

**Taylor
Wimpey**

LAND NORTH OF SEFTER ROAD, PAGHAM

Design and Access Statement

February 2020

RESERVED MATTERS APPLICATION







Vision

Taylor Wimpey's vision is to create a residential-led development with a distinctive 'sense of place', with the opportunity for a future school on-site and delivery of a new scout hut, ambulance waiting and Suitable Alternative Natural Greenspace.

The overall design responds directly to the site's unique attributes and uses established design principles, to deliver a high quality sustainably designed scheme with a range of dwelling sizes and tenures to help deliver an integrated and balanced community, whilst facilitating on-site water attenuation and management preventing flooding for future and surrounding residents.

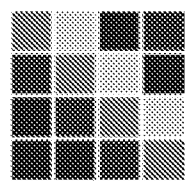
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Job No.	CB_81_120
Rev.	-
Date	FEBRUARY 2020
Signed off by	CLIENT

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1.0 Introduction

Background and Site Location

1.1 This Design and Access Statement has been written on behalf of Taylor Wimpey to support the Reserved Matters Application (RMA) for the development of 280 dwellings (including affordable homes), a replacement scout hut, land for an Ambulance Community Response Post Facility and safeguarded land for either a 1FE primary school, with this RMA showing how housing may be brought forward should the school not be needed. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and the creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks.

1.2 The Reserved Matters builds upon the principles of the approved Outline Planning Consent - Planning Reference: P/134/16 OUT which was granted on 15th October 2019 and submitted Design Code Masterplan submitted pursuant to condition 6 attached to the Outline planning permission. The Reserved Matters layout has taken into consideration that West Sussex County Council (WSSCC) 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. However, the Reserved Matters layout shows residential development in place of the school. Should WSSCC call upon the land within the specified timeframe then that parcel shall be delivered for the school use. As such, the construction phasing of the site will include the school land area at the final stages of construction aligned with the WSSCC school call in period. 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 document throughout will set out how the proposed development accords with the Design Code (The overarching document). The Design Code sets the rules for development and is justified within that document.

1.3 The Site extends to approximately 13.34ha and lies to the north of Sefter 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 Arun District.

