

LAND AT POLLARDS NURSERY, LAKE LANE, BARNHAM

DESIGN STATEMENT

P16-0421_16A | OCTOBER 2016

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Design



"THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE."
(PARA. 56 & 57, NPPF 2012).

CONTENTS

PAGE 03
1
INTRODUCTION

PAGE 07
2
PLANNING
HISTORY

PAGE 10
3
DESIGN
PRINCIPLES

PAGE 12
4
DESIGN
PROPOSALS

PAGE 14
5
SUMMARY

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01 INTRODUCTION



01 INTRODUCTION

PURPOSE OF THE STATEMENT

1.1 This Design Statement has been prepared by Pegasus Design on behalf of Redrow Homes Ltd as part of a Reserved Matters submission in respect of the outline planning permission ref. BN16/12 which was granted on appeal and later amended by ref. BN/21/14/PL. The submission relates to land adjacent to Pollards Nursery in Barnham for the:

RESIDENTIAL DEVELOPMENT OF 107 DWELLINGS AND ASSOCIATED WORKS

1.2 The purpose of this Statement is to summarise the development proposals and demonstrate compliance with the outline planning permission and relevant design related planning policy. This Statement should be read in conjunction with the Reserved Matters Application and its accompanying documents.

1.3 This document achieves this within the following sections:

Section 1: Introduction – outlines the purpose of the document;

Section 2: Planning History – outlines the planning history of the site and approved site layout;

Section 3: Design Principles and Sustainable Structuring – presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution;

Section 4: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, appearance and changes from the previously approved site layout.

Section 5: Summary

ARUN DISTRICT COUNCIL BN/51/16/RES

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02 PLANNING HISTORY



APPROVED SITE LAYOUT

ARUNDISTRICT COUNCIL BN/51/16/RES

02 PLANNING HISTORY

PLANNING HISTORY

2.1 The site has a history of applications relating to its former horticultural use but the most relevant planning history for the purposes of this application is the more recent residential applications and approvals.

OUTLINE PLANNING PERMISSION

2.2 On 17th October 2013, the Secretary of State for the Department of Communities and Local Government granted outline planning permission with all matters reserved except access, for the redevelopment of the site for up to 107 dwellings along with associated infrastructure and works. A copy of the appeal decision is contained within the accompanying Planning Statement.

SECTION 73 APPLICATION

2.3 An application to vary condition 4 of the outline planning permission was submitted to the LPA on 15th April 2014 (reference BN/21/14/PL). The application was approved on 15th July 2015 and this allowed for the alteration of the red line site boundary to remove two small sections of land from the development boundary. No other changes were sought.

APPROVAL OF RESERVED MATTERS

2.4 Redrow Homes submitted an application for the approval of Reserved Matters for up to 107 dwellings with associated internal access roads, footpaths, boundary treatments, attenuation ponds, pumping station, landscape & open space (including allotments) on 23rd June 2015 (LPA reference BN/21/15/RES). This scheme was approved by the Local Planning Authority on 2nd December 2015. The approved site layout is shown opposite, a copy of the Decision Notice is contained within the accompanying Planning Statement.

REVISED SCHEME FOR APPROVAL OF RESERVED MATTERS

2.5 Subsequently, a further application for Approval of Reserved Matters was submitted in March 2016. This second application sought to amend some of the approved house types and this required the reconfiguration of the north eastern corner of the site. The application (LPA reference BN/15/16) is currently before the Council and is awaiting determination

ARUN DISTRICT COUNCIL BN/51/16/RES

03 DESIGN PRINCIPLES

DESIGN RELEVANT PLANNING POLICY

3.1 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development and a core principle in support of this is to:

"Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"
(para 17, point 4, NPPF 2012)

The NPPF sets out the Government's commitment to good design, within Section 7 'Requiring Good Design':

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

"It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."
(para. 56 & 57, NPPF 2012).

3.2 Section 7 of the NPPF, seeks to promote more sustainable development by requiring developers to address the following:

- Add to the overall quality of the area;
- Establish a strong sense of place;
- Optimise the use of land and placing an importance on high quality design;
- Respond to the local character and history;
- Create safe and accessible environments; and
- Are visually attractive with good architecture and appropriate landscaping.

3.3 However, the NPPF goes on to state at paragraph 60 that:

"Planning policies and decisions should not attempt to impose architectural styles of particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirement to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness."

3.4 National Planning Policy Framework (NPPF) Section 8: Promoting healthier communities, recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

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03 DESIGN PRINCIPLES

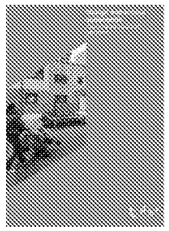
3.5 National guidance in the form of Planning Practice Guidance, published in March 2014 further reinforces the NPPF's commitment to requiring good design by stating:

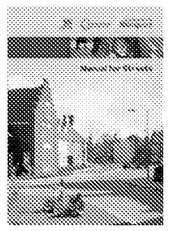
"Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

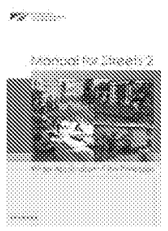
Good design responds in a practical and creative way to both the function and identity of a place"
(para 001, Planning Practice Guidance, ID 26-001-20140306, March 2014).

