BARGATE HOMES

LAND WEST OF PAGHAM ROAD, PAGHAM

DESIGN & ACCESS STATEMENT | NOVEMBER 2024

CONTENTS

BARG230419 Land West of Pagham Road - Design & Access Statement

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INTRODUCTION

ABOUT THIS DOCUMENT

This Design and Access Statement (DAS), produced on behalf of Bargate Homes and VIVID 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.









SITE CONTEXT

The Site


PAGHAM ROAD
HOOK LANE
LION ROAD
MILLFARM ESTATE

CONSENTED OUTLINE APPROVAL

ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan submitted in support of the Outline application proposed built development for up to 106 homes including a housing mix of maisonettes, terraced, semi-detached and detached houses ranging in size from 1 to 4 bedrooms. New houses would not exceed 2.5 storeys in height.

The Illustrative Masterplan also includes tree lined streets and pedestrian links in addition to the required level of open space and play provision.

Access into the site is approved and is formed by a new vehicular and pedestrian access onto Pagham Road.

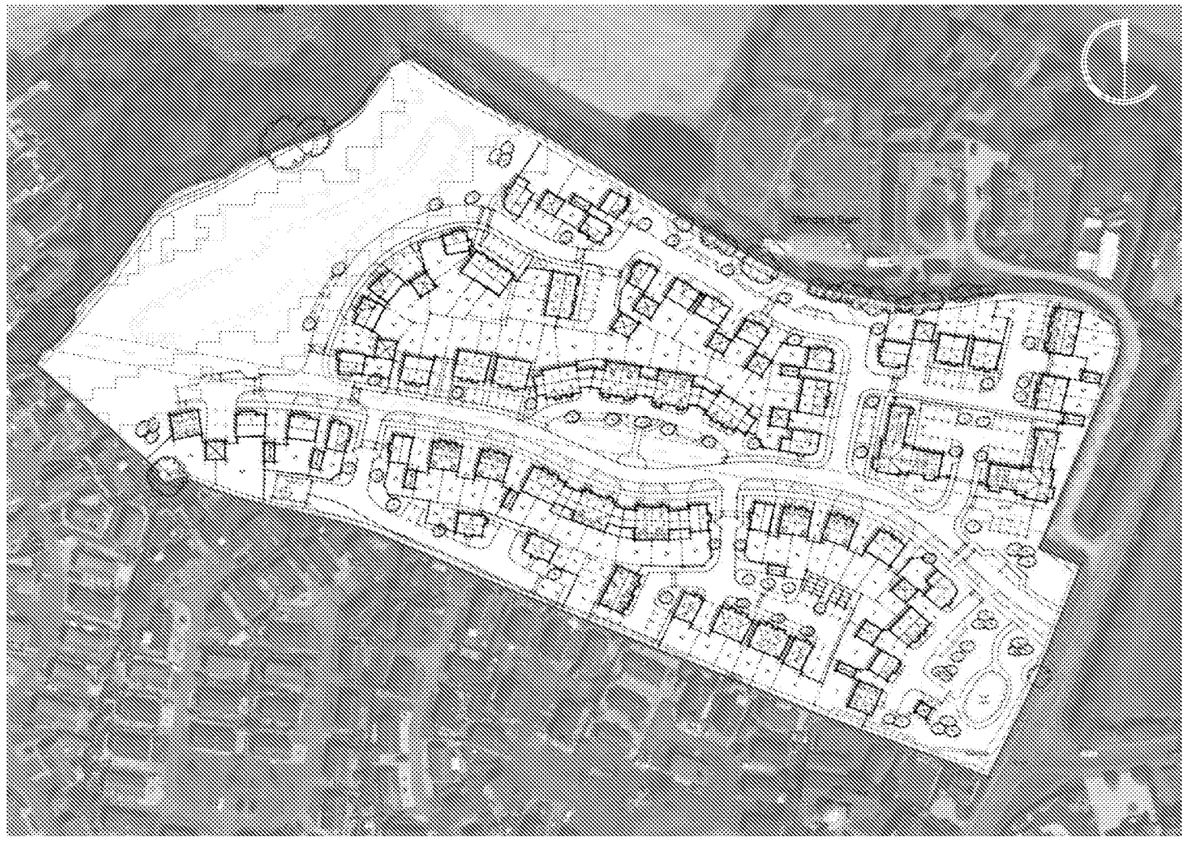
KEY

- Site Boundary
- Potential Primary Access
- Potential Foot / Cycleway Connection
- Existing Waterbodies / Watercourses
- SuDs Basin
- Indicative Existing / Proposed Trees / Groups / Scrub / Hedgerow
- Proposed Green Infrastructure
- Proposed Dwelling / Development Plots
- View to Listed Windmill
- Local Area of Play

DESIGN EVOLUTION

The design of the Reserved Matters proposals has evolved in response to the key design principles defined at Outline.

A detailed sketch layout was prepared in order to identify specific house types, assist in the pre-application discussions with the Local Authority and provide a template for the production of the detailed proposals.



Sketch Layout - 01 P7

Site Layout - 01 P5

THE PROPOSALS

SITE LAYOUT

The submitted scheme proposes a total of 95 dwellings made up of a mix of 1, 2, 3 and 4 bedroom properties, 29 (30%) of which will be affordable homes.

Access is provided from a single means of access from Pagham Road. Cycle and pedestrian access will also be provided, utilising a network of dedicated footways and shared space streets.

The proposed site layout needed to deviate from the Illustrative Masterplan submitted at outline due to identified constraints. Flood zones extending into north-western part of the site and a rising main running east to west bisecting the site. The development blocks have been pushed away from the north-western boundary to clear the flood zones. This area of the site now accommodates areas of open space and the attenuation basins. The rising main easement has determined the route of the main development spine road which in turn defines the form of the development parcels. A strong north – south split is generated by the required linear nature of the spine road.

The proposed layout follows the principles of the Illustrative Masterplan with the use of perimeter blocks formed around a courtyard of private gardens, whilst maintaining active frontages along the street for safety and overlooking. Parking is generally provided on-plot as driveway and garage spaces with each dwelling having its own electric vehicle charge point. There is also a series of unallocated visitor bays distributed throughout the site.

The built form is set back from Pagham Road at the south-eastern corner of the site to present an area of open space, incorporating play space, at the entrance to the development. It also allows for distant views of the adjacent Nyetimber Windmill on the approach into Pagham.

As with the outline Illustrative Masterplan, the layout includes a landscape buffer along the site's northern and southern boundaries. This allows for the retention of existing tree and hedgerow planting with its associated ecology benefits.

Allowing for the site's topography, a large attenuation basin is proposed at the north-western end of the site. The existing boundary trees, hedgerows and grassland will be retained and maintained to ensure existing habitats are protected.

Proposed Site Layout Extract


Pond
Windmill Barn
NYETIMBER MILL

THE PROPOSALS

USE AND AMOUNT

The proposed use is residential providing much needed family homes with a mix of sizes and tenures including houses for open market sale, shared ownership, affordable rent and first homes.

The proposed development seeks to achieve a planning consent for 95 homes including 30% affordable units. The design provides family homes on the site and still achieves a well-considered and attractive environment, balancing efficient use of the site with good place making.

Private	
2 Bed	14
3 Bed	39
4 Bed	13
Total	66

Affordable	
1 Bed	8
2 Bed	15
3 Bed	4
4 Bed	2
Total	29

KEY

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed

Use & Amount Plan

SCALE AND MASSING

The proposals seek to develop the site in a sympathetic manner reflecting the scale and massing of Pagham. The development will be predominantly 2 storey with 1.5 storey units interspersed throughout the development to add interest within the street scene.

The massing of the development reflects the local context and typologies of more recent housing developments in Pagham.

KEY

- 1 Storey
- 1.5 Storey
- 2 Storey

Scale & Massing Plan

THE PROPOSALS

ACCESS AND MOVEMENT - HIERARCHY OF STREETS

Appropriate use of roads in conjunction with built form and landscaping will form a clear hierarchy of generic road types, establishing a coherent movement pattern. The need to provide adoptable highway standards cannot be separated from the overall function and character of the streets. Well-designed streets contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities.

