LAND AT CHURCH BARTON HOUSE, HORNS LANE

PAGHAM

DESIGN CODE RevC

BY

JAMES POTTER
ASSOCIATES

ARUN DISTRICT COUNCIL P/81/22/DOC

CONTENTS

CONTENTS

01 INTRODUCTION
EXECUTIVE SUMMARY.....03

02 SITE ANALYSIS
EXISTING SITE.....07
FIGURE GROUND MAP.....10
LISTED BUILDINGS.....11
OPPORTUNITIES & CONSTRAINTS.....12

03 CONTEXT ANALYSIS
LANDSCAPE SETTING.....14
TOWN CHARACTER - PAGHAM ROAD.....15
TOWN CHARACTER - CHURCH LANE.....16
TOWN CHARACTER - FEATURES.....17
SENSE OF PLACE.....19
ANALYSIS SUMMARY.....20

04 MASTERPLANNING
OUTLINE PLANNING.....22
INITIAL CONCEPT.....23
PARAMETER PLAN.....24
ACCESS & MOVEMENT.....25
STREET HIERARCHY & PERMEABILITY.....26
MATERIALS.....27
UTILITIES.....27
CAR PARKING.....27
WASTE & RECYCLING.....28

05 LANDSCAPE & PUBLIC OPEN SPACE
LANDSCAPE APPROACH.....30
LANDSCAPE VISION.....31
LANDSCAPE MANAGEMENT.....32

06 CHARACTER AREAS
CHARACTER AREAS.....34
RURAL EDGE.....35

07 SUSTAINABILITY
SUSTAINABLE DESIGN.....37

08 SUMMARY
PROJECT SUMMARY.....39

01

INTRODUCTION

EXECUTIVE SUMMARY

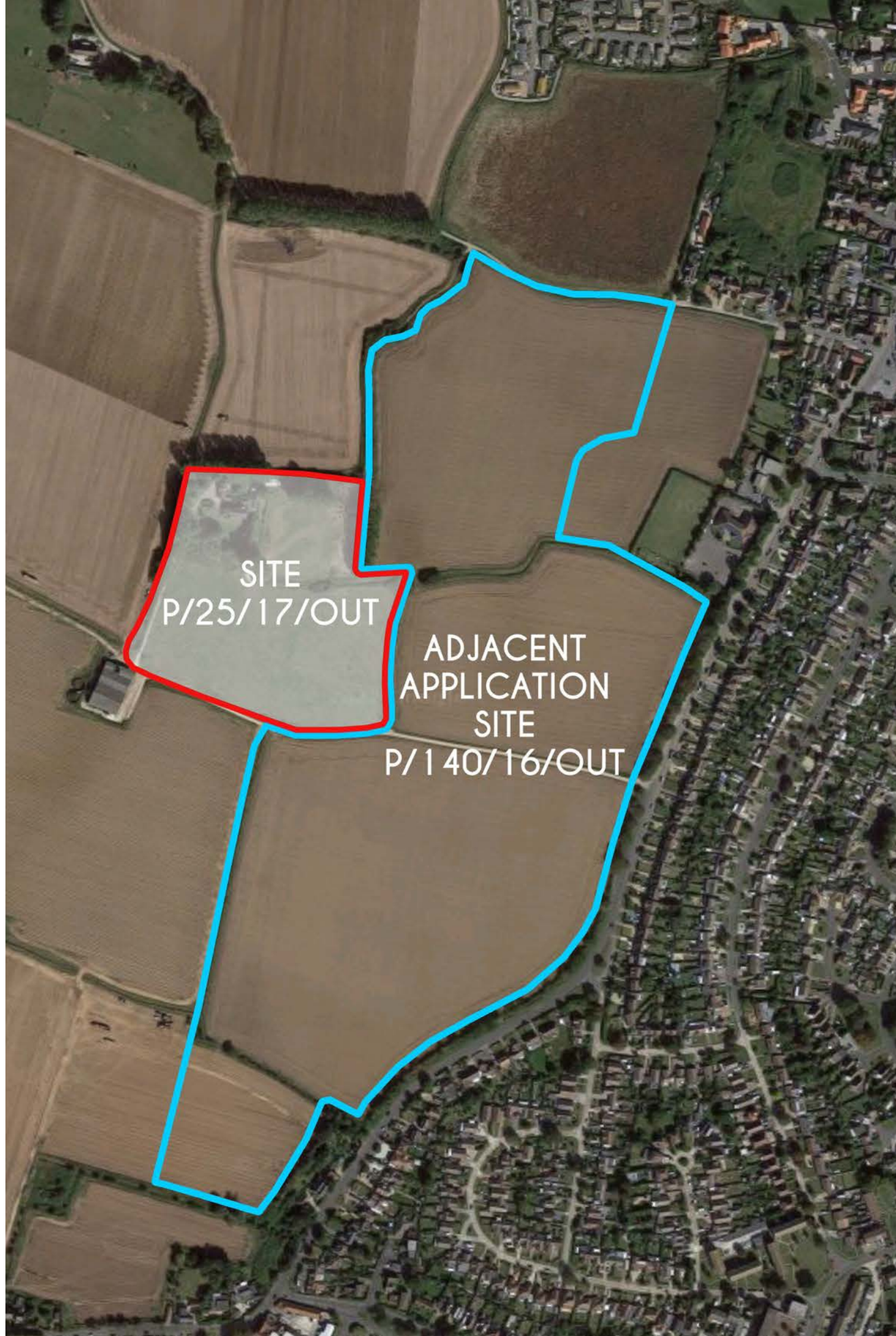
This Design Code document follows on from the approval of an Outline Application (P/25/17/OUT). It forms a parcel of the Pagham South Strategic allocation which is an approved scheme for up to 65 dwellings with all matters reserved.

This Design Code document describes in detail the parameters for layout, scale, appearance and landscaping for the site south of Summer Lane, Pagham. It provides details of the local planning policy as well as both national and local design guidance.

Adjacent to the site is a second parcel of land, Outline Application (P/140/16/OUT) dated 22/11/18:

"...mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generous floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved."

While the outline approval includes provision of land for a scout hut, discussions with Arun District Council and Pagham Parish Council revealed that the scout hut is coming forward on a site to the north, and therefore should be omitted from the design code and subsequent reserved matters application.



02

SITE ANALYSIS

SITE IN WIDER CONTEXT

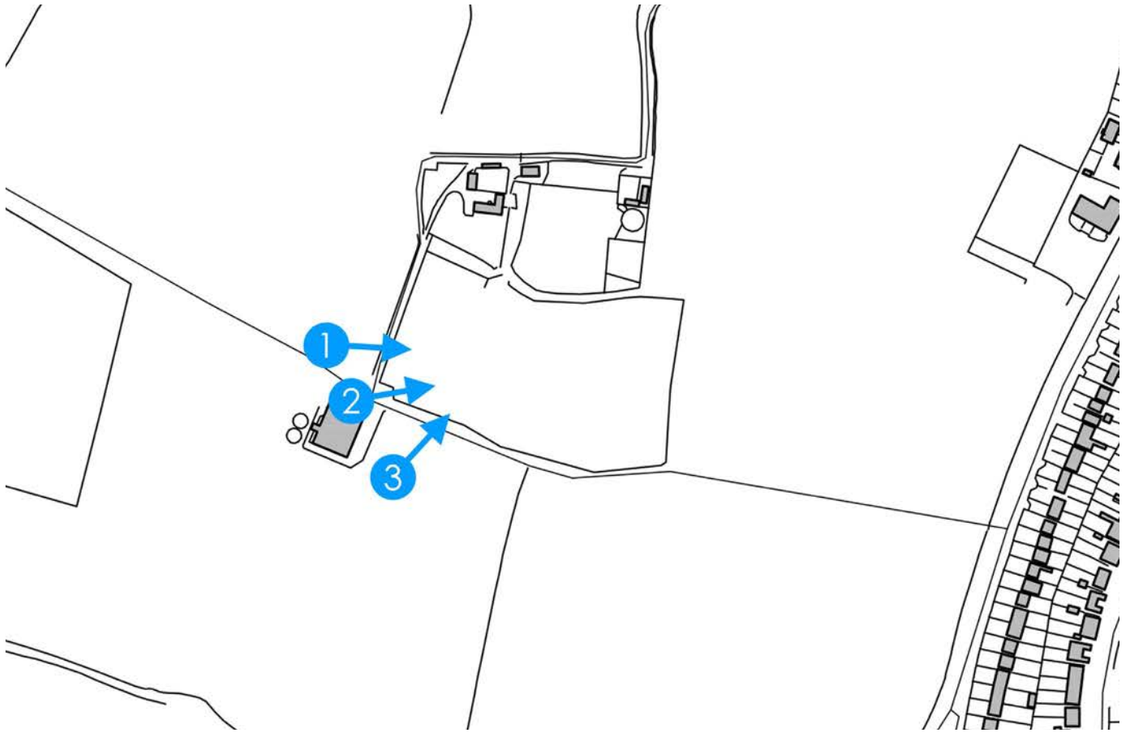
ADJACENT
APPLICATION
SITE
P/140/16/OUT
RESIDENTIAL
PARCEL
LOCAL
CENTRE
ADJACENT
APPLICATION
SITE
P/140/16/OUT

