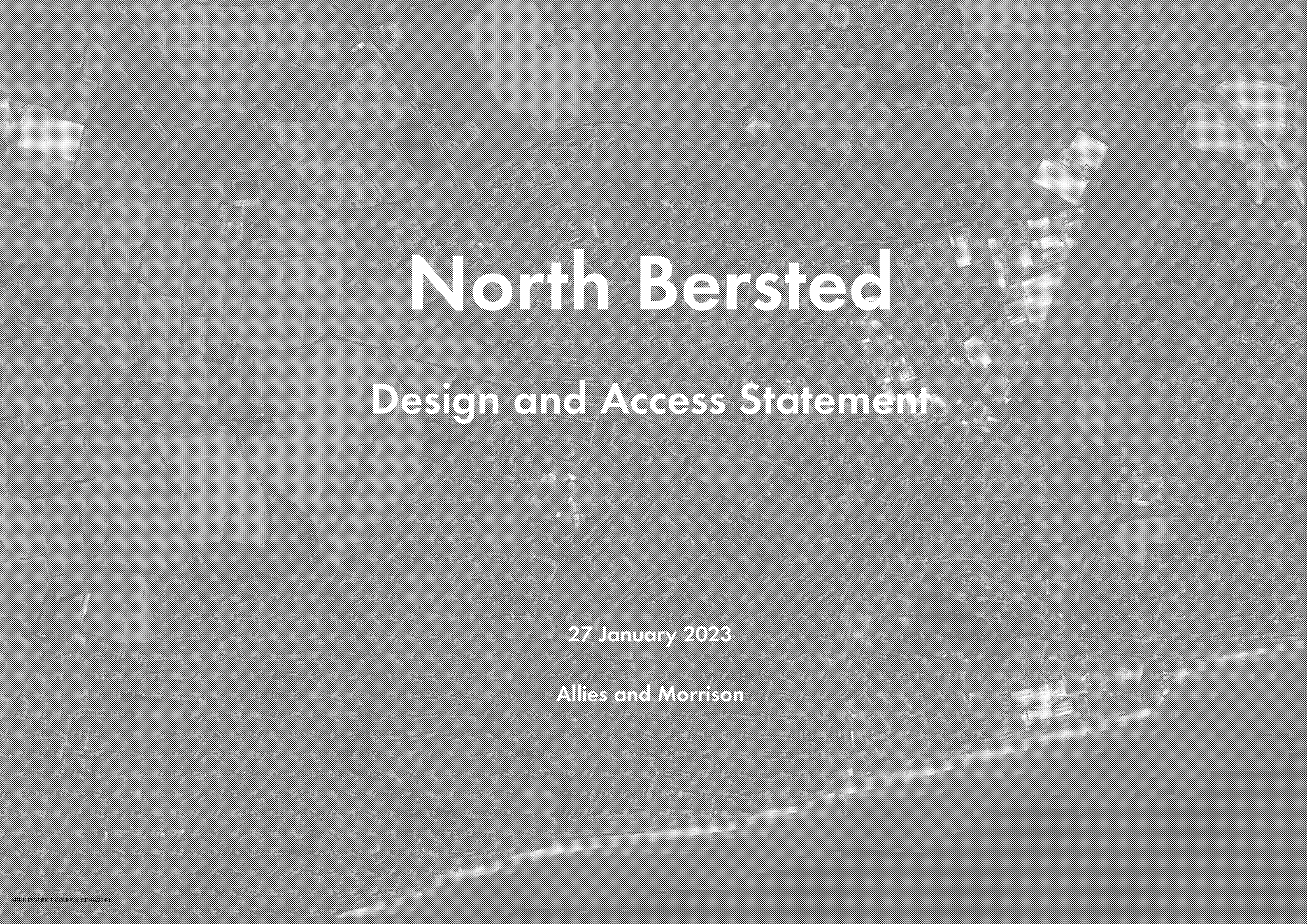


An aerial photograph of a suburban area, likely North Bersted, showing residential streets, houses, and green spaces. The image is in grayscale and serves as the background for the title page.

North Bersted

Design and Access Statement

27 January 2023

Allies and Morrison

Contents

1	Introduction	2	
1.1	Executive summary	4	
1.2	Planning context and policies	5	
2	Site Context and Analysis	7	
2.1	Site location	9	
2.2	Strategic context	11	
2.3	Immediate site location	12	
2.4	Site today	13	
2.5	Site history	15	
2.6	Site constraints and opportunities	16	
3	Proposed Scheme	18	
3.1	The brief	19	
3.2	Design strategy and principles	20	
3.3	Proposed site layout	22	
3.4	View of communal green	23	
3.5	Uses	24	
3.6	Scale and layout	27	
3.7	Appearance	31	
3.8	Material hierarchy	32	
3.9	Material palette	33	
3.10	Entry to site	40	
3.11	Landscape proposals	41	
4	Access	52	
4.1	Existing transport links	53	
4.2	Cars and bicycles	54	
4.3	Servicing strategy	56	
4.4	Accessibility	57	
4.5	Secured By Design	58	
5	Consultation	59	
5.1	Key stakeholder consultation	60	
5.2	Summary of stakeholder engagement	61	
6	Appendix	62	
6.1	Landscape management and maintenance	63	



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Introduction

This report has been prepared by Allies and Morrison on behalf of West Sussex Property Development LLP.

Allies and Morrison have been appointed to develop a design for new homes set within a high-quality site layout that will stitch into the existing community and neighbourhood.

The purpose of this statement is to illustrate how the design has been carefully considered leading up to Planning Application and to describe the design rationale behind the submitted scheme.

The Design and Access Statement is to be read in conjunction with the application drawings and reports.

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

1.1 Executive summary

In July 2021 West Sussex County Council appointed Lovell Partnerships as its strategic Private Sector development partner. The objective of the 30 year partnership is to bring forward surplus land assets to facilitate the delivery of residential homes, town centre commercial delivery and extra care provision across the district. The LLP formed between Lovell Partnerships and Edes Estates (West Sussex) is officially known as West Sussex Property Development LLP.

The site of the Former Bartons Infant School in North Bersted represents an ideal opportunity to provide much needed homes (including affordable homes) within Arun District Council.

This site presents a unique opportunity to promote brownfield development in a location that is well suited to a residential development of a type and scale that is proposed in line with the Bersted Neighbourhood Plan which allocates this site as being appropriate for a minimum of 20 homes.

The proposed development has been prepared by West Sussex Property Development LLP in close working partnership with the Local Planning Authority and other key stakeholders.

When preparing the application the design team has paid careful attention to the Development Plan (including the Arun Local Plan and the Bersted Neighbourhood Plan) and relevant material considerations (including Arun's Design Guide, the NPPF and the NPPG). The application proposals, including the design, directly respond to the relevant planning policy context.

The planning application delivers a number of important benefits, including:

- Bringing a vacant brownfield site back to the benefit of the community;
- It facilitates the delivery of 20 much needed homes that positively contribute to Arun's housing supply;
- It provides dedicated private amenity space in the form of private gardens, as well as a communal garden "Green Heart" to the development;
- It provides a range of housing types appropriate for the needs of the local community; and
- Delivers a high quality, carefully considered design solution.

This Design and Access Statement should be read in the context of the proposed application drawings and other supporting material.

Together, the suite of documentation demonstrate that planning permission should be positively received.

1 Introduction

2 Site Context

3 Proposed Scheme

4 Access

5 Consultation

Appendix

1.2 Planning context and policies

Arun Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals shall be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within North Bersted, Arun and as such the Development Plan consists of the following documents:

- Arun Local Plan 2011-2031 (July, 2018);
- Bersted Neighbourhood Plan (November, 2014);
- West Sussex Waste Local Plan 2014; and
- West Sussex Joint Minerals Local Plan 2018 and the Soft Sand Review 2021.

Arun Local Plan

The Arun Local plan was adopted in 2018 and sets out a spatial vision, objectives and a sustainable strategy for growth needed within the District over the period 2011-2031.

The purpose of the Local Plan is to encourage sustainable development and manage future growth whilst ensuring change across the district meets local need.

Bersted Neighbourhood Plan

The Bersted Neighbourhood Plan was adopted in 2014 and provides a vision for the future of the Parish, whilst setting out clear policies and objective to realise these visions.

Development Plan Designation – Proposals Map

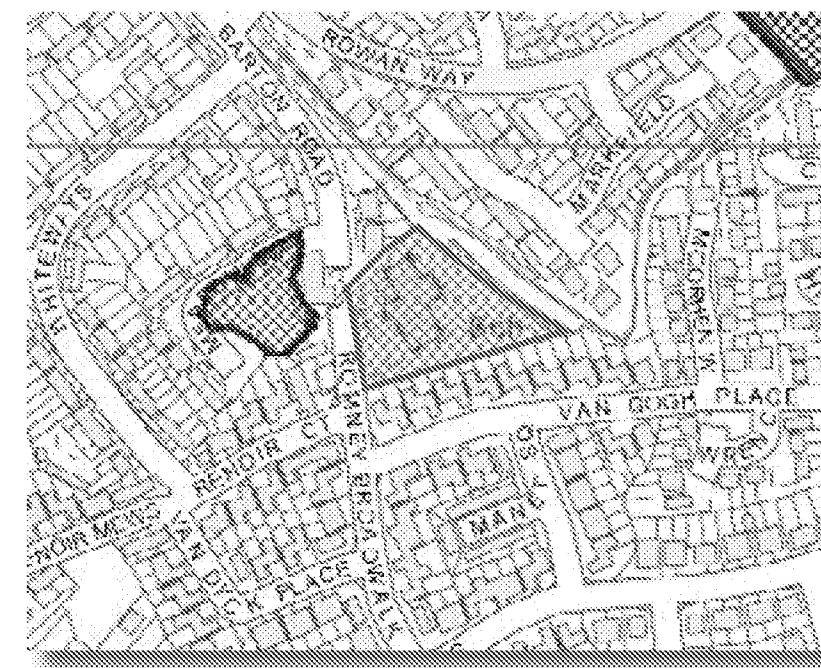
(Local Plan Policy Map 3 - Update September 2018)

See the image to the right of the relevant extract from the Development Plan Proposals map.

This confirms that the site is subject to a 'Housing Site' designation in the Bersted Neighbourhood Plan. The allocation is for a minimum of 20 homes.

The site is also located within the Pagham Harbour Buffer Zone B (5km buffer).

The site is not located in a Conservation Area and does not contain any Listed Buildings.



Arun Local Plan Policy Map 3 (West)

'Made' Neighbourhood Development Plans

- Housing Site
- Local Green Space

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Planning context and policies

Material Considerations

There are a series of material considerations that will be relevant to the site, including the National Planning Policy Framework (last updated in July 2021).

Paragraph 2 of the NPPF states:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

The NPPF introduces the presumption in favour of sustainable development. Paragraph 7 of the NPPF states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Section 5 of the revised NPPF relates to delivering a sufficient supply of homes. Paragraph 60 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. ”

The central theme of the NPPF is the presumption in favour of sustainable development. The delivery of housing in sustainable locations is encouraged at all policy levels particularly where this related to previously developed land.

The following documents are additional material considerations that are relevant to the site:

- Arun Design Guide SPD (2021) – the document sets out a series of principles to inform new development including density, back to back distances, street typologies, external space standards, waste and recycling facilities, etc.
- Arun Parking Standards SPD (2020) – the document sets out minimum requirements for electric vehicle charging points, principles for residential parking spaces, and cycle parking.
- Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (2020) – explains how the provision of high-quality open space, playing pitches, indoor and built sports facilities are to be calculated in new development.
- Creating Healthy & Sustainable Places (2020).

1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Site Context and Analysis

The following pages outline the existing context of the site within West Sussex, the local area, and the immediate neighbourhood.

Located between the coast and Bognor Regis to the south, and the cathedral city of Chichester and South Downs National Park to the north, North Bersted is a suburban neighbourhood just within the settlement boundary of the Bognor Regis area.

The site is just south of the North Bersted Bypass and a short bus or car journey to the nearest railway station.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

2.1 Site location



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Site location

Bognor Regis

The seaside resort of Bognor Regis was developed by Sir Richard Hotham in the late eighteenth century and saw rapid growth after the railway development in 1864. The once local villages of Felpham, Aldwick, North, and South Bersted are now suburbs of Bognor; the main beach is less than ten minutes by car from the site.

Neighbourhood

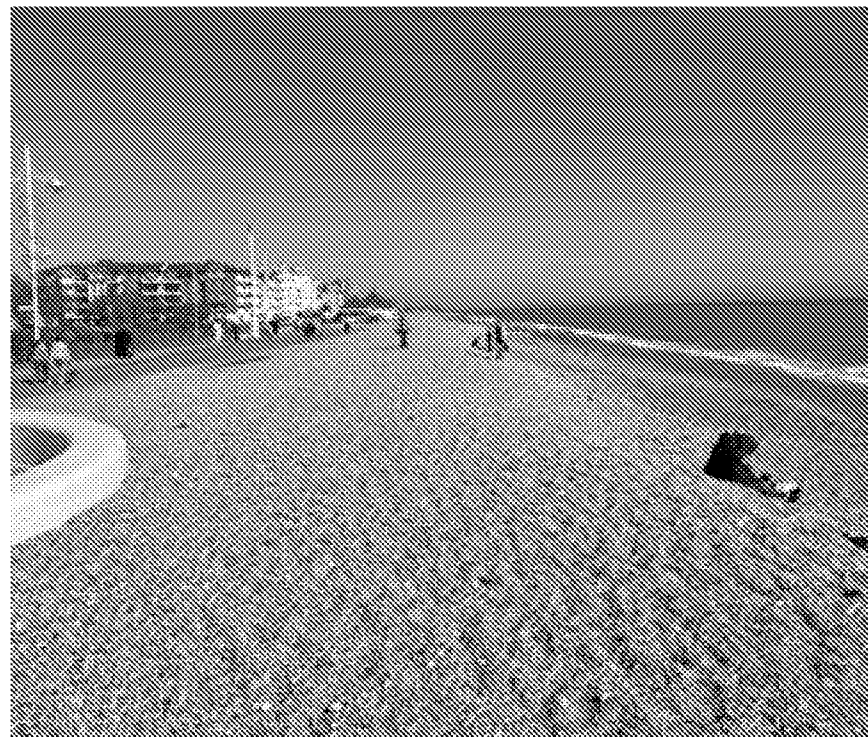
The nearest local shops and services are a short walk from the site fronting Central Avenue and Chichester Road.

Royal Oak Public House

The Royal Oak Pub is Grade II listed and dates to the seventeenth century with later additions. Its pink painted frontage and crossroads location make it a distinctive local landmark to the north-west of the site.

Holy Cross Church

The mission Church of the Holy Cross has a flint frontage and was built in 1904. It is located opposite the Grade II pair of early nineteenth-century cobble and brick cottages at 373 and 375 Chichester Road.



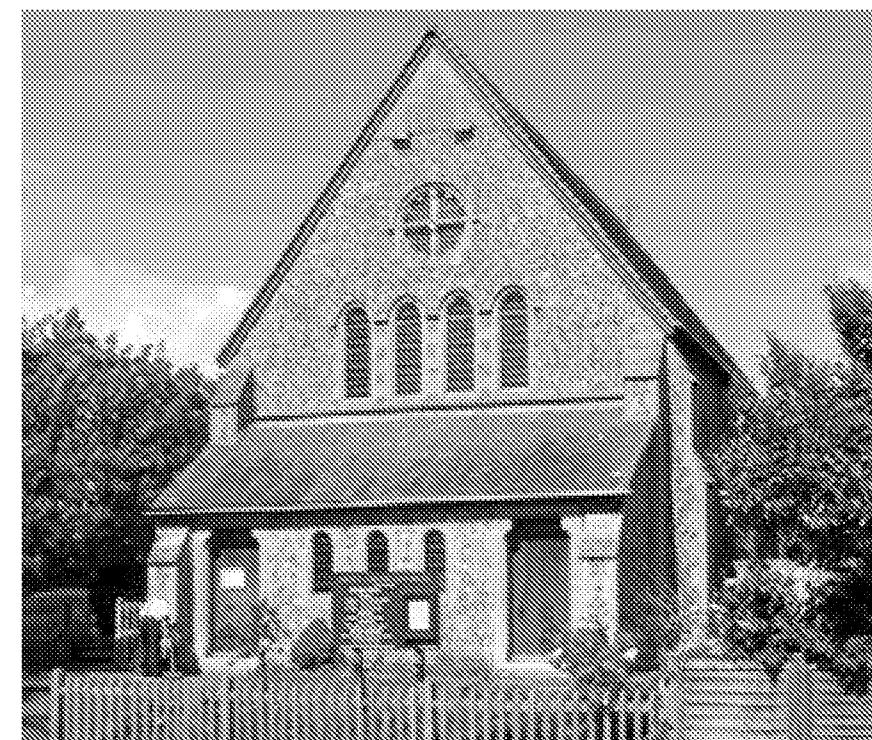
Bognor Regis Beach



Central Avenue local shops



The Royal Oak Pub



Holy Cross Church



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

2.2 Strategic context

North Bersted, together with the village of Shripney north of the bypass, make up the civil parish of Bersted in the Arun District of West Sussex. The village itself is now connected to the settlement area of Bognor Regis with primarily post-war suburban housing development.

The North Bersted Conservation area was designated in February 1975 and sits just north of the site between Rowan Way and the North Bersted Bypass. It includes a number of listed buildings along North Bersted Street which characterise the area's links with farming and agriculture with examples of 16th, 17th and 18th Century farmhouses.

Meadow Way Open Space immediately to the west of the site is surrounded by existing housing and identified in the Bersted Neighbourhood Development Plan as a valued green area.

The nearest listed buildings are a pair of cottages and Holy Cross Church on Chichester Road, both Grade II.

Legend

- ★ Listed Buildings
- Site Boundary
- Conservation Area
- Existing Open Space
- Watercourse
- Schools



Area map to show strategic context

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

2.3 Immediate site location

Situation

Assessed as 'semi-urban', the former Bartons Infant School site is located in the heart of North Bersted, to the north of Bognor Regis and close to the North Bersted bypass. The overall site area is 0.66 ha (1.63 acres).

Local green space

The nearest public open green space is Bersted Green and Play Park and is situated eight minutes' walk to the east. The Arena Sports Centre is 18 minutes' walk due south and Jubilee Recreation Ground 11 minutes' walk west.

Local amenities

There are local shops within walking distance along Chichester Road to the west and the new Bartons Primary School is less than a mile directly north-west towards the Bypass.

Site boundaries

There is a stream, Aldingbourne Rife, to the east of the site boundary providing a green backdrop to access from the west off Romney Broadwalk. The north and south site perimeter is bounded by existing housing with back gardens backing up to existing fences.



