



FIGURE 6.3: PROPOSED PARKING PLAN

Parking Provision

6.3 Car parking has been designed to ensure it does not over bear the street scene, whilst also being convenient for residents and visitors. 816 spaces are proposed overall on this site and is broken down in Figure 6.3.

6.4 Parking provision is in line with current parking standards. Parking is also located as close to dwellings as possible, whilst ensuring the overall street scene is not overly dominated by cars.

6.5 Where garages are to be provided, they will comprise of 6x3m internal dimensions to ensure they can genuinely be used for parking. Where double garages are proposed these have been designed to take two cars. Visitor (126) is provided in addition to the allocated requirement as a further flexible resource.

Refuse and Cycle Storage

6.6 For the houses an area of hard-standing will be provided to ensure refuse and recycling can be stored within the garden with provision of a side gate to access the street and enable ease of storage and carrying for collections.

6.7 The development has been designed so that a large refuse vehicle can manoeuvre through the street network. Bins are to be located within a 25m carry distance of refuse vehicles and within 30m from a resident boundary. Bin Collection Points (BCP) will be strategically located where these standards are not achievable.

6.8 Secure storage for bicycles will be provided for each dwelling, within garages or sheds where appropriate.



FIGURE 6.4: REFUSE AND CYCLE STORAGE PLAN

7.0 Nature & Landscape

Landscape Strategy

Existing Landscape Features

7.1 The existing Site is dominated by an agricultural field with grassland and trees to the western 'spur' of land. Existing trees and hedgerows are located on the Site boundaries and with the exception of Site access points will be retained and protected to BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. There are trees with Tree Preservation Orders noted towards the western part of the Site adjacent to the employment use area.

Proposed Street Hierarchy

7.2 The landscape proposals for the residential development at Sefter Road will respond to the architectural street hierarchy and proposed character areas. The proposals will create a framework for the housing to sit within. A holistic approach to landscape design is adopted throughout the development, creating a strong sense of place and coherent landscape character. A comprehensive palette of soft landscaping and public realm will ensure that the future residents will benefit from an attractive and sustainable environment.

Principal Route (Leading into Western Edge Character Area):

7.3 Where space allows along the Principal route leading from Sefter Road into the Western Edge Character Area, larger forest type native tree species such as Oak and Beech will be planted. This less formal development area provides space for larger trees to create an attractive first impression of the development. SuDS ponds will provide opportunity for attractive and biologically diverse planting species.

Focal Route (Core Character Area and Focal Spaces 1-3):

7.4 The principle route leads into a circular focal route within the Core character area. This route will be enhanced with tree planting at regular intervals to reinforce the arrangement of buildings. The planting palette will incorporate medium sized trees with a regular and reliable architectural form such as *Acer campestre* 'Streetwise' (fastigiata cultivar of the native Field Maple) selected for its neat, upright habit and dominant central leader, brilliant yellow autumn colour and drought resistance creating an impressive formal avenues where space allows.

7.5 Where there is further opportunity to create avenues of tree planting, similar trees species such as *Acer platanoides* 'Columnare', *Zelkova serrata* 'Green Vase' and *Quercus robur fastigiata* 'Koster' creating an impressive formal avenue will be selected.

Focal Spaces 1-3 and Focal Green Edge:

7.6 Focal Spaces 1-3 and the Focal Green Edge Space punctuate the built form providing opportunity for amenity open space, play areas and attractive landscaped areas. Feature trees will be planted at the termination of the vistas of some of the avenues will be selected for their seasonal contrast through leaf colouration and / or flowering nature and could be selected from but not restricted to *Betula utilis* 'Jacquemontii' (Himalayan Birch known for its contrasting white bark and dappled leaves), *Fagus sylvatica* Dawyck Gold/Purple (narrow upright decorative Beech) and *Quercus robur* 'Fastigiata' (upright narrow Oak where there is sufficient space).

7.7 Hard and soft landscape materials and street furniture will be specifically designed so that each focal space has its own character and identity. Overlapping elements selected for their colours, tones and textures such as paving, seating, play elements, artistic details or signage could be used to subtly link these areas together.

Secondary Routes (Core Character Area), Tertiary Route (All character areas) and Private Drives:

7.8 Within secondary routes, tertiary routes and private drives where space may be more limited, tree species such as *Pyrus calleryana* 'Chanticleer' (flowering Pear), *Prunus sargentii* 'Rancho' (Cherry) or similar will be selected. These species will be selected for their neat compact form, smaller size or flowering habit.