1.4 The Osborne Refrigerators 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 Osbourne Way and Osbourne Court).

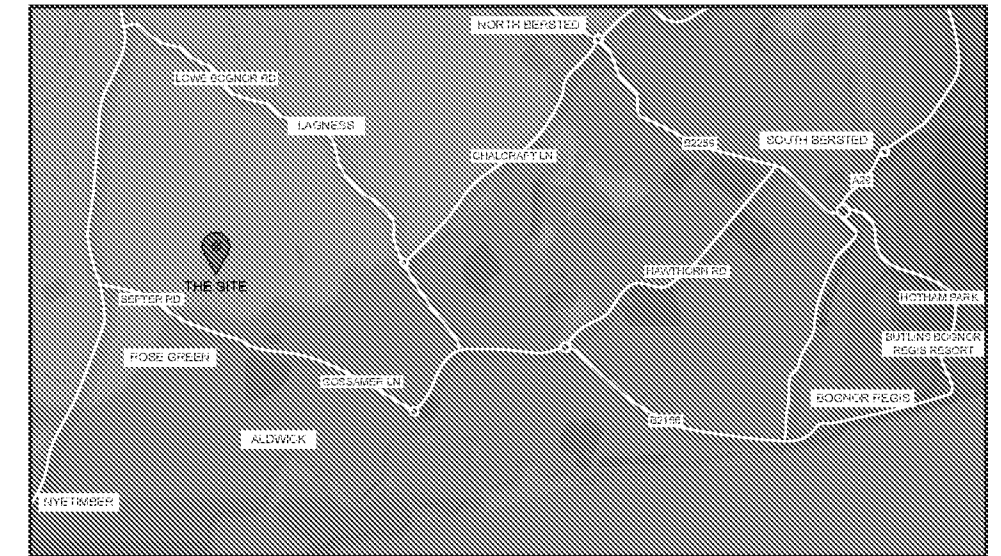


FIGURE 1.1: SITE LOCATION PLAN

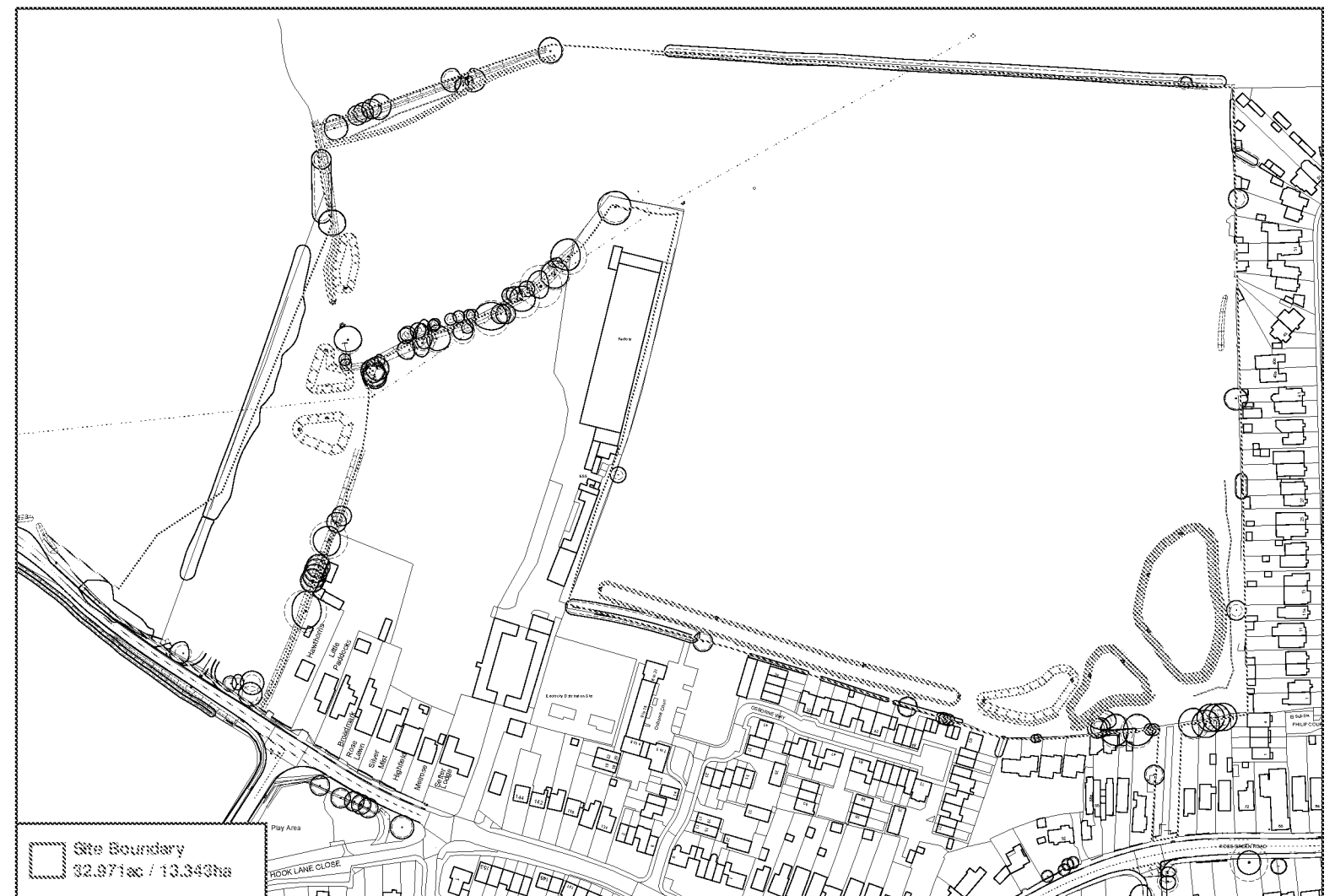


FIGURE 1.2: SITE LOCATION PLAN

2.0 Site Context

The 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 Governments 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 2.1: VIEW FROM PROPOSED SITE ACCESS, NORTH OF SEFTER ROAD. ①



FIGURE 2.2: VIEW FROM OSBOURNE WAY LOOKING NORTH ②

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.