The site and immediate neighbourhood



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

2.4 Site today

Former Bartons primary school

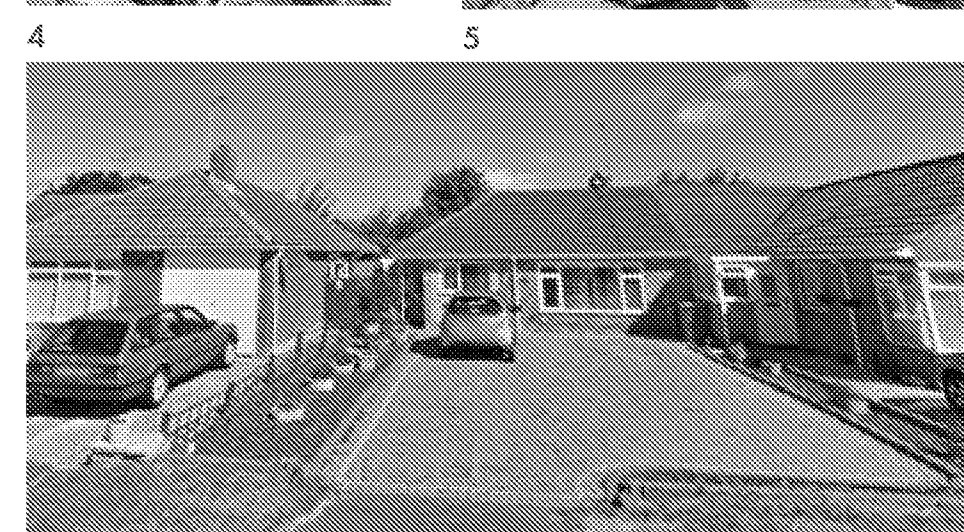
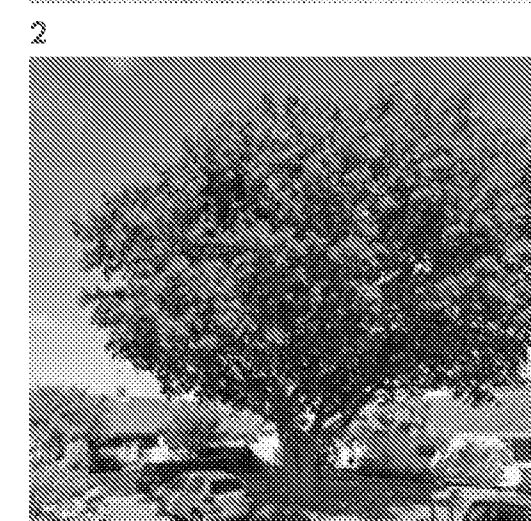
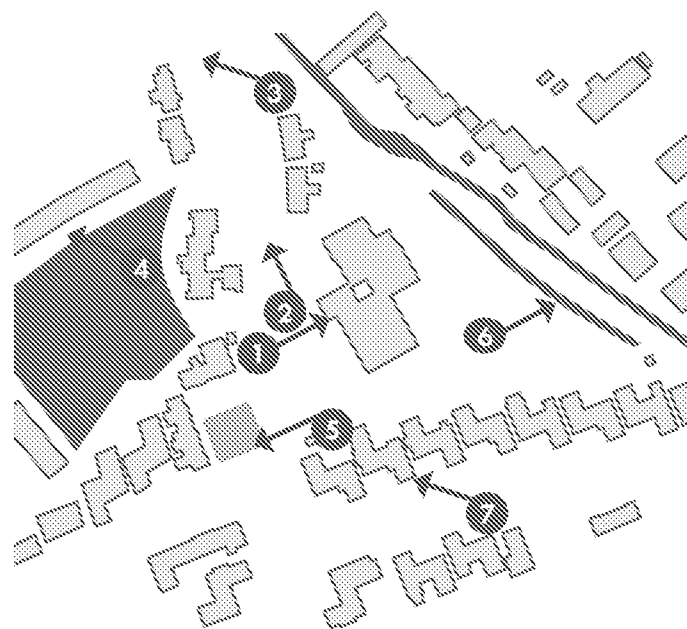
The current site is a redundant brownfield site subject to antisocial behaviour and has been empty since the school vacated in 2014.

Neighbours north and south

Romney Broadwalk is a cul-de-sac with a pedestrian footpath linking north to Barton Road and Meadow Way open green space. Van Gogh Place, Renoir Mews and the streets immediately south have a series of 'Z' footprint bungalow houses - which alternate being set to the front or rear of plots.

Aldingbourne Rife

The east boundary of the site is defined by the overgrown rife ditchway.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Site today



Van Gogh Place and Romney Broadwalk junction



Former Bartons Primary School entrance



Former Bartons Primary School playground



North-east site boundary towards Aldingbourne Rife



Approach from Barton Road



View east across Meadow Way green



1
Introduction

2
Site Context

3
Proposed
Scheme

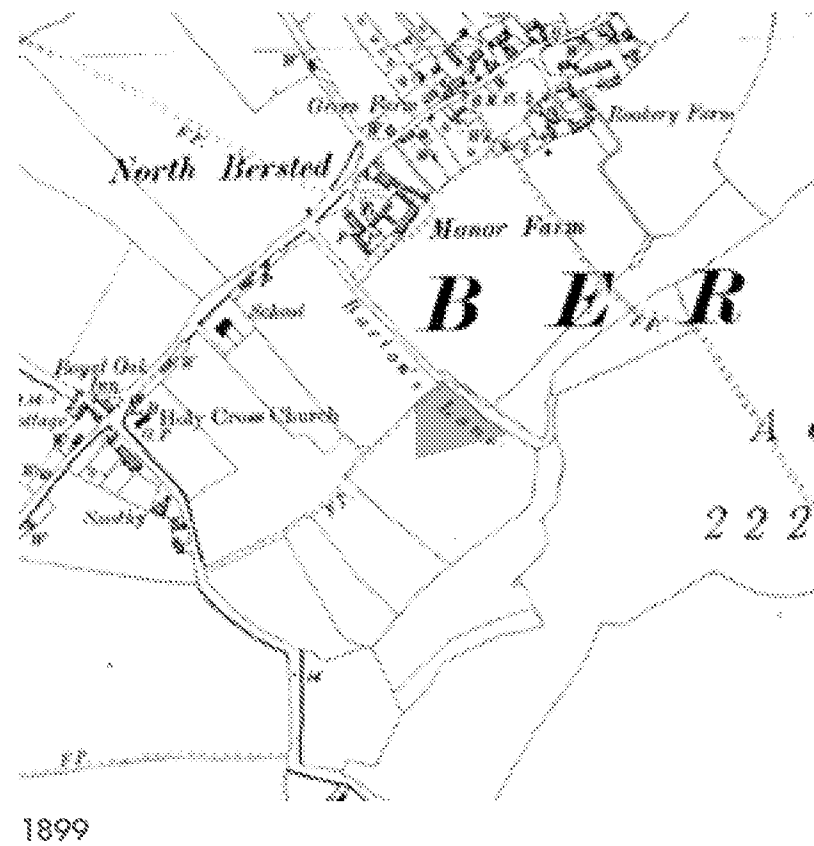
4
Access

5
Consultation

Appendix

2.5 Site history

Historic maps



North Bersted village takes its name from reference in the Archbishop's Manor in 1397. The maps from the end of the nineteenth-century show the site as rural with village settlement to the north. The Royal Oak Public House and Holy Cross Church are indicated.



While still an open rural site, the map above from 1961 shows settlement creeping north from the outer edges of Bognor Regis soon to infill open space with new housing.



By 1979 North Bersted and the site are within the urban boundary of Bognor Regis and is surrounded by primarily post-war one and two-storey suburban housing. Bartons Primary school infants were moved from Laburnum Grove to the site in 1973.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

2.6 Site constraints and opportunities

Key site constraints which have been identified through site analysis, and which have informed design proposals:

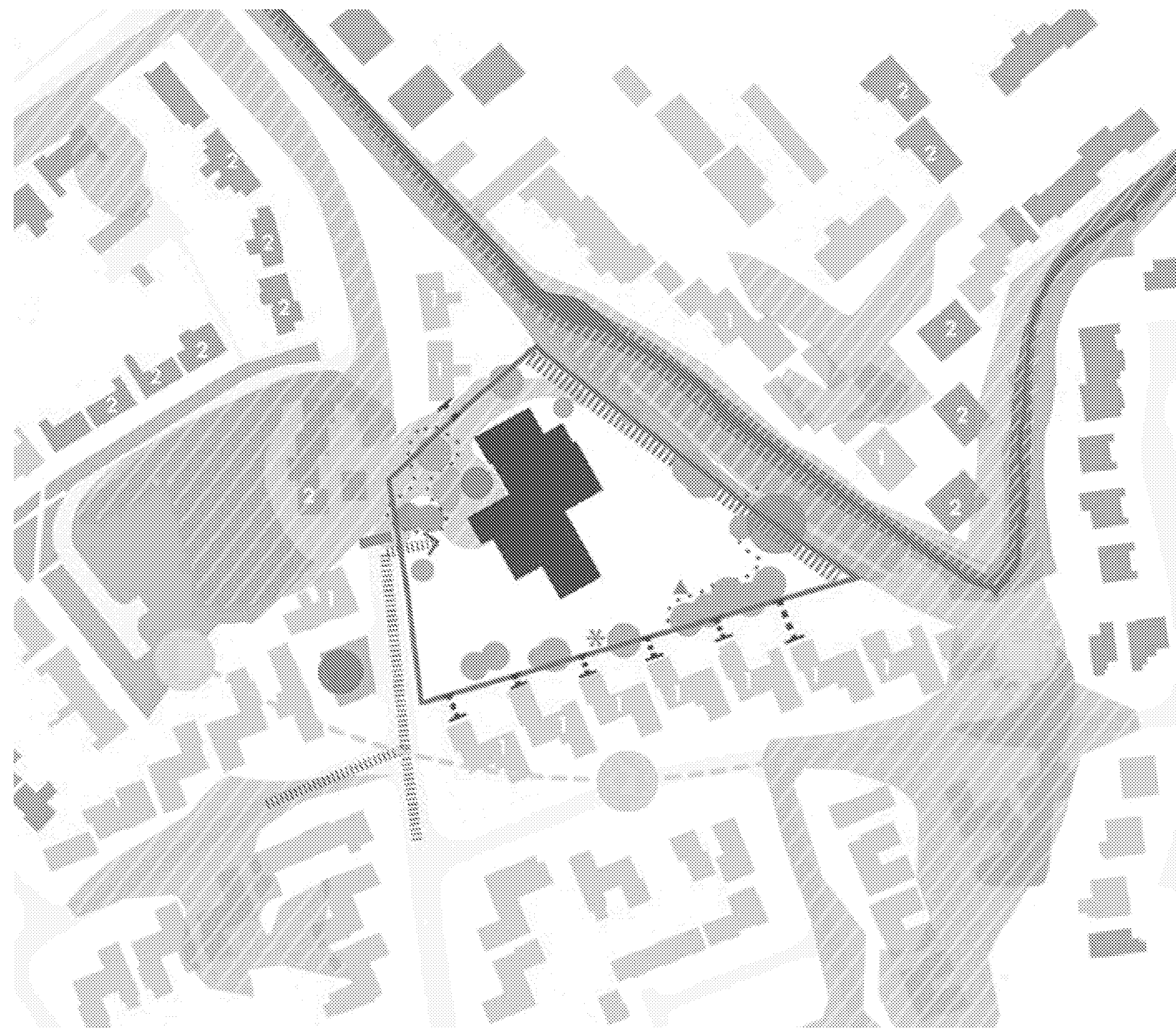
- Irregular site geometry
- Single point of site access
- Existing trees
- Adjacency of neighbouring houses

Along with these constraints come opportunities:

- To bring the vacant site back into use
- To provide much needed homes to an existing community
- To create green amenity space

Legend

- Existing building on site to be demolished
- Flood Zone 3
- Low surface water flooding risk
- Medium surface water flooding risk
- Category B Tree (Moderate quality)
- Category C Tree (Low quality)
- Tree Root Protection Zone (Awaiting Survey)
- Building in close proximity to the site boundary
- Maintaining existing access from Romney Broadway
- No through road
- 1 Storey surrounding buildings
- 2-3 Storey surrounding buildings
- Existing sewer line
- Inaccessible River/Green Buffer
- Site Boundary - Irregular Boundary



Site constraints and opportunities



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Site constraints and opportunities

Irregular site geometry

The four sides of the site are defined as an irregular trapezoid setting up a complicated geometry against which to address existing neighbours as well as to develop new placemaking opportunities.



Legend

----- Site boundary

Existing trees

There are a number of existing trees on the site, the majority of which are classified as Category C (BS 5837:2012) i.e. trees of low quality, or Category U i.e. 'cannot realistically be retained'. There are three Category B trees and no Category A 'high quality' specimens. (Refer to the landscape architect report section 3.8) A number of trees are proposed to be retained.



Legend

----- Site boundary

● Category B Tree (Moderate quality)

● Category C Tree (Low quality)

Neighbouring buildings and overlooking

The bungalow house typology immediately to the south is a 'z' form in plan, where alternate houses are situated either far forward in the plot or to the rear. This means that some properties sit closer the boundary than guidance would now recommend.



Legend

----- Site boundary

● Category B Tree (Moderate quality)

● Category C Tree (Low quality)

----- Building in close proximity to the site boundary

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Proposed Scheme

3.1 The brief

Initial brief

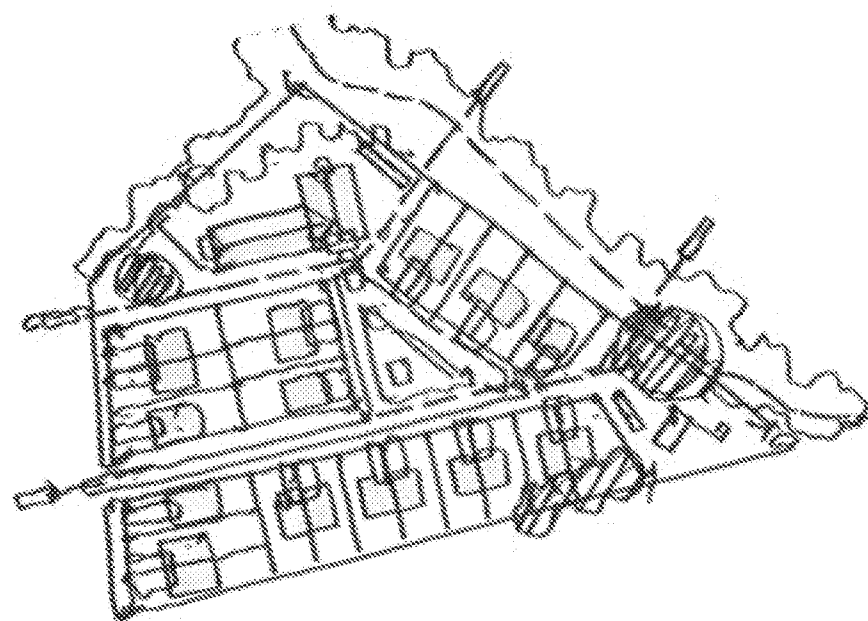
The site is allocated for housing in the North Bersted Neighbourhood Plan for a minimum of 20 dwellings. The initial brief proposed a combination of single dwelling houses and a small apartment building to achieve 25 units in total.

The initial target accommodation schedule included two-, three- and four-bedroom houses with one and two bedroom apartments; all a combination of private, affordable and shared ownership tenures.

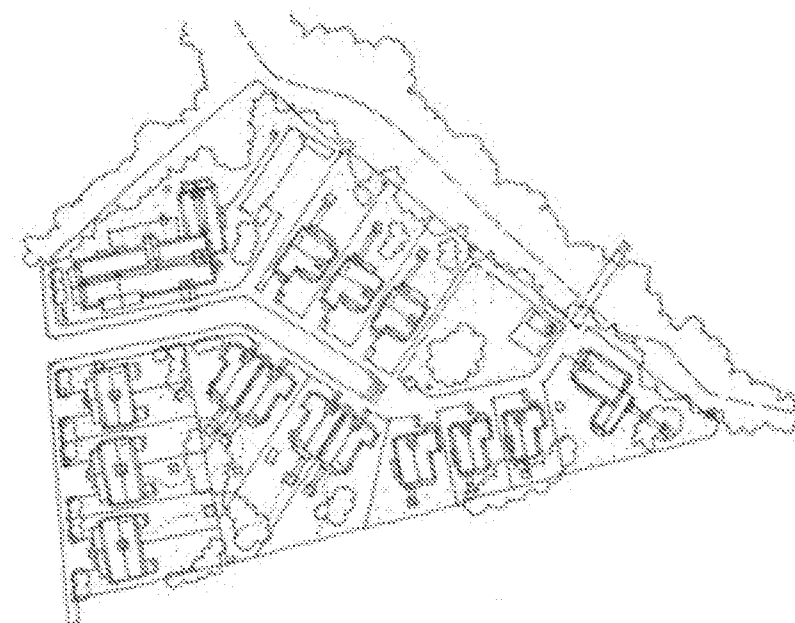
Brief development

Studies were carried out locating the apartment block to the north-west corner of the site however site capacity exercises illustrated that an apartment block for this site was not viable. An all bungalow option was also considered but found to be unviable due to the site area and shape of the land available.

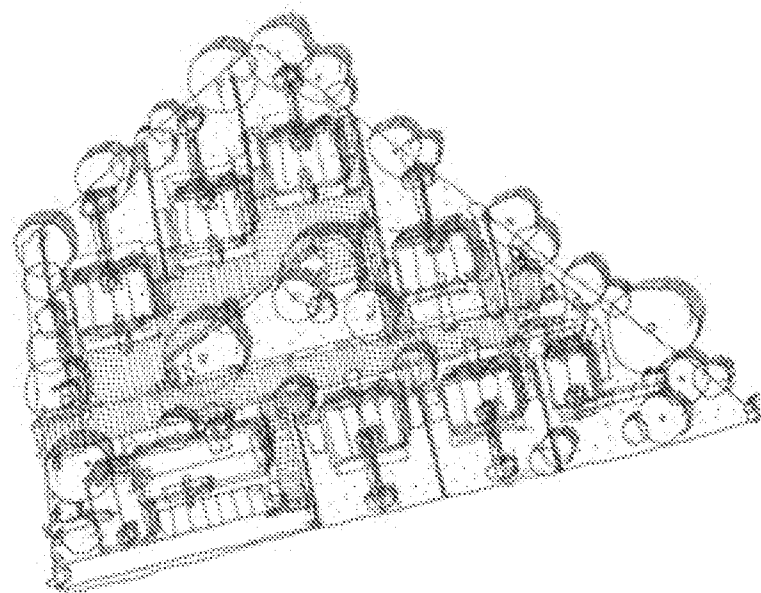
The brief evolved to include 20 detached or semi-detached single-family houses and associated private amenity with shared open green space accommodating a response to SUDs requirements and providing a biodiverse habitat for the enjoyment of all residents.