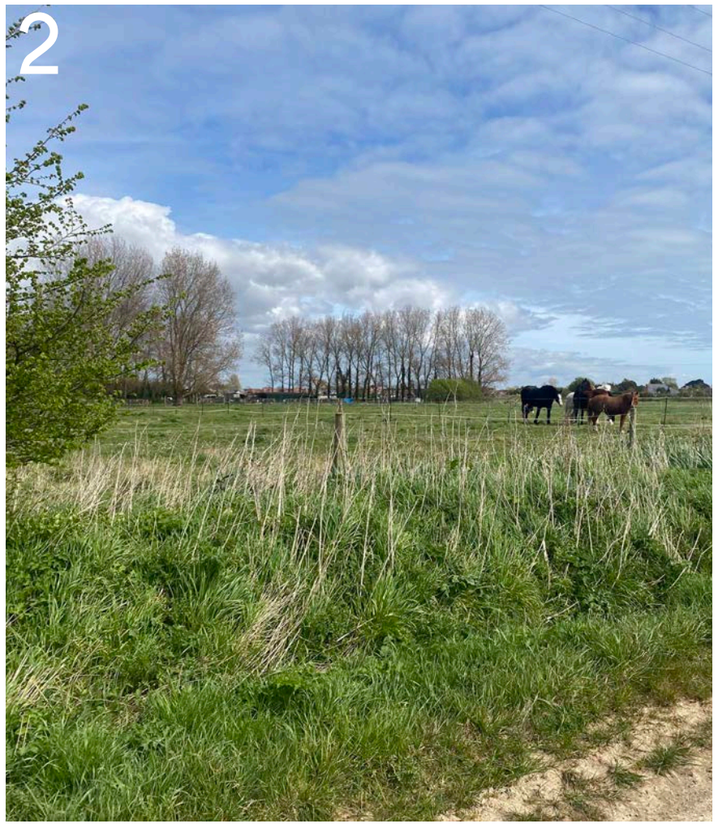
EXISTING SITE

The site (P/25/17/OUT) is identified in The Arun Local Plan 2011-2031 as a Pagham South strategic site. It sits just to the west of Nyetimber, directly south of Summer Lane. The Pagham Parish Council building (village hall) is adjacent to the site. It has outline approval for "outline application with all matters reserved - erection of up to 65 No. dwellings, access roads, landscaping, open space & associated works."

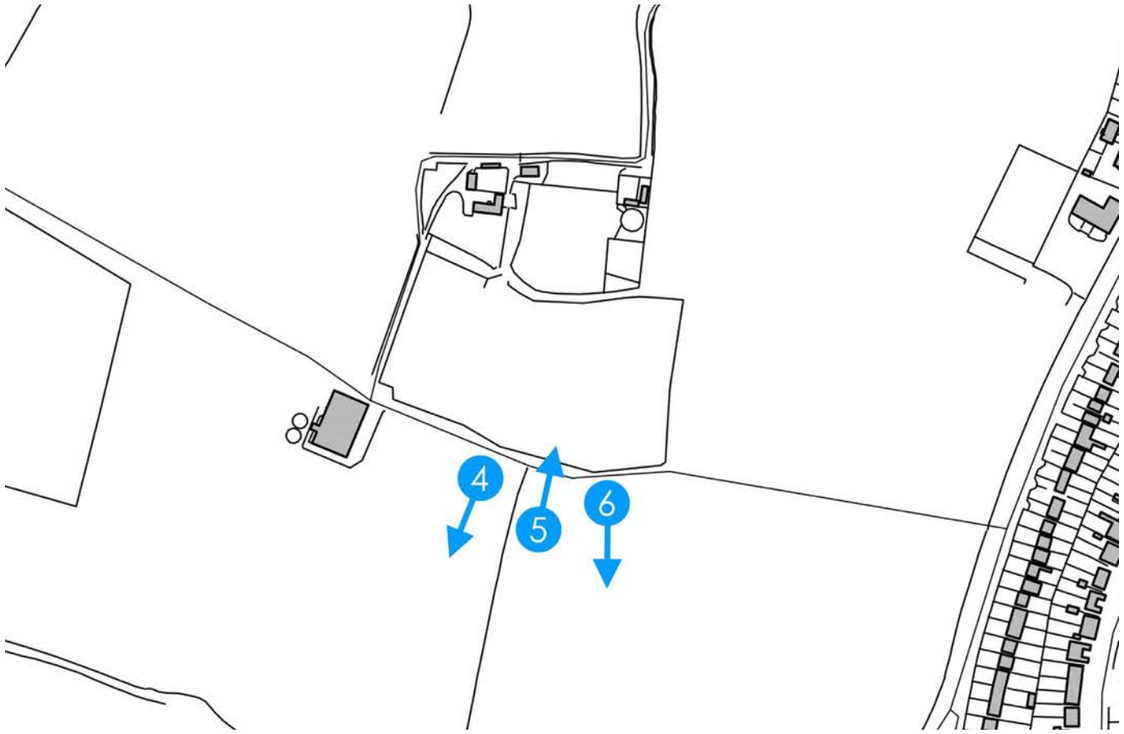
Immediately to the west of the site is farm land, and there is a screen of mature trees to the immediate east of the site along Pagham Road. East of the site is the adjacent application (P/140/16/OUT).

Space for a local centre, care home, and school sits between the two main residential parcels, as previously defined in the Development Framework Plan by Davies' Landscape Architects submitted in support of P/140/16/OUT. This area is part of the overall outline approval, but will be brought forward as separate applications at reserved matters. This will enable a greater focus on the different uses and the school, once WSCC develop their designs for the land.