Streets form important vehicular corridors and can provide an important part of the life of residents. This should be acknowledged in their design and function, landscaping and maintenance.

The development is designed based on a perimeter block style; this creates a clear distinction between public-streets and private spaces such as driveways and rear gardens. Clearly defined internal streets and overlooked green routes and development edges provide several choices for movement through the development. The principal street will extend from the approved new priority junction with Pagham Road. This access road will form the primary movement route within the site running east to west bisecting the site in two. This will transition into shared surfaces, feeding into private drives.

KEY

- Site Entrance
- Principal Street
- Shared Surface
- Private Drive / Courtyard

Access & Movement Plan

CAR AND CYCLE PARKING

A variety of car parking solutions will be used, including between plot and on-street.. Where several car parking spaces are located together, these should be designed to be visually separated so that the car parking does not dominate the street scene.

These on-street spaces are also located in front on dwellings entrances and overlooked by windows into habitable rooms.

The adjacent plan indicates the actual parking provision including the cycle parking within garages for private dwellings and garden sheds for affordable dwellings.

KEY

- Garage / Car Port
- On Plot Parking
- Allocated Parking
- Visitor Parking
- Cycle Parking

Parking Plan

THE PROPOSALS

REFUSE STRATEGY

The refuse and servicing strategy utilises the road and movement network previously defined. Bin collection points are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles.

KEY

- Refuse Vehicle Route
- Bin Collection Point Multiple
- Bin Collection Point Single
- Bin Storage - Household Waste
- Bin Storage - Recycling

Refuse Plan

ARCHITECTURAL APPROACH

Architecturally the preferred design solution is a development of traditionally designed houses. The scheme will take most of its cues from the traditional 19th and 20th Century houses that are to be found within the settlement, following the Traditional Vernacular character previously detailed within this document. This isn't intended to be prescriptive or restrict design to copying existing development, but to ensure that development is in keeping with the immediate environment and suite a development within a landscaped context.

Within this context the proposed development will have its own identity. Nevertheless, to be respectful of the locality a series of key design principles were identified and have informed the design of the proposals and have been translated as follows;

- Strong coherent architectural themes derived from the local vernacular.
- Buildings will convey an impression of unity relieved by minor points of detail, materials and groupings.
- Visual impact will be restricted to buildings in prominent locations or to larger buildings.
- A hierarchy of design detail related to size or importance of building has been developed.
- Pitched roofs with overhanging eaves to help frame the human scale of the village.
- Ridge and eaves lines in the street scene will be consistent.
- There is a mixture of types of building groups distributed across the development. This mixture will provide variety and interest to streets and public areas.

MATERIALS

It is proposed to use a variety of materials, features and colour palette that are found in Pagham. The predominant material will be brown stock bricks. These may take the form of blended or multi- stock bricks to reflect the more varied appearance in the locality. Red multi stock bricks will also be used to generate variety across the development. Encased flint will be utilised on feature plots in key locations.

Weatherboarding will also be utilised at first floor or to gable features in various colours.

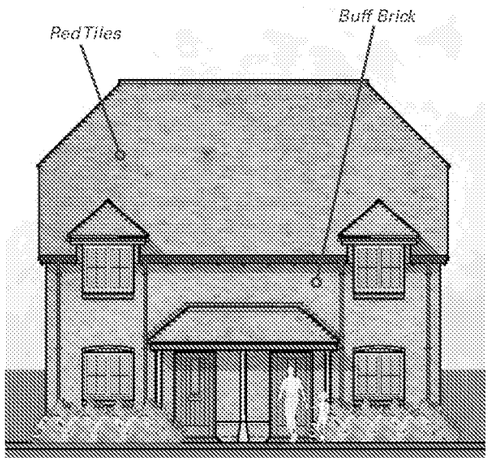
Plain tiles are the most common roof covering on the more traditional dwellings in the area and will be appropriate for the new development. Red or red/brown blend are the most appropriate colours with occasional use of grey tiles to provide contrast to key plots.

Windows will be of a style that reflects the character of the house.

Window heads will be brick, single or double snapped headers. Cills will be brick and tile.

THE PROPOSALS

SCHEME 1



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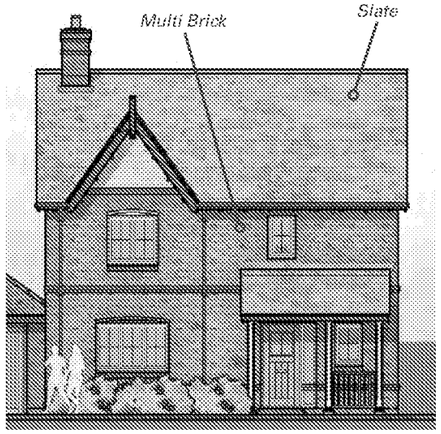

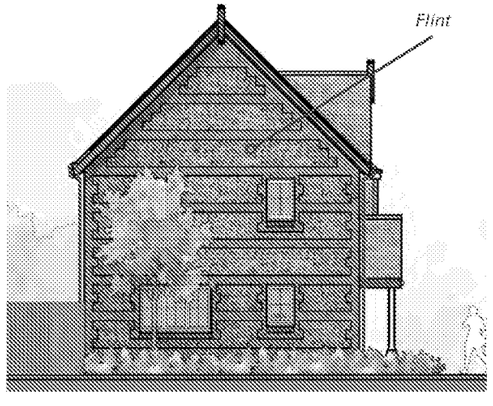

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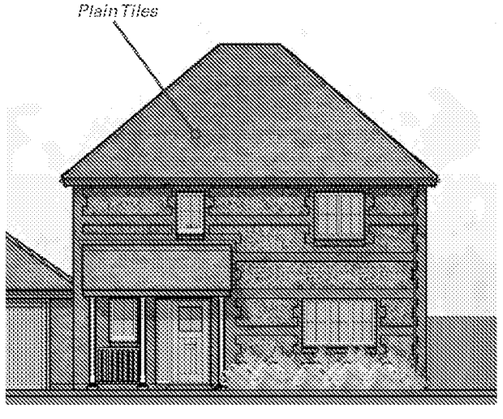

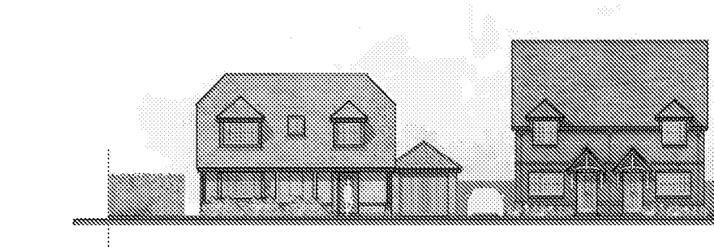

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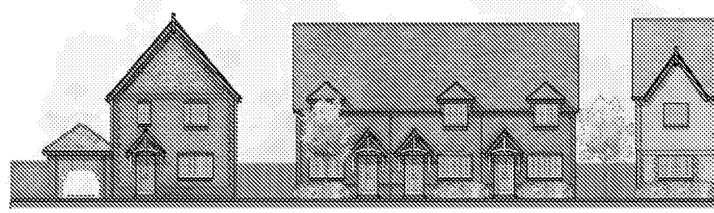

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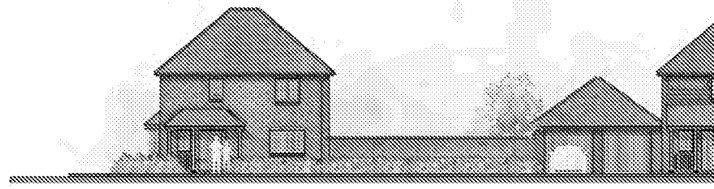
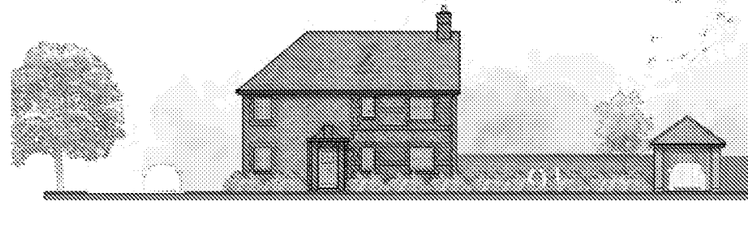