7.9 Towards the edges of the development where the built form becomes less formal and fronts onto the Public Open Space and SANG, native trees and native derivative cultivars of trees will be proposed such as *Prunus avium* 'Plena' (double flowering Wild Cherry), *Tilia cordata* (Small leaved Lime) and *Sorbus aria* 'Lutescens' (a variety of Common Whitebeam).



FIGURE 7.1: FEATURE TREES AT THE TERMINATION OF VISTAS



FIGURE 7.2: FORMAL AVENUE TREES

FIGURE 7.3: SUDS POND

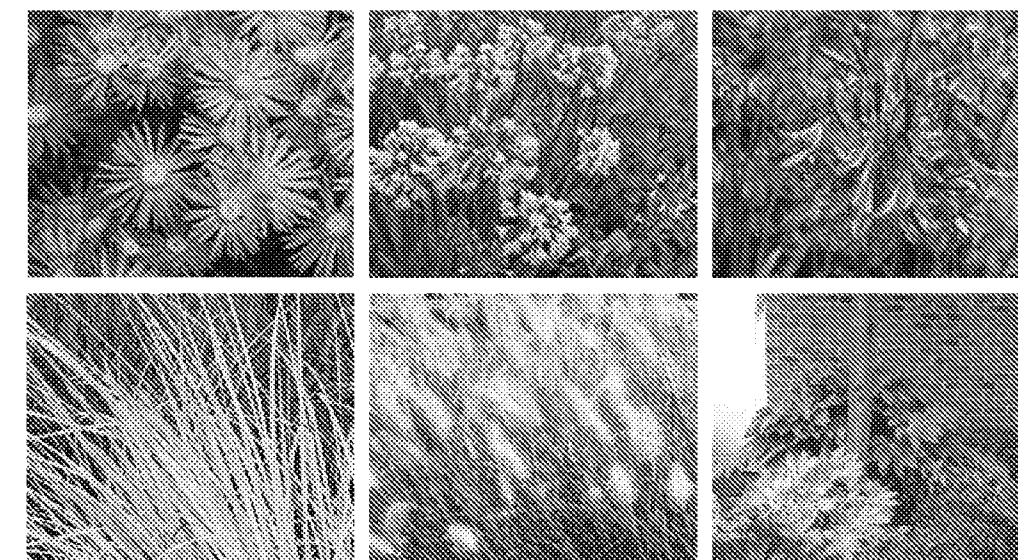


FIGURE 7.4: FOCAL SPACE CO-ORDINATED PLANTING

Structural Planting

Nodes:

7.10 At nodes, vulnerable corners of plots and fronting onto focal spaces where appropriate, hedge planting will be proposed. Within the Core character area, this is likely to focus on robust evergreen hedge planting such as *Elaeagnus*, *Viburnum* or *Prunus* species. Towards the edges of the development, native or transitional species such as *Carpinus* (Hornbeam) and *Fagus* (Beech) species will be proposed to reinforce the less formal nature and greener rural edge of the development.



FIGURE 7.5: FORMAL HEDGE ELAEAGNUS.



FIGURE 7.6: SHRUB PLANTING

Public Open Space / Sustainable Alternative Natural Green Space:

7.11 The provision of Public Open Space (POS) and Sustainable Alternative Natural Green Space (SANG) has been a key requirement of the proposal with a minimum of 4.5 hectares of SANG required to mitigate the potential impact of the new development on the nearby Pagham Harbour SPA.

7.12 Where space allows Informal groups of native specimen trees including; *Quercus robur* (Common / English Oak), *Carpinus betulus* (Hornbeam), *Fagus sylvatica* (Beech), *Alnus glutinosa* (Common Alder) will be proposed within the Public Open Spaces. These native areas contrast with the more ornamental tree and shrub planting within the residential area, further reinforcing the character hierarchy within the development. It is noted that there are likely to be footpath links proposed that will fall within the Root Protection Zones of the retained mature trees but special 'No-Dig' above ground construction methods will be detailed using geosynthetic materials and permeable surfaces. The construction details and methods will be agreed with the local authority officers before development begins.

7.13 Sustainable Urban Drainage (SUDS) techniques will be used on the Site towards the southern and south-eastern boundaries to keep drainage run-off to a minimum. Swales and attenuation basins are proposed within areas of Public Open Space and provide opportunity to increase biodiversity via the introduction of waters edge, marshy or seasonally wet species. Planting and appropriate fencing will be provided to these features to ensure the health and safety of the public. Headwalls to the inlets / outlets will be softened with appropriate planting.

7.14 POS and SANG areas also provide opportunity for more biologically diverse areas of landscaping such swathes of wildflower planting and larger native shrub planting.