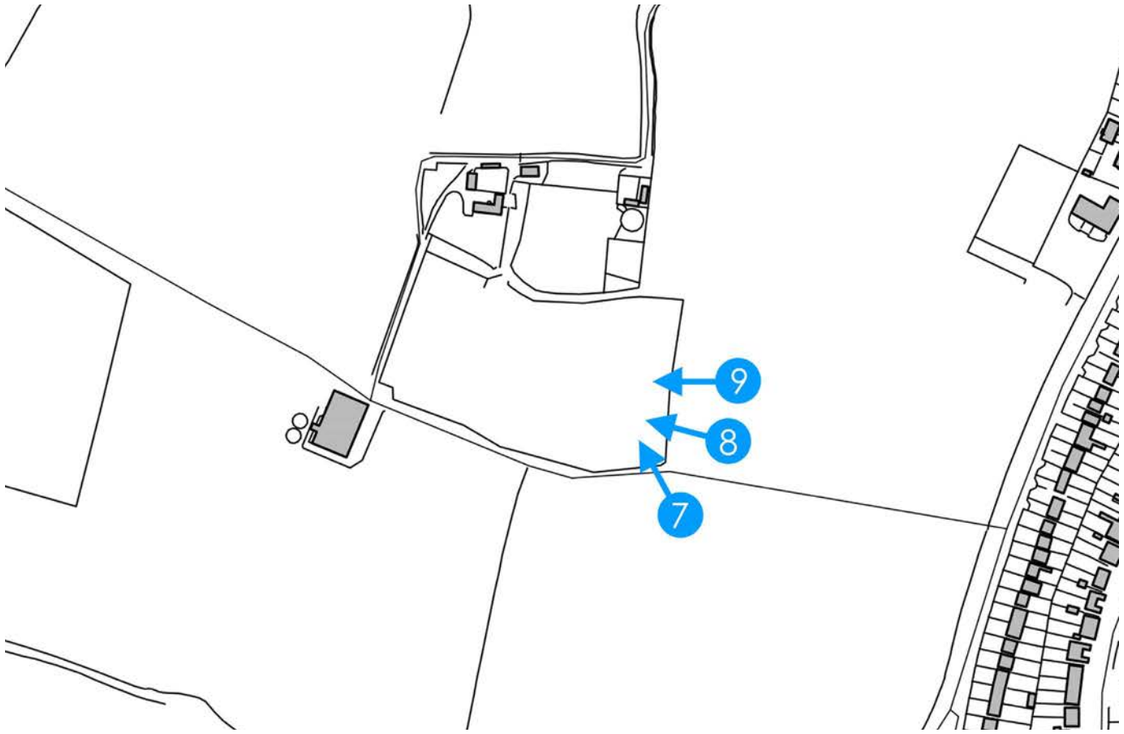
ARUN DISTRICT COUNCIL P/81/22/DOC

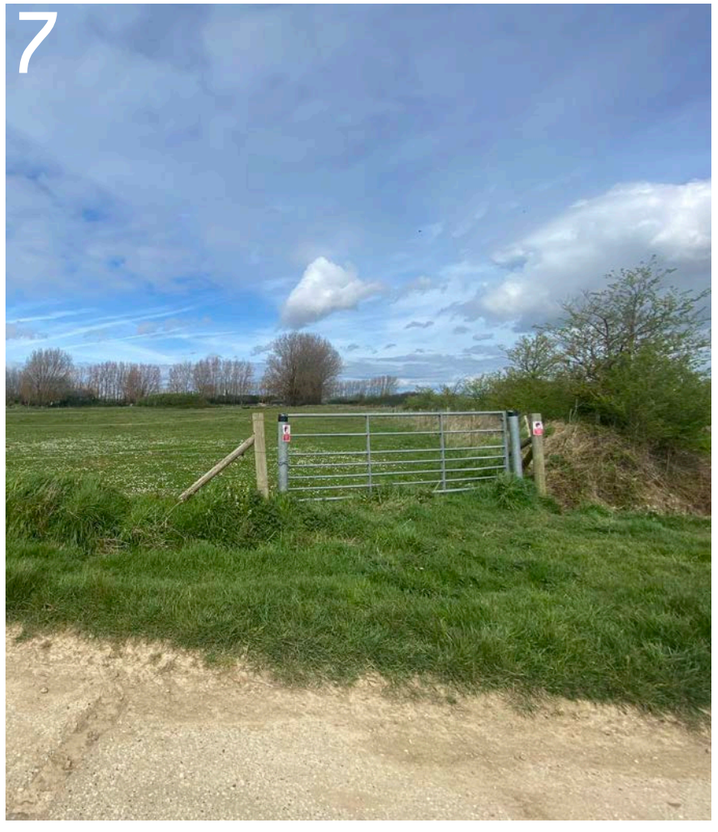

4
5
6

4

5

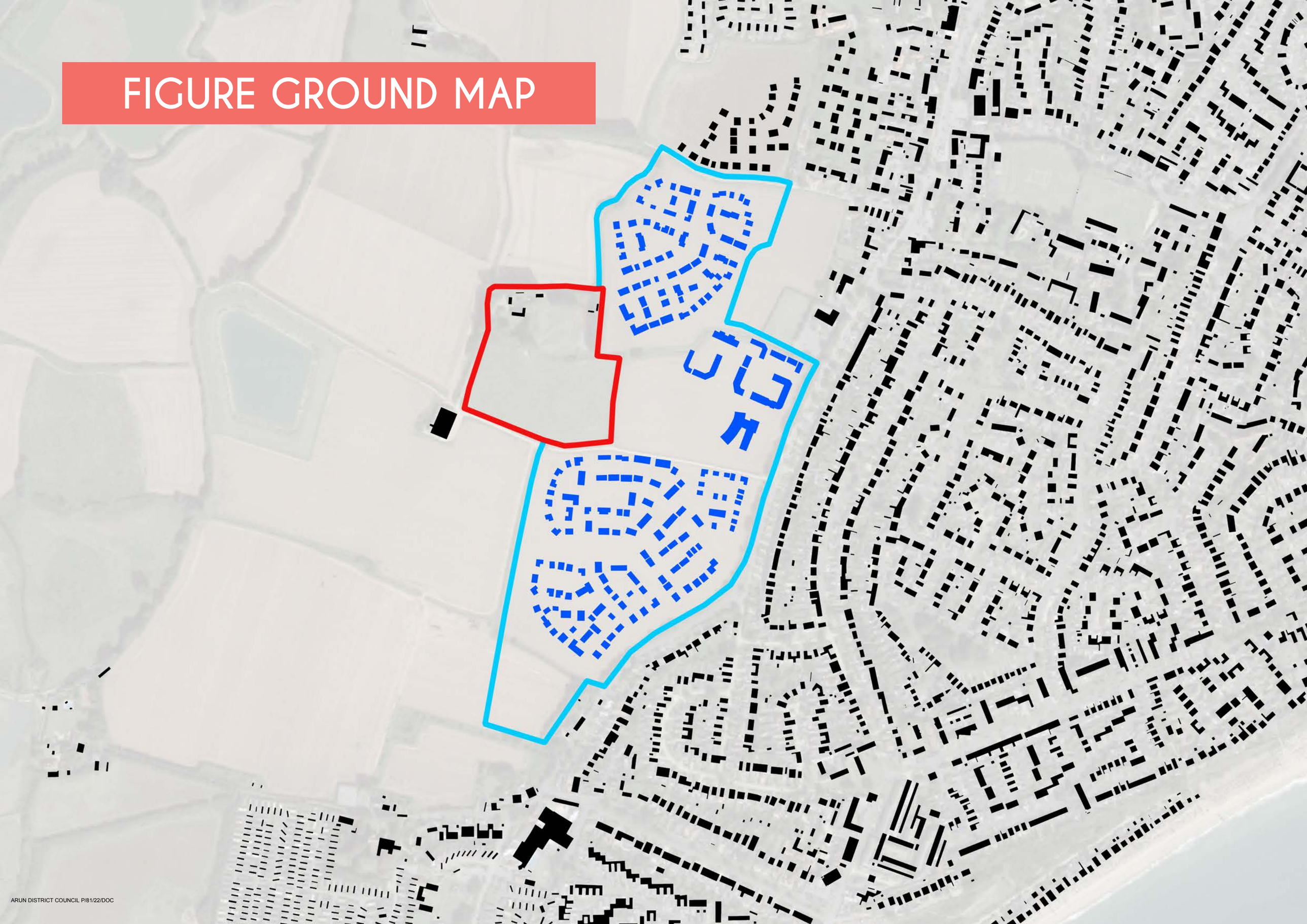
6





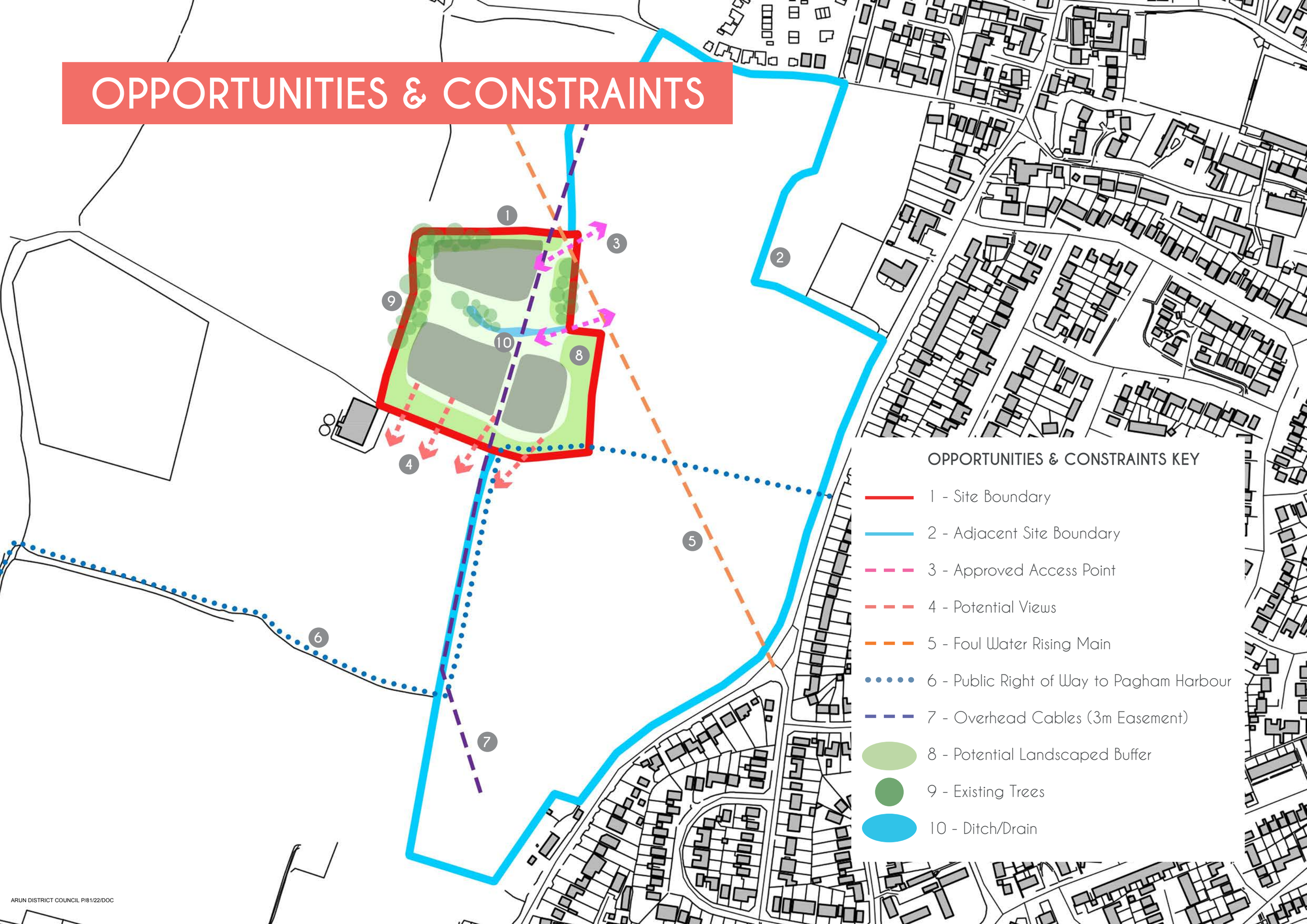
ARUN DISTRICT COUNCIL P/81/22/DOC

FIGURE GROUND MAP



LISTED BUILDINGS

OPPORTUNITIES & CONSTRAINTS



03

CONTEXT ANALYSIS

LANDSCAPE SETTING

The site adjoins the existing settlement edge of Pagham. The coastal location lies to the western end of Bognor Regis, within the south-west corner of Arun District.

Pagham is distant from the designated South Downs National Park to the north, but close to the SSSI and Ramsar/ SPA designations of Pagham Harbour. These ecological designations are attributes of heightened landscape value that influence the wider landscape character.