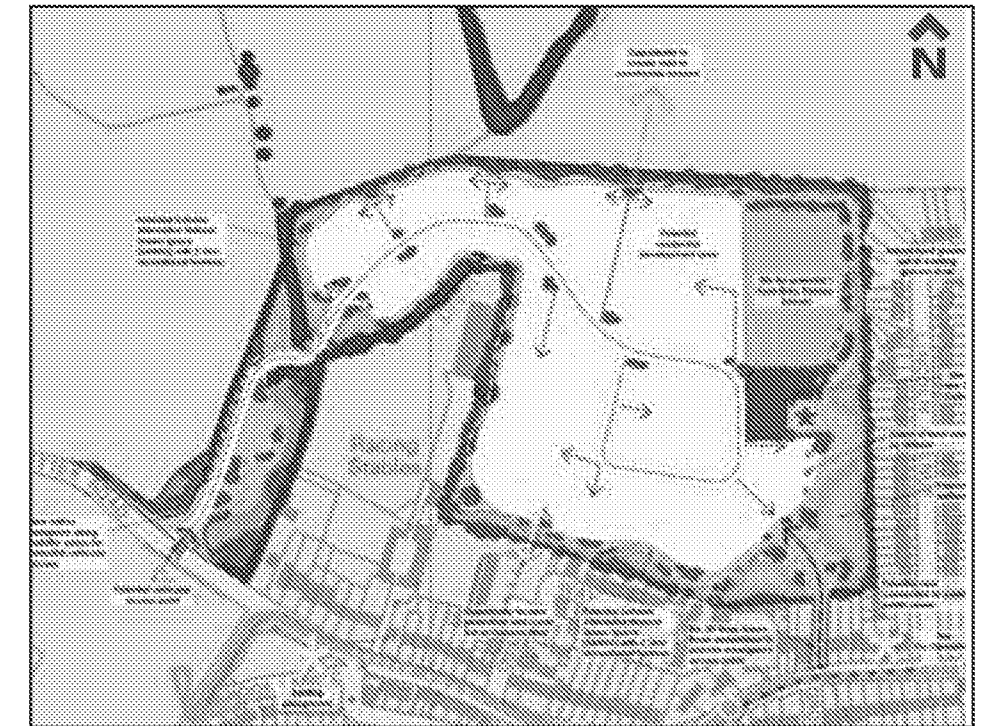


FIGURE 2.3: THE EMERGING TECHNICAL WORK IN RELATION TO THE PREPARATION OF THE PLANNING APPLICATION SAW THE PREPARATION OF A NEW CONCEPT MASTER PLAN, TAKEN FROM THE OUTLINE DAS. ⓘ

