

PAGHAM

PROPOSED LOCAL CENTRE AND CARE HOME

Design and Access Statement in support of an
application for the approval of reserved matters
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01

INTRODUCTION



1.1 INTRODUCTION

The purpose of this document is to support a Reserved Matters planning application for the local centre as part of the wider development at Pagham South, approved under outline planning permission P/140/16/OUT. It aims to set out the background and design rationale behind the proposals.

1.2 BACKGROUND

The proposal follows on from the approval of an Outline Application (P/140/16/OUT) dated 22/11/18 which for the Local Centre Parcel established the following uses:

- Care Home with up to 70 beds
- Up to 2000 Sqm of Retail/Commercial/Sui generis floor space
- Residential apartment units



Outline application Illustrated masterplan with Local Centre Parcel highlighted in red



Outline application Illustrated masterplan with uses

INTRODUCTION 01



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02

PLACE



2.1 LOCATION

The overall site that has been granted outline planning permission under P/140/16/OUT is located along the western boundary of Pagham.

The local centre part of this is sited on the eastern edge of the overall development adjacent to Pagham Road.



2.2 EXISTING SITE AND HISTORY

The site is part of a generally flat field with Pagham Road on its eastern edge with a line of mature trees along this boundary.

To the north lies the Pagham Parish Council village hall and play areas along with a ditch that runs along this boundary and around to the west.

The new spine road that connects the rest of the development to Pagham Road borders the local centre to the south and beyond that is the parcel of land allocated for the future school site.



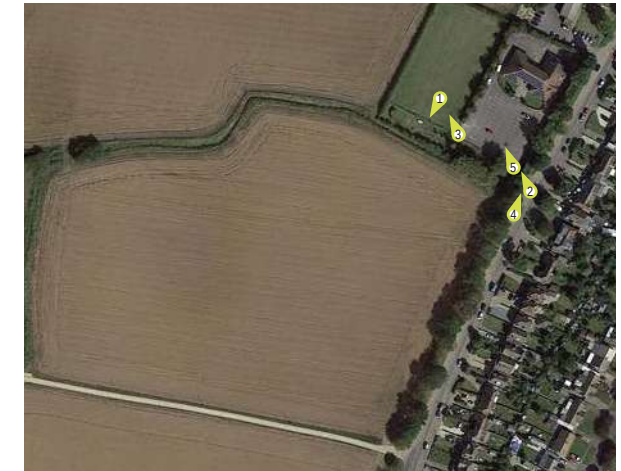
2.3 SITE PHOTOS



1. Site visible through local play area



2. Existing entrance to Town Hall



3. Local play area and field behind Town Hall



4. Town Hall entrance and Pagham Road junction



5. Town Hall, car park and play area. Site is visible behind tree line

2.3 SITE PHOTOS



6. Tree and shrub buffer between site, Town Hall and Pagham road



7. Tree buffer to Pagham Road with visible properties opposite



8. View towards Town Hall from the site



9. Views across the site looking west

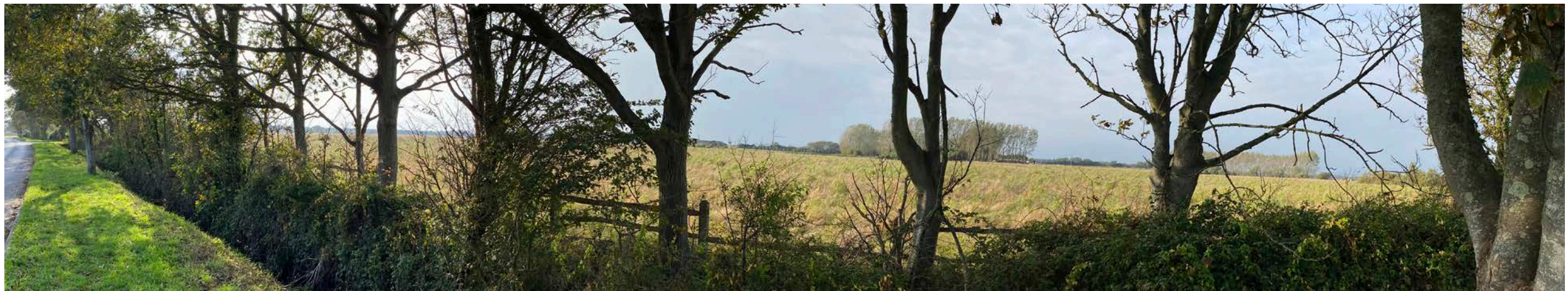
2.3 SITE PHOTOS



10. Bus stop on Pagham Road adjacent to the site



11. Existing detached properties across Pagham Road opposite the site



12. Views through the tree buffer across the site from Pagham Road

2.4 SITE CONSTRAINTS AND OPPORTUNITIES

Constraints

The site presents the following constraints:

- There are a number of mature trees on site, these will be, where possible, retained.
- Existing ditch to the north boundary
- Site topography and orientation.
- Approved Outline application and Design Code.

Opportunities

- Opportunity to create an active frontage along Pagham Road and the main access road.
- Opportunity to create a Green buffer to reduce noise from Pagham Road/spine road
- Opportunity to maximise the views towards the wider landscape
- Opportunity to create a community focused layout with the introduction of key buildings to link the existing community centre and the future school.
- Opportunity to connect to the wider landscape strategy.