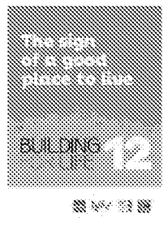
3.6 Whilst the National Planning Policy Framework (NPPF) and the subsequent publication of Planning Policy Guidance (March 2014) has replaced the Planning Policy Statements, the following design guidance documents are still relevant to creating good design:

- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010);
- Building for Life 12 (Cabe at the Design Council, Design for Homes and the Home Builders Federation, 2012) and
- Design and Access Statements - How to write, read and use them (CABE 2006).









LOCAL PLANNING GUIDANCE

3.7 The development proposals have been formulated having due regard to the 'Saved Policies' of the adopted Arun Local Plan (2003) and Barnham and Eastergate Neighbourhood Plan (2014). The most relevant policies are outlined in more detail within the accompanying Planning Statement.

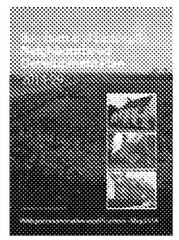
LOCAL DESIGN GUIDANCE

3.8 The Local Planning Authority has produced a series of Supplementary Planning Guidance notes. Those that will be of most relevance to this application will include:-

- Open Spaces and Recreation Standards (2000); and
- Parking Standards (2000).

3.9 It should however be noted that Supplementary Planning Guidance does not have the same weight as Development Plan Policies. Also a number of these were prepared some time ago and do not necessarily reflect current national guidance. The applicant has nonetheless had regard to the guidance and it has been taken into account where appropriate when preparing the development proposals.





ARUN DISTRICT COUNCIL BN/51/16/RES

DESIGN PRINCIPLES & SUSTAINABLE STRUCTURING

3.10 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development forms and a positive response to local conditions.

3.11 The principles which have been developed to orientate the design of the new community have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:

FUNCTION AND QUALITY

"Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development" (paragraph 58, point 1, NPPF 2012.)

- New development provides the opportunity to establish a distinctive identity to a place which whilst having its own character integrates with the surrounding built form and landscape context.
- Retention of the existing landscape features on the site, particularly the trees along the western boundary.
- Establish a distinctive identity through well-designed spaces and built forms; and
- Minimise the impact of the development on the open countryside and surrounding context.

QUALITY OF PUBLIC REALM

"Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit" (paragraph 58, point 2, NPPF 2012).

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which represent the design of the space as well as its function as a movement corridor.
- Integration of existing and proposed landscape features in order to soften the built form, particularly along the northern and western boundary of the development.
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces.
- Control of access to private areas, particularly rear gardens; and
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.

ACCESSIBILITY

"Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks" (paragraph 58, point 3, NPPF 2012).

- Integration of the development and land adjacent to Pollards Nursery into the existing movement networks;
- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities;
- Provision of a single access point into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
- Enhancement and extension of the existing pedestrian network as an integral part of the development, including a foot/cycle link to the adjoining Sandacres site;
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking and cycling;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor; and
- Maximisation of the connections to existing community facilities via sustainable routes for pedestrians, cyclists and public transport users.

RESPONSE TO CONTEXT

"Developments will respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" paragraph 58, point 4, NPPF 2012.

- Integration of the development into the existing built form fabric of Barnham particularly in relation to scale, height and massing;
- Respond to the existing site topography including the consideration of views in and out of the site;
- Respond to adjoining site features, including potential shadowing from the existing glasshouses east of the site and noise from the railway running adjacent to the southern boundary;
- Retention of the existing landscape features and habitats on the site, particularly along the western boundary forming an open space/wildlife habitat zone; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

SAFE AND ACCESSIBLE ENVIRONMENTS

"Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion" (paragraph 58, point 5, NPPF 2012).

- Creation of a clearly defined public realm through the provision of continuous building frontage, fence and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens.

SUSTAINABILITY

- Provision of a range of house types, tenures and sizes in order to cater for changes in a variety of households;
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
- In built robustness – the ability of the development to withstand external footings to adapt to changes such as use, lifestyle and demography over time; and
- Make efficient use of land through proposing a development with an appropriate density.



04 DESIGN PROPOSALS



SITE LAYOUT PLAN

ARUNDISTRICT COUNCIL BN/51/16/RES

04 DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

4.1 (The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that "amount" means (a) the number of proposed units for residential use).

Accommodation Schedule

Open Market

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Worcester SP^	3	2	15	1245	18,675
Windsor SP	4	2	1	1227	1,227
Oxford SP	4	2	14	1301	18,214
Cambridge	4	2	8	1382	11,056
Canterbury	4	2	2	1482	2,964
Sunningdale	4	2	17	1654	28,118
Henley	4	2	9	1769	15,921
Highgate	5	2.5	9	1932	17,386
		Total OM	75		113,563 sqft

Affordable

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
SP2	1	1 1/2	12	570	6,840
Tavy	2	2	18	832	14,976
Dart	3	2	1	905	905
Tweed	4	2	1	1039	1,039
		Total Affordable	32		23,760 sqft
		Total Dwellings	107		137,323 sqft

Net Developable Area	4.1 hectares
	10.13 acres
Coverage	13,554 sqft/acre
Density	26.1 dph

RESIDENTIAL - UP TO 107 DWELLINGS (CLASS C3)

4.2 The development achieves an average net density of 26 dwellings per hectare (dph). The density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.

