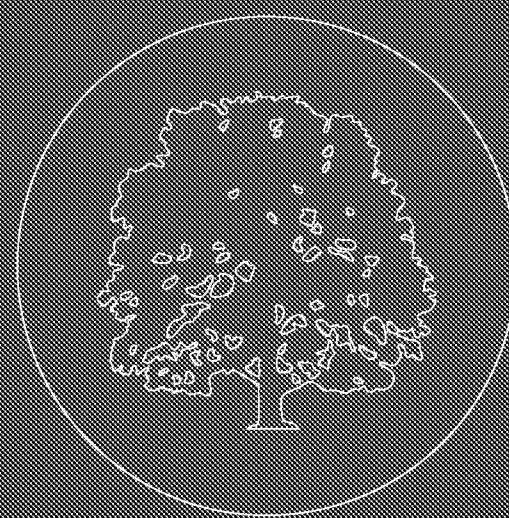
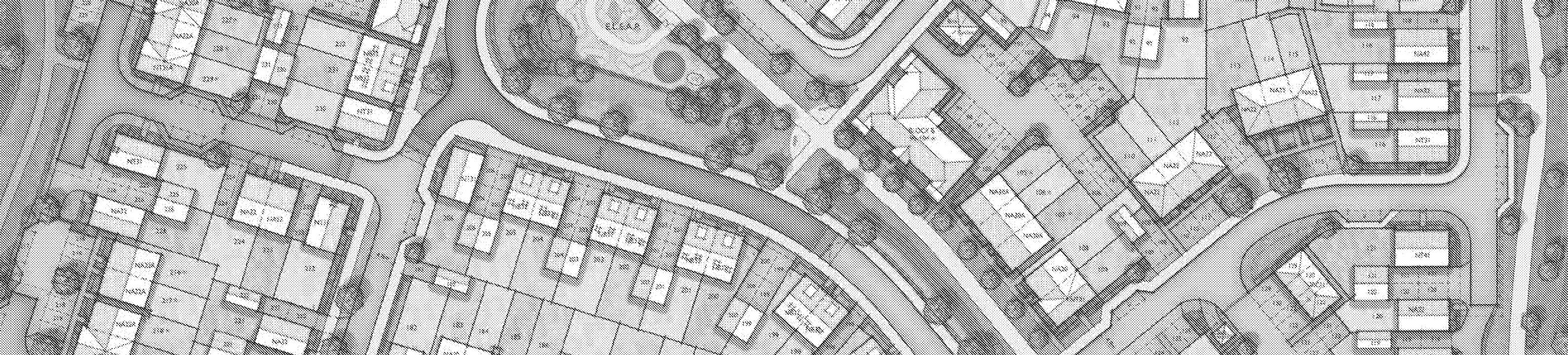




