



Land adjacent to
The Rising Sun PH
North Bersted
Bognor Regis

Design & Access
Statement

January 2013



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Part I: The Site Introduction

1

1.1 The following Design and Access Statement has been prepared, on behalf of Enterprise Inns Plc, to support a full planning application for the residential redevelopment of land adjacent to the former Rising Sun Public House in North Bersted.

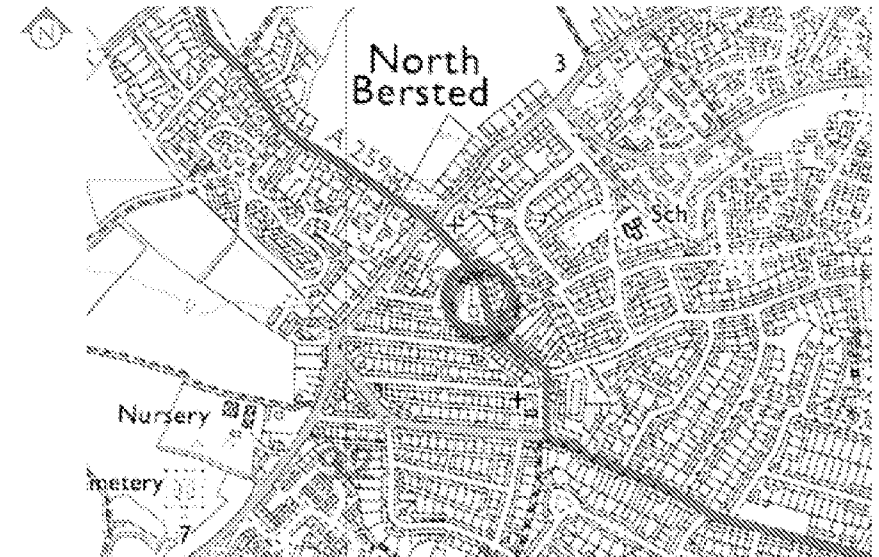
1.2 The application proposes the construction of 7 no new residential houses on land to the rear and side of the former public house.

1.3 This planning application submission follows formal pre-application consultation with planning officers at Arun District Council (LPA Ref:PAA/45/12).

1.4 The format of this statement has been developed in accordance with DCLG Circular 01/2006 and the updated guidance on information requirements and validation (published April 2010). This statement has also been prepared with regard to the guidance provided by CABE 'Design and access statements - How to write, read and use them' (2006).

1.5 The proposals have been developed in accordance with the saved policies of the Arun District Local Plan (2003) together with the National Planning Policy Framework (NPPF) adopted March 2012.

1.6 This statement should be read alongside the supporting Transport Statement (provided by David Tucker Associates), Phase 1 Ecological Appraisal (prepared by John Wenman Ecological Consultancy Services), and Tree Survey and Arboricultural Impact Assessment (prepared by Barrell Tree Consultancy) which also accompany this application.



Site Location (above right)
and aerial site view illustrating
application site on Chichester
Road (right)

Part I: The Site

Site Context

2

2.1 The application site is located within the administrative boundaries of Arun District Council, approximately 2 km to the north of Bognor Regis town centre and within the settlement of North Bersted.

2.2 Located on the western side of Chichester Road (A269), the application site comprises of land to the side and rear of the former Rising Sun Public House which has now been converted into a Tesco Express Store. The 0.17ha plot originally formed part of the wider public house site and comprises of an existing lawn area together with hardstanding. Previously, the pub garden and part of the parking area, the application site is now surplus to requirements following the change of use of the public house.

2.3 The former public house building, located to the south and east of the application site, is a visually attractive 1½ storey property which has been extended by single storey additions to the side and rear. The design of the existing building includes a dominant roof form which contrasts with the character of the surrounding street scene.

2.4 To the north, the application site is bordered by the residential curtilage of 359/361 Chichester Road, a pair of traditional two storey gable ended semi-detached properties. Immediately opposite and fronting the entrance to the site are nos. 294-304 Chichester Road, a series of semi-detached properties with mock Tudor style timber detailing. This architectural feature is common in the local area and appears on a number of other residential properties within the vicinity of the site.

2.5 Immediately to the south, the application site abuts a rear access road serving properties along Bedford Avenue. To the south east, the application site also abuts a pair of new semi-detached dwellings on land adjacent to 341 Chichester Road. Approved in 2010 (LPA Ref: BE/56/10) the new properties reflect the prevailing local architectural style and in scale and massing are in keeping with the neighbouring dwellings at 339 and 341 Chichester Road.

2.6 To the west, the site adjoins the rear gardens of further two storey residential terraces in Sun Park Close (nos. 26-34) and St Clare's Gardens (nos. 11-17) and an associated garage block and parking area.

View looking south west
to rear of former Rising
Sun PH (above right)



Looking forward: the
front of the Rising Sun PH
(middle right)



Looking south
towards the
application site
(bottom right)



Part I: The Site Local Context

3

3.1 North Bersted has developed as a residential suburb serving the local town of Bognor Regis and is bisected by the A259 (Chichester Road), a principal distributor road connecting Chichester to Bognor Regis on the south coast. Whilst the character of the immediate surrounding area is predominantly residential, the site is close to the North Bersted local centre to the south.

