

Land South of Summer Lane

Design Code

Project Location: Pagham
Applicant: Pagham Homes
Date: May '21
HGP Reference: 21.003
Revision: B



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01 Introduction



Executive Summary

This Design Code document follows on from the approval of an 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 generis floor-space, 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."

Two accesses to the development from Pagham Road were approved as part of P/140/16/OUT, with layout, scale, appearance and landscaping to be approved as part of a later reserved matters application.

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.



Drawings by Davies' Landscape Architects submitted as part of P/140/16/OUT
Left: Illustrative Masterplan Right: Density Plan



01 Introduction



A Well Designed Place

The National Design Guide was introduced in October 2019 describing how ten characteristics can formulate a 'well designed place'. Combining these characteristics ensures that a design produces a place of strong character.

This document illustrates how to successfully utilise the ten characteristics and explains how a well designed proposal would be a positive contribution to Pagham.

To create a living environment that people will be proud to call home, the design should ensure that the design successfully integrates into the existing fabric of Pagham. It should celebrate the unique qualities of the area and be respectful of the existing condition.

Analysis of Pagham in Section 2 and 3 demonstrates our understanding of the context and heritage of the site and surrounding areas. We explore local characteristics and details to ascertain what makes Pagham a distinct place to live.

Section 4 analyses the movement in an around the site. It focuses on public routes, potential connections, and opportunities within the site for enhancements.

This Design Code also outlines the

Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

fundamental principles of the differing character areas that are needed on a development of this scale. It showcases a robust material palette to create an attractive, distinctive and well defined proposal for the area.

Arun District Design Guide - SPD

The Arun District Design Guide Supplementary Planning Document (SPD) echoes the content of the National Design Guide, with plenty of local area specific guidance.

This Design Code demonstrates how adherence with the SPD enables a high quality design solution. Good design practices throughout the design process enables a well defined housing scheme to be created and integrated into the local environment.

An understanding of both the immediate and the wider context within Pagham is demonstrated in the Section 2. This includes analysis of the opportunities and constraints of the site including existing landscape, topography, existing features, and local key buildings. These are all important features that inform a positive design response and development.

In line with the SPD, this Design Code outlines the ideal character of the site's development and how spaces should interact. One key component of the design should be permeability throughout to connect key spaces within and beyond the site. This will create journeys and experiences within the development.



Landscape-led design enables a harmonious balance between built form and the local environment. This document showcases examples of high quality spaces that demonstrate the merits of integrating the built form into the landscape strategies.

Inspired by the SPD's guidance, this Design Code illustrates different character areas which are defined by material, details, density, unit type, street design, and parking solutions.

Introduction 01



Pagham Village Design Statement

The Pagham Village Design Statement includes a list of goals for development across Pagham. They have area specific advice which includes a section for design in the Pagham Road area.

"Development Criteria:

- *Highest quality layout and design*
- *Exclude development in existing Open Spaces*
- *Avoid demolition of buildings of merit*
- *Preserve character of area*
- *Front boundaries should contribute to overall street scene*
- *Traditional materials where appropriate*
- *Extensions in keeping, well-related to existing buildings and space*
- *Maintain character of private road*
- *Maintain existing pattern e.g. setback, density*
- *Preserve existing boundary walls, trees and hedges*
- *Preserve views over open land to the west of Pagham Road*
- *Speed restrictions and traffic calming, especially on Pagham Road*
- *Maintain and enforce no-parking areas"*

PAGHAM VILLAGE DESIGN STATEMENT



PAGHAM PARISH COUNCIL

NOVEMBER 2007

02 Site Analysis



The Outline Permission

This Design Code document follows on from the approval of an 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 generis floor-space, 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.”

Two accesses to the development from Pagham Road were approved as part of P/140/16/OUT, with layout, scale appearance and landscaping to be approved as part of a later reserved matters application.

Before embarking on the Design Code process, we have analysed the parameter plans and illustrative masterplan submitted in support of the outline application against local guidance. This local guidance has changed since the original application was approved, and therefore the masterplan will need to be updated accordingly.



Drawings by Davies' Landscape Architects submitted in support of P/140/16/OUT
Left: Indicative Tenures Mix
Right: Density Plan



Illustrative Masterplan by Davies' Landscape Architects submitted in support of P/140/16/OUT



Analysis reveals houses more than 100m from a LAP. LAPs will need to be repositioned.



Analysis reveals houses in 20m LEAP exclusion zones, and within 5m of LAP exclusion zones. This is against local guidance.



Analysis reveals sub-standard size of parking spaces, as well as sub-standard garden sizes. These will need to be adjusted to meet Arun's standards.

Parameter Plans

These parameter plans were produced as part of the original outline application, and set up some overall ideas for the development. While the overall principles are good, analysis of the parameter plans revealed further opportunities.

For example, the site borders a large, newly implemented, public open space in the northern parcel (see image D). Increasing the density along this border would allow for more new residents to have views across this green space.