LAND NORTH OF SEFTER ROAD, PAGHAM

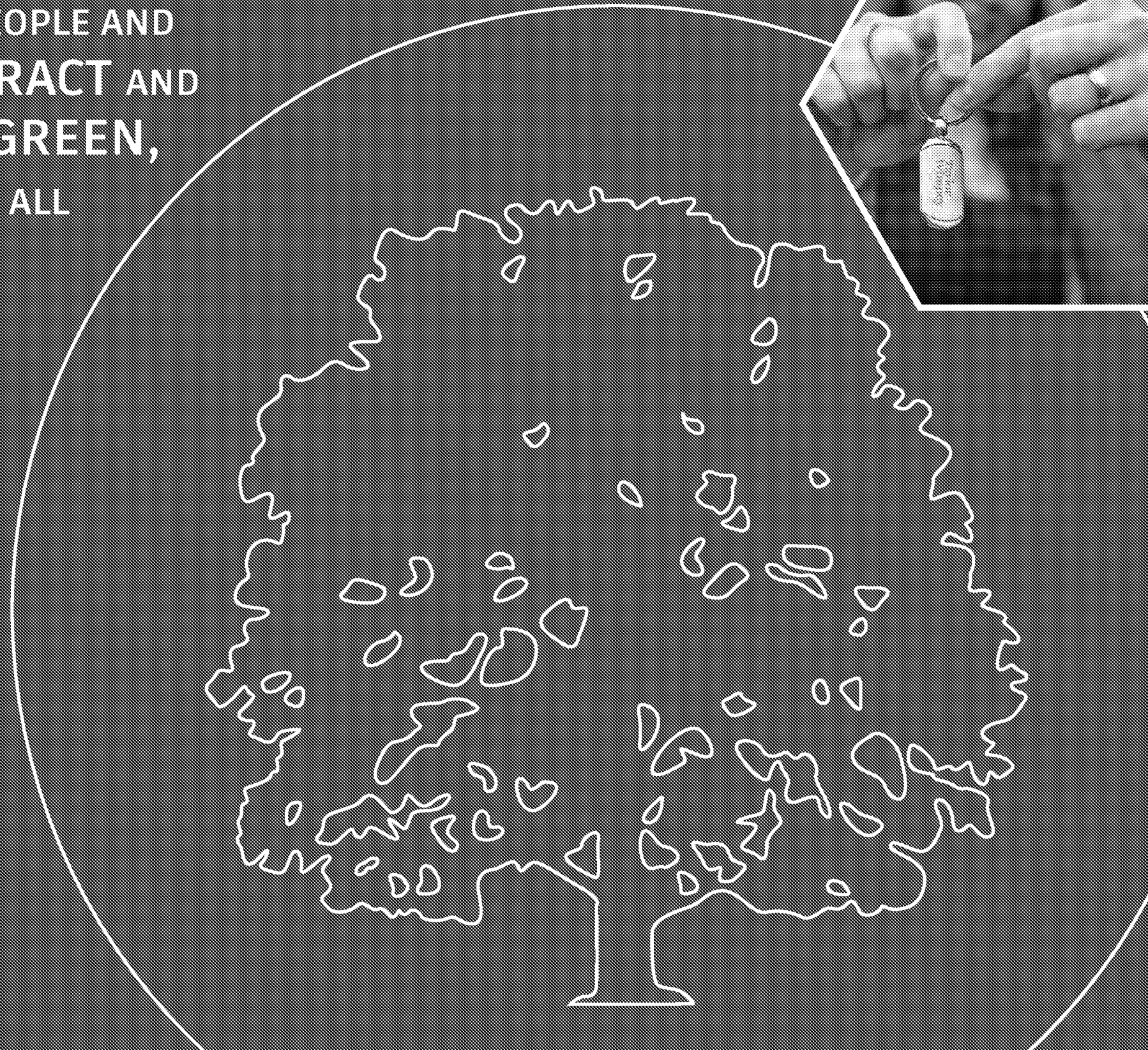
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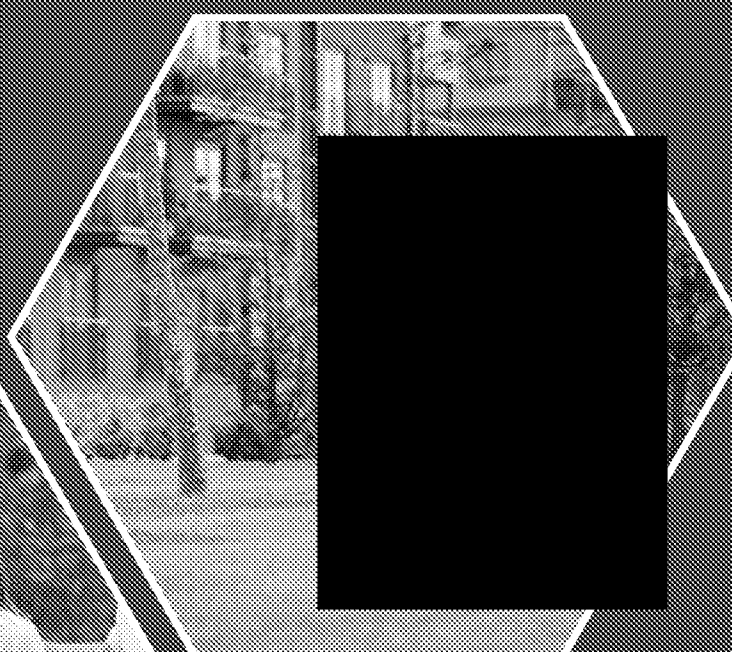
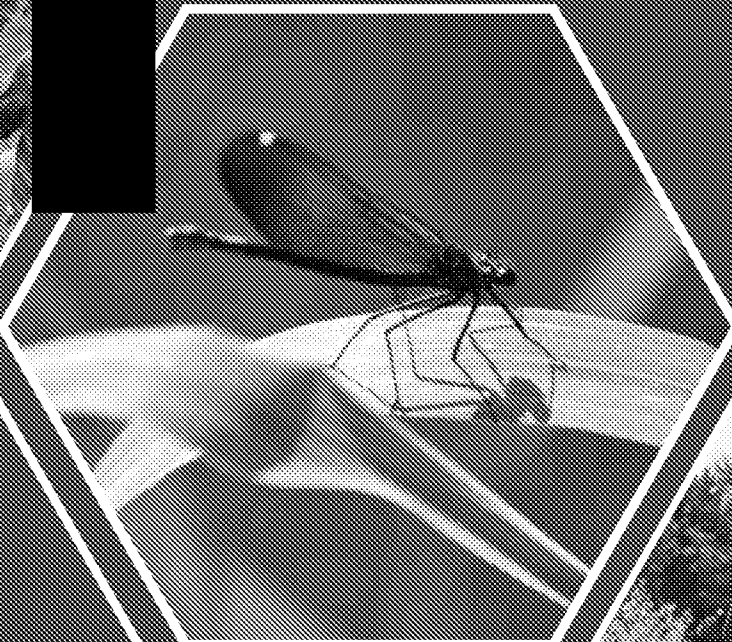
AUGUST 2021