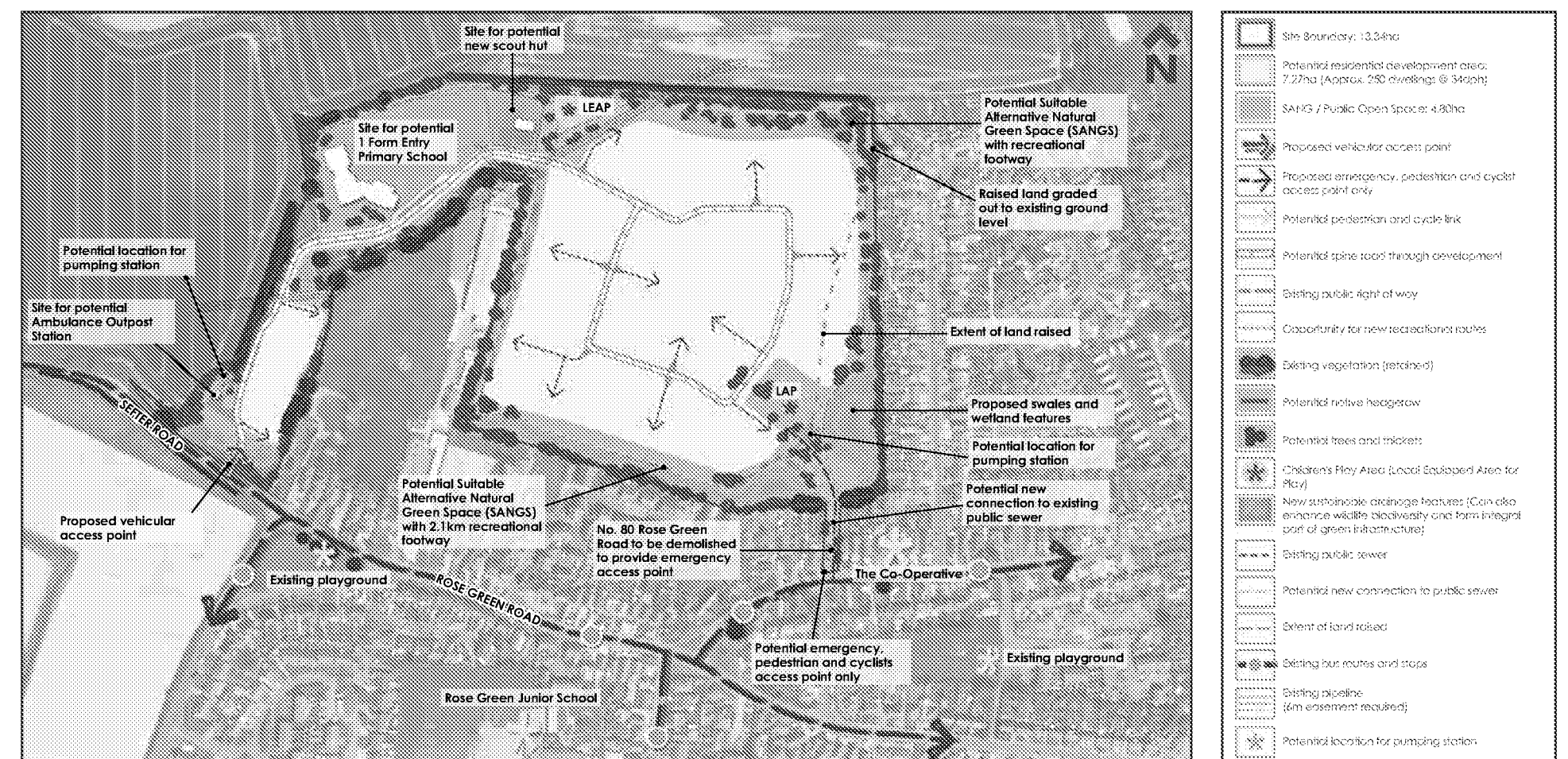
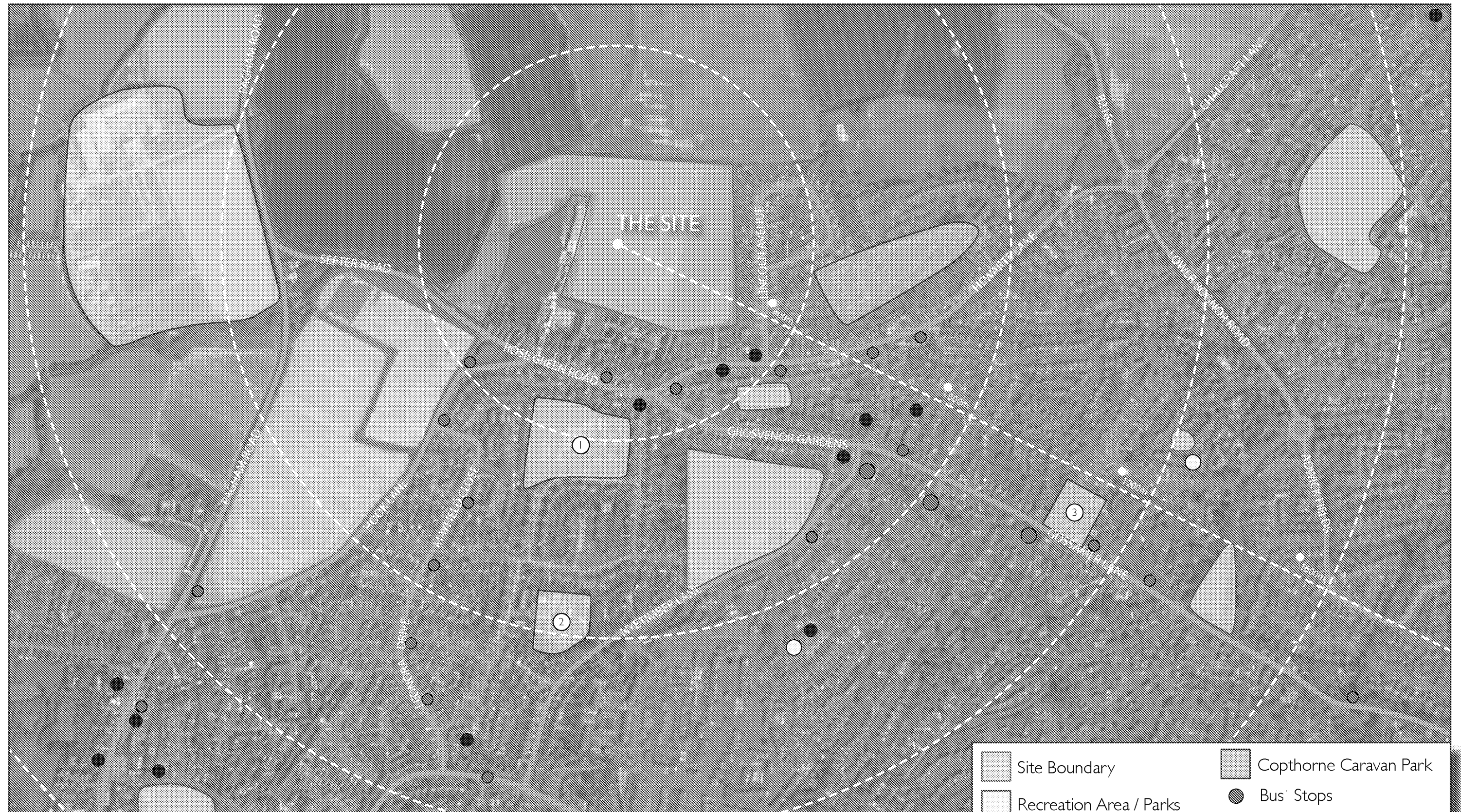


