

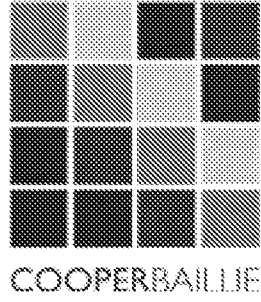
**Taylor
Wimpey**

LAND NORTH OF SEFTER ROAD, PAGHAM

Design Code

February 2020

Potential School Site



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On Behalf of
Taylor Wimpey

1.0 Introduction

Background and Site Location

1.1 This Design Code has been written on behalf of Taylor Wimpey to inform future Reserved Matters Applications (RMAs) for the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and 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 Design Code builds upon the principles of the approved Outline Planning Consent - Planning Reference: P/134/16 which was granted on 16th October 2019. The Design Code allows flexibility for the primary school to be developed on the site, should the preferred option fall away. The care home option has been discounted from the Code. Should the primary school not come forward on this site, the land will revert to residential development to deliver up to 280 dwellings overall on the site. The Design Code is required to be submitted pursuant to condition 6 of the Outline Planning Consent.

1.3 The design proposals for the development framework and code principles have 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 proposal's development character, landscaping, access and movement. It also considers the Arun DC Draft Design SPD, currently out to consultation until the 21st February 2020.

1.4 The design code will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm.

1.5 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.

1.6 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 Osborne Way and Osborne Court).