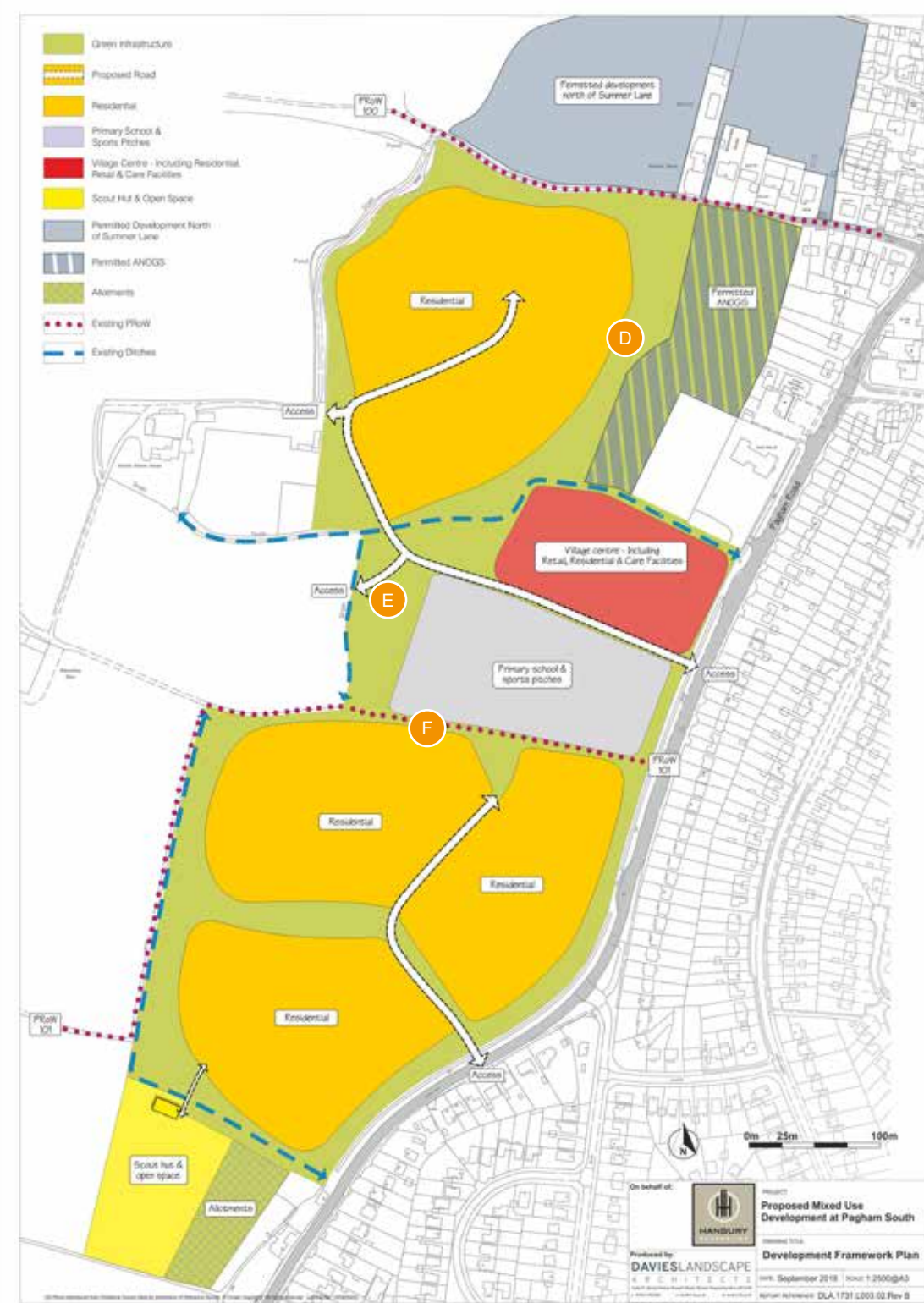
Furthermore, between the two main residential parcels, an area has been allocated for sports pitches (see image E). However, a proposed access into a neighbouring parcel of land to facilitate a new development (outline permission P/25/17/OUT, not including access) would cut through this area and significantly reduce usability for the land as sports pitches. If this future access could be moved, the green link between all three parcels would be improved.



Analysis reveals opportunity for an increased number of units to overlook the adjacent ANOG.



Analysis reveals proposed access reduces usable area for playing fields. Moving the access would create an opportunity for a stronger green link between parcels.



Development Framework Plan by Davies' Landscape Architects submitted in support of P/140/16/OUT

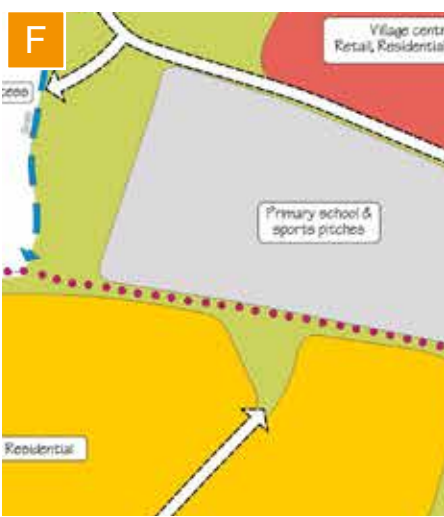
Site Analysis 02



Analysis reveals opportunity for an increased number of units to overlook the adjacent ANOG.



Analysis reveals proposed access reduces usable area for playing fields. Moving the access would create an opportunity for a stronger green link between parcels.



Analysis reveals residential development area hard up against public right of way and proposed school area. This might be a missed opportunity to provide the public right of way with a strong landscape setting.

