Site Three,

Bognor Regis Community College Redevelopment

Design and Access Statement

On Behalf Of

Bellway Homes Wessex Limited

By

Simon Cooper Associates Ltd

MARCH 2013

1.0 Introduction

1. Simon Cooper Associates Ltd and WYG Planning have been appointed by Bellway Homes (Wessex) Ltd as Residential Designers and Planning Consultants respectively for the development of the land known as Bognor Regis Community College, Bognor Regis, West Sussex.

2. This Design and Access Statement details the development design principles for the Detailed Application for the proposed residential scheme for 4 dwellings for Site Three, on behalf of Bellway Homes (Wessex) Ltd.

3. Simon Cooper Associates and WYG Planning were also involved in the Approval of Sites One and Two forming residential development comprising 114 houses and flats, including associated access, parking and landscape. These works are now in progress.

4. The submission has been guided by extensive national and local documentation which is available to designers of residential schemes. The main reference documents consulted have been the Outline Approval, the Design and Access Statement and illustrative drawings. This Design and Access Statement document sets out in detail the requirements for the Detailed Application.

5. This submission follows pre application discussions with Arun District Council to allow both the applicant and Local Authority to discuss and understand the design principles and processes that the applicant is working through in order to meet the expectations for a high quality scheme. The evolution of the scheme has taken the principals of the two main sites and continued the same quality of design.

6. This Detailed Application is for the land formerly occupied by the Bognor Regis Community College Caretakers House and comprises of 4 dwellings. The site is situated in an established residential area.

7. The Design for the Scheme has evolved in response to constraints and opportunities presented by the site and pre application discussions with all parties concerned.

8. We recognise the increasing necessity for good quality design in new developments, as supported by the NPPF, and associated design guidance at a local level. The high standard of design applied to this submission is key to the creation of a high quality environment and to making a positive contribution to the local community. This principle has been at the forefront of discussions with Arun District Council during the pre-application process for this and the previously approved schemes.

9. The Outline Approval (Ref: BR/48/09) illustrative layout has informed the appearance of the Detailed Planning Layout and guided its form to a certain extent. The houses were previously accessed from South Way, however now that Site Two has been approved, it was a desire to access these four dwellings off the new development, thereby removing the conflict between pedestrians and residents to these 4 dwellings.

10. This Design and Access Statement has been set out with the same headings and in the same order as that of the Outline Approval Design Statement. That way the two documents can be read in conjunction to show how the scheme has evolved and developed during the design process.

2.0 Planning Policy

1. The development plan currently comprises the Arun District Local Plan 2003, and the Regional Spatial Strategy (the South East Plan) which superseded the West Sussex Structure Plan in May 2009.

2. The Coalition Government have confirmed its intention to abolish Regional Spatial Strategies with the timescale for this likely to be summer 2012 once the SEA of its revocation has been completed.

3. The emerging Arun District Local Development Framework has been delayed from its original timetable with a draft Core Strategy recently published for consultation. On its adoption the Core Strategy will supersede the policies of the local plan but until it has reached the latter stages of consultation it carries very little weight as a material consideration. Until that time planning applications must be determined in accordance with the Saved Policies of the 2003 Local Plan having regard to all material planning considerations. Relevant Saved policies of the local plan are summarised below.

4. Policy GEN2 prescribes that development which lies within the defined settlement policy boundaries will be permitted provided it is in accordance with the other policies of the plan.

5. Policy GEN7 sets out the general development control criteria against which new development will be judged. In summary it sets out that new development will be permitted provided that it;

(i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;

(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

(iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

(v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;

(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;

(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

6. In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

7. Saved Policy GEN12 as referred to above sets out the level of parking provision required in support of new development.

8. Saved Policy GEN20 prescribes the level of open space required to be provided in support of new residential development.

9. The current Detailed proposal accords with the matters of principle agreed at outline stage and have been brought forward following detailed discussion with officers at Arun District Council to ensure that the proposed development accords with the requirements of the relevant planning policy framework.

10. This is a Detailed Application due to the previous Outline Approval having lapsed. However, the principles have been retained and discussions have taken place with the case officer to ensure that all matters are acceptable.



Figure 1 - Rear of Caretakers House Looking towards South Way.