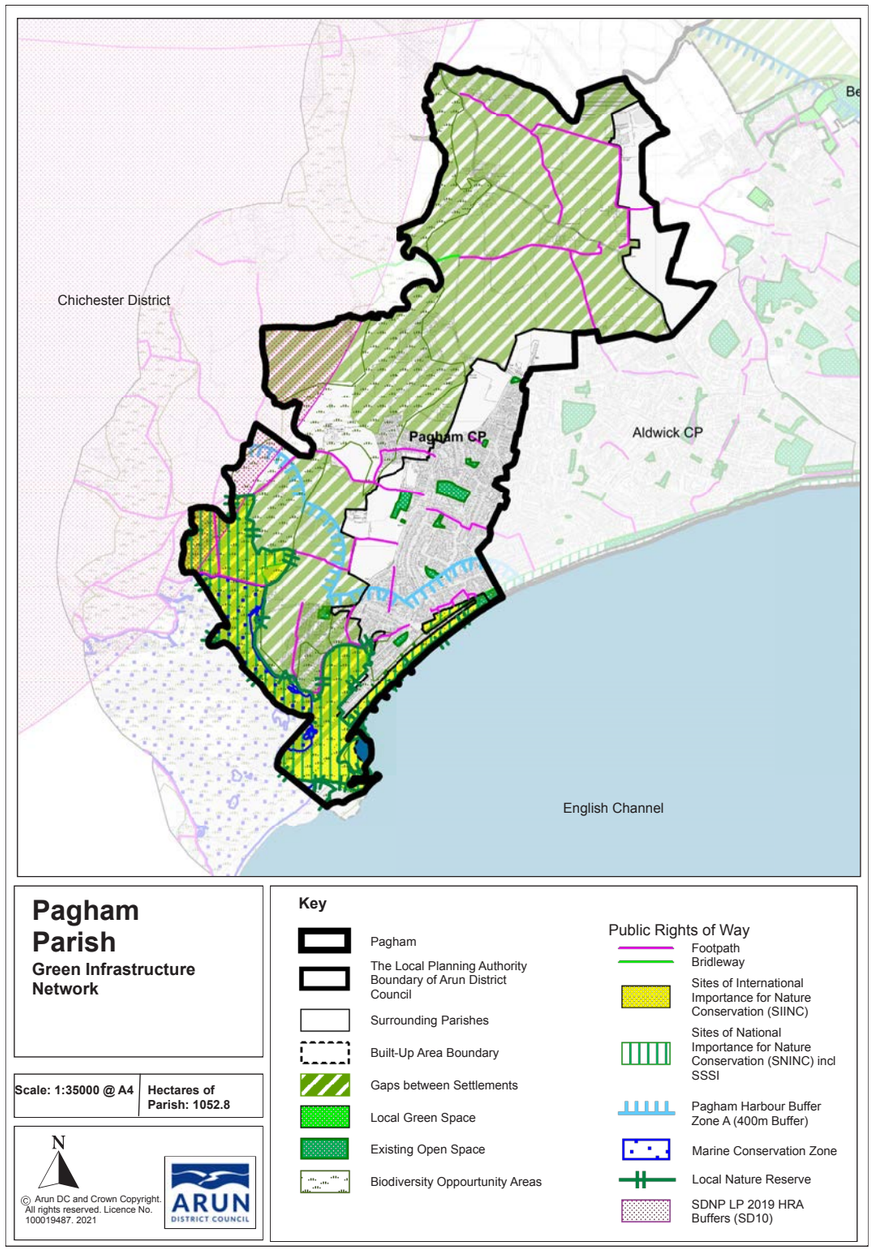
The National, Regional (West Sussex) and Local (Arun District) published landscape character assessments all firmly establish the site as part of the lower coastal plain. This is an open landscape that is strongly influenced by the prone topography as it interacts with estuarine drainage features.

The low coastal plateau of the site context, undulates between 2 – 5m AOD and supports a network of rifes and streams. The riparian landscape alongside Pagham Rife to the west of the site and the adjoining settlement edge contribute a natural edge and green infrastructure links southwards to Pagham Harbour.

The larger arable fields of the site are irregularly shaped and defined by a combination of sparse, native hedgerow perimeters and ditches with grassy field margins. The low horizon, coastal plain, and larger scale arable landscape affords a sense of openness, which is partially offset by the existing treeline enclosure alongside the eastern settlement edge and surrounding Church Barton House.

To best accord with the local landscape character, the development proposals should:

- Minimise any variation of existing topography, avoiding the placement of fill in arbitrary bunds or mounds that would be incongruous with the surrounding context.
- Create a strong landscape framework within and around the development areas that enhances the connectivity of the existing green infrastructure network and provides natural green space and sustainable access routes that will benefit the health and well-being benefit of the whole community.
- Maximise the selection of native tree and hedgerow species for the site development infrastructure.
- Introduce disease resistant Elm trees for a historical reference based on their presence established by previous survey work.
- Strengthen hedgerows – not only by gapping up with native trees and shrubs, but also by affording space for associated ditch lines with taller grass margins. These act as a complementary linking habitat for foraging and migratory corridors.
- Define dwelling curtilages and open spaces with locally distinctive materials, which include boundary walls, hedges and tree planting.
- Incorporate any existing natural features into the development.
- Retain/enhance any existing views of the rural landscape.
- Protect existing biodiversity and provide opportunities for new habitats.



TOWN CHARACTER - PAGHAM ROAD

The primary access route through the settlement of Pagham comes in the form of Pagham Road, highlighted with a blue dashed line on the diagram below. This route also provides access to the adjacent development and subsequently the proposed site for this design code.

At approximately 1.5km long from the start of the settlement, Pagham Road offers a variety of architectural styles, materials and time periods. In a site study, we have identified a few of the more prominent dwellings along the road.

From the site photographs, we can see a range of facade and roof materials, boundary treatments, roof profiles as well as varying building heights and detailing elements. These include; brick, flint, landscaped hedging, hipped roofs, dormers, porches and weatherboarding just to name a few.

ARUN DISTRICT COUNCIL P/81/22/DOC

TOWN CHARACTER - CHURCH LANE

Church Lane provides an extension to the aforementioned Pagham Road towards the South of the settlement. It also provides access to Pagham Lagoon and other natural areas.

As Church Lane is more of a secondary route through the settlement, the vernacular differs slightly to that of Pagham Road. There are far less instances of front gardens/driveways, with the majority of dwellings being tight to the roadside which has a more rural/traditional feel in comparison to the main road. As the road extends further, it slowly transitions into a narrow country lane with little to no development.

Both Pagham Road and Church lane provide many opportunities to borrow specific architectural elements to incorporate into the design of the new development (the use of subsidiary roads stemming from the main access road and incorporating how they space plan the buildings on each will be something we will be using in our layout design.

TOWN CHARACTER - FEATURES

Building Typologies

The settlement of Pagham has a copious amount of architectural styles and building typologies to draw inspiration from, particularly on Pagham Road and Church Lane which run adjacent to the development site as mentioned prior.

Traditional/chalet bungalows are prominent in the surrounding area as well as detached and semi detached housing.

Scale & Form

As mentioned above, the local vernacular features a range of dwelling typologies. Single storey dwellings are quite prominent towards the south of the site, whereas two storey and one and a half storey properties feature heavily along Pagham Road.

The majority of houses in the area also feature large front gardens, setting them back from the road front. To the South, predominantly on Church Lane, a lot more of the dwellings are set right on the edge of the narrow street, creating a more rural/traditional feel.

Openings

Pagham and the surrounding area offers a wide variety of solutions when it comes to openings in the façades of buildings. The majority of windows/doors in the area are accompanied by a change of material or architectural detailing and are frequently seen as both portrait and landscape in orientation.

Specific housing typologies within the local vernacular also offer openings in the forms of dormers, which in the case of chalet bungalow, protrude from the roof profile, while some extend above the eaves level on two storey dwellings.

ARUN DISTRICT COUNCIL P/81/22/DOC

TOWN CHARACTER - FEATURES

Detailing

Architectural features are used frequently in the local vernacular creating a wide mix of façades and finishes.

Brick quoining is common in Pagham, often mixed with other materials such as flint, render and other types of brick. Window head and cills are also offer various design opportunities such as the inclusion of soldier courses that can take on a variety of forms.

Chimneys and canopies/porches are also key architecture details seen throughout the settlement.

Material & Tones

As to be expected, the predominant building finish material within Pagham is brick. These bricks come in a variety of examples seen throughout the settlement, such as red, brown and buff bricks.

Other prominent building materials within the area include flint, render and tile hanging/weatherboarding. These materials offer a mix of building aesthetics throughout the settlement and offer lots of possibilities for future developments.

Boundary Conditions

A variety of hard and soft landscaping features are used in the area to separate public and private space.

These include post and rail fences, low boundary walls and brick/flint walls, enhancing rural characteristics. Planting/low-level shrubs have also been used on recent developments in the area.

ARUN DISTRICT COUNCIL P/81/22/DOC

SENSE OF PLACE

An authentic sense of place is vital in order to create liveable and sustainable communities, and is at the heart of many national and local policies today. Permeability, built form/ materials, green infrastructure, land use and context are just some of the elements that contribute to a 'well-designed place' - as detailed in both the National Planning Policy Framework (NPPF) and National Design Guide.

At the local scale, Arun district council has also provided a design guide for future development in the area, centred on 13 objectives to promote good design. The proposed scheme abuts the 'countryside' character area (CA) and is also within close proximity to the 'coastal town and neighbouring settlements' CA also .The design guide highlights the following key themes:

Source: Ministry of Housing, Communities and Local Government (OGL), 2021.