02 Site Analysis



Existing Site

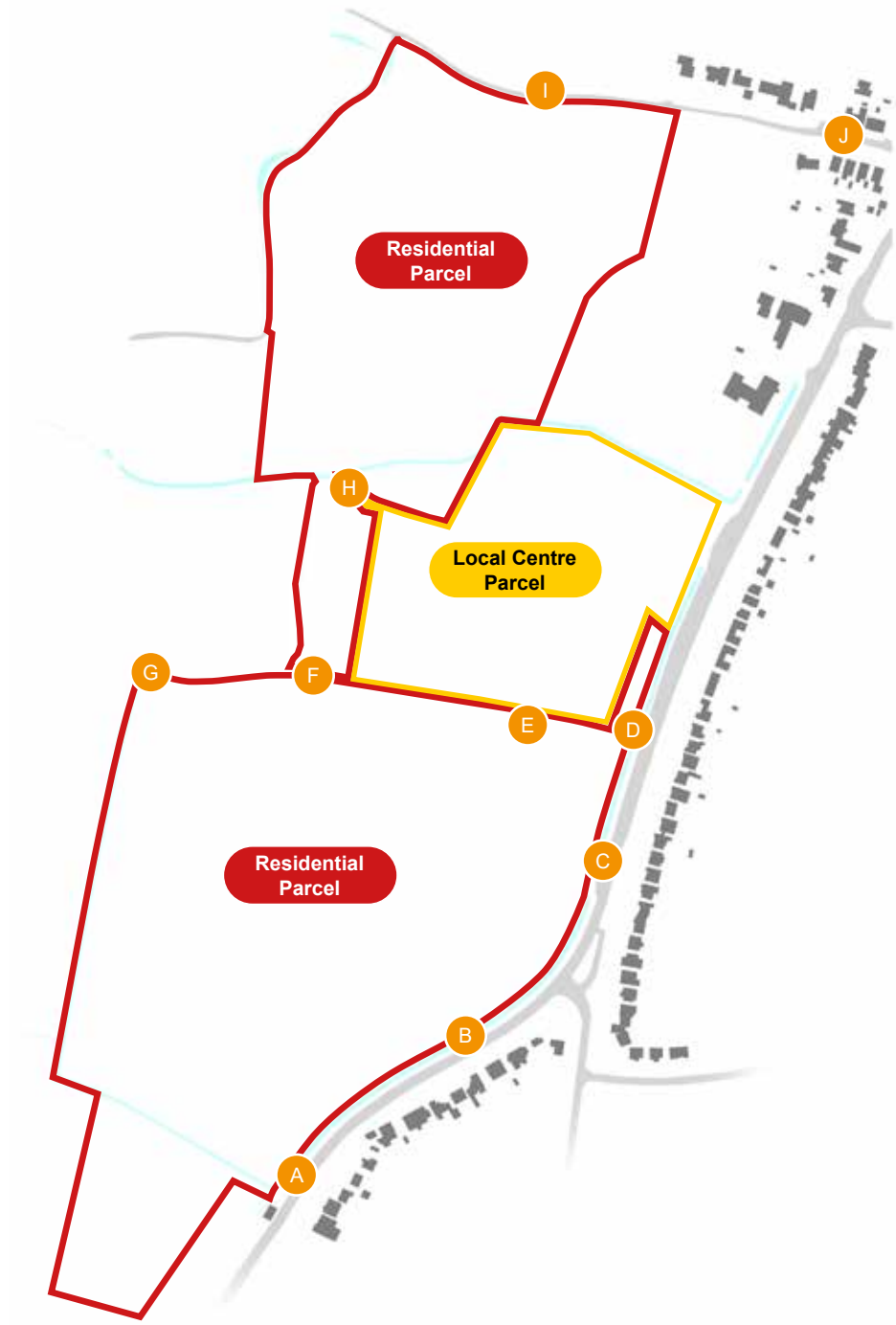
The site is identified in The Arun Local Plan 2011-2031 as a Pagham South strategic site. It sits just to the west of Nyetimber, directly south of Summer Lane. The Pagham Parish Council building (village hall) is adjacent to the site.

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.

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 as 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.

Site Address: Land South of Summer Lane
Pagham
Bognor Regis
PO21 4NQ

Site Area: 17.3Ha



View of southern parcel site boundary from Pagham Road



View of southern parcel site boundary from Pagham Road



View of southern parcel site boundary from Pagham Road



View down the public right of way that separates the southern parcel from the community hub parcel

Site Analysis 02





View southwest across southern parcel



View north from southern parcel across community hub parcel



View south looking towards public right of way (east of southern parcel)



Drone photograph looking north across northern parcel



View of adjacent building site north of Summer Lane



View from Summer Lane looking towards Pagham Road



02 Site Analysis



Site Constraints

The diagram to the right illustrates the key constraints on site.

The most significant constraint is the underground foul water rising main and associated easement that reduces the developable area of the site. This is further reduced by the easements to the overhead cables as indicated.

