

LANDSCAPE STRATEGY

4.10 The approved outline application was informed, assessed and has evolved into the reserved matters layout through a thorough analysis of the site and its context. The layout follows the principles of the subsequent Design Code for the site, which demonstrated how a number of landscape-led principles would be incorporated to further enhance the layout from the outline application stage, to create a design which has the landscape at its forefront, where the housing is subservient to the framework of landscape.

4.11 The following principles were set-out in the Design Code and have been adhered to in the reserved matters layout:

- A 'diagonal link' created through the development, connecting a network of focal spaces and green streets, will provide an uninterrupted, traffic-free route for pedestrians and cyclists
- Potential for future off-site connections incorporated along both the southern boundary and northern boundary.
- A network of recreational routes, defined by tree planting and different surface materials, creating a hierarchy of routes across and around the periphery of the development.
- Green verges, street tree planting and swale corridors along the 'diagonal link', that bring both green and blue infrastructure into the heart of the development, creating an attractive neighbourhood for new and existing residents, as well as creating important wildlife corridors, with further ecological enhancements measures.
- Focal spaces and a central green included for formal recreation for children and teenagers, promoting an active and healthy neighbourhood.
- Spaces for informal recreation, connected by recreational routes taken from the heart of the focal spaces.
- Create permeable green edges at the transition of the built form.
- The provision of Suitable Alternative Natural Greenspace around the

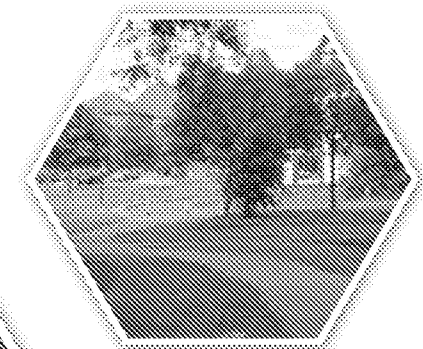
perimeter of the development, including a circular recreational route will provide a new on-site route for dog walkers as part of a range of measures to mitigate the potential impacts of the new homes on the nearby Pagham Harbour SPA.

- New landscaping will be used to respect the amenity of the existing properties along Lincoln Avenue and Osborne Way, which back onto the development and to reinforce the level of screening.

4.12 The provision of extensive areas of new green infrastructure within the development has played a key role in creating this landscape-

led development and the Design Code goes on to identify five green infrastructure principles, which have been implemented, to ensure the development brings both environmental and social benefits to the neighbourhood.

- Retention of the majority of the existing vegetation and enhance the Site boundaries with new native tree, thicket and hedgerow planting.
- Provide formal recreation opportunities, with sensitively designed play equipment to assimilate into its surrounding setting.
- A 'diagonal link' with large green verges and street planting will frame views towards public open spaces and create a traffic-free, green lung through the development.
- Green streets will form important connections to the heart of the development, from the surrounding open spaces.
- Connectivity will be achieved through a hierarchy of recreational routes and links across the development.