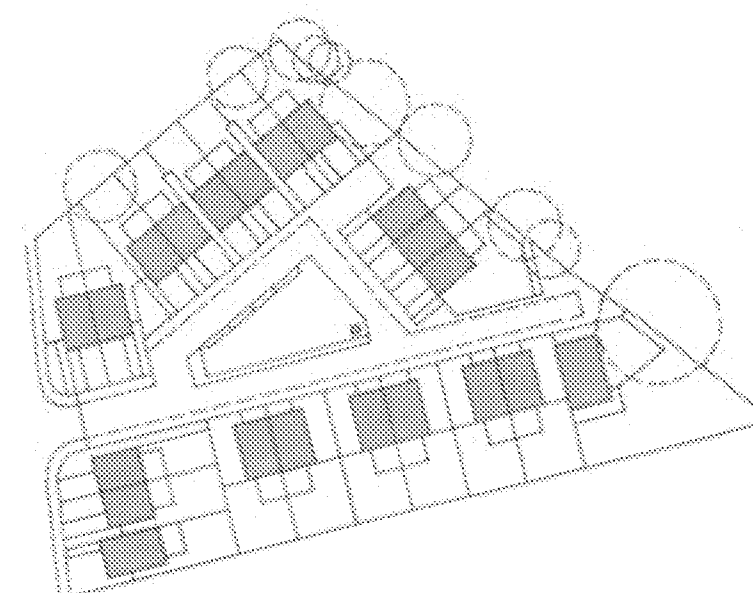
Double entry option with apartment to the north



Single entry option with apartment to the north-west



Single entry option with apartment to the south



Option omitting apartments with houses only



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

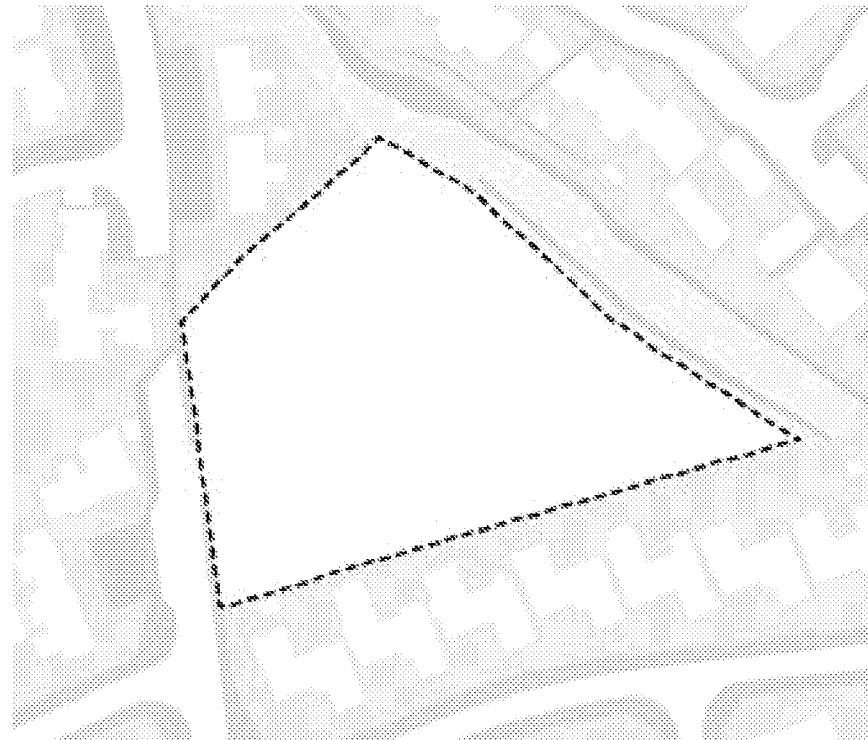
3.2 Design strategy and principles

Site geometry

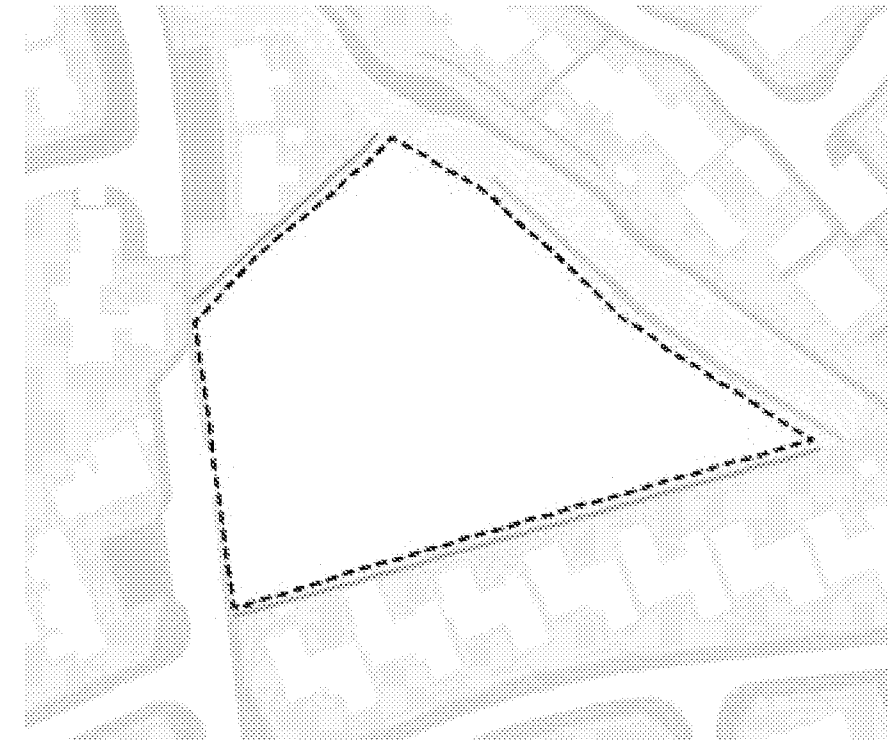
The irregular geometry of the site poses challenges to developing a coherent layout.

Each boundary's characteristics are outlined below:

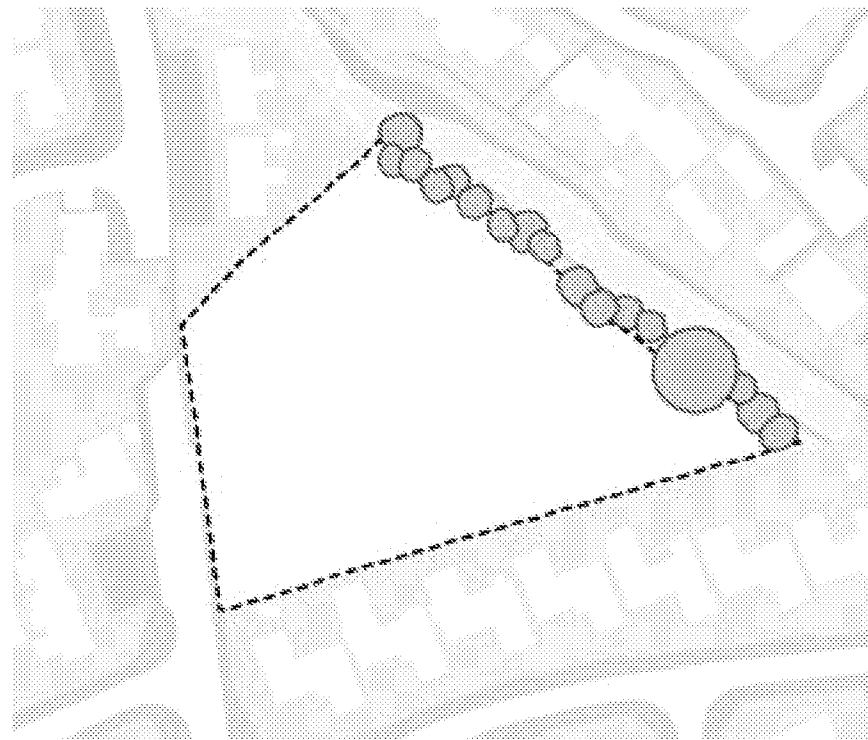
- The north and south edges have obligations to existing properties with mature rear gardens backing on to the site.
- The east boundary addresses the Aldingbourne Rife – which, although currently neglected, has a number of mature trees which act as a green backdrop to access from the west boundary.
- Romney Broadwalk to the west provides the only available site access point with existing houses on the opposite side of the street.



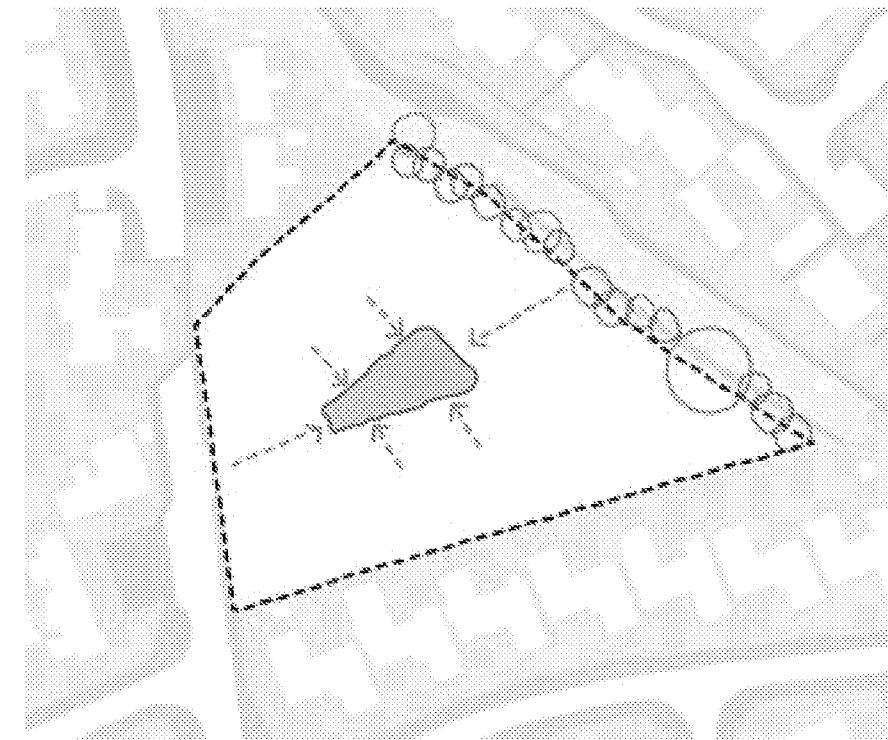
Pocket site within an existing community



Obligation to north and south boundaries



East green boundary with mature trees



Communal green with equal access - green heart



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Design strategy and principles

Layout response

Green heart

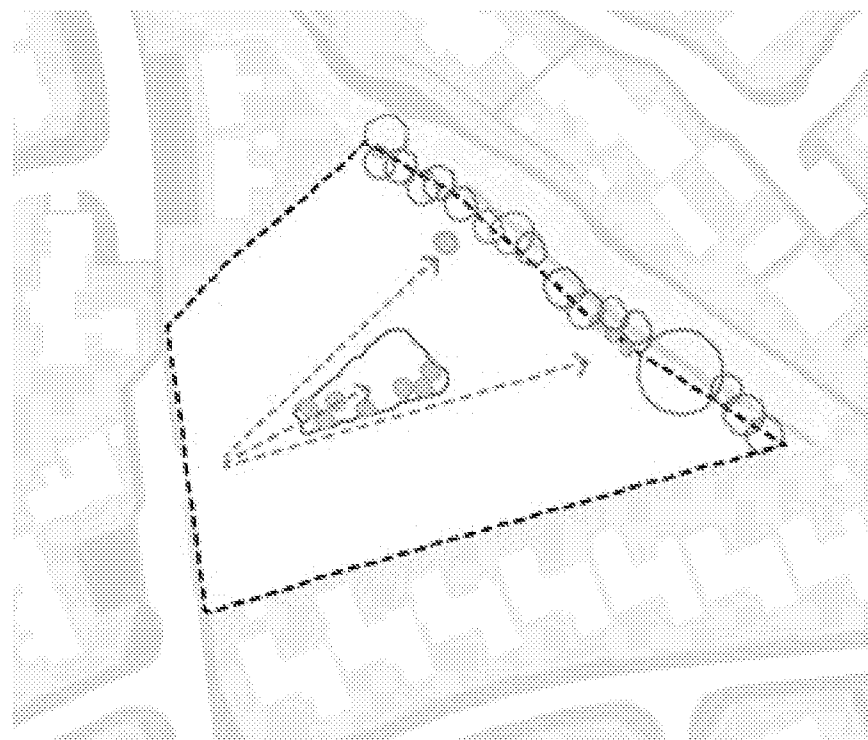
The first design principle was to locate a shared open green space in the heart of the site as both a welcoming foreground and a focus for residential units – turning into the site the first view will be of this new landscape with the green east boundary beyond.

Fronts and backs

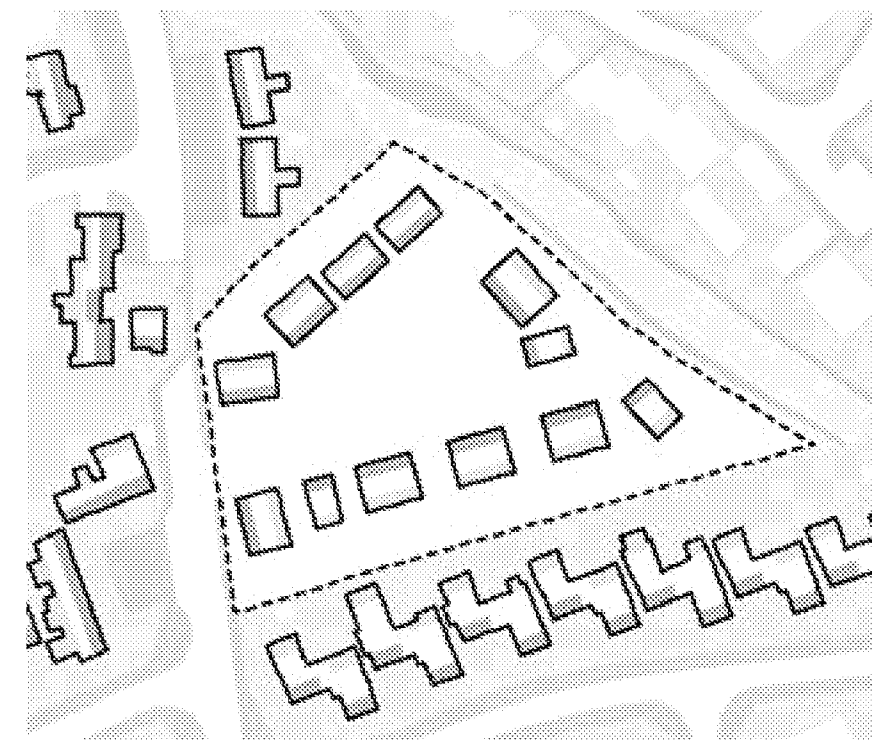
By aligning new back gardens with the existing back gardens north and south, the concept of a green heart is reinforced with new front doors gathered around and orientated toward the communal garden.

Street frontage

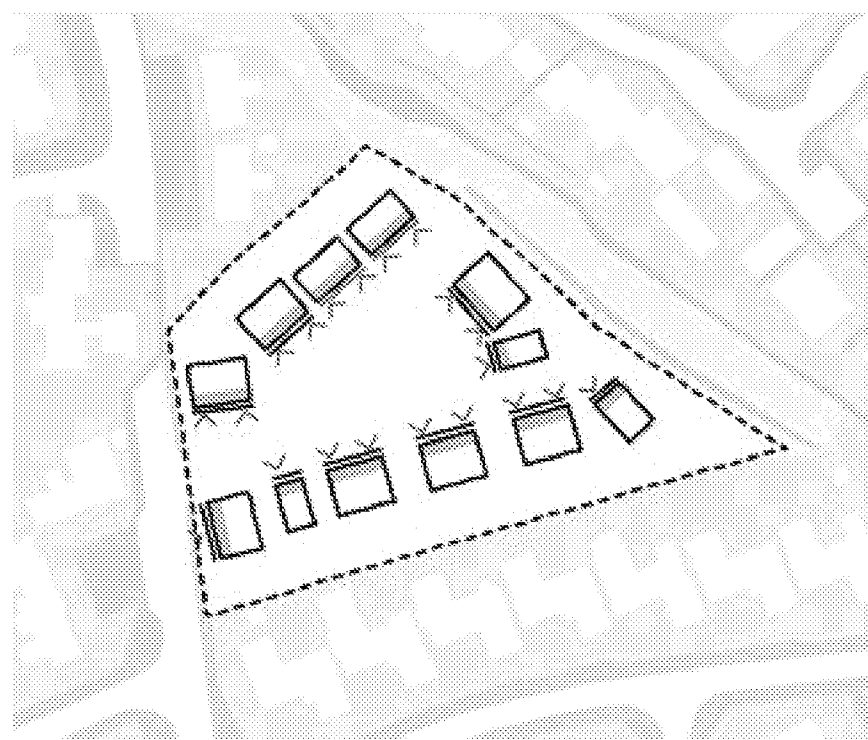
The only exception to this is the south-west corner dwelling which has an obligation to the streetscape and address neighbours to the west, an existing green space and large mature tree on Romney Broadwalk.



Views with focus on the green and trees



Fronts and backs



Active frontages and front doors



Community focus



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.3 Proposed site layout



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.4 View of communal green



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.5 Uses

Summary of accommodation

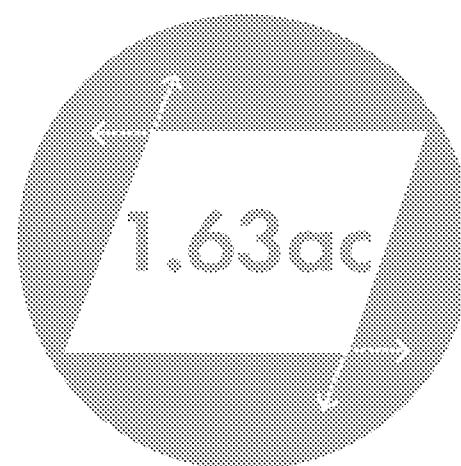
The overall site area is 0.66 hectares/ 1.63 acres with twenty proposed new houses; a density of 30.3 dwellings per hectare.

The proposed units are a mix of two and three-bedroom family houses, with one larger four-bedroom house and a three-bed bungalow.

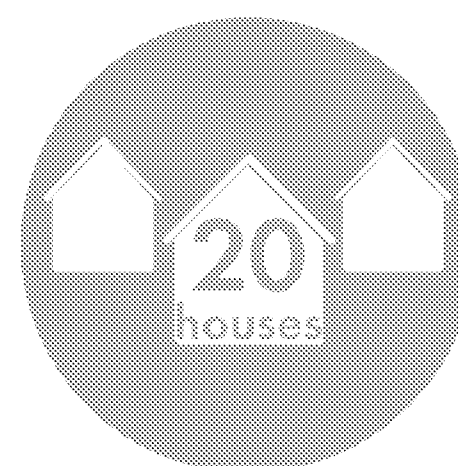
The units will be built to be tenure blind and offer private houses together with affordable rent and intermediate affordable homes.

Each house has on-plot parking with an electric vehicle charging point provision.

