



LAND WEST OF PAGHAM ROAD, PAGHAM

DESIGN & ACCESS STATEMENT | NOVEMBER 2024

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SITES, STATEMENT OF APPEAL, DESIGN AND PLANNING INFORMATION				
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INTRODUCTION

ABOUT THIS DOCUMENT

This Design and Access Statement (DAS), produced on behalf of Bargate Homes and VVIVID Homes, and is one of a suite of documents that have been submitted in support of a Reserved Matters planning application for the residential development of 95 dwellings on land west of Pagham Road, Pagham.

An Outline Planning Application (REF: P/178/21/OUT) for the erection of 106 dwellings was approved under Appeal (Ref: APP/C3810/W/22/3302023) with all matters reserved apart from access. The outline planning permission has established the principle of development of the site for the type of uses proposed as well as the details of the means of access from Pagham Road.

This statement should be read in conjunction with the application and its accompanying documents / drawings.

The DAS has been prepared in collaboration with a design team including:

- **Bargate Homes:** Applicant
- **Henry Adams:** Town Planning & Project Co-ordination
- **Thrive Architects:** Architects & Urban Designers
- **Fabrik Landscape:** Architecture
- **Mayer Brown:** Civils, Utilities & Drainage
- **FPCR:** Ecology

DESIGN GUIDANCE REFERENCES

The development proposals set out on the following pages reflect current guidance on creating high quality developments and improving the design quality of the urban environment. They draw upon guidance within the following documents:

LOCAL DESIGN GUIDANCE

- Arun D.C Local Plan 2011-2031 (July 2018)
- Arun D.C Design Guide (January 2021)
- Arun D.C Parking Standards SPD (January 2020)
- Arun D.C Open Space SPD (January 2020)

NATIONAL DESIGN GUIDANCE

- NPPF: National Planning Policy Framework (2023)
- Urban Design Compendium 1 & 2 (2007)
- By Design (2000) CABE
- Manual for Streets (2007)
- Manual for Streets 2 (2010)
- Urban Task Force Report - Towards an Urban Renaissance (1999)
- Responsive Environments: A Manual for Designers (1985)
- Planning for Sustainable Development: Towards Better Practice (1998)
- Sustainable Settlements: A Guide for Planners, Designers & Developers (1995)
- Planning & Design for Outdoor Sports & Play: Fields In Trust (2008)

The documents set out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns. To this end an opportunity exists to produce a unique development proposal. The scheme should respect its setting and strive for quality in design of the built environment, townscape, and landscape. Design of the public realm should be paramount, creating a sense of place that reinforces civic pride and promotes a community spirit.

The principal points to consider in meeting these objectives are:

- **Identity:** Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.
- **Legibility:** Making a place that people can understand and negotiate with ease.
- **Permeability:** Creating sustainable connections within the development and to the wider area.
- **Sustainable Transport:** Encouraging walking and cycling and making public transport widely available to reduce social exclusion.
- **Energy Conservation:** Settlement designed to reduce resource consumption and promote the use of environmentally friendly materials.
- **Landscape Enhancement:** Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.



SITE CONTEXT

LOCATION

The application site is located west of Pagham Road, north of existing residential properties at Mill Farm Estate and south of a small enclave of residential properties associated with Rockery Farmhouse, accessed from Pagham Road.

The site is well contained on its northern and western boundaries by existing hedgerows and woodland. The hedgerow along its southern boundary is less mature and there are partial views from the houses beyond.

LOCAL CHARACTER

A character assessment has been undertaken to document the architectural styles and materials within the surrounding area. The assessment has identified three main character types namely; Mid to Late 20th Century housing, Traditional Vernacular and Recent Developments. Each character type is outlined in more detail below.

MID TO LATE 20TH CENTURY HOUSING

The overwhelming character of Rose Green and Nyetimber Mill is one of mass produced mid to late 20th century housing. Typically the forms include a large number of chalet style bungalows. The key features can be identified as:

- Typically 1 storey in height to 2 storey maximum.
- Typically detached with some semi-detached and terraces.
- Examples of gables facing the road.
- Use of brick and wall cladding.
- Simple casement windows with no astragals.



TRADITIONAL VERNACULAR

Within the surrounding context of the site and within the village centre there are some examples of a Local or Traditional Vernacular. Key features can be identified as:

- Detached or semi-detached properties.
- Typically two storey in height.
- Pitched gable end roofs with some hipped or half hipped roof profiles.
- Typically slate grey or rustic brown roof tiles.
- Walls typically red brick, with occasional encased stone or flint or painted brick.
- Window styles are generally vertically proportioned with white frames and astragals.



RECENT DEVELOPMENTS

There are two relatively recent developments in Pagham found at Osbourne Way & Spinnaker View / Anchorage Court. The appearance of the new developments appears to take design references from the traditional vernacular with features such as:

- Typically 2 storey.
- Mix of gable roof and hipped roofs.
- Materials include orange / brown / red bricks, with occasional use of encased flint, render and fibre cement cladding.
- Roof typically grey / brown and rustic red.
- Windows typically white framed vertically proportioned some with glazing bars.