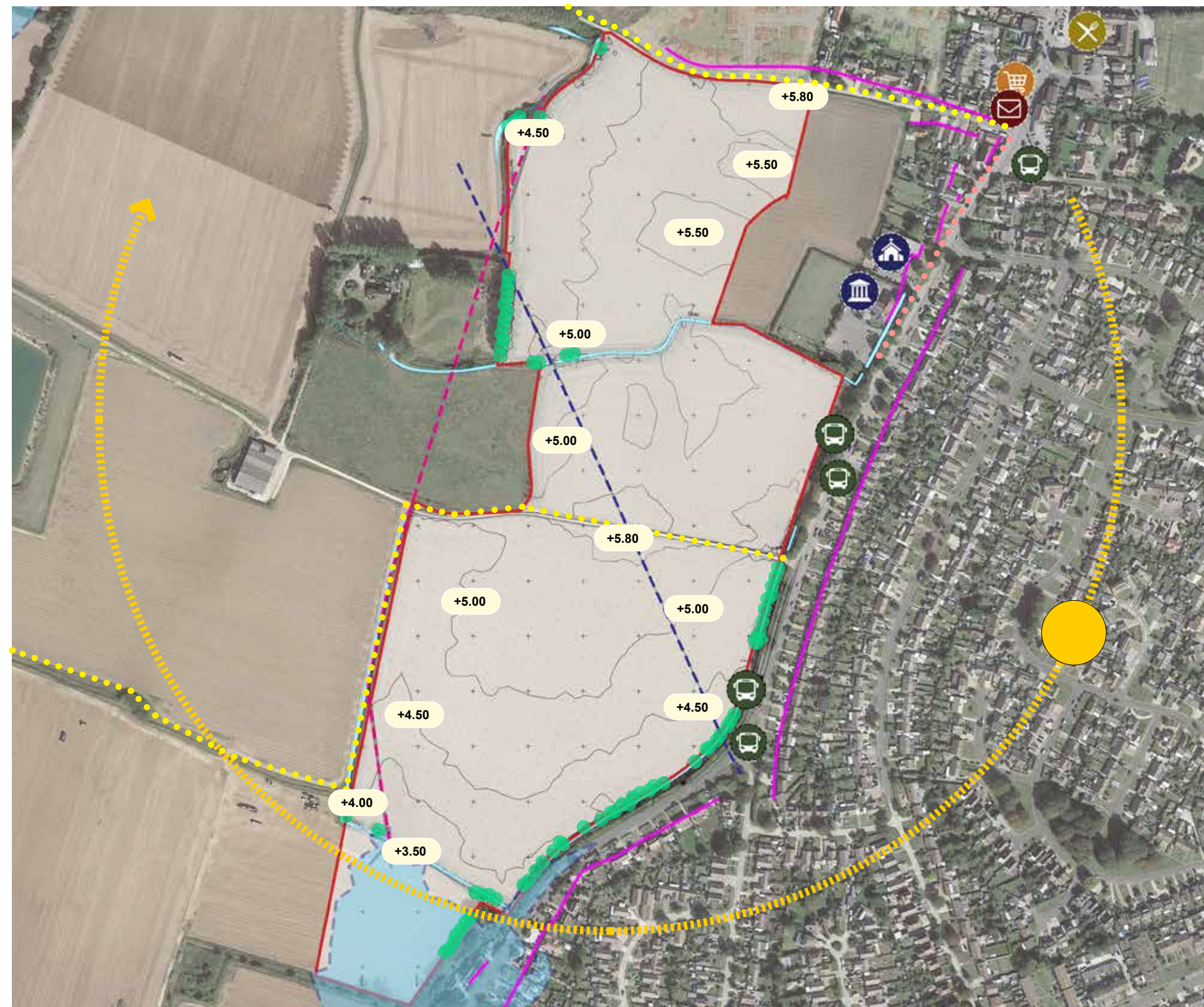
Maximum radon potential for the site is 1-3% according to UKradon.org (Public Health England), so it is unlikely that radon will be a significant problem on site.

The existing trees and hedgerows form natural buffers to the main road. A farm track joins with Pagham Road to the east (dividing the southern residential parcel and the local centre parcel) to the open farmland in the west. This track forms part of a public right of way that connects the site to Pagham Harbour.

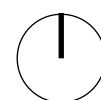
The topography of the site is fairly flat with a slight fall from 5.8m in the north to 3.5 in the south.

Key constraints:

- Overhead power lines
- Flood zone to the south of site
- Existing pedestrian right of way
- Listed buildings adjacent to site



- Site boundary
- Ditches
- Low-risk flood zone
- Foul water rising main
- Existing trees/ hedgerows
- Overhead cables
- Public Right of Way to Pagham Harbour
- Footpath
- Civic building
- Shopping
- Restaurants
- Post office
- Bus stops
- Active frontages



Site Opportunities

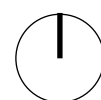
Through further development the diagram shows the development opportunities, taking into consideration the previously identified constraints. The site is to be accessed directly from Pagham Road, with the two accesses approved in P/140/16/OUT. The potential zones of development create an outwardly facing scheme that positively responds to the existing factors contained within the site. The natural buffer surrounding the site is to be retained and enhanced to maximise the site's ecology and provide a rural setting for the proposed development.

Key opportunities:

- Provide high quality new homes and place to live.
- Green buffer to reduce noise from Pagham Road
- Retain character and green route through the site
- Form new character areas sympathetic to the local vernacular
- New planting and holistic landscape scheme



- Site boundary
- Potential residential zone
- Potential community hub zone
- Cycle route
- Pedestrian route
- New site access
- Ditches
- Low-risk flood zone
- Enhanced green buffers