4.3 The density will also allow for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large detached properties with larger plots through to smaller terraced forms allowing for a variety in the proposed streetscape.

SUMMARY OF REVISIONS TO APPROVED LAYOUT

4.4 Following the approval of the previous Reserved Matters application, the applicants have undertaken a further review of the scheme and this has resulted in the need for changes to the layout which can be summarised as follows;

- Adjustment of plots and house types on southern spine road;
- Revisions to plots and house types in central development parcel adjacent to the proposed pumping station;
- Adjusted open space and relocation of proposed allotments to south western boundary of the site;
- Adjustments to plots and house types on southern boundary;
- Repositioning of the pedestrian/cycle link to adjoining development and adjustments to open space in south western corner; and
- Revised layout on western boundary, following the relocation of the proposed allotments.

4.5 These revisions have not substantially altered the scheme from that already approved. The quantum of development remains the same with the access to the site remaining from the north east and in accordance with the details approved at the outline stage. The layout retains the same principles of a linking spine road running through the site with dwellings fronting onto the road. The scheme continues to provide the same levels of open space both informal and formal provision as well as the identified wildlife corridors and drainage features.

4.6 The design proposals are discussed further within this section but at this stage it can be concluded that there are no fundamental differences between the approved and proposal layout and that the approved layout will be an important material consideration when considering the latest proposals.

ARUN DISTRICT COUNCIL BN/51/16/RES



KEY TO LOCATION OF AFFORDABLE HOUSING

AFFORDABLE HOUSING

AFFORDABLE HOUSING PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

AFFORDABLE HOUSING

4.7 The development includes 30% affordable housing which will be available for both rental and shared ownership in accordance with the saved and emerging local plan policies. Moreover, the scheme is consistent with the agreed mix through the Section 106 Agreement and agreed by the Council in the approved Reserved Matters BN/21/15/RES.

4.8 The affordable housing is distributed in the site as clusters, agreed with officers in the extant approval (BN/21/15/RES) as well as according to registered providers' management and maintenance preferences. Clusters are separated in a number of ways including separation by roads, open spaces and with the use of intervening tenures.

EMERGING INTERNAL AND EXTERNAL STANDARDS

4.9 The Saved Policies of the Local Plan (2003) do not provide internal or external space standards. However the emerging Local Plan includes Policy DDM2 (internal) and DDM3 (external) which require minimal internal space requirements as well as ensuring each dwelling has a sufficient sized garden and separation from adjoining properties.

4.10 Emerging Policy DDM2 requires the provision of internal spaces which reflect the Nationally Described Space Standards. Whilst this policy has yet to be adopted, the proposals have been designed to accord with the national standards and therefore also accords with the requirements of emerging policy DDM2.

4.11 Emerging Policy DDM3 prescribes the following external space standards:

- 50sqm for 2b terrace;
- 65sqm for 3b terrace;
- 85sqm for small semi or detached (3b max); and
- 100sqm for large semi or detached.

4.12 This proposal has been designed having regard to these standards, with over 96% of dwellings meeting or exceeding the requirements. Only 4 gardens fall short of the standard, however the proposal ensures that these are still of adequate and practical size, not to mention the close proximity to open spaces. The proposal has also ensured the standard back to back distances are maintained to protect residential amenity in terms of privacy and overlooking.

ARUN DISTRICT COUNCIL BN/51/16/RES



GREEN INFRASTRUCTURE PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

4.13 The amount of open space provided has been designed in order to cater for the recreational needs of the existing and new community at the land adjacent to Pollards Nursery, Barnham. The total open space proposed (including allotments) totals 1.62ha, which reflects the previously approved RM scheme (1.58ha).

4.14 The landscaping of the site remains consistent with the parameters established in the outline planning permission as well as being similar in layout to the previously approved RM scheme.

4.15 The landscaping of the scheme includes the retention of the western boundary and the enhancement of this area with additional planting and complimentary new features such as the LEAP and an attenuation basin. This adds to the overall multi functional use of this space.

4.16 The development is also interspersed with pockets of green spaces in the main development parcels providing smaller informal play areas/open space. The proposal includes the provision of allotments, relocated to the south eastern corner of the site.

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KEY TO ACCESS AND MOVEMENT

- VEHICULAR ACCESS TO SITE
- PRIMARY STREET
- SECONDARY STREET
- COURTYARD / PRIVATE DRIVE
- PEDESTRIAN LINK
- KEY NODE (PLACEMAKING & TRAFFIC CALMING DEVICE)

ACCESS & MOVEMENT PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

LAYOUT & ACCESS

PROPOSED MOVEMENT AND ACCESS

4.17 The Site Layout shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate.

4.18 The development proposals have been influenced by "Manual for Streets 1 & 2" which encourages designers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.