VISION

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VARIED HOUSE TYPES MEETING ALL THE NEEDS OF THE COMMUNITY INCLUDING 30% AFFORDABLE HOUSING, PROVIDING A VARIETY OF INTERCONNECTING OPEN SPACES SERVING A RANGE OF PURPOSES, CREATING LINKS TO GREEN ROUTES WITHIN AND BEYOND THE SITE.

Taylor Wimpey

Job No	CB_84_139_RM3
Rev	
Date	AUGUST 2021
Signed off by	CLIENT

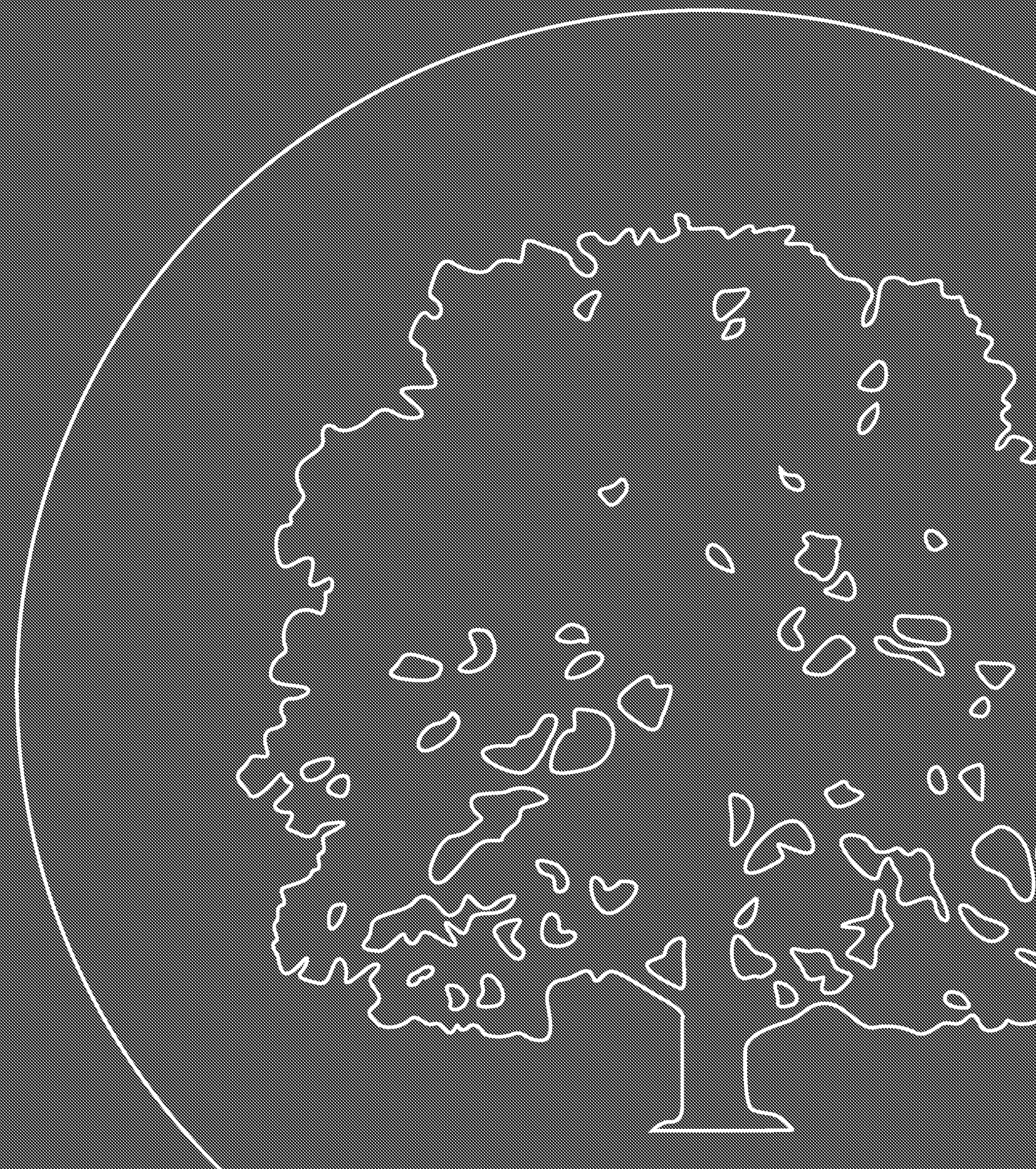
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1. INTRODUCTION