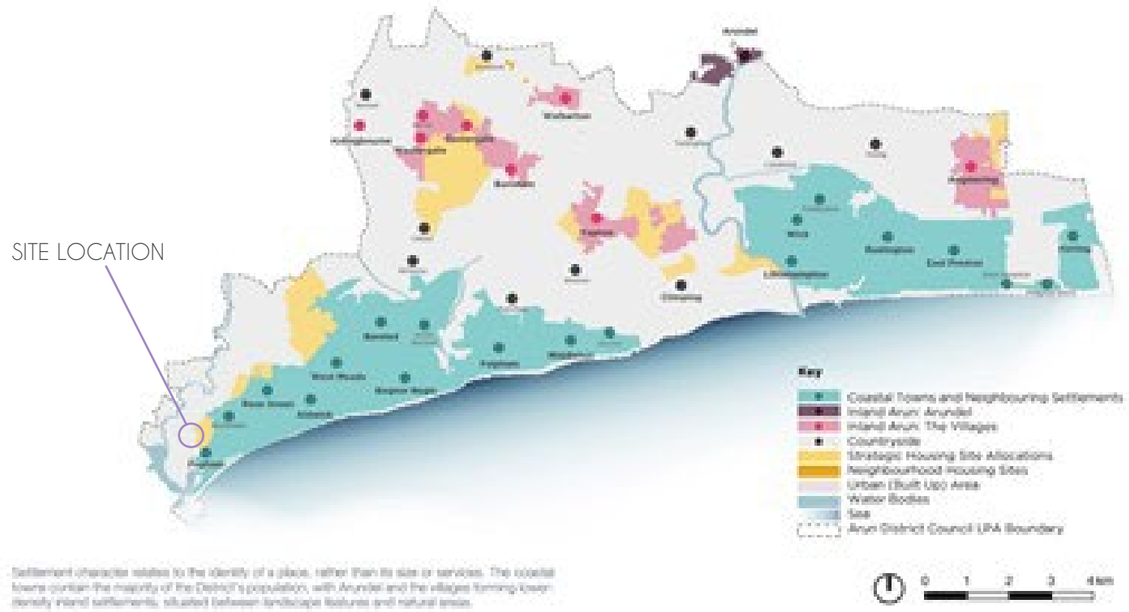
LANDFORMS & LANDSCAPE:
Future development should seek to respect the surrounding landscape and potential features.

LAYOUT & TOWNSCAPE:
Development in recent years has lacked contextual awareness, resulting in a loss of character to the local area.

BUILT FORM & MASSING:
These character areas are dominated by an array of dwelling types; including detached, semi-detached and terraced housing that are one to two storeys in height. There have also been low density flats on recent developments.

PUBLIC REALM:
Streets and spaces should be easy to navigate and provide opportunities for social interaction. Off-street parking and alternative modes of transport should be encouraged to enhance the pedestrian experience.

MATERIALS & DETAILS:
Traditional flint,red brick, tiled roofs and render are just some examples that define the design vernacular of the character areas mentioned above.



Source: Arun District Council (2022).

Upon review of Arun's Design Guide, it is evident that context is an important aspect to take into account on any future developments.

This design code shall seek to enhance the local character through proposing similar dwelling types and building materials. In terms of legibility, a hierarchy of routes define the scheme as well as a permeable layout to encourage walk-ability.

The site has the benefit of vehicular access from Pagham Road and is well connected with the wider public rights of way network via public footpaths.

The provision of open space at the centre of the scheme aims to encourage social interaction and foster a strong sense of community and integration with the adjacent site also.

ARUN DISTRICT COUNCIL P/81/22/DOC

ANALYSIS SUMMARY

The local area has a village-like feel, while connecting to a larger urban community, and features a range of architectural styles. The prominent materials in the area are red brick, painted brick & light/dark cladding.

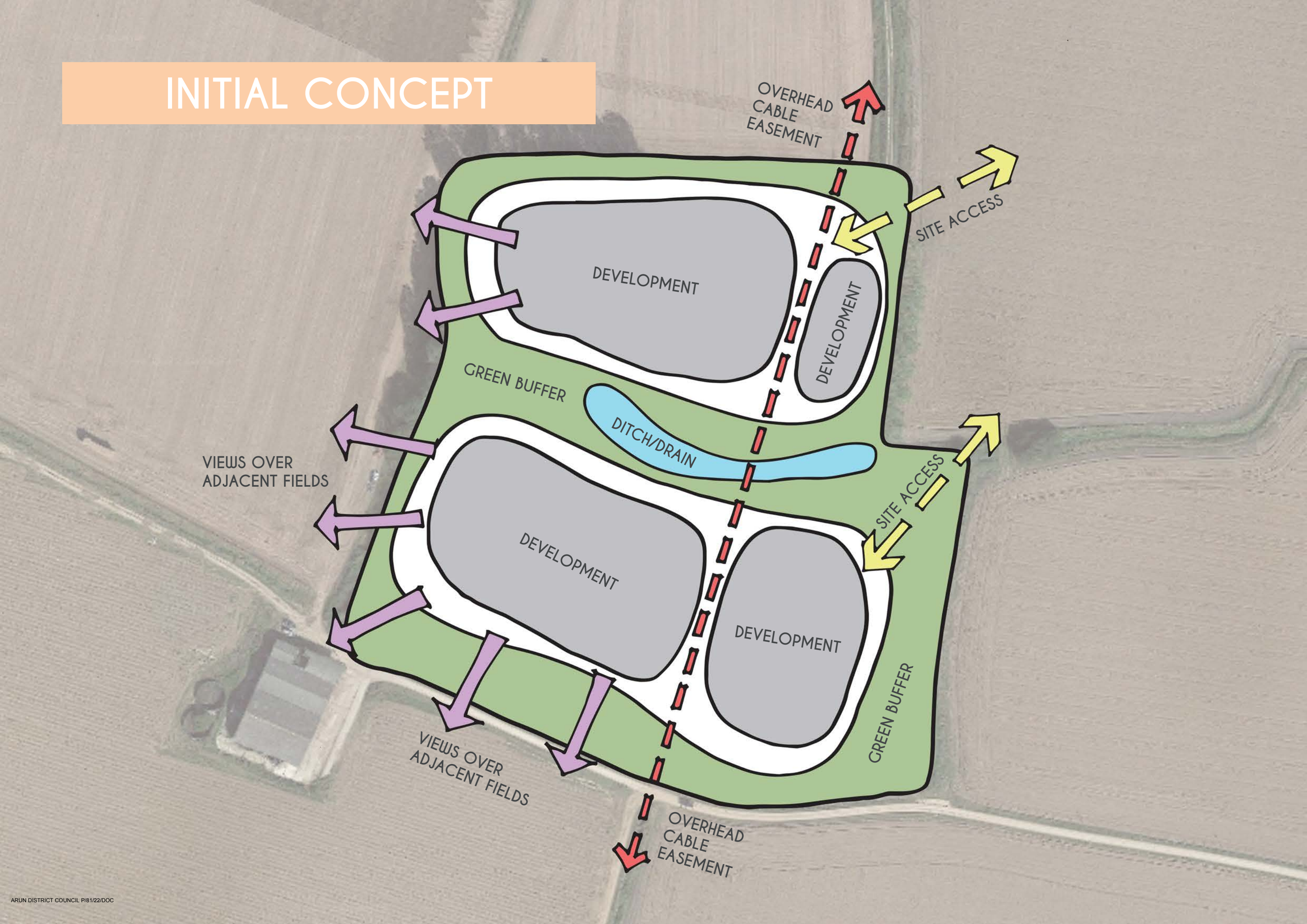
The site itself has the potential for countryside views and an enhanced landscape setting to the development. It is a fairly flat site and has good pedestrian links.