4.19 Vehicular access to the site shall be via a previously approved access off Lake Lane. Once within the site the primary streets and secondary streets (defined by a change of surface material) will provide direct access to plots and enable access to lower category private drives.

4.20 A couple of key nodal spaces shall help calm traffic as well as contribute towards placemaking. These shall be defined through a change in surface material and a raised table. In addition, the streets meander through the development in order to reduce vehicular speeds that will in turn allow safe pedestrian use of the route.

FOOTPATHS AND CYCLEWAYS

4.21 The location of the site close to the established community, in close proximity to the village centre and close to public transport nodes are positive characteristics which have been maximised through the provision of safe, direct, convenient and interesting pedestrian routes.

4.22 The development of a pedestrian/cycle network within the site is seen as an integral part of the transport infrastructure for the site, with connections to any off-site networks allowing users of all ages and abilities to move safely and conveniently between all points of the development and surrounding facilities.

4.23 The following measures to provide accessibility by foot and cycle are proposed:

- Provision of pedestrian/cycle links through the site and to the wider network, including a link to the adjoining Goodacres scheme in the south west corner of the site and the retention of an existing public right of way which just falls within the northern part of the site;
- Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;
- Particular attention to be paid to surface quality, and sufficient 'overlook' to provide a sense of safety and security for users; and
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.

4.24 Pedestrian and cyclist links have been located so as to encourage residents to use them and in particular utilise the already established routes across the site. Pedestrians are led into the site from well-lit links created between existing and proposed residential areas including the new foot/cycle link to the Goodacres scheme in the south west of the site, as required by condition 21 of the outline planning permission.

4.25 Cycle use is encouraged through the high degree of permeability within the layout. With traffic movement low within this phase due to dwelling numbers, cyclists will therefore find it safe and convenient to use the streets for cycling.

ARUN DISTRICT COUNCIL BN/51/16/RES



PARKING STANDARDS REQUIREMENT

UNIT SIZE	NUMBER OF UNITS	PARKING REQUIREMENT
1-3 BED (@2.2 SPACES/UNIT)	46	101
4-5 BED (@3.2 SPACES/UNIT)	61	195
		TOTAL 296 SPACES TARGET

PROPOSED PARKING PROVISION

- GARAGE SPACE 85
- ALLOCATED PARKING 281
- UNALLOCATED PARKING 14

TOTAL SPACES PROVIDED 380

PARKING STRATEGY

ARUN DISTRICT COUNCIL BN/51/16/RES

PARKING

4.26 Parking has been designed in line with the guidance contained within Manual for Streets with the vast majority of parking being allocated and located within close proximity to the dwelling which it serves. All dwellings are provided with a minimum of 2 spaces (including garages where applicable) whilst all 1b units have 1 allocated space.

4.27 The majority of allocated parking is provided on-plot and is generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.

4.28 The scheme includes a comparable level of parking provision to that already agreed by the Council. This equates to;

- Garage spaces – 85
- Allocated spaces – 201
- Unallocated spaces – 14

4.29 The total number of spaces proposed comprises 300. In the previously approved scheme, officers agreed a total of 289 spaces with an average ratio of 2.7 spaces per dwelling including 12 unallocated spaces for the allotments.

4.30 This total of 300 spaces also exceeds the number of parking spaces required as set out in Arun District Council Parking Standards SPG (2000), which equates to 296 spaces based on the number and mix of dwellings proposed.

ARUN DISTRICT COUNCIL BN/51/16/RES



KEY TO REFUSE STRATEGY

- REFUSE ROUTE
- TURNING HEAD
- BIN COLLECTION POINT

REFUSE STRATEGY PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

REFUSE STRATEGY

4.31 It is envisaged that bin collection shall predominantly be taken from the front of individual dwellings, with the exception of a designated bin collection point along selected private drives where necessary. Maximum bin carry distances for both residents and refuse vehicle operators has been adhered to across the proposal.