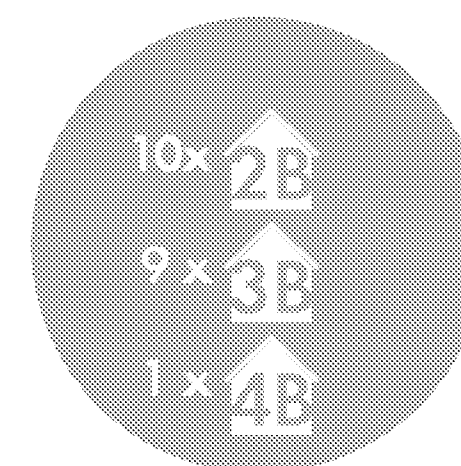
All houses are to be built, at a minimum, to be compliant with Nationally Described Space Standards (NDSS), this means internal space (including storage provision) will comfortably meet the needs of residents.



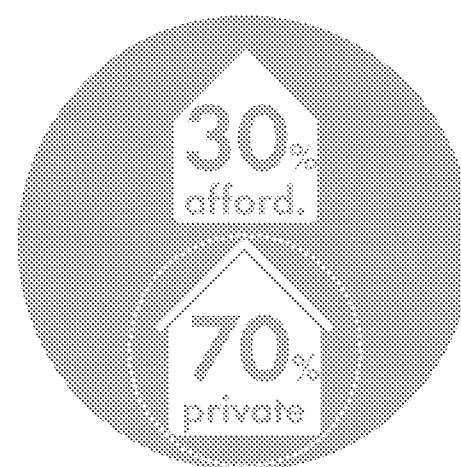
Development site area



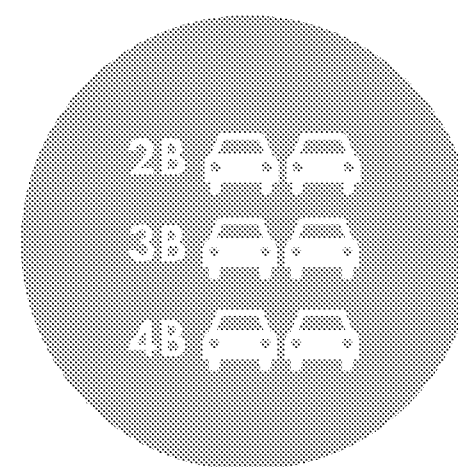
Number of dwellings



Dwelling mix



Affordable mix



Car parking
40 spaces (+ 2 visitor)



Space standards



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Uses

Mix and tenure

The proposed private residential mix provides a wide range of units that meets the needs of the local population and optimises the site allocation. To this end, the Proposed Development provides a Bersted-specific dwelling mix as required by the Bersted Neighbourhood Plan.

The Proposed Development targets the optimisation of the site and the proposals are considered appropriate for its location. The proposed housing mix is deemed necessary for optimising housing delivery on this brownfield site, especially when considering the site's small size and complex shape, whilst not compromising on the high-quality design.

On the basis that the Proposed Development will deliver a good range of units considered suitable for this location, it is considered the mix of private housing proposed is acceptable and suitable for this specific location.



Indicative tenure plan diagram

Legend

- Private
- Affordable
- Site Boundary

1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Mix and tenure

The schedules below show an indicative unit mix sub-divided by tenure and compared to the policy targets.

The policy targets are as set out in the Updated Housing Needs Evidence (GL Hearn Document) dated September 2016.

The figures included in the first table below represent the mid-point as %, where this is

expressed as range within the guidance document.

The second schedule shows the same data, grouped into 1-2 bedroom and 3-4 bedroom ranges. This demonstrates that although there is some minor deviation from the policy targets at a detailed level, the overall mix is closely aligned with the policy when considered in these terms.

PROPOSAL - by no. of bedrooms							
	Private		Affordable		Total	%	%
2B	6	42.9%	4	66.7%	10	50%	50.0%
3B	7	50.0%	2	33.3%	9	45%	45.0%
4B	1	7.1%	0	0.0%	1	5%	5.0%
TOTAL	14		6		20		
Tenure	70.0%		30.0%				

PROPOSAL - GROUPED							
	Private		Affordable		Total	%	%
2B	6	42.9%	4	66.7%	10	50%	50.0%
3B-4B	8	57.1%	2	33.3%	10	50%	50.0%
TOTAL	14		6		20		
Tenure	70.0%		30.0%				

3.6 Scale and layout

Massing

The site is surrounded by existing one and two-storey houses on three sides; the more recently constructed block between Romney Broadwalk and Barton Road has a mono-pitch roof greater than two-storeys in height.

The proposed dwellings are all two storeys high, except for one bungalow situated at the south-west corner of the site facing Romney Broadwalk. The massing of the houses to the south of the Proposal respond to the single storey homes on Van Gogh Place; the two storey houses have hipped roofs, and the bungalow at the south-west boundary sits gable to gable with Number One Van Gogh Place.

All houses are set inboard of the boundary line with existing back gardens to the north and south. The proposed houses, being set out within the plot boundaries, do not overshadow neighbouring properties as indicated on the sun path/ shadow studies illustrated on the next page.

Legend

- Existing single storey residential
- Existing two storey residential



Building heights diagram



1
Introduction

2
Site Context

3
Proposed
Scheme

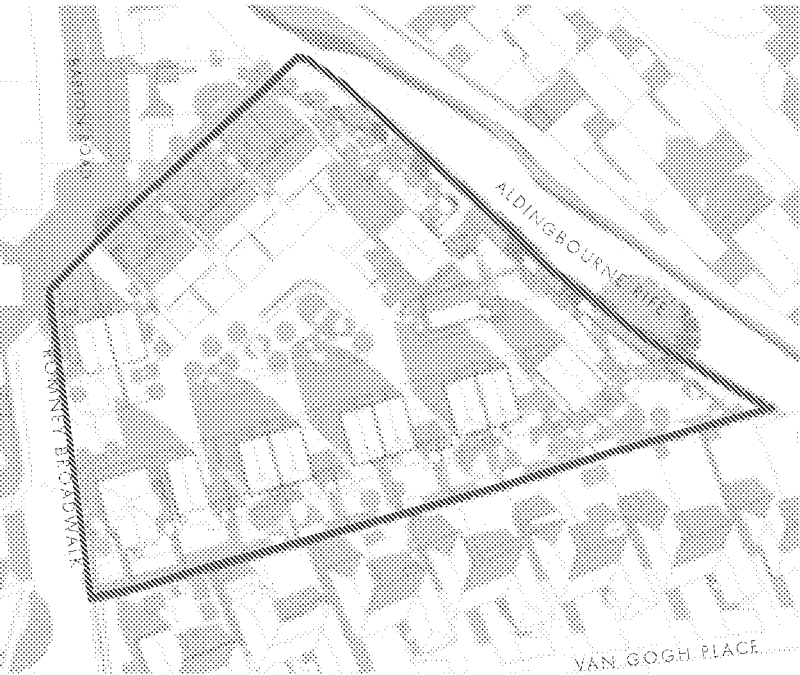
4
Access

5
Consultation

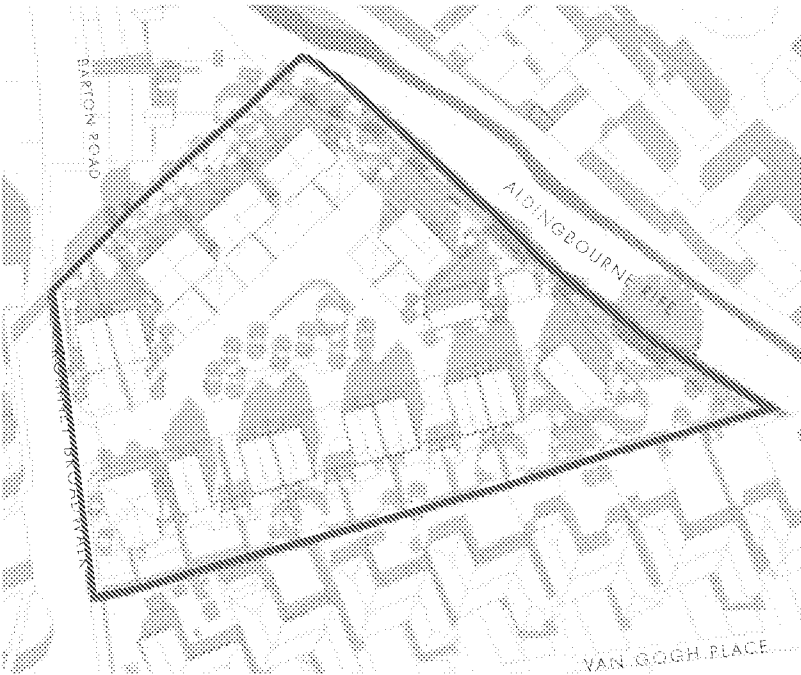
Appendix

Scale and layout

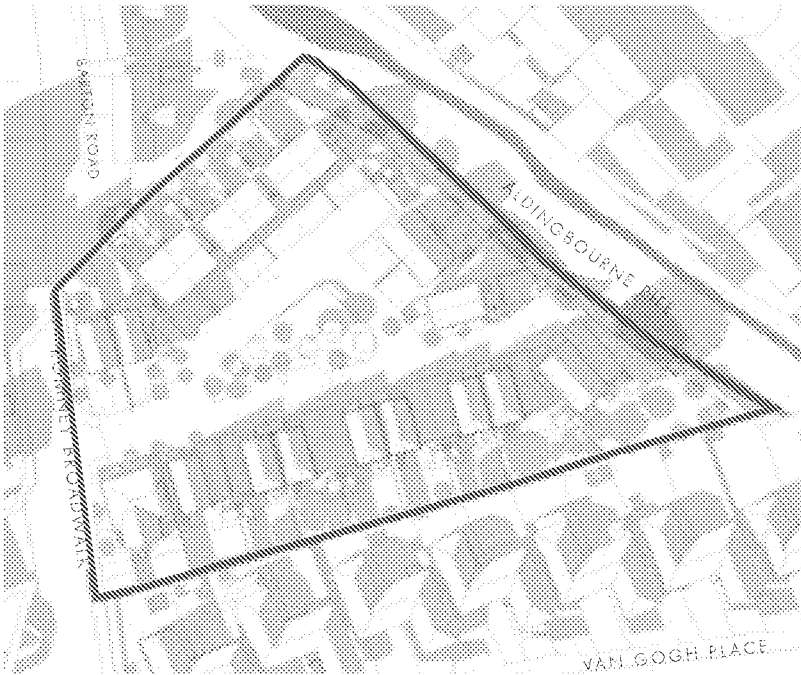
Overshadowing



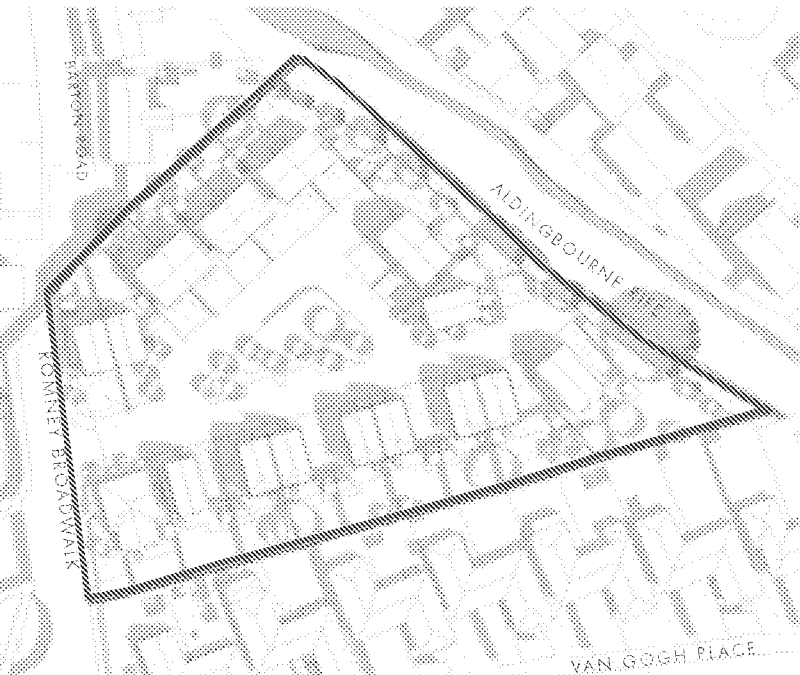
March 21st | 9am | Equinox



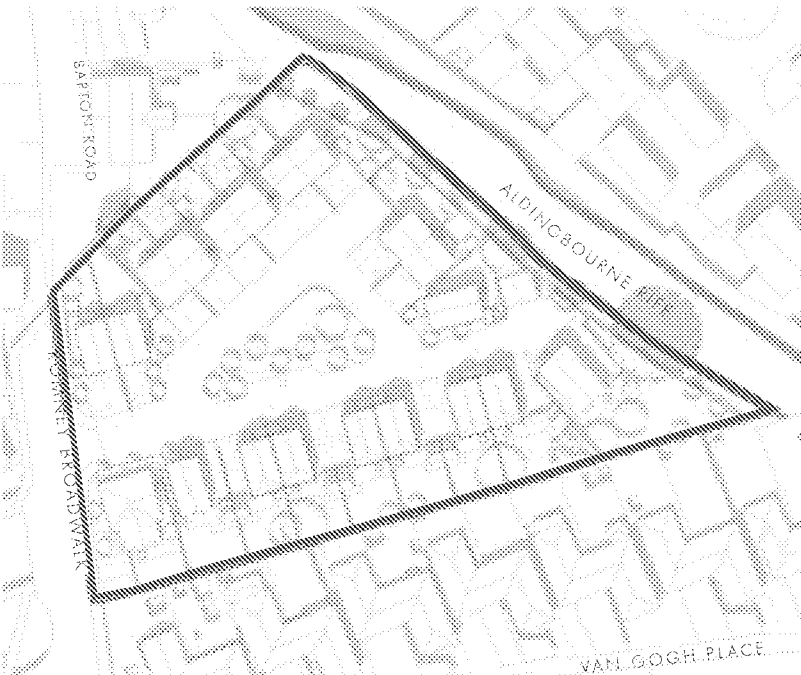
March 21st | Mid day



March 21st | 3pm



June 21st | 9am | Summer Solstice



June 21st | Mid day



June 21st | 3pm



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Scale and layout

Layout

Separation distances

The Arun Design Guide includes guidance on a number of issues, including separation distances (e.g. back-to-back dimensions, back-to-boundary dimensions). The irregular shape of the site and the need to optimise housing delivery in this location in line with the Bersted Neighbourhood Plan allocation means that it is extremely challenging to achieve all of the separation distance guidelines and, importantly, still be able to provide the new green communal park in the centre of the Proposed Development.

The majority of the new homes do meet the guidance, with the only breaches arising as a result of the rear extensions to properties on Van Gogh Place and the comparatively short garden lengths to the south of the site (back-to-back). In these instances the proposed back garden dimension distances are achieved and the layout is purposely offset from the existing. The proposed layout is also compliant with the required 14m back/front to side separation distance as set out in the Design Guide.

Legend

- ➡ Back to back distance
- ➡ Plot width



Separation distances diagram

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Scale and layout

Composition

Form

The distribution of detached and semi detached houses has been carefully considered to create a sense of place and identity for new (and existing) residents as well as to maximise site efficiency.

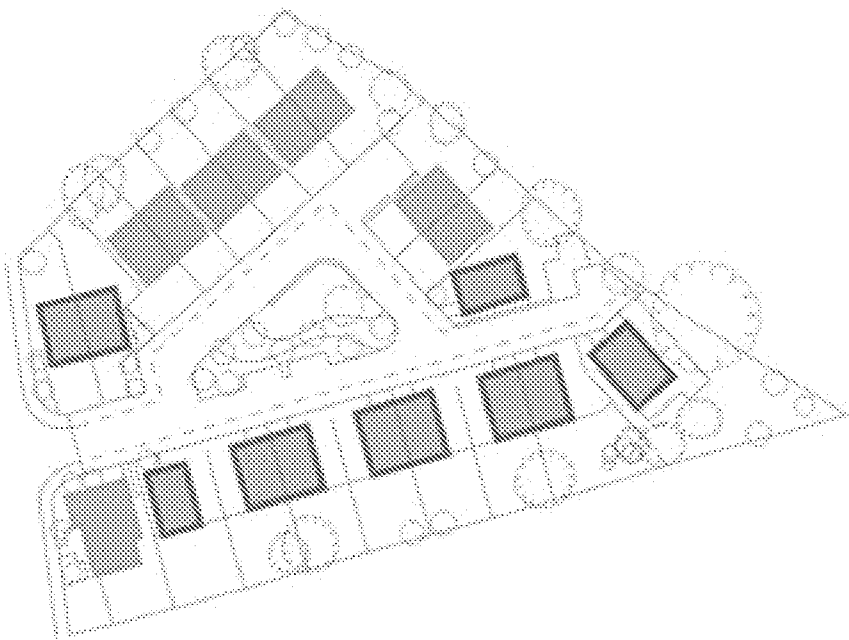
Roof line

House pairings are gable or eaves fronted to bring variety to roof line articulation in keeping with some of the local vernacular.

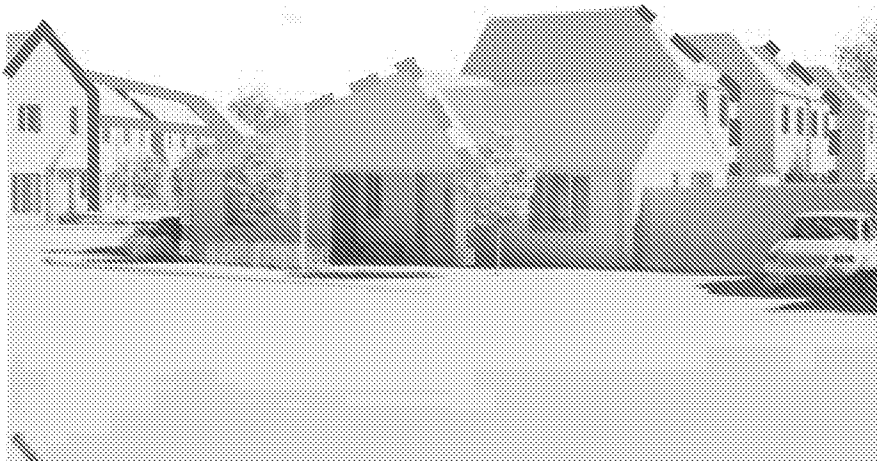
Detached houses are specifically located at the entry to the site, and to focus views into the depth of the site. The four-bedroom house in the south-east corner of the site and its neighbour to the north (plot 11) are intentionally rotated to terminate views and bring focus to the green heart of the central communal garden. The roofline of the proposed bungalow unit relates both to the eaves line of the adjacent two-storey houses, and to the ridge of bungalows on Van Gogh Place.

