

LAND USE PLAN			
Land North of Sefter Road, Pagham			
KEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		32.971	13.343
RESIDENTIAL AREA		17.073	6.909
SCOUT HUT		0.244	0.099
AMBULANCE OUTPOST		0.115	0.047
PUMPING STATION		0.032	0.013
PLAY AREAS		0.196	0.079
INFORMAL OPEN SPACE		11.330	4.585
SuDS		1.387	0.561
POTENTIAL SCHOOL SITE / CARE HOME OR RESIDENTIAL		2.594	1.050
GRAND TOTAL		32.971	13.343

TABLE 7.1: LAND USE BREAKDOWN

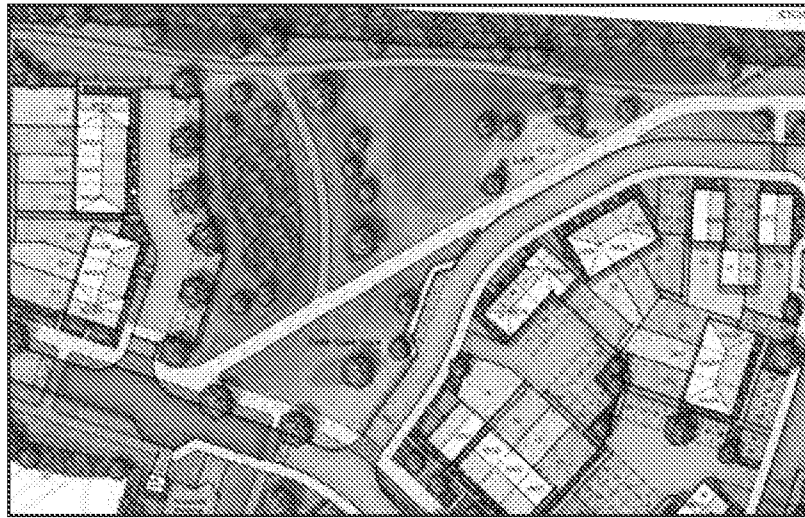


FIGURE 7.2: LAND USE PLAN

8. LIFESPAN

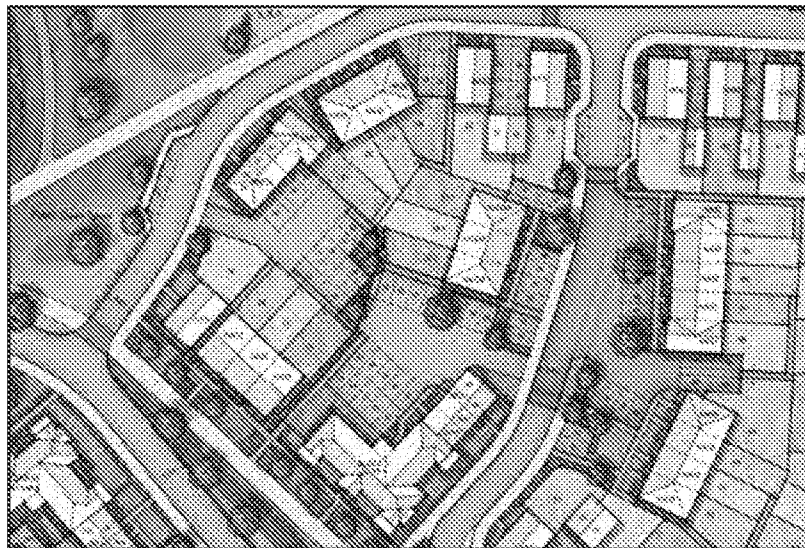
PUBLIC, PRIVATE AND SEMI PRIVATE DESIGNATIONS

8.1 Clear designation between public and private spaces have been created and are demarcated in various ways.



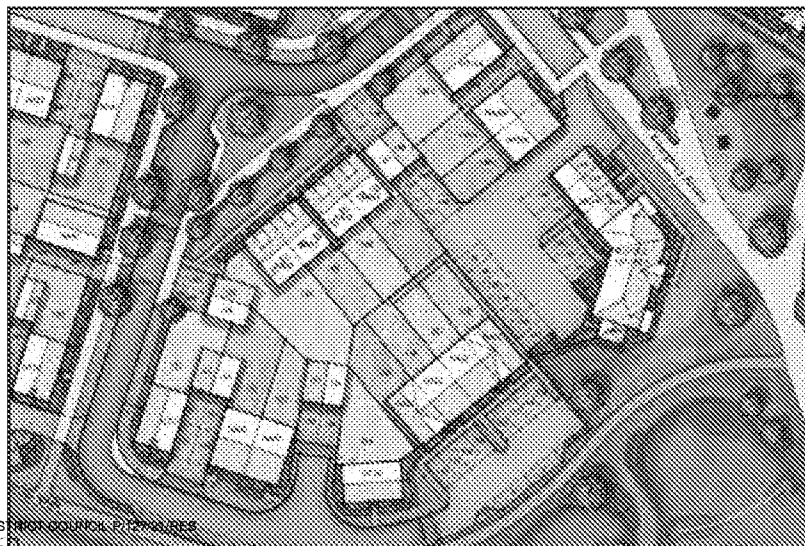
PUBLIC

8.2 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.



SEMI-PRIVATE

8.3 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.



PRIVATE

8.4 Private spaces are defined by the use of landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.

OVERLOOKING

8.5 As with all new proposed development set back and separation distances are generally adhered to with 20m back to back distances and 11m side on distances.