03 Contextual 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 influences the wider landscape character.

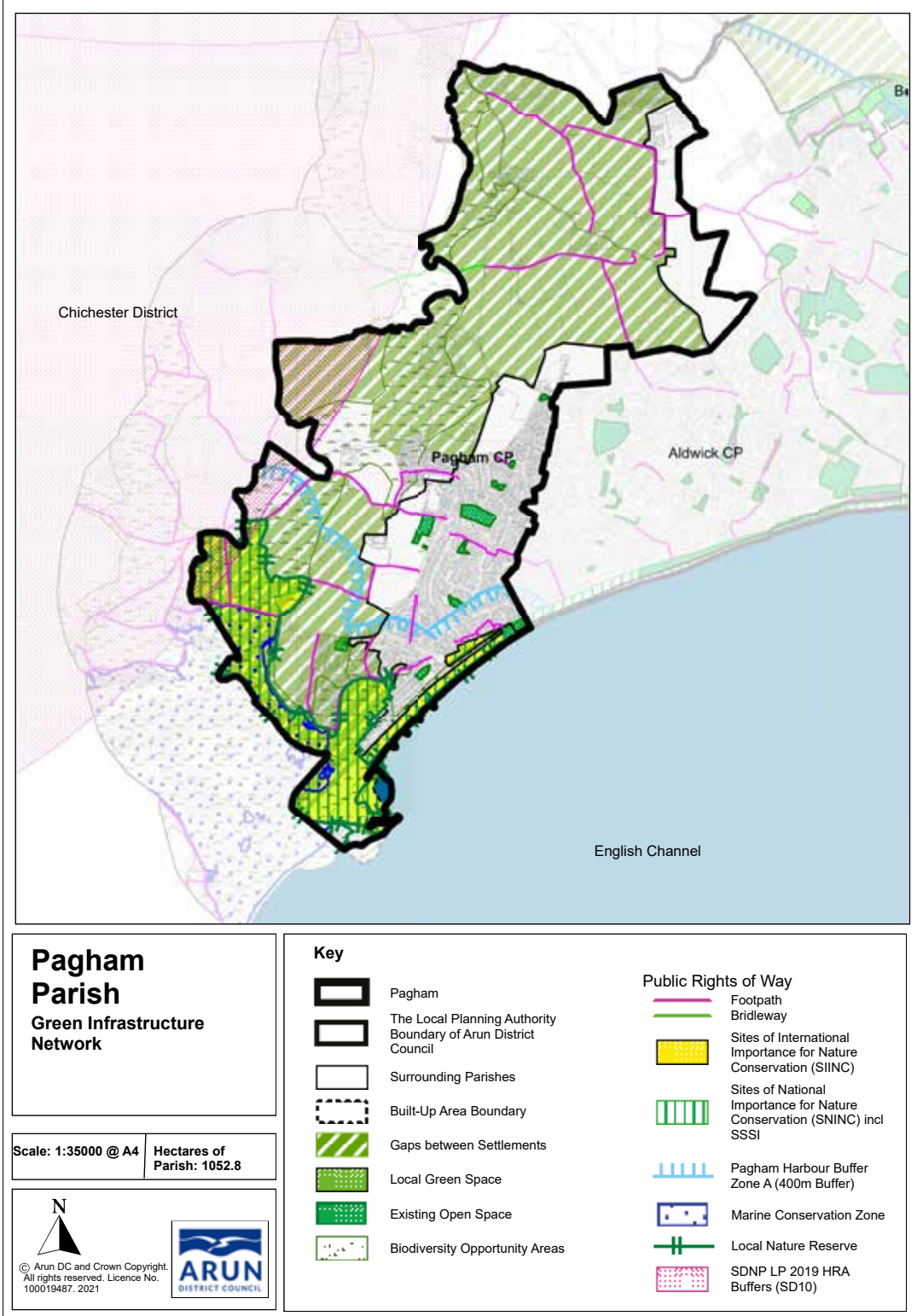
The National, Regional (West Sussex) and Local (Arun District) published landscape character assessments that all firmly establish the site as part of the lower coastal plain. This is an open landscape that is strongly influenced by the prone topography as it interacts with estuarine drainage features.

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 contributes 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 tree-line enclosure alongside the eastern settlement edge and surrounding Church Barton House. 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. 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 existing green infrastructure and provides natural green space and sustainable access routes for 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 as complementary linking habitat for foraging and migratory corridors.
- Define dwelling curtilages and open spaces with locally distinctive materials, which include boundary walls, hedges, tree planting and ditches.



Drone Photograph Showing Field Patterns On the Northern and Central Parcels

Drone Photograph Showing Field Patterns on the Southern Parcel

03 Contextual Analysis



Town Character



Top: Detached bungalows with buff brick and landscape-oriented windows
Bottom: Georgian cottage with portrait-oriented windows



Top: Semi-Detached Housing with Tile Hanging
Bottom: Terraced Houses with pale brick, integral garages, and a variety of window types



Top: Semi detached house with pale brick and contrast banding
Bottom: Detached one-and-a-half storey homes with tile hanging

Town Character



Top: Detached house with feature gable, country-bar windows, cat-slide roof and integrated garage
Bottom: Corner turning house with white painted brick and half dormer windows



Top: Semi-detached house with hipped roof, stone cills and stone lintels
Bottom: Semi-detached house with mono-pitched canopy and contrast brick quoining, cills and lintels



Top: Detached house with half-hipped roof and tile hanging on feature gable projection
Bottom: Detached house with dormer windows to first floor, country bar windows, and integrated garages

Contextual Analysis 03



03 Contextual Analysis



Character Analysis

Building Types

Locally there are various residential building typologies including detached, semi-detached, terraced houses, and apartment blocks. These range aesthetically from traditional flint structures to new-build housing, and a variety of listed buildings can be found placed throughout the village.

Design Principles:

- Predominantly detached and semi-detached dwellings
- Occasional terrace rows and apartment blocks



Scale and Form

The immediate context features dwellings of 1 to 2 storeys in varying forms. These forms can be seen below with protruding gables, pitched and hipped roofs being predominant.

Design Principles:

- Dwellings of 1-2 storeys
- Gables used to enhance built form
- Hipped roofs define a rural vernacular



Openings

Sash windows with Georgian bars are a strong feature in the area and many contemporary buildings utilise a similar style. Windows on post war bungalows tend to be landscape, while traditional buildings and recent developments tend to have portrait windows. Most window frames are white, although black and green frames can also be found in the area.

Design Principles:

- Mix of window types used
- Mix of landscape and portrait emphasis highlighted in the local area



Detailing

Arched, soldier course, and skew back (also known as flat gauged) lintels are a popular design feature in Pagham. Brick quoining is used to define key buildings, and is particularly favoured on newer built developments. Brick banding and dentil courses have also been used in the local area.