BACKGROUND

1.1 This Design and Access Statement has been written on behalf of Taylor Wimpey to support the Reserved Matters Application (RMA) for the erection of 250 dwellings, (including 30% affordable homes), replacement scout hut, and Ambulance Community Response Post Facility. Demolition of No. 80 Rose Green Road and provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks.

1.2 The revised Reserved Matters application seeks to exclude the area shown on the Outline parameters plan as potential school site/care home/residential land from the development proposals. This is to ensure that there remains flexibility for a 1FE primary school to be delivered at the Site should the preferred school site (at Summer Lane – planning

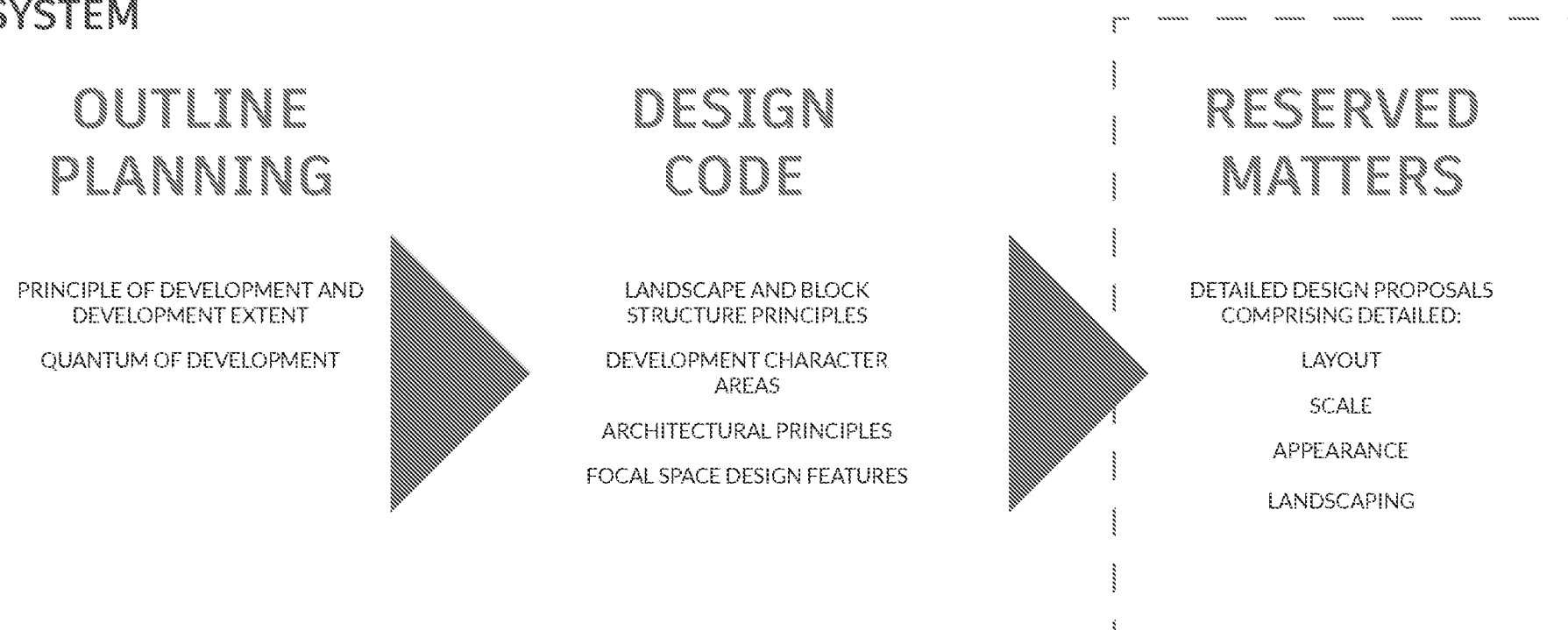
permission ref. P/140/16/OUT) not come forward. Accordingly, a further separate Reserved Matters application will be submitted when greater certainty regarding the location for delivery of the Primary School is evident.