7.15 A sequence of footpaths will be created throughout the POS / SANG areas linking providing an attractive walking route and linking with the existing adjacent residential area to the south-east. Footpaths within the POS / SANG will be created using stone aggregates to reinforce the less formal, semi-rural feel of the edge of the development.

Shrub Planting:

7.16 Throughout the development shrub planting will be provided to emphasise character areas, reinforce formality and legibility and define spaces where appropriate. Shrub planting will concentrate on robust long lived species appropriate to their aspect and position with occasional architectural specimens selected for their form and seasonal contrast.



FIGURE 7.7: PUBLIC OPEN SPACE



FIGURE 7.8: AN EXTRACT OF THE PROPOSED HARD LANDSCAPING PLAN ①

Boundaries:

7.17 Native tree and hedgerow planting will be proposed to supplement existing hedgerows, especially to the southern and eastern boundaries to mitigate potential landscape and visual impacts of the new development upon existing residential areas.

Screen Walls and Fences:

7.18 Where appropriate larger primarily evergreen shrub species such as Viburnum, Mahonia and Elaeagnus will be proposed to soften screen walls and fences and provide contrast to the hard elements within the development.

Street Furniture

7.19 A comprehensive palette of street furniture will be provided with minimal street clutter within the streetscape. Design proposals and product selections will concentrate on the focal spaces within the development seeking to provide each focal area with it's own sense of place but subtly linked with the others via colours, tones and textures.

Lighting

7.20 Lighting of roads and streets will be to adoptable safety standards and lighting columns will be carefully co-ordinated with tree positions to avoid conflict. Lighting within focal areas and the Public Open Space will be reviewed based upon ecological and safety requirements.

Public Realm

7.21 The design of the public realm will reinforce the proposed street hierarchy. Design proposals and product selection of paved materials will concentrate on the focal spaces within the development seeking to provide each focal area with it's own sense of place but subtly linked with the others via colours, tones and textures.



FIGURE 7.9: STREET FURNITURE

Play Area Design

7.22 Seeking guidance and drawing inspiration from the Play England's 'Design for Play' Guidelines (2008), the proposed play spaces will be site-specific, promoting a wide range of play experiences and endeavours to follow the 'Design for Play' principles. Throughout the masterplanning and design process, the play space's location have been carefully considered and integrated into the overall masterplan. The play areas are integrated within the focal green spaces to facilitate use and promote accessibility to all.

7.23 The underlying design and vision of the play spaces will draw inspiration from the local environment, geography and natural tures of the nearby landscape. As a result, the spaces will be robust, challenging, and will be used in many ways, allowing children of all ages and abilities to interact, stimulate the five senses, and connect the community with the environment.