FIGURE 2.4: DEVELOPMENT FRAMEWORK PLAN, TAKEN FROM THE OUTLINE DAS. ⓘ

FIGURE 2.5: FACILITIES PLAN ①



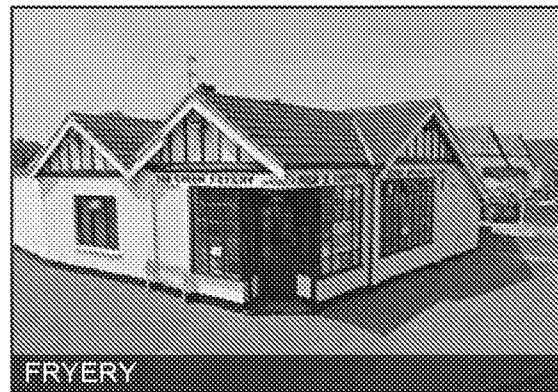
Local Facilities

2.13 The site is predominantly located within the village of Pagham although part of the western edge of the site falls within Aldwick Parish, which benefits from a wide range of facilities in the local area, that will be supported and utilised by the proposed development. Figure 2.5 shows some of the local facilities and their locations in relation to the Site.

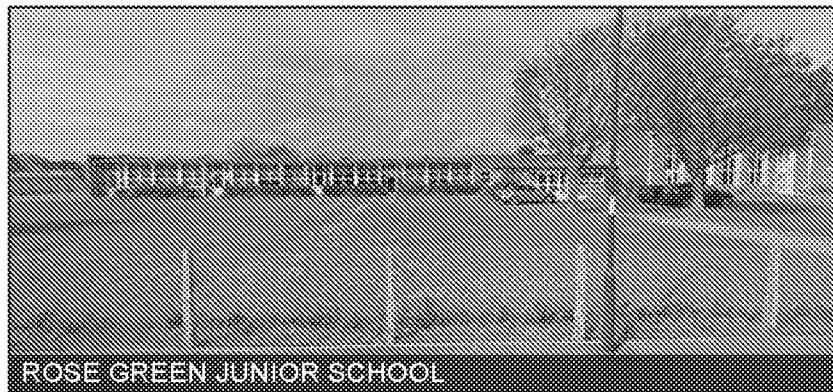
	Site Boundary		Copthorne Caravan Park
	Recreation Area / Parks		Bus Stops
	Employment		Place of Worship
	Education		Local Centres
	1. Rose Green Junior School		Medical Facilities
	2. Rose Green Infant School		
	3. Dizzy Duckling Pre-school		



VIEW FROM ROSE GREEN ROAD



FRYERY



ROSE GREEN JUNIOR SCHOOL



PLAY PARK



THE CO-OP

Constraints and Opportunities

2.14 A range of constraints and opportunities are present across the site, as shown in Figure 2.7.

Surveys Undertaken

- Topography survey
- Drainage assessment
- Utilities assessment
- Ecological surveys
- Arboricultural survey
- Planning Policy appraisal
- Assessment of character
- Archaeological and heritage assessment
- Noise survey
- Transport



Key Points:

2.15 The constraints and opportunities remain largely unchanged from the previously approved outline application. A suite of updated reports support this reserved matters application. This section seeks to summarise some of the key elements which have influenced the design.