3.2 The surrounding area has a mixed architectural vernacular, which comprises of 1930's and 1950's semi-detached housing on reasonable sized plots interspersed with examples of more modern infill ribbon development.

3.3 The application site is well served by shopping facilities and benefits from good access to a range of community and amenity services. The site is within walking distance for the Bortons Infant School and Bersted Green Learning Centre and Surgery.

3.4 The centre of Bognor Regis is only a twenty five minute walk away and is a lively historic seaside town with a Victorian pier. In combination, the site is considered to be a sustainable location wherein the principle of new residential development is considered acceptable.



Looking east towards 294-300 Chichester Road (above)

North Bersted local shops (below)

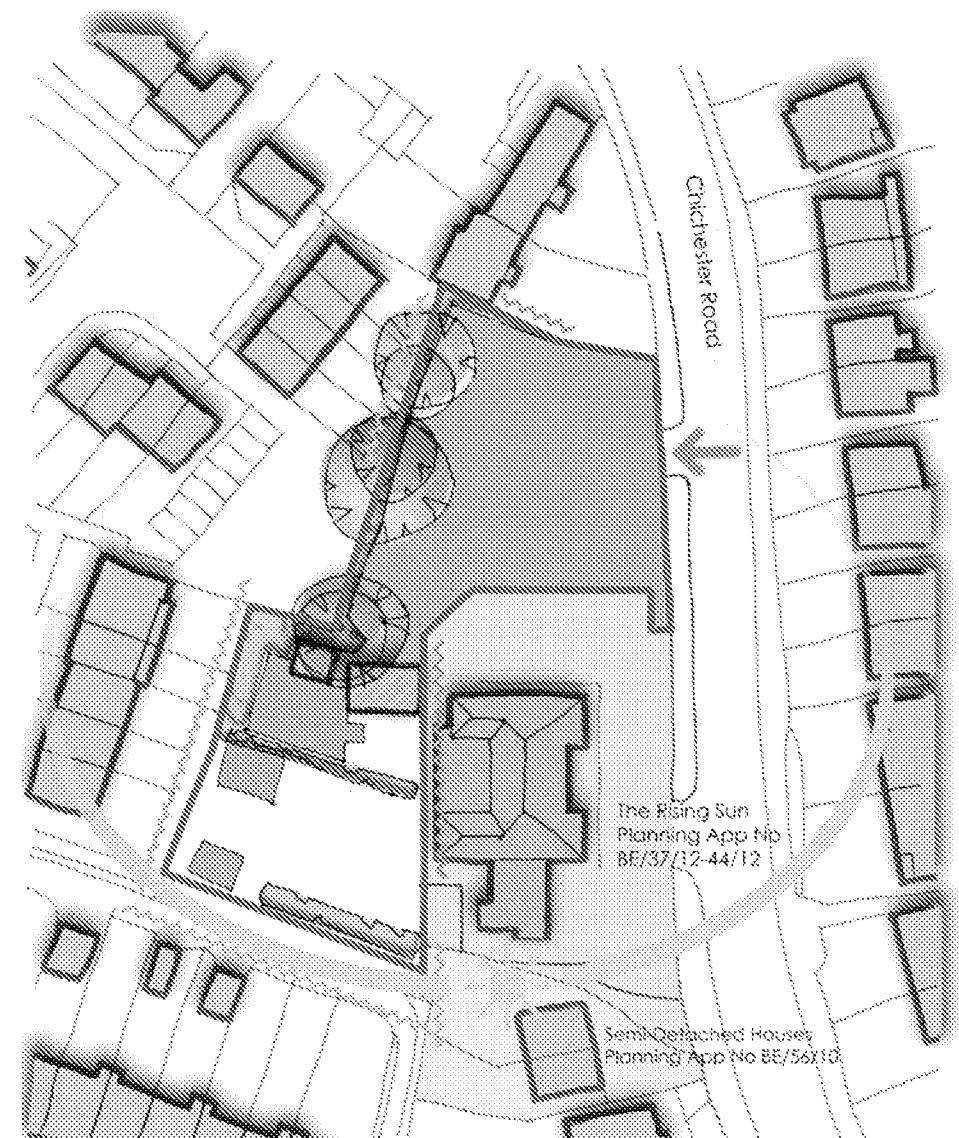
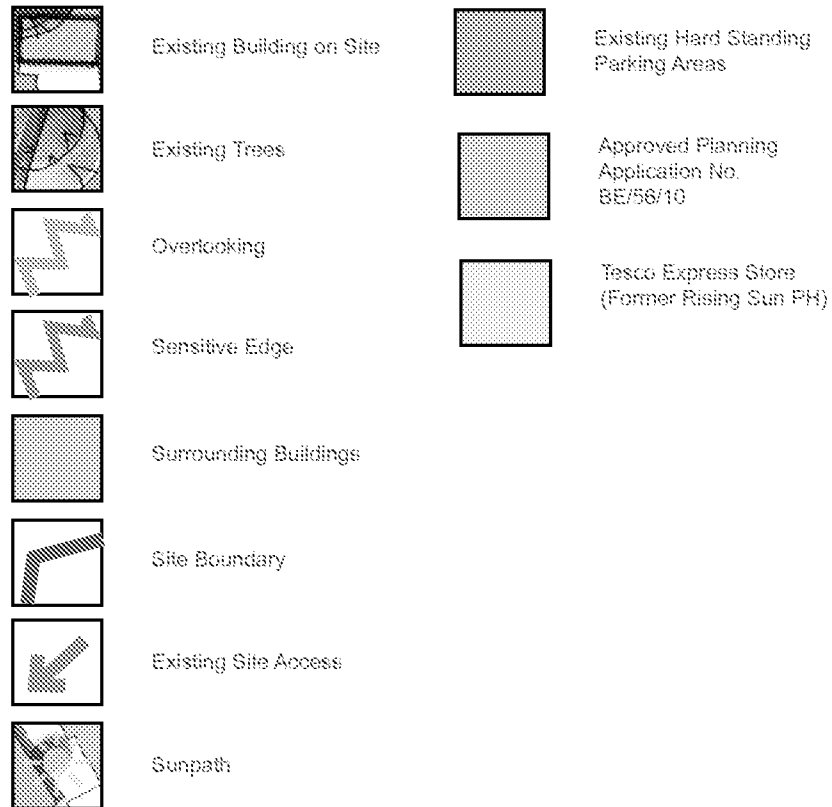