Legend

-  Eaves fronted
-  Gable fronted
-  Hipped fronted
-  Hipped rear



Hierarchy Diagram



Approach view from Romney Broadwalk



View south-east showing hipped rear roofs



View east at site entrance



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

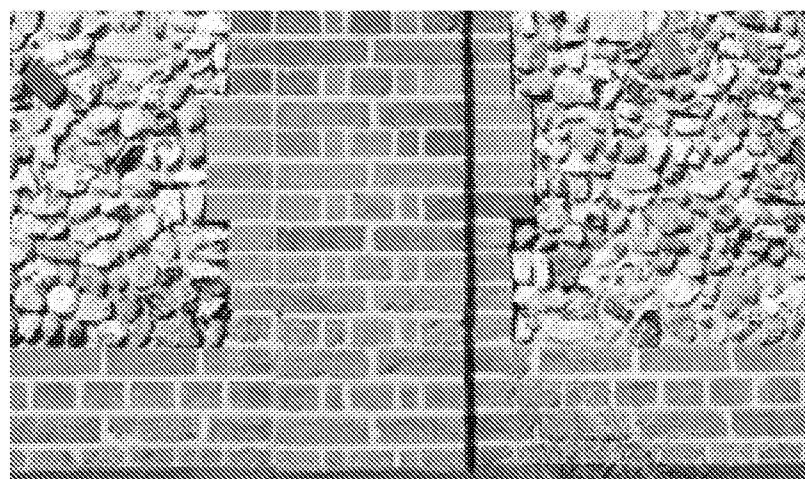
3.7 Appearance

Material palette

The design of the houses has been influenced by study of the local 'vernacular' - including both the materials and language of traditional buildings, and the more recent residential buildings within the vicinity of the site.

This has informed the proposed material palette for the houses - which will be led by the use of two complementary types of red brick with a 'special' house type in grey - reflecting traditional flint use.

Particular consideration has been given to the articulation of difference within the grouping of houses - helping to create an appropriate degree of variety across the site, whilst also creating a harmonious whole.

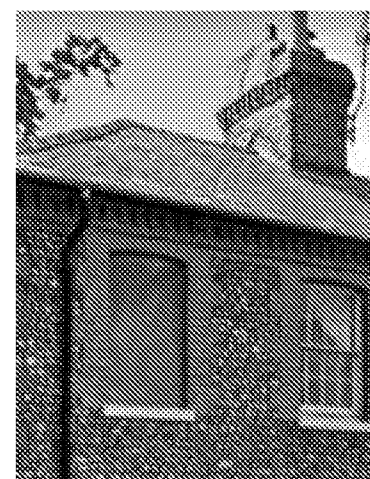


Varied roof line and materiality

The orientation of the roof forms with respect to the houses is varied within the site. Approximately half of the houses are 'eaves-fronted' and the other half are 'gable-fronted'.

Decisions about the orientation of roof forms have been informed by careful study of their impact on the streetscape - seeking to provide visual interest and to reinforce the sense of particular identity.

To help strengthen the difference, it is proposed that 'eaves-fronted' houses will have slate tiles, producing a more singular form. In contrast, 'gable-fronted' houses will have clay tile roofs which accentuate the frontal quality of the gable elevation which are presented to the public realm.



Celebrated Entrances

The design proposals draw upon an observed tradition of front doors and entrances being celebrated within even otherwise modest buildings, and a variety of forms to projecting porch structures.

Inspired by this, the design of porches has been a key design focus. These project from the main volume of the houses, animating the streetscape.

Porch roof forms are pitched at an angle to reflect the main roof.

The height of the porches is designed to align with the first floor cill height to give a sense of volume and space at the threshold to the home.

The bungalow has an inset porch, appropriate to its more modest scale.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.8 Material hierarchy

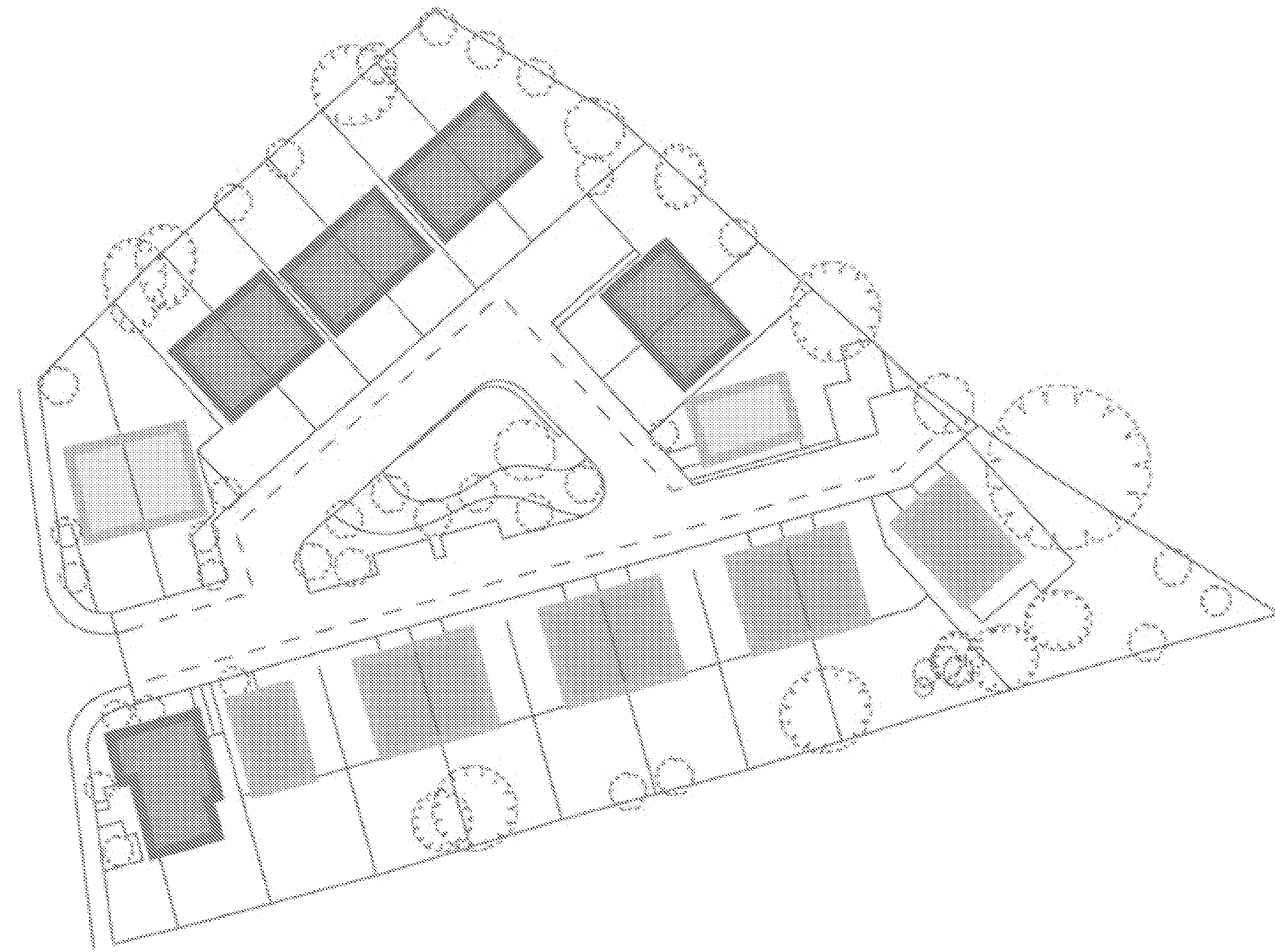
Materials and detailing have been considered to give a spectrum of difference. The design will deliver an appropriate degree of variety across the site. In addition to the material palette, difference will also be created through the use of a spectrum of detailing - from the simple and elegant, through to more particular details in prominent locations. Within this, we will explore opportunities to re-interpret traditional details in a contemporary idiom.

There are three proposed house 'types':

- House type I with a ridge / eave fronted roof and shallow porches (or, for the bungalow, eave / hip fronted with an inset porch)
- House type II with a gable fronted roof and, typically, deeper porches
- Special house type with a gable fronted roof, and articulation and choice of palette for prominent locations.

Legend

- House type I
- House type II
- Special



Material hierarchy diagram



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.9 Material palette

Roof tile

Two different roof tiles are proposed depending on specific house type application, a natural look slate tile, or a clay (or similar) red tile.

Bricks and mortar

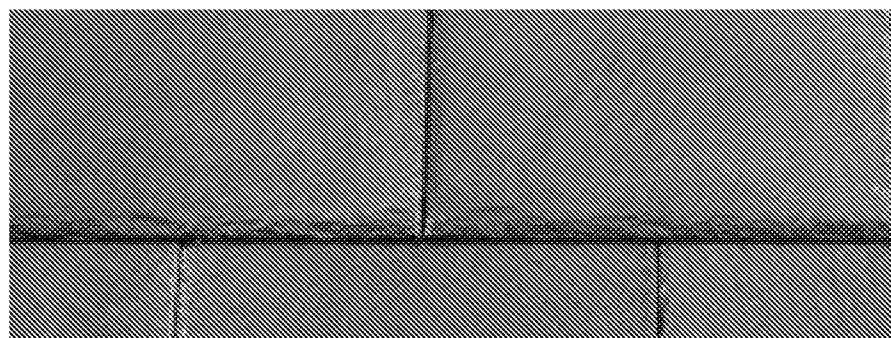
Three different brick colours have been utilised depending on the house type: red, red-multi or grey. A natural mortar colour is proposed for the red brick types, and a grey mortar for grey brick.

Brick bond and profile

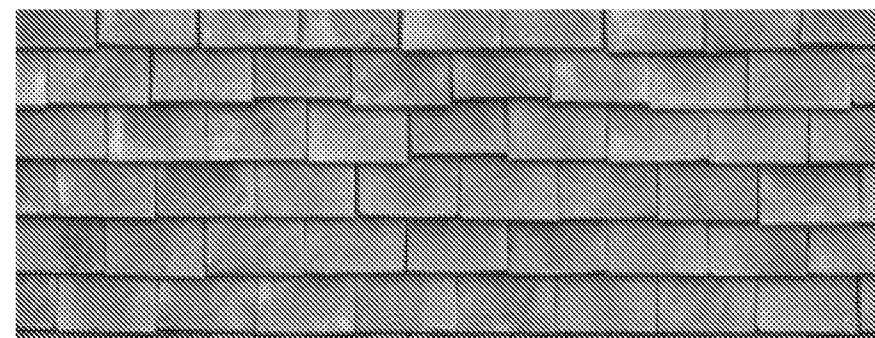
Brick bonding and profile has been specifically considered to create texture akin to a traditional hung tile which is common in West Sussex vernacular examples.

Metalwork

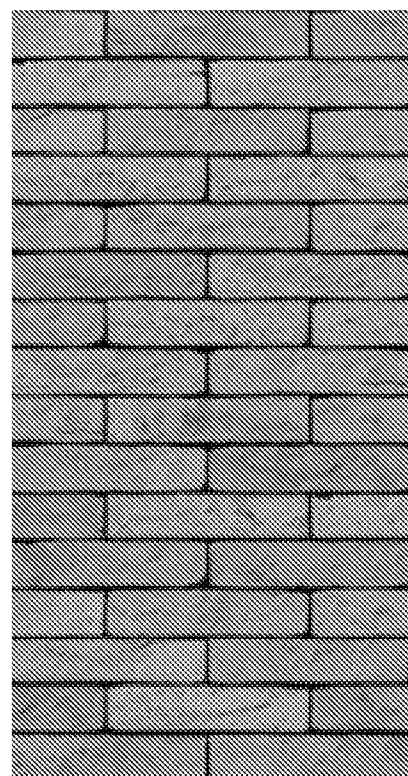
Windows will be colour specified to compliment the brick colour they sit within. Where applicable, fixed louvres (to help with provision of night-time ventilation) will match frame colours.



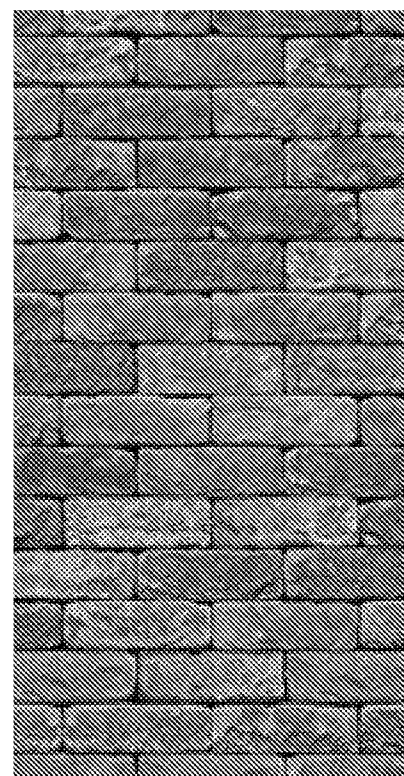
Natural look slate tile



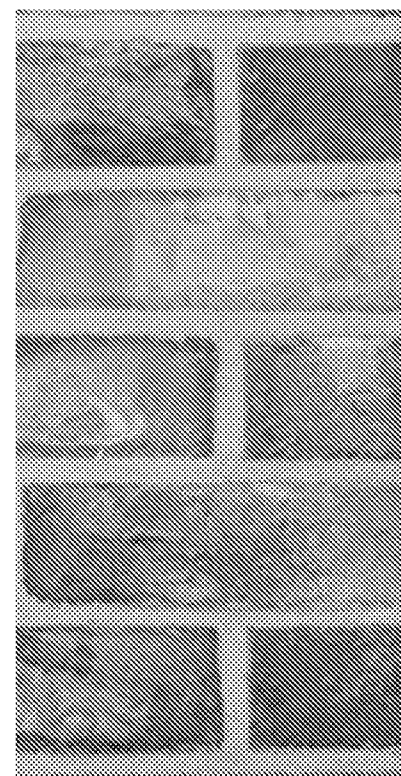
Clay (or similar) roof tile



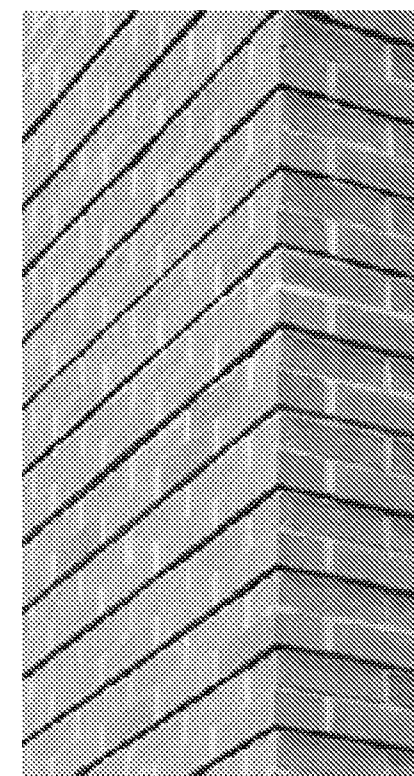
Red stock facing brick



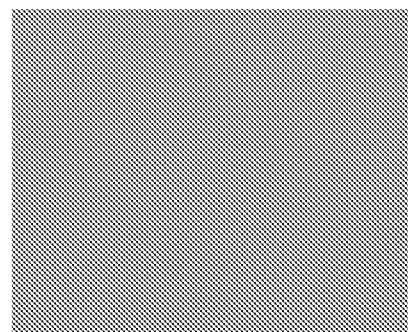
Multi stock facing brick



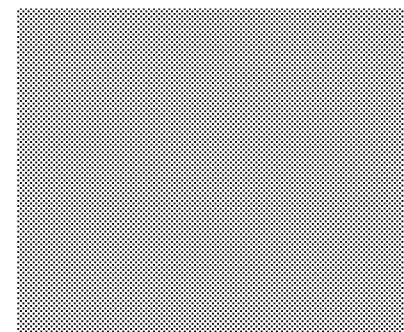
Grey stock facing brick



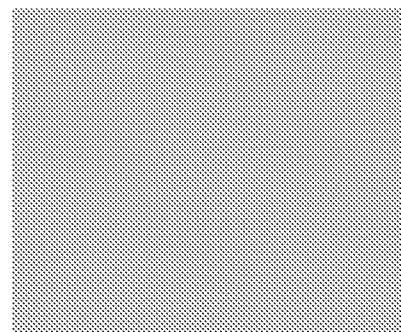
Profiled brick



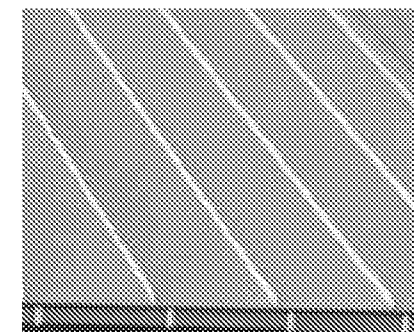
Metalwork colour I



Metalwork colour II



Metalwork colour special



Zinc porch roof



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Material palette

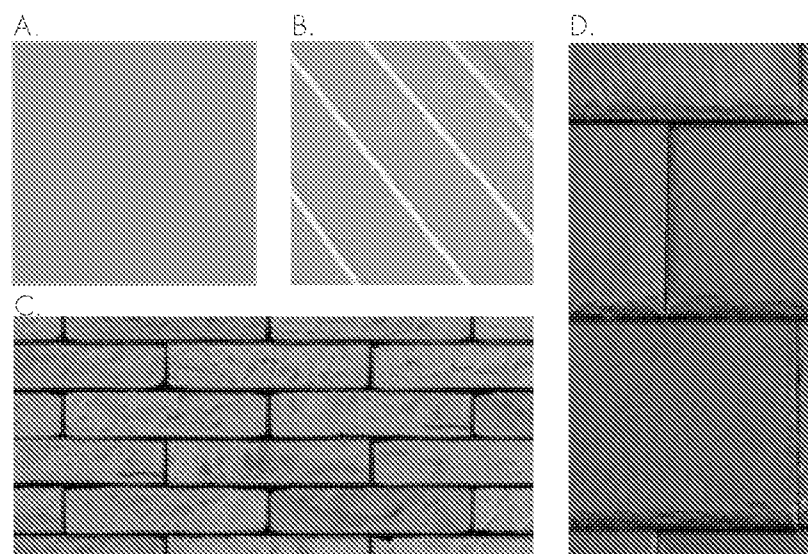
House type I

Materials

- A. Metalwork PPC finish
- B. Zinc-like porch roof
- C. Red stock facing brick
- D. Natural look slate roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish
- 7. Bench seat