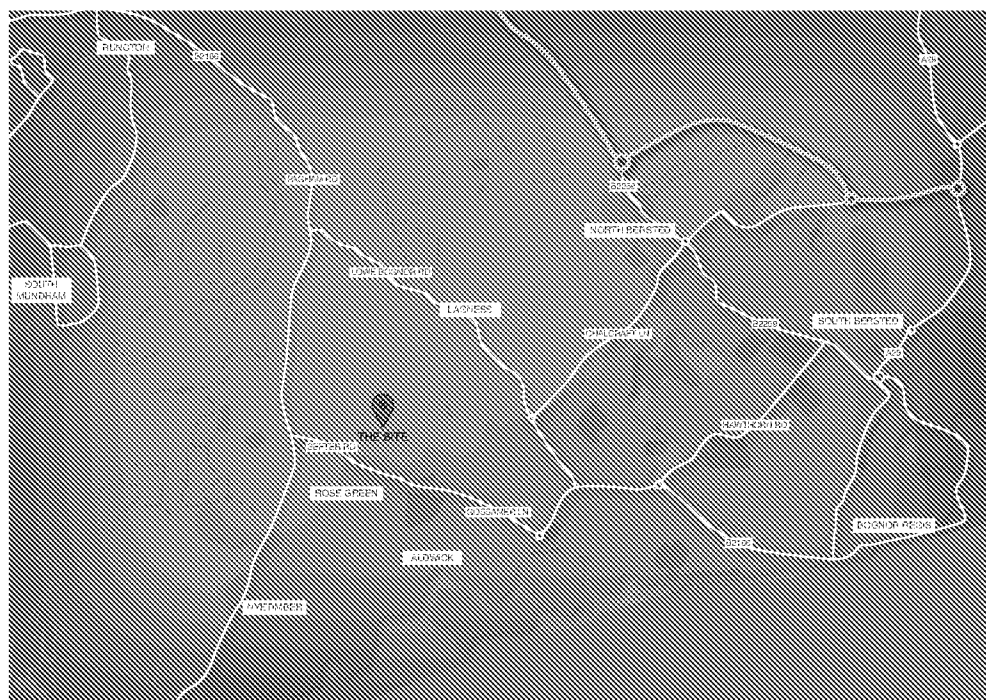
1.3 This RMA builds upon the principles of the approved outline planning consent – planning reference: P/134/16/OUT which was granted on 15th October 2019 and a submitted Design Code submitted pursuant to Condition 6 attached to the outline planning permission. The RMA layout has taken into consideration that West Sussex County Council (WSCC) may call upon the primary school land to provide a school within the north-western corner of the site. Whilst it is noted that this site is not the preferred location for the primary

school, this position has been safeguarded through the S.106 Agreement attached to the outline planning permission. With this in mind desire lines and the local road network has been developed for a school to be sited within the north-western corner of the site. The design of the development has been informed by a series of technical and non-technical surveys. This document sets out the context for development, constraints and opportunities, as well as the proposals design evolution, development character, landscaping, access and movement.