Bognor Regis pier (below)



Part I: The Site Site Analysis

4



Part II: The Proposal

Planning History and Design Development

5

5.1 The scheme proposals have been developed following a formal pre-application submission made to Arun District Council in April 2012 (ref: PAA/45/12). The original development proposed 'the residential development of land adjacent to the former Rising Sun PH to provide 8 new residential units with associated access, car parking and amenity areas.'

5.2 A formal written response was received from Mr P Stack (Planning Officer, Arun District Council) in May 2012. This positively confirmed that the principle of residential development on the site is acceptable and that the site is considered to represent an appropriately sustainable location suitable for a more intensive form of development.

5.3 The Council did raise a concern regarding (i) the proposed siting of Plot 4 and its proximity to the existing adjoining development to the west and (ii) the parking arrangements to Plot 1 (see site layout to right). It was recommended that the loss of a single dwelling within this terrace could address this particular concern.

5.4 In response to the comments received, the scheme has subsequently been amended to address the Council's concerns. Accordingly, the proposed number of residential units has been reduced to 7 and the scheme has been reconfigured in layout to ensure the proposed dwellings have an improved relationship with the neighbouring development.



Pre-App PAA/45/12 Site Plan
Layout (right)

Part II: The Proposal

Planning Policy Considerations

6

6.1 The planning policy context for the application site comprises of the National Planning Policy Framework together with the saved policies of the Arun District Local Plan (2003).

National Planning Policy Framework (NPPF) (March 2012)

6.2 The National Planning Policy Framework (NPPF) was formally published on 27 March 2012 and supersedes all previous PPS and PPG documents. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied in local planning policy making and decision taking.

6.3 The NPPF highlights the need to significantly boost the supply of housing (para 47) and confirms that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). Specific emphasis is placed upon the need to make effective use of previously developed brownfield land (para 111).

6.4 The NPPF also attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

6.5 Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes/policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Saved Policies of The Arun District Local Plan (2003)

6.6 The Arun District Local Plan was originally adopted in 2003 and sets out the detailed policies which are taken into account when the Council considers development within the district. A number of policies

have been saved whilst the Council progress their Core Strategy as part of the Local Development Framework. The key relevant policies are summarised in more detail below.

Gen 2 - Built Up Area Boundary

6.7 Saved Local Plan Policy Gen 2 confirms that within the built up areas, development will be permitted, subject to the other policies in the Plan.

Gen 7 - The Form of New Development

6.8 The form of new development is considered within Saved Local Plan Policy Gen 7. This policy confirms that planning permission will only be granted for schemes displaying high quality design and layout and where they:-

(i) make efficient use of land or buildings and in the case of new residential development achieves a net density of at least 30dph;

(ii) demonstrate a positive response to the identified characteristics and resources of the site and area to create attractive places and spaces with the needs of people in mind;

(iii) promote sustainable development;

(iv) do not have an unacceptable adverse impact on adjoining occupiers, land, uses or property;

(v) allow for the safe movement of pedestrians and vehicles; and

(vi) provide for vehicle parking in accordance with Policy Gen 12.

Gen 8 - Development and The Provision of Infrastructure

6.9 Saved policy Gen 8 sets out that development will not be permitted unless the infrastructure or facilities

made necessary by the development are available or will be provided at the appropriate time.

Gen 12 - Parking in New Development

6.10 This policy confirms that the LPA will base its consideration of the need for on-site parking provision on the standards set out within the Local Plan. It confirms that a lower provision may be acceptable for developments in sustainable locations.

6.11 The Council's standards are set out within Appendix 2 of the Local Plan and outline that a maximum of 1 parking space and 1 visitor space should be provided per 1, 2 and 3 bed dwelling.

Dev 17 - Affordable Housing

6.12 Local Plan Policy Dev17 relates to the thresholds for the provision of affordable housing and was supplemented by updated guidance in August 2010. The guidance confirms that for developments of 1-14 units an affordable housing provision of 15% will be sought.