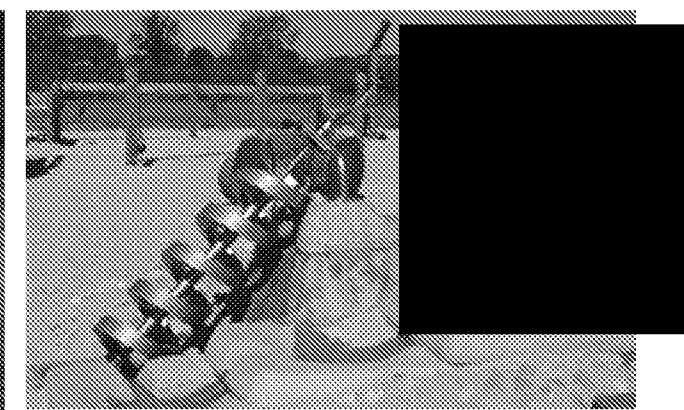
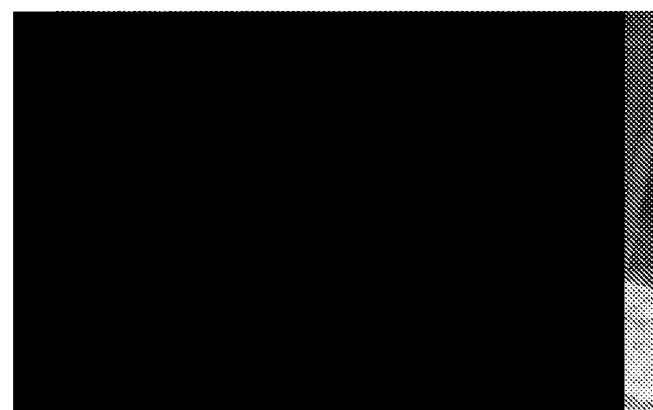
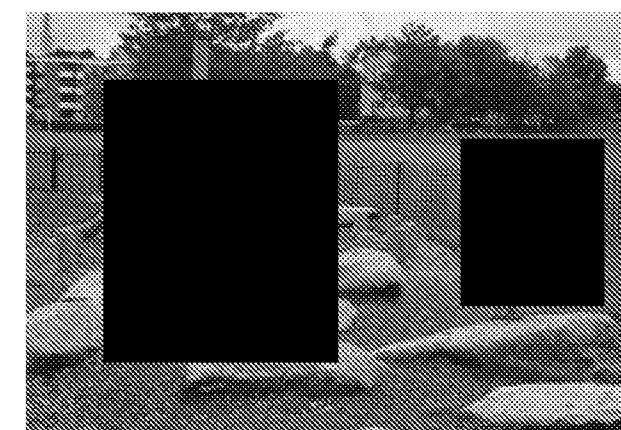
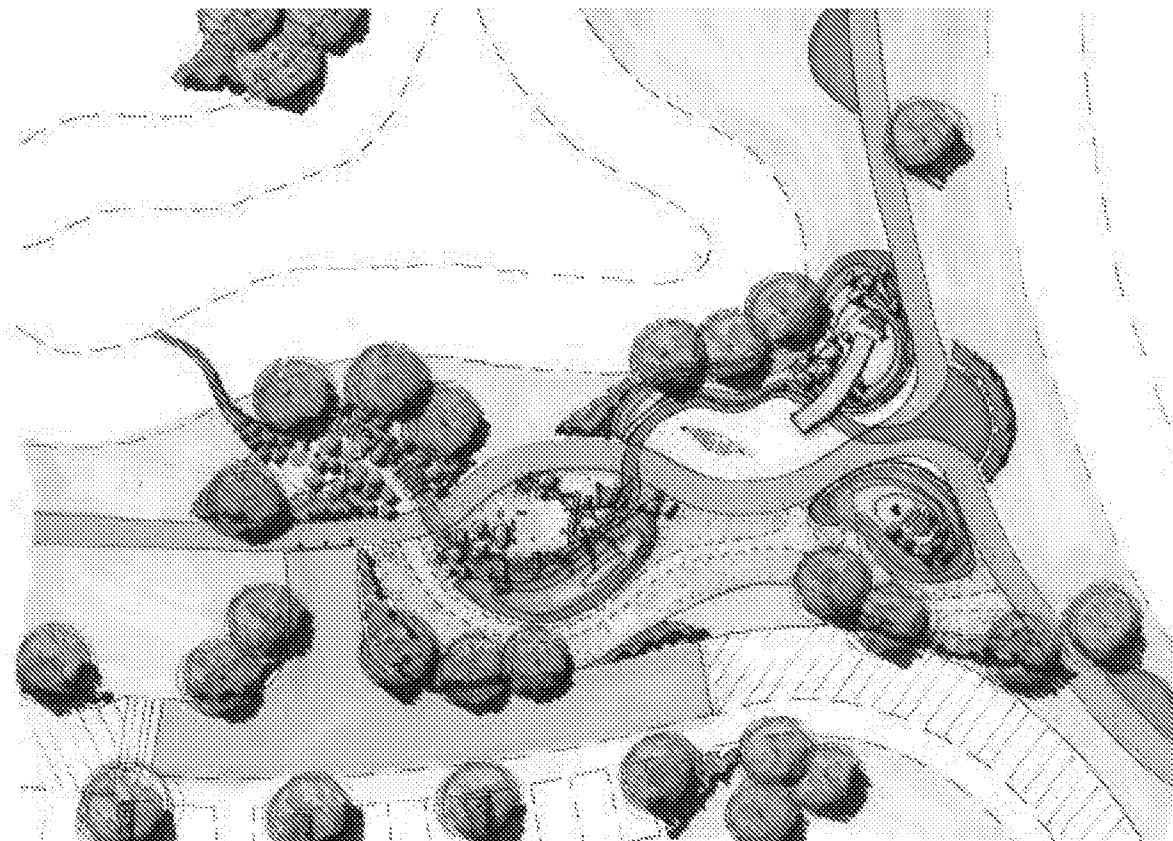


FIGURE 7.10: PLAY AREA PLAN AND VISUALS

Drainage Strategy

7.24 The Drainage Strategy and SuDS statement develops the proposals on from the approved Flood Risk Assessment (per the Outline Consent) and provides an overview of the flood risk to the site as well as demonstrating that the site can be drained in a sustainable manner and meeting the requirements for future climate change.