Section C-C

Section D-D



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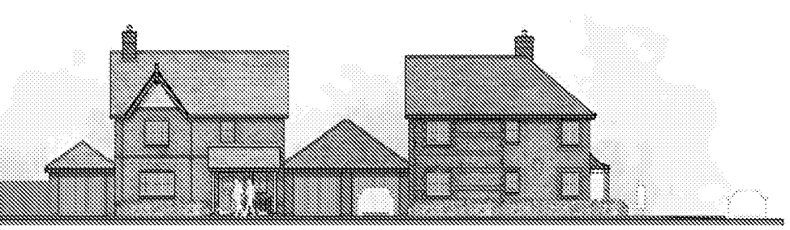
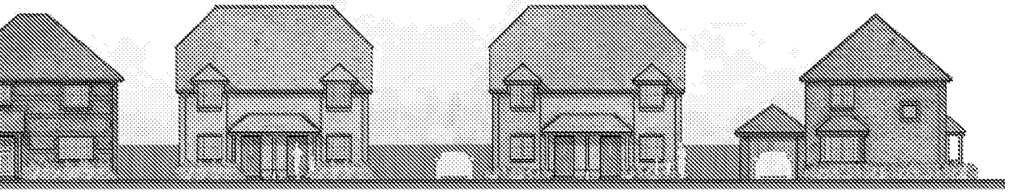




Key Plan

LANDSCAPING

LANDSCAPE APPROACH

The proposed landscape design seeks to realise a landscape that is appropriate, resilient and provides a unique, interesting and varied environment for future residents.

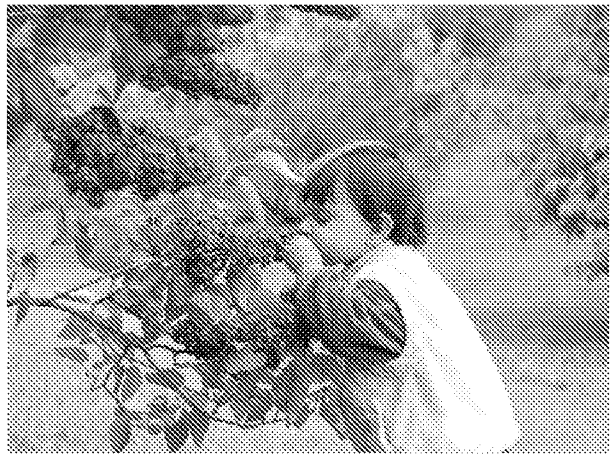
The approach to the scheme uses the existing landscape assets as a framework within which to nestle the development proposals. It provides a range of recreational opportunities throughout the open space areas alongside new planting, interventions and management that will enhance local biodiversity.

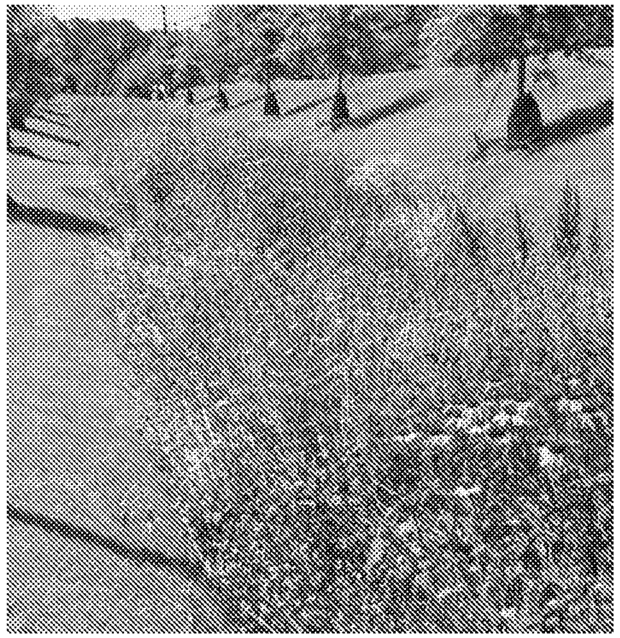
The following key design objectives underpin the scheme and are illustrated on the Landscape Masterplan on the adjacent page:

Retention of the existing trees, tree groups, hedgerows and scrub;

- New planting that reinforces the retained boundary vegetation to enhance these features as wildlife corridors and to help assimilate the new housing within the local context;
- Ensure Biodiversity Net Gain (BNG) is achieved through the establishment of a variety of habitats, including woodland, tree groups, scrub, hedgerow and species-rich grassland;
- Create a landscape scheme that reflects the prevailing coastal landscape character and is resilient to climate change;
- Use new planting to create character, spatial definition and visual amenity;
- Provide open spaces that create opportunities for local residents and wildlife alike;
- Provide a range of play and recreational opportunities;
- Provide new recreational footpath routes;
- Incorporate sustainable drainage measures within the proposals.

The following pages describe how the scheme achieves these objectives through a series of Key Landscape Space studies and narrative describing the approach to Play and Recreation, indicative soft landscape palettes and Landscape Sustainability.





Landscape Masterplan

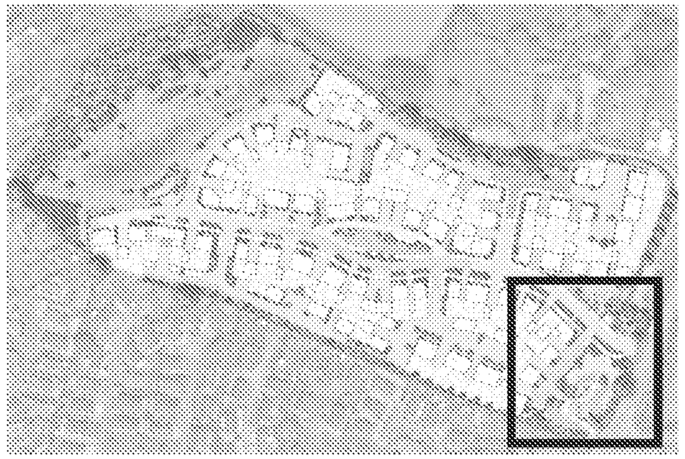
LANDSCAPING

KEY LANDSCAPE SPACE 1: ENTRANCE POS

The public open space at the entrance to the development will create a green setting for the new housing.

To the north of the access road, the retained hedgerows will be supplemented with new native planting and a copse of trees within species-rich meadow will help to soften the built form.

To the south of the access road, an area of usable open space will be framed by the retained tree and hedgerows alongside new specimen and grouped tree planting. Close mown amenity grassland will provide informal amenity space and a natural children's play area will provide a range of play experiences and opportunities to imagine and explore.


Entrance POS Location Plan

Design Principles

- Retain the majority of the existing hedgerow and trees, with removals minimised to facilitate access
- Reinforce the retained hedgerows with new mixed native planting.
- Establish a copse of mixed species tree planting within species-rich meadow to the north of the access road
- Establish a hierarchy of tree planting to the south of the access road that creates focal points, tree groupings, spatial definition, enclosure, seasonal colour and habitat for wildlife
- Create enclosure using new hedgerow and timber post and rail fencing
- Use mixed ornamental planting to define space and to create texture, colour and experience. Species selection should also offer opportunities for wildlife, especially pollinators.
- Create a multi-use amenity space for residents to relax and play.
- Create a fun and stimulating play space that nestles within the landscape
- Establish long, species rich margins to the amenity space to reduce maintenance requirements and enhance biodiversity.