6.13 Whilst on site provision is preferred, where this is not practical an off site affordable housing commuted sum may be acceptable.

Part II: The Proposal

Use

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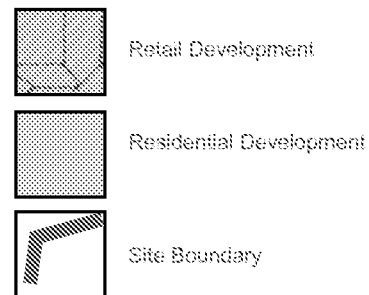
7.1 The application proposes the redevelopment of land adjacent to the former Rising Sun PH to provide 7 no new residential dwellings (Use Class C3).

7.2 The former public house has recently been converted into a convenience retail store and the application site, (formally the pub garden and associated car park) is now redundant and surplus to requirements.

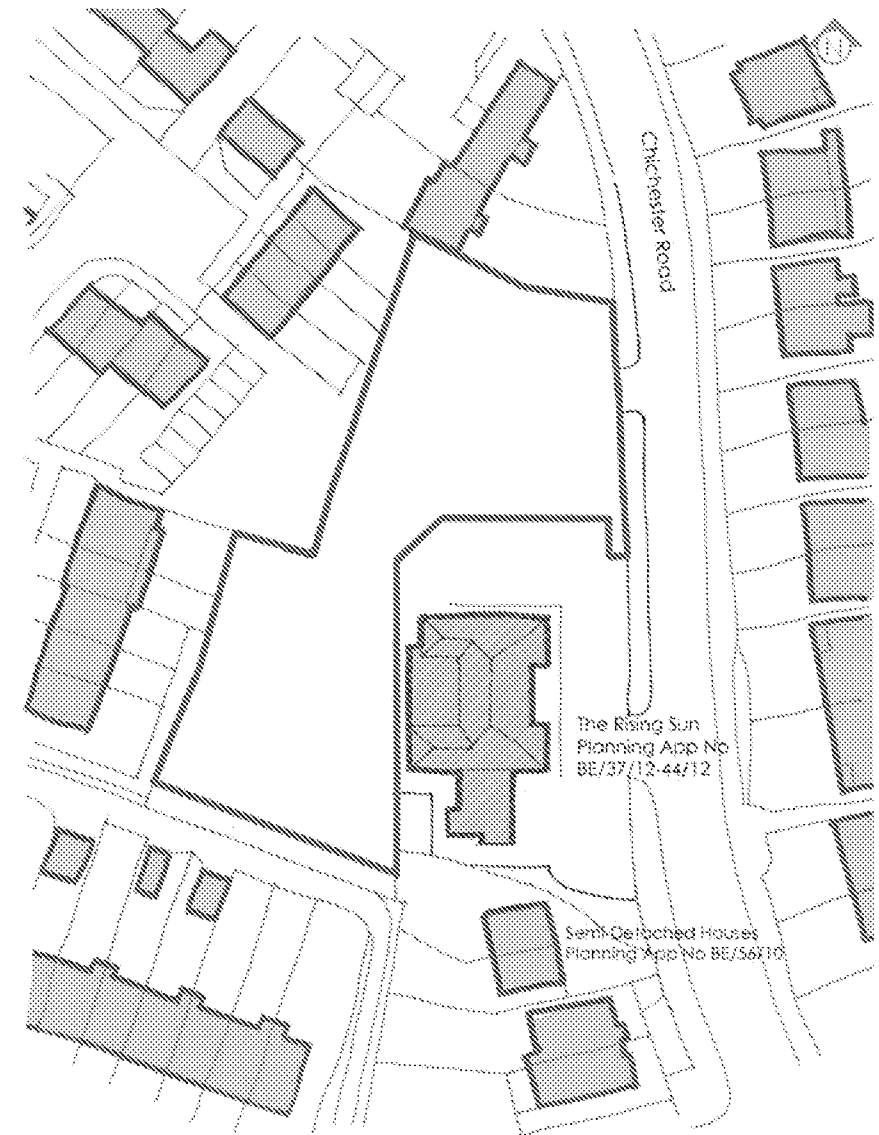
7.3 The scheme proposes the construction of 7 new dwellings (4no. 3 bed houses and 3no. 2 bed houses). This quantum of development would trigger the requirement to provide 15% of the units (1no.) as affordable housing. It is proposed that this requirement would be provided via an off-site contribution.

7.4 The scheme proposes 11 parking spaces provided within either private courtyards or driveways. It is proposed that 8 of the parking spaces will be allocated to the individual dwellings and a further three parking spaces left unallocated for visitor parking.

7.5 This new residential use is in keeping with the character of the local area. In accordance with national and local planning policy, the application seeks to make more efficient use of a previously developed site, a principle which has been established on the neighbouring site (land adjacent to 341 Chichester Road (LPA Ref: BE/56/10)).



Extract from site analysis
showing use of surrounding
area (right)

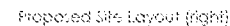


8.1 The layout of the scheme has been designed to enhance the appearance of the streetscene and respect the local context of the area whilst making best use of the site. Furthermore, the layout has been designed to minimise any potential detrimental impact upon the amenity of adjacent neighbouring dwellings.