1.4 This document throughout will set out how the proposed development accords with the submitted Design Code (The overarching document). The design of the development has been informed by a series of technical and non-technical surveys. This document sets out the context for development, constraints and opportunities, as well as the proposals design evolution, development character, landscaping, access and movement.

THE PURPOSE OF THE RESERVED MATTERS WITHIN THE PLANNING SYSTEM





SITE LOCATION

1.5 The Site is approximately 12.29ha and lies to the north of Sefton Road, north west of Bognor Regis in West Sussex. Whilst the majority of the Site falls within the Parish of Pagham, a small section within the southern part of the Site lies within the Parish of Aldwick. The Site lies wholly within the Arun District.

1.6 The Osborne Refrigerator site is located between the main parcel of land and the 'boot' shaped parcel of land that forms the application site, in the area excluded from the red line boundary. Undeveloped agricultural land lies to the north and west of the Site, forming part of Sefter Farm with residential development at Lincoln Avenue located to the eastern boundary. The south of the Site borders the rear gardens of properties that front Sefter Road and Rose Green Road (including Osborne Way and Osborne Court).

1.7 Outline planning permission has been granted at 'Land North of Hook Lane' to the south of Seftor Road for up to 300 dwellings, care home and 2FE primary school (P/6/17/OUT). A Reserved Matters application is currently under consideration (P/132/20/RES).



 Site Boundary Excluding Blue Area
30.376 ac / 12.293 ha

 Potential School Site / Care Home
/ Residential Development
2.594 ac / 1.050 ha

Scale 0-100

Scale 0-100

FIGURE 1.2: SITE LOCATION PLAN

2. SITE CONTEXT

PLANNING CONTEXT

PLANNING POLICY BACKGROUND

2.1 A detailed assessment of the planning policy framework is set out in the Planning Statement which accompanies this Reserved Matters application. This section focuses on the planning policies most relevant to the design and access proposals for the development.

NATIONAL PLANNING POLICY FRAMEWORK (2019)

2.2 The National Planning Policy Framework (NPPF) set out the Government's planning policies for England and how these are expected to be applied.

2.3 The NPPF advocates achieving sustainable development through the planning system through economic, social and environmental objectives. The presumption in favour of sustainable development for the purposes of decision-taking means approving development proposals that accord with an up-to-date development plan without delay. (Para. 11).

2.4 Chapter 12 of the NPPF promotes the creation of well-designed places and good design is considered to be a key aspect of sustainable development, creating better places in which to live and work. (Para. 124).

2.5 The Planning Policy Guidance (PPG, 2014) builds on the principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance. Design - Section ID26 of the PPG sets out the importance of Good Design. It advocates the need for quality design and confirms that this is an integral part of achieving the fundamental objective of sustainable development.

2.6 The National Design Guide (2019) sets out the characteristics of well-designed places and demonstrates what good design means in practice.



FIGURE 1.3: VIEW FROM PROPOSED SITE ACCESS, NORTH OF SEFTON ROAD.



FIGURE 1.4: VIEW FROM OSBOURNE WAY LOOKING NORTH.

LOCAL DEVELOPMENT PLAN

2.7 The Site is allocated for housing development in the Arun Local Plan (2018) as part of Policy H SP2a: Greater Bognor Regis Urban Area. The Site forms part of strategic allocation SD2: Pagham North which allows for the development of 800 dwellings within the Pagham North allocation area.

2.8 Policy H SP2 (Strategic Site Allocations) requires development proposals within Strategic Site Allocations to consider a number of key design related requirements including providing connectivity to surroundings; protecting, conserving or enhancing the natural environment, landscapes and biodiversity; incorporating high quality, well connected green spaces; positively respond to sustainable water management.

2.9 Collectively, development proposals on allocated sites within SD1 Pagham South and SD2 Pagham North are required to meet key design and infrastructure requirements relating to land uses, connectivity, open space and landscaping.