1. Retained hedgerow and trees
2. Mixed native planting
3. Proposed tree copse
4. Large specimen tree planting
5. Mixed planting of small and medium sized trees
6. Hedgerow planting
7. Proposed species rich meadow
8. Close-mown amenity sward
9. Mixed ornamental planting
10. Natural play space
11. Seating
12. Timber fencing to enclose POS
13. Roadside swale with planting


Entrance POS Study Plan

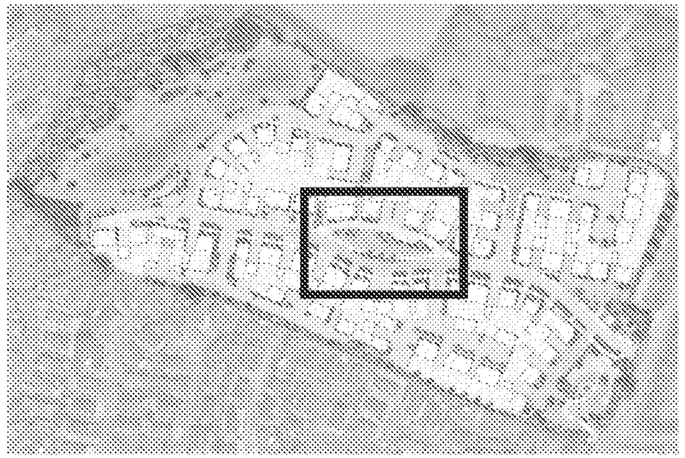
KEY LANDSCAPE SPACE 2: POCKET PARK

Located within the centre of the development, the Pocket Park provides relief from the built for.

Overlooked by the adjacent housing, the Pocket Park will comprise several groups of new tree planting to the north of the footway that will provide shade, cooling and opportunities for wildlife and will enable wayfinding as one passes through the new streets.

A new species-rich long grassland sward will be established within the space that will contribute towards enhancements in biodiversity.

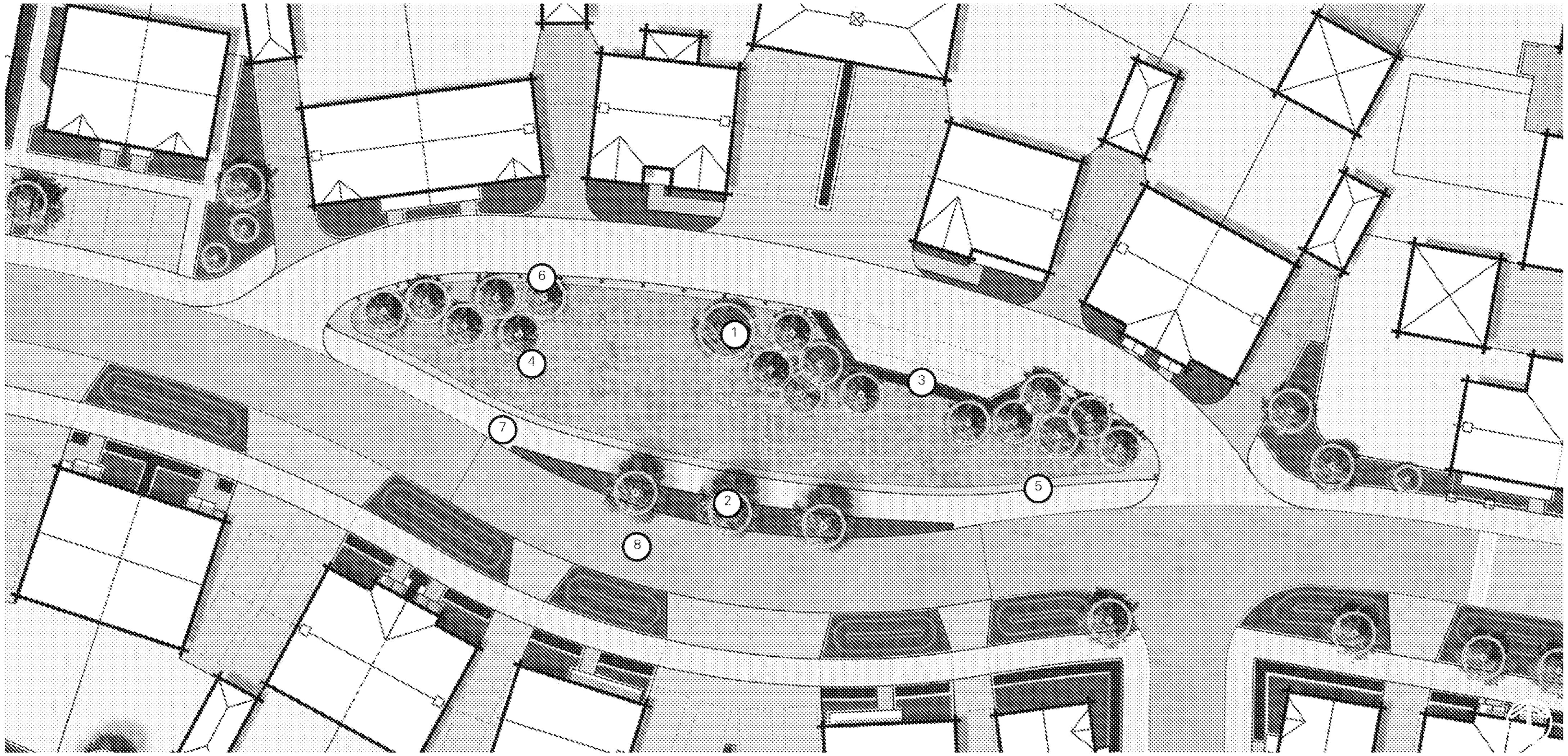
1. Grouped mixed species tree planting
2. Focal tree planting
3. Hedgerow planting to soften parking bays
4. Species-rich long grassland sward
5. Close-mown grassland sward
6. Timber bollards to edge of Pocket Park
7. Footpath link
8. Block paving



Pocket Park Location Plan

Design Principles

- Establish new tree groups of mixed species to the north of the footpath that will create a legible landscape structure and realise the many advantages of tree planting within the urban realm, such as cooling, shelter, visual amenity and benefits to wildlife.
- Propose new focal tree planting to the south of the footpath.
- Use hedgerow planting to soften the parking bays
- Establish species-rich long grassland sward to reduce maintenance requirements and enhance biodiversity.
- Provide seating to enable residents to meet and rest.
- Hard surface treatments will reinforce the character of the space through the use of block paving.



Pocket Park Study Plan

LANDSCAPING

KEY LANDSCAPE SPACE 3: WESTERN POS

A large area of open space will be created to the west of the new housing that will from a natural transition between the housing and the existing tree group to the west.

A landing space will be created within the south-eastern corner where residents can relax and take in the natural surroundings. A play space for toddlers will be associated with this, where timber equipment and natural features will stimulate imaginative play.

Two dry lined SuDS basins will be created within the centre of the open space which will be sown with species-rich meadow mixes.

Blocks of native scrub and wet woodland will enhance the habitat diversity of the space and new native tree planting will create spatial definition and enhance ecological connectivity along the ditch corridor.

A surfaced footpath with trim trail will provide recreational access through the space.

Design Principles

- Retain the existing vegetation and reinforce it with new native woodland, scrub, hedgerow and tree planting.
- Enhance the existing landscape condition to create new habitats thereby enhancing biodiversity
- Use new tree planting to create focal points and spatial definition
- Establish species-rich meadows throughout the open space to contribute towards BNG
- Create a focal seating space with associated toddler's play space that is safe and inviting.
- Create a surfaced footpath route through the space to enable passive recreation.
- Provide a trim trail exercise route.
- Provide seating to enable residents to sit and enjoy the semi-natural environment.