4.32 All properties have access to a secure garden and/ or private amenity area in which to store their refuse bins.

4.33 The waste and recycling requirements will meet with the Arun District and building regulations standards.

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KEY

PRINCIPAL FRONTAGE TO DWELLING

FRONTAGE TO KEY SPACE

KEY FRONTAGES PLAN

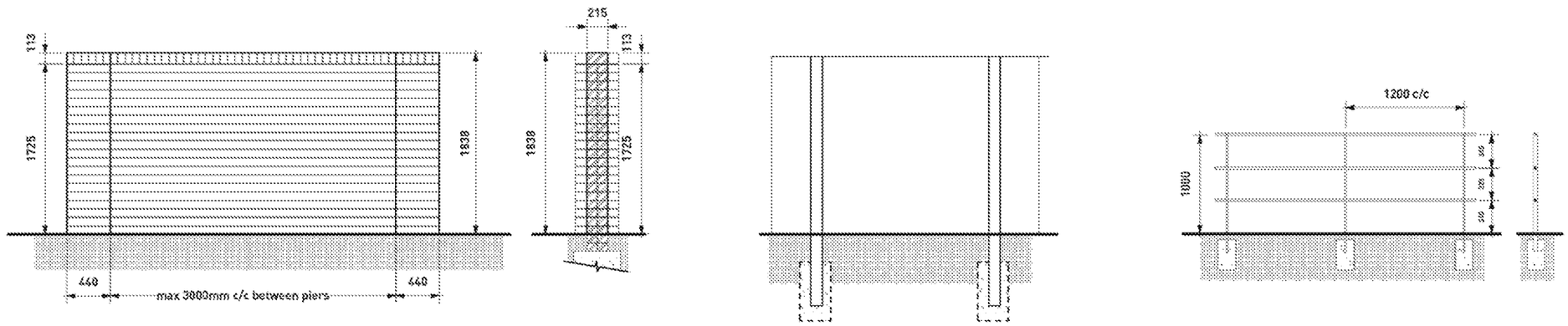
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CONTINUITY AND ENCLOSURE

4.34 The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings form a continuation of the building line to the adjacent existing dwellings in order to minimise overlooking and to incorporate the new development into the existing urban form without forming any physical barriers. The new development will provide frontage over the proposed areas of public open space and also provide surveillance over the new play area.

4.35 Development plots are defined by a range of boundary treatments including walls, timber fences, railings and hedging, depending upon their location, in order to clearly define public and private spaces. Given its prominent location, the pocket of open space upon entering the site is to be defined by parkland railings. This boundary treatment combined with proposed dwellings fronting the space shall read as a key space and create a strong sense of enclosure.

4.36 Other key frontages such as those fronting nodal spaces and the pedestrian/cycle link to the adjoining Goodacres site will be particularly prominent and critical to the appearance of the development. Particular attention has been paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages have been designed as a composition in order to provide a cohesive element to these prominent positions.



BOUNDARY TREATMENTS

ARUN DISTRICT COUNCIL BN/51/16/RES



KEY TO BUILDING HEIGHTS

2.5 STOREYS

2 STOREYS

1 STOREY

BUILDING HEIGHTS PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

SCALE AND DENSITY

4.37 As previously stated, the development proposals achieve an average density of approximately 26dph which accords with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area.

4.38 As discussed, a variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.

BUILDING HEIGHTS AND MASSING

4.39 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. Two storey units are located at the entrance to the site, near to the existing urban form to minimise the impact of new development. There are however occasional 2.5 storey dwellings in key locations to provide distinctiveness in the street scene within the scheme.

4.40 In terms of a variety in the heights and massing of the residential buildings, this is achieved through the use of a range of house types and sizes ranging from smaller units to 4 and 5 bedroom detached houses.

ARUN DISTRICT COUNCIL BN/51/16/RES



KEY TO WALL MATERIALS

- BRICKWORK RED/BROWN
- RENDER
- TILE HANGING

KEY TO ROOF MATERIALS

- ROOF TILES RED/BROWN

MATERIALS PLAN

ARUN DISTRICT COUNCIL BN/51/16/RES

APPEARANCE AND CHARACTER

4.41 Following an assessment of Barnham and its environs, street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local design and these have been further incorporated into the detailed design of the new development. This has ensured that the architectural response of the proposal reflects traditional local character, as demonstrated across the next few pages.

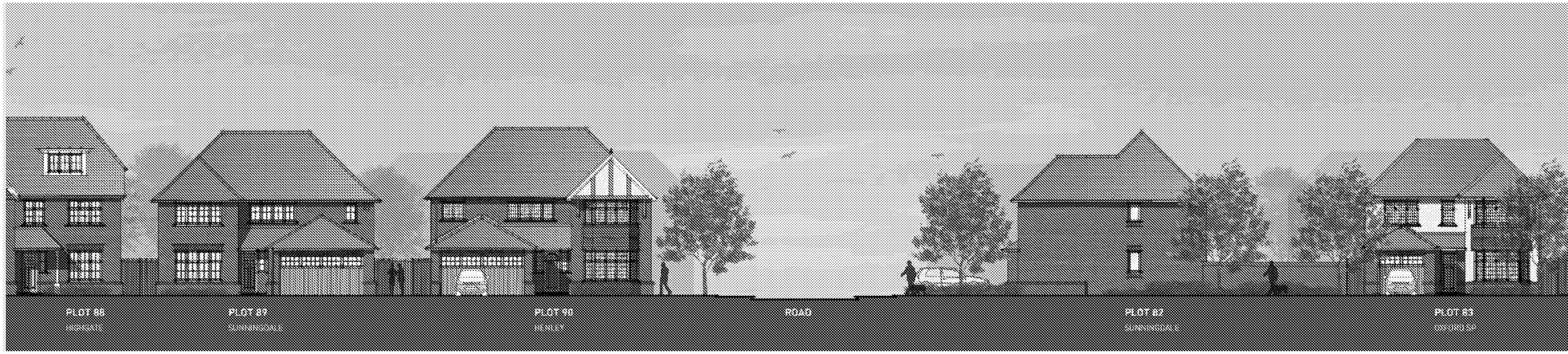
MATERIALS PALETTE

4.42 The following materials types are proposed within the design proposals:

- Red/brown brickwork;
- Render;
- Tile hanging; and
- Red/brown roof tiles.