8.3 A separation distance of 13m is provided between the flank elevation of Plot 4 and the rear elevation of 28/30 Sun Park Close. The orientation of Plots 5-7 has also been carefully considered to ensure that the direct outlook from 359 Chichester Road is not obscured by the new dwellings despite their forward location.

8.5 The access road is designed to adoptable highways standards up to the first corner, and a refuse collection point is conveniently located at this point to meet the Council's standards on refuse collection.

8.6 The application is also supported by a Tree Survey and Arboricultural Report prepared by Barrell Tree Consultancy. This confirms that the proposal results in the loss of several trees that are all low category because of their poor condition or small size. All the significant boundary tree cover will remain and there is sufficient space for new tree planting.



Part II: The Proposal Amount

9

9.1 Government guidance provided within the National Planning Policy Framework (NPPF) advocates a general presumption in favour of sustainable development and encourages the effective use of previously developed brownfield land.

9.2 Clear emphasis is also placed upon local authorities to significantly boost the supply of housing and the NPPF additionally confirms that housing applications should be considered in the context of the presumption in favour of sustainable development.

9.3 The amount of development proposed is a product of an assessment of the key features and constraints of the site, an analysis of the surrounding area and the planning history of the site.

9.4 Particular consideration has been given to the need to make effective use of the site, given its previously developed status and sustainable location.

9.5 The application proposals will provide a total of 7no dwellings (4no 3 bed units and 3no 2 bed units) on a brownfield site area of 0.19ha. The resulting density equates to 36.8 residential units per hectare. This level of density is comparable to the surrounding local character and meets the Council's minimum density target of 30dph as outlined within Saved Local

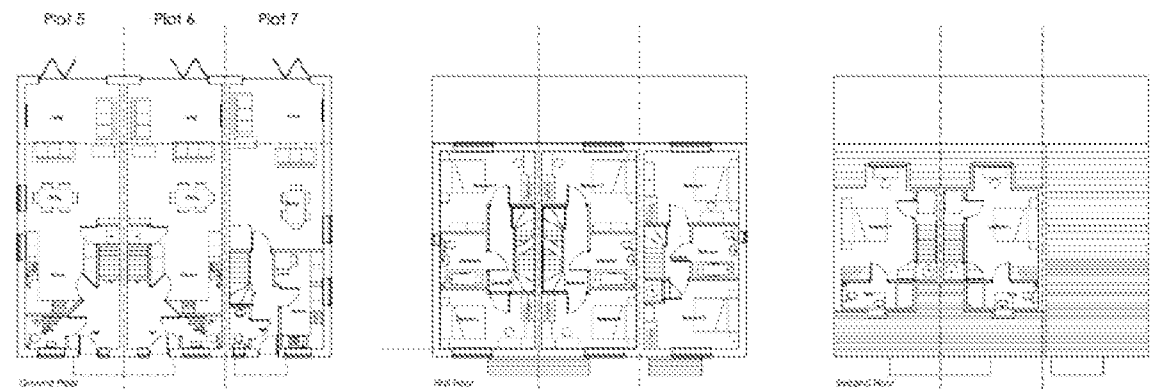
Plan Policy Gen7.

9.6 In developing the design, due regard has been given to the following key criteria:-

- (i) The need to make the most efficient use of the site, given the sustainable location and sites accessibility to public transport;
- (ii) The need to enhance the appearance of the site, given the sites previously developed status;
- (iii) The need to ensure the form and layout of the development respects the existing character and the urban grain of the area;
- (iv) The need to respect and retain the amenity of the neighbouring dwellings within close proximity to the application site; and

- (v) The need to have regard to local policies relating to residential design standards.

9.7 Taking into account these considerations, the development achieves a balance between making more effective use of the land whilst respecting features important to the character of the area.