7.25 The proposed development site is located in Flood Zone 1 considered lowest risk of flooding from fluvial and tidal sources.

7.26 Other sources of flood risk to the site has been assessed and the residual risk to the new development has been deemed low all in accordance with the approved Flood Risk Assessment.

7.27 The surface water drainage strategy is split into 3 catchment areas and makes use of a combination of existing ditches and new swales and basins to provide treatment, conveyance and attenuation of surface water discharge from the new development. There is an existing ditch located between the 2nd and 3rd catchment areas flowing to the northern boundary of the site is with a proposed diversion to allow for a SuDS basin to serve the 2nd catchment area, a provision for the upstream discharge from the site into an existing anti-tank ditch flowing to the south has been made in the new SuDS design.

7.28 The foul water drainage will be accommodated via a new below ground gravity sewer network which will convey the foul flows from the new properties to a new adoptable foul water pumping station located between the 1st and 2nd catchment areas centrally within the site.



FIGURE 7.11: AN EXTRACT OF PROPOSED THE DRAINAGE STRATEGY



8.0 Uses

Land Use

8.1 The proposed development will comprise of a mix of dwellings to meet the local housing need and respond to the character of the area. A development of 280 residential dwellings is proposed, supported by ancillary landscaping. The safeguarded school land has been designed for future residential needs, which has pro-rata'd affordable housing provision.



FIGURE 8.1: LAND USE PLAN

Residential

8.2 A development of 280 residential dwellings is proposed, supported by ancillary landscaping. A breakdown of the proposed housing mix is set out within table 8.1. Table 8.1 shows a range of 1 bedroom to 4 bedroom dwellings that will help deliver a sustainable community and responds to the character and density of this development.

LAND NORTH OF SEFTER ROAD BOGNOR REGIS								Taylor Wimpey	
REF	DESCRIPTION	HT	SQ. FT. (NETT)	SQ. M. (NETT)	SQ. FT. (GROSS)	SQ. M. (GROSS)	NO	SQ. FT. TOT. (GROSS)	
PRIVATE									
NT42	4 BED ROOM HOUSE	2	1525	142	1549	144	4	6196	
NA44	4 BED ROOM HOUSE	2	1368	127	1385	129	14	19390	
NT41	4 BED ROOM HOUSE	2	1226	114	1243	115	21	26103	
NT40	4 BED ROOM HOUSE	2	1226	114	1243	115	4	4972	
NA42	4 BED ROOM HOUSE	2	1156	107	1175	109	31	36425	
NB32	3 BED ROOM TOWN HOUSE	2.5	1134	105	1153	107	14	16142	
NT31	3 BED ROOM HOUSE	2	1024	95	1040	97	26	27040	
NA32	3 BED ROOM HOUSE	2	958	89	976	91	43	41968	
NA30	3 BED ROOM HOUSE	2	904	84	922	86	6	5532	
NA20	2 BED ROOM HOUSE	2	755	63	771	72	33	25443	
SUB TOTAL							196	289211	
AFFORDABLE 30%									
AA41	4 BED ROOM HOUSE	2	1083	101	1099	102	2	2198	
NA30A	3 BED ROOM HOUSE	2	904	84	922	86	6	5532	
NA22	2 BED ROOM HOUSE	2	850	78	864	80	26	22464	
2BCH	2 BED ROOM COACH HOUSE	2	762	71	775	72	5	3875	
2BF	2 BED ROOM FLAT	3	757	70	766	71	30	22980	
1BF	1 BED ROOM FLAT	3	541	50	549	51	15	8235	
SUB TOTAL							84	65284	
TOTAL							280	274495	

TABLE 8.1: SCHEDULE OF ACCOMMODATION



FIGURE 8.2: AFFORDABLE HOUSING PLAN



FIGURE 8.3: HOUSING MIX PLAN

4 Bedroom House	x 76 Dwellings	27%*
3 Bedroom House	x 95 Dwellings	34%*
2 Bedroom House	x 59 Dwellings	21%*
2 Bedroom Coach House	x 5 Dwellings	2%*
2 Bedroom Flat	x 30 Dwellings	11%*
1 Bedroom Flat	x 15 Dwellings	5%*

TABLE 8.2: HOUSING MIX

Affordable Housing

8.3 The mix will also include provision for 30% affordable housing units of mixed type and tenure and is shown in figure 8.2. There are 84 affordable units in total.

Landscape and Open Space

8.4 Open space equates to: 5.305ha /12.445 acres for open space, and existing vegetation, play areas and SuDS that will provide an attractive visual amenity for the development and will be publicly accessible.