

Design and Access Statement

Open Spaces Hampton Park,
Littlehampton

November 2025

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Chapter 1

Introduction



Purpose of the Document

This Design and Access Statement (DAS) accompanies the submission of the Reserved Matters application (RMA) for remaining open spaces at the strategic development area known as Hampton Park.

Hampton Park has outline consent for up to 1260 new homes, plus associated infrastructure, including public open space, children's play area, sports provisions, a community use, retail and commercial uses and land for a school. The approved masterplan and the Development Framework Document (dated 2017) set out the guiding principles for the overall strategic development.

The RMA seeks to deliver the following elements:

- Playing pitches, changing rooms and car parking area;
- The northern allotments; and,
- Eastern extent of the Black Ditch open space.

The design parameters have been established through an extensive and forensic process, undertaken by the technical team appointed prepare this application. The key document being the Development Framework Document (dated November 2017) and the approved master plan and parameters therein. The scheme accords with guidance within this document, the Aun Design Code and National Design Guidance.

This document sets out the design rationale in relation to both the layout and architectural appearance for each component. In addition, it sets out the key principles of the landscape, parking and movement strategies.

A s73 accompanies the RMA submission to regularise the changes that result from bringing forward elements of the remaining open spaces at Hampton Park.



Overview of the Proposals

This RMA seeks to deliver:

- The playing pitches, changing rooms and car parking area;
- The northern allotments; and
- Eastern extent of the Black Ditch Open space.

It is important to Persimmon that we provide our customers with good quality homes that are part of a sustainable and inclusive community. Our primary aim is to provide new neighbourhoods in areas where people wish to live and work. The open spaces resulting from this RMA will bring forward vital open space and community facilities integral to the establishment and wellbeing of the community at Hampton Park.

Following discussions with officers at both Arun District Council and Littlehampton Town Council it has been determined that:

- 2 playing fields, which can also accommodate a cricket pitch, will be provided;
- The northern allotments are to be relocated to a location south of the playing pitches;
- A 30-space car park is acceptable plus 10 spaces for allotment holders;
- A building accommodating 4 changing rooms, disabled toilet/changing facilities, a storeroom accessible externally, a socializing space is acceptable; and
- A covered external area and a further picnic area will be provided.



The central design ethos for remaining open spaces has been to provide functional open space.

Introduction to Persimmon

1) Who we are

Persimmon are one of the UK's leading house builders, supplying thousands of jobs, building high quality homes and achieving 5* from our satisfied customers. As a whole this leads to the sustainable development of communities where we invest in good causes and provide the essential infrastructure to positively transform the daily lives of new and existing residents. This is all part of our Persimmon Way excellence programme as we strive to deliver Places where people want to live.

What we are aiming for

1) Quality

Our vision is to be Britain's leading homebuilder with quality and customer service at its heart, building the best value homes on the market in safe and inclusive communities.

2) Sustainability

We aim to mitigate climate change through the provision of energy efficient, low carbon homes. In line with building regulations guidance, in time, dwellings will aim to meet the requirements of the full Future Homes standard, delivering a 75% reduction in carbon emissions beyond Part L of the 2013 building regulations. This will be achieved through fabric efficiency measures, reduced air leakage, maximised passive solar gains, the use of solar PV, and air source heat pumps.

3) Placemaking

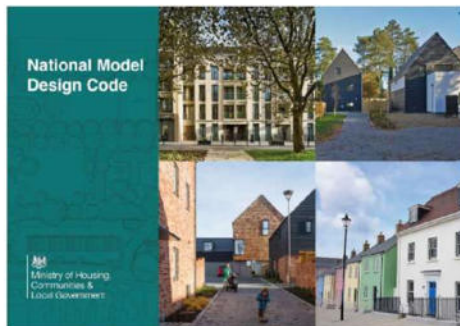
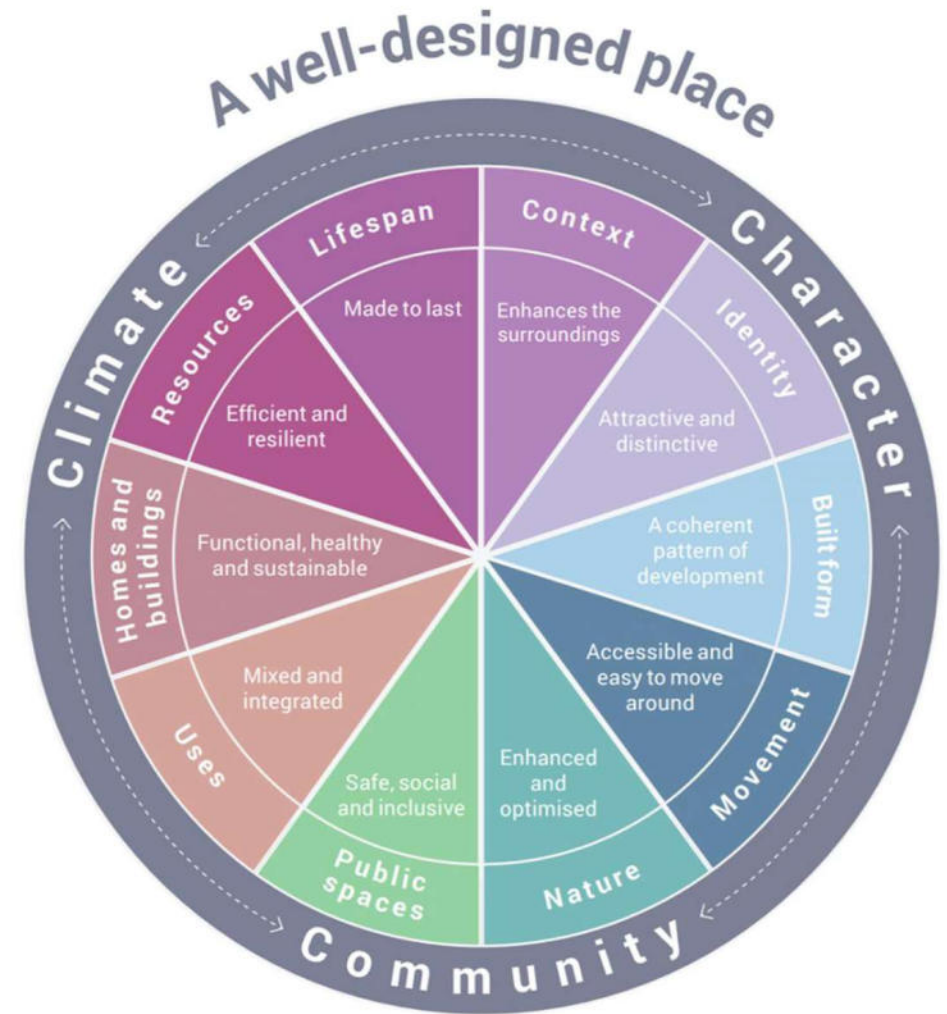
We aim to design sustainable schemes through matching the aspirations of the Government's National Design Guide, taking you on the placemaking journey with us, leaving a legacy that we and our customers are proud to be a part of.

National Design Requirements

The National Model Design Code

Design has become a central focus to national planning policy with a desire to create high quality, beautiful and sustainable buildings and places. The latest version of the National Planning Policy Framework (NPPF) recommends the use of the National Model Design Code and National Design Guide for LPAs when assessing applications. These documents provide guidance on the design of sites as is set out in the 10 characteristics of a well-designed place. This forms the basis of our Persimmon Pledges in which we demonstrate our compliance to national policy and our commitment to high quality design. Persimmon's dedication to Placemaking cuts across all parts of the business.

Paragraph 131 of the NPPF states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The definition of Fundamental is "forming a necessary base or core; of central importance". This DAS is our practical application of national policy at Hampton Park .



The National Model Design Code sets out '10 Characteristics of a Well-Designed Place'.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place



Use

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the site's context, including a suitable mix of housing and open spaces. Hampton Park is located with good access to existing local services and facilities, and the open spaces proposals will bring forward destination recreational facilities that can be easily accessed.



Homes & Buildings

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being. In this respect the open spaces will help to achieve the desire of creating an attractive environment and providing access to recreational facilities.

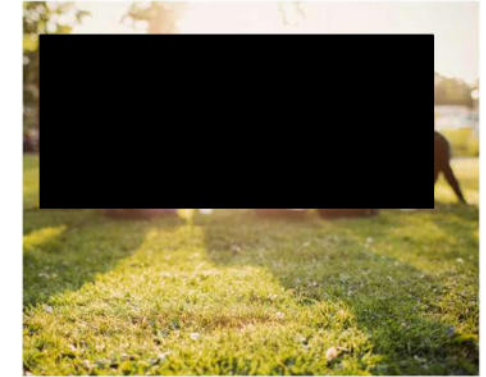


Resources

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Our Pledge

We will ensure sustainability sits at the heart of our placemaking including promoting sustainable modes of travel and walkable neighbourhood as well as delivering our pathway to providing for energy efficient built form.



Lifespan

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Our Pledge

We will design places with legacy and long-term stewardship firmly in mind including future management and maintenance arrangements for our customers.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place continued



Context

Sustainable places support everyday activities enabling people to live, work and play in an attractive environment. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the sites context. In this instance open spaces necessary to support a new community will be provided for. The site is also a sustainable location, which has good access to local services and facilities as well as providing space for formal and informal everyday recreational activities.



Identity

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being.



Built Form

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Our Pledge

We will ensure sustainability sits at the heart of our placemaking including promoting sustainable modes of travel and walkable neighbourhoods as well as delivering our pathway to providing for energy efficient built form.



Movement

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Our Pledge

We will design places that are easy to access and navigate to ensure all members of the new community can benefit from the public open spaces and local services provided. This will help to foster the establishment of a sense of community and belonging.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place continued



Nature

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the sites context, including a suitable mix of housing which also incorporates affordable housing where required. We will plan for sustainable places which have good access to local services and facilities. The open spaces at Hampton Park will also deliver a range of exciting recreational opportunities.



Public Spaces

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable private and public amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being.

National Design Requirements

Building for a Healthy Life

BHL is design guidance produced by Design For Homes. Whilst not explicitly national government guidance, it is specifically referred to in National Planning Policy Framework. NPPF para 138 states:

"Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development... For assessing proposals there is a range of tools ...and assessment frameworks such as Building for a Healthy Life."

Building for a Healthy Life sets out 12 considerations for assessing 'successful places':

14 INTEGRATED NEIGHBOURHOODS	38 DISTINCTIVE PLACES	62 STREETS FOR ALL
Natural connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

BHL is foremost a design process structure, not a scoring system. For this reason, it lists and illustrates examples of good practice highlighted by a green light. Poor practice is highlighted with a red light. Where an element of design is considered to fall between a green and a red traffic light, an amber light can be assigned to a particular consideration. An amber light does not mean that the design scores 'half a point'. Instead, it cautions that an aspect of a scheme is not fully resolved. In many cases it is possible to rethink and redesign an aspect of a scheme to achieve a better outcome.



National Design Requirements

BHL - 12 Considerations for Assessing 'Successful Places'

Persimmon seeks to embrace all 12 considerations and ensures that they are the building blocks of all our schemes. In this regard Hampton Park is no different. We have sought to ensure that the proposed layout for Phase 6a accords with the considerations that are relevant to this reserve matters application, having regard to the principles and uses approved with the outline consent, to ensure good practice and a 'green light' is achieved. These are all fundamental elements of comprehensive master planning.



Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

What 'green' looks like at Hampton Park:

- Edge to edge connectivity.
- Development responds to key desire lines.
- Connected street patterns (for both pedestrians and cyclists).
- Permeability to surrounding green spaces.
- Connecting existing and new habitats.
- Road and drainage adoptions to site boundaries.



Facilities & Services

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

What 'green' looks like at Hampton Park:

- Considered locations for non-residential uses (in this instance play and open space provision).
- Active frontages.
- Mixing uses vertically.
- Creating publicly accessible spaces at a human scale.



Walking, Cycling & Public Transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

What 'green' looks like at Hampton Park:

- Shared street spaces.
- Cycle friendly streets.
- Short and direct walking and cycling routes.
- Tight corner radii.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Homes For Everyone

A range of homes that meet local community needs.

What 'green' looks like at Hampton Park:

- Designing homes and streets that are tenure blind.
- A range of housing typologies to create a broad-based community
- Homes with the flexibility to meet changing needs (NDSS and M43 policy compliance).
- Affordable homes distributed across development.



Making the Most of What's There

Understand and respond.

What 'green' looks like at Hampton Park:

- Understanding how existing distinctive characteristics can be incorporated.
- Characteristics to reflect local character –appropriately located and scaled built form that provides natural surveillance over retained and new open spaces.
- Appropriately designed parking arrangements, where usability is key and landscaping helps to reduce the perception of car dominance. Protecting / enhancing / creating habitats.



Well Defined Streets & Spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

What 'green' looks like at Hampton Park:

- Streets with active frontages.
- Well defined streets and spaces.
- Cohesive building compositions and lines.
- Front doors that face the street / public spaces.
- Dual aspect homes on corners.
- Perimeter blocks.
- Well resolved internal vistas.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



A Memorable Character

Create places that are memorable.

What 'green' looks like at Hampton Park:

- Drawing inspiration from local architecture / landscape character in terms of style of built form and use of materials.
- Having regard to the wider green environment and providing appropriate and transitional forms of development.
- Structural landscaping to create memorable character and complete wider green infrastructure.
- Creating focal spaces and building groupings.



Easy to Find Your Way Around

Use legible features to help people find their way around a place.

What 'green' looks like at Hampton Park:

- Design for legibility.
- Streets (and footways) as the main way for people to find their way around a place.
- Navigable features with legible elements / focal spaces
- Frame views of features on or off site.



Healthy Streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

What 'green' looks like at Hampton Park:

- Streets for people.
- Tree lined streets.
- Providing for a range recreational activities.
- Landscape layers that add richness.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Green & Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature.

What 'green' looks like at Hampton Park:

- Biodiversity gain across the development site.
- Movement and feeding corridors for wildlife around the periphery of the site.
- Identification of a wide range of space types.
- Creating a habitat network.
- A connected and accessible network of open spaces.
- Species rich grassland areas in the new open spaces.
- Well considered management arrangements.



Cycle & Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene.

Well-designed streets will also provide sufficient and well-integrated car parking.

What 'green' looks like at Hampton Park:

- Car parking provision appropriate to the use.
- Landscaping to help settle parked cars.
- Disabled parking provision.
- Well lit and overlooked parking areas.



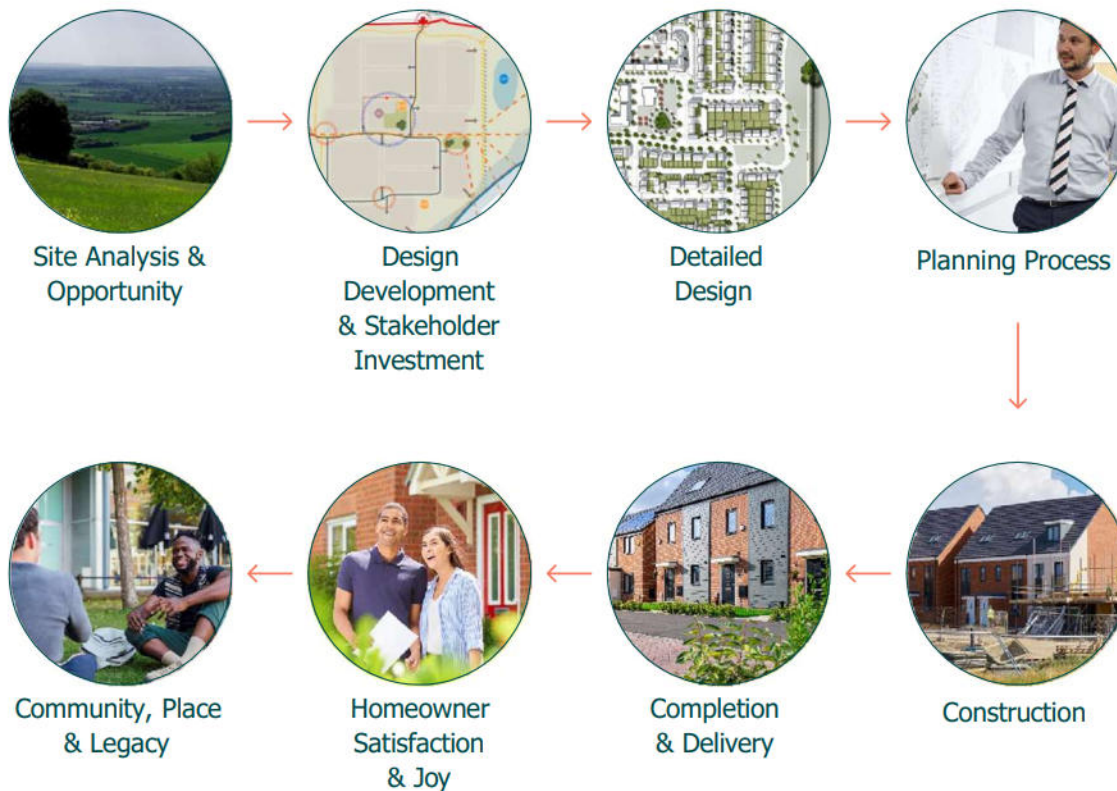
Back of Pavement, Front of Home

The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

What 'green' looks like at Hampton Park:

- Defensible space and strong boundary treatments.
- Boundary treatments that add ecological value and reinforce distinctive local characteristics.
- No left-over spaces with no public or private function.

The Placemaking Journey



The Journey

As required in by the NPPF and highlighted in the national design requirements, scheme proposals are required to be comprehensively master planned.

The achievement of a comprehensive design outcome is a responsibility that cuts across various design professionals and has therefore been a key concern for the Design Team in the production of the detailed design proposals for our Hampton Park development and this RMA.

A key focus was the outline consent, and the Development Framework Document that was approved as part of it. Persimmon Homes has sought to ensure compliance with the key principles and aspirations of the outline consent, while also seeking to meet with the aspirations of Stakeholders who have an active interest in the delivery of Hampton Park.

We have also sought in incorporate the 'lessons that have been learnt' with previous RMA submissions and approvals, to ensure continuity.

As part of the preparation of this RMA, Persimmon Homes has engagement in a long-standing dialogue with Arun District Council along with other stakeholders such as the Town Council and the North Littlehampton Steering Group. All comments raised and guidance received has been incorporated into the formal submission.

Finally, consideration has been had to the National Design Requirements explored in this chapter.

Chapter 2

The Baseline

Responding to Site Context

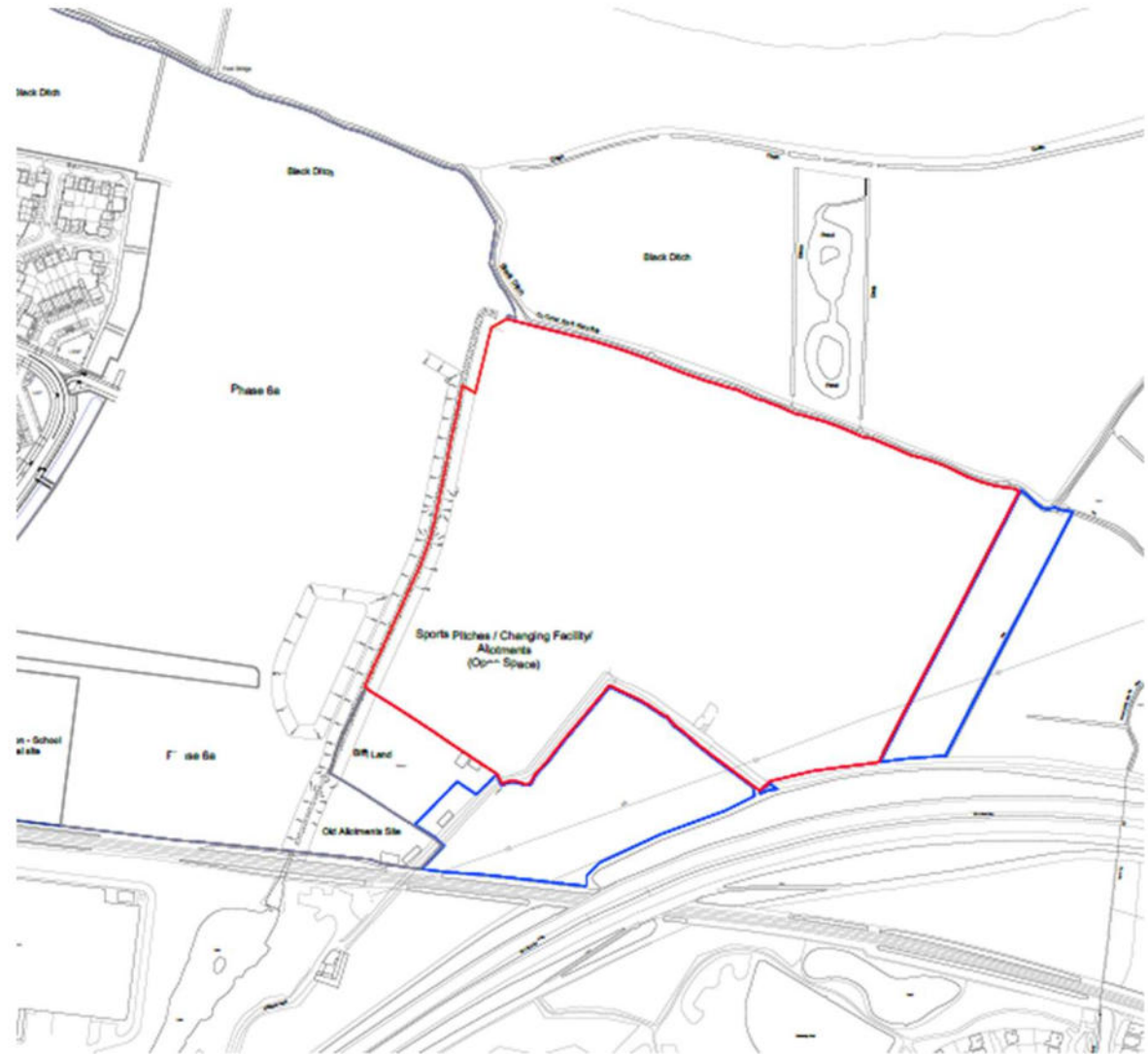


Site Location

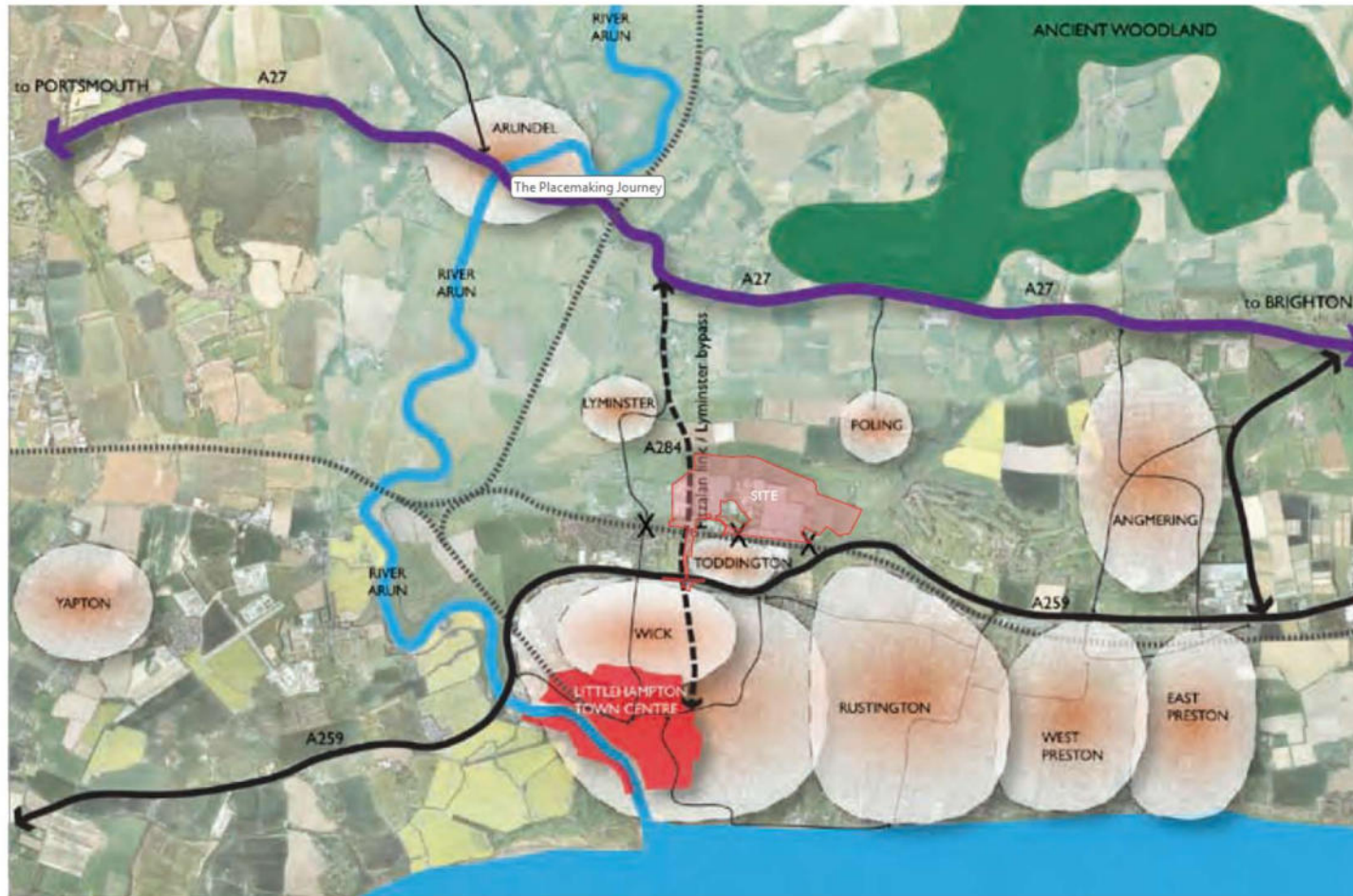
Our Hampton Park development site is located within the District, to the south of Lyminster and north of Wick in Littlehampton.

The Open Spaces proposed in this RMA encompass an area of 21.29 ha - the playing fields, car park, changing facilities and allotments occupy an area of land of 3.79ha, and the eastern extent of the Black Ditch is 17.50ha.

They are located on land east of the main residential development, with vehicular, pedestrian and cycle access from Phase 6a. To the north and east lies open countryside. To the south is land under the control of a different landowner, and this area is overgrown with no functional use. Further south lies the railway line.



Accessibility and Transport



Littlehampton is the principle coastal town in Arun District.

The area is well connected with the new Lymminster Bypass (the Nightingale Way) providing direct access to the A27 to the north, and Littlehampton Town Centre the south. The A27 is the primary route connection the coastal town between Portsmouth to the west, and Worthing and Eastborne to the east.

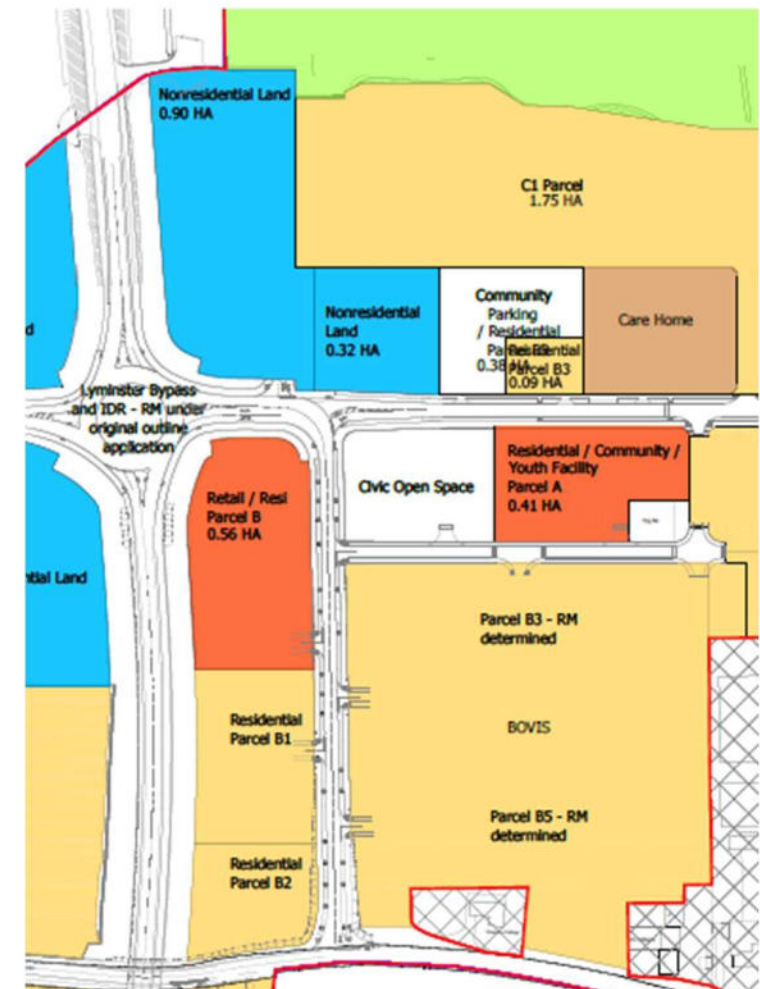
Littlehampton town centre and railway station lies 1.7 miles to the south of Hampton Park. Train services are provided to Worthing, Lancing, Brighton, Portsmouth, Southampton and London Victoria. The sea front is 2 mile to the south of Hampton Park.

There are local bus connections to Lancing, Wick, Goring and Worthing. Bus stops are accessible on the Lymminster Road; however, these will be diverted into Hampton Park as the development progresses.

Local Services



The majority of accessible local services are located in Littlehampton town centre, which is easily accessible from Hampton Park. However, the local centre, which is the subject of a separate RMA, provides for local retail provision and community facilities for residents of the development.



Landscape and Nature

The site lies to the east of the main residential development of Hampton Park. It comprises greenfields, previously used in association with the former commercial nursery use of the site.

The area relatively overgrown with pockets of scrub and bramble.

The whole development site of Hampton Park lies within Impact Risk Zone 2 of the Arun Valley SPA. Therefore, consideration is required whether there will be any impacts on functionally linked habitats and wintering bird population.

Existing ecological features comprise:

- Boundary hedgerows and trees
- Overgrown scrub

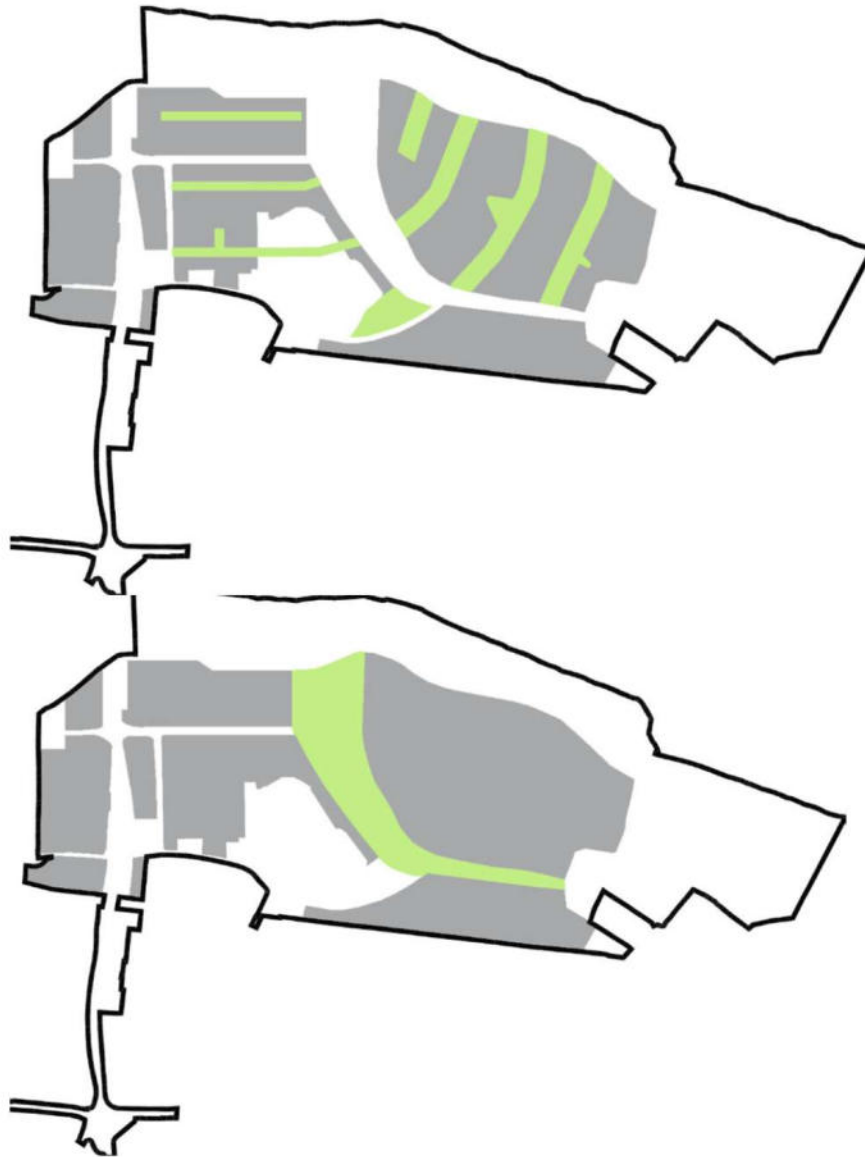
Ecological surveys have been undertaken and found suitable habitats for:

- Birds
- Bats
- Reptiles

Appropriate mitigation will therefore need to be provided to ensure a positive effect via on site habitat creation.



Hydrology



The site is currently an undeveloped greenfield site and there are currently no existing impermeable surfaces on the site. The current surface water run off rate, plus consideration for climate change, is required to be maintained after the development is built.

The playing fields and allotments are in Flood Zone 2/3 as such careful consideration will need to be given to the location and usability of these facilities.

A key element to the design of this Phase is that it accords with the principles approved in the 2011 FRA, which accompanied the outline consent. The design parameters of which are:

- Finished floor levels across the development are to be a minimum of 500mm freeboard above the extreme 1 in 1000 Annual Probably flood level of 2.38m AOD (as a proxy for the reference 1 in 100 AP plus climate change flood level).
- Floodplain storage needs to provide for a net improvement.
- Continuous and dry access is provided to all units across the development.

Local Identity and Character



The character and identity to be created for Hampton Park is detailed in the Development Framework Document.

The Open Spaces do not fall within a defined character area.

The playing fields and allotment elements of the proposed development while being for 'open space' uses have a closer and functional relationship with the built-up edge of the green edges character area. As such they provide something of a transition between the built form of development and the open countryside that spreads north and east of the development site.

The built elements of the car park and changing facilities building are located with access directly from Phase 6a. The playing fields and allotments then surround them providing for a sense of enclosure from the wider countryside.

The Black Ditch Open Space, forms part of the wider countryside setting of Hampton Park – the proposals here are to provide appropriate access rather than any built form.

What does National Guidance say?

NDG para 39 & 40 - An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The Principle of Development

Principle of Development

The principle of development has been established through the outline consent that was granted in January 2013 (LU/47/11) and amended via a s73 approval in August 2017 (LU/182/15).

The proposals have been developed with full regard to the parameter plans and Development Framework Document approved with the outline consent. We have also sought to have full regard to the NPPF and National Design Guidance and believe we are proposing a high-quality development that truly embraces the concept of delivering beautiful places.

Relevant policy documents

- Arun Adopted Local Plan
- Arun Design Guide
- Open Space and Recreation Standards SPD
- Parking Standards SPD.

Of relevance is Local Plan policy D SP1 which states that all development proposals are to make efficient use of land, in tandem with regard for local area characteristics. All design proposals should be derived from a thorough site analysis and context appraisal and adherence to the objectives of sustainable design.

In addition, under Policy D DM1, all layouts are to consider legibility, in terms of ease of navigation, and should incorporate focal points and active edges to neighbourhoods - through incorporation of landscaping and open space features.

The open space design will need to comply with these objectives while also ensuring that the principles of the approved outline consent (parameter plans and the Development Framework Document) are complied with. This includes the location and quantum of open spaces provided for, as well as their functionality, accessibility and relationship with built form to the west and more open countryside to the east.

LU/47/11/



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development
Management Procedure) (England) Order 2010 (as
amended)

Application for Planning Permission

DECISION NOTICE

Application Ref: LU/47/11/

- To Addressee**
Mr Gardiner
WYG Planning & Design
The Loft
St Clairs Farm
Wickham Road
Droxford, Hampshire
SO32 3PW
- Site Address**
Land north of
Toddington Lane

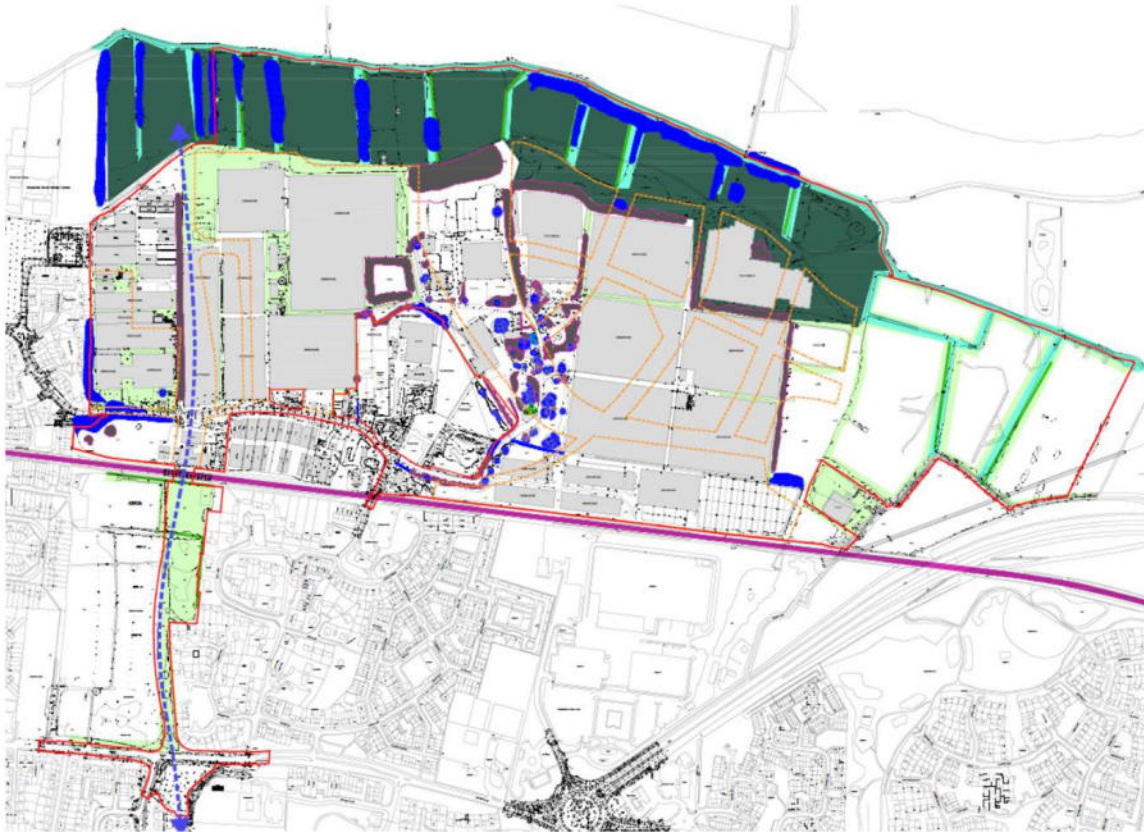
BN17 7PP
- Description of Development**
Outline application with some matters reserved for mixed use development comprising:
demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.
- In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans.

Chapter 3

Design Development



Opportunities and Constraints



Opportunities

- Pedestrian linkages throughout the scheme.
- Provision of a desirable and functional sporting area.
- A clear access from Phase 6a, providing for vehicular, pedestrian and cycle accessibility.
- Integrating informal open space elements.
- Strategic landscape planting/ trees where appropriate – including retention of important trees.
- An accessible location for the northern allotments.
- Facilitating access to the wider countryside.

Constraints

- Proximity of the Black Ditch to the north and a change in ground conditions that result.
- Flood Zone 2/3 location.
- The Norway Ditch – which needs to be crossed to provide access.
- Existing wildlife and habitats.
- Level changes to the south.
- Flood compensation function of the area.

Developing the Masterplan and Layout

The Design Evolution – principle design elements

As part of the design evolution and delivery of Hampton Park, we have sought to engage with Officers to determine key design concepts for each phase of development delivered.

Key to the design of the Open Spaces RMA have been the following considerations:

- The impact on the flood plain storage (compensation) of a large built platform.
- The Norway Ditch provides a physical constraint for access, and an engineered solution is required. This is both expensive and complex. It also renders the original northern allotment site largely undevelopable, as the level difference would mean a very large bridge construction that would take up much of the land.
- The playing fields are now located in flood zones 2/3 – due to changes in the Environment Agencies mapping, though in reality the area does not have a history of significant flooding. This needs to be balanced with the flood compensation function that the area also provides. This could impact the usability of the pitches in real terms.
- The deliverability and cost of providing for a development platform above the flood risk levels for the car park and changing rooms. This needs to be kept as minimal as possible so as not to eat into the flood compensation function and be cost effective to deliver.
- Future management of the playing fields and changing facilities, it is unlikely that the District Council will take on the long-term management, therefore they will have to be transferred to the management company for the development site. It is important not to over-burden residents and as such a rationalised provision is required.
- The need to relocate the allotments to a more usable and less isolated location.

Following detailed pre-application engagement, the following design parameters have been established:

- 3 playing pitches of adult size have been rationalised to 2 senior pitches, which can also provide for a cricket square during the summer months – this allows for appropriate flood compensation to be maintained as well as providing for cricket provision which is needed locally.
- Playing pitches have been designed to be as usable as possible all year round – they are designed to be positively drained and set a level of a 1 in 100 year plus climate change event.
- A 30-space car parking with 10 additional spaces for the allotments is provided.
- A smaller changing room building comprising 4 changing rooms, an accessible WC/changing area, externally accessible store cupboard and a kitchenette / socialising area leading out onto an area of external covered area.
- Additional seating / picnic area provided for adjacent to the pitches.
- The allotments are relocated to a location south of the playing pitches.

The Sports Pitches

The sport pitches are located to the east of the development, forming the main feature within a wider, thoughtfully designed open space. These pitches offer a high-quality setting for organised sport, informal games, and community recreation.

Encircling the pitches is a series of crushed limestone paths, creating easy and enjoyable access throughout the site. While the pitches bring energy and movement, the wider landscape balances this with a focus on nature and biodiversity.

The majority of the surrounding area has been retained as grassland, enriched with wildflowers to encourage pollinators and seasonal colour. The boundaries are planted with native trees and scrub, thoughtfully supplementing existing vegetation to create a layered, wildlife-friendly habitat. Proposed reed bed planting will also help create habitat opportunities and enhance existing landscape.

A picnic bench social area provides a welcoming space for visitors to relax and enjoy the surroundings, while nearby allotments offer opportunities for community gardening and local food growing.

To support visitors and ensure a clean, accessible environment, dog litter bins have been placed at key points, and wayfinding posts at the main entrances provide clear orientation for all users.



Formal Street Tree Planting



Formal Street Hedge Planting



Open Space Tree Planting



Native Species for Hedge and Scrub Planting



To include Crataegus monogyna (Hawthorn), Prunus spinosa (Blackthorn), Viburnum opulus (Cueider Rose), Viburnum lantana (Wayfaring Tree), Euonymus europaeus (Spindle), Malus sylvestris (Crab Apple), Ilex aquifolium (Holly), Corylus avellana (Hazel), Acer campestre (Field Maple) and Frangula alnus (Alder Buckthorn), Lonicera periclymenum (Honeysuckle), Rosa canina (dog rose), Cornus sanguinea (Common Dogwood), Ligustrum vulgare (Common Privet), Ulex europaeus (Common Gorse).



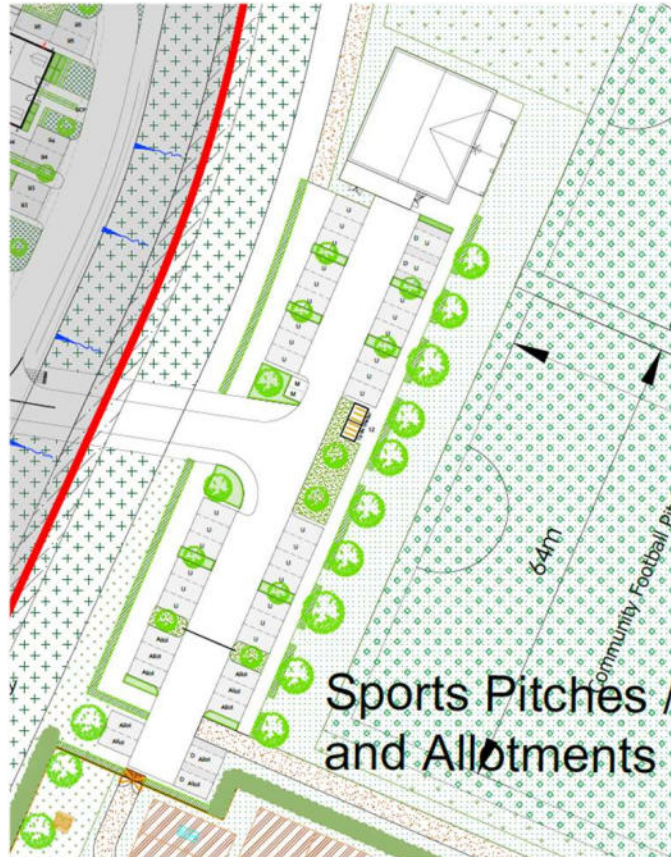
Car Park

A 30-space car park for the playing pitches is provided with a further 10 allocated spaces for the allotment holders.

The car park is appropriately landscaped and accessed directly from the bridge over the Norway Ditch. It is positioned in a discrete location behind the playing fields and to the side of the changing room building, with landscaping to further soften any visual impact.

6 No. Sheffield cycle stands (covered) totalling 12 No cycle space are provided along with 2 motor vehicle spaces.

3 active EV charging points are also provided.



Proposed covered cycle stands



Frame:

- Steel frame, treated with market-leading Triplex multi-layer powder coating to ISO 12944
- Non-coloured steel frame, hot-dipped galvanised to ISO 1461:2009
- 50 x 50mm square tube

Sheffield Toast Racks

- Manufactured from 50 x 50mm diameter mild steel
- Each stand can accommodate one cycle on each side
- Steel structure, treated with market-leading Triplex multi-layer powder coating to ISO 12944
- Non-coloured steel structure, hot-dipped galvanised to ISO 1461:2009
- Cycles can be locked to the stands by the wheels and frames using chains, padlocks, cables or D-locks
- Stands are joined at the feet for easy installation

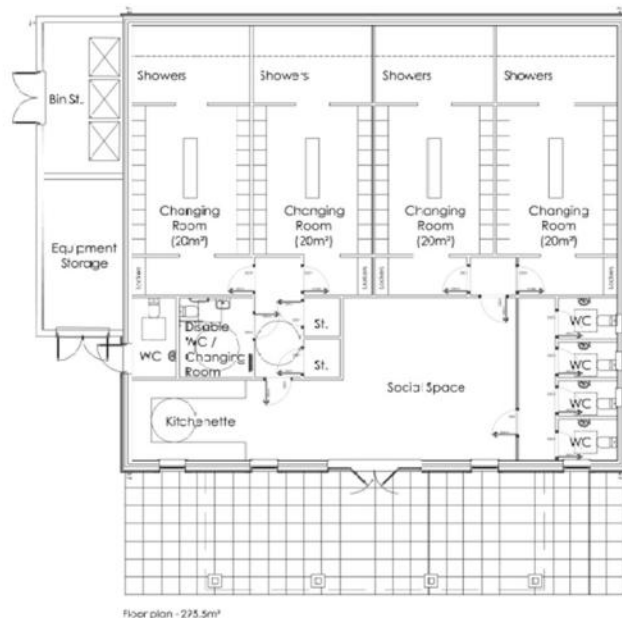
Glazing:

- Sides: Clear polycarbonate
- Roof: Clear polycarbonate

Changing Facilities

A building providing for 4 adult sized changing rooms has been provided. Both have showers and access to a WC. In addition, 1 accessible WC and changing room accessed via a central / communal lobby is provided for, along with a store / equipment room (which has external access), a kitchenette, socialising space and a covered external area.

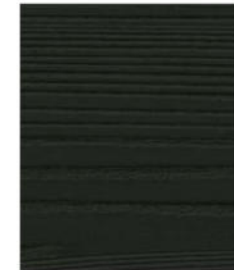
The building is 275sm in size and therefore will not be able to achieve full BREEAM certification. A fabric first design approach and an air sourced heat pump with sufficient PV panels will be installed to provide a 10% renewable energy requirement.



Materials Palette



Multi stock brick



Weatherboarding – timber effect in pine green / timber bark



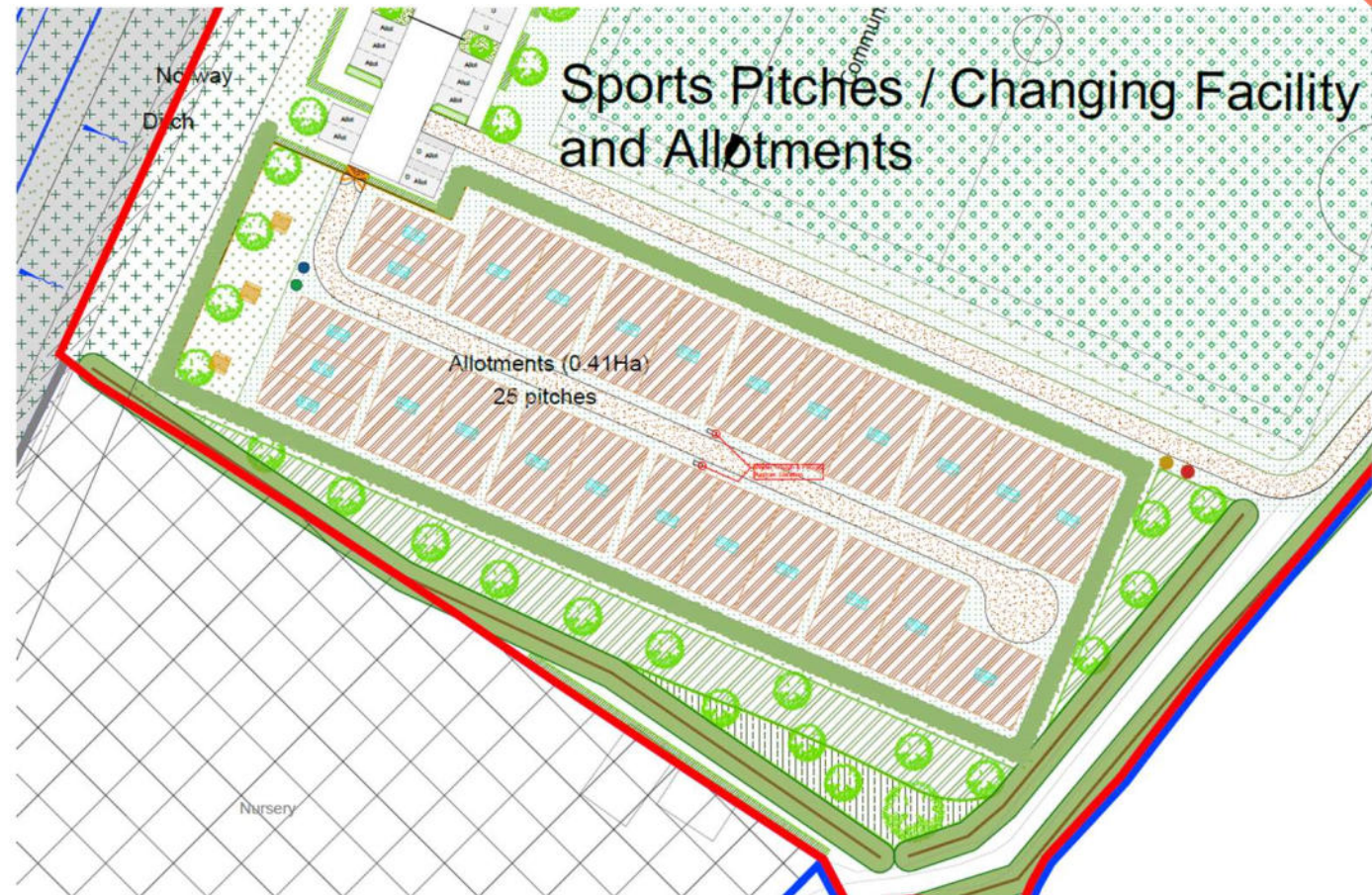
Roof tile – duo interlocking in grey

The Allotments

In order to provide a suitable location for the Allotments they have been relocated to a position south of the playing pitches.

This means a single crossing over the northern allotment is provided, serving both the playing fields and allotment. Allocated car parking spaces in the car park will be provided for allotment holders.

This design solution enables a larger allotment offering to be provided and the design submitted has been agreed with the Town Council.



The Black Ditch Open Space – eastern extent

Public accessibility is also provided to part of the Black Ditch open space – an aspiration of the outline consent was to foster some accessibility to this area. This accessibility needs to be balanced with the ecological importance of the areas. As such an informal network of pathways will be provided, laid with self binding stone / gravel.

In terms of providing accessibility from the development site, this will be via the pedestrian footpath over the bridged access from Parcel 6a, and the footpaths delivered as part of the northern extent of the open space being delivered under the Phase 6a RMA.

There will be a clear route all round the playing pitches and allotments, as well as a wider loop around the perimeter of the red line area.

Following feedback during the pre-application stage, the footpaths around the perimeter of the site will be made of a self compacting gravel material.

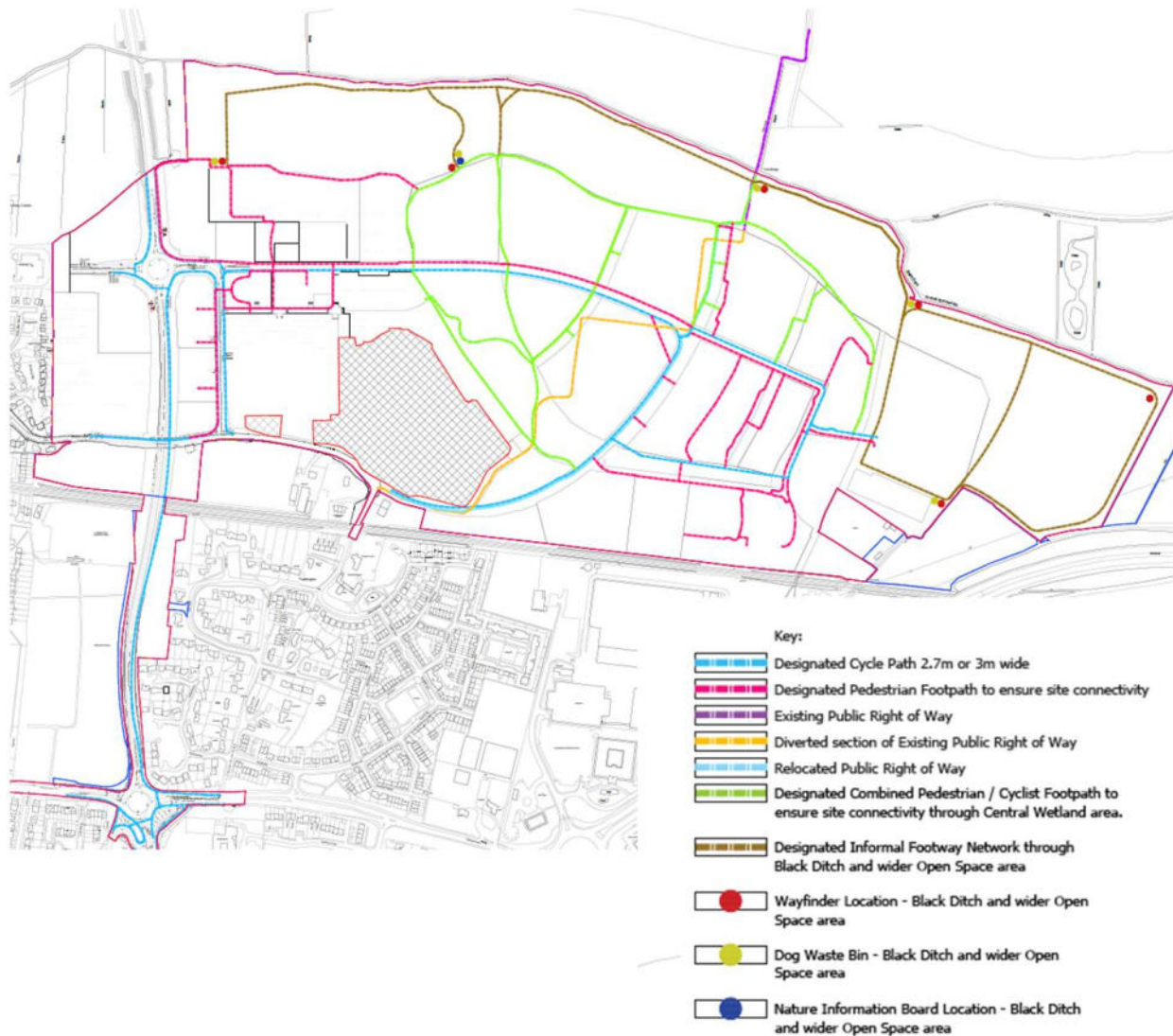
A more accessible route runs along the northern boundary of Phase 2, 4, 5 and will be extended into Phase 6a – this will be also be of self compacting gravel material.



Proposed elements:



Access and Movement



Movement Strategy

Cycle and pedestrian connectivity are key parts of the development proposals – which seeks to ensure that the principles established with the outline consent are adhered to. As detailed previously the key elements for this phase of development are:

- (1) The bridge over the Norway Ditch which provides vehicular, pedestrian and cycle access to the playing fields, its car park and changing rooms. The provides for both a designated cycle and pedestrian access.
- (2) The pedestrian footpaths link into and around the Black Ditch Open space.
- (3) Footways and cycle paths have been designed with legibility and pedestrian safety in mind. Therefore, they will be clearly demarcated and signposted where necessary.

Secure by Design

Reducing opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout for Phase 6a has been arranged to create natural surveillance over the Sport Pitches and allotment areas.

Overall, the aim for all elements of the Hampton Park development has been to ensure that every part of the scheme is easily identified as either being a public or private space. In this instance the spaces provided are all public.

The proposals respond to Secure by Design principles as follows:

- Dwellings in Phase 6a are to be arranged to address the Sports Pitches so they provide natural surveillance.
- Pedestrian useability has been considered to ensure the areas are permeable and access flows freely through out them. Particularly the playing fields and allotments to ensure there is community surveillance of the area.
- The changing facility building provides for an element of active use and lockable storage.
- The allotments will be appropriately fenced and gated.



Drainage and Flood Risk

Drainage and Flood Risk

As part of the outline consent, the area in which the playing pitches and allotments are located was designed to also serve as a flood plain storage.

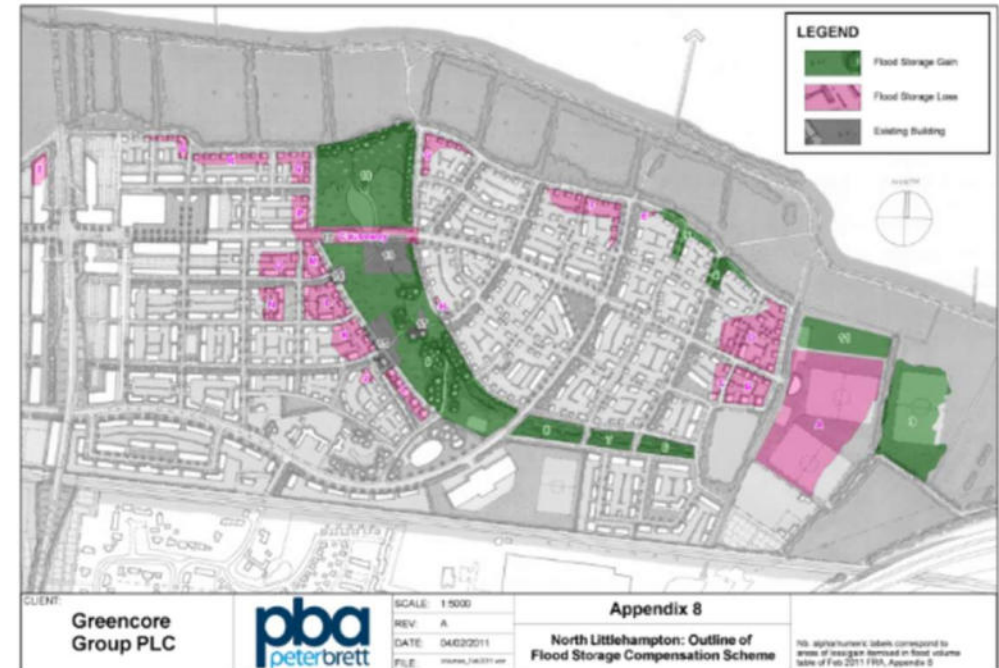
It was acknowledged with the outline that an element of the playing pitches would be in Flood Zone 2 and 3, and as such flood plain loss and gain needed to be balanced. However, this position has changed somewhat with the Environment Agency's review of the flood mapping, and the entirety of the area now falls within Flood Zones 2 and 3.

Consequently, drainage engineers have been employed as part of the design process to consider the options for raising the level of pitches to reduce their flood risk while maintaining the outline consents requirements in relation to flood plain storage.

The result of this, is that the playing pitches, development platform and northern allotments have been designed to be positively drained and set at a level of 1 in 100 years plus climate change (25%) event.

Attenuation is provided via permeable paving in the car park and then discharged at allowable rates into the Norway Ditch, which in turn feeds onto the Black Ditch, as part of the drainage strategy approved with the central wetland area design.

The foul drainage requirements of the changing facilities building will be provided via a small package pump station that discharges the water cross the Norway Ditch bridge and then connect to the mains system in Phase 6a



Ecology – Management and Mitigation

Wintering bird surveys have found no presence of the Bewick Swan on site or in adjacent habitats. The site is hydrologically connected to the Arun Valley SPA, but it is located down river, as such the proposed development will have no impact on the SPA.

Protected specie surveys identified the presence of birds, bats and reptiles on site.

An Ecological Mitigation and Management Plan is submitted with the RMA. The following mitigation has been allowed for in the development of the design for the open spaces:

- Bat sensitive lighting;
- New planting to mitigate lost of habitats for breeding birds.
- One barn owl box to be installed on a retained tree.
- Installation of two invertebrate towers within the retained open space.
- Reptile translocation to a receptor site east of phase.
- Eradication of American Mink.
- Re-establishment of seasonally wet grassland following land lowering for flood compensation and then the introduction of a suitable management for the area.
- Increase ecological value of three existing ditches.
- Introduction of native tree, shrub and grass species in areas of new planting.



Chapter 4

Conclusion



Concluding Comments

Persimmon Homes are committed to delivering the full aspirations of the outline planning consent relating to the North Littlehampton Strategic Allocation, and this open space reserve matters application provides the final piece of the jigsaw. It will ensure the delivery of the remaining open space elements, enabling the full place making aspirations to come to fruition.

The proposals submitted for delivery of the final elements of open space at Hampton Park have sought to balance the aspirations of the outline consent with the site-specific constraints of this part of the development site. What is being proposed is a logical design solution that will provide residents with a functional recreational space meeting for a variety of sporting and social needs. Public access to the wider open spaces / countryside completes the recreational experiences that will be available to residents.

Persimmon Homes commend these development proposals as an appropriate response to the site, its setting, and the fulfilment of Local Plan requirements and policies.

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