Part II: The Proposal

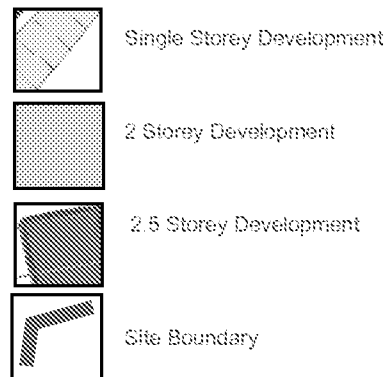
Scale

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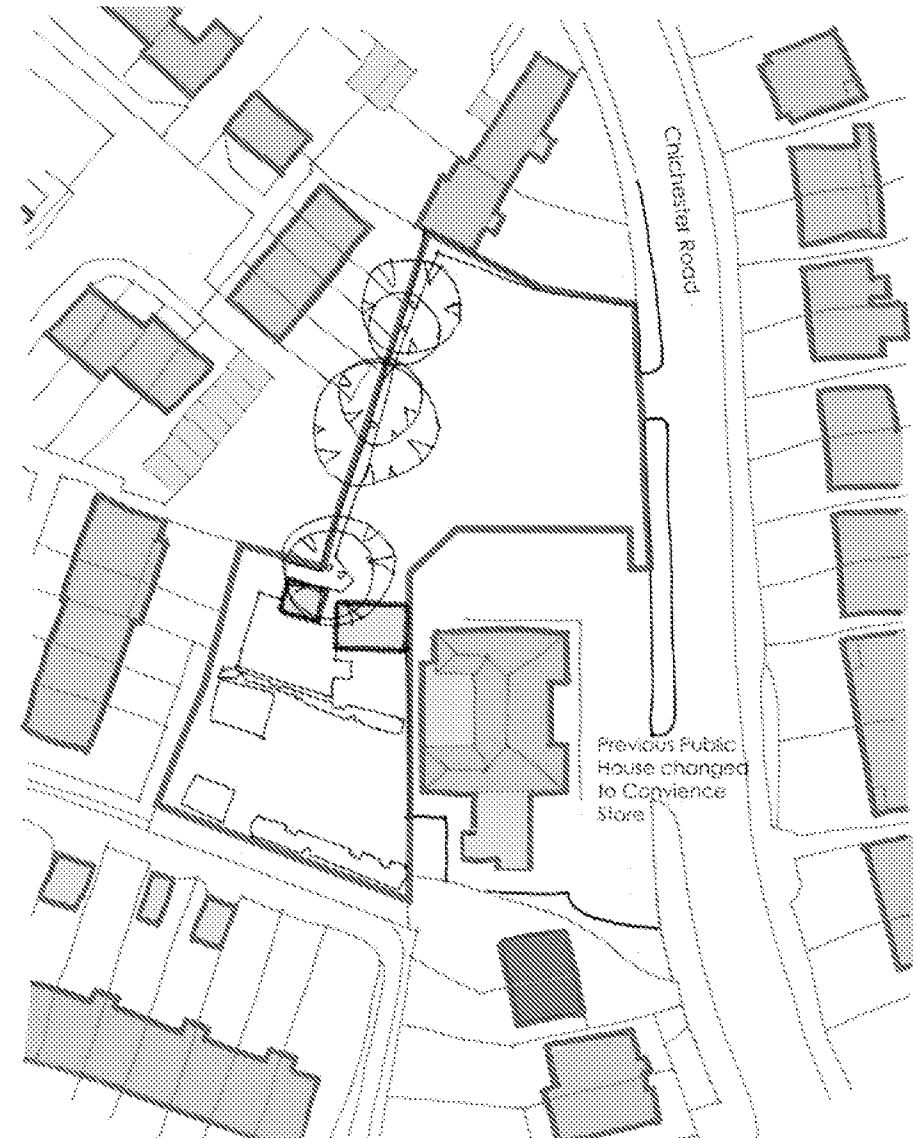
10.1 The application site falls within an established residential area, which is characterised by 1930's - 50's terrace and semi-detached housing interspersed with modern infill development of predominantly two storeys in height.

10.2 The adjacent infill site to the south recently gained planning approval for a pair of two storey semi-detached dwellings (with accommodation in the roof) (LPA Ref: BE/56/10). These have now been completed and in scale, massing and architectural language are similar to the neighbouring properties at 337 and 341 Chichester Road.

10.3 The scale of the proposed new dwellings has largely been informed by the local context and street character. The new dwellings are all two storeys in scale and have been designed with accommodation in the roof. Plot 4 and Plot 7, however, have been reduced in scale, and at only 1.5 storeys in height will ensure that any impact on the amenity of the adjoining properties (26-34 Sun Park Close and 359 Chichester Road) is minimised.



Extract from site analysis plan
showing building heights of
surrounding area (right)



Part II: The Proposal Landscape

11

11.1 The landscaping scheme has been integral into the design process and has influenced the eventual architectural design and proposed form of development.

11.2 The main objectives of the landscape design rationale are to:-

- Retain existing trees where possible;
- Provide new tree planting through the development to provide screening & vistas;
- Create a framework of planting that defines the communal and private amenity spaces and to help break up parking areas.

11.3 Structural planting in the form of hedges and low ground cover have been provided to the front of the dwellings along Chichester Road and the new access road to provide private defensible areas and a soft landscaped edge. 1.1m high open metal railings will form the necessary physical barrier until planting becomes established.