Western POS Study Plan

Western POS Location Plan

KEY LANDSCAPE SPACE 4: BOUNDARIES

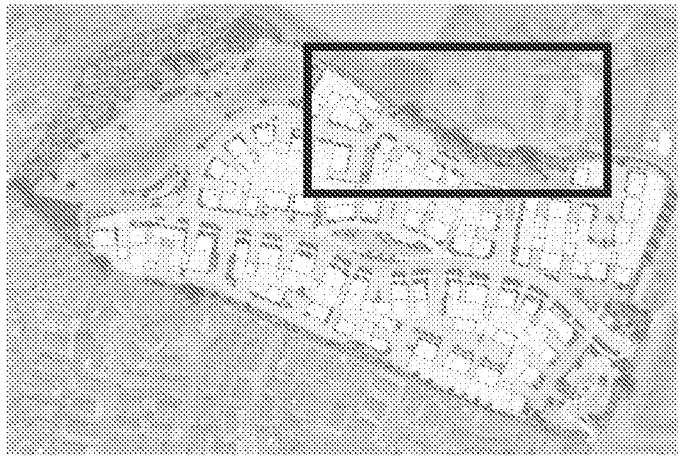
The landscape treatment to the site boundaries will play a significant role in the integration of the new houses within the landscape context and offers opportunities to enhance the ecological connectivity around the periphery of the site.

The existing trees and hedgerows will be retained, with removals restricted to those required for site access. New sections of mixed native hedgerow will be planted to fill the gaps within the existing vegetation and, as space permits, trees and blocks of mixed native planting will reinforce the existing vegetation.

The over-arching aim will be to ensure a robust planted edge is created that will create new habitats and wildlife corridors, enhance BNG and help assimilate the new housing within the local context.

1. Retained trees
2. Retained tree group
3. Retained hedgerow
4. Medium sized native tree planting
5. Small sized native tree planting
6. Mixed native hedgerow planting
7. Mixed native scrub planting
8. Proposed species rich meadow

Precedent Image - Mixed Native Boundary Planting



Northern Boundary Study Location Plan

Design Principles

- Retain the majority of the existing hedgerow and trees, with removals minimised to facilitate access.
- Create a layout that is sensitively designed to enable the retention of existing trees without encroachment of the built form into RPAs.
- Fill gaps within existing hedgerows with new mixed native hedgerow planting.
- Establish new native tree, scrub and woodland planting where the development edge steps away from the boundaries.
- Create ecotones by establishing species rich meadow margins to the existing and new planting.
- Planting will be focussed on habitat creation and BNG.

Northern Boundary Study Plan

LANDSCAPING

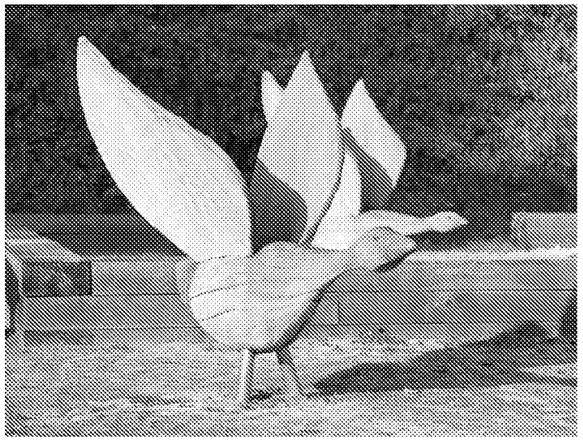
PLAY & RECREATION

Creating open spaces that are varied and stimulating with opportunities for passive recreation and play is a key underpinning principle for the landscape proposals.

As shown on the Play and Recreation Strategy Plan opposite, the Entrance POS will include an equipped children's play space (based on a LEAP) that will feature timber equipment, earth mounding and planting to create a natural environment for young children to explore and play. The play space will be set within a grassed amenity space where children and adults can run around or relax.

Within the Western POS, a toddler's play space (based on a LAP) will be located adjacent to the seating area and will provide a safe space where very young children can play and let their imagination run wild. The sloped interface between the play area and the basin will be planted with ornamental grasses, with stone boulders providing a fun and interactive element.

As part of the walking route around the SuDS basins within the Western POS, trim trail equipment will offer opportunities for people of all ages to exercise and practice their balance and coordination.



Play and Recreation Strategy Plan

Children's Play Space Toddler Play Space Trim Trail Amenity Lawn Space

SOFT LANDSCAPE APPROACH

The soft landscape approach responds to the existing coastal settlement edge character and reflects the existing species profile of the area whilst seeking to increase diversity to provide resilience to climate change, pests and diseases.

The approach to new planting will define a sense of place, enhance wildlife corridors to the site boundaries, soften the built form, provide seasonal interest and contribute towards BNG. Planting species will complement the underlying key characteristics of the local landscape and include a mixture of native and complementary non-native species to provide a variety of colour, texture and seasonal interest.

The Soft Landscape Strategy Plan opposite identifies the disposition of the principle planting typologies and how they will contribute towards the objectives of the scheme.

TREE PLANTING

The plan identifies a series of tree planting typologies that are designed to respond to and reinforce the varying character and soil conditions across the development.

- Large growing species will form new landmarks within open space areas;
- Focal points will be created using flowering trees or those with distinctive leaf colour;
- Damp tolerant species will predominate within the Western POS to associate with the SuDS basins and where ground conditions are more prone to flooding;
- Medium and small sized native species will be used to reinforce the green corridors to the site boundaries;
- Medium and small sized trees with lighter, more open canopy form will be planted in groups or copses;
- Medium sized species suited to urban planting will enliven the street-scene, break the roof line of the new housing and provide shade and cooling;
- Smaller scale trees throughout the residential areas and within gardens will provide amenity and softening of the built form.

WOODLAND PLANTING

Several new blocks of mixed native woodland will be planted within the Western POS where there is sufficient space to allow the planting to mature and to associate with the existing woodland. Proposed species will respond to the wetter ground conditions and will take a cue from the adjacent woodland.

The new woodland will further diversify the habitat profile on site and create opportunities for ecotones to be created and managed, thereby contributing towards BNG.

- Mixed Native Scrub and Hedgerow Planting
- New native scrub and hedgerow planting will be used to reinforce the retained boundary vegetation and enhance habitat diversity on site. Gaps within the existing vegetation will be closed by installing new planting with the aim of improving the wildlife connectivity around the edge of the development.

Soft Landscape Strategy Plan

- Large Native Tree
- Focal Tree
- Damp/SuDS Tree
- Medium/Small Native Tree
- Copse Planting
- Street Tree
- Flowering/Garden Tree
- Native Wet Woodland
- Native Scrub
- Native Hedgerow
- Existing Trees & Hedgerows

LANDSCAPING

INDICATIVE SOFT LANDSCAPE PALETTES

The plants listed within the following indicative palettes illustrate the intent of the planting design within the development.

Trees, shrubs and perennials (herbaceous perennials, grasses, bulbs and ferns) have all been selected with current and future environmental and ecological constraints being taken into consideration.

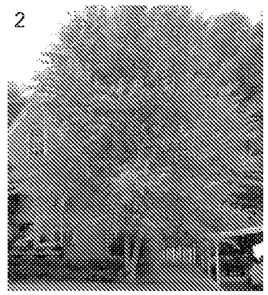
Size, form, colour and other factors have all been considered to provide interest throughout the seasons.

