LAND NORTH OF SEFTER ROAD, PAGHAM

DESIGN AND ACCESS STATEMENT

MARCH 2021



ARUN DISTRICT COUNCIL P/49/21/RES

VISION

CREATE A **HIGH QUALITY** PLACE FOR PEOPLE AND COMMUNITY TO **LIVE, CONNECT, INTERACT** AND **THRIVE,** IN AN ENVIRONMENT THAT IS **GREEN, HEALTHY** AND **ACCESSIBLE** TO ALL







CREATE **NEW PEDESTRIAN AND CYCLE LINKS** AND ENHANCE CONNECTIONS, PROMOTE A LOW CARBON AND **HEALTHY LIFE STYLE**, MODERN AND SPACIOUS BUILDING AND OUTDOOR SPACE FOR **SCOUTS,** LAND SAFEGUARDED FOR A **SCHOOL/ CARE HOME OR RESIDENTIAL** AND LAND SAFEGUARDED FOR AMBULANCE RESPONSE POST TO SERVE THE **WIDER COMMUNITY.** RETENTION OF **GOOD QUALITY TREES** AND VEGETATION ALONG WITH A **NEW PLANTING** FRAMEWORK INCLUDING **WILDFLOWER MEADOW** TO THE NORTHERN BOUNDARY FOR **ECOLOGY.**











VARIED HOUSE TYPES MEETING ALL THE **NEEDS** OF THE COMMUNITY INCLUDING 30% AFFORDABLE HOUSING, PROVIDING A VARIETY OF INTERCONNECTING OPEN SPACES SERVING A **RANGE OF PURPOSES**, CREATING LINKS TO **GREEN ROUTES** WITHIN AND BEYOND THE SITE.

Taylor Wimpey

Job No.	CB_84_120
Rev	A
Date	MARCH 2021
Signed off by	CLIENT

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CONTENTS.

1| INTRODUCTION.

BACKGROUND 6
SITE LOCATION 7

2| SITE CONTEXT.

PLANNING CONTEXT 8
CONSTRAINTS & OPPORTUNITIES 10

3| DESIGN EVOLUTION.

PUBLIC CONSULTATION 12
THE REFUSED RESERVED MATTERS APPLICATION 13
DESIGN CODE 14
PRE-APPLICATION LAYOUT 16
RESERVED MATTERS APPLICATION LAYOUT 17

4| BUILT FORM.

URBAN FRAMEWORK 18
BLOCK STRUCTURE 20
SCALE & MASSING 21
LANDSCAPE STRATEGY 22
OPEN SPACE CHARACTER STUDIES 23
THE PROPOSED CHARACTER AREAS 24
EXTERNAL FINISHES 27
PRINCIPAL ROUTE 28
NORTHERN EDGE 32
SOUTHERN QUARTER 36
MIX 40
AFFORDABLE HOUSING 41
THE SCOUT HUT 42

5| LANDSCAPE DESIGN

LANDSCAPE DESIGN 44
FOCAL SPACES
- WESTERN GATEWAY 46
- FOCAL SPACE 1 47
- CENTRAL GREEN 48
- FOCAL SPACE 2 49

HARD SURFACING 50
LANDSCAPE MAINTENANCE 51
DRAINAGE STRATEGY 52
EXTERNAL ENCLOSURES 53

6| MOVEMENT.

ACCESS & MOVEMENT 54
STREET HIERARCHY 54
PARKING PROVISION 56
REFUSE & CYCLE STORAGE 57

7| USES.

LAND USE 58

8| LIFESPAN.

PUBLIC, PRIVATE & SEMI PRIVATE DESIGNATION 60
COMMUNITY SAFETY 60

9| CONCLUSION.

CONCLUSION 61

1. INTRODUCTION

BACKGROUND

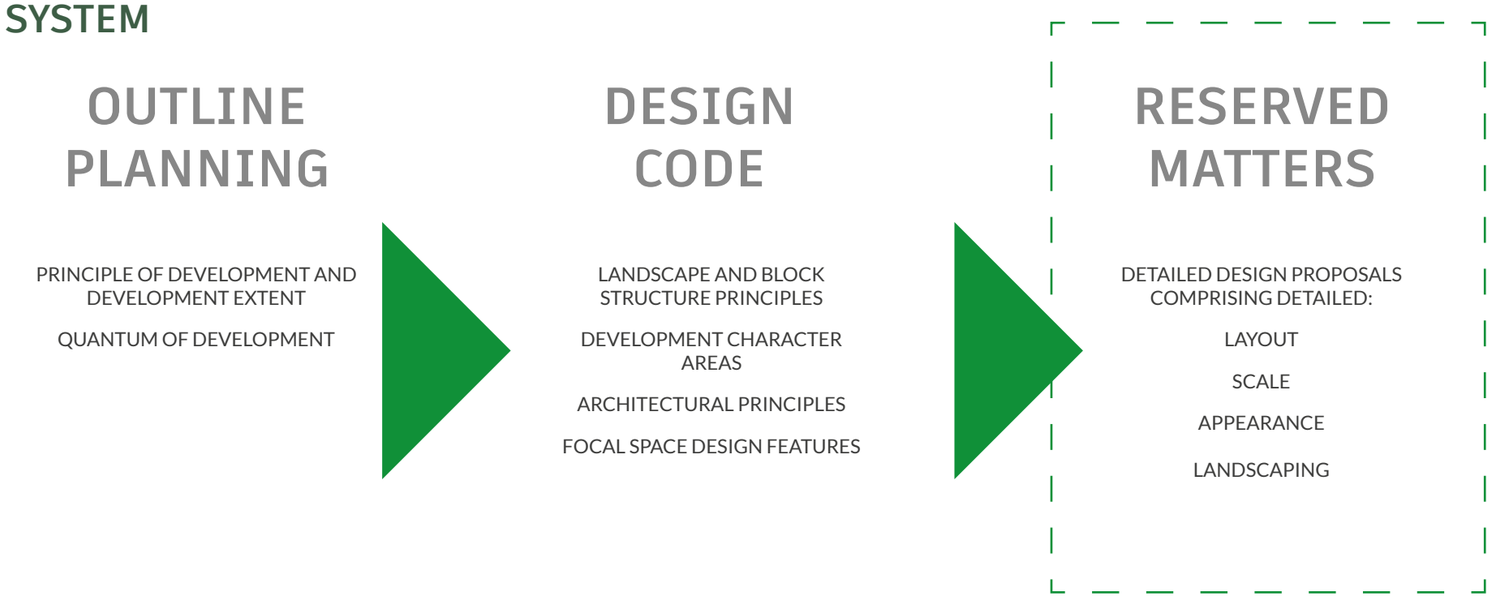
1.1 This Design and Access Statement has been written on behalf of Taylor Wimpey to support the Reserved Matters Application (RMA) for the erection of 250 dwellings, (including 30% affordable homes), replacement scout hut, and Ambulance Community Response Post Facility. Demolition of No. 80 Rose Green Road and provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks.

1.2 The revised Reserved Matters application seeks to exclude the area shown on the Outline parameters plan as potential school site/care home/residential land from the development proposals. This is to ensure that there remains flexibility for a 1FE primary school to be delivered at the Site should the preferred school site (at Summer Lane – planning permission ref. P/140/16/OUT) not come forward. Accordingly, a further separate Reserved Matters application will be submitted when greater certainty regarding the location for delivery of the Primary School is evident.

1.3 This RMA builds upon the principles of the approved outline planning consent - planning reference: P/134/16/OUT which was granted on 15th October 2019 and a submitted Design Code submitted pursuant to Condition 6 attached to the outline planning permission. The RMA layout has taken into consideration that West Sussex County Council (WSCC) 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. 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.

1.4 This document throughout will set out how the proposed development accords with the submitted Design Code (The overarching document). 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 PURPOSE OF THE RESERVED MATTERS WITHIN THE PLANNING SYSTEM



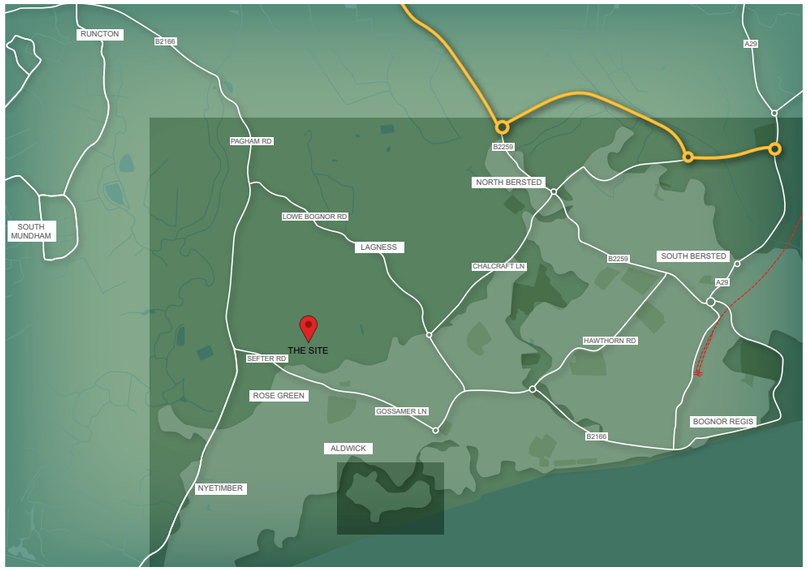


FIGURE 1.1: STRATEGIC LOCATION PLAN

SITE LOCATION

1.5 The Site is approximately 12.29ha 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 the Arun District.

1.6 The Osborne Refrigerator 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).

1.7 Outline planning permission has been granted at 'Land North of Hook Lane' to the south of Sefter Road for up to 300 dwellings, care home and 2FE primary school (P/6/17/OUT). A Reserved Matters application is currently under consideration (P/132/20/RES).



Site Boundary Excluding Blue Area
30.376 ac / 12.293 ha

Potential School Site / Care Home / Residential Development
2.594 ac / 1.050 ha

FIGURE 1.2: SITE LOCATION PLAN

2. SITE CONTEXT

PLANNING 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 Government's 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 welldesigned 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 1.3: VIEW FROM PROPOSED SITE ACCESS, NORTH OF SEFTER ROAD.



FIGURE 1.4: VIEW FROM OSBOURNE WAY LOOKING NORTH.

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 2.1: OPT. 2 & 3 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN



FIGURE 2.2: OPT.1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN

CONSTRAINTS AND OPPORTUNITIES

KEY POINTS:
2.13 This section seeks to summarise key elements which will influence the design.

ACCESS
2.14 One vehicular access point is proposed and approved by the Outline planning permission located to the north side of Sefter Road, which also enables pedestrian and cycle access within the site. An emergency access is to be provided to the south-east of the development onto Rose Green Road, should any issue arise with the main access. This will be a pedestrian and cycle access point at all other times, creating safe connectivity through the site to the wider community.

TOPOGRAPHY
2.15 The site is noticeably flat. 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 future SuDS features.

DRAINAGE
2.16 The outline planning permission sets out drainage principles that requires parts of the site to be land raised to provide betterment to the neighbouring properties from a drainage perspective. This was also considered within the Landscape & Visual Impact Assessment and has been established by the outline planning permission. This requires a series of SuDS features as illustrated in Figure 2.3 and has influence the design of the site.

VEGETATION
2.17 A range of trees and hedgerows exist around the site and have been retained where possible. There is a TPO on the site (TPO/P/4/19) which covers 12no. Trees to the southern boundary and north of the Osborne Refrigeration site and two oak trees at 82 & 86 Rose Green Road (TPO/AW/2/17). The development respects these existing features and integrates them within the development, with compensatory planting provided where necessary for any removed vegetation (i.e. in respect of the proposed vehicular access points).

ECOLOGY
2.18 Ecological retention and enhancement is being proposed through the provision of a Suitable Alternative Natural Green Space (SANG) around the perimeter of the site. Sustainable Urban Drainage features will also support biodiversity.

LANDSCAPE
2.19 A strong landscape framework is provided based upon the retention of the existing trees and hedgerows and the planting of new landscaping to deliver opportunities for biodiversity enhancements and support the amenity value of the new development, as well as play provision.

EXISTING BUILDINGS
2.20 Some of the existing development surrounding the site back onto this development's boundary, which will be resolved through strategically placed vegetation and sufficient distances of approximately 25m between the rear of the houses and the proposed development.

UTILITIES
2.21 A range of utilities exist on the site as shown in Figure 3.5. It is anticipated that all services will stem from Sefter Road.

2.22 A pump station and two sub stations have been be provided within the development to serve the energy needs of the housing and the EV charging points on-site.

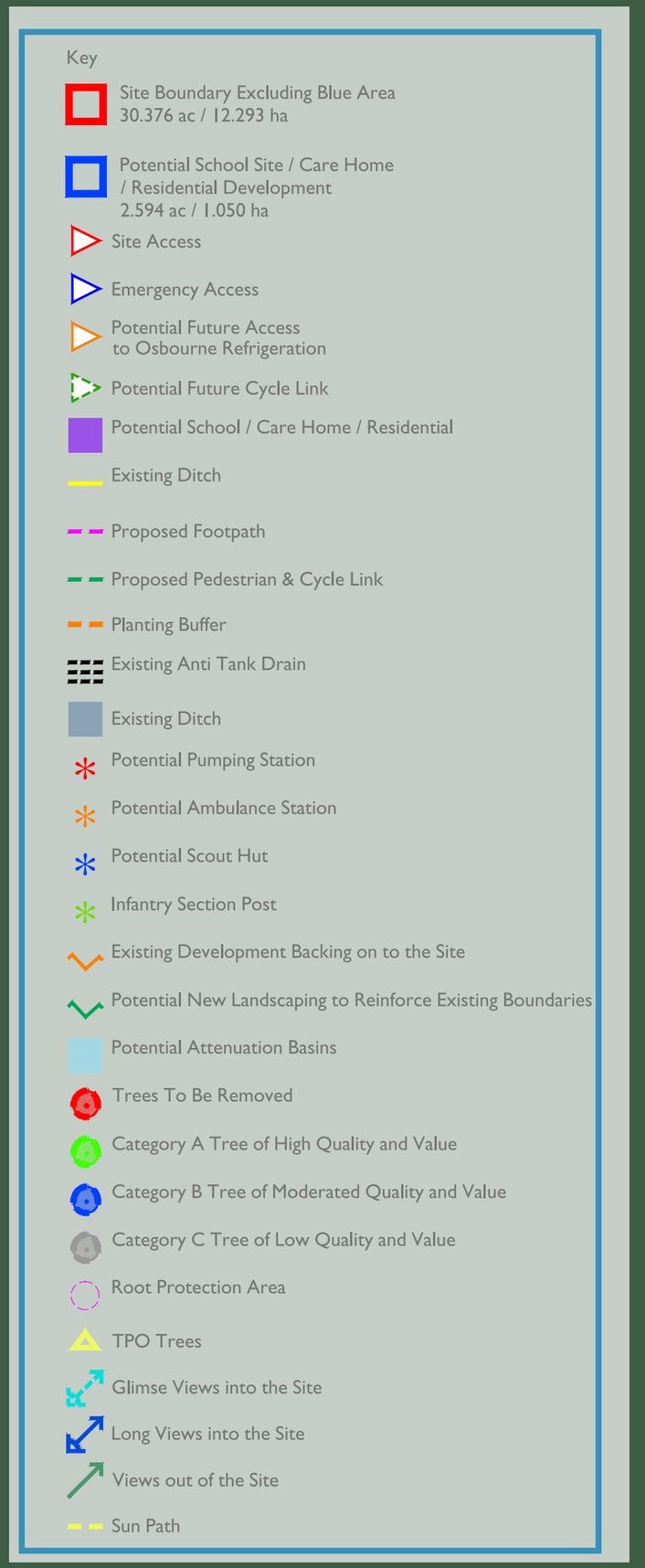
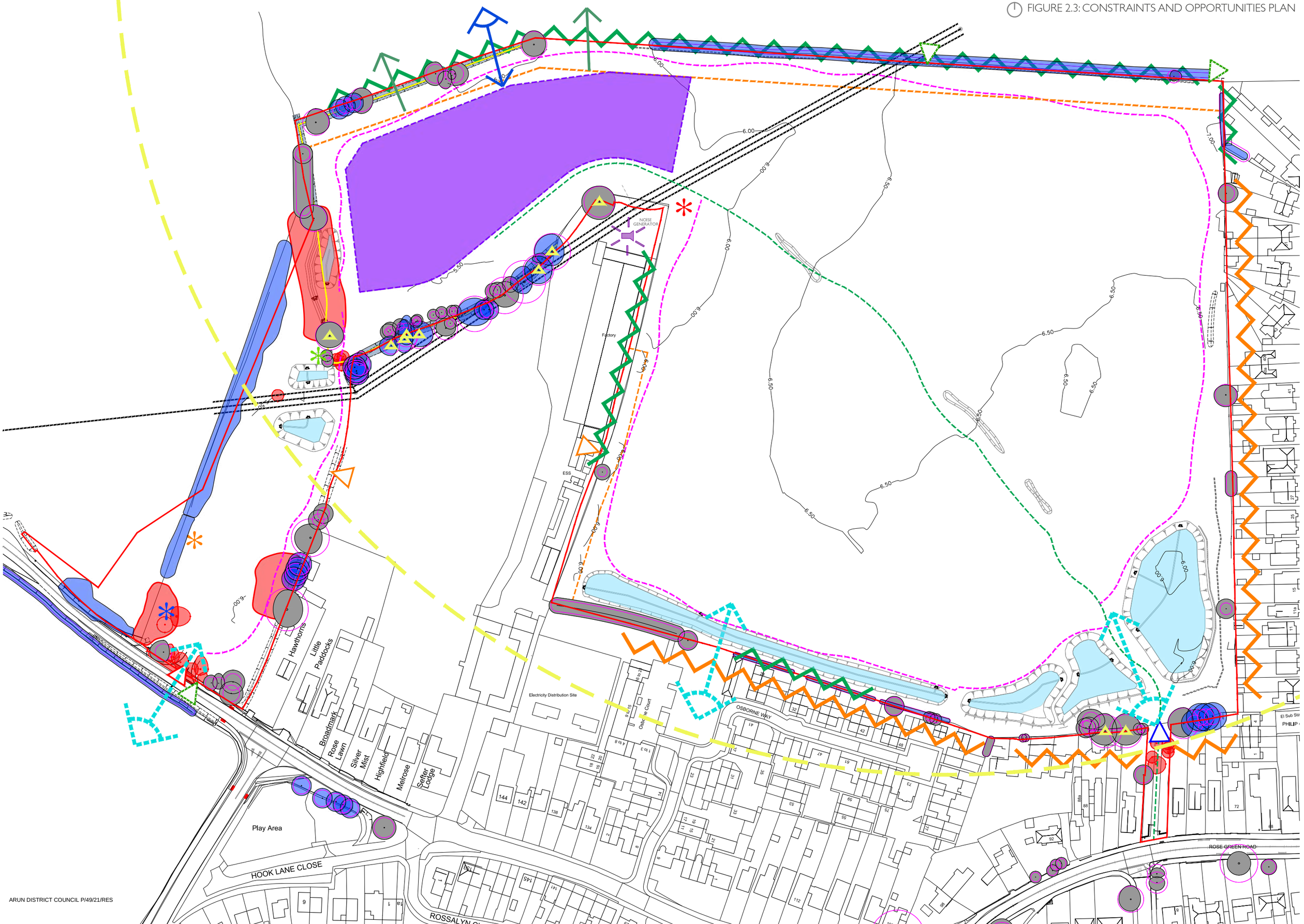


FIGURE 2.3: CONSTRAINTS AND OPPORTUNITIES PLAN



3. DESIGN EVOLUTION

PUBLIC CONSULTATION

3.1 The consultation strategy for the development of the land North of Sefter Road, Pagham sought to engage with local residents living both in close proximity to the site and in the wider area with an online public consultation that ran for a fortnight from 22nd February to 8th March 2021.

3.2 During the consultation period, respondents were given the opportunity to answer a number of questions to help collect feedback about the proposals. At the time of writing the SCI, by Marengo Communications, a total of 75 people had responded formally to the consultation, with the majority submitting written comments via the online feedback forms.

3.3 The consultation process has been particularly useful to aid our understanding of neighbours' and wider stakeholders' priorities.

3.4 Although the majority of respondents had objections to development on the site, there were supportive comments concerning the development. The main concerns were relating to traffic, infrastructure, flooding and the loss of green space/principle of development.

3.5 Taylor Wimpey will continue to engage with stakeholders and local communities to discuss the proposals and keep local communities updated on the progress of the project via the dedicated website.



FIGURE 3.1: SCREENSHOTS OF THE ONLINE CONSULTATION

THE REFUSED RESERVED MATTERS APPLICATION

3.6 A Reserved Matters Application for detailed development of the whole site subject to the Outline planning permission was refused by ADC on 26 June 2020 (P/24/20/RES). The reasons for refusal largely stemmed from concerns raised by ADC with elements of the Design Code submitted alongside the RM Application. The key matters to address included the following:-

- Lack of distinctiveness of character areas;
- Concern with the level of play area provision;
- Lack of clearly defined street hierarchy and desire line through the site from south-east/north-west;

3.7 Additionally, it was considered that there needed to be a stronger emphasis on a 'landscape-led' approach within the Design Code which is an integral part of the Vision for the development.

3.8 The Applicant and Consultant Team have undertaken extensive consultation with ADC to formulate a revised Design Code which seeks to appropriately address Officer concerns whilst maintaining a clear vision for detailed development proposals.



FIGURE 3.2: OPT.1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN



FIGURE 3.3: THE INITIAL PROVING LAYOUT

DESIGN CODE

3.9 The Design Code has set the principle for the RMA, incorporating the principles of the outline planning application . Below are the examples of the key criteria to be adhered to. This document explains how the proposed RMA design meets the design code criteria. Please note that all Design Code elements through the document are set out in black framed boxes for ease of reference and understanding.



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PRINCIPLES

3.10 An example of some of the pages from the submitted design code that have informed the RMA designs.



FIGURE 4.5: URBAN FRAMEWORK PLAN

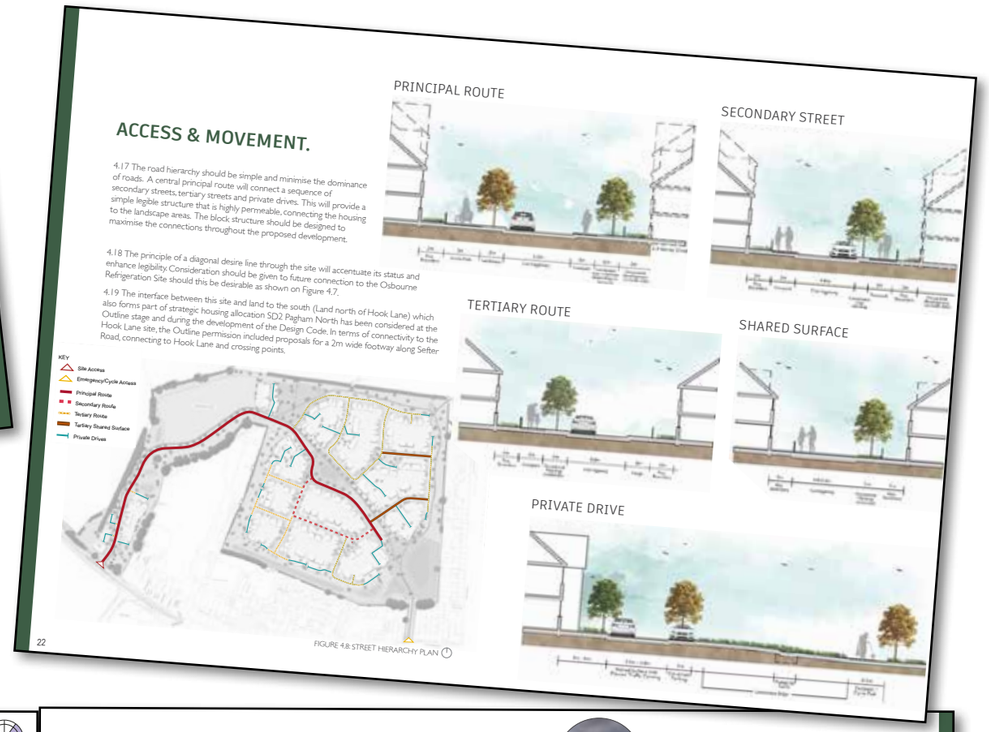


FIGURE 4.8: STREET HIERARCHY PLAN

CREATE NEW PEDESTRIAN AND CYCLE LINKS AND ENHANCE CONNECTIONS, PROMOTE A LOW CARBON AND HEALTHY LIFE STYLE, MODERN AND SPACIOUS BUILDING AND OUTDOOR SPACE FOR SCOUTS, LAND SAFEGUARDED FOR A SCHOOL/ CARE HOME OR RESIDENTIAL AND LAND SAFEGUARDED FOR AMBULANCE RESPONSE POST TO SERVE THE WIDER COMMUNITY. RETENTION OF GOOD QUALITY TREES AND VEGETATION ALONG WITH A NEW PLANTING FRAMEWORK INCLUDING WILDFLOWER MEADOW TO THE NORTHERN BOUNDARY FOR ECOLOGY.



NORTHERN EDGE

FIGURE 5.4: NORTHERN EDGE CHARACTER AREA

5.14 The northern edge area is characterised by a rural edge. The development in this area will provide the transition between the principal route and the edge of development with softer shared surface treatments, contrasting to the other two character areas.

5.15 The Suitable Alternative Natural Greenspace (SANG) will be the defining feature with development designed to permeate to and from this feature with the architecture to play a supportive role to the landscape setting. It will therefore be required to be designed with more muted tones and features, whilst remaining legible, particularly given the new cycle access points to the north of the site from the wider context.

LOCAL REFERENCES

5.16 The above images show how tile hanging and brick have been used on more recent developments, with tile hanging used as a feature material within a gable roof element. Flat porch forms have also been used to provide a change of character from one character to another. Chimneys are a notable feature on buildings within the village and will provide interest to corners/ junctions assisting with legibility.

FEATURES OF EXISTING DEVELOPMENTS

FLAT PORCH DETAIL

DECORATIVE TILE PATTERN TO CREATE A TEXTURED FRONTAGE

TRADITIONAL BRICK GRP CHIMNEY

LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.
BUILDING TYPES	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/ TERTIARY STREETS.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE. IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	RED ROOF TILES, WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTEN THE DEVELOPMENTS APPEARANCE WITHIN THE LANDSCAPE SETTING.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN OPPOSITE.

MATERIALS

BASE BRICK: RED TONAL | FEATURE BRICK: DARK RED | TILE HANGING | RED TILES



FIGURE 5.5: INDICATIVE STREET SCENES

PRE-APPLICATION LAYOUT

3.11 Following the preparation of the emerging site layout, a pre-application meeting with Arun District Council Officers was held to discuss the emerging plans on 6th December 2019.

3.12 The layout featured:

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



FIGURE 3.4: THE PRE-APPLICATION LAYOUT

RESERVED MATTERS APPLICATION LAYOUT

3.13 Following the various meetings with key stakeholders the Design Code Masterplan was produced. The revised layout takes on board the principles set out in the Design Code. Key changes included:

1. School site has been updated to approved parameter plan.
2. The Scout hut has been redesigned to meet the needs of the Scouts.
3. The attenuation features has been redesigned to better respond to the historical asset within the site
4. The footpath link has been redesigned and aligned to respect the levels and RPAs of the existing trees.
5. The pump station has been located in less prominent position, providing a better quality open space to the north.
6. The cycle path has been made more rational and distinct through its alignment and surrounding landscape treatment.
7. Enhanced planting along the eastern boundary to provide an enhanced aspect along the circular walk.
8. A large play area is provided in the heart of the development



FIGURE 3.5: THE APPLICATION LAYOUT

4. BUILT FORM

URBAN FRAMEWORK

URBAN FORM

4.1 The design and form of the block structure responds to the topography of the site, which is relatively flat. The overall form and structuring elements creates a sequence of linked streets. The layout comprises of well defined links, streets, building forms and in due course the landscape design and links to the scout hut and potential shool site.

ROAD ALIGNMENT

4.2 The proposed road alignment will deliver a range of routes through the development creating a sequence of linked streets and spaces, that ultimately connect to the key uses of the site, following desire lines.

HIERARCHY

4.3 The proposed road network is clear and legible with a wider road connecting to the school (6.0m) and the slightly narrower road for the main street (5.5m) serving the area east of the school, which will help to create a less road dominated environment. This hierarchy will be further reinforced with hard and soft landscaping proposals, as well as architecture to deliver the principles established in the Design Code.

ENCLOSURE

4.4 All streets and spaces are enclosed by development and respond to the variation in character, regardless of development form.

PRIVACY

4.5 All back to back distances are 21m or more throughout the development with 14m used where development backs side on to an adjacent dwelling. A mix of walls and fencing enclose private amenity areas.

VISTA

4.6 All internal vistas within the site terminate on built form frontage, proposed landscaping or the existing landscape beyond. The focal spaces within the development are strategically placed to create a legible environment that is also supported by strong frontage and landscaping and along the cycle route to make it as accessible as possible.

FRONTAGES

4.7 All streets, spaces and courtyard areas are overlooked by development. No blank gables are proposed where development addresses the street or notable corners.



FIGURE 4.1: THE URBAN FRAMEWORK PLAN WITHIN THE DESIGN CODE

- Site Boundary
- Site Access
- Emergency/Cycle Access
- Potential Future Cycle Link Access
- Potential Future Connections
- Block Structure
- Frontages
- Green Open Space
- Wildflower Planting
- Woodland Mix Planting
- SuDS
- Play
- Existing Vegetation
- Proposed Trees
- Focal Buildings
- Potential Future Connection Link
- Pedestrian Route
- Cycle Route
- Principal Route
- Secondary Route
- Tertiary Route
- Tertiary Shared Surface
- Private Drives
- Existing Road
- Focal Space
- Secondary Node
- Infantry Post
- Notable Vista



FIGURE 4.2: URBAN FRAMEWORK PLAN

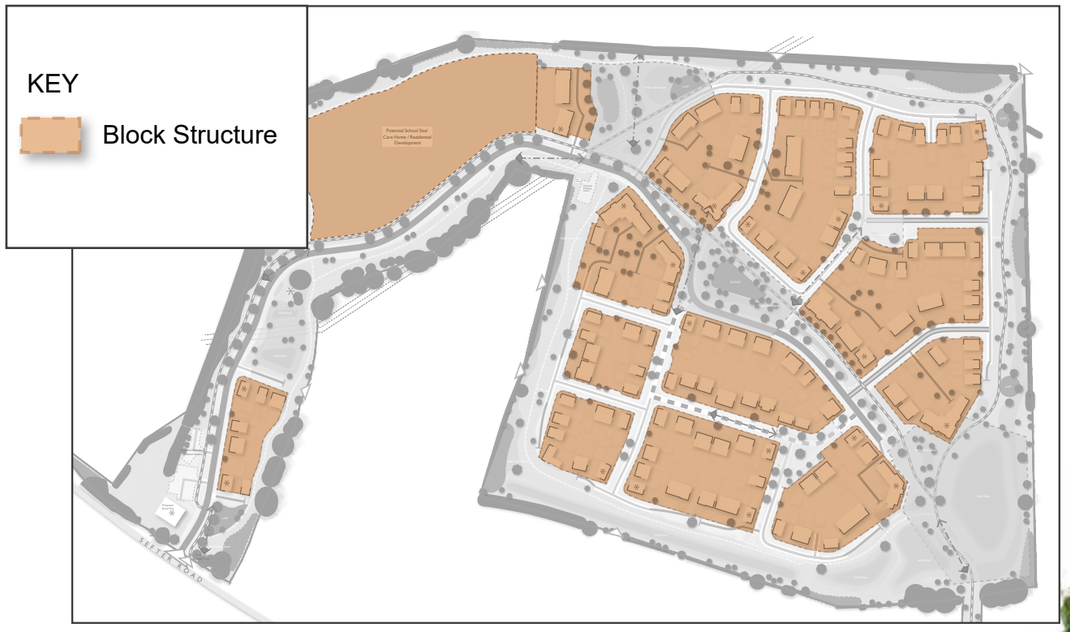


FIGURE 4.3: THE DESIGN CODE BLOCK STRUCTURE PLAN

BLOCK STRUCTURE

4.8 The design and form of the block structure responds to the principles set out in the Design Code. The layout comprises of well-defined links, streets, building forms and, in due course, the landscape design.



FIGURE 4.4: THE APPLICATION LAYOUT

SCALE AND MASSING

4.9 Building heights across the site range from one to three storeys in accordance with the approved parameter plans and Design Code. This ensures the development will not compete with the surrounding, retained landscape setting. Two and a half storey houses are a feature in the core area of the site, to give definition to the road hierarchy . Three storey flats are principally used as focal buildings within the 'Core' area.



FIGURE 4.5: BUILDING HEIGHTS PLAN



FIGURE 4.6: BUILDING HEIGHTS PLAN

LANDSCAPE STRATEGY

4.10 The approved outline application was informed, assessed and has evolved into the reserved matters layout through a thorough analysis of the site and it's context. The layout follows the principles of the subsequent Design Code for the site, which demonstrated how a number of landscape-led principles would be incorporated to further enhance the layout from the outline application stage, to create a design which has the landscape at its forefront, where the housing is subservient to the framework of landscape.

4.11 The following principles were set-out in the Design Code and have been adhered to in the reserved matters layout:

- A 'diagonal link' created through the development, connecting a network of focal spaces and green streets, will provide an uninterrupted, traffic-free route for pedestrians and cyclists
- Potential for future off-site connections incorporated along both the southern boundary and northern boundary.
- A network of recreational routes, defined by tree planting and different surface materials, creating a hierarchy of routes across and around the periphery of the development.
- Green verges, street tree planting and swale corridors along the 'diagonal link', that bring both green and blue infrastructure into the heart of the development, creating an attractive neighbourhood for new and existing residents, as well as creating important wildlife corridors, with further ecological enhancements measures.
- Focal spaces and a central green included for formal recreation for children and teenagers, promoting an active and healthy neighbourhood.
- Spaces for informal recreation, connected by recreational routes taken from the heart of the focal spaces.
- Create permeable green edges at the transition of the built form.
- The provision of Suitable Alternative Natural Greenspace around the perimeter of the development, including a circular recreational route will provide a new on-site route for dog walkers as part of a range of measures to mitigate the potential impacts of the new homes on the nearby Pagham Harbour SPA.
- New landscaping will be used to respect the amenity of the existing properties along Lincoln Avenue and Osborne Way, which back onto the development and to reinforce the level of screening.

4.12 The provision of extensive areas of new green infrastructure within the development has played a key role in creating this landscape-led development and the Design Code goes on to identify five green infrastructure principles, which have been implemented, to ensure the development brings both environmental and social benefits to the neighbourhood.

- Retention of the majority of the existing vegetation and enhance the Site boundaries with new native tree, thicket and hedgerow planting.
- Provide formal recreation opportunities, with sensitively designed play equipment to assimilate into its surrounding setting.
- A 'diagonal link' with large green verges and street planting will frame views towards pubic open spaces and create a traffic-free, green lung through the development.
- Green streets will form important connections to the heart of the development, from the surrounding open spaces.
- Connectivity will be achieved through a hierarchy of recreational routes and links across the development.









FIGURE 4.7: THE DESIGN CODE LANDSCAPE LED PRINCIPLES

OPEN SPACE CHARACTER STUDIES.

"OPEN SPACE INCLUDES ALL OPEN SPACE OF PUBLIC VALUE, INCLUDING NOT JUST LAND, BUT ALSO AREAS OF OPEN WATER SUCH AS RIVERS CANALS LAKES AND RESERVOIRS, WHICH OFFER IMPORTANT OPPORTUNITIES FOR SPORT AND RECREATION AND CAN ALSO ACT AS A VISUAL AMENITY (PPG17:ANNEX:DEFINITIONS, JULY 2002)"

4.13 The key landscape spaces around the proposed development site at Land North of Sefter Road, Pagham, as set out in the Design Code:

- WESTERN EDGE & GATEWAY (CS1)
- FOCAL SPACE 1 (CS2)
- GREEN EDGES (CS3)
- CENTRAL GREEN & 'DIAGONAL LINK' (CS4)
- FOCAL SPACE 2 (CS5)



FIGURE 4.8: KEY PLAN - LOCATIONS OF OPEN SPACE CHARACTER STUDIES

ARUN DISTRICT COUNCIL P/49/21/RES

THE PROPOSED CHARACTER AREAS

4.14 Three character areas are proposed across the site, as set out in the Design Code. The character areas have been proposed to provide variety, interest and respond to the localised setting.

4.15 Character Areas are:

- PRINCIPAL ROUTE
- NORTHERN EDGE;
- SOUTHERN QUARTER;

4.16 The following section sets out where the intended character types are proposed, as well as setting the characteristics that will make these areas architecturally distinctive.



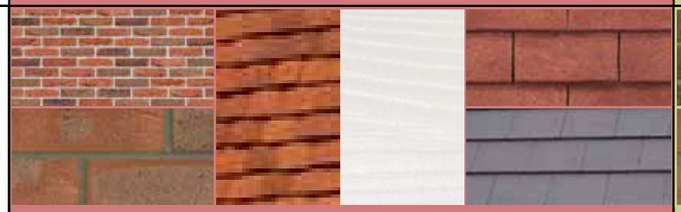
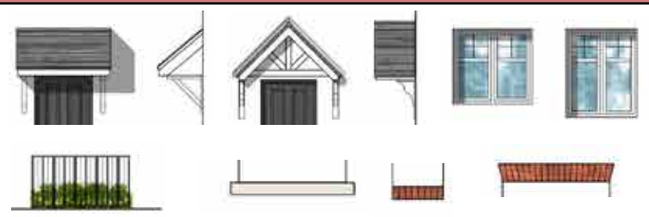
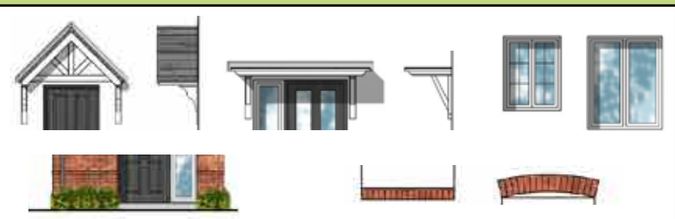
FIGURE 4.9: PROPOSED CHARACTER AREAS PLAN WITHIN THE DESIGN CODE

	PRINCIPAL ROUTE	NORTHERN EDGE	SOUTHERN QUARTER

LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES FOLLOW THE CHARACTERISTICS OF THE CORE VILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SHORT TERRACED FORMS APPROPRIATE WHERE ENCLOSURE IS REQUIRED.	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/ TERTIARY STREETS.	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	HEIGHTS VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.	ALL BUILDINGS 2 STOREY.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS, WITH BLACK ESTATE RAILINGS TO FOCAL SQUARES.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	COURTYARD PARKING AND ON-PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING

ROOFS	GREY ROOF TILES, WITH MOTTLED EFFECT. RED TO BE USED WHERE TILE HANGING IS APPLIED.	RED ROOF TILES, WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTENED THE DEVELOPMENT'S APPEARANCE WITHIN THE LANDSCAPE SETTING.	BROWN ROOF TILES, WITH MOTTLED EFFECT. GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK. WHITE ETERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING AND FLINT ARE ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK. TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE uPVC WINDOWS, WITH SPLAYED HEADERS AND STONE FOOTERS. CANOPY PORCH FORMS.	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN BELOW IS PROPOSED	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS. WITH A VARIETY OF PORCH FORMS.
MATERIALS	 RED TONAL BRICK; TILE HANGING & LIGHT ETERNIT CLADDING; RED AND GREY ROOF TILES	 RED TONAL BRICK WITH DARK FEATURE BRICK; TILE HANGING; RED ROOF TILES	 RED TONAL BRICK; FLINT; BROWN AND GREY ROOF TILES
NOTABLE FEATURES *EXPLAINED IN MORE DETAIL ON EACH CHARACTER AREA SHEET*			


SEFTER ROAD
SCOUT HUT



EXTERNAL FINISHES

4.17 There is a range of materials as set out by the Design Code that respond to the variation in character and frontage. Red brick is the under-laying base material, but is supplemented with eternit cladding, tile hanging and flint.

4.18 The location of the materials are in line with the guidance set out in the Design Code.

EXTERNAL FINISHES KEY

- BRICK -
  WIENERBERGER CALDERA RED MULTI
  WITH WIENERBERGER CHARTHAM RED MULTI AS FEATURE
- CLADDING -
  CEDRAL LAP HORIZONTAL C01 WHITE - GRAINED FINISH
- CLADDING -
  CEDRAL LAP HORIZONTAL C18 SLATE GREY - GRAINED FINISH
- FLINT BLOCK -
  APEX KNAPPED FLINT
- TILE HANGING -
  RUSSELL PLAIN RUSTIC RED
- RE-CONSTITUTED STONE CILLS

- RUSSELL HIGHLAND - COTTAGE RED
- RUSSELL HIGHLAND - PEAT BROWN
- RUSSELL HIGHLAND - SLATE GREY

NOTES

ALL RAIN WATER PIPES TO BE BLACK UPVC.

FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS.

PROJECTED BRICKWORK 25mm



FIGURE 4.10: THE PROPOSED EXTERNAL ENCLOSURES PLAN

PRINCIPAL ROUTE

4.19 The principal route character is characterised by a notable tree lined route that is supported by a 3m cycle way connecting the entrance of the site with the proposed cycle link/ emergency access to the south eastern corner of the site. The route connects all the major landscape features of the development and will be the prominent road type within the development, supported by taller buildings and punctuated by key spaces to give variety and interest.

LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES WILL FOLLOW THE CHARACTERISTICS OF THE CORE VILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SHORT TERRACED FORMS MAYBE APPROPRIATE WHERE ENCLOSURE IS REQUIRED.
BUILDING HEIGHTS	HEIGHTS WILL VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS, WITH BLACK ESTATE RAILINGS TO FOCAL SQUARES.
PARKING	COURTYARD PARKING AND ON-PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE, WHERE POSSIBLE.

ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	GREY ROOF TILES, WITH MOTTLED EFFECT. RED TO BE USED WHERE TILE HANGING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH FEATURE BRICK WITHIN QUOINS. WHITE ETERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING IS ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.
WINDOWS / OPENINGS	WHITE uPVC WINDOWS, WITH SPLAYED HEADERS AND STONE FOOTERS. CANOPY PORCH FORMS.

MATERIALS



BASE BRICK: RED TONAL



TILE HANGING



LIGHT ETERNIT CLADDING



RED TILES

GREY TILES

WINDOW STYLES



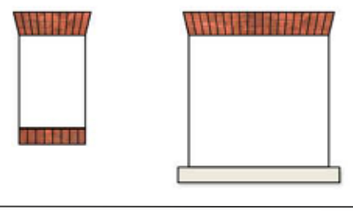
FRONTAGE BOUNDARY TREATMENT



1.8M BRICK SCREEN WALLS

BLACK RAILINGS WITH HEDGEROW

WINDOW, DOOR AND PORCH DETAILS



SPLAYED BRICK HEADERS AND STONE FOOTERS



CANOPY PORCHES TO BE USED IN THIS AREA

SUMMARY

4.20 THE USE OF THE BUILDING FEATURES AND USE OF MATERIALS SHOWN HERE WILL PROVIDE A DISTINCTIVE SEMI-FORMAL CHARACTER TO THIS KEY PART OF THE DEVELOPMENT, AS WELL AS THE USE OF 3 STOREY DEVELOPMENT TO REINFORCE THE ROAD HIERARCHY AND THE FORMAL TREE PLANTING.

PROPOSED STREET SCENES



RUSSEL HIGHLAND SLATE GREY ROOF TILE ON FEATURE DWELLINGS



WIENERBERGER CALDERA RED MULTI BRICK ON ALL DWELLINGS

VARYING ROOF FORMS TO BREAK UP STREET SCENE





CEDRAL LAP WHITE HORIZONTAL CLADDING ON FEATURE DWELLINGS

LEAN-TO PORCHE



ESTATE RAILINGS ON FLATS TO DEFINE BUILDING FROM ROAD





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NORTHERN EDGE

4.21 The northern edge area is characterised by a rural edge. The development in this area will provide the transition between the principal route and the edge of development with softer shared surface treatments, contrasting to the other two character areas.



LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.
BUILDING TYPES	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/ TERTIARY STREETS.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	RED ROOF TILES, WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTEN THE DEVELOPMENTS APPEARANCE WITHIN THE LANDSCAPE SETTING.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK. TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN OPPOSITE.

MATERIALS



BASE BRICK: RED TONAL



FEATURE BRICK: DARK RED

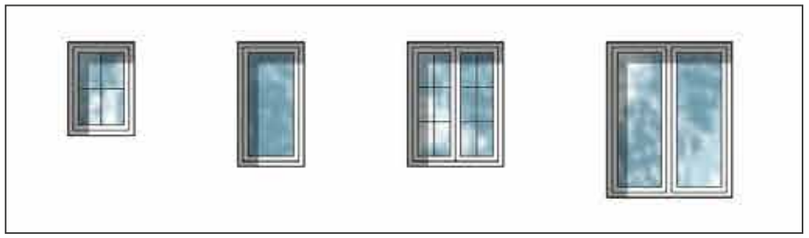


TILE HANGING



RED TILES

WINDOW STYLES



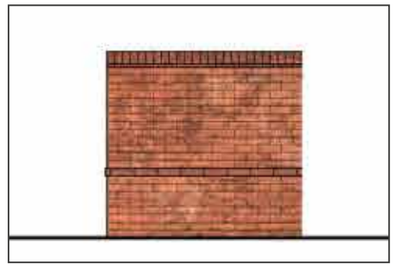
FRONTAGE AND BOUNDARY TREATMENT



GRASS FRONTAGES

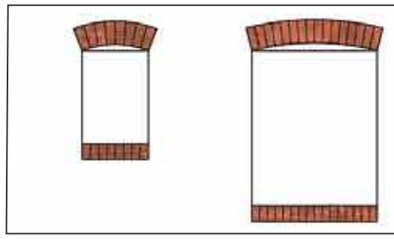


PLANTED FRONTAGES

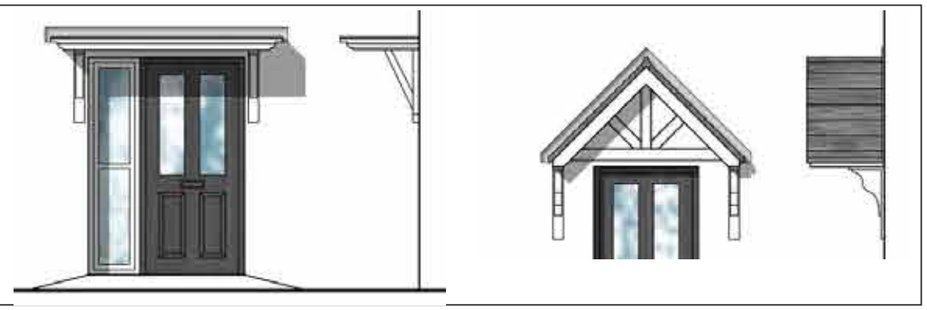


1.8M BRICK SCREEN WALLS

WINDOW, DOOR AND PORCH DETAILS



ARCHED BRICK HEADERS AND BRICK FOOTERS



FLAT AND CANOPY PORCHES WITH CONTEMPORARY DOORS

PROPOSED STREET SCENES



RUSSEL HIGHLAND
COTTAGE RED
ROOF TILE



RUSSEL PLAIN
RUSTIC RED TILE
HANGING





RUSSEL PLAIN
RUSTIC RED TILE
HANGING

BAY WINDOWS
ENHANCE
SURVEILLANCE



WIENERBERGER
CALDERA RED
MULTI BRICK ON ALL
DWELLINGS



LOW HEDGEROW USED AS A SOFT BOUNDARY BETWEEN DWELLING AND THE STREET

ECLECTIC ROOF FORMS TO BREAK UP STREETSCENE



A RANGE OF PORCH STYLES TO CREATE VARIETY



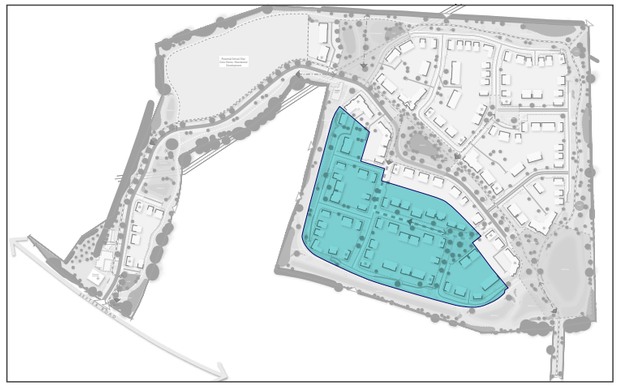


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SOUTHERN QUARTER

4.22 The southern quarter area is characterised by a combination of the southern boundary and features associated with areas such as South Mundham. Flint is the focal material of this area, supported by red brick of differing tones. The Osborne Way development to the south of the site has a notable use of flint, and integrating flint in this area of the layout will assist in creating a visual connection between the two developments.



LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING ADJACENT TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOW ORDER ROADS.

ARCHITECTURAL DETAILING AND MATERIALS

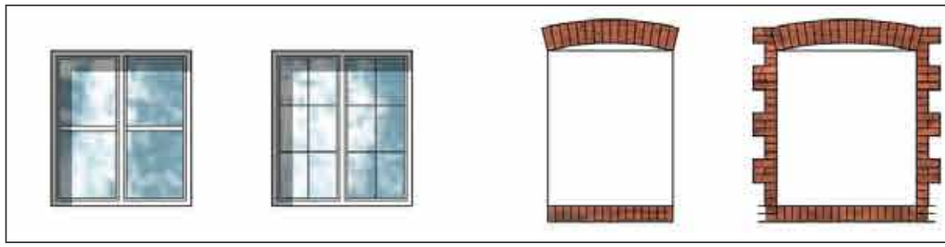
ROOFS	BROWN ROOF TILES, WITH MOTTLED EFFECT. GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS WITH A VARIETY OF PORCH FORMS.

MATERIALS



BASE BRICK: RED TONAL | FEATURE BRICK: DARK RED | FLINT | BROWN TILES | GREY TILES

WINDOW STYLES, DETAILS AND BAYS



ARCHED BRICK HEADERS AND FOOTERS & BRICK QUOINS



FRONTAGE BOUNDARY TREATMENT



GRASS FRONTAGES | 1.8M BRICK SCREEN WALLS

DOOR AND PORCH DETAILS



VARIETY OF PORCH FORMS

PROPOSED STREET SCENES



WIENERBERGER CALDERA RED MULTI BRICK ON ALL DWELLINGS

VARIATION IN ROOF FORMS TO BREAK UP STREET SCENE





RUSSEL HIGHLAND SLATE GREY ROOF TILE



APEX KNAPPED FLINT BLOCK IS A FOCAL MATERIAL





RUSSEL HIGHLAND PEAT BROWN ROOF TILE



CEDRAL LAP WHITE HORIZONTAL CLADDING ON FEATURE DWELLINGS

LOW HEDGEROW USED AS A SOFT BOUNDARY BETWEEN DWELLING AND THE STREET

BAY WINDOWS ENHANCE SURVEILLANCE

A RANGE OF PORCH STYLES TO CREATE VARIETY





ARUN DISTRICT COUNCIL P/49/21/RES



LAND NORTH OF SEFTER ROAD

Taylor Wimpey

REF	DESCRIPTION	HT	SQ.FT (NETT)	SQ.M (NETT)	SQ.FT (GROSS)	SQ.M (GROSS)	NO	SQ.FT. TOT. (GROSS)
PRIVATE								
NA44	4 BEDROOM HOUSE	2	1368	127	1385	129	6	8310
NT41	4 BEDROOM HOUSE	2	1226	114	1243	115	10	12430
NA42	4 BEDROOM HOUSE	2	1156	107	1175	109	8	9400
NT42	4 BEDROOM HOUSE	2	1525	142	1549	144	2	3098
NT31	3 BEDROOM HOUSE	2	1024	95	1040	97	22	22880
NA32	3 BEDROOM HOUSE	2	958	89	976	91	26	25376
NT30	3 BEDROOM HOUSE	2	997	93	1012	94	3	3036
NB32	3 BEDROOM TOWNHOUSE	2.5	1134	105	1153	107	19	21907
NA22	2 BEDROOM HOUSE	2	850	79	864	80	37	31968
NA20	2 BEDROOM HOUSE	2	755	70	771	72	32	24672
2BCH	2 BEDROOM COACH HOUSE	2	762	71	775	72	1	775
1BM	1 BEDROOM MAISONETTE	2	596	55	603	56	2	1206
1BCH	1 BEDROOM COACH HOUSE	2	560	52	568	53	1	568
1BF	1 BEDROOM FLAT	2 to 3 storey	550	51	562	52	6	3372
SUB TOTAL							**175**	**168998**
AFFORDABLE	**30%**							
NT41A	4 BEDROOM HOUSE	2	1226	114	1243	115	2	2486
NA42A	4 BEDROOM HOUSE	2	1156	107	1175	109	2	2350
NT31A	3 BEDROOM HOUSE	2	1024	95	1040	97	3	3120
NA30A	3 BEDROOM HOUSE	2	904	84	922	86	8	7376
NA22A	2 BEDROOM HOUSE	2	850	79	864	80	12	10368
2BF	2 BEDROOM FLAT	2 to 3 storey	753	70	760	71	12	9120
2BCH	2 BEDROOM COACH HOUSE	2	762	71	775	72	6	4650
1BF	1 BEDROOM FLAT	2 to 3 storey	550	51	562	52	21	11802
1BFA	1 BEDROOM FLAT	2 to 3 storey	541	50	551	51	6	3306
1BFA	1 BEDROOM FLAT	2 to 3 storey	559	52	570	53	3	1710
SUB TOTAL							**75**	**56288**

TABLE 4.1: DEVELOPMENT MIX

MIX

4.23 A breakdown of the proposed housing mix is set out in Table 4.1 which is complaint with local housing need. Figure 4.11 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.

Key

- 4 Bedroom House
- 3 Bedroom House
- 3 Bedroom Townhouse
- 2 Bedroom House
- 2 Bedroom Coach House
- 2 Bedroom Flat
- 1 Bedroom Maisonette
- 1 Bedroom Coach House
- 1 Bedroom Flat



FIGURE 4.11: HOUSING MIX PLAN

AFFORDABLE HOUSING

4.24 The mix will also include provision for 30% affordable housing units of mixed type and tenure and is shown in a breakdown in Table 4.1. There are 75 affordable units in total.

4 Bedroom House	x 4 Dwellings	5%*
3 Bedroom House	x 11 Dwellings	15%*
2 Bedroom House	x 12 Dwellings	16%*
2 Bedroom Coach House	x 6 Dwellings	8%*
2 Bedroom Flat	x 12 Dwellings	16%*
1 Bedroom Flat	x 30 Dwellings	40%*

*ROUNDED TO THE NEAREST WHOLE NUMBER

TABLE 4.2: AFFORDABLE HOUSING BREAKDOWN

Key

- Affordable Housing
- Private Housing



FIGURE 4.12: AFFORDABLE HOUSING PLAN

THE SCOUT HUT

THE SCOUT HUT - COMMUNITY USE

4.25 The existing scout hut is to be demolished and replaced with the proposed design shown in Figure 4.13. Given the building location as a gateway into the development and Village as a whole, and defining the extent of the village. A simple contemporary design is proposed with dark eternit cladding to set the building within its landscape context and enable additional uses. The internal layout is proposed to have a multi-functional space for a range of uses, kitchen, toilets and a range of storage.

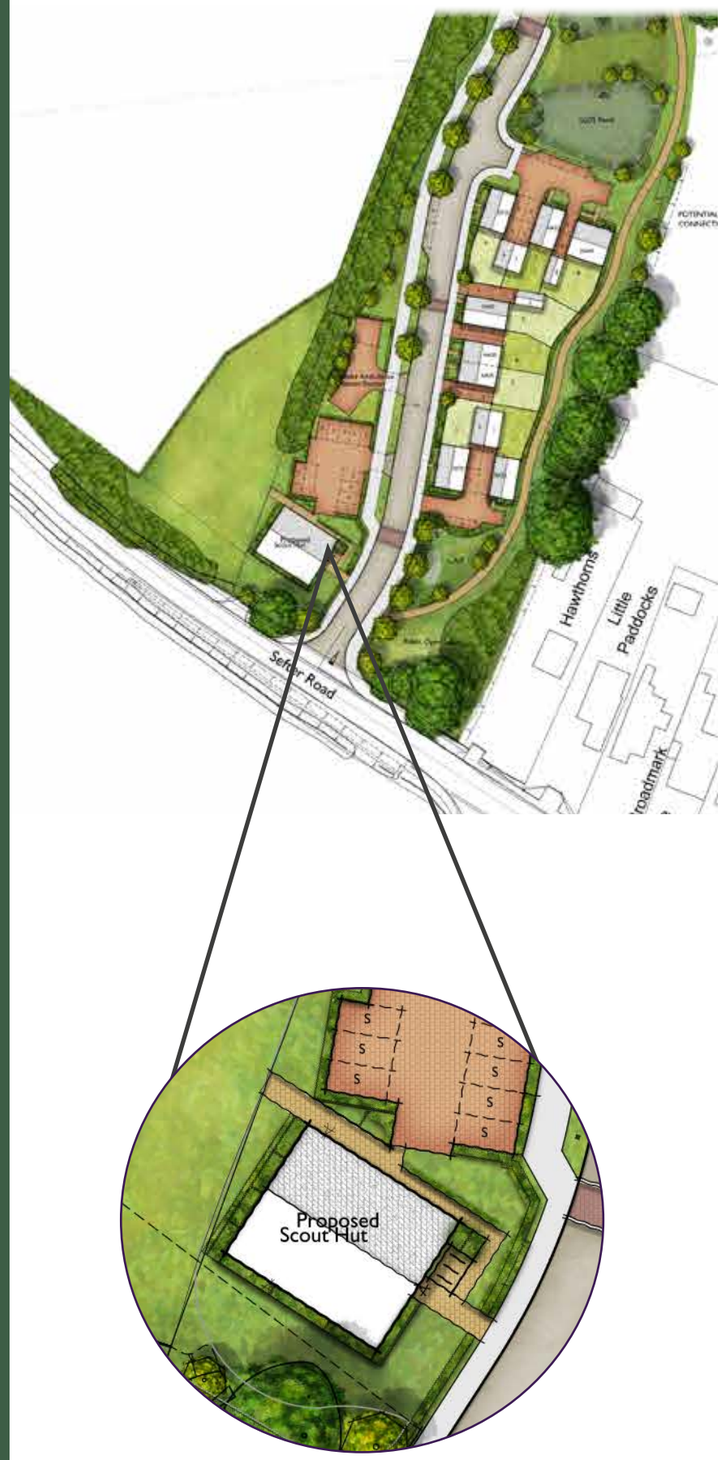




FIGURE 4.13: PROPOSED ELEVATIONS OF THE SCOUT HUT


SEFTER ROAD
SCOUT HUT

5. LANDSCAPE DESIGN

5.1 As outlined, the layout of the proposed development has been driven by the desire to create a development that carefully respects the character and fabric of the surrounding landscape features that form the inherent character of the site, whilst creating a distinct sense of place that differs subtly from the neighbouring housing area.

5.2 A variety of landscape types have been utilised to compliment the proposed dwellings including extensive use of formal hedge planting and ornamental shrubs to plot frontages, all of which will assist in defining the varied character of the edges of the development overlooking the proposed open space areas.

5.3 The scheme is supported by a detailed set of landscape proposals to demonstrate the desire to create a quality of public realm to enhance the setting of the proposed dwellings and are based on the principles establish by the outline consent.

Key Landscape Design Objectives

- Carefully reference the character of the adjacent area;
- Provision of a high-quality public realm;
- Maximise opportunities for street tree planting;
- Reinforce varied character to edges of the parcel; and
- Accommodate sustainable forms of drainage (SuDS) where required;

5.4 The scheme has been sensitively designed to retain all of the existing mature landscape features around the site, including the trees and hedgerows that make-up the boundaries, which provide a verdant backdrop to the proposed housing, reinforced by new native tree and scrub planting and extensive long grassland margins. Housing has been sited to step-off from the boundaries to ensure the trees are adequately retained and to allow for the circular walking routes.

5.5 The new open space peripheries are designed as a natural, informal landscape, of meadows and scrub margins, which will greatly improve the wildlife value of the site, whilst also allowing for the inclusion of informal path routes. The landscape scheme has been developed in partnership with the appointed ecologists to achieve a scheme that seeks to maximise biodiversity benefit.

5.6 The use of native species will be utilised wherever feasible, especially in the open space areas away from the housing, where the introduction of a variety of native species in this way will respond directly to the underlying character of the landscape and promotes biodiversity. In some situations, it is far less appropriate to use plants selected from an entirely native palette, in particular adjacent to residential properties where most native species would grow too big or provide a lack of interest. The result is a carefully selected balance of native species plants and ornamental or 'introduced' species. Expanding the planting palette in this way allows the use of selected near/non-native species which contribute additional variety in terms of colour, texture, fragrance and season interest.

5.7 Many non-native species also provide excellent habitat and food sources for birds, insects and other small animals, including plants such as Lavender, Rosemary or Hebe. Attractive herbaceous and deciduous shrub planting is underpinned with a selection of resilient evergreen species to provide year-round interest.

5.8 Within the site the landscape treatment will assist in defining private curtilages, enhancing the spatial quality of the streetscape and parking areas created by the architectural layout. Elsewhere in the scheme, new tree planting in the public realm will add height, structure and dappled shade to the development, whilst helping to reinforce the character of the development and soften the streetscene. Careful use of a limited palate of boundary enclosures like steel estate railing and low timber knee rail provide assistance in defining the subtle character areas.



FIGURE 5.1: THE LANDSCAPE MASTERPLAN

FOCAL SPACES

WESTERN GATEWAY

5.9 This space forms the principle approach from Sefter Road into the main part of the residential development, with the main street routed through a large area of public open space, which includes SuDS basins, recreational routes and new landscaping. This vehicle route connects the small area of residential land in the south adjacent to the proposed scout hut, to the potential location for a school site and the wider residential land in the west.

5.10 The following are consistent with the Design Code;

- Street tree planting set within grass verges with timber bollards
- Open space with short mown areas for informal recreation and longer grass margins at the base of the retained trees to provide ecology benefits
- Existing easements have been respected
- SuDS basins designed to be visually attractive and functional with marginal aquatic planting and long grass margins
- Historic infantry post set within a new landscape space framed by fencing.
- Existing trees and vegetation retained and supplemented by new plating
- Block paved feature spaces at the transition of crossing points.
- Recreational footpaths through the open space.
- 3m wide designated cycle route incorporated alongside the main carriageway.





FOCAL SPACE 1







5.11 This space forms the northern extent of the 'diagonal link' and will consist of a large area of public open space, with the cycle route passing through this space, as well as the network of other recreational routes.

5.12 The following are consistent with the Design Code;

- The proposed dwellings are set back behind private drives and lanes, lined with new hedgerow and tree planting to soften the built edge and create a transition into the public open space.
- Large areas of mown amenity grassland allow for informal recreation, such as a kick-about spaces. The formal play provision will consist of a small Local Area of Play (LAP) with natural play elements and timber equipment to help the play space assimilate into its natural setting.
- Street tree planting and large grass verges frame the views along the main street and will act as a green visual link, drawing the users eye up towards this focal space when using the 'diagonal link'.
- Proposed landscaping will be predominantly native and will complement the surrounding existing trees and vegetation. long grass swards and wildflower planting around these spaces will offer ecology enhancements, again creating a transition for the more formal arrangement at the centre of this spaces, out toward the green edges.

PRIVATE DRIVES AND LANES WILL BE LINED WITH STREET TREES, HEDGEROWS AND SHRUB PLANTING TO DEFINE THE SPACES BETWEEN THE BUILT.

A NETWORK OF DESIGNATED CYCLE AND RECREATIONAL ROUTES WILL ENSURE A WELL INTEGRATED AND CONNECTED DEVELOPMENT IS ACHIEVED.



FEATURE BLOCK PAVED RASIED TABLE

FOCAL SPACES

CENTRAL GREEN

5.13 The Central Green plays the principle function in bringing green infrastructure into the heart of the development. Dissected by the 'Diagonal link', the space includes for an uninterrupted, traffic-free cycle route, from the south east corner from Rose Green Road, straight through the centre of the residential development. As an asymmetrical arrangement, with an enlarged verge on one side, rather than a classic 'avenue' of trees, the space opens out into the new central focal space, which incorporates the main play space, an Enhanced Locally Equipped Area of Play (ELEAP).

The following are consistent with the Design Code;

- The space is large enough to accommodate decent sized tree planting, drawing the peripheral landscape into the heart of the scheme.
- Streets with plentiful tree planting and verdant frontages connect outwards to the peripheral areas of the development and the secondary nodes of public open space to the 'diagonal link' and central green space.
- The central play area creates a focal point to the development, framed by a more formal arrangement of tree and shrub planting.





FOCAL SPACE 2







5.14 This final space forms a gateway of public open space in the south eastern corner of the development when travelling from Rose Green Road and Sefter Road. This space forms the start of the cycle route and 'Diagonal link' through the heart of the development.

5.15 The following are consistent with the Design Code;

- A network of large SuDS basins are provided in this area which forms focal points to this area. Wetland thicket, marginal and emergent aquatic planting and wildflower meadows are proposed in and around the SuDS basins to enhance the ecological value of the development, as well as creating new habitats.
- The space is complimented with a significant amount of new native tree planting, giving the space a strong landscape framework.
- Recreational routes meander through this area and connect into the cycle route, creating a well-connected and integrated development, not just with the new dwellings, but also the wider community.
- Street furniture is positioned throughout this area to allow for rest, for users of this area, including the provision of picnic benches.

START OF DIAGONAL LINK WITH STRONG LINE OF TREES AND HEDGES, CREATING A VERDANT CAR-FREE ROUTE THROUGH THE CENTRE OF THE SITE

WELL LANDSCAPED SUDS FEATURES WITH MARGINAL PLANTING



INFORMAL SEATING SPACES WITH PICNIC BENCHES

HARD SURFACING

5.16 A palette of hard landscape materials has been carefully selected to reinforce the hierarchy of streets, providing softening and emphasis along the peripheral streets using block paving, to assist in reinforcing the character areas, with these areas differentiated by colour to assist in the legibility of the layout.

5.17 A muted palate of reds, greys and brindle colours works in harmony with the architectural facades, whilst also referencing the approach taken on earlier phases of the development to provide a degree of unity in the streetscene.

5.18 Where close boarded timber fences and screen walls are proposed to form boundary treatments, structural shrub planting, hedgerows and climbing plants will be specified in the detailed landscape scheme to soften views.



FIGURE 5.2: AN EXTRACT OF THE HARD SURFACING PLAN

LANDSCAPE MAINTENANCE

5.19 Prescriptions in the proposed management regime for the site are also made in order to ensure that for example, cutting and mowing are undertaken at the correct times of year and frequency.

5.20 A programme of landscape maintenance is submitted to accompany the planning application, in the form of a landscape management plan and schedule. This outlines the principle management objectives and maintenance tasks for each key area of the development, such as public amenity areas, frontages to private dwellings (until the agreed hand-over to the new owners of the property), boundary trees and hedgerows and public open space areas.

5.21 This will ensure the establishment, longevity and continued thriving of the newly constructed soft landscape treatment and retained landscape features within the Site.



DRAINAGE STRATEGY

5.22 A Drainage Strategy & SuDS Statement accompanies the Reserved Matters Application and provides the technical detail that underpins the proposed strategy. RCP has been consulting with the Local Flood Authority through the evolution of the project, and follow the principles with the submitted Design Code.

ATTENUATION BASINS

SWALES

PERMEABLE PAVING
(SHARED SURFACE/PRIVATE ROAD)

BUILDING FRONTAGES

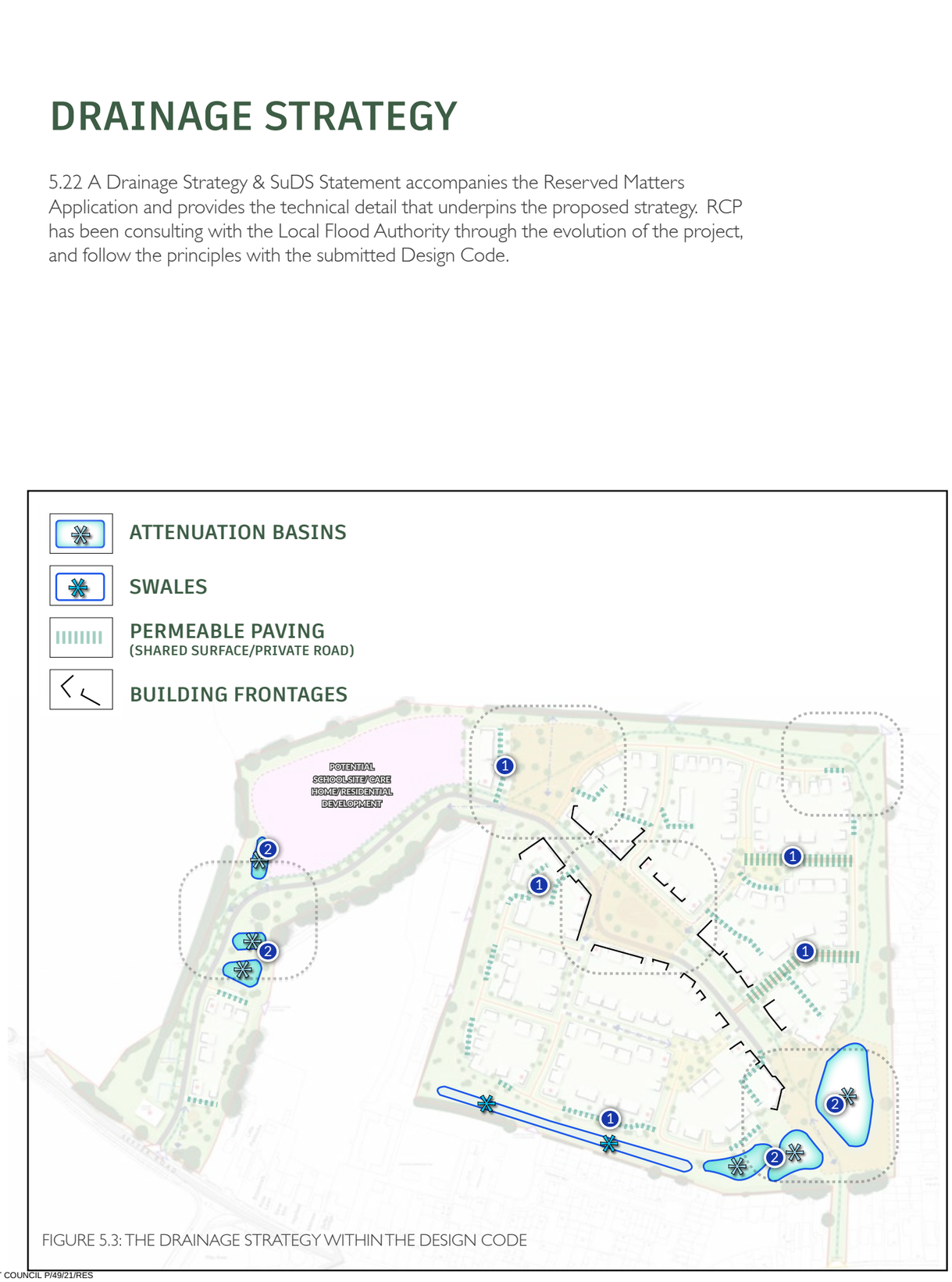


FIGURE 5.3: THE DRAINAGE STRATEGY WITHIN THE DESIGN CODE

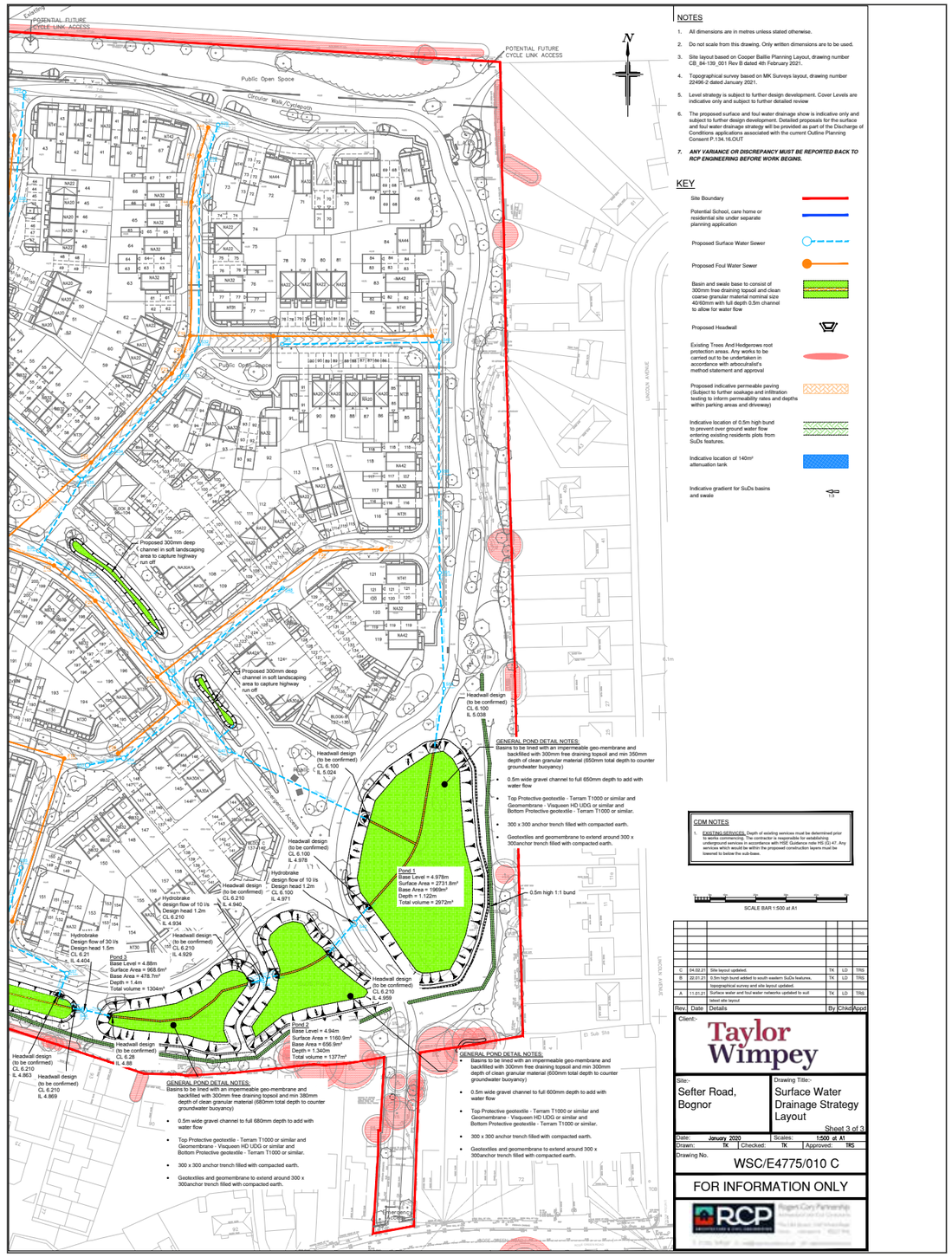


FIGURE 5.4: EXTRACT OF THE TECHNICAL DRAWING DEPICTING THE PROPOSED DRAINAGE STRATEGY

EXTERNAL ENCLOSURES

5.23 The proposed external enclosures will assist with the demarcation of private and semi-private spaces across the development. A combination of brick walls and fencing are proposed. Fences will be used to separate the plots with walls used where the private boundary interfaces with the public and semi-public realm.

5.24 Fencing and low railings are proposed within the public realm to reinforce boundaries and the overall character of the development.

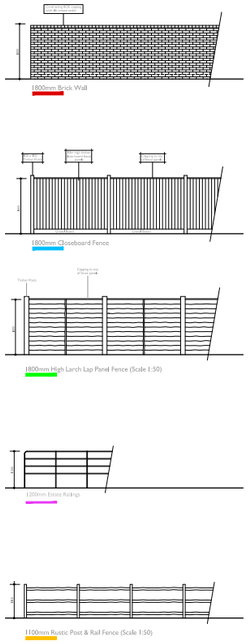




FIGURE 5.5: THE PROPOSED EXTERNAL ENCLOSURES PLAN

6. MOVEMENT

ACCESS AND MOVEMENT

ACCESS

6.1 The proposed perimeter block structure enables a highly permeable development, in accordance with the outline principles and submitted Design Code. The development ties in with the existing wider network of pedestrian and cycle movements and ensures a desire line to the potential school.

6.2 Access into the site is to come from Sefter Road and was approved in detail at the outline planning stage, as well as the proposed emergency access arrangements. The design has been drawn in consideration of the geometry of the road, traffic speeds and existing homes to ensure safe movement out of the development. Tracking of refuse and fire compliance vehicles has also been undertaken for the site and complies with the necessary standards.

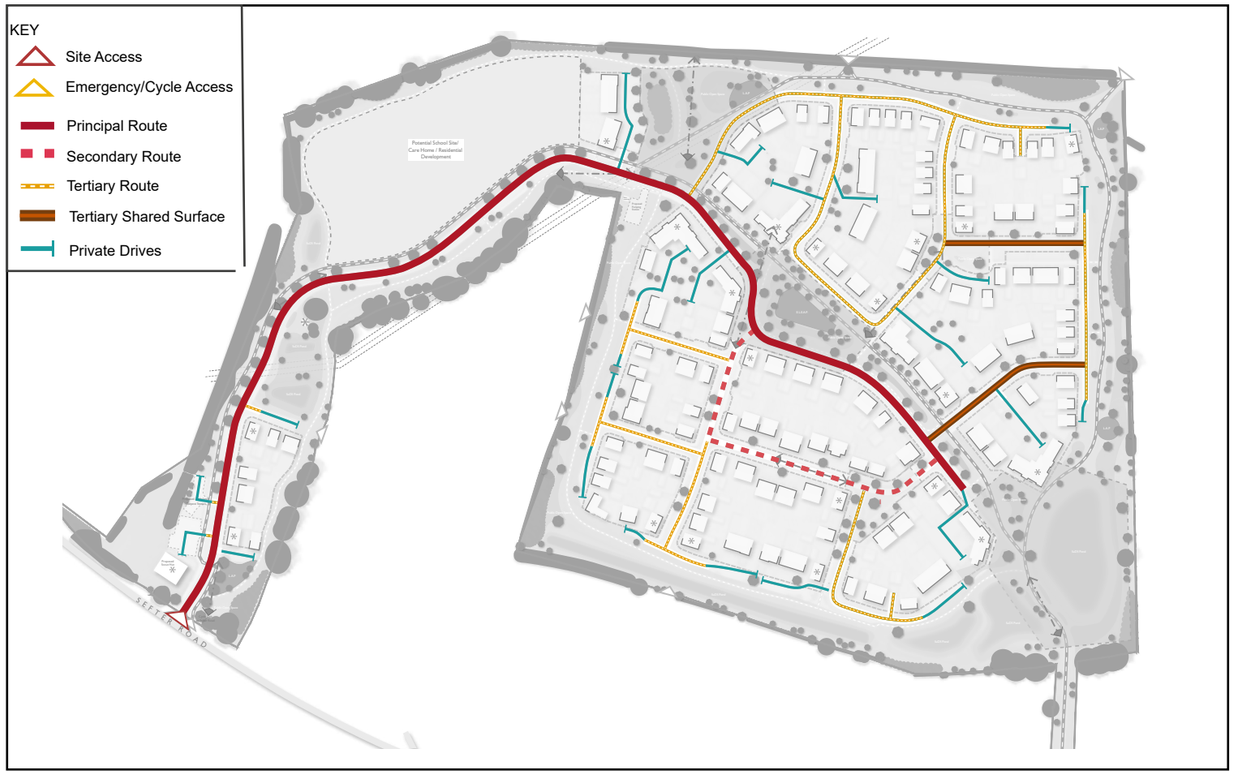


FIGURE 6.2: STREET HIERARCHY PLAN



FIGURE 6.1: PERMEABILITY PLAN

STREET HIERARCHY

6.3 The proposed street hierarchy is in accordance with the submitted design code principles, with a range of street typologies that support the overall range of development character.

KEY

- Site Access
- Emergency/Cycle Access
- Principal Route
- Secondary Route
- Tertiary Route
- Tertiary Shared Surface
- Private Drives



FIGURE 6.3: STREET HIERARCHY PLAN

PARKING PROVISION

6.4 Car parking has been designed to ensure it does not over bear the street scene, whilst also being convenient for residents and visitors.

6.5 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.

6.6 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 parking is provided in addition to the allocated requirement as a further flexible resource.



FIGURE 6.4: PARKING PLAN

REFUSE AND CYCLE STORAGE

6.7 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.

6.8 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.

6.9 Secure storage for bicycles will be provided for each dwelling, within garages or sheds where appropriate, as well as the Scout Hut.



Key

- g Rear Access Point
- d Garage Door Access
- Cycle Storage within Garage or Store
- Cycle Store Located to TW Brief
- Area of Hardstanding for Refuse and Recycle Bins
- Bin Collection Points

FIGURE 6.5: REFUSE AND CYCLE STORAGE PLAN

7.USES

LAND USE

7.1 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 250 residential dwellings is proposed, supported by a high quality landscape strategy. The safeguarded school land/ care home/ residential is as per the approved parameter plans (1.05ha).

RESIDENTIAL

7.2 A breakdown of the proposed housing mix is set out in Table 7.1 Figure 7.1 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.

LANDSCAPE AND OPEN SPACE

7.3 Open space equates to: 11.300ha /4.586ac which will provide an attractive visual amenity for the development and will be publicly accessible.

SCOUT HUT

7.4 A scout hut and ancillary parking is proposed on the development to the south of the site.

AMBULANCE OUTPOST

7.5 The area is provided in accordance with S106 requirements.



FIGURE 7.1: THE CODE LAND USE PLAN

LAND USE PLAN

Land North of Sefter Road, Pagham

KEY

REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		32.971	13.343
RESIDENTIAL AREA		17.073	6.909
SCOUT HUT		0.244	0.099
AMBULANCE OUTPOST		0.115	0.047
PUMPING STATION		0.032	0.013
PLAY AREAS		0.196	0.079
INFORMAL OPEN SPACE		11.330	4.585
SuDS		1.387	0.561
POTENTIAL SCHOOL SITE / CARE HOME OR RESIDENTIAL		2.594	1.050
GRAND TOTAL		32.971	13.343

TABLE 7.1: LAND USE BREAKDOWN



FIGURE 7.2: LAND USE PLAN

8. LIFESPAN

PUBLIC, PRIVATE AND SEMI PRIVATE DESIGNATIONS

8.1 Clear designation between public and private spaces have been created and are demarcated in various ways.



PUBLIC

8.2 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.



SEMI-PRIVATE

8.3 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.



PRIVATE

8.4 Private spaces are defined by the use of landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.

OVERLOOKING

8.5 As with all new proposed development set back and separation distances are generally adhered to with 20m back to back distances and 11m side on distances.

COMMUNITY SAFTEY

8.6 The design and layout for the development parcels is designed to be safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

8.7 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved through the use of designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

STRUCTURE

8.8 The design and layout of development provides permeable and legible forms, in accordance with the principles established in the Design Code, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

8.9 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

8.10 Clear demarcation of boundaries across the site are established and will be defined by a combination of built form and landscape treatment.

PHYSICAL PROTECTION

8.11 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates and doors.

ACTIVITY

8.12 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing is from front doors that address the streets and open spaces.

MAINTENANCE AND MANAGEMENT

8.13 The high quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance.

8.14 The Site's open spaces and landscape will be delivered through a management company.

9. CONCLUSION

Overall the design and layout of the development responds directly to the unique constraints and opportunities of the site to create a development that responds to the character of the village, but is distinctive in terms of form, architecture and landscape design. The design is founded on established best practice principles, which meet local policy, adopted guidance, the approved outline planning permission and the submitted Design Code.

Provision has been made to facilitate the school should this be required with the proposed design of roads, landscaping and housing, with other facilities such a new scout hut, ambulance community response post, play areas and SANG to be delivered as part of the development.

The development ties in and creates connections with existing and emerging development, and takes heed of the wider infrastructure upgrades in the immediate area. The development also proposes to enhance ecology and water management within the site through the on-site engineering and landscape works.

Overall the design provides a significant number of benefits, and accords with local planning policy in a sustainable location. It has responded to dialogue with key stakeholders and evolved into a development that should be put forward for approval.





Taylor Wimpey

ARUN DISTRICT COUNCIL P/49/21/RES