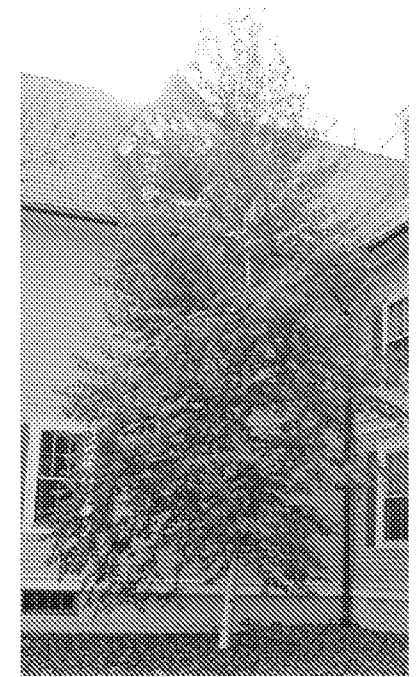
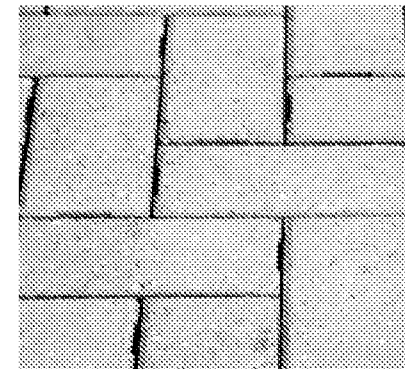
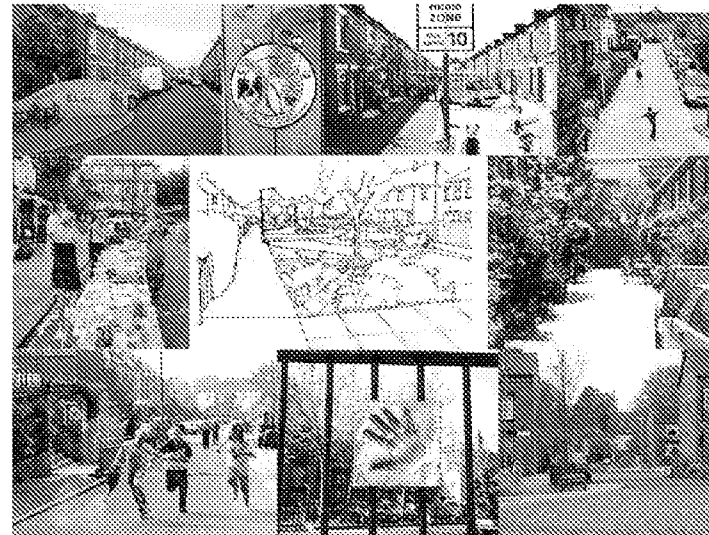
11.4 Attention has been given to the hard and soft landscaping treatment to the semi-detached dwellings to the rear of the site to create an open homezone atmosphere. Windows have been carefully located to provide passive natural surveillance.

11.5 All dwellings have been provided with private secure rear gardens with strategically placed trees to provide natural screening. Plots adjacent to retained trees have been given additional garden length to take into account the existing tree canopy.

11.6 Plots 5 and 6 have rear garden access through pathways running off the access road. The rear gardens to Plots 1 and 4 & 7 are accessed at the side to the front of the properties.

11.7 The proposed homezone area will be constructed from permeable block pavements to assist with drainage across the site and will be integrated into the sustainable drainage system (SUDS).

11.8 For further arboricultural information, reference should be made to the Arboricultural Implication Assessment prepared by Barrell Tree Care.



Part II: The Proposal Appearance

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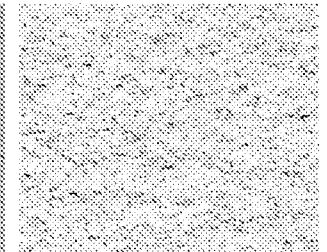
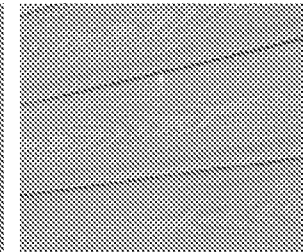
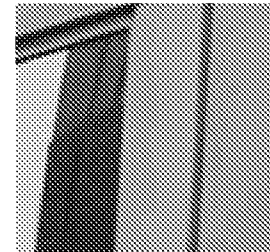
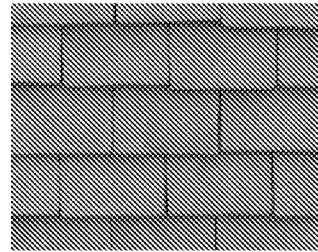
12.1 The application proposals have been designed with regard to the site's location, its existing on-site constraints and the relationship with adjoining buildings and land uses.

12.2 Particular regard has been given to the parameters established by the existing buildings of architectural merit in North Bersted and along Chichester Road. Adjacent properties incorporate mock Tudor style timber detailing which is a common feature in the local area appearing on other residential properties including a terrace of 8 units further to the south.

12.3 Chichester Road's more modern infill developments have no discernable vernacular and are characterised by a mix of residential properties of varying ages, styles and materials. The former Rising Sun PH is, however, an attractive Arts and Crafts style building with dominant roof design.

12.4 The proposed style of the dwellings is to be contemporary while reflecting elements of the local vernacular and Arts and Crafts roof elements.

12.5 Elevationally, the scheme proposes to provide distinct well articulated dwellings with projections and panel recesses which create architectural interest.



Examples of proposed palette of materials (above)

12.6 The proposed palette of materials reflects the local vernacular combining a blend of throughcoat render walls, timber paneling and powder coated aluminium window and door frames.