ARUN DISTRICT COUNCIL BN/51/16/RES

ILLUSTRATIVE STREET SCENES

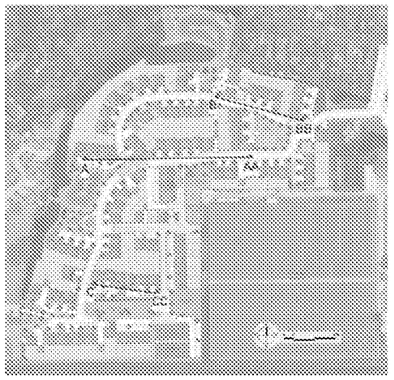


ILLUSTRATIVE STREET SCENE A-AA



ILLUSTRATIVE STREET SCENE B-BB

ARUN DISTRICT COUNCIL BN/51/16/RES







ILLUSTRATIVE STREET SCENE C-CC

ARUN DISTRICT COUNCIL BN/51/16/RES

SUSTAINABLE DESIGN

4.43 The presumption in favour of sustainable development is at the heart of the planning system as set out in the National Planning Policy Framework (NPPF) and Local Plans.

4.44 Resolution 24/187 of the United Nations General Assembly define sustainable development as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (WCED Report "Our Common Future" (1987)) and is captured within the NPPF. As set out within paragraph 6 of the NPPF, the policies in paragraphs 18 to 210, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The NPPF goes on to describe a presumption in favour of sustainable development should be seen as a golden thread running through both planmaking and decision taking.

ADAPTABILITY

4.45 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

SUSTAINABLE BUILDING TECHNIQUES

4.46 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:

- Improved energy efficiency through siting, design and orientation;
- Water conservation measures;
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

ARUN DISTRICT COUNCIL BN/51/16/RES

CRIME PREVENTION

4.47 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:

> "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;"
> (point 5, item 58, NPPF 2012)

4.48 The design proposals for the land adjacent to Pollards Nursery, Barnham are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: the Planning System" and "Manual for Streets as well as ACPO "New Homes" guidance.

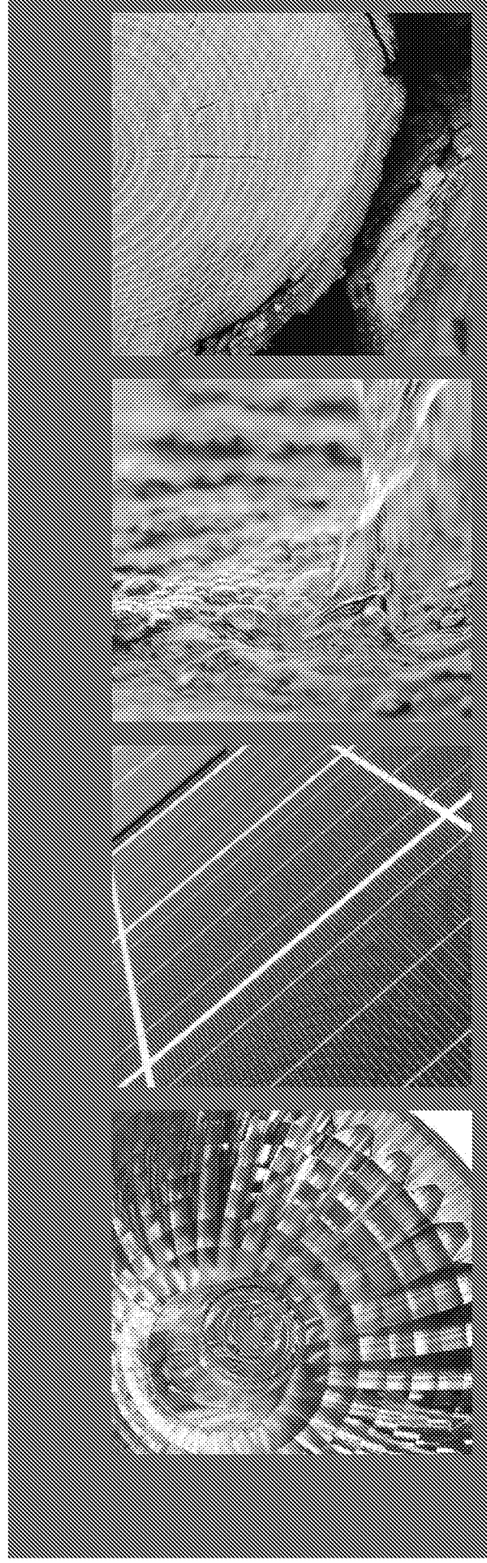
4.49 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.