2.10 The key design related policies include:-

- Policy D SP1 (Design)
- Policy D DM1 (Aspects of Form and Design Quality)
- Policy D DM2 (Internal Space Standards)
- Policy OSR DM1 (Open Space, Sport and Recreation in New Developments)
- Policy T SP1 (Transport and Development)
- Policy T DM1 (Sustainable Travel and Public Rights of Way)
- Policy ENV SP1 (Natural Environment)
- Policy ENV DM5 (Development and Biodiversity)
- Policy W SP1 (Water)
- Policy W DM3 (Sustainable Urban Drainage Systems)
- Policy QE DM2 (Light Pollution)
- Policy QE DM3 (Air Pollution)

2.11 In particular, Policy D SP1 (Design) notes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. In addition to a Design and Access Statement, major developments will require a context appraisal, context plan and analysis of the site will also be required.

2.12 Furthermore, Policy D DM1 (Aspects of Form and Design Quality) states that when considering any application for development the Council will have regard to character; appearance; impact; innovation; adaptability; crime prevention; trees and woodland; solar gain; public realm; movement; legibility; public art; density; scale and aspects of form and design quality.



FIGURE 2.1: OPT. 2 & 3 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN



FIGURE 2.2: OPT. 1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN

CONSTRAINTS AND OPPORTUNITIES

KEY POINTS:

2.13 This section seeks to summarise key elements which will influence the design.

ACCESS

2.14 One vehicular access point is proposed and approved by the Outline planning permission located to the north side of Sefter Road, which also enables pedestrian and cycle access within the site. An emergency access is to be provided to the south-east of the development onto Rose Green Road, should any issue arise with the main access. This will be a pedestrian and cycle access point at all other times, creating safe connectivity through the site to the wider community.

TOPOGRAPHY

2.15 The site is noticeably flat. The low points of the site are located alongside the south eastern boundary, as well as adjacent to the existing ditches in the north west, therefore defining the location of the future SuDS features.

DRAINAGE

2.16 The outline planning permission sets out drainage principles that requires parts of the site to be land raised to provide betterment to the neighbouring properties from a drainage perspective. This was also considered within the Landscape & Visual Impact Assessment and has been established by the outline planning permission. This requires a series of SuDS features as illustrated in Figure 2.3 and has influence the design of the site.

VEGETATION

2.17 A range of trees and hedgerows exist around the site and have been retained where possible. There is a TPO on the site (TPO/P/4/19) which covers 12 no. Trees to the southern boundary and north of the Osborne Refrigeration site and two oak trees at 82 & 86 Rose Green Road (TPO/AW/2/17). The development respects these existing features and integrates them within the development, with compensatory planting provided where necessary for any removed vegetation (i.e. in respect of the proposed vehicular access points).

ECOLOGY

2.18 Ecological retention and enhancement is being proposed through the provision of a Suitable Alternative Natural Green Space (SANG) around the perimeter of the site. Sustainable Urban Drainage features will also support biodiversity.

LANDSCAPE

2.19 A strong landscape framework is provided based upon the retention of the existing trees and hedgerows and the planting of new landscaping to deliver opportunities for biodiversity enhancements and support the amenity value of the new development, as well as play provision.