Design Principles:

- Multi-tone brick details
- Windows have feature lintels
- Quoining used occasionally
- Dentil course at eaves used historically



Materials and Tones

Buildings in Pagham and the surrounding areas are predominantly red brick, although there is a significant number of buff brick properties in the area. Brown tiles are the typical roofing material, although grey and red tiles do feature. White painted brick and render have been incorporated into the town highlighting key vistas or buildings.

Design Principles:

- Red brick predominantly used
- Buff brick used occasionally
- Mix of brown and red roof tiles
- Contrasting brick used to highlight details



Boundary Conditions

Low lying front walls dominate streets in the area, typically brick construction with flint historically used. Front gardens create a defensible space to properties. Post and rail or chain link are also used enhancing the rural characteristics.

Design Principles:

- Low Lying brick walls
- Open front gardens
- Post and chain used occasionally



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, tile hanging, and occasional dark timber (or timber-style) boarding.

The site itself has the potential for countryside views and an enhanced landscape setting to the development. It is a fairly flat site, has good pedestrian links, and is situated in a convenient place for a new local centre and school.



Initial Concept

The initial concept for the amended residential parcel has been informed by the opportunities and constraints diagrams. It builds upon the ideas established by the masterplan in the outline permission, and has refined the site to create direct connections and developable areas set within a green boundary.

This allows the development to look outward and connect with the wider landscape. The integration of a park at the centre of both parcels allows for a formalised public space, promoting a greater sense of community.

Key goals:

- Provide a green buffer to integrate with the surrounding natural landscape
- Create permeable routes around and between new housing
- Provide central parks to create a community space
- Provide additional trees and integrate landscape design throughout proposal
- Retain and enhance existing pedestrian routes
- Utilise Perimeter blocks to provide positive surveillance and outlook to key spaces.



- Foul Water Rising Main
- Eco-Buffer to Site
- Formal Parks
- Public Right of Way

Layout Progression

The concept diagram for the residential parcel has been progressed to illustrate the potential areas for perimeter blocks, drainage, and public open space. Street types naturally become varied depending on the hierarchy of the spaces that they pass through. This, in turn, forms character areas that are defined by their interaction with the public open space.

The layout shown refers to the key features set out in earlier opportunities and constraints diagrams, and responds to the external green perimeter with a sustainable drainage strategy and inclusion of the central parks.

The easement for the foul water rising main has been designed into this layout, and subsequently provides a visual link between the two parcels of land and into the wider realm.



- Residential area boundary
- Built form
- Formal Parks
- Landscape feature / drainage
- Approved Site Entrance
- Primary Route
- Secondary Route
- Water Main

04 Masterplan



Regulating Plan

Urban Framework

The illustrative masterplan (featured below) submitted for the outline approval (P/140/16/OUT) illustrated the potential urban structure of the development in some detail. While this plan was sufficient in proving that the principles of the vision were achievable, the evolution of council guidance and policies has required that an updated development plan is produced to retain compliance.

The Design Code Regulating Plan on the following page has been developed to indicate how this could be done and how the different elements of the Design Code can be used to determine the overall character of the development.

The urban form suggested in the Regulating Plan underpins the detail in the Design Code. It provides an example of how to translate the key features identified into a coherent pattern of development with its own distinct identity.



Illustrative Masterplan by Davies' Landscape Architects submitted as part of P/140/16/OUT

Urban Form

The regulating plan has been designed to follow the principles laid out in the previous pages and accord with the overall principles laid out in the parameter plans previously submitted in support of the outline application. The enhanced green perimeter allows for an outward facing development that integrates the built form within a natural landscape. The developable area has been subdivided into a series of perimeter blocks and centralised formal parks.

Located nearest to the major intersection of Pagham Road and Nyetimber Lane, the northern parcel should contain higher density units. This is in line with the Density Plan previously submitted in support of the outline application. Following the linear street patterns of the immediate context, rows of terraces set within landscaped streets have been suggested. Blocks of flats are to be located on the eastern boundary to maximise the views over the adjacent Accessible Natural Open Green Space (ANOG).

The development within the southern parcel should have a lower density. Detached and semi-detached units, set back from the streets with larger front gardens will further enhance the natural qualities of the site. This parcel has a curving main access road that leads towards the central park and onwards towards the natural buffer.

The design should seek to minimise the use of long cul-de-sacs or dead end spaces. Where this is not possible landscaped connections should be introduced to allow for pedestrian movement.

Street Frontage

The urban form in the regulating plan provides for streets with a high degree of enclosure. Buildings should be designed with their main entrances and habitable rooms facing the street to promote activity on the street and provide natural surveillance. Corner turning buildings should be used throughout, and side elevations should be enhanced with windows and/or detailing where an active frontage cannot be provided.

On-street parking is to be used on occasion with the preferred design maximising hidden parking and private drives. All parking is to follow the guidance of the Arun District Council Parking Standards SPD and the Arun District Design Guide.

The character areas defined by the perimeter blocks are outlined in the following pages. They are enhanced by varying the private frontages within the development based on the guidelines set by the Arun District Design Guide SPD. Each area features distinctive boundary conditions, and these should provide an opportunity to accentuate the green spaces in the public view, and provide a visual connection to the existing local context.

All streets are to encourage green infrastructure through the use of tree planting and hedgerow buffers.

Vistas and Focal Points

Internal vistas within the regulating plan have been designed to create a variety of experiences.