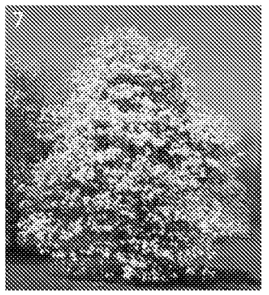
TREE PLANTING

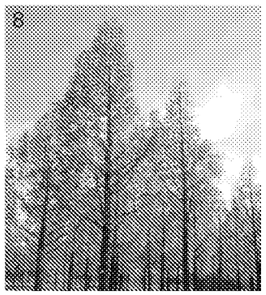
1. Acer Campestre 'Elsrijk'
2. Betula nigra
3. Cercis 'Forest pansy'
4. Hoheria sexstylosa
5. Liquidambar styraciflua 'Worplesdon'
6. Magnolia 'Elizabeth'
7. Magnolia stellata
8. Metasequoia glyptostroboides
9. Prunus avium
10. Prunus x yedoensis
11. Quercus robur
12. Ulmus 'New Horizon'

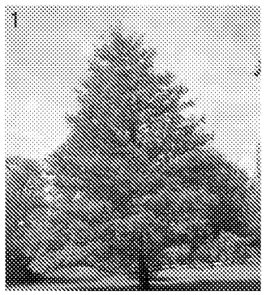
WET WOODLAND

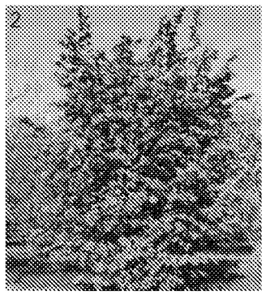
1. Alnus glutinosa
2. Corylus aveliana
3. Crataegus monogyna
4. Salix caprea
5. Salix fragilis

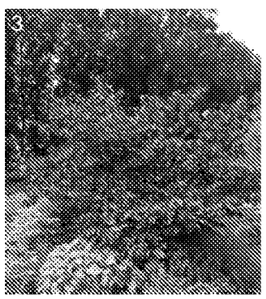


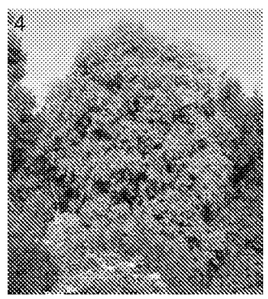


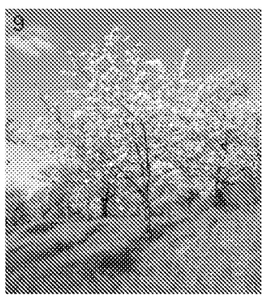


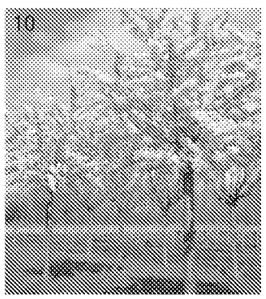


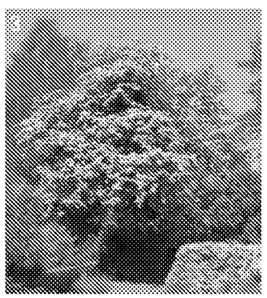


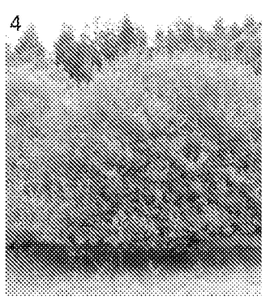


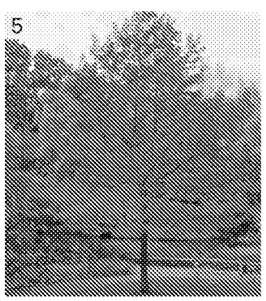


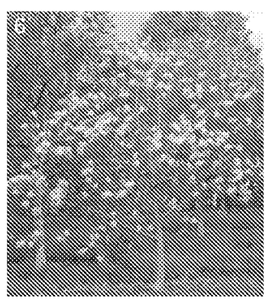


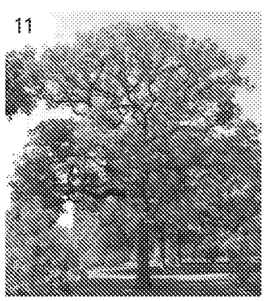


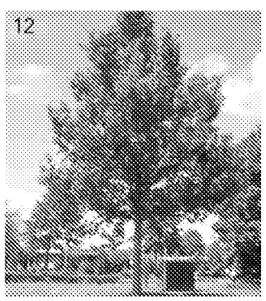


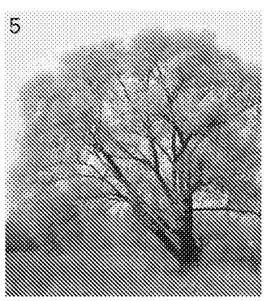










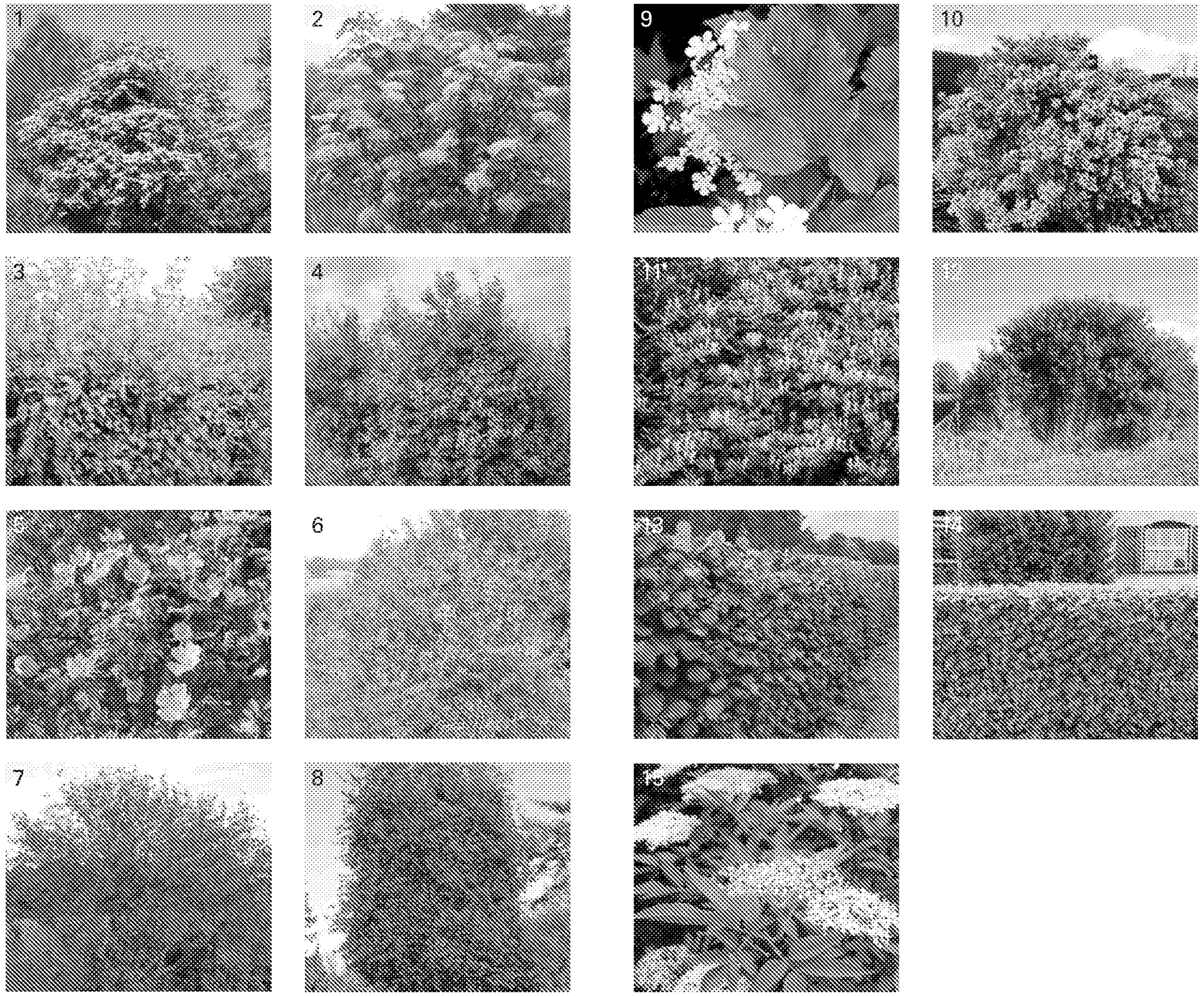


LAND WEST OF PAGHAM ROAD | DESIGN & ACCESS STATEMENT

- Large Native Tree
- Focal Tree
- Damp/SuDS Tree
- Medium/Small Native Tree
- Copse Planting
- Street Tree
- Flowering/Garden Tree
- Native Wet Woodland