COMMUNITY SAFETY

8.6 The design and layout for the development parcels is designed to be safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

8.7 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved through the use of designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

STRUCTURE

8.8 The design and layout of development provides permeable and legible forms, in accordance with the principles established in the Design Code, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

8.9 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

8.10 Clear demarcation of boundaries across the site are established and will be defined by a combination of built form and landscape treatment.

PHYSICAL PROTECTION

8.11 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates and doors.

ACTIVITY

8.12 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing is from front doors that address the streets and open spaces.

MAINTENANCE AND MANAGEMENT

8.13 The high quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance.

8.14 The Site's open spaces and landscape will be delivered through a management company.

9. CONCLUSION

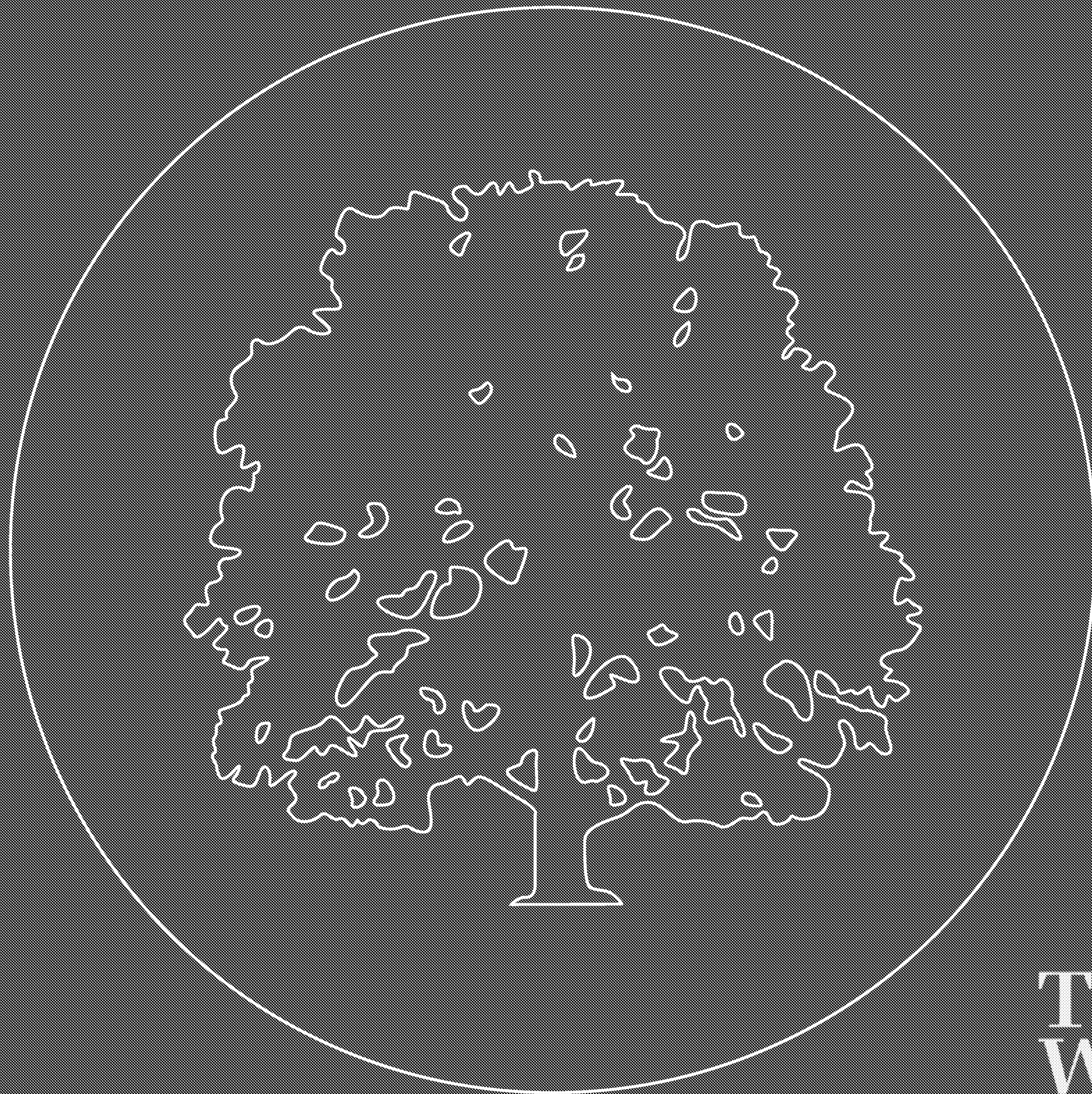
Overall the design and layout of the development responds directly to the unique constraints and opportunities of the site to create a development that responds to the character of the village, but is distinctive in terms of form, architecture and landscape design. The design is founded on established best practice principles, which meet local policy, adopted guidance, the approved outline planning permission and the submitted Design Code.

Provision has been made to facilitate the school should this be required with the proposed design of roads, landscaping and housing, with other facilities such as a new scout hut, ambulance community response post, play areas and SANG to be delivered as part of the development.

The development ties in and creates connections with existing and emerging development, and takes heed of the wider infrastructure upgrades in the immediate area. The development also proposes to enhance ecology and water management within the site through the on-site engineering and landscape works.

Overall the design provides a significant number of benefits, and accords with local planning policy in a sustainable location. It has responded to dialogue with key stakeholders and evolved into a development that should be put forward for approval.





**Taylor
Wimpey**