04

MASTERPLANNING

OUTLINE PLANNING

INITIAL CONCEPT



PARAMETER PLAN

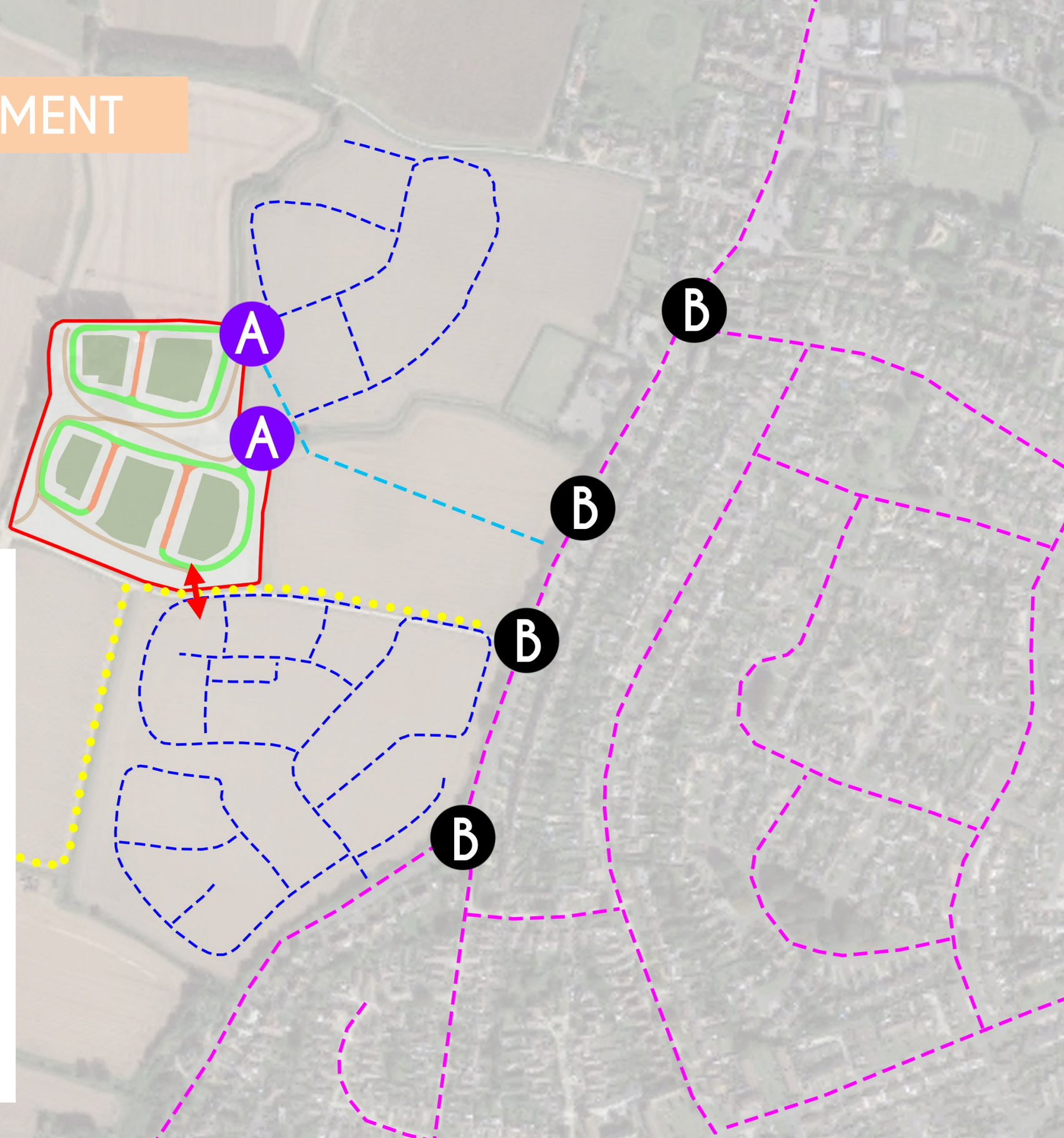
PARAMETER KEY

- 1 - Site Boundary
- 2 - Developable Area
- 3 - Landscaped Area
- 4 - Indicative Cycle/Footpaths
- 5 - Indicative Planting

ACCESS & MOVEMENT

KEY DESIGN AIMS:

- Ensure a good level of accessibility and ease of movement is achieved between the proposed scheme & adjacent site
- Provide a hierarchy of streets
- Promote walk-ability and other modes of transportation



ACCESS & MOVEMENT KEY

1 - Site Boundary

2 - Public Right of Way to Pagham Harbour

3 - Site Access from Adjacent Development

4 - Main Access Road

5 - Secondary Roads

6 - Existing Road Network

7 - Adjacent Bus Stops

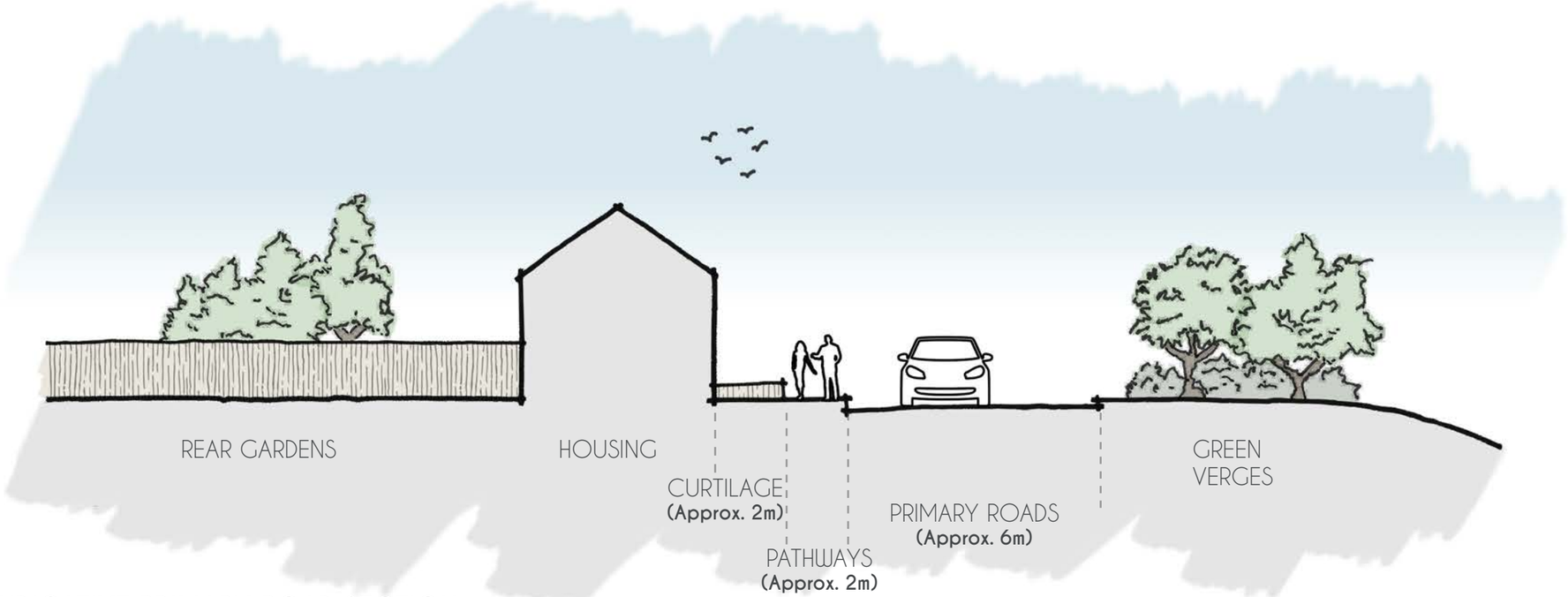
8 - Proposed Primary Roads

9 - Proposed Secondary Roads

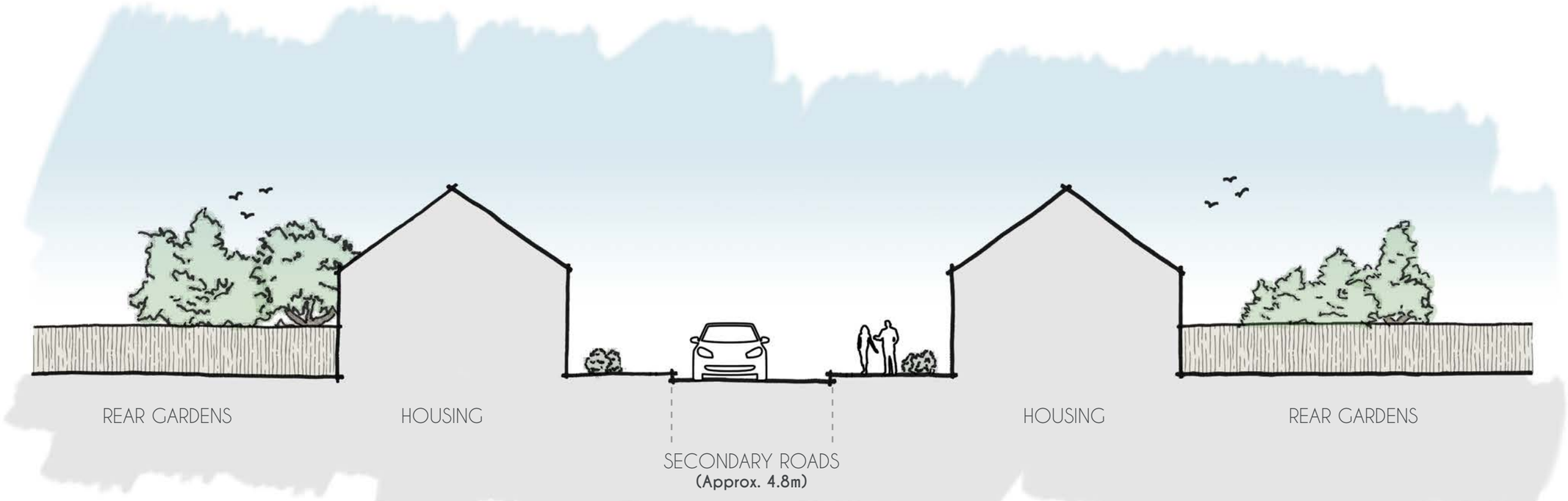
10 - Pedestrian Link to PRW

11 - Indicative Cycle/Footpaths

STREET HIERARCHY & PERMEABILITY



INDICATIVE PRIMARY ROAD SECTION



INDICATIVE SECONDARY ROAD SECTION

ARUN DISTRICT COUNCIL P/81/22/DOC

MATERIALS

The Site Layout will incorporate a variety of house-types with a range of roof forms that will create a dynamic approach. A palette of building materials will be incorporated within the scheme design which are reflective of the local vernacular and convey the proposed traditional nature of the scheme.

A traditional materials palette will be used across the site including a mixture of brick types, tile hanging, render, roof tiles and several detailing elements as appropriate to create a limited amount of variation within the street-scene and emphasise a high quality character throughout the development.

The design of the dwellings will create both variety and individuality within the street, whilst being representative of the overall shared development character.

UTILITIES

There will be provision for all required services within the development site.

All statutory utility companies have apparatus in the immediate area from which supplies can be taken to feed the site.

Electricity, foul drainage, water and BT services can be brought into the site from existing networks in the surrounding area.

Provision will be made through the road network for new services to the dwellings, with service margins provided around the Site Layout for distribution as may be required by providers.

CAR PARKING

Arun District Council outline their parking requirements within their Parking Standards Supplementary Planning Document, adopted in January 2020.

The site falls within parking behaviour zone 2 and the expected level of provision is as follows:

- 1-bedroom - 2 spaces per dwelling
- 2-bedroom - 2 spaces per dwelling
- 3-bedroom - 2 spaces per dwelling
- 4-bedroom+ - 3 spaces per dwelling

The development proposes to meet these standards as a minimum through the provision of off-street parking as and where appropriate. We have also incorporated a high percentage of disabled parking (in excess of 40%) evenly distributed across the developable area. The use of landscape buffers will also ensure that parking does not detract from the streetscape.