4.50 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

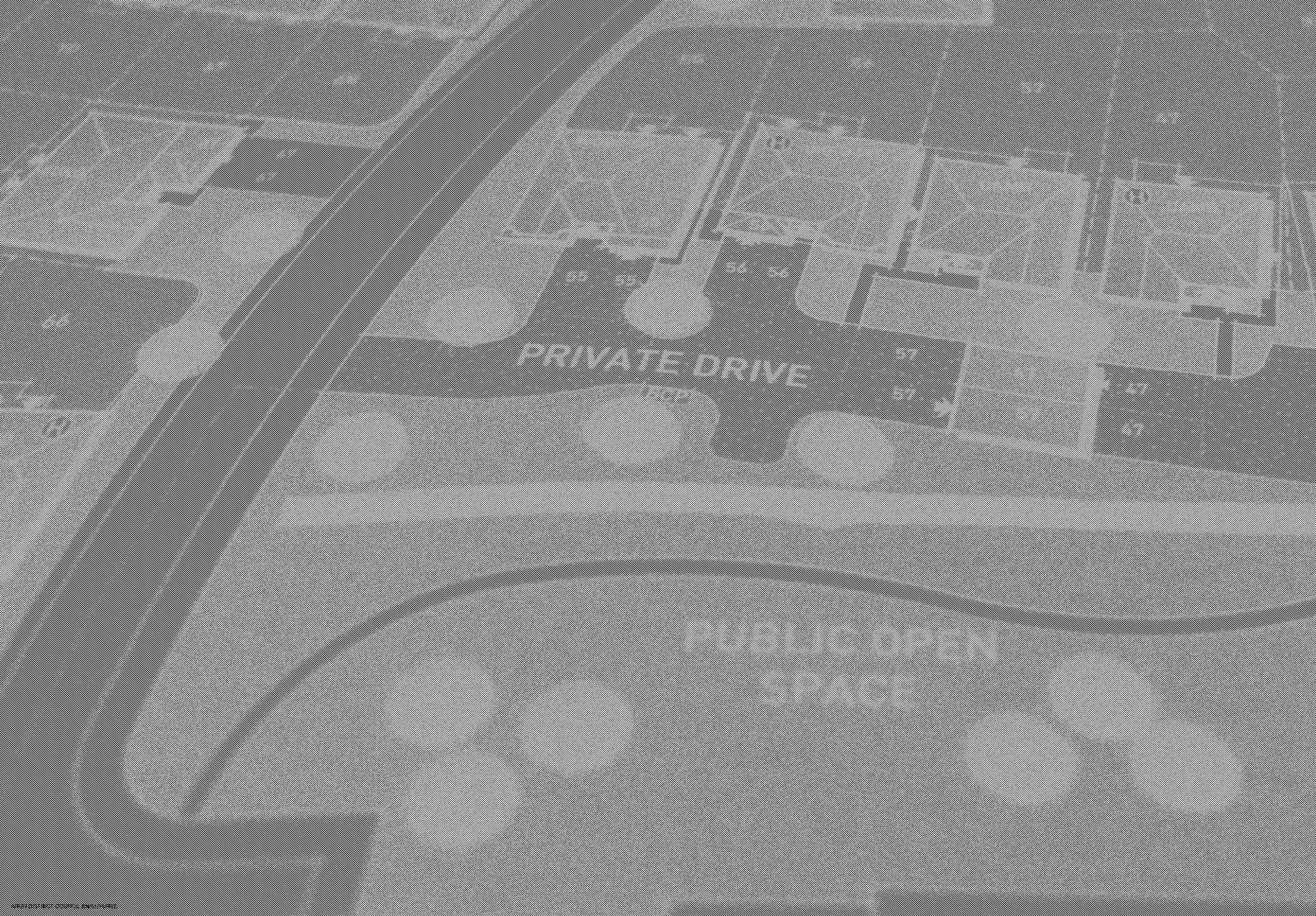
4.51 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