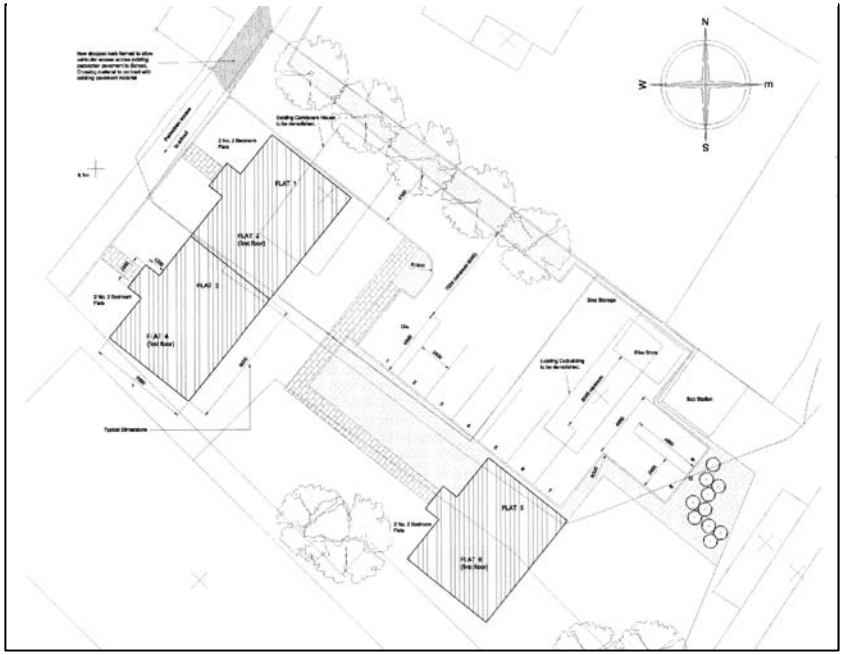


Figure 2 - Outline Illustrative Layout (nts).

3.0 Site Location and Character

1. Site Three – is located at the entrance to Bognor Regis Community College at the end of South Way. It is in a mixed residential area and surrounded by existing residential properties, the college and construction of the Site One approval.

2. As the Outline Approval Design Statement illustrates this particular site is located in a predominantly residential location. The college buildings have now been demolished and the site is vacant and securely fenced off.

3. The characteristics of this site are of a traditional two storey dwelling situated at the end of a residential street with a small front garden and rear garden mainly laid to lawn.

4. The photos left illustrate, Figure 1, the existing Caretakers Cottage and Figure 2, the Outline Illustrative Layout.

4.0 Use and Amount

1. As has been mentioned previously both Site One and Site Two benefit from Full Planning Approval for residential development. Each site is located in a predominantly residential area with a mixture of dwellings that back onto the site or face the development.

2. The Outline Approval Design statement has already illustrated that this site is suitable for residential development and these plans have been used as the basis from which to work up a detailed scheme further informed by discussions with the officers of Arun District Council.

3. As these sites are within existing residential areas it is important that they integrate well with the existing fabric of the neighbourhood. The sites will need to relate positively to their neighbours and become part of the community.

4. The main elements of the site are to introduce high quality housing together with satisfactory parking solutions and landscape features.

5. The Site accommodates 4 dwellings on a site area of 0.110 hectares (0.271 acres).

6. There is not to be any social provision on this site due to the over provision of affordable housing on sites one and two. This has been discussed with Arun District Council.

5.0 Scale

1. All of the 4 dwellings are to be two storeys. This is in keeping with the original Caretakers house, its neighbours and the adjacent approved development site.

6.0 Layout

1. Site Three is bounded on three sides by residential development and on the fourth side by the Bognor Regis Community College Campus.

2. The principle of residential development here is well established. Discussions have taken place with the case officer for the two main developments and these principles adopted in the new proposal.

3. The main change to the scheme is to face the dwellings away from South Way and towards the new scheme. Access is now being taken from the new residential scheme and so the potential for conflict has been removed.

4. The scheme now provides a pleasant termination to the main site whilst also providing separation from the college activities off South Way.

7.0 Landscape

1. The same principles as have been approved for Sites One and Two have been adopted for this small infill area. A Landscape Management Statement forms part of this application along with a landscape Layout.

8.0 Appearance

1. The dwellings are of the same high quality design and detailing as those previously approved on the adjacent site. They are to be constructed of facing brickwork and concrete tiled roofs to match the adjacent scheme. The rear of the dwellings have also been detailed as they can be seen from South Way.

2. The intended overall appearance of the scheme is one of a traditional style. The quality of the selected materials will underpin this approach and ensure that the visual appearance of the scheme is of a high quality.

3. Elevations will be well animated by doors and windows to provide 'active frontages' and turn streets into social spaces rather than traffic conduits. Spacing and orientation of buildings are designed to face the street and create continuous building frontages to provide 'active' streets.

9.0 Access

1. As discussed earlier in this document the access for the 4 dwellings is now to be taken from the new residential scheme to the south. This has meant that the dwellings back on to South Way but has the benefit of removing pedestrian / vehicle conflicts.

2. At the request of the planning officer a pedestrian footpath link has been incorporated to South Way to ensure permeability to the surrounding neighbourhood.

3. The site access configuration and internal road layout is based upon the guidelines within the 'Manual for Streets' and the WSCC Local Design Guide.

4. Car, motorcycle and cycle parking associated with the proposed housing development is to be provided in accordance with the revised county parking standards (Supplementary Planning Guidance adopted by WSCC November 2003).

10.0 Summary

1. This site at Westloats Lane, Bognor Regis had an outline planning permission (Ref: BR/48/09), for six 2 bedroom flats, parking and landscaping.

2. Discussions with the Local Authority Officers have led to the application scheme for four houses. This proposal is more in keeping with its neighbours both in scale and appearance.

3. All of the proceeding text, illustrations and previous negotiations with officers of Arun District Council and the fact that we have closely followed the principles of the Outline Approval and those of the adjacent residential scheme, have resulted in a proposal that can be recommended to the authority.