

Vistry Group

ECE Architecture



Design & Access Statement Section 73 Application

Hook Lane, Pagham

Introduction

This design and access statement has been prepared to explain the processes carried out during the design of the proposed scheme on behalf of Vistry Homes.

The proposal follows the approved Outline application from September 2019. (Ref P/30/19/OUT) and subsequent approved Bellway Reserved Matters Application dated September 2021. (Ref: P/132/20/RES)

This document compares and contrasts the approved Reserved Matters application (Ref: P/132/20/RES) and this Section 73 application.

Revisions

Revision	Notes	Issue Date	By	Checked By
P1	Planning Submission	11.02.2022	NK	NF
P2	Revised following amended housetypes	15.02.2022	NK	NF
P3	Revised following client feedback.	22.02.2022	NK	NF

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01 The Site

This site has been identified in the Arun Local Plan as part of the Pagham North Strategic Allocation. Policy H SP2a. The wider development site is enclosed by roads on all sides with Sefter Road to the north, Hook Lane to the east and Pagham Road to the south and west of the site, offering efficient links to both Bognor Regis to the east and Chichester to the north.

The overall development site consist of 17.2 hectares of land of which 3.6 hectares falls within the redline boundary of this application.

For further information regarding the site, please refer to the Hook Lane, Pagham Design Code Document, dated July 2020 by Hallam Land Management.



The proposed development parcel highlighted in red within the site boundary of the 2020 approved reserved matters application.



The proposed site layout.

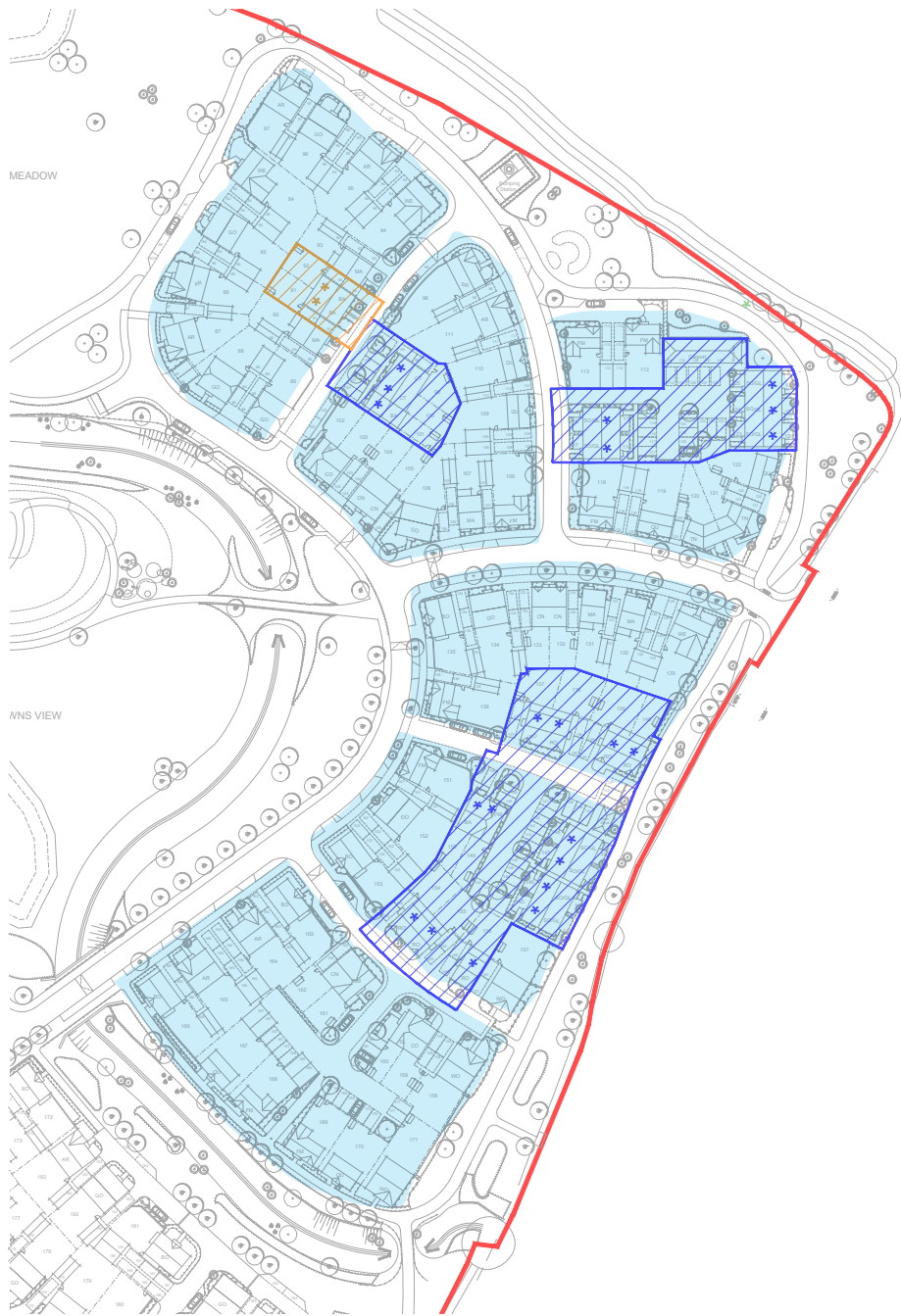
02 The Layout

The proposed layout retains the layout for the northern parcel of the site as approved under the reserved matters application. (Ref: P/132/20/RES).

The scheme has been designed to maximise views across Sefter Meadow to the west of the site, whilst views across the Rife Green and the Eastern open spaces are also utilised by dwellings to the east and south of the site.

The urban grain of the approved scheme remains unchanged, however the approved Bellway Homes house types have been changed to Vistry Group housetypes. This has lead to some vary minor layout changes.

As per the approved Reserved matters application, the affordable housing element remains unchanged both in location and dwelling design.



The approved Reserved Matters site layout (Ref: P/132/20/RES)



The proposed site layout

03 Access

The approved vehicular and pedestrian access points to the site remain unchanged from the approved RM application.

The main vehicular access points to the site remains off of Hook Lane with a secondary access point to the south of the site which links to the approved Bellway Homes scheme located to the south of the site.

The proposed cycle path which runs around the whole scheme has been retained and links the site with the proposed open spaces throughout the development site and the Bellway Homes scheme to the south of the site with possible future connections to developments across Sefter Lane and beyond.

As approved, the majority of vehicular parking remains within the curtilage of each plot. Shared parking forecourts have also been retained as approved. Parking provision across the site has been designed to meet the requirements of the Arun District Council Parking Standards SPD.

For further information regarding access, parking and servicing of the site, please refer to the Transport Statement by RPS Group that accompanies this application.

- Primary Route
- Secondary Route
- Tertiary Mews Route
- Share Pedestrian/Cycle Route



The approved Reserved Matters site access strategy (Ref: P/132/20/RES)



The proposed site access strategy

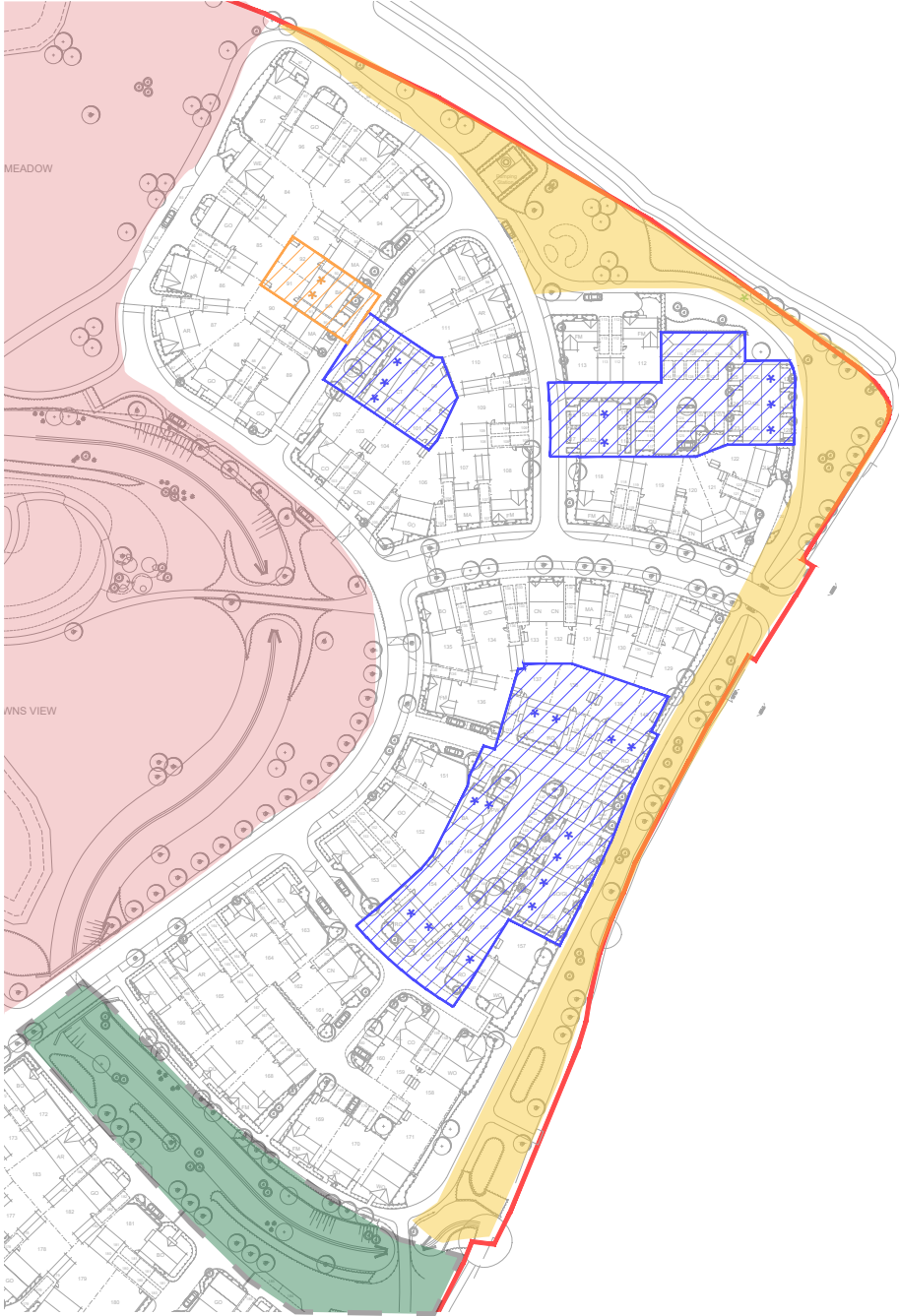
04 Open Space and Landscaping

This portion of the proposed site is located to the east of the approved large landscaped open space called Sefter Meadow. As approved within the earlier Outline and RM applications, this area will include native coppice mix planting and wildflower meadow mix, amenity grass and tree planting. A viewing mound is also proposed within Sefter Meadow allow further views across the developments site and countryside beyond.

The approved scheme contained over 5 hectares of open space which is twice the amount of open space set out in the Open Space, Play Pitches, Indoor and Outdoor Playing facilities SPD(2020).

The proposed site and the Bellway Homes site to the south are separated by a linear open space called Rife Green which cuts across the site in an east/west direction. This breaks up the overall development and allows pedestrian access in an east-west direction.

- Sefter Meadow Open Space
- Eastern Edge
- Rife Green



Plan highlighting the approved open spaces around the site.



Plan highlighting that all approved open spaces are retained within the proposed scheme

05 Affordable Housing

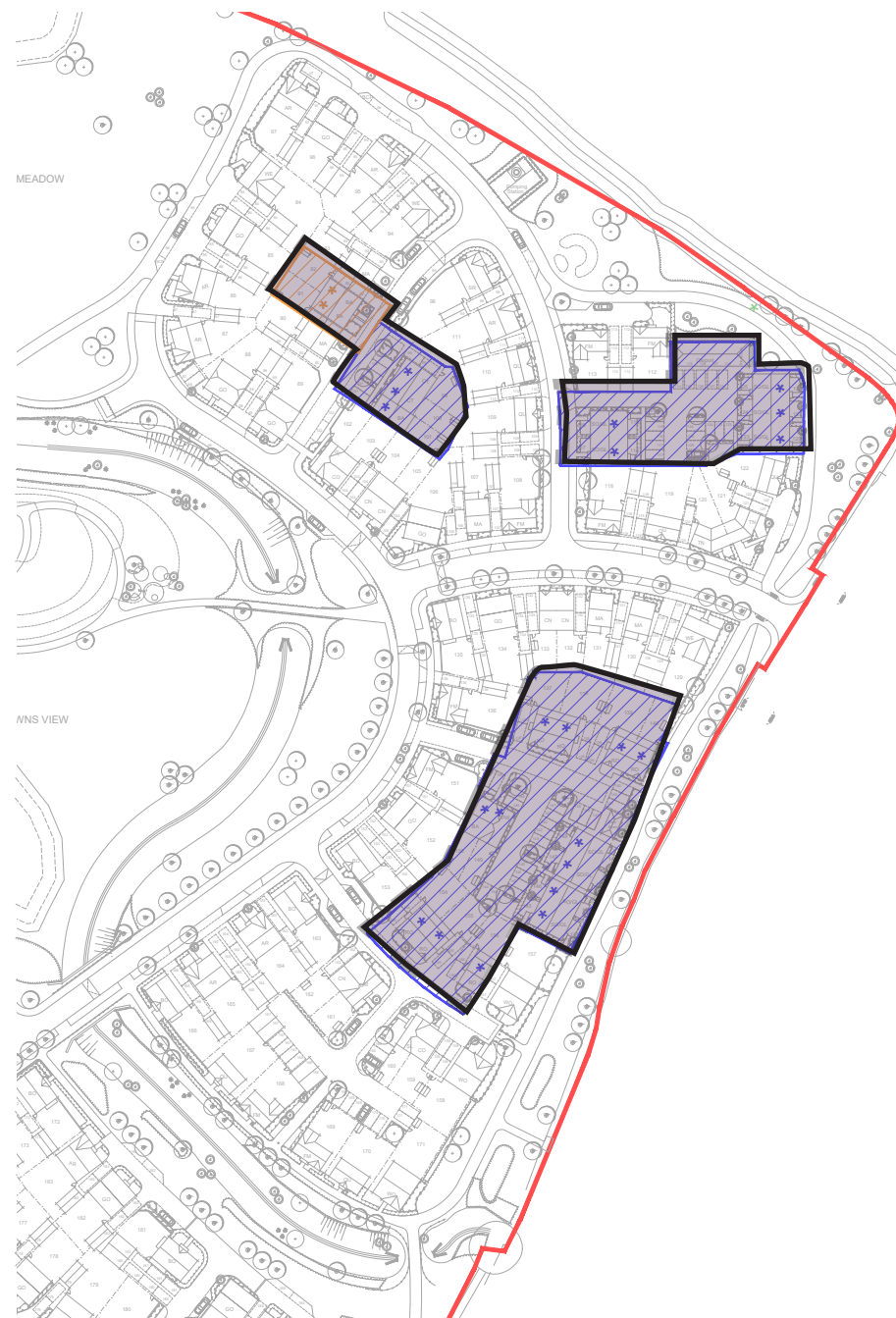
The amount of Affordable Housing proposed remains unchanged from the approved Reserved Matters application with very minor layout changes proposed to improve vehicle access. (Ref: P/132/20/RES)

The Affordable Housing provision makes up 36% of the overall housing total which exceeds the Local Authority target of 30%.

The Affordable Housetypes remain as approved and consist of a mixture of 1,2,3 and 4 bed dwellings.

The design of Affordable plots 6-17 has been influenced by agricultural farmyards that are common across Sussex. The central courtyard offers ample parking and a turning head for refuse vehicles and fire appliances. A feature Car Barn will offer covered parking for 5 dwellings and contain a shared refuse and cycle store.

Plots 48-50 and 61-63, are designed to be fully Building Regs Part M4(3) compliant with the other affordable housetypes meeting M4(2) standards.



The approved Reserved Matters affordable housing provision highlighted in purple. (Ref: P/132/20/RES)



The proposed affordable housing provision highlighted in purple.

06 Amount and Scale

The proposed layout provides 88 dwellings, which remains unchanged from the approved RM application (Ref: P/132/20/RES) for this portion of the development site.

Included within the 88 proposed dwellings are 32 affordable housing units which remain unchanged from approved Reserved matters application the consisting of a mixture of dwelling typologies ranging form 1 bedroom flats to 4 bedroom houses.

The 36% affordable housing provision was approved during the 2020 Reserved matters application for the whole site, which exceeds the local authority policy requirement of 30%. The affordable housing provision has been designed so that it is integrated across the development.

The scale has been designed to match the surrounding Pagham residential area with a majority of two storey residential dwellings and bungalows. Bungalows are located along the eastern edge of the site in order to soften the threshold between the existing houses and the proposed scheme.

The appearance of the 56no. open market dwellings will change from the approved Bellway Housetypes to the proposed Vistry Housetypes. Please refer to the accompanying elevations for further information.

House Type Summary

Affordable					
House Type	Bedrooms	Net (sqft)	Units	Total Area (sqft)	Garage?
Souter	1	541	9	4,869	No
Glover	1	687	9	6,183	No
Baker	2	876	4	3,504	No
Romsey	2	1177	7	8,239	No
Ploughwright	3	1,026	1	1,026	No
Cartographer	4	1,109	2	2,218	No
Totals			32	26,039	

Affordable		
Bedrooms	Number	%
1B	18	56%
2B	11	34%
3B	1	3%
4B	2	6%
Total	32	100%

Sales					
House Type	Bedrooms	Net (sqft)	Units	Total Area (sqft)	Garage
Holly	2	851	8	6,808	No
Bungalow	3	925	3	2,775	No
Spruce	3	1,099	11	12,089	Some
Spruce - with bay	3	1,127	3	3,381	Some
Cypress	3	1,107	6	6,642	Some
Chestnut	4	1,368	5	6,840	Yes
Chestnut (CT)	4	1,382	1	1,382	Yes
Aspen	4	1,370	12	16,440	Yes
Mulberry	4	1,600	3	4,800	Yes
Maple	4	1,792	2	3,584	Yes
Maple - with bay	4	1,806	2	3,612	Yes
Totals			56	68,353	

Open Market		
Bedrooms	Number	%
2B	8	14%
3B	20	42%
4B	23	44%
Total	56	100%

Site		
Gross area (Acre)	9.00	
Nett developable (Acre)	6.76	
Sqft/acre	13,963	
Private %	64%	
Affordable %	36%	
Grand Total (Units)	88	



Typical Approved Bellway Homes Housetypes



Typical proposed Vistry Homes Housetypes



07 Character Areas and Appearance

The character areas as defined within the approved reserved matter application, (Ref: P/132/20/RES) have been retained as part of this application. The character areas that are included within the development site include;

- Sefter Meadow and the Rural Edge
- Downs View Spine
- Hook Lane and Pagham Rife Green
- Streets and Mews

The key features of each character area are defined below;

Sefter Meadow and the Rural Edge Character Area

- Country vernacular style
- Rustic tone bricks
- Larger setbacks
- Planted verges
- Setback parking

Downs View Spine Character Area

- Town vernacular Style
- More-formal appearance
- Red/Orange brick
- Regular setbacks
- On Plot parking
- Planted verges



Plan highlighting the character areas with the proposed scheme.

Hook Lane Pagham Rife Character Area

- Appearance to reflect existing vernacular style
- Use of gable roofs and wide fronted dwellings to Rife Green
- Red Brick with key areas of cladding
- On Plot parking or rear courtyards
- Large setbacks
- Planted verges

Steets and Mews Character Area

- Urban Character
- Dwellings grouped to frame spaces
- Some key detailing maybe borrowed from other character areas.
- Red/Orange brick
- Combination of on plot, courtyard and frontage parking
- Small setbacks

07 Character Areas and Appearance

Hook Lane Entrance

As defined within the approved Design Code, the entrance to the site off of on Hook Lane has been designed to emulate a cluster of Farmyard buildings.

This concept has been retained within the new scheme, the linear 2 storey apartment blocks have been retained and the feature car barn create the feel of a traditional farmyard.

The angled terrace of house that sat adjacent to the entrance of the approved RM scheme has been changed to 2no. detached houses that are more in keeping with the farmhouse aesthetic. White coloured boarding/render and the relationship of the deatched house form and adjacent barn like structures has been influenced by existing farmhouses within the local area.

For further information regarding the proposed appearance of the scheme please refer to the accompanying Housetype drawings and Street Scenes.



Existing White painted Farmhouse with adjacent former barn buildings that have been converted into residential accommodation at the junction of Pagam Road and Sefter Road.



Plan highlighting the proposed farmyard concept adjacent to the Hook Lane Site Entrance.



Approved Hook Lane Entrance Street Scene



Proposed Hook Lane Entrance Street Scene

08 Materials

The material palette selected complies with the material palette set out in the approved RM application (Ref: P/132/20/RES) for the site. The scheme has been designed in accordance with the approved Design Code and overall character of the development. The proposed materials are intended to create a scheme which knits comfortably within the immediate context of Pagham whilst creating modern and comfortable homes.

A limited palette of materials are used to create a cohesive language for the built form, enabling a sense of place within the various character areas.

Two bricks have been chosen for the parcel; a rustic red brick and a red brick. These are in-keeping with the vernacular styles across Pagham. This is then complimented by changes of material consisting of Tile hanging and White weatherboarding. This approach to materiality has been carefully considered to ensure the scheme is of its time while sitting suitably within the site context.

Detailing across the site will follow a traditional style, with grey a mixture of flat and pitched porches and feature bay windows.



Rustic Brick



Red Brick



Weatherboarding (White)



Tile Hanging



Render (Ivory)



Red Clay Roof Tiles



Grey Roof Tiles



Mottled Red Roof Tiles



White UPVC windows



Composite Front doors

09 Sustainability

The site is considered to offer excellent accessibility, being located within 2.2 miles of Bognor Regis Train Station and close to bus stops on Hook Lane, providing an efficient link to the town centre.

Secure cycling storage with up to 4 spaces per dwelling will be provided within secure private garages, shared stores and sheds within rear gardens. EV charging points will be available for all dwellings on site.

The proposed landscaping surrounding the site will be used to encourage and improve ecological diversity.

Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelope.

Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods, dual flush toilets and water butts.

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms.

High quality materials are proposed, with long life spans and requiring minimum levels of maintenance. Materials will be specified where possible to minimise their travel distance



Measures implemented to improve ecological diversity



EV Charging points for all dwellings.



Energy efficient boilers



Cycle friendly Masterplan

10 Approved Design Code Compliance Checklist

The comparison table to the right of this page compares the approved Reserved matters scheme and the proposed scheme by using the key design points as set out within the Approved Design Code.

	Approved Reserved Matters Application	Proposed Scheme
Amount	88 Dwellings in total in a mixture of 1,2,3 and 4 bedroom dwellings.	88 Dwellings in total in a mixture of 1,2,3 and 4 bedroom dwellings.
Layout	As defined within the Approved Design Code refer to drawing CSL01	As defined within the Approved Design Code refer to drawing 7134 - PL01 - Proposed Site Layout
Access	Primary access off of Hook Lane with secondary access from within the development site to the south	Primary access off of Hook Lane with secondary access from within the development site to the south
Affordable Housing Provision	32 Dwellings/36%	32 Dwellings/36%
Scale	1-2 Storeys	1-2 Storeys
Materials	A variety of bricks with feature weatherboarding/render unitsAs defined within the Approved Design Code	A variety of bricks with feature weatherboarding/render unitsAs defined within the Approved Design Code
Character Areas	4 main character areas within the development parcel, including; Sefter Meadow and the Rural Edge, Downs View Spine, Hook Lane and Pagham Rife Green and Streets and Mews	4 main character areas within the development parcel, including; Sefter Meadow and the Rural Edge, Downs View Spine, Hook Lane and Pagham Rife Green and Streets and Mews
Public Open Space	3 main public open spaces adjacent to the development parcel, including Sefter Meadow, Rife Green and Eastern Edge. As defined within the Approved Design Code	3 main public open spaces adjacent to the development parcel, including Sefter Meadow, Rife Green and Eastern Edge. As defined within the Approved Design Code

11 Conclusion

The key principles of the proposed scheme remain unchanged as previously approved under the Bellway Homes Reserved matters application (Ref: P/132/20/RES) but with the implementation of the Vistry Homes Housetypes instead of the approved Bellway Homes Housetypes.

The approved Reserved Matters Planning Application comprised of 88 no. dwellings with a mixture of 1, 2, 3 and 4 bedroom dwellings with an Affordable Housing Provision of 32 dwellings which remains unchanged within this application.

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared covering the necessary aspects of the proposal and are included within the submission.

The scheme provides a sustainable addition to Pagham that is designed around current best practice design guidance to create a safe, inclusive, and interactive environment as approved within the previous Reserved Matters Application. (Ref: P/132/20/RES)

It provides a legible development with an overall design framework, establishing a strong sense of place. The scheme has been design in accordance with the Approved Design Code for the development to create a high quality, sustainable addition to the north of Pagham.