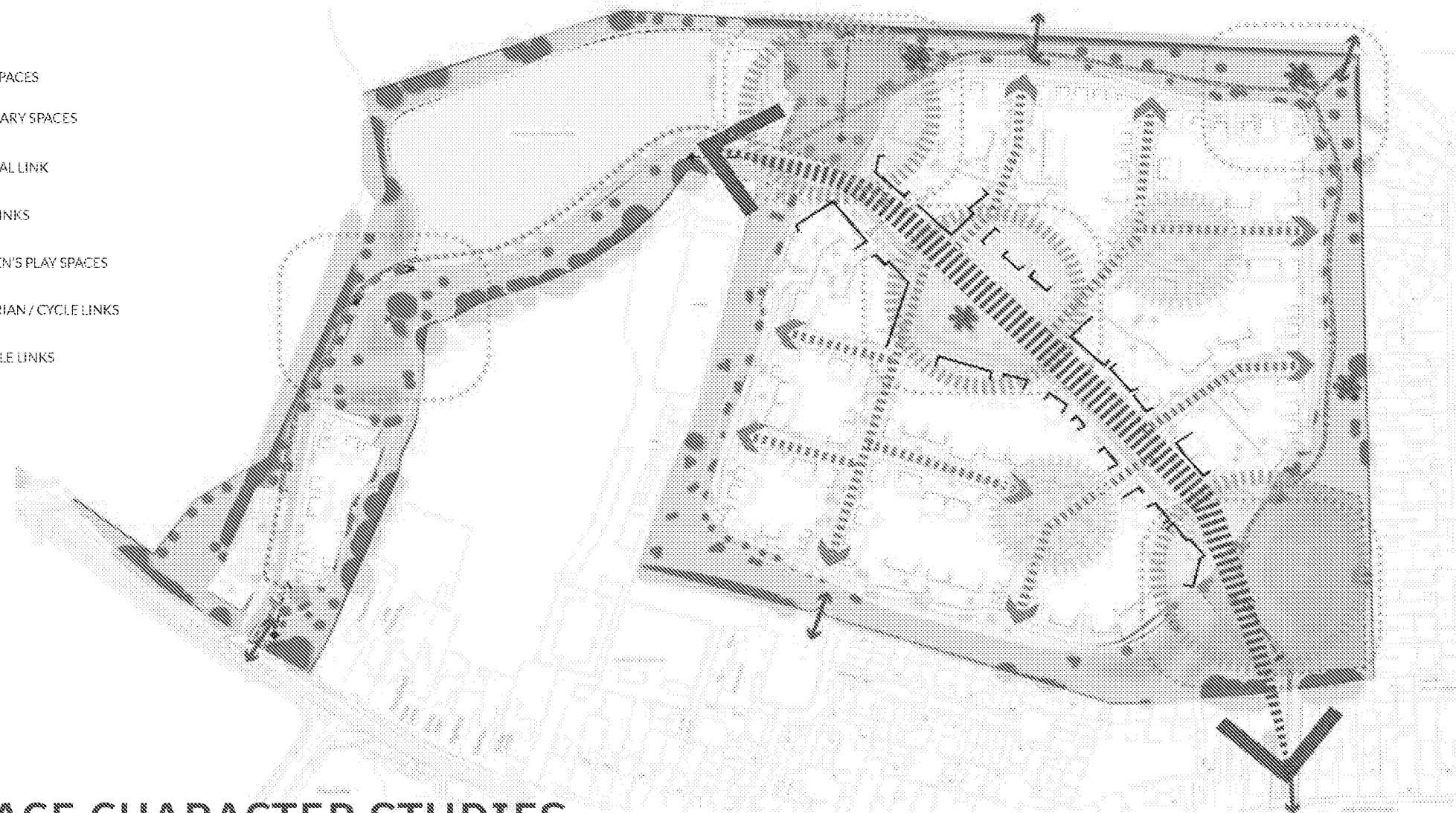
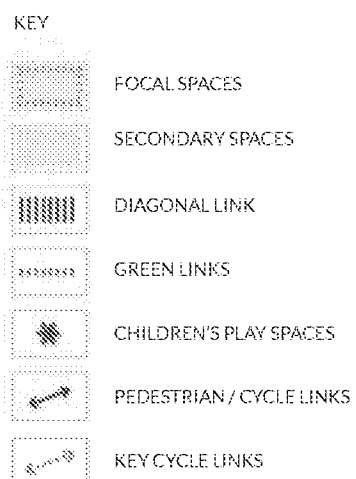


FIGURE 4.7: THE DESIGN CODE LANDSCAPE LED PRINCIPLES

OPEN SPACE CHARACTER STUDIES.

"OPEN SPACE INCLUDES ALL OPEN SPACE OF PUBLIC VALUE, INCLUDING NOT JUST LAND, BUT ALSO AREAS OF OPEN WATER SUCH AS RIVERS CANALS LAKES AND RESERVOIRS, WHICH OFFER IMPORTANT OPPORTUNITIES FOR SPORT AND RECREATION AND CAN ALSO ACT AS A VISUAL AMENITY (PPG17:ANNEX:DEFINITIONS, JULY 2002)"

4.13 The key landscape spaces around the proposed development site at Land North of Sefter Road, Pagham, as set out in the Design Code:

- WESTERN EDGE & GATEWAY (CS1)
- FOCAL SPACE 1 (CS2)
- GREEN EDGES (CS3)
- CENTRAL GREEN & 'DIAGONAL LINK' (CS4)
- FOCAL SPACE 2 (CS5)



FIGURE 4.8: KEY PLAN - LOCATIONS OF OPEN SPACE CHARACTER STUDIES

THE PROPOSED CHARACTER AREAS

4.14 Three character areas are proposed across the site, as set out in the Design Code. The character areas have been proposed to provide variety, interest and respond to the localised setting.

4.15 Character Areas are:

- PRINCIPAL ROUTE
- NORTHERN EDGE;
- SOUTHERN QUARTER;

4.16 The following section sets out where the intended character types are proposed, as well as setting the characteristics that will make these areas architecturally distinctive.



FIGURE 4.9: PROPOSED CHARACTER AREAS PLAN WITHIN THE DESIGN CODE

PRINCIPAL ROUTE

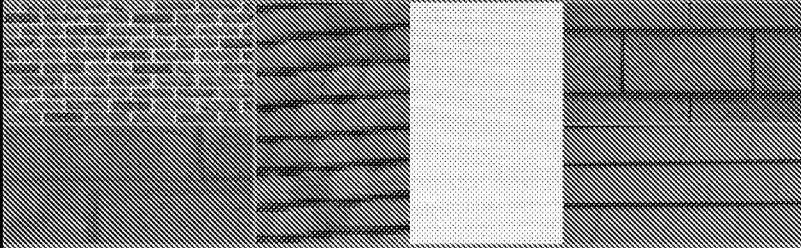
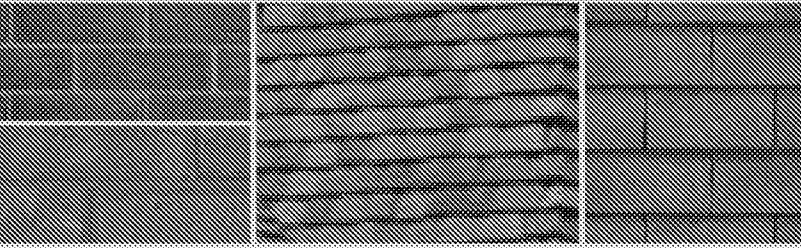
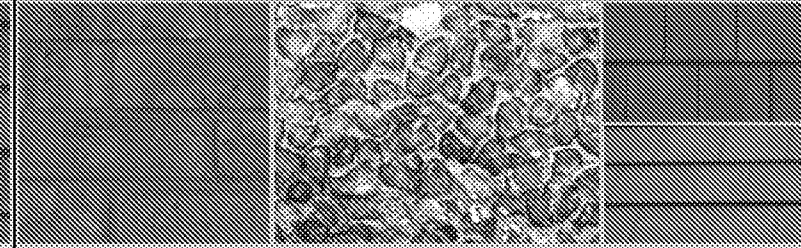
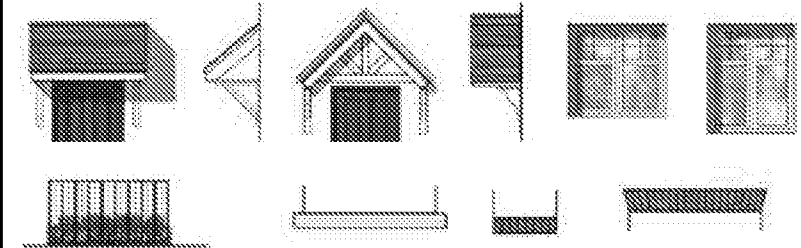
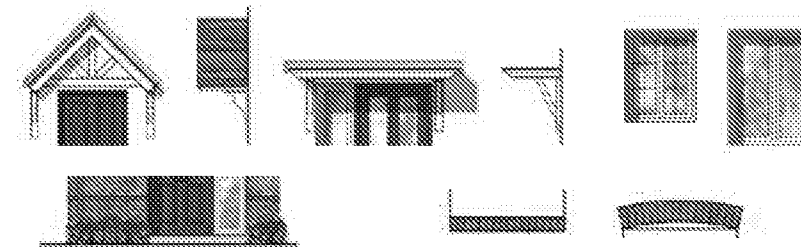
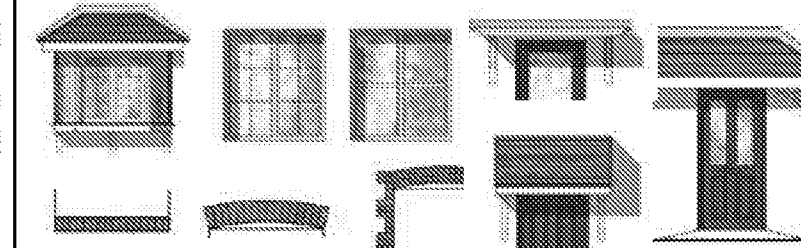
NORTHERN EDGE

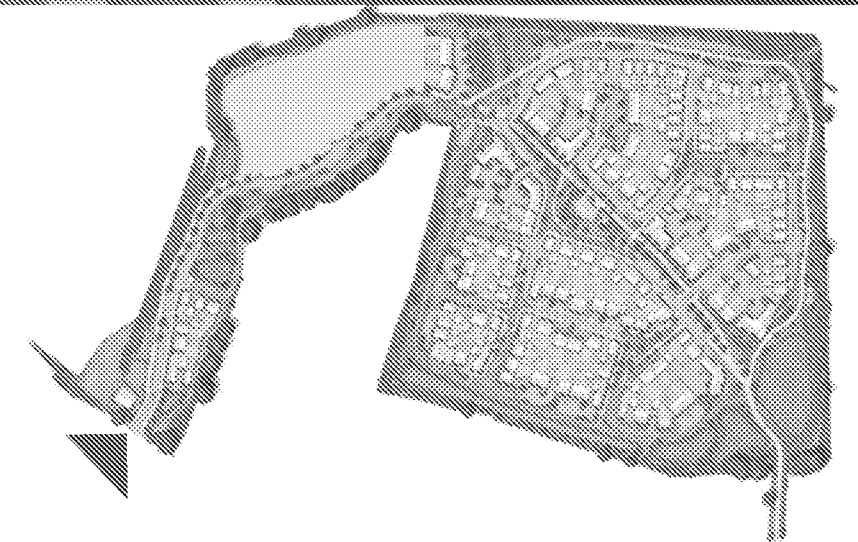
SOUTHERN QUARTER

LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES FOLLOW THE CHARACTERISTICS OF THE CORE VILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SOFT TERRACED FORMS APPROPRIATE WHERE ENCLOSURE IS REQUIRED.	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/TERTIARY STREETS.	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	HEIGHTS VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.	ALL BUILDINGS 2 STOREY.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS WITH BLACK IRON RAILINGS TO FOCAL SQUARES.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	COURTYARD PARKING AND ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING

ROOFS	GREY ROOF TILES WITH MOTTLED EFFECT RED TO BE USED WHERE TILE HANGING IS APPLIED.	RED ROOF TILES WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTEN THE DEVELOPMENT'S APPEARANCE WITHIN THE LANDSCAPE SETTING.	BROWN ROOF TILES WITH MOTTLED EFFECT GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK WHITE STERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING AND FLINT ARE ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK. TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS WITH SPLAYED HEADERS AND STONE FOOTERS. CANOPY PORCH FORMS.	WHITE UPVC WINDOWS WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN BELOW IS PROPOSED.	WHITE UPVC WINDOWS WITH ARCHED HEADERS AND BRICK FOOTERS. WITH A VARIETY OF PORCH FORMS.
MATERIALS	 RED TONAL BRICK TILE HANGING & LIGHT STERNIT CLADDING RED AND GREY ROOF TILES	 RED TONAL BRICK WITH DARK FEATURE BRICK TILE HANGING RED ROOF TILES	 RED TONAL BRICK FLINT BROWN AND GREY ROOF TILES
NOTABLE FEATURES	 EXPLAINED IN MORE DETAIL ON EACH CHARACTER AREA SHEET		



EXTERNAL FINISHES

4.17 There is a range of materials as set out by the Design Code that respond to the variation in character and frontage. Red brick is the under-lying base material, but is supplemented with eternit cladding, tile hanging and flint.

4.18 The location of the materials are in line with the guidance set out in the Design Code.



FIGURE 4.10: THE PROPOSED EXTERNAL ENCLOSURES PLAN

PRINCIPAL ROUTE

4.19 The principal route character is characterised by a notable tree lined route that is supported by a 3m cycle way connecting the entrance of the site with the proposed cycle link/ emergency access to the south eastern corner of the site. The route connects all the major landscape features of the development and will be the prominent road type within the development, supported by taller buildings and punctuated by key spaces to give variety and interest.

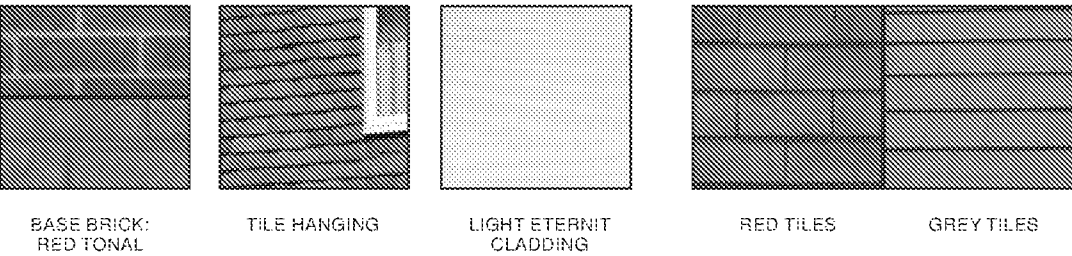
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES WILL FOLLOW THE CHARACTERISTICS OF THE COREVILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SHORT TERRACED FORMS MAYBE APPROPRIATE WHERE ENCLOSURE IS REQUIRED.
BUILDING HEIGHTS	HEIGHTS WILL VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS, WITH BLACK ESTATE RAILINGS TO FOCAL SQUARES.
PARKING	COURTYARD PARKING AND ON-PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE, WHERE POSSIBLE.

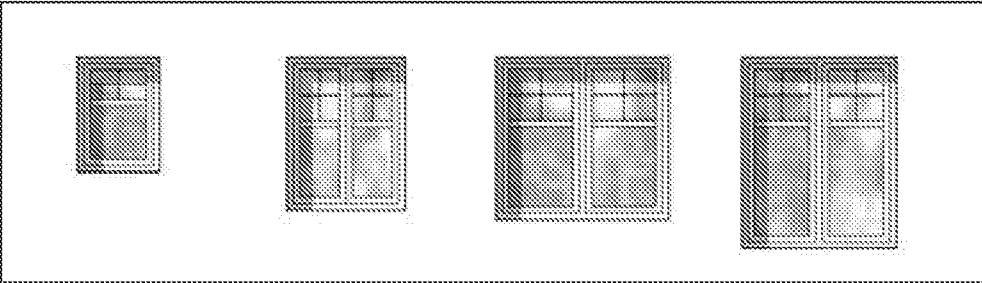
ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	GREY ROOF TILES, WITH MOTTLED EFFECT, RED TO BE USED WHERE TILE HANGING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH FEATURE BRICK WITHIN QUOINS, WHITE ETERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS, TILE HANGING IS ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.
WINDOWS / OPENINGS	WHITE uPVC WINDOWS, WITH SPLAYED HEADERS AND STONE FOOTERS, CANOPY PORCH FORMS.

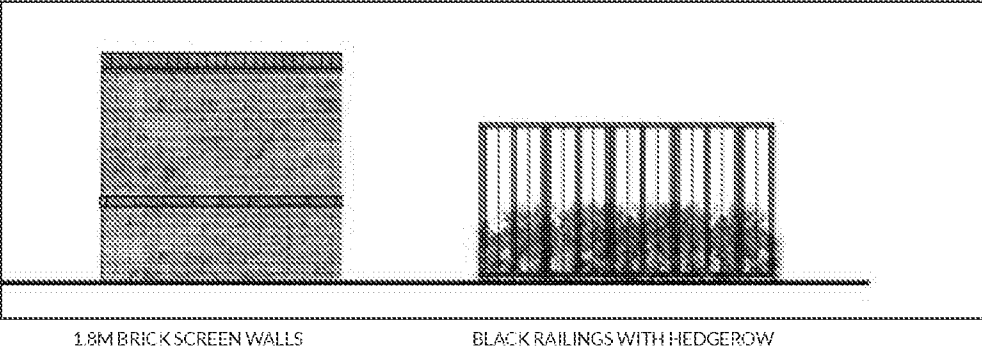
MATERIALS



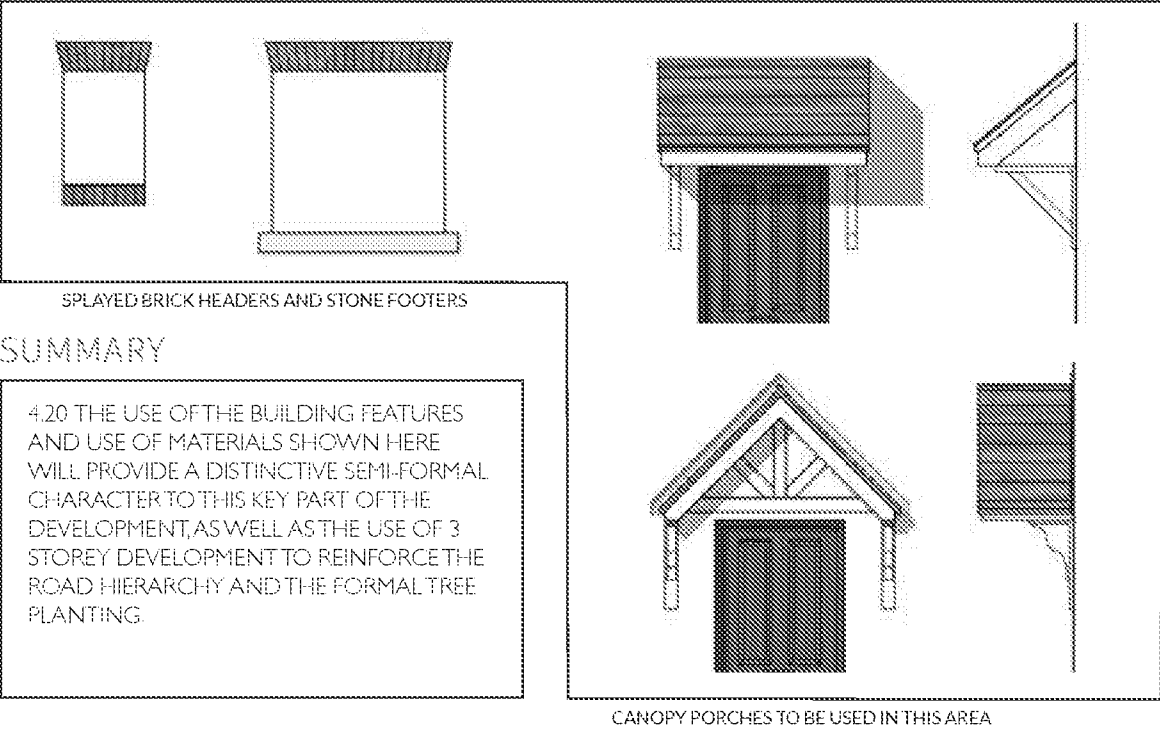
WINDOW STYLES



FRONTAGE BOUNDARY TREATMENT



WINDOW, DOOR AND PORCH DETAILS



SUMMARY

4.20 THE USE OF THE BUILDING FEATURES AND USE OF MATERIALS SHOWN HERE WILL PROVIDE A DISTINCTIVE SEMI-FORMAL CHARACTER TO THIS KEY PART OF THE DEVELOPMENT, AS WELL AS THE USE OF 3 STOREY DEVELOPMENT TO REINFORCE THE ROAD HIERARCHY AND THE FORMAL TREE PLANTING.

PROPOSED STREET SCENES