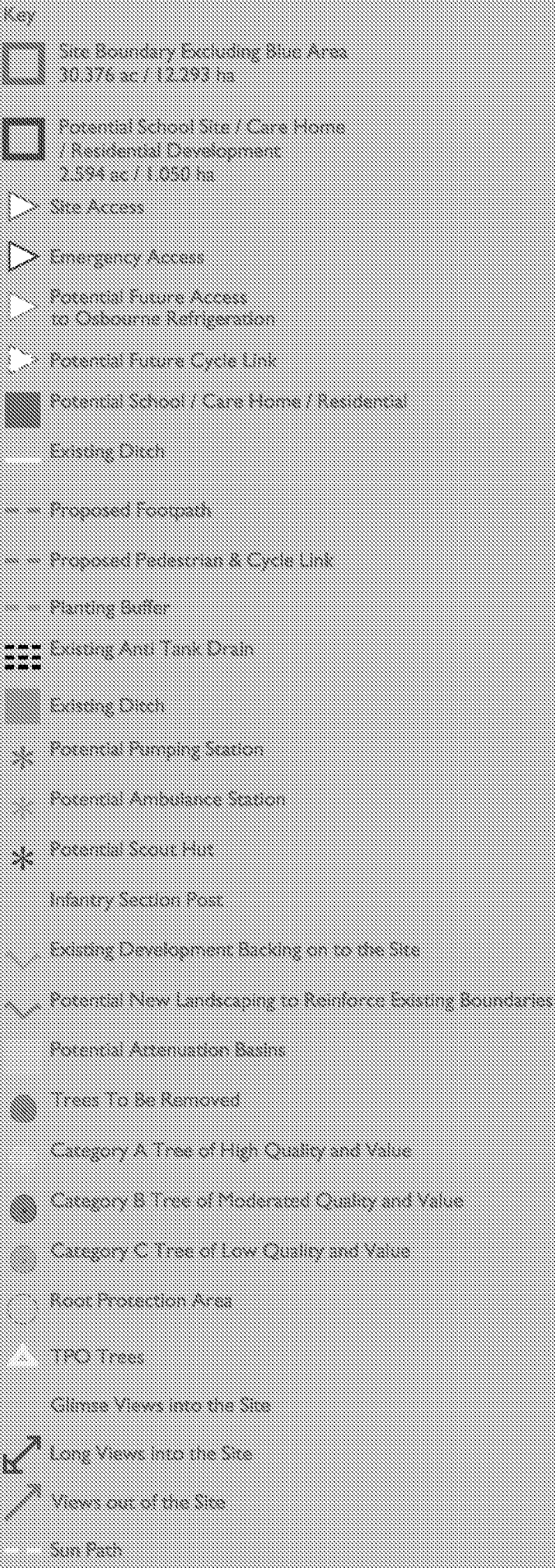
EXISTING BUILDINGS

2.20 Some of the existing development surrounding the site back onto this development's boundary, which will be resolved through strategically placed vegetation and sufficient distances of approximately 25m between the rear of the houses and the proposed development.

UTILITIES

2.21 A range of utilities exist on the site as shown in Figure 3.5. It is anticipated that all services will stem from Sefter Road.

2.22 A pump station and two sub stations have been be provided within the development to serve the energy needs of the housing and the EV charging points on-site.





3. DESIGN EVOLUTION

PUBLIC CONSULTATION

3.1 The consultation strategy for the development of the land North of Sefter Road, Pagham sought to engage with local residents living both in close proximity to the site and in the wider area with an online public consultation that ran for a fortnight from 22nd February to 8th March 2021.

3.2 During the consultation period, respondents were given the opportunity to answer a number of questions to help collect feedback about the proposals. At the time of writing the SCI, by Marengo Communications, a total of 75 people had responded formally to the consultation, with the majority submitting written comments via the online feedback forms.

3.3 The consultation process has been particularly useful to aid our understanding of neighbours' and wider stakeholders' priorities.

3.4 Although the majority of respondents had objections to development on the site, there were supportive comments concerning the development. The main concerns were relating to traffic, infrastructure, flooding and the loss of green space/principle of development.

3.5 Taylor Wimpey will continue to engage with stakeholders and local communities to discuss the proposals and keep local communities updated on the progress of the project via the dedicated website.



FIGURE 3.1: SCREENSHOTS OF THE ONLINE CONSULTATION

THE REFUSED RESERVED MATTERS APPLICATION

3.6 A Reserved Matters Application for detailed development of the whole site subject to the Outline planning permission was refused by ADC on 26 June 2020 (P/24/20/RES). The reasons for refusal largely stemmed from concerns raised by ADC with elements of the Design Code submitted alongside the RM Application. The key matters to address included the following:-

- Lack of distinctiveness of character areas;
- Concern with the level of play area provision;
- Lack of clearly defined street hierarchy and desire line through the site from south-east/north-west;

3.7 Additionally, it was considered that there needed to be a stronger emphasis on a 'landscape-led' approach within the Design Code which is an integral part of the Vision for the development.

3.8 The Applicant and Consultant Team have undertaken extensive consultation with ADC to formulate a revised Design Code which seeks to appropriately address Officer concerns whilst maintaining a clear vision for detailed development proposals.



FIGURE 3.2: OPT.1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN



FIGURE 3.3: THE INITIAL PROVING LAYOUT

DESIGN CODE

3.9 The Design Code has set the principle for the RMA, incorporating the principles of the outline planning application . Below are the examples of the key criteria to be adhered to. This document explains how the proposed RMA design meets the design code criteria. Please note that all Design Code elements through the document are set out in black framed boxes for ease of reference and understanding.

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