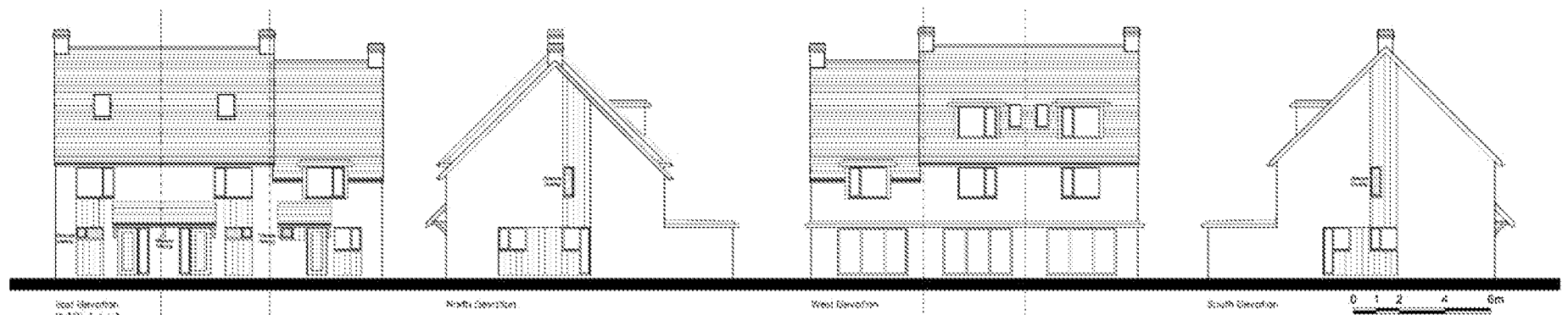
12.7 The roof tiles will be plain red tiles of a similar colour consistent with the existing properties within the area.

12.8 Where possible, these materials will be sourced locally to ensure an element of cohesion with the area and greater sustainability.



Architectural Detailing of 294-310 Chichester Road looking east (above).

Proposed Elevation of Units 5-7 (below)



Part II: The Proposal

Access

13

13.1 The application site is located on a plot of circa 0.19ha on the west side of Chichester Road and within the established residential area of North Binstead. There are a number of local facilities including shops and schools that are within easy walking distance of the site. There is a Tesco Express supermarket immediately adjacent to the site. It is therefore considered to be a sustainable location for new residential development given its proximity to a range of retail, employment and community facilities.

13.2 Chichester Road also benefits from being part of a bus route and there are regular services that stop adjacent to the application site. These services include the 700 Coastliner service that runs from Brighton to Portsmouth and Southsea via Shoreham, Worthing, Littlehampton, Bognor Regis, Chichester and Havant every 15 minutes. The nearest railway station is Bognor Regis which is 2.4 km from the site.

13.3 When operating as a public house, the site had two points of access. The southernmost access is now used by the Tesco Express store to access their parking area. The northernmost access is to be used to access the proposed development. An additional direct access is also proposed to be created to serve the single property. The main access will therefore serve 6 dwellings. Alterations are proposed to the existing access so that it measures 4.8m wide with 6m kerb radii. Within the site, the access road will be a shared surface.

13.4 It is proposed to provide 11 car parking spaces within the site. One space is to be allocated to each of the 6 dwellings accessed from the main site access. The 7th dwelling which is accessed directly from Chichester Road will be allocated two car parking spaces. In addition to the allocated spaces a further 3 spaces are provided for visitors.

13.5 A refuse collection point has been provided within the site to facilitate kerbside refuse collection. Residents will be responsible for carrying their rubbish to this point for collection. In keeping with the guidelines outlined in the Manual for Streets and Part H of the Building regulations, residents will not be required to carry waste more than 30m to the storage point and refuse vehicles will be able to get within 25m of the storage point.

13.6 As set out above the former public house building has been refurbished and is now operational as a Tesco Express convenience store. As part of the refurbishment works, a section of the car park was improved to provide 16 car parking spaces including 1 disabled car parking space for use by customers. The level of parking provided is consistent with West Sussex County Council's maximum standards for this type of use.

13.7 Whilst the utilisation of the car park is high with a correspondingly high

turnover of the available car parking spaces, the characteristics of the car parking make it very unlikely that there would be any displaced parking onto the adjacent highway.

13.8 The application is also supported by a Transport Statement (prepared by DTA). This concludes that in 'transport and parking terms the proposed site can be considered to be functionally independent from the adjacent store. Moreover, the site access and servicing arrangements are suitable for the proposed development. For these reasons it is concluded that there are no significant highway or transport issues arising from these proposals'

13.9 The scheme is designed to comply with Part M of the Building Regulations.

13.10 Proposed dropped kerbs allow level access into the site and level thresholds provided to the new dwellings will ensure that the needs of the disabled are carefully considered within the development.

13.11 The design of the dwellings has been heavily influenced by 'Lifetime Homes' requirements and incorporates these standards.

Part II: The Proposal

Conclusion

14

14.1 This Statement has set out in detail the design rationale to the proposal in the context of the NPPF and Development Plan policy. The Statement has described how the site opportunities and constraints have influenced the design process and how the scheme proposed follows on iterative examination of these issues.

14.2 The outcome is a design and layout that results in a development which will make more efficient use of previously developed land while retaining an attractive building and contributing towards the wider regeneration of this part of the borough.

14.3 The proposal adheres to the various residential design standards set out in the Local Development Plan relating to density, amenity, car parking, access to public transport and impacts on services and facilities.

14.4 The design and layout seeks to safeguard the amenities of the surrounding properties, respect the local character and provide a safe and secure high quality environment.

14.5 The proposed development respects the character of its surroundings in terms of street pattern, plot size and form. The proposed development would furthermore not result in an undue loss of privacy or to neighbouring properties and represents a sustainable mixed-use development as supported by the NPPF.