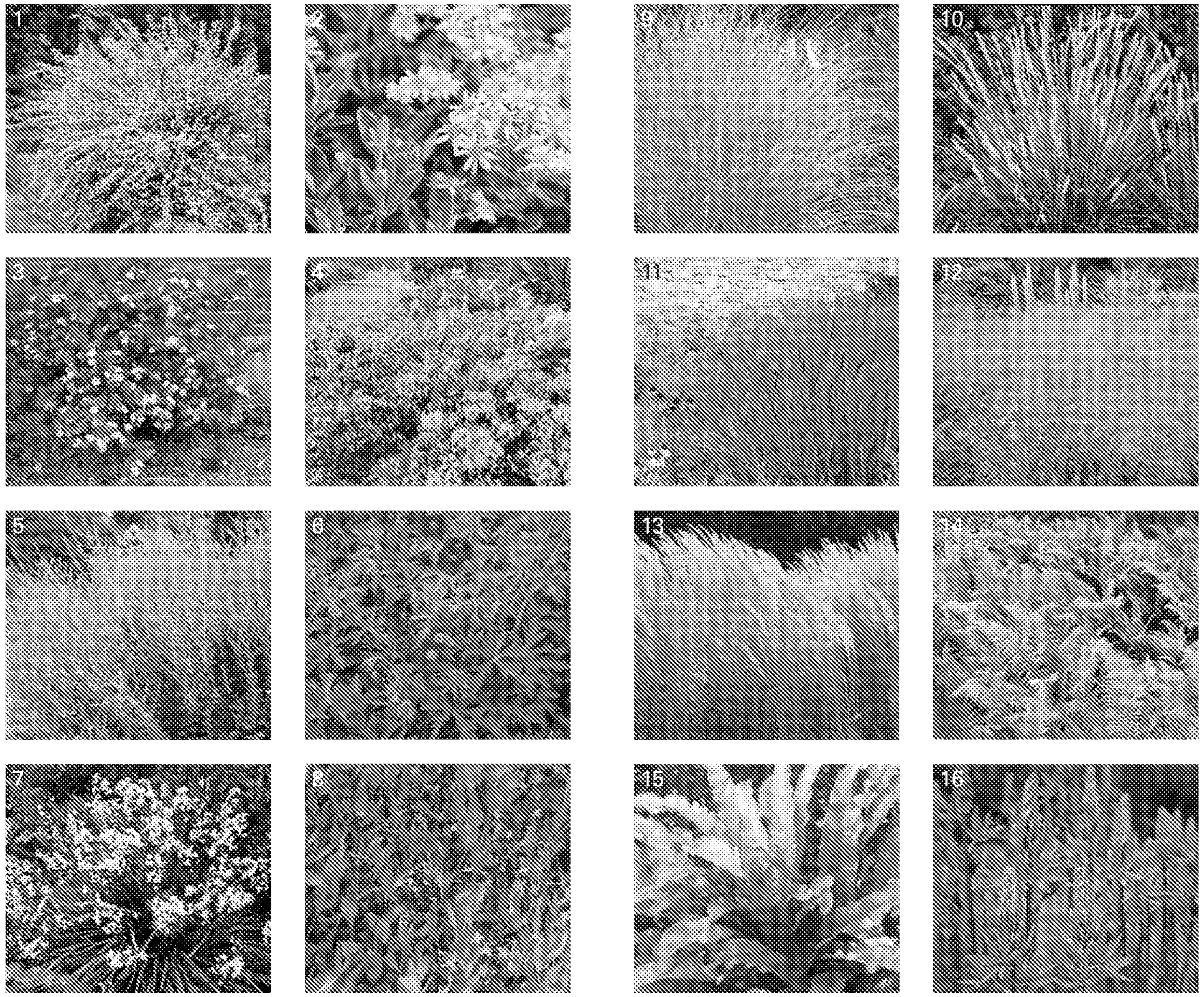
NATIVE SCRUB / HEDGEROWS

1. Crataegus monogyna
2. Cornus sanguinea
3. Prunus spinosa
4. Frangula alnus
5. Rosa canina
6. Ligustrum vulgare
7. Euonymus europaeus
8. Ilex aquifolium
9. Viburnham opulus
10. Ulex europaeus
11. Lonicera periclymenum
12. Salix cinerea
13. Corylus avellana
14. Acer campestre
15. Sambucus nigra



ORNAMENTAL PLANTING

1. Cytisus x praecox 'Allgold'
2. Brachyglottis 'Sunshine'
3. Potentilla fruticosa
4. Genista lydia
5. Salvia yangii
6. Geranium 'Brookside'
7. Libertia grandiflora
8. Amsonia 'Blue Ice'
9. Miscanthus sinensis 'Morning Light'
10. Sesleria autumnalis
11. Panicum virgatum 'Shenandoah'
12. Deschampsia cespitosa
13. Calamagrostis x acutiflora 'Karl Foerster'
14. Polystichum setiferum
15. Asplenium scolopendrium
16. Camassia leichtlinii



LANDSCAPING

LANDSCAPE SUSTAINABILITY

Sustainable landscapes are responsive to the environment, re-generative, and can actively contribute to the development of healthy communities. Sustainable landscapes sequester carbon, clean the air and water, increase energy efficiency, restore habitats, and create value through significant economic, social, and environmental benefits.

Sustainable landscapes commonly describe landscapes that support environmental quality and conservation of natural resources. However, for many people, a sustainable landscape is hard to understand or visualize. Other terms such as xeriscape, native landscape, and environmentally friendly landscape have been used to describe sustainable landscapes. A well-designed sustainable landscape reflects a high level of self-sufficiency and quality.

Once established, it should grow and mature virtually on its own with minimal maintenance, however, this does vary depending on the landscape character, but nevertheless one seeks to achieve an appearance that the landscape naturally occurred. A landscape that is self-sufficient can be difficult to attain in a more urban setting due to the environmental stresses and artificial conditions placed on plants and trees. In addition, educating and encouraging residents to take ownership, become custodians of their surrounding environment is important. Many may not be comfortable with the informality and greater use of native plants which may lack the desirable aesthetic features of typical, or more familiar landscape planting. Adjusting to an informal landscape may take time for many homeowners but implementing just one or a few principles of sustainable design can significantly benefit the landscape. These benefits may include enhanced landscape; less environmental decline; more effective use of water, the non-use of pesticides and other chemical resources; more valuable wildlife habitat; and cost savings from reduced maintenance, labour, and resource use.

Aesthetic and functional design principles typically are reflected in a well-designed landscape. Although sustainable landscapes may appear more "natural" and less manicured, they still rely on the standard design principles to create a visually appealing combination of plants and materials. Aesthetic principles including accent, contrast, harmony, repetition, and unity ensure the design is attractive, visually compatible and has a "sense of fit" with the surrounding landscape.

Biodiversity refers to the natural variety of plants, animals, fungi, and microorganisms found in all ecosystems. Increasing biodiversity, whether it be in a garden or across the whole of the site brings many benefits to the landscape. Planting landscapes that more closely reflect native plant communities can enhance biodiversity. To achieve this, developing a similar layering of plants in a natural environment will followed.

Plants should be placed in conditions and environments where they would naturally grow. Additionally, biodiversity can be increased by:

Using plants that provide habitat for wildlife and year-round aesthetic interest.

Considering alternative methods of storm drainage management such as rain gardens and allowing run-off to percolate through porous surfaces, or implementing flood control measures along roads and footpaths that are sensitive to existing vegetation and habitat.

Preserving existing natural areas in urban settings that provide habitat as well as aesthetic or recreational value.

Reducing resources and minimising waste in a landscape can be accomplished in many ways:

By selecting the correct plants and their locations, watering, pruning, and non-use of chemical applications Accepting insects and diseases that are not life-threatening to landscape plants is another way to reduce chemical use and other resources.