The vistas lead to focal points accented by the massing of buildings and the materials used to close streets. Landscaping is also used to terminate the vistas and provide a pleasant way-finding experience.

Unresolved end-of-vista views should be avoided where possible.

Scale and Massing

In order to respond to the existing pattern of development within Pagham, all residential buildings should be one-and-a-half to two storeys in height. This is in line with the Storeys Parameter Plan previously submitted in support of the outline application. The massing should be designed to provide suitable enclosure in a form that contributes to the perceived character of different streets and spaces. To aid legibility, key buildings within the development should be articulated and emphasised to mark key corners, vistas, and nodes within the development.

Parking

Car and cycle parking is proposed to be provided broadly in accordance with Arun District Council Parking Standards Supplementary Planning Document (January 2020). The design of parking spaces should be appropriate to the context of the street and nature of the development, and the design of parking should be well integrated to the street so that it does not result in parking that dominates the street scene.

Cycle Storage

In order to encourage cycling as a sustainable form of transport, it must be ensured that suitable cycle storage facilities are provided within the development.

These must be:

- Secure and ideally with protection from adverse weather
- Out of the public realm or located so that it does not obstruct pedestrian and cycle routes
- Kept within a private store or in well lit areas

Refuse Storage

To ensure that residential amenity has not been compromised the proposed development shall be designed to ensure adequate provision for storage of refuse and recycling bins and have collection positions located in a convenient place for future occupiers to use.

Refuse storage should be positioned outside of the public domain. Travel distance from individual residential units should be minimised, but not to the detriment of visual amenity. Collection points shall be adjacent to the edge of the highway with a maximum distance for Council collection of 30m. Vehicle sweeps must not overhang the road.

Servicing and Emergency Access

Swept path analysis of the proposed layout should be undertaken to ensure that a super large refuse vehicle (12m long by 2.5m wide) will be able to access, circulate and egress the development, routing within acceptable bin carry distances of all properties and bin stores. Whilst the layout should be designed so that servicing demands can be met, the design should ensure that these requirements do not dominate the layout.

Swept path analysis of the proposed layout will be undertaken to ensure that emergency vehicles are able to access, circulate and egress the development satisfactorily, routing within 45m of the furthest point of all properties in the layout.





Access and Movement

Site Access

Vehicular access to the existing highway network will take the form of two new ghost island junctions to Pagham Road as approved at the Outline planning stage (planning ref: P/140/16/OUT).

Each access will serve a parcel of development and it is not proposed to provide a vehicular connection between the northern and southern parcels, instead, high-quality pedestrian and cycling links should be provided between the parcels to promote sustainable movement. Both accesses should provide pedestrian facilities adjacent to the access road, providing linkages between the new development and the existing highway network, and to the bus facilities on Pagham Road which are due to be improved.

It is also proposed to provide new uncontrolled pedestrian crossings across Pagham Road with dropped kerbs, tactile paving and pedestrian refuge islands in the vicinity of the vehicular access points. Additional pedestrian accesses to the proposed development are also proposed along Pagham Road to provide links to existing bus stops as well as Public Rights of Way.

Public Rights of Way

There is a footpath (reference: 101) which runs through the site and provides a connection to Pagham Harbour. It is proposed to upgrade the footpath within the site to improve connections to the Chichester to Pagham Harbour cycle route.

Permeability & Movement

A permeable and connected movement network is proposed throughout the site to ensure safe and efficient movement for all modes of travel. The movement network within the development should be designed in accordance with the Manual for Streets guidance and should aim to:

- Create a network of safe and overlooked connected streets that provide permeability and connectivity to main destinations and a choice of routes, avoiding overly long cul-de-sac development where possible;
- Promote an inclusive environment that recognises the needs of all users;
- Provide a choice of integrated routes in the form of a network of streets with adjacent footpaths connecting (where appropriate) to the existing local highway network, existing/ proposed facilities, open spaces and transport connections;
- Promote a street pattern which puts pedestrians at the top of the hierarchy and is legible and easy to navigate and promotes active travel;
- Encourage low traffic speeds with a design speed of 20mph or less, which should be implemented through the design of the development using a combination of natural traffic calming measures such as narrowing of carriageway, use of planting and buildouts, changes in materials and road alignments; and
- Provide connections to and improvement of the Public Right of Way network through the site.

Key:

- Green Avenue
- Main Road with Hidden Parking
- Road with Path(s)
- Shared Surface
- Pedestrian/Cycle only
- Existing Public Right of Way
- Approved Access
- Key Landscape Nodes



Street Hierarchy & Permeability

Street Hierarchy & Permeability

The streets within the site should be designed in accordance with prevailing guidance documents such as the Manual for Streets, National Model Design Code, West Sussex Local Design Guide and the Arun District Design Guide SPD. Pre-application discussions have been undertaken with West Sussex County Council who have confirmed that the following street hierarchy principles are appropriate for the proposed development:

Primary Streets

The primary routes through the site will provide a connection between the proposed development and the existing highway network. It is likely these routes will form 'tree lined avenues' and should help to contribute to the site wide landscaping strategy with garden frontages and street trees in verges.

These streets are likely to have the following characteristics:

- Carriageway widths of between 5.0 – 7.3m;
- Footpaths with a width of 2.0m on one side of the carriageway, potentially set back from the carriageway by a grassed / planted verge; and
- 0.5m margin where no footpath is present ;
- Potential for tree planting in around 2.0m wide planted verges on one side of the road.

Junctions to the Primary Streets should be designed to enable safe movement for all users, with reduced junction radii and pedestrian provision.