Access

2.16 One vehicular access point is proposed, located to the south of Sefter Road. An emergency access is to be provided to the south of the development on to Rose Green Road, should any issue arise with the main access. This will be a pedestrian / cycle access at all other times, creating a safe connectivity through the site.

Topography

2.17 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 new SuDs.

Vegetation

2.18 A range of trees and hedgerows exist around the site and these are proposed to be retained where possible. There is a provisional TPO (TPO/P/4/19) on 12no. trees to the southern boundary and north of the Osbourne Refrigeration site. The development has sought to respect these existing features and integrate them with the development, with compensatory planting provided where necessary to remove vegetation (i.e. in respect of the proposed vehicular access points).

School Land

2.19 The school land has been safeguarded as part of the overall design to ensure its future provision if required. For the purposes of this RMA housing is proposed should the school not be brought forward.

Ecology

2.20 Ecological retention and enhancement will be sought through the provision of the Suitable Alternative Natural Green Space (SANG) around the perimeter of the site. Sustainable Urban Drainage features will also support biodiversity

Landscape

2.21 Provision of a strong landscape framework based upon the retention of the existing trees and hedgerows and the planting of new landscaping to provide opportunities for biodiversity enhancements and support the amenity value of the new development.

Existing Buildings

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

Utilities

2.23 A range of utilities exist on the site as shown in Figure 2.7. It is anticipated that all services will stem from Sefter Road.

2.24 A pump station and a sub station will need to be provided within the development, as well as an ambulance waiting station being proposed.

FIGURE 2.7: CONSTRAINTS AND OPPORTUNITIES PLAN



3.0 Identity

Character Assessment

2.25 A character assessment has been undertaken assessing the architectural and urban form and character in close proximity to the site within the surrounding area. An overview summary is provided:

FIGURE 2.8: EXISTING CHARACTER AREAS ⓘ



OSBORNE WAY

3.1 The most recent residential development of the area is to the south of the proposed site. There is a consistency to the palette of materials, with red and buff brick, render, flint, and occasional cladding. The roof form is irregular and inconsistent throughout, using mainly front to back roofs and dormers to create variety. Multiple details are apparent, for example, window dormers, stone cills, coloured doors, and juliet balconies features.



LINCOLN AVENUE

3.2 This character area is located to the east of the site, mainly featuring semi-detached bungalows and chalet bungalows. A range of materials are found across this area, render dominant with red brick as a notable feature. Dormer windows are common in this area, providing variations in the roof forms that are a mix of hipped and/ or gable features.



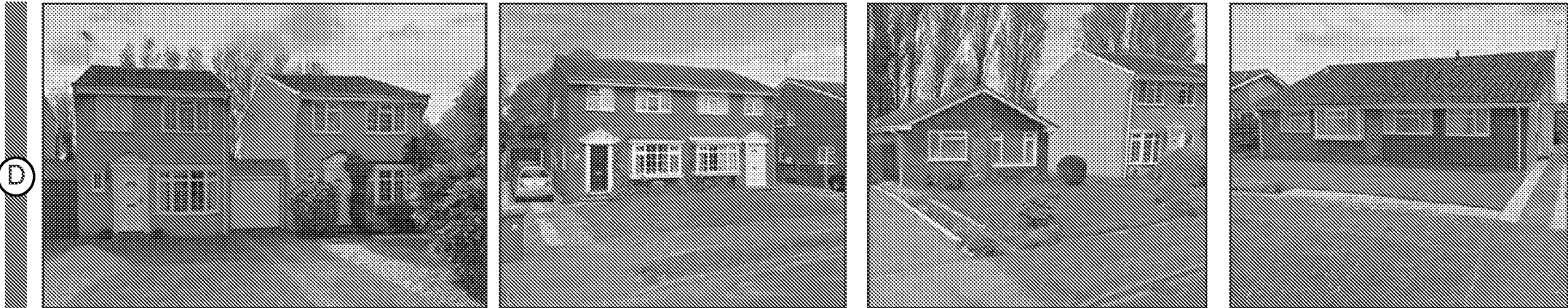
ROSE GREEN ROAD

3.3 Located to the south of the site is a variety of large dwellings with a range of setbacks from the street. Front to back roof forms, with occasional hipped roofs are common, creating a softer roofscape. Rose Green Road comprises a wide range of styles and design features across this area. Brick, tile hanging, cladding, mock-tudor boarding and render can be found within the roads, providing much variation. This area has a rural feel to it, which can be incorporated within the proposed site.



PINEHURST PARK

3.4 This area has a more consistent approach in terms of vernacular. Red and buff brick are the main materials of this area, with occasional tile hanging featuring on the bungalows. Front to back and gable roof forms define this area, along with gable porches and oriel bay windows. The dwellings are predominantly fronted with low grass verge for a softer interface between the houses and the roads.



Summary of Existing Character

BUILDING TYPES

- A range of house forms exist within the locality with an emphasis on semi-detached dwellings and detached housing.

ROOF LINE & BUILDING HEIGHTS

- There is a variation of roof forms across the area with a mix of pitched, gable fronted, front to back and hipped roof forms.
- Buildings are predominantly two storey with occasional flats and bungalows.

FENESTRATION

- A wide range of window forms are used across the area, with white casements most common, that vary in scale.
- Beams/square panes of glass are a common feature of housing across the area with more modern housing often having simpler window forms.



Principles To Take Forward

- The site will need to respond to the local setting as well as a range of market and policy needs.
- Buildings are to be predominantly up to 2 - 3 storey.
- A mix of roof forms should be part of any proposal relating to its context, particularly in the green edge of development.
- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context. This area generally comprises of white uPVC casement windows.

MATERIALS

- An eclectic mix of bricks are found across the area, ranging from plain red and yellow to multi tonal buff colours.
- The most recent development to the south has a mix of two brick types, with flint, render and occasional cladding used as feature material.

DETAILING

- Detailing is generally simplistic, with brick detailing being the most common feature.
- Gable and pitched porches are a notable feature on a few buildings within the area, along with bay windows for surveillance. Window dormers are also common throughout the areas.

BOUNDARY TREATMENTS

- Hedge and grass verges provide more natural boundary definition and are the most common feature across the area. Occasional dwarf brick walls feature with some of the bungalows.

TONES AND COLOURS

- A wide range of tonal variations exist across locality and stem from a range of colours across a few consistent materials.



Walls

Roofs

Detailing & Features

Principles To Take Forward

- Utilising the local materials palette will help integrate the scheme into the wider area and its immediate context, as well as considering views from the wider context.
- Brick detailing will be a common element.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall designs of the buildings.
- A range of boundary treatment will be used across the area, reinforcing the proposed street character.
- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

4.0 Design Evolution

Design Evolution

Public Consultation

4.1 The framework, form, access and land uses have been subject to wide range of consultation through the outline planning process. This has been further enhanced with the production of a design code, which has been submitted prior to this Reserved Matters Application.

4.2 As described in the Outline Application Design and Access Statement, “a public exhibition was held on the 20th July 2016 at the Aldwick Royal British Legion”. Figure 4.1 sets out the outline consultation boards from the Outline planning process.

4.3 Since the determination of the outline process a number of other meetings have been held in relation to the production of the Design Code with Arun District Council, Pagham and Aldwick Advisory Board and the Parish Councils of Pagham and Aldwick regarding the Design Code Masterplan for the site.

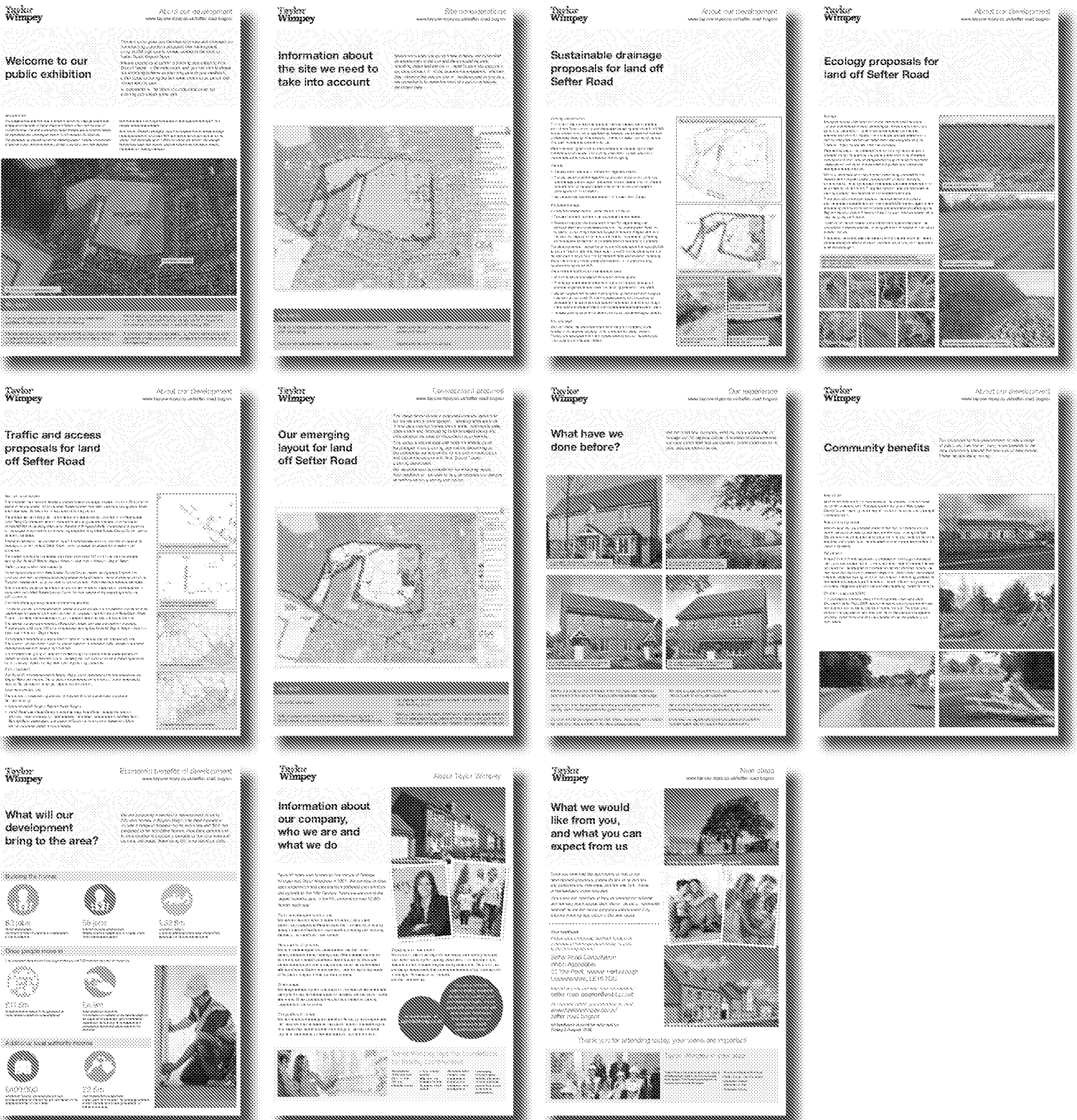


FIGURE 4.1: CONSULTATION BOARDS FROM THE OUTLINE APPLICATION



FIGURE 4.2: THE INITIAL PROVING LAYOUT ①

Initial Design based on emerging Outline principles

4.4 The initial designs took on board the emerging outline principles with the school area and Scout Hut located in the north-western corner, and circular route. 280 dwelling were achievable on the site but further technical assessment was needed, and ultimately the design principles evolved at the point of outline approval.

FIGURE 4.3: PRE-APPLICATION LAYOUT ①

Pre-Application Layout

4.5 With the outline approved a detailed layout was drawn to test the revised principles with technical drainage input.

4.6 Key changes included:

- 1 Relocation of the Scout hut and Ambulance Community Response Post have been moved to the entrance of the site.
- 2 Initial SuDS strategy was developed for pre-application discussion regarding water management.
- 3 Circular route compliant with approved outline planning principles with hard landscaped path proposed around the SANG area.



FIGURE 4.4: APPLICATION LAYOUT ①



Application Layout

4.7 Following the various meetings with key stakeholders the Design Code Masterplan was produced. The application layout takes on board the principles set out in the Design Code.

4.8 Key changes included:

- 1 Design revised to follow Design Code framework plan with desire line to reach the potential school from Rose Green Road.
- 2 Focal space relocated to accord with the Design Code.
- 3 Hoggins circular walk implemented around the site to support the proposed SANG.
- 4 Relocation of 3 storey focal building to accord with the outline application and reinforce the focal spaces through the site.
- 5 A pump station has been located at the lowest point of the site, not where shown at the outline stage.
- 6 A sub-station is also required to meet the needs of the development.