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

House type I: eave fronted | shallow porch



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Material palette

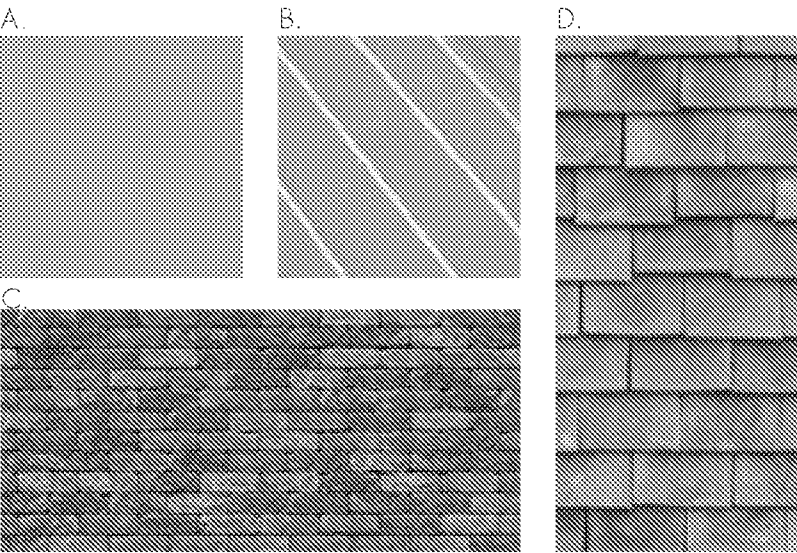
House type II

Materials

- A. Metalwork
- B. Zinc-like porch roof
- C. Multi stock facing brick
- D. Clay (or similar) roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

House type II: gable fronted | deep porch



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Material palette

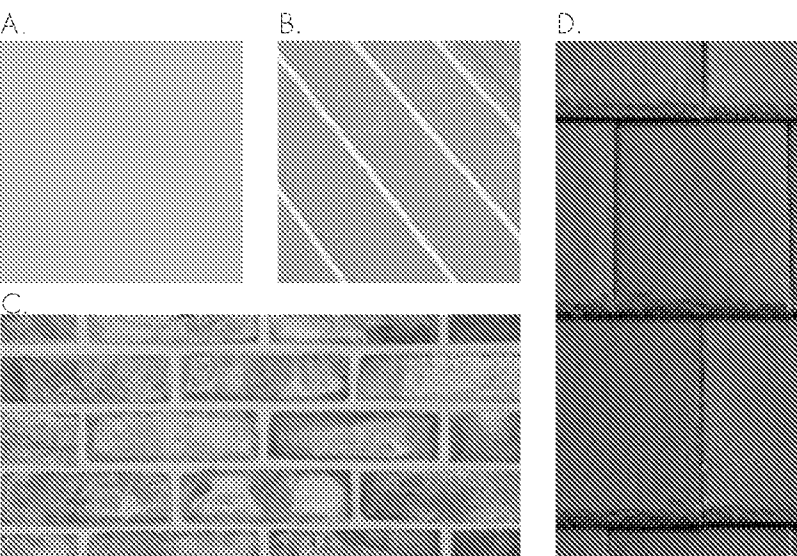
Special house type

Materials

- A. Metalwork
- B. Zinc-like porch roof
- C. Grey stock facing brick
- D. Natural look slate roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish
- 7. Bench seat



1
Introduction

2
Site Context

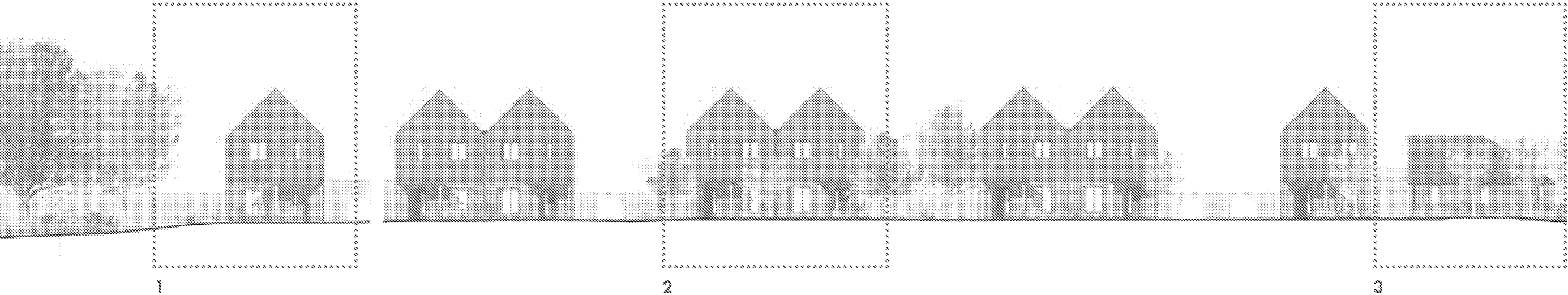
3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Long elevation



Detail 1 Detail 2 Detail 3



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.10 Entry to site



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

3.11 Landscape proposals

The landscape proposals have been developed to enhance the existing character of the site, providing a contemporary residential development with a naturalistic feel suitable to location.

Where possible, existing mature trees will be retained and enhanced with new tree planting to reduce the visual impact of the development to residents, and provide a feeling of established maturity to the new homes.

New planting will be predominately native and include cherry, birch, alder and oak trees supplemented with an attractive naturalistic 'woodland' ground flora of grasses, perennials and evergreen shrub planting. The planting design will establish seasonal interest, structure and colour with positive benefits to local wildlife and biodiversity.

At the centre of the site, a communal green will offer an attractive focal point to the development. Multi-stemmed tree planting, and wildflower wraps around a communal lawn area with seating wall providing a social space for residents and children to play and relax.

The scheme has been developed with pedestrian priority in mind using shared surfacing and minimal level changes. Surfacing has been carefully considered to complement the architecture and promote safe pedestrian movement. Materials will be robust yet contemporary and provide a warm palette to the residential development. Boundary treatments will similarly echo a rustic feel and include timber boundary treatments.



Communal Garden



Wildflowers



Amenity Planting and Street trees



Local Area for Play (LAP)



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape proposals

Landscape site analysis

The site is well vegetated with existing trees and hedgerows to boundaries. Where possible, existing mature trees of significant value will be retained. Where trees are to be removed, they will be replaced with an equivalent suitable species within the development.



Legend

- 1 Pedestrian/cycleway between residential areas
- 2 Access point off existing road
- 3 Existing trees removed subject to arboriculture survey
- 4 Existing trees to be retained where possible to provide boundary screening. Form part of open space and/or play requirement?
- 5 Area of shadow caused by existing trees which is likely an offset from new residential development
- 6 Single storey residential
- 7 Two storey residential

Landscape site analysis diagram



1
Introduction

2
Site Context

3
Proposed
Scheme

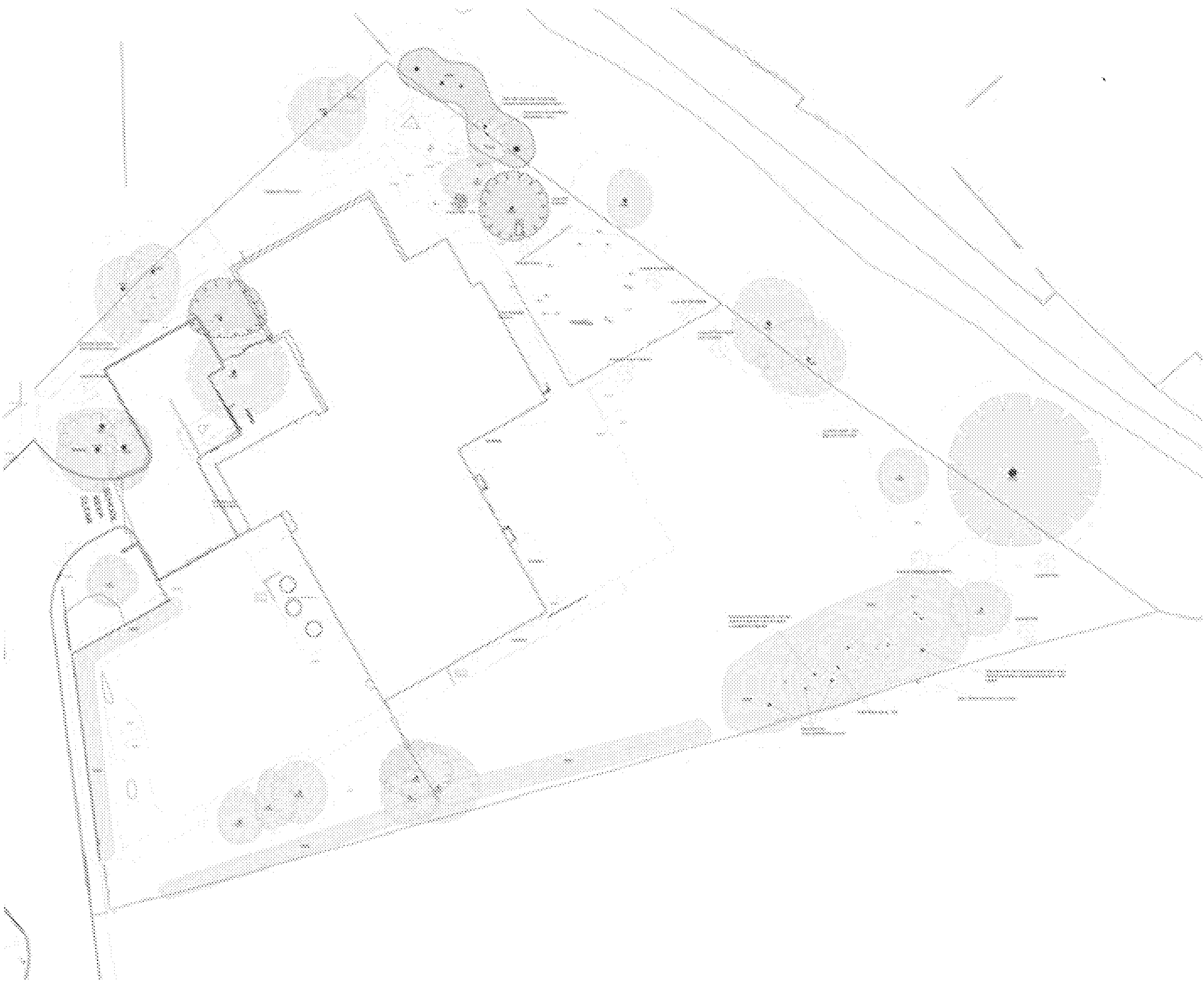
4
Access

5
Consultation

Appendix

Landscape proposals

Tree survey



Legend

- Existing Tree/Feature BS, 5837:2012 Category B
- Existing Tree/Feature BS, 5837:2012 Category C
- Existing Tree/Feature BS, 5837:2012 Category U
- Line of Root Protection Area (RPA) - calculated in BS, 5837:2012
- Existing Tree/Feature to be Removed, BS 5837:2012 Category U
- Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
- Dead or Dying Tree

Tree survey extract



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape proposals



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix



Legend

- | | | | | | |
|---|--------------------------------------|----|---|----|--|
| 1 | Permeable concrete paving | 9 | Wildflower | 17 | Existing vegetation retained |
| 2 | Concrete block paving | 10 | Ornamental shrub plantings | 18 | Fencing - 1.8m timber closeboard |
| 3 | Tarmac to pedestrian path | 11 | Native medium height hedges | 19 | Fencing - 1.5m closeboard with trellis |
| 4 | Concrete block paving to patios | 12 | Proposed trees | 20 | Wall - 1.8m brick |
| 5 | Gravel/bark mulch maintenance margin | 13 | Proposed multi-stem trees | 21 | Gate - 1.8m timber closeboard |
| 6 | Seating wall | 14 | Existing trees retained | 22 | Air source heat pumps |
| 7 | Lawn turf | 15 | Proposed native mix hedge | 23 | Cycle store |
| 8 | Native ground cover | 16 | Existing vegetation retained & enhanced | 24 | Bin store |

Landscape proposals

Hard landscape plan

All materials are selected for local relevance and continuity, as well as their robustness, ease of maintenance and replacement and sustainability credentials.

Materials will be contemporary and provide a warm palette to the residential development consisting of textured concrete block paving in a variety of sizes and colours to denote road, footpath, driveway, residential entrances and parking areas.

There is a consistent paved treatment to both road and pedestrian areas. All paving will be at one level with a simple flush kerb delineation to footpath areas.

Legend

- Permeable concrete paving to residential entrances and driveways
- Concrete block paving to access road and foot path
- Tarmac to pedestrian path
- Concrete block paving to patios
- Gravel/bark mulch maintenance margin
- Seating wall
- 25mm upstand kerb
- Concrete block paver edging unit
- Flush kerb
- Standard kerb



Hard landscape diagram

1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape proposals

Boundary and fencing plan

Boundary treatments are designed to be robust and suitable for location. Rear garden plots are defined by a combination of timber fencing - 1.8m high close-board and 1.5m high close-board with 0.3m trellis above - and areas of brick walling where part of key views to be in keeping with the architecture.

Front garden plots are designed to be more open with hedge planting dividing adjacent plots.

Legend

- Site boundary
- Seating wall
- Fencing - 1.8M timber closeboard
- 1.8M brick wall
- Fencing - 1.5M timber closeboard with 300mm trellis on top
- Existing 1.8M high fence retained



Boundary and fencing diagram



1
Introduction

2
Site Context

3
Proposed
Scheme

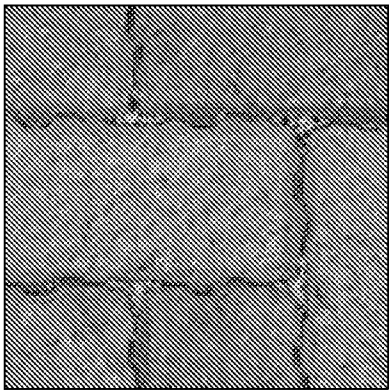
4
Access

5
Consultation

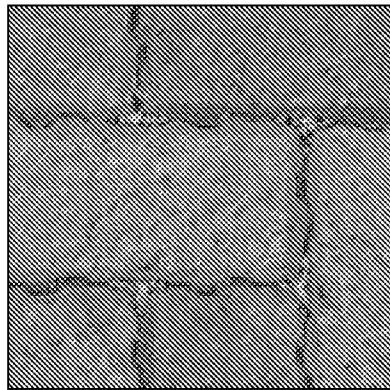
Appendix

Landscape proposals

Hard Landscape Palette



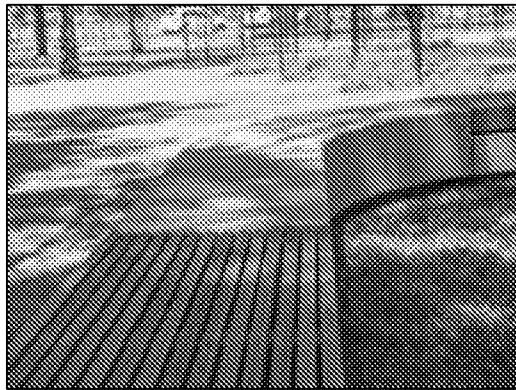
① Concrete paving to residential entrances



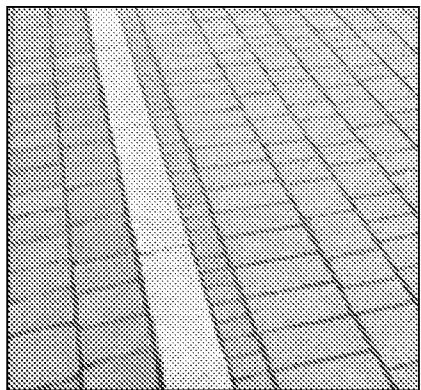
② Concrete paving to driveways



③ Concrete block paving to Patios



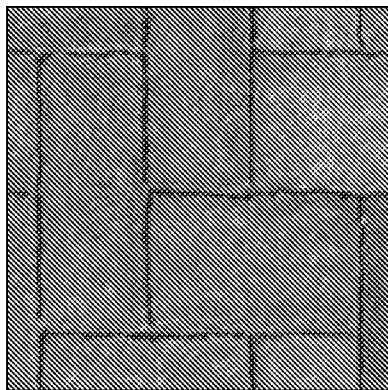
⑪ Curved Concrete Seating Wall



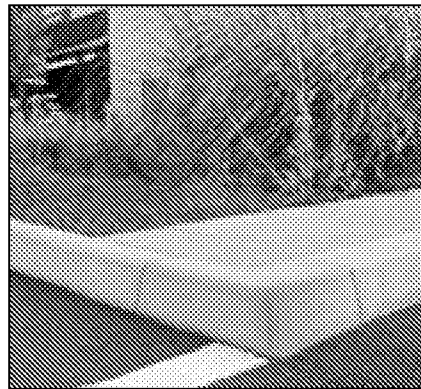
④ Flush kerb - PCC



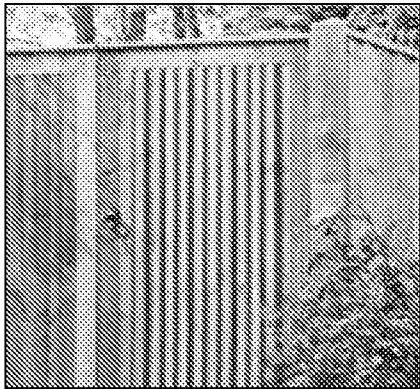
⑤ 25mm upstand kerb - PCC



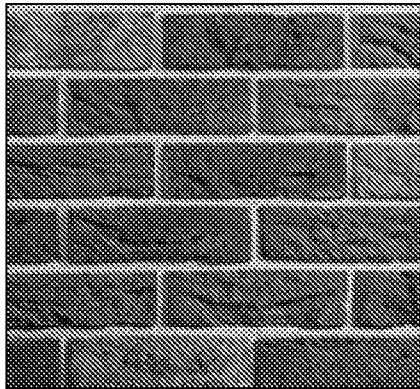
⑥ Concrete paving to road/footpath



⑦ Standard kerb - PCC



⑧ Fencing with pedestrian gate to gardens
⑨



⑩ Privacy walls to back garden



A Location Plan
Scale: 1:1000@A3



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape proposals

Soft Landscape Plan

Native tree planting has been selected where possible, with larger semi mature specimens located along boundaries and smaller ornamental tree planning to front gardens for seasonal interest and colour. At the centre of the scheme an attractive grove of multi-stemmed birch will provide a focal point to the central communal lawn area amongst a swathe of wildflower.

Structural native hedge planting will define front garden plots and will be supplemented with 'woodland floor' planting including grasses, lily turf, euonymus and viburnum. Plants have been selected for their biodiversity value and robust visual interest throughout the year.