Secondary Streets

Secondary streets should provide direct access to properties and should gently transition to lower order streets. These streets are destinations, and not through routes and should be designed with variations in width and street treatments to create slow speed inclusive environments.

Secondary Streets within the site should have a width of 5.0m – 6.1m (with localised narrowing), sufficient for a large vehicle and a car to pass. Footpaths with a width of 2.0m on at least one side of the carriageway (on the development side) and a 0.5m margin should be provided on the opposite side of the carriageway where there is no development). Visitor parking should be integrated into the street scene.

Tertiary Streets

There are a various design options which tertiary streets could take, which would include:

Option 1 – Shared Surface Roads

- Carriageway Width – 4.8-6.0m
- Footpath – None (integrated into carriageway)
- Margin – 2.0m one side (for utilities where needed), 0.5m the other side

These spaces would be designed to encourage slow traffic speeds and careful and considerate sharing of space.

Option 2 – Separated Footpath Behind Landscaping Margin

- Carriageway Width – 4.1-4.8m (subject to tracking)

- Footpath – 1.5m
- Margin – 1.5m landscape buffer between road and footpath / 0.5m where no footpath

Quaternary Streets

These streets are likely to be private roads only serving a small number of dwellings. The carriageway would measure circa 3.7-4.8m (subject to vehicle tracking) and would act as a shared surface, either as a connecting route or a cul-de-sac. A 2.0m margin would be provided on one side of the carriageway whilst a 0.5m margin would be provided on the opposite side.

Cycling Facilities

Through the central green area of the site connecting the northern and southern parcel, a shared footpath / cycleway should be provided to ensure the development is permeable and well connected.

In line with recent Government guidance on cycling – LTN1/20, the remainder of the streets should be slow speed and low volume where conditions are suitable for on-carriageway cycling.

Key:

- Primary Road (7.3m Wide)
- Primary Road (5.0 - 6.1m Wide)
- Secondary Road (5.0 - 6.1m Wide)
- Tertiary Road (4.1 - 6.0m Wide)
- Quaternary Road (3.7 - 4.8m Wide)
- Pedestrian/Cycle only
- Existing Public Right of Way
- Approved Access





Landscape Vision

The Landscape Vision for Land South of Summer Lane seeks to create a modern sustainable development that responds sensitively to its edge of settlement setting and relationship to the Pagham Harbour landscape. Reserved matters proposals should provide a strong framework that should allow the development to assimilate into the wider landscape.

The landscape vision has been informed by a detailed analysis and study of the site's constraints and opportunities to provide an integrated approach responding to the landscape character.

Adopting 'landscape-led' master-planning principles, the development has been strongly informed by the landscape and visual fieldwork and review of published local landscape character assessments. The landscape vision therefore seeks to integrate the new development within the coastal environs and associated riparian landscape by creating a strong framework that should deliver on the identified character enhancement opportunities. These include:

- Creation of a strong boundary vegetation buffer to the western edges to help provide a clear edge to the development and the rural landscape, improve ecological connectivity, reduce the apparent massing of development and helping to create a sense of place.
- Protection of existing water bodies and the creation of modern drainages techniques using a mix of SuDS features that improve the ecological and amenity value.

- Provision for a series of meadows planted with native tree and thicket planting that should encourage informal recreation and allow residents to interact with the natural environment alongside improved connectivity to the wider footpath/bridleways and rural lane network.
- Retention of important long-distance views to the west across to Pagham Harbour.

Based on current best practice, the landscape proposals should create a beautiful place for the existing and future community that will ensure its ability to thrive in the future and adapt to changes in the climate.

- KEY :
- Residential Areas
 - Parking Court
 - SuDS
 - Informal Recreation Park
 - Main Spine Road
 - Residential Streets
 - Private Drives
 - Traffic Free Footpaths / Cycle ways
 - Existing Bridleway / Pedestrian Route
 - Existing Surrounding Hedgerows & Trees
 - Proposed Hedgerows & Trees
 - Access
 - Potential Future Pedestrian Access
 - Long Distance Views
 - Indicative Natural Play Provisions



Landscape Character Areas

The landscape vision has identified a series of character areas that together will provide a variety of recreational, play and urban greening benefits.

The development proposals identify several key landscape zones and public open spaces. Together, these should bring consistency and legibility to the development that align with the local landscape character and create a variety of vibrant spaces for residents and the wider community to enjoy. The development should act as a catalyst for delivering wider Green Infrastructure enhancements.

The descriptions on the following pages of the key landscape elements found within each character area demonstrate the overarching aspiration for the landscape design.

- KEY :
- Informal Recreation Park
 - Main Spine Road
 - Traffic Free Footpaths / Cycle ways
 - Existing Bridleway / Pedestrian Route
 - Indicative Natural Play Provisions
 - Residential streets





Meadow Walk

Landscape Design Principles

Meadow Walk should provide provision for new public footpaths through managed meadows, framed by newly planted native woodland and hedgerows within and around the site boundary. Connecting and enhancing with the existing vegetation and establishing new green corridors.

Forming an integral part of the Suds strategy these newly formed meadow areas will create a diversity of grassland habitats and linkages to the wider perimeter path network.

The landscape character of the Meadow Walk is defined by several elements including:

- Opportunity for areas to be advanced planted to mitigate views of the development from the west and frame views to Pagham Harbour Nature Reserve to the south. These routes will form an integral part of the site's movement framework for encouraging non-vehicular modes of transport by enabling easy access through high quality green space and public realm.
- Inclusion of wetland flora will conserve existing habitats whilst encouraging greater connectivity between existing ditches as part of the ecology strategy.
- Specimen tree planