 miles north of Bognor Regis, and off the Junction connecting the A29 and A259. The site is surrounded by existing industrial and logistics units, retail units, and caravan park. The site is located within the Arun District of West Sussex, therefore the application is to be submitted to Arun District Council.

The site is a short drive from the A259 which connects to the A3 via the A27, this also gives good links into Portsmouth. Portsmouth International Port is located roughly 23 miles from the site, meaning the site is accessible regionally and nationally, but also has good international connections.



Site Context

Site Location

Existing site access is provided via an existing estate road which runs adjacent to the northern boundary of the application site. The site is bounded to the north by an estate road and supermarket, to the east by logistics warehousing, to the south by the Southern Cross Trading Estate and to the west by the A29.



Site Context

Historic Context



2005

Prior to and including 2005 the site formed part of the wider Oldlands farm area, with various developments occurring to the south of the site, including the Southern Cross Trading Estate, and Retail Parks. Other notable details include the existing train line and Bognor Regis Airfield.



2012

In 2012 work was undertaken to add a relief road connecting the Shripney stretch of the A29 to what is now Flansham roundabout and the B2259. This provided a faster connection from the A259 via Gladius Way which was also under construction at the same time. This would allow traffic to circumnavigate the residential areas to the south, and allow traffic to pass east-west much quicker. This acts as a positive for the location of the existing site, as it is located with direct access to this major link road.



2015

In 2014 an application was submitted on the adjacent site to the north for the "Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area." While the application did depart from the local development plan, it was granted permission in late 2014 and begun construction. The site currently contains the 2 unit consented scheme, housing the Rolls-Royce Technology and Logistics Centre.



2021 onwards

In 2018 an application on the site located to the north west of the site was submitted for a hybrid application comprising of outline application for B1-B8 uses and, and full application for buildings with use classes B1, B8 and A1, together with access roads, associated ground & engineering works, landscaping & ancillary works. Three of the consented units have been constructed and are now occupied by Warburtons, Greggs and Aldi. The developments consented within the surrounding context over the recent history of the site, identify the site as a suitable location for further development of B1 to B8 uses.

2023 Outline Planning

In 2023 outline planning permission was granted on the application site for 'Outline planning application with all matters reserved except access for the demolition of existing derelict building and erection of up to 18,580sqm of new industrial/warehouse (Use Class B2/B8) and ancillary offices (Use Class E (g)) floorspace.' Key parameters were set as follows:

- The permission approved 18,580 sqm (GIA) of floorspace within Use Classes B2 and B8.
- The development will not exceed a maximum height of 15.74m above ground level or 19.232m Above Ordnance Datum (AOD).

These key parameters along with the approved access location will be adhered to through this Reserved Matters Submission.

Site Context - Constraints

Existing Site Use

The site is greenfield and does not contain any occupied structures. There is a disused and derelict farm building to the south east corner of the site which is to be demolished.

Existing Site Access

The site benefits from the access along the existing estate road to the north of the site, from the junction with the A29.

Topography

Spot heights ranging from 2.16m AOD in the south-east to 3.92m on the south-west boundary.

Services

There is a gas easement to the western boundary and an overhead power line to the southern boundary which limit the developable area.

The adjacent diagram indicates the following, which feed into the design of the development masterplan:

- Existing vegetation
- Public Rights of Way / Bridleways

In addition to the physical constraints the following were considered as part of the development masterplan evolution:

- Visual Impact
- Biodiversity Net Gain
- Transport and highways considerations
- Placemaking
- Flood risk and drainage

Public Right of Ways

There are no Public Rights of Way within the site boundary.

Flood Risk

The site is located in Flood Zone 1, at a low risk of fluvial flooding of less than 0.1% each year. There are no nearby watercourses that impose a flood risk to the site.

Listed Buildings

There are no Listed Buildings within the site boundary, or in the surrounding area.

Ecology

There are no existing trees on the site, and few in the immediate surrounding. The site is currently greenfield arable land, and therefore allows the opportunity to provide increased in biodiversity, and ecological benefits throughout the scheme.

Tree Preservation Orders

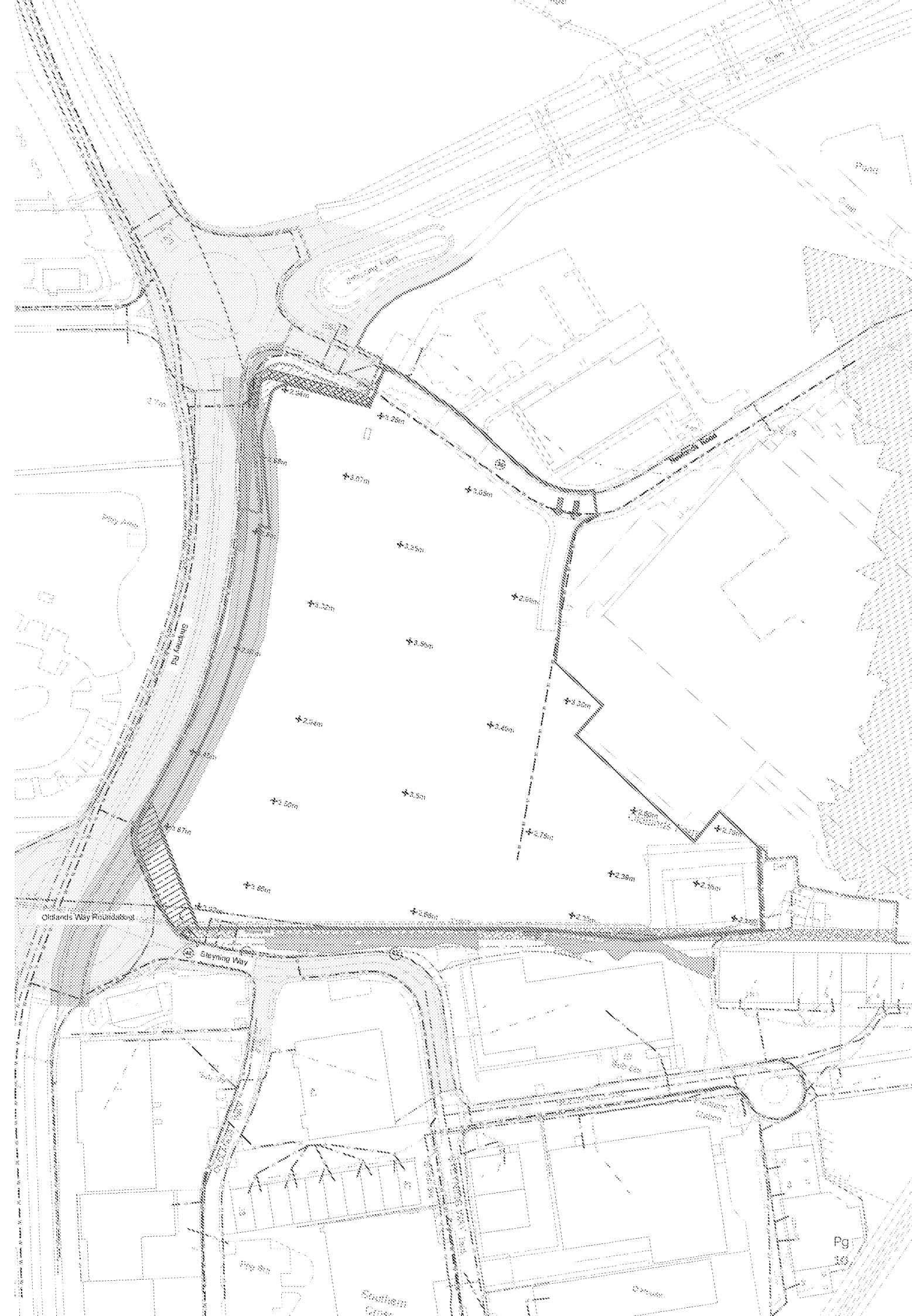
There are no Tree Preservation Orders within or around the site boundary.

Floorspace

No more than 18,580 sqm (GIA) of floorspace.

Building Heights

Maximum height of 15.74m above ground level or 19.232m Above Ordnance Datum (AOD).



Site Context

Existing Surroundings

The application site extends to 483 hectares and comprises arable and semi-improved grassland fields. The site is bounded to the north by an estate road and supermarket, to the east by logistics warehousing, to the south by the Southern Cross Trading Estate and to the west by the A29