Legend

- Lawn Turf
- Native Ground Cover
- Wildflower
- Ornamental Shrub Plantings
- Native Medium Height Hedges
- Proposed Trees
- Proposed Multi-Stem Trees
- Existing Trees Retained
- Proposed Native Mix Hedge
- Existing Vegetation Retained And Enhanced
- Existing Vegetation / Hedge Retained



Soft Landscape diagram

1 Introduction

2 Site Context

3 Proposed Scheme

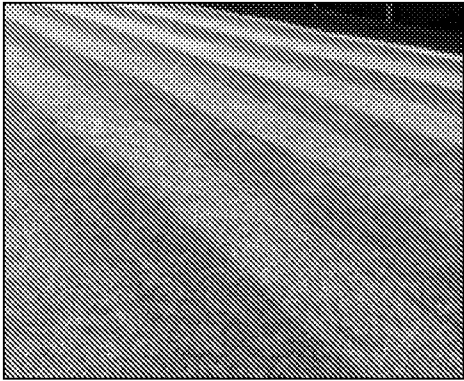
4 Access

5 Consultation

Appendix

Landscape proposals

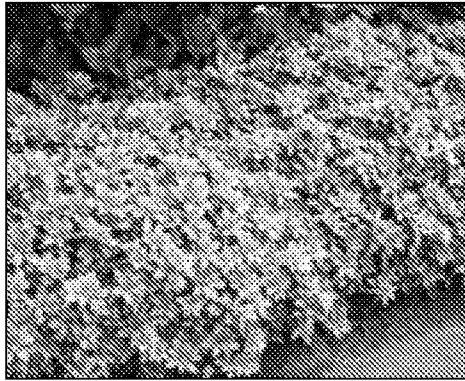
Soft Landscape Palette



① Residential gardens



② Communal lawn and public open space



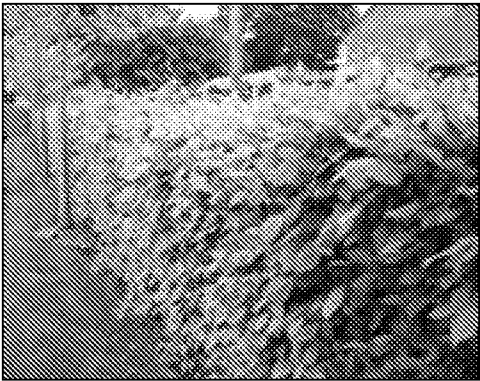
③ Ground cover



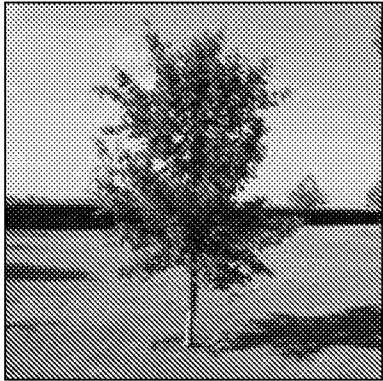
④ Native vegetation



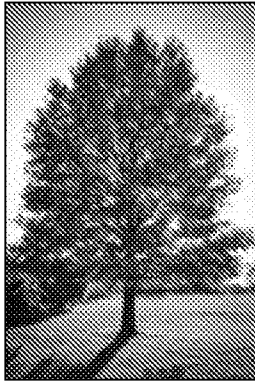
⑤ Shrub mix



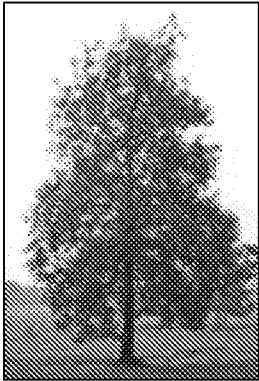
⑥ Medium height hedge



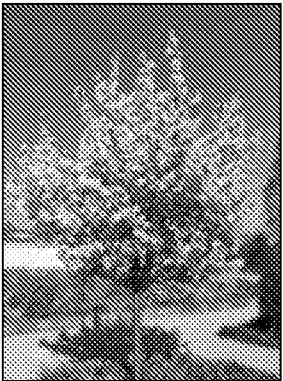
⑦ Typical Native Trees - Type 1



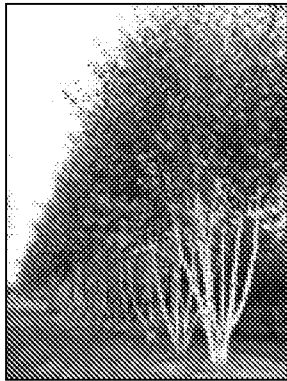
⑧a Feature Tree - Type 1



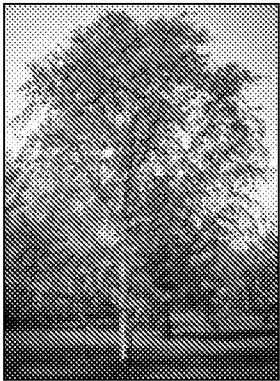
⑧b Feature Trees



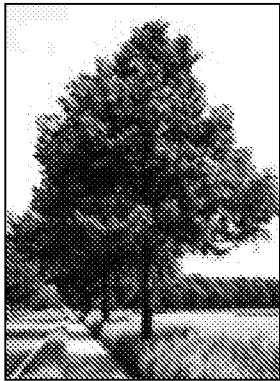
⑨ Typical Front Garden Trees



⑩ Typical Parkland Trees



⑪ Typical Native Trees - Type 2



⑫ Typical Native Trees - Type 3



① Location Plan
Scale: 1:1000@A3

1
Introduction

2
Site Context

3
Proposed Scheme

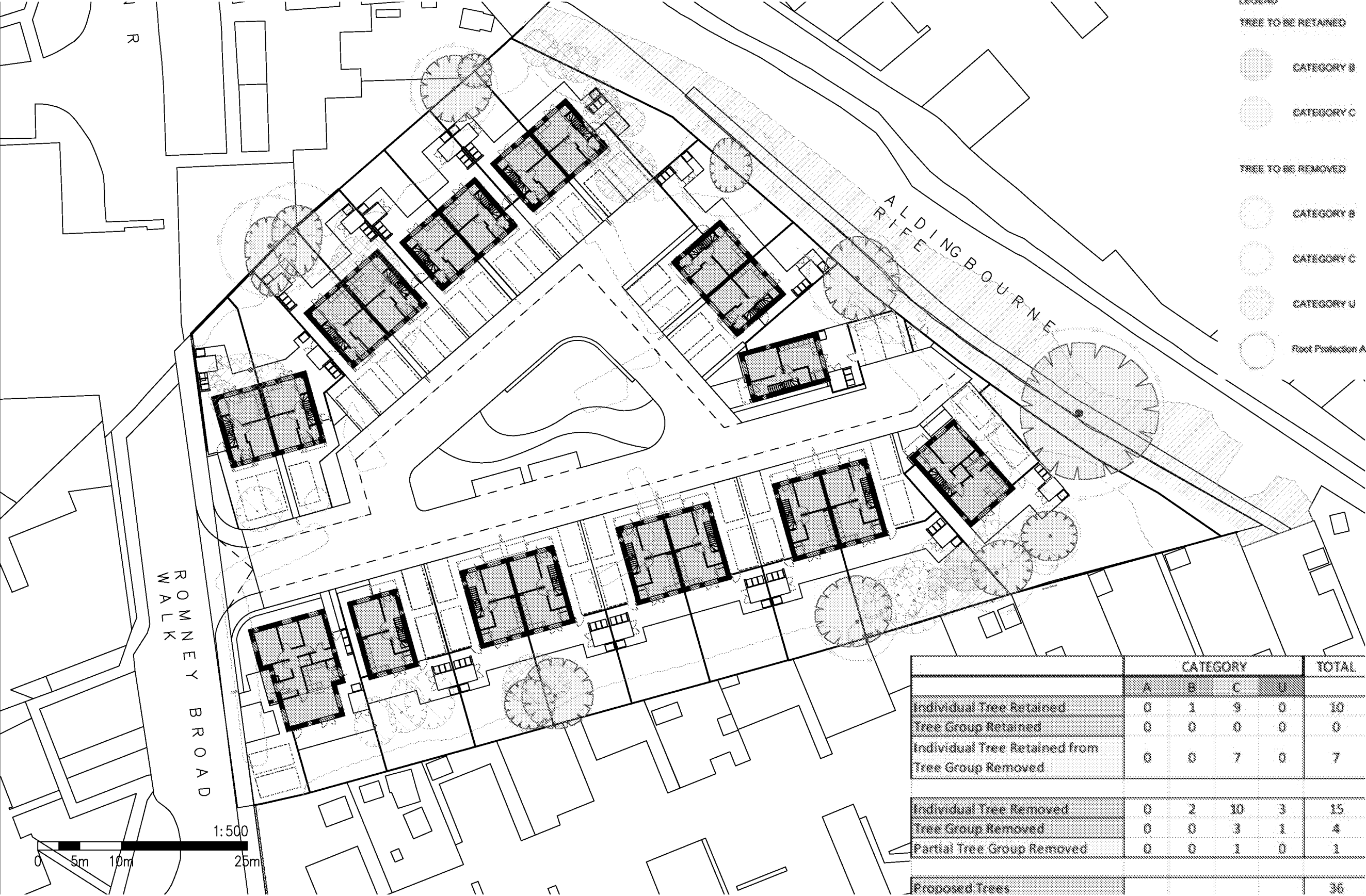
4
Access

5
Consultation

Appendix

Landscape proposals

Tree retention and removal



2. Conclusions

Access

Conclusion

Appendix





1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Access



4.1 Existing transport links

Public transport

The nearest bus stops to the site are located on Renoir Court, approximately 100m (1-minute) walking distance to the west of the site. Bognor Regis Railway Station is located approximately 2.3km to the south.

Walking and cycling

In addition to local amenities to the south, a number of local residential areas and the edge of Bognor Regis town centre are located within a 2km walking distance.

National Cycle Network (NCN) Route 2 is located approximately 2.8km (10-minute) cycling distance to the south of the site.

Highway network

The B2259 runs in a north-south alignment within the vicinity of the site. The road provides the main route south-east into Bognor Regis town centre. To the north, the B2259 connects to the A259.

Legend

-  Cycle Path
-  Public right of way
-  Bus



Existing transport Links



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

4.2 Cars and bicycles

Car parking

Car parking for residents

Car parking provision for the site has been designed with respect to Arun DC's Parking Standards Supplementary Planning Document (January 2020).

The site is situated in Parking Behaviour Zone 2, which informs the expected level of provision within the SPD.

As per the schedule below, the proposal has been designed to align with the SPD targets (as per Table 3.1), with the following minor deviations:

- Provision of parking spaces for two-bedroom houses comprises 2 spaces externally
- Provision of parking spaces for the four-bedroom houses comprises 2 spaces externally.

Visitor parking

Visitor car parking will be provided at a ratio of 20% of the total number of residential units - as per Arun DC Parking Standards SPD, paragraph 3.3.

This equates to a total of 2 spaces. The drawing overleaf shows the proposed location of these within the site layout.

A total of 42 car parking spaces will be provided on-site, two of which will be for visitor parking.

Resident parking provision

NO. OF BEDROOMS	POLICY TARGET	PROVISION	TOTAL SPACES
	spaces / unit	spaces / unit	no. of spaces
2 bedroom	1.7	2	20
3 bedroom	2.1	2	18
4 bedroom	2.7	2	2
			40 spaces total

The proposed car parking provision is considered to be appropriate for the site as each home has at least one car parking space and should more than two visitor car parking spaces be required at any given time, on-street car parking for visitors can be accommodated on the cul de sac of Romney Broadwalk which does not have any parking restrictions in place.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Cycle parking

Each home will provide safe and secure cycle parking on-plot with space to store two bicycles per dwelling, totalling 40 cycle parking spaces on-site.

Legend

- House
- Cycle
- Visitor



Car and cycle parking



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

4.3 Servicing strategy

Refuse and recycling

Refuse Collection Guidance

WSCC requirements generally reflect that as set out in national guidance and the Building Regulations. 'Manual for Streets' advises that with respect to refuse collection:

- Residents should not be required to carry waste more than 30m (excluding any vertical distance) to the storage point;
- Waste collection vehicles should be able to get to within 25m of the storage point (note, BS 5906: 2005 recommends shorter distances) and the gradient between the two should not exceed 1:12.
- There should be a maximum of three steps for waste containers up to 250 litres.

Provision

All units have a refuse store with space to house three 3 no. 240 L refuse bins on plot close to the rear kitchen door - this includes the 240L green wheelie bin with a blue lid provided by the council for recycling. The drag distance from store to kerb side is less than 25m (see plan). The refuse vehicle is able to enter and exit the site in forward gear - reversing manoeuvres have been kept to a minimum and not more than 12m.



Refuse storage and collection



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

4.4 Accessibility

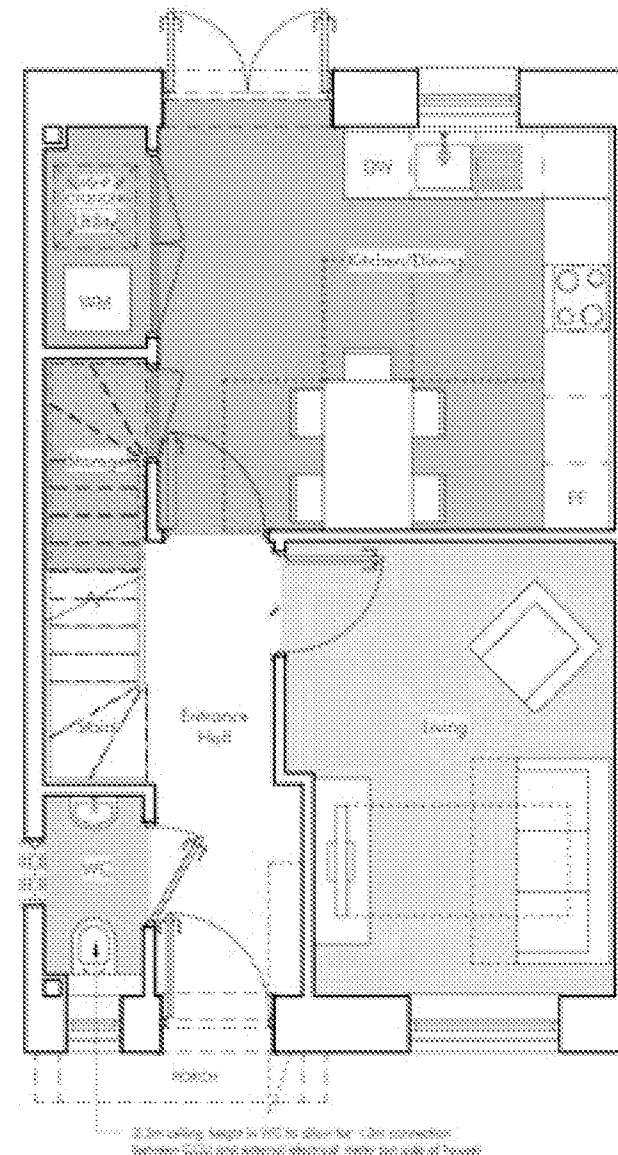
Accessible and adaptable

All but one of the dwellings within the scheme will comply with the requirements of Approved Document Part M 'Access to and use of buildings'. Specifically, these dwellings will achieve the 'Category 2' requirements for accessible and adaptable homes. Plot 19 will be Part M4(1) compliant.

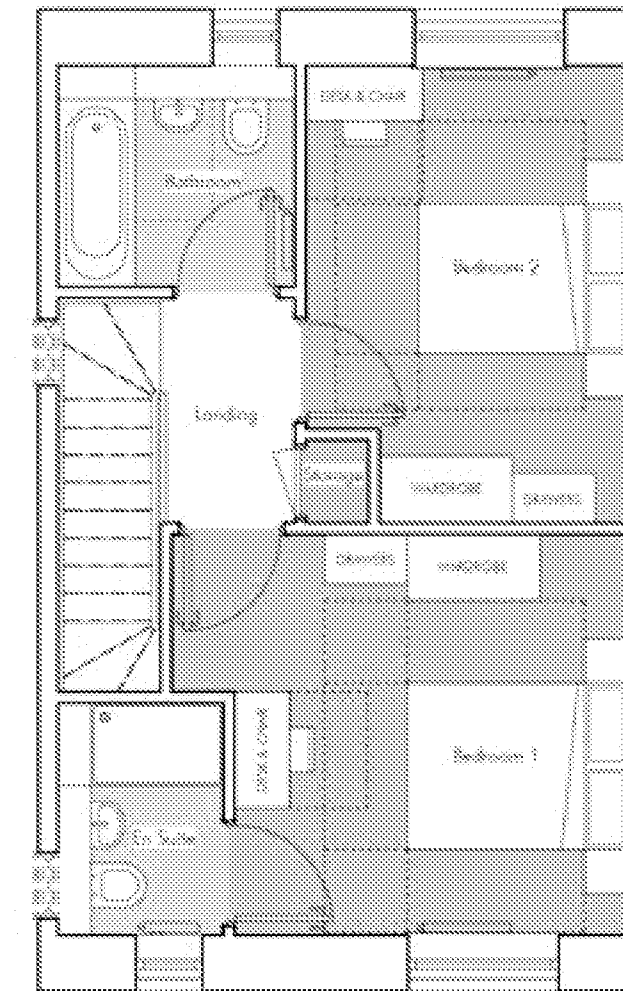
Step-free access will be provided from the on-curtilage parking spaces to each dwelling. Each front door will be protected from the weather by a covered entrance, provided by a variety of external porches.

Internally, the layouts have been designed with the consideration of occupants and visitors with reduced mobility in mind. Door widths are maximised to meet regulations and clear routes provided throughout. Underfloor heating at ground floor minimises radiator obstructions, improving circulation and mobility around the dwelling.

All but one of the dwellings will also provide suitable and adaptable ground floor bathroom facilities for use by occupants and visitors alike, in line with Approved Document Part M4 (2).



2B4P NDSS Ground Floor Plan



2B4P NDSS First Floor Plan



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

4.5 Secured By Design

The scheme will follow Secured By Design (SBD) principles. On 16 March 2022 a meeting was held with the Designing Out Crime Officer (Lee A Melbourne), who is an accredited Parkmark Assessor for SBD.

The officer complimented the scheme with key areas of comment being:

- Good to back-to-back distances
- Parking spaces are clearly visible
- No foreseeable areas of anti-social behaviour
- Communal areas positioned well to encourage natural surveillance
- Passive surveillance supported by well considered and appropriately located new street column lighting located to cover all public areas.

All rear gardens will be enclosed by close board fencing with lockable side gates.

Legend

- Existing lamppost
- Proposed lamppost
- ➡ Overlooking of communal garden
- ➡ Views onto existing street
- ▬ New fence line



SBD response diagram

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Consultation

5.1 Key stakeholder consultation

Outline of meetings held

Consultation included the following key stakeholders:

- ADC Planning;
- ADC Drainage;
- WSCC Highways; and
- North Bersted Parish Council.

ADC Planning

The Applicant met with ADC's Planning Team (Daniel Vick) for three informal pre-application meetings on the following dates:

- 29th September 2021;
- 15th October 2021; and
- 12th January 2022.

The first meeting with ADC provided an introduction to the scheme and detailed the existing site constraints.

The second meeting identified general design principles and included discussion on separation distances as well as bat survey and accessible unit requirements. It was agreed separation distances would be maximised on site where possible, and bat survey detail would be provided during the determination period of the application (owing to emergence survey calendar restrictions).

Two further meetings took place once a more detailed proposal had been worked up by the Applicant's design team. Post-submission the Applicant has closely engaged with officers regarding proposed amendments to ensure optimisation of the site in the context of adjacent uses.

ADC Drainage

The Applicant met with ADC's Drainage Team (Laura Gibbons) on the 28th of January 2022 to discuss and agree the drainage proposal in principle for the site. The agreed position was incorporated into the scheme as proposed as set out in the supporting documentation.

WSCC Highways

The applicant discussed (via email dated 28th January 2022) the complexities of providing policy compliant visitor parking on site alongside the number of new dwellings sought by the site allocation and the delivery of attractive public open space (which is central to the proposal).

WSCC Highways advised they would take a relatively relaxed view in terms of slight under provisions of visitor parking based

on the fact the Arun parking standards allow for existing on-street parking to be used for development parking as well as allowing for a 10% variation below the recommended provision.

North Bersted Parish Council

The Applicant met with North Bersted Parish Council on 8th of February 2022 to present the emerging design proposals. Nine Councillors attended the presentation which took place at North Bersted Village Hall.

The green heart of the development was welcomed by the Parish Council. Parking provision was discussed; the applicant explained the JV want to ensure the green space is not sacrificed for parking, as this would be detrimental to the scheme.

The prospect of bungalows was raised as a preference by the Parish Council. The applicant explained that, based on market feedback and ADC waiting lists, there was a demand for two storey family housing, and that, due to the irregular shape and size of the site, it is not viable to deliver bungalows. As part of post submission engagement with ADC officers, a bungalow has now been included on site addressing Romney Broadwalk.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

5.2 Summary of stakeholder engagement

Virtual Public Exhibition February 2022

Format

A public event was held on the 9th February 2022 between 2 and 4pm. Due to Corona virus concerns the event was held online.

Members of the Applicant's design and project team were on hand to answer questions from local residents and included representatives from the following:

- Applicant – West Sussex Property Development LLP;
- Architect – Allies and Morrison; and
- Planning Consultant – Quod.

Promotion

The public event was promoted via a letter drop to the area surrounding the site. The extent of the mail drop area was discussed and agreed with ADC's Planning Team. Two separate flyers were distributed on different dates in the run-up to the event as follows:

22 December 2021 – Initial flyer informing residents of emerging development (Document 2) (Circulated to 34 households).

26 January 2022 – Follow up flyer informing

residents of public consultation event details (Document 3) (Circulated to an extended 62 households).

Attendance

Three local residents attended the virtual public event with attendees given the opportunity to raise any concerns they had with the proposed development. Attendees were provided with a copy of the presentation pack so they could consider this further following the exhibition.

In addition to the above the Applicant conducted phone calls with three residents (located at 5 The Dell, 27 Van Gogh Place and Barton Road) who were unable to attend the virtual public exhibition.

A representative from the Applicant also visited residents at 5 The Dell and 15 Van Gough Place due to inability to access the Zoom consultation.

Issues raised

- Preference for bungalow housing;
- The location of affordable housing;
- Tree strategy with regards to proposed and retained trees; and

- Boundary treatment and the desire not to create a dead space between two fences.

All feedback received was positive with regards to the redevelopment of the site in the context of current anti-social behaviour associated with the site.

Follow up

Any concerns raised during the exhibition have been resolved/ further explained by a representative from the Applicant visiting residents who raised questions during the consultation process. This included:

- Explaining the requirement for family homes in the area and over provision of bungalows in the area.
- Clarifying the location of affordable housing.
- Discussing preferences for both the retention and provision of new trees to form a rationalised strategy.
- Ensuring that dead space between boundary treatments will be avoided.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Appendix

6.1 Landscape management and maintenance

6.1.1 Introduction

General Objectives

This document has been prepared to support the Planning Application for the proposed residential development at North Bersted

The aim of this plan is to promote a sensitive and successful management approach to both the existing vegetation and new planted elements on the site that will be appropriate to the location and enhance the landscape and nature conservation interests in a manner that is compatible with the proposed development.

General Aims

- To provide a high quality external landscape across the site that responds to the existing setting and development requirements.
- To improve and enhance biodiversity in designated areas that meets ecological requirements for the scheme.

- To provide a robust, hardy and low maintenance planting strategy suitable for site conditions, private and communal residential areas and the public realm environment.
- To protect/minimise impacts on existing landscape elements including retained existing trees.

General Responsibilities

All landscape within communal areas will be maintained by the contractor from installation up to 12 months following practical completion. Any tree or plant which fails within this time will be replaced to the same specification by the contractor in the next planting season.

It should be noted that all soft and hard landscape within private properties will be maintained by the residents and is therefore excluded from this Management Plan.

6.1.2 The Management Plan

The site management plan has been split into five areas covering the generic habitats of the landscape scheme; this can be found at Appendix I of this document. These five areas form the following section headings:

- Public Realm
- Central Lawn
- Eastern Boundary Planting
- Communal Planting

For each of the areas a description is provided along with long term management objectives.

(Refer to 1444-HED-DR-02-003 and 1444-HED-DR-02-009 for detail of the planting proposals)



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Public Realm

Description

The entrance and pavement aligning Romney Broadwalk to the west of the scheme will be treated with a bitumen macadam surface to match in with existing.

The new access road and communal footways within the development have been designed to provide a shared surface environment to prioritise pedestrian movement within the scheme.

Both access road and adjoining footway will be installed at the same level with the same surfacing with a 25mm upstand delineating the two.

Surfacing will consist of high quality concrete pavers arranged in a herringbone pattern to provide a robust and hardwearing environment for vehicular and pedestrian movement. Colours and materiality will complement the architecture, and setting of this residential development suitable for location.

Long-term design objectives

The public realm has been designed as a hard paved shared surface environment to allow for safe vehicular movement and pedestrian use.

The design objectives for the area are to;

- provide hardwearing robust access routes for pedestrians and vehicles.
- provide safe pedestrian use of the space
- complement architecture
- provide materiality suitable for location

Central Lawn

Description

A feature communal lawn area is proposed at the heart of the scheme providing a flexible social space for residents and attractive focal point to the development.

The lawn area will comprise of lawn, wildflower, tree planting and a feature seating wall providing opportunities for social and recreational use.

Multi-stem tree planting has been located to provide a sense of enclosure to the space, shade and seasonal interest.

The tree planting will sit within a swathe of wildflower providing colour, biodiversity and seasonal interest. The remainder of the lawn area will be turfed.

A high quality feature concrete seating wall will wrap around the north-east corner of the lawn area and provide seating opportunities for residents.

Long-term design objectives

The central lawn area will be managed to provide functional space for residents, natural screening and an attractive aesthetic for users and overlooking residents.

The design objectives for the garden are to provide;

- a functional outdoor space for the residents which can be used year round
- a simple hardy landscape that is robust and easy to maintain.
- structural tree to provide shade, vertical interest and screening
- wildflower planting to soften the development and provide biodiversity, colour and seasonal interest



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Eastern Boundary Planting

Description

It is intended for the existing area of scrub vegetation running along the eastern boundary of the site to be enhanced in line with the ecologist's recommendations.

The existing bramble is to be reduced and a new native hedge mix introduced along this boundary supplemented with wildflower planting suitable for shaded conditions.

This new planting is intended to reinforce and enhance the existing vegetation in this area for screening and biodiversity purposes and will be managed to support this.

The hedge species chosen will be indigenous to the area and are detailed in the planting plans and schedule. All whip plants will be maintained at 1.5m high protected with appropriately sized rabbit guards.

Wildflower planting will be tolerant of shade and planted along the east of the proposed native boundary hedge.

One existing tree is located within this management zone and will have specific management requirements. Refer to section 3.0 for detail.

Long-term design objectives

The design objectives for the enhanced boundary planting are to provide;

- visual enclosure of the development
- a strong native landscape structure and that blends with the existing
- new and enhanced planting to increase biodiversity
- Strengthened wildlife corridor
- Health and longevity of existing tree planting

Communal Planting

Description

Planting to communal areas will be kept simple and low maintenance and consist of ground cover and native mix hedgerow with semi mature tree planting.

Ground cover shrub beds will consist of native evergreen species for biodiversity purposes. Species have been selected for hardiness, seasonal interest and ease of maintenance.

Native hedge planting will provide seasonal interest and structure to communal planting areas, enhancing the biodiversity within the scheme. The species chosen will be

indigenous to the area and are detailed in the planting plans and schedule. The whips will be planted in a matrix with plant guards and maintained at 1.2m high.

Tree planting will provide structure, height and seasonal interest and privacy to residents. Species will be native where possible and fastigiated in form with a 2m clear stem to ensure visual surveillance for vehicles and pedestrians is not compromised.

Long-term design objectives

The design objectives for the communal planting areas are to provide;

- an attractive low maintenance landscape for the residents to enjoy all year round.
- a strong native landscape structure and that blends with the existing
- biodiversity and conservation value
- Strengthened wildlife corridors across the site
- Privacy for residents
- Screening and integration of the development into the surrounding landscape
- Maintain visual permeability for pedestrians and vehicles



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

6.1.3 Establishment, Maintenance and Management

General Description and Scope of Works

The works consist of the general landscape and maintenance in accordance with good horticultural practices. No operations should be undertaken which could alter the existing and proposed landscape form of the sites as indicated in the contract drawings.

The scope of work shall comprise the maintenance operations described in this management plan within the boundaries of the site:

Operations site wide will include:

- Tree pruning, checking tree ties and stakes
- Cutting back shrub and hedge plants at the end of the season
- Watering
- Re-mulching planted beds
- Weeding of hard surfaced areas, gravel areas and planting beds
- Leaf, litter and debris clearance
- Stain/graffiti removal

- Gravel maintenance

Operation will be on a yearly rotation and could be as intensive as weekly at the middle of the growing season depending upon the level of quality that the Applicant requires.

As the planting matures there is likely to be a lower requirement for day-to-day maintenance as plants establish and close up spaces so reducing the need for weeding.

All operations listed below to be read in conjunction with the Landscape Specification.

Watering

Manual irrigation is to be implemented for all soft landscape areas for the establishment period only.

Soil water levels should be monitored and consideration given to periods of drought. If alternative water supply is required this should be discussed further with the site management team. Any alterations to the water rates and provision of the irrigation system should be verified with an irrigation specialist prior to changing.

Disposal of Arisings

All biodegradable arisings are to be composted on or off site for reuse in the autumn as mulch or soil ameliorant. Tree roots, tree/shrub pruning and arising from wildflower cutting back are to be removed from site and recycled.

Leaf, litter and debris clearance

All litter, leaves and other debris are to be removed from site. Surface gutters and channels to be kept clear of mud, silt and debris. Drainage gully traps to be emptied and flushed clean.

Stain/graffiti removal

All stains and graffiti to be removed from site using a suitable method; including furniture, walls and hard surfaces.

Replacement Planting

All dead, dying, vandalised or not growing trees and planting are to be notified to the Applicant and replaced during the next appropriate planting season. Any cause of death or damage as a result of malicious, accidental damage or vandalism are to be notified to the Applicant.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

All plants shall be planted at the size to which the tree or shrub has established where appropriate, should this not be considered to be suitable, the Contractor should discuss alternatives with the site management team.

Weed Control

All hard surfaced areas shall be kept clear of weeds to ensure a tidy appearance. Any weed growth shall be removed by hand and herbicide applied annually to suppress further weed growth.

Mulching

Mulched areas are to be topped up once per year using the same material as was originally specified to maintain 50mm depth until such time as canopy closure occurs. All mulch to be peat free. Mulch should not be applied to areas of dense ground cover planting.

Any weed growth, to be removed by hand weeding and any overspill of mulch onto adjacent footways/roads is to be swept back.

Use of Herbicides

Maintenance works within the site shall:

- Observe the provisions of the FOOD AND ENVIRONMENTAL PROTECTION ACT 1985 and the CONTROL OF PESTICIDES REGULATION 1986 relating to the sale, supply, storage, transport and use of pesticides in connection with the contract.
- Observe the requirements of the CONTROL OF SUBSTANCE HAZARDOUS TO HEALTH REGULATIONS 1988.
- Name the person who will supervise herbicide applications and shall provide evidence to the site management team, including the Basis Register number, that this person holds the recognised certificate of competence in the use of pesticides.
- Provide evidence to that operatives handling and applying herbicides hold recognised certificates of competence in their use.
- Ensure that all operations conform to the latest appropriate British Standard or British Standard Code of Practice where applicable.
- Transport and supply chemicals in accordance with the recommendations in the Code of Practice for the Use of Approved Pesticides in Amenity areas published by the National Association

Grass Council and approved by the Ministry of Agriculture, Fisheries and Food.

- Remove all empty containers, surplus materials and rubbish from site following each herbicide application and shall comply with all legislation governing the controlled tipping of such refuse and the disposal of contaminated water.

Guidance references:

- The Control of Pollution Act 1997
- The Health and Safety at Work Act 1974
- The Poisonous Substances in Agriculture Regulations 1984

Safety

A strict safety policy is to be enforced, in the execution of all tasks associated with landscape management. Protective clothing will be worn by all operatives of machinery regardless of type, the minimum permitted on site will be those items of clothing or equipment as specified by the manufacturer, Health and Safety Executive or voluntary industry code of practice.

Safety signs will be displayed at strategic locations to ensure that all public and staff within the site are aware of the maintenance task that is currently in hand, for example "Grass cutting in progress" etc.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Definition of a Weed

Any reference to the word weed will also include all self sown or self propagated plants such as Sycamore, Elder, Brambles, or the like, including any ornamental variety of plant that has self sown or propagated outside its designated growing area.

Burning on Site

The burning of any arisings on site is strictly forbidden.

Existing Tree Planting

Establishment & Maintenance

Existing tree planting within communal areas will be maintained in line with the arboriculturalist's recommendations with any pruning, crown lifting or other remedial works carried out in the appropriate season.

Long Term Management

The existing trees will need to be checked on a yearly basis in the summer and any part of the tree considered to be dead, dying, dangerous, damaged or diseased will be removed and replaced. Disease control and any pruning will be ongoing operations to ensure the planting is healthy and thriving.

Proposed Tree Planting

Establishment & Maintenance

There will be a full establishment programme for the new tree planting within the initial 1 year defects period. This will include re-firming shrub plants, the checking of tree stability, disease control, formative pruning and watering as necessary. At the base of each group of shrub plants, a minimum area of 1m dia. will be kept weed free and mulched during the establishment period.

Long Term Management

Continue operations as identified in the General Description and Scope of Works section.

Once established, the new trees will need to be checked on a yearly basis in the summer and any part of the tree considered to be dead, dying, dangerous, damaged or diseased will be removed and replaced. Pruning, disease control and watering will be ongoing operations to ensure the planting is healthy and thriving.

Any tree that fails within five years will be replaced.

Ground cover Planting

Establishment & Maintenance

Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches.

All planted shrubs, herbaceous perennials and annual beds shall at all times be kept free of weeds, litter and other extraneous material. All plants to be maintained to a prevent overhang into seating areas, footways and vehicular areas.

Specimen shrubs are to be shaped appropriately to their species, location, season and stage of growth, leaving a well balanced natural appearance.

During January/April rake out all leaf litter and other extraneous debris. Cultivate all exposed soil, the surface of the soil shall be cultivated to a medium tilth and cambered to an even convex profile. The soil at the edges shall be kept to 50 mm below the adjoining grass area or hard surface. Subsequently beds shall be maintained weed free (less than 5% weed cover of any square metre of visible soil and no weeds shall be allowed to



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

grow taller than 50 mm at any time) by a combination of spot treatment of perennial weeds with an approved herbicide (the sole active ingredient of the herbicide is to be Glyphosate) hand forking, hoeing or hand pulling. dead weeds shall be removed on each visit. This operation shall be carried out as often as required but to a minimum frequency of two occasions per month from March-October. All arisings shall be collected and removed from site by the Contractor.

Pruning: Some shrubs need to be cut back hard to encourage growth from the base. Shrubs shall be cut back where they encroach on pedestrian and vehicle routes. Pruning shall be in accordance with good horticultural practice and in the appropriate month/season to maintain flowering and fruiting.

Pruning will fall into two broad categories, with some exceptions. Pruning of species that flower between January and June is to be carried out immediately or soon after flowering. Most species flowering after June do so on growth formed in the current year and are pruned in February/March of the following year.

All pruning of shrubs is to be carried out using secateurs or when necessary, heavy duty loppers. Under no circumstances will the use of mechanical hedge trimmers or similar equipment be allowed for this work.

Shrub growth shall be pruned where there is an encroaching or overhang upon the following areas: Car parks, drives, footpaths, entrances or windows. Dead, diseased or broken branches shall be pruned out and over vigorous shrubs shall be pruned to prevent suppression of smaller species.

Shrub growth shall be pruned where there is an encroaching or overhang upon the following areas: Car parks, footpaths, entrances or windows. Dead, diseased or broken branches shall be pruned out and over vigorous shrubs shall be pruned to prevent suppression of smaller species. Shrub bases shall be kept free of grass and weeds.

Long Term Management

Continue pruning as specified in the establishment and maintenance requirements for shrub planting. Continue all other operations as identified in the General Description and Scope of Works section.

Once established, the planting will complement and enhance the development providing enjoyment all year round.

There will be a need to replace and replant areas that outgrow their location or come to the end of their life, the frequency of this will depend upon the specific planting but should not be necessary for at least 10 years as the plant species have been chosen to require low maintenance.

Lawn

Establishment & Maintenance

All areas that have been disturbed during construction will need to be sprayed with a pre-seed herbicide to remove invasive weeds. Any bare patches should be re-turfed with matching turf.

The maintenance specification for the grass areas will typically be as follows:

First year:

- Remove invasive weeds through spot weeding and/or pulling by hand.
- Cut 6 weeks after installation to a height of 4-7cm if there is sufficient material and remove all clippings from site.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

- Between May to September / October
 - cut to 4cm and remove all clippings
- March and September fertiliser applications

Long Term Management

Maintenance thereafter fortnightly during growing season

- March / April through to September / October - cut to a height of 4-7cm and remove all clippings
- Do not cut grass before bulbs flower. There should be a minimum 6 weeks interval between end of all bulb flowering and start of grass cutting.

Wildflower

Establishment & Maintenance

The maintenance specification for the wildflower areas will typically be as follows:

Installation of a wildflower turf should be carried out during April - May or September – October.

The maintenance specification will typically be as follows:

First year:

- Remove invasive weeds through spot weeding and/or pulling by hand
- In March/April, cut 6 weeks after installation to a height of 75mm if there is sufficient material and remove all clippings from site.
- Second cut in October to a height of 75mm if there is sufficient material and remove all clippings from site.

Long Term Management

Maintenance thereafter twice yearly as first year.

- March / April and September / October - cut to a height of 75mm and remove all clippings

Native Hedge Planting

Establishment & Maintenance

There will be a full establishment programme for the new hedge planting within the 1 year defects period. This will include re-firming shrub plants, disease control, formative pruning and watering as necessary.

The ground under the hedge will be kept weed free during the establishment period.

The hedge will need to be cut at least two times in the first and second years to promote a dense growth before the ultimate height of is attained.

Long Term Management

Once established to the agreed height the hedge planting should be checked on a yearly basis in the summer and any of the plants considered to be dead, dying, dangerous, damaged or diseased will be removed.

There will need to be continued hedge clipping at least twice a year of the hedge to maintain it well clipped at the chosen height, disease control and watering will also be required as necessary.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

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