4.52 In forming the design proposals the following key attributes have been included:

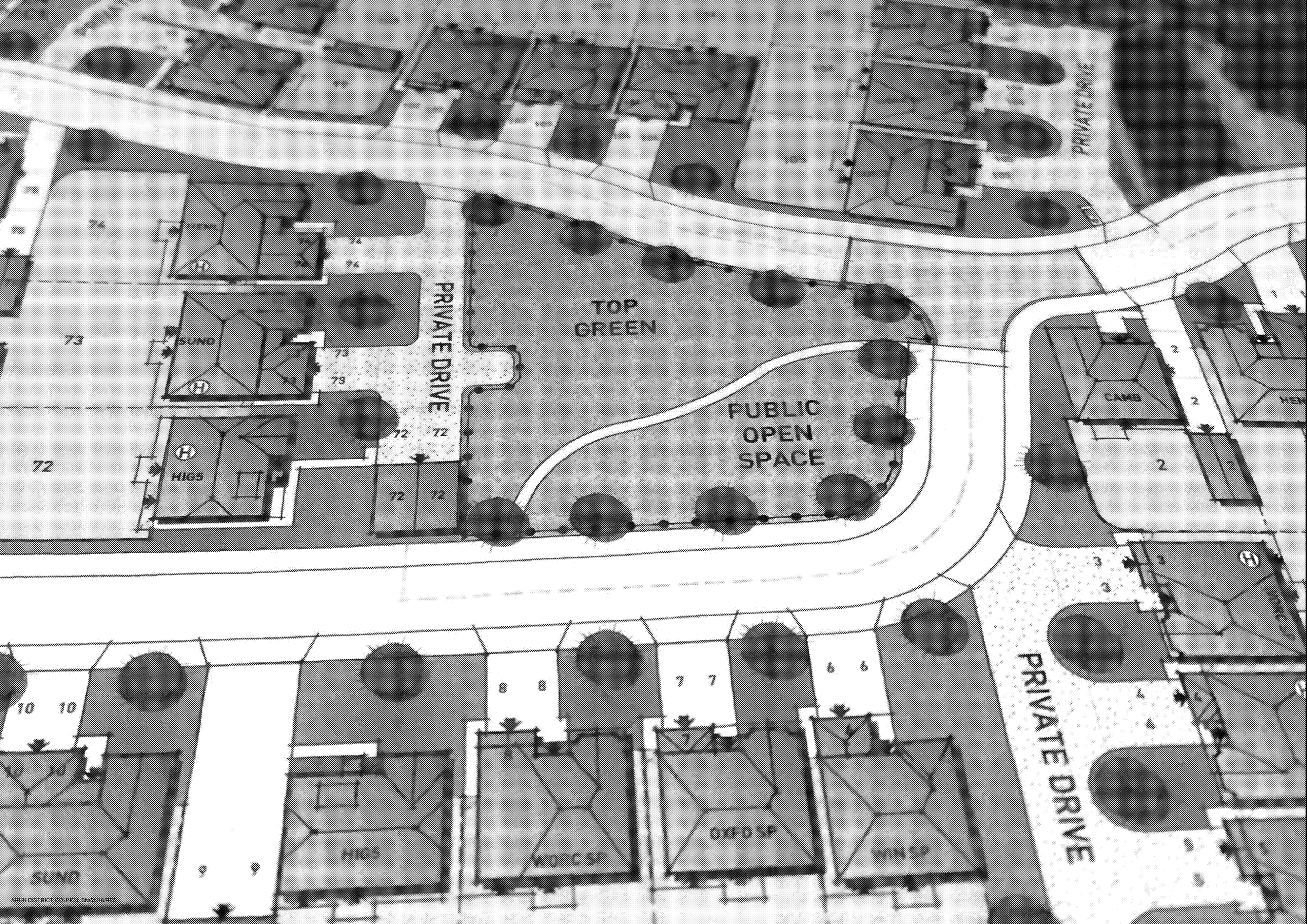
- Buildings are generally orientated back to back to ensure rear gardens are not exposed;
- Public open spaces, and in particular children's play space, are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination, where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form;
- The internal street network forms the required connected loop within the site, lower category roads serve smaller groups of dwellings but with a clearly different street character to signal a semi-private environment.
- Elsewhere, there are semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to know it 'belongs' to the dwellings;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management; and
- Natural surveillance is promoted wherever possible.



ARUN DISTRICT COUNCIL BN/51/16/RES


PRIVATE DRIVE

05 SUMMARY


PRIVATE DRIVE
TOP GREEN
PUBLIC OPEN SPACE
PRIVATE DRIVE
PRIVATE DRIVE
HIGS
CAMS
ARUN DISTRICT COUNCIL ENGINEERS

DESIGN STATEMENT

5.1 The proposed development will create housing choice and new amenity spaces for the locality and new connectivity whilst improving public access across the site and to the wider pedestrian network.

5.2 The site layout is founded on the best practice in urban design, sustainable integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st century which reflects the desirable elements of the local vernacular.

5.3 In this context, the development will respect the local character but also propel the community towards a more sustainable future, through a significant increase in housing choice. Proposals accord with the principles of high quality design and best practice to create a townscape that is varied and symphonic in its development. The aim is to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.

5.4 The development proposals will be achieved in the following way:

- THE CREATION OF AN INTEGRATED RESIDENTIAL COMMUNITY WITH A SENSITIVE RELATIONSHIP TO THE EXISTING SETTLEMENT;
- THE CREATION OF PEDESTRIAN ROUTES THROUGH THE DEVELOPMENT;
- PROVIDING A DEVELOPMENT THAT IS WELL CONNECTED, READILY UNDERSTOOD AND EASILY NAVIGATED;
- THE CREATION OF A STRONG LANDSCAPE STRUCTURE THAT RESPONDS TO THE LOCAL AREA AND RETAINS AND ENHANCES THE IMMEDIATE LOCALITY;
- PROVIDING A RANGE OF DWELLING SIZES, TYPES AND TENURES THAT OFFERS AN ACCESSIBLE AND ACCEPTABLE CHOICE OF LIFESTYLES; AND
- PROMOTING THE OBJECTIVES OF SUSTAINABLE DEVELOPMENT THROUGH LAYOUT AND DESIGN.

[redacted]

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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