The proposed Site Layout has been designed as follows:
- 2x on-plot spaces per 2 or 3-bedroom house.
- 3x on-plot spaces per 4-bedroom house.
- A parking courtyard

Unallocated, visitor parking spaces have also been provided to ensure compliance with principle 6 as outlined in the Parking Standards Supplementary Planning Document:

"Providing adequate visitor parking - Adequate visitor parking is required and this will be influenced by the level of unallocated parking."

The provision of both plot-specific and visitor parking on this scheme is reflective of local demand in the area, which in turn shall reduce the likelihood of on-street parking.

Sheltered parking/storage spaces for cycles shall also be provided in accordance with the below recommendations:

-1-4 bedroom houses - 1 space per unit

This shall also encourage future residents to use alternative modes of transport.

ARUN DISTRICT COUNCIL P/81/22/DOC

WASTE & RECYCLING

The Site Waste Management Plan will;

•Identify all waste streams and plan for their management through the construction process;

•Set targets for waste reduction in building;

•Identify a specific person responsible for the plan oversight and implementation;

•Designate areas for waste management and sorting, with colour coded skips and other receptacles provided;

•Designated areas for safe and secure storage of materials prior to use;

•Re-use materials on site wherever possible, such as timber;

•Use only licensed waste and recycling contractors;

•Order materials already cut to size and from sources with minimal packaging.

With regard to refuse and recycling, bins will generally be stored in the rear gardens of the dwellings and within shared, lockable stores for the proposed block of flats. They are to be brought to the fronts of dwellings or agreed collection points on collection days only. This is to maintain the quality of the scheme's public realm provision.

All refuse and recycling storage will be designed to be within 10 metres of external doors of dwellings, and within 10 metres of a collection point to ensure that residents and waste operatives do not have to pull bins any further than necessary.

The scheme has been designed to be fully in accordance with Arun District council's waste management requirements including the provision of turning facilities on site.

ARUN DISTRICT COUNCIL P/81/22/DOC

05

LANDSCAPE & PUBLIC OPEN SPACE

LANDSCAPE APPROACH

The proposed Site Layout creates a strong landscape framework throughout the development in order to contribute to both the local and wider green infrastructure (GI) network. Key design features include:

•Existing features (trees, hedgerows and ditches) are retained and reinforced where appropriate;
•Planting of both native trees and shrubs/hedgerows and new species will provide seasonal interest and greater flora/fauna diversity across the scheme;
•A central, linear public space;
•Bird/bat boxes and log piles;
•SuDs features;

All of which help to maintain the rural character and tranquillity of the local context and strengthen its sense of place. These measures will also create new wildlife corridors which will contribute to the scheme achieving a net gain in biodiversity levels; evidencing support of both local and national policies.

Central Green Space

The central green space will play a vital communal and ecological role on the development. It will be the 'core' of social interaction and activity for future residents and visitors. Its strategic location will also provide a link to the community hub on the neighbouring scheme and act as a key wildlife corridor at both the local and wider context. A variety of trees and planting along this central spine of the development will create an inviting and scenic environment which will encourage people to spend time outside and enjoy views of the adjacent rural landscape. Street furniture and LAP/LEAP equipment will be contextually appropriate and responsive to its natural surroundings.

Landscape Buffers

Elements will include enhancements to the existing grassland with species rich wildflower meadows and rough grassland with shorter mown areas to define casual pathways and informal recreational areas. Additional tree planting/shrubs/orchards will be suitably incorporated and positioned to support visual mitigation to the development.

The planting will support provision for the erection of bird and bat boxes on selected trees in appropriate locations. Retained deadwood/log piles will provide additional habitat for invertebrates, reptiles and small mammals including Hedgehogs. The scheme will also offer landscaping buffers to the edges of the site, ensuring people and dogs cannot access the fields and disturb the birds and wildlife.

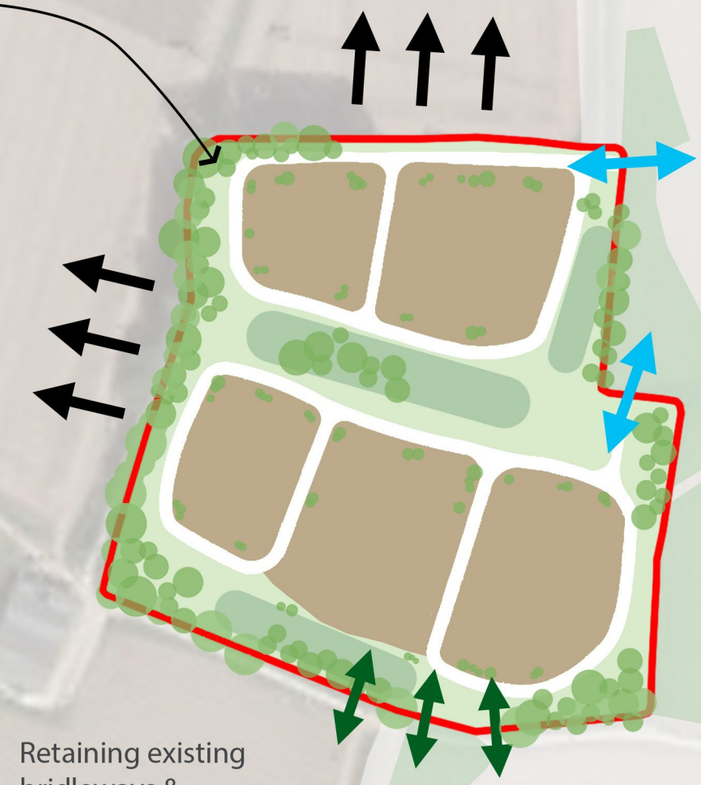
Residential Streets

Front gardens shall be a minimum of 2m across the scheme to provide a defensible zone, in accordance with Arun's Design Guide.
Along the streets individual specimen trees, shrubs, raised planters and herbaceous plants will be planted to enhance street character, offer natural surveillance from adjacent properties and help to frame views. A significant proportion of native and locally indigenous species will be used to reinforce the local wildlife responding to climate change.

Wetland Meadows

Forming part of the SuDS Strategy, these areas will both improve water quality at the discharge point and provide another level of landscape interest within the scheme. It will also provide and enhance ecological connections and green routes throughout the site and adjacent scheme. The wetland areas will predominantly consist of dry swales that limit the amount of standing water to encourage the establishment of a good grass sward. Localised permanent bodies of water will also provide aquatic planting for associated habitats.

LANDSCAPE VISION



KEY DESIGN AIMS:

- Maintain and enhance semi-rural character
- Retain existing views of the countryside where possible
- Contribute to both the local and wider green infrastructure network

LANDSCAPE VISION KEY

1 - Site Access

2 - Potential Pedestrian Access

3 - Private Residential

4 - Public Green Space

5 - Retaining Views

6 - Trees/Hedgerows

LANDSCAPE APPROACH

The proposed Site Layout creates a strong landscape framework throughout the development in order to contribute to both the local and wider green infrastructure (GI) network. Key design features include:

•Existing features (trees, hedgerows and ditches) are retained and reinforced where appropriate;
•Planting of both native trees and shrubs/hedgerows and new species will provide seasonal interest and greater flora/fauna diversity across the scheme;
•A central, linear public space;
•Bird/bat boxes and log piles;
•SuDs features;

All of which help to maintain the rural character and tranquillity of the local context and strengthen its sense of place. These measures will also create new wildlife corridors which will contribute to the scheme achieving a net gain in biodiversity levels; evidencing support of both local and national policies.

Central Green Space

The central green space will play a vital communal and ecological role on the development. It will be the 'core' of social interaction and activity for future residents and visitors. Its strategic location will also provide a link to the community hub on the neighbouring scheme and act as a key wildlife corridor at both the local and wider context. A variety of trees and planting along this central spine of the development will create an inviting and scenic environment which will encourage people to spend time outside and enjoy views of the adjacent rural landscape. Street furniture and LAP/LEAP equipment will be contextually appropriate and responsive to its natural surroundings.

Landscape Buffers

Elements will include enhancements to the existing grassland with species rich wildflower meadows and rough grassland with shorter mown areas to define casual pathways and informal recreational areas. Additional tree planting/shrubs/orchards will be suitably incorporated and positioned to support visual mitigation to the development.

The planting will support provision for the erection of bird and bat boxes on selected trees in appropriate locations. Retained deadwood/log piles will provide additional habitat for invertebrates, reptiles and small mammals including Hedgehogs. The scheme will also offer landscaping buffers to the edges of the site, ensuring people and dogs cannot access the fields and disturb the birds and wildlife.

Residential Streets

Front gardens shall be a minimum of 2m across the scheme to provide a defensible zone, in accordance with Arun's Design Guide.
Along the streets individual specimen trees, shrubs, raised planters and herbaceous plants will be planted to enhance street character, offer natural surveillance from adjacent properties and help to frame views. A significant proportion of native and locally indigenous species will be used to reinforce the local wildlife responding to climate change.

Wetland Meadows

Forming part of the SuDS Strategy, these areas will both improve water quality at the discharge point and provide another level of landscape interest within the scheme. It will also provide and enhance ecological connections and green routes throughout the site and adjacent scheme. The wetland areas will predominantly consist of dry swales that limit the amount of standing water to encourage the establishment of a good grass sward. Localised permanent bodies of water will also provide aquatic planting for associated habitats.

LANDSCAPE MANAGEMENT

The long term management, maintenance tasks and responsibilities of the public open space will be set out in a detailed Landscape Management Strategy, which will be submitted alongside detailed landscape proposals as part of a Reserved Matters submission.

The overall aims of the Landscape Management Specification will be:

•To maintain the long term landscape contribution of the existing trees and hedgerows;
•To explain the purpose of each planting treatment;
•To ensure the successful establishment and long term health of all plant stock;
•To ensure play features and SUDS elements remain in a safe, working condition with minimal impact on root systems of existing trees;
•To maintain planting areas in an attractive and safe condition;
•To ensure use of good horticultural practices and best health & safety practices at all times
•To achieve high ecology value in both biodiversity terms and human amenity

Details of who will be responsible for the ongoing maintenance of the proposed pubic spaces are to be agreed as part of future approval. However, occupiers should continue to maintain their properties in perpetuity in a manner appropriate to the well-being of the plant stock and attractive appearance of their property and the new development in the context of the wider setting.

ARUN DISTRICT COUNCIL P/81/22/DOC

06

CHARACTER AREAS

CHARACTER AREAS

The overall outline planning for both sites has indicated that there are 4 main 'character areas' stipulated across both parcels of land.

These character areas are:

CA1: PARK VIEW
CA2: RURAL EDGE
CA3: COMMUNITY STREETS
CA4: TRANSITIONAL PERIMETER

The introduction of distinct Character Areas helps to distinguish unique areas and reinforce the village character of Pagham. The use of sympathetic materials and application of existing details found within Pagham will allow the development to successfully integrate into the existing village.

Within this development of the west parcel of land, we will adhere to the character areas stipulated in the outline planning phase to help provide synergy & cohesion between the two developments.
Key design principles will include:

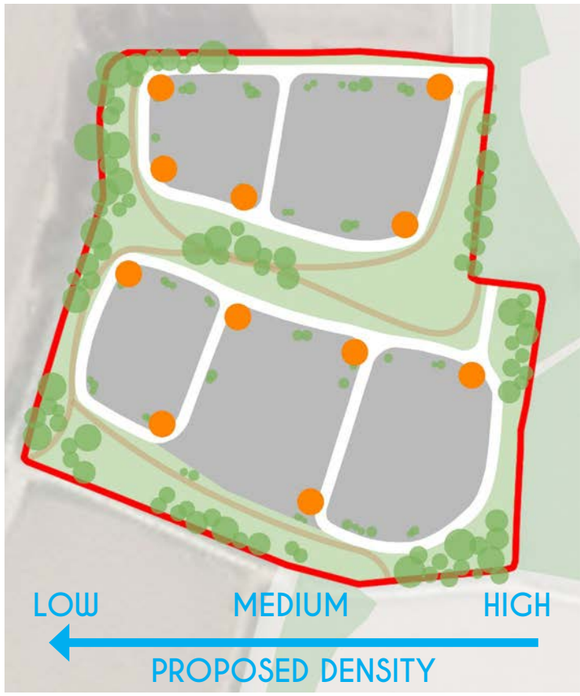
- Outward facing built forms;
- Rural vernacular;
- Landscaped parking to hide vehicles;
- Houses set back from road to allow for landscaping and parking;
- Defensible space with paths and parking courts;
- Planting to enhance the natural characteristics of the site's boundary;
- Houses to face enhanced green buffer zones;

RURAL EDGE

As the proposed scheme is on the settlement edge, the design will be sensitive to the rural character of its immediate surroundings:

KEY DESIGN PRINCIPLES:

- Built forms facing outwards to surrounding countryside;
- Rural vernacular;
- 1-2 storeys;
- Rustic coloured brickwork (red/brown);
- Brown/red roof tiles;
- Hipped roofs with feature gables;
- White landscaped windows;
- Hedgerows;
- Skew-back (flat gauged) lintels;
- Tile hanging/flint/quoining/chimneys/render on featured buildings;
- Post and rail fencing and low boundary walls
- Fine/loose urban grain



The areas highlighted in orange on the adjacent site plan indicate where potential points of interest/feature buildings could be positioned in the development.

While the majority of the scheme will feature a wide range of materials and detailing elements, these nodes in particular will offer more unique design opportunities due to their prominence in the entranceways and key areas of the site.

The scheme will also look to have a spread of density across the site, with increased density on the eastern/central areas of the site, gradually dispersing to the western boundary and rural fields beyond, mirroring the vernacular of Pagham Road & Church Lane.

PRECEDENTS

MATERIALS PALETTE

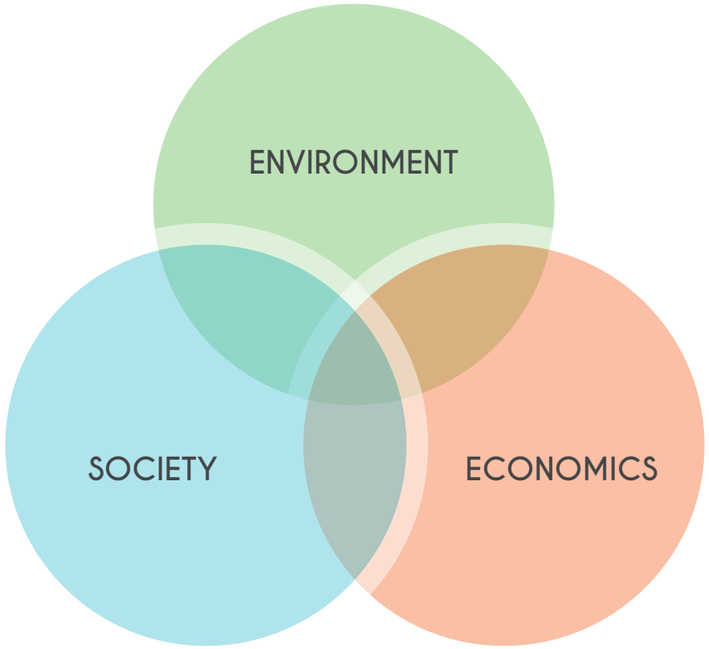
BOUNDARY TREATMENT

ARUN DISTRICT COUNCIL P/81/22/DOC

07

SUSTAINABILITY

SUSTAINABLE DESIGN



Economics

The local centre will have a direct impact upon the economic growth of the area by providing jobs and shopping opportunities. Therefore, it is important that the local centre has high-quality commercial facilities that will have a long life. In order to ensure this, it is recommended that this area of the development is built with future flexibility of use in mind.

The increase in housing in the area should also increase the economic opportunities for Pagham. This is due to an increase in local spending and helping with the growth of their communities. Therefore, it is important that the site is not under-developed at the reserved matters application stage.

Society

The development should add high quality housing to the Pagham area and increase the opportunity for home owners to become part of the growing community. The rural nature of the site along with the sensitive design should allow for a high standard of living.

Parks and public walking routes should be integrated from the initial concept stages of the design and connect the development to the wider realm.

Part of the development on the adjacent scheme, (P/140/16/OUT), is for a school and community hub that should support the development and the wider community by providing education, jobs, local shops and amenities.

The location of the site further adds to the social impact of the development by being situated adjacent to the public right of way.

Environment

Passive and Active Strategies

There are many environmental design techniques that should be considered in the design of the dwellings. These include: fabric-first, use of photovoltaics, and use of local materials. The development should reduce the need to use energy and source the energy that is needed for running the new buildings from sustainable sources where possible.

According Arun District Council's parking SPD, the development should integrate electric charging ports throughout the site. This is particularly important because the UK government intends to ban the sale of new petrol cars by 2030, set out in their Road to Zero policy.

Encouraging Public Transport

Strong links to public transport, such as to the existing bus stops along Pagham Road, should be made to reduce the need for car ownership.

Flood Risk & Surface Water Drainage

The site is shown on national flood maps to be at low risk of flooding from tidal and fluvial sources and at very low risk of flooding from surface water. The maps show the local area benefit from a network of existing watercourses which naturally convey runoff from the site out to sea.

The proposed development should provide the opportunity to lower the risk of flooding and improve the quality of run off leaving the site by using Sustainable Drainage Systems (SuDS). Currently the site discharges at 'Greenfield' rates. The runoff from the development should be attenuated by installing SuDS compliant features such as flow restrictions, permeable paving, swales, and storage basins to reduce the rate of discharge so that it is lower than present day rates. These methods will improve the quality of the runoff by filtering out silt, heavy metals and other pollutants to benefit the local ecology.

The open SuDS features should be designed to complement the landscaped strategy and support biodiversity. The drainage system should be designed to cater for the effects of climate change by allowing for an increase rainfall intensity during extreme flooding in the future.

Green infrastructure landscape led design allows for the existing natural environment to be maintained and enhanced. Increased hedgerows, swales and planting should aim to give much needed habitat back to animals and maintain the rural characteristics of the site.

ARUN DISTRICT COUNCIL P/81/22/DOC

08

SUMMARY

SUMMARY

The Design Code is has been produced following the outline permission P/25/17/OUT. It has outlined the guidelines for the creation of high-quality homes and spaces that are appropriate to the context.

This Design Code has separated the site into defined areas. The design guidelines have been created with a distinctive aesthetic for each area, which come together to form a cohesive design across the site and the adjacent scheme. This approach mimics natural growth and creates a good way-finding experience set within landscaped streets and public open spaces.

The Design Code illustrates an acceptable form of development in-line with national and local planning policy. The scale of the suggested development is medium to low density which should allow the scheme to sit comfortably amongst and compliment it's neighbours. Each property should be sized to meet, as a minimum, the Nationally Described Space Standards, and should respect the storey heights demonstrated in the local vernacular.

Overall the development should offer an attractive place to live and provide high-quality public spaces for the whole community to enjoy.

ARUN DISTRICT COUNCIL P/81/22/DOC