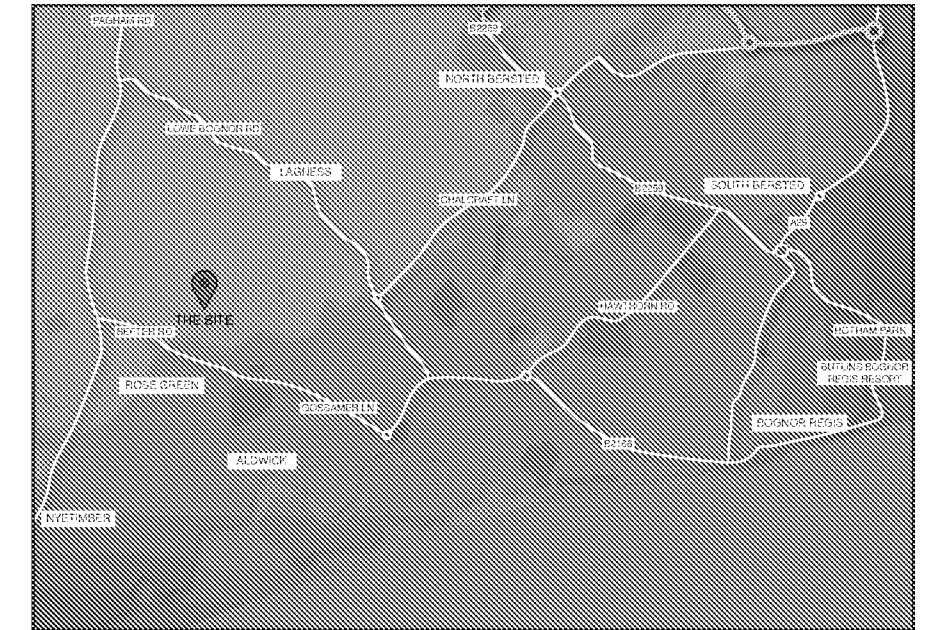


FIGURE 1.1: SITE LOCATION PLAN ①

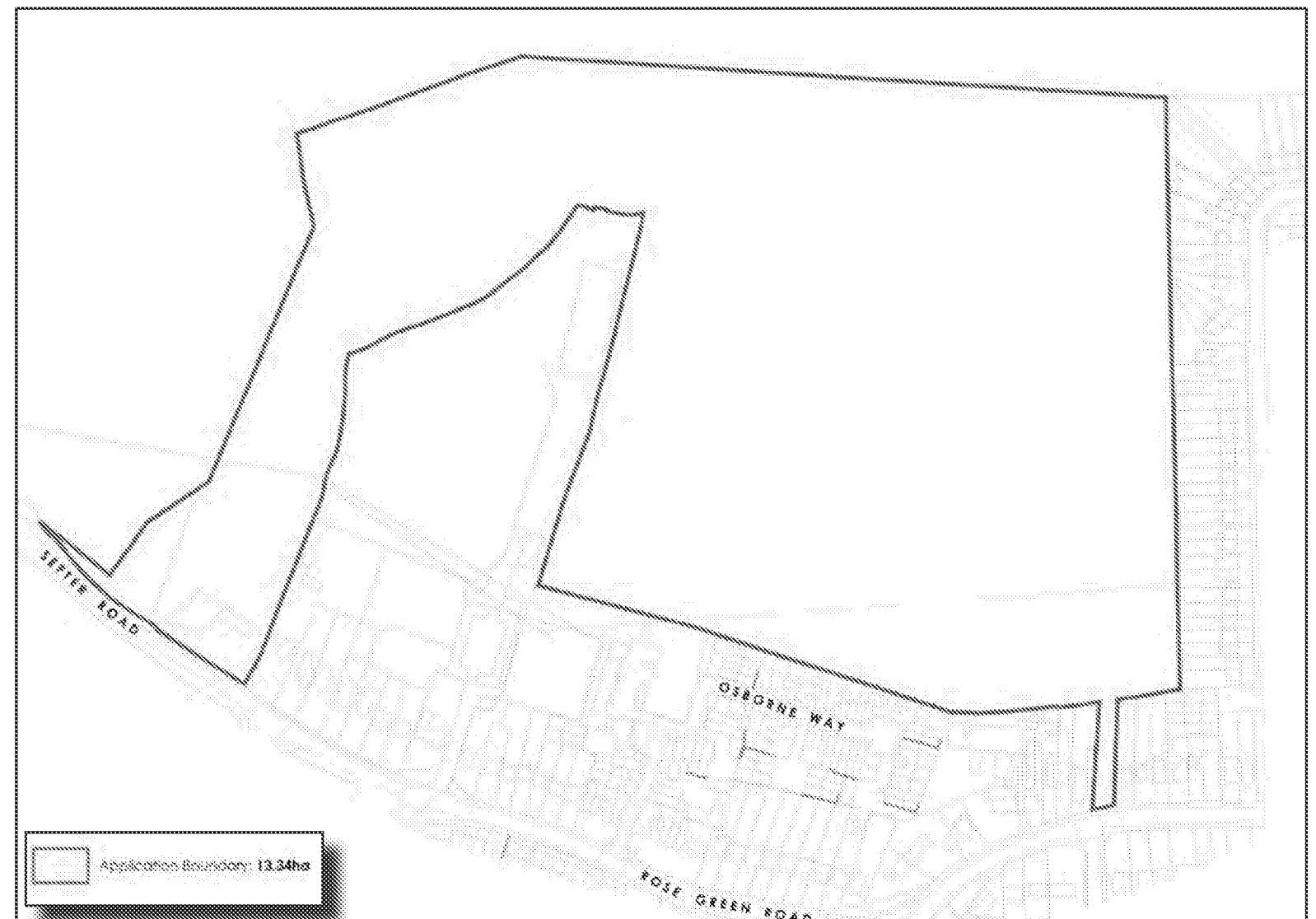
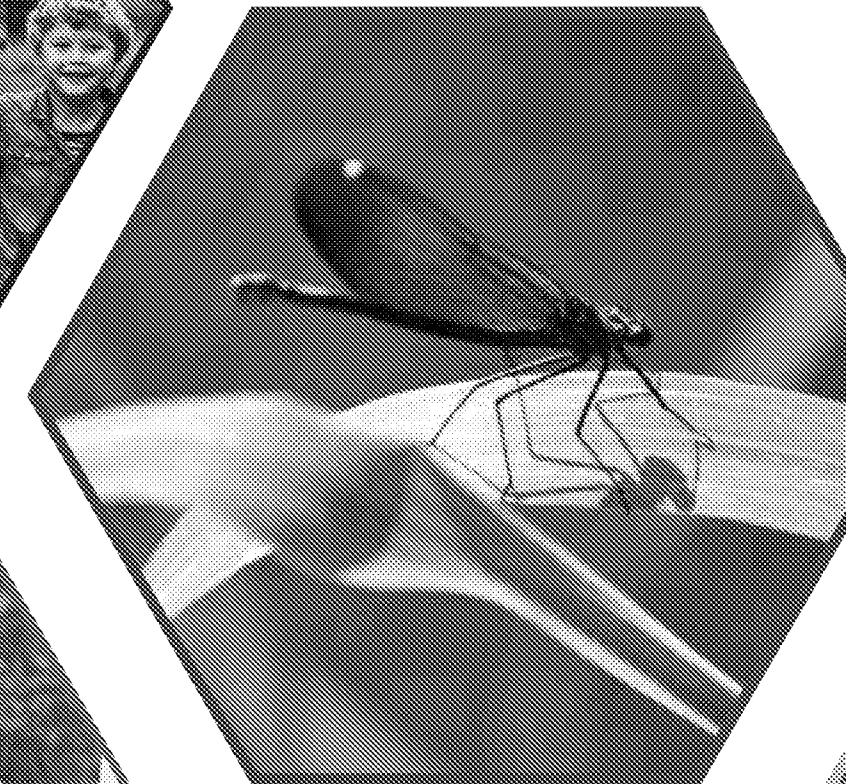


FIGURE 1.2: SITE LOCATION PLAN ②

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 green space.



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.



The design has worked to ensure the on-site water attention is well managed, preventing flooding within the boundary of the development and with no affect on the surrounding land.

2.0 Site Context

The Context

Planning Context

2.1 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. Policy H SP2 (Strategic Site Allocations) requires development proposals within Strategic Site Allocations to be comprehensively planned and to have regard to a masterplan which incorporates high quality imaginative design giving a sense of place and a permeable layout.

2.2 Strategic site allocations are required to consider the following requirements related to design:

- Integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,
- ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,
- protects, conserves or enhances the natural environment, landscapes and biodiversity,
- incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces,
- extend, enhance and reinforce strategic green infrastructure and publicly accessible open space.
- new community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,
- where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required,
- where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community groups,
- integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c,
- ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,
- address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,
- positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,
- maintain and enhance any important features, characteristics and assets of the local area;



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



FIGURE 2.2: VIEW FROM OSBORNE WAY LOOKING NORTH ②

2.3 Collectively, development proposals on allocated sites within SD1 Pagham South and SD2 Pagham North are required to meet the following key design and infrastructure requirements:

- ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text for the policy,
- be designed to take into account nearby heritage assets,
- provide a new one-form (expandable to two-form) entry primary school and nursery places,
- provide a care home facility,
- provide a Community Hub which includes;

- shops and complementary uses,
 - a community building (Tier 7 library, D1/sui generis floorspace),
 - provision of land for a scout hut, and
 - land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3). Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council,
- provision of public open space including children's play areas, landscaping, drainage and earthworks,
 - contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution; and
 - where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.

2.4 The Site falls within the Pagham Neighbourhood Area designation. Pagham Parish Council is currently in the process of producing a Neighbourhood Plan. The Pagham Development Management Plan 2019-2026 is not considered to be in general conformity with strategic local policy and as such conflicts with National Planning Policy Framework and National Planning Practice Guidance. Accordingly, Arun District Council have determined that, at this stage, no weight can be afforded to the Pagham Neighbourhood Plan in decision taking.

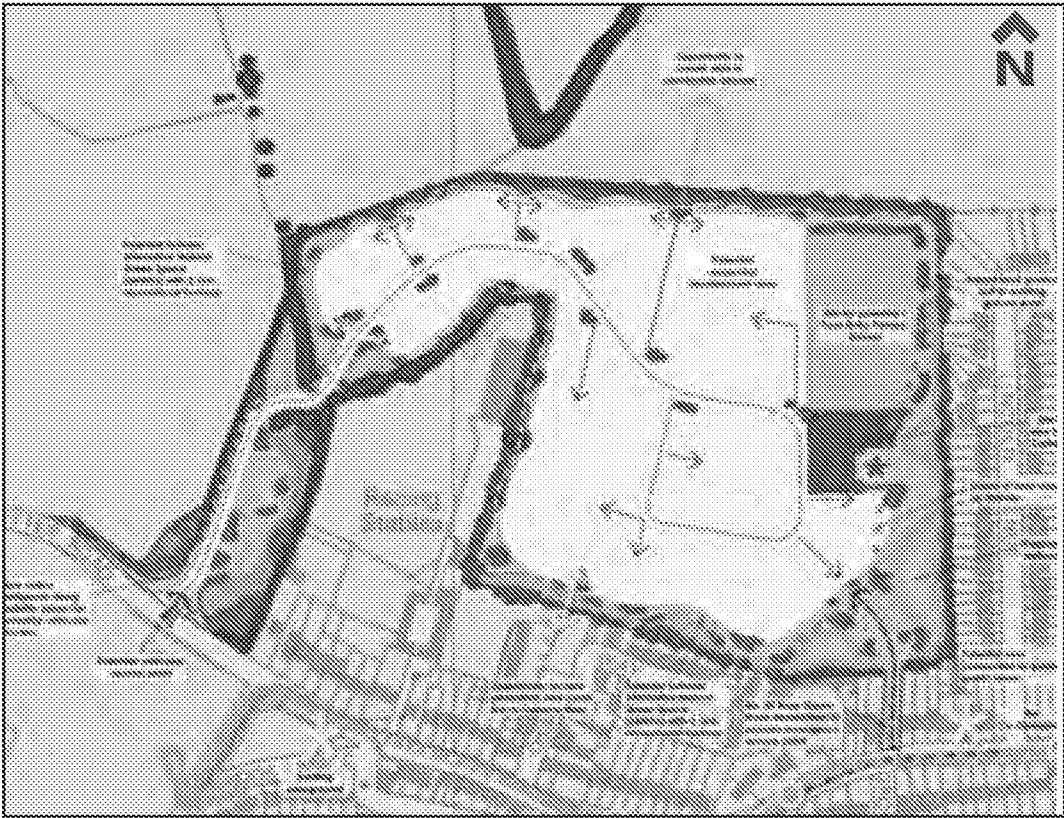


FIGURE 2.3: THE EMERGING TECHNICAL WORK IN RELATION TO THE PREPARATION OF THE PLANNING APPLICATION SAW THE PREPARATION OF A NEW CONCEPT MASTER PLAN, TAKEN FROM THE OUTLINE DAS. ⓘ

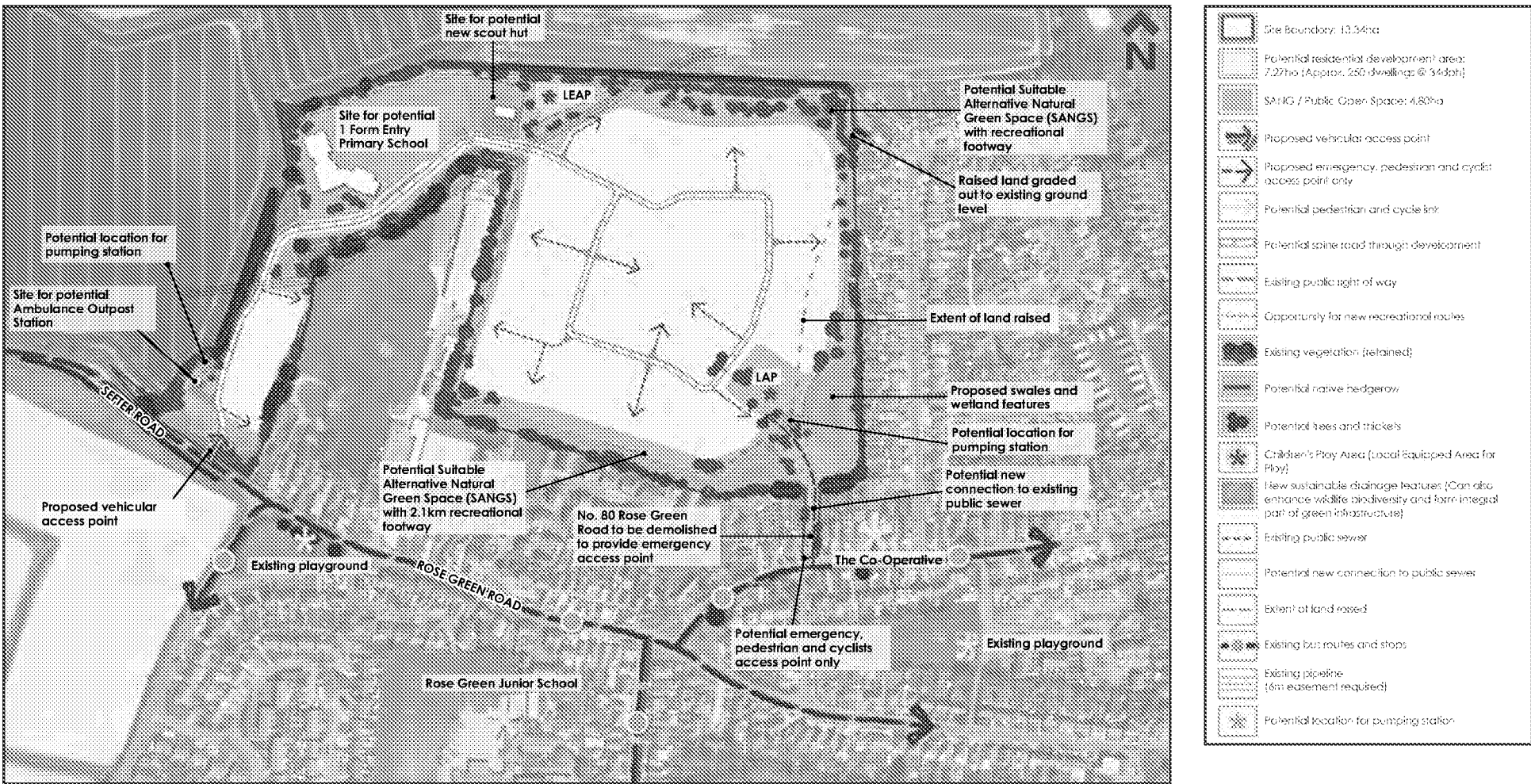


FIGURE 2.4: DEVELOPMENT FRAMEWORK PLAN, TAKEN FROM THE OUTLINE DAS. ⓘ

Constraints and Opportunities

2.5 A range of constraints and opportunities are present across the site, as shown in figure 2.6.

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



FIGURE 2.6: VIEW FROM OSBOURNE WAY LOOKING NORTH

Key Points:

2.6 The constraints and opportunities remain largely unchanged from the previously approved Outline Planning Application. A suite of updated reports support this detailed planning application. This section seeks to summarise some of the key elements which have influenced the design.

Access

2.7 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 safe connectivity through the site.

Topography

2.8 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

2.9 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/P4/19) on 12no. trees to the southern boundary and north of the Osborne 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).

Ecology

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

Landscape

2.11 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

2.12 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

2.13 A range of utilities exist on the site as shown in figure 2.6. It is anticipated that all services will stem from Sefter Road.

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

3.0 Identity

Character Assessment

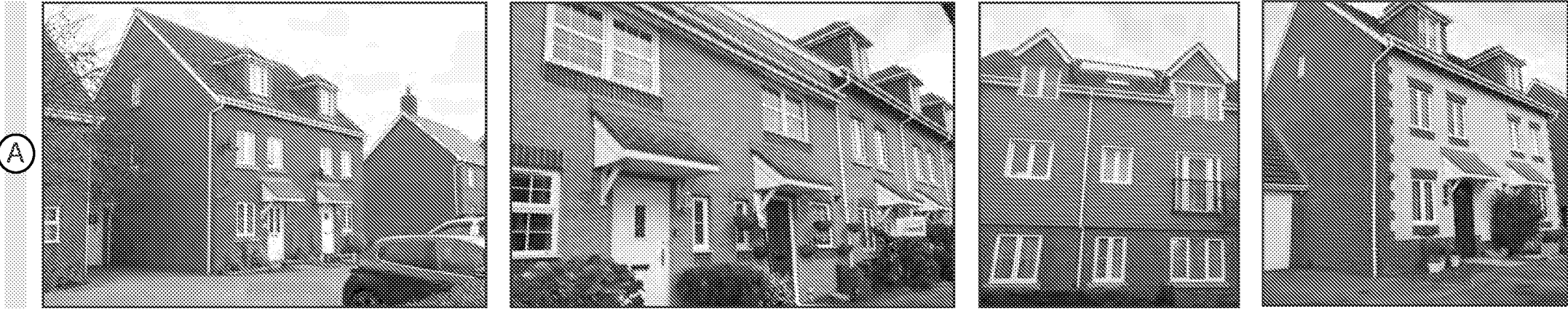
3.1 A character assessment has been undertaken assessing the architectural and urban form and character in close proximity to the site within the surrounding area. An overview summary is provided:

FIGURE 3.1: EXISTING CHARACTER AREAS ⓘ



OSBORNE WAY

3.2 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

3.3 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

3.4 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

3.5 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.