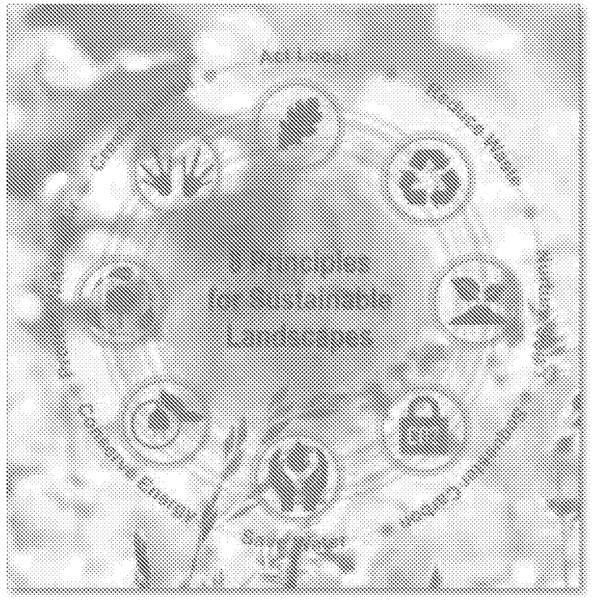
Applying mulch to the soil under plants reduces weed growth that in turn reduces chemical treatments and use of petrol-powered trimming equipment.

In addition, the mulch improves soil quality over time, minimizing water waste caused by run-off and evaporation.

Soils are typically the most misunderstood and undervalued resource in landscapes. Soil quality and character significantly affect the growth and health of plants and should be a major consideration in landscape installation and design at the start. Since a substantial amount of root growth occurs in the top 300mm of soil, this soil can significantly enhance the establishment and growing conditions for new plants. Drainage and water retention are improved, oxygen storage is increased, and the living organisms in the soil are healthier. Effective sustainable design not only incorporates recycled materials (paving materials, mulches, building materials, etc.), but also addresses how communities can recycle for the good of their landscapes. Composting can be integrated into a residential garden.

By implementing the principles outlined, residential landscapes can be made more sustainable. Applying even the most basic principles such as proper plant selection and placement can benefit the aesthetics, environment, and budget of the typical home landscape. Properly selected plants are healthy plants that have fewer insect and disease problems and, therefore, require less maintenance. Properly sized trees and shrubs need little pruning, and drought-tolerant perennials need minimal irrigation.

We will be seeking to apply these principles and approach to the landscape design throughout development to ensure it is as sustainable a possible.



Sustainable Landscape Principles

SUSTAINABILITY

SUSTAINABLE DEVELOPMENT

Bargate Homes' approach to development is inherently sustainable, backed by a non-for profit parent company they aim to deliver quality development which meets the needs and aspirations of home owners. This approach is reflected in Bargate Homes core values;

- The responsibility of being local;
- Location means reputation;
- We give our buyers space;
- Delight is in the detail;
- You get more; and
- A purpose beyond profit.

These core values are key to delivering high quality, local development which supports community. Bargate Homes commits to delivering a sustainable development which includes high quality homes and landscape providing a sense of community for residents.

BUILDING A STRONG AND COMPETITIVE ECONOMY

The proposed development will contribute to positive economic growth for the borough through construction and occupation, providing sustainable new homes, supporting the aims of the NPPF. The economic benefits of construction are well known with considerable direct and indirect positive impacts resulting from new housing construction.

Bargate Homes, where possible aims to make use of local suppliers and tradesmen to support the local economy. The construction of new homes therefore provides opportunities for local employment as well as increased revenue locally for materials, services and goods. In addition as part of the development provision for a financial contribution to the Council to support local infrastructure projects will be made.

Further positive economic impacts of the proposed development resulting from the occupation of new homes and related increase in local population are as follows:

- The construction of 95 new homes will increase the population resulting in local benefits through the demand for goods and services; and
- The increase in local population will also help support local facilities, groups and stores helping promote the vitality of Pagham.

In addition the development of new homes will provide an increase in Council Tax revenue helping support local Council services.

REQUIRING GOOD DESIGN

The design of the development aims to respond to the specific site constraints and include sustainable and innovative elements, to create a well-designed development, including:

- Retention, protection and enhancement of existing landscape features including site hedgerows and trees;
- Creation of landscape and biodiversity corridors along key landscape assets, providing opportunities for native planting, rewinding and ecological enhancement;
- Creation of public open space with ecological and active landscapes including pathways, and recreational spaces; and
- Creation of a network of footpaths and links through the site connecting to the existing network creating links into Pagham and key local amenities.

PROMOTING HEALTHY COMMUNITIES

Creating a high quality development that promotes health and wellbeing for residents and local people is a key aim of the scheme. In this context the site layout plan has been developed incorporating a number of features to enhance the health and wellbeing of the residents, including:

- Pedestrian links onto Pagham Road enhancing pedestrian access, encouraging walking;
- Provision of private external space for all properties.

In addition the design of new homes will consider measures to improve internal living environments to promote health and wellbeing including:

- Prioritisation of natural ventilation, contributing to good internal air quality;
- Homes which are adaptable for the future; and
- Utilisation of materials and services that have low emission rates and pollutants.

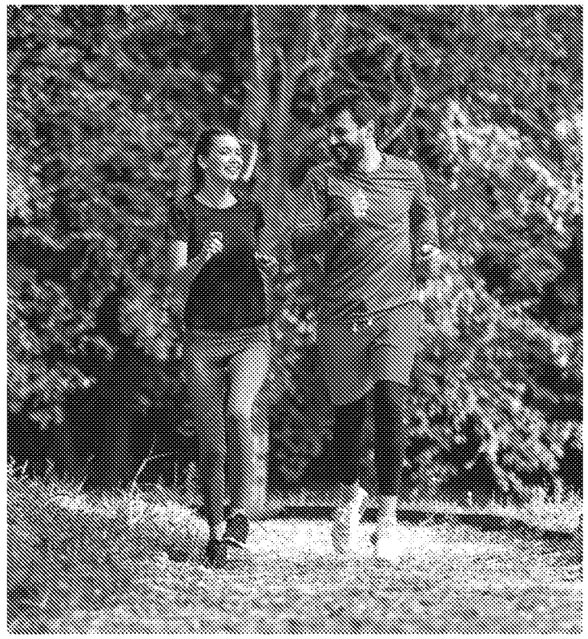
MEETING THE CHALLENGE OF CLIMATE CHANGE

One of the main challenges facing new development is the need to mitigate and adapt to a changing climate. Adapting to this changing climate will impact on the design, construction, location, cost and operation of all new buildings in the next few decades. One of the NPPF's core planning principles is to encourage development to consider climate change adaptation and mitigation during the planning process.

Bargate Homes is committed to delivering homes which go beyond the requirements of the Building Regulations and mitigate the effects of climate change. Homes will be designed in accordance with the energy hierarchy to utilise enhanced fabric and energy efficiency measures before making use of low carbon renewable energy. Homes will target a water consumption rate of 110 litres per person per day (l/p/d), in line with the Building Regulations higher water efficiency standard.

In addition, the development will aim to use a range of sustainable materials and design features and will make use of sustainable timber from FSC (or equivalent) sources and materials specified using the BRE Green Guide to construction. The final design and specification of new buildings will be determined during the detailed design of the development.

The proposed development at land west of Pagham Road is in a sustainable location and will provide economic, social and environmental and benefits, as well as providing homes which mitigate and adapt to climate change



CONCLUSION

Our proposal is to create a new development that integrates within the surrounding environment. Ultimately the proposed will realise a development that meets future housing needs, including affordable housing and family homes to provide a balanced, sustainable community.

In particular we have addressed the following design objectives:

- A design proposal of the highest quality which makes efficient use of the land and which provides a variety of housing types and tenure.
- A structured, distinctive and attractive urban environment which respects local urban form and vernacular and;
- A scale of development that respects the height of the existing development within the surrounding area which is of an appropriate density.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Com
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thrive.
architects

Building 300 The Grange,
Romsey Road, Michelmersh,
Romsey, SO51 0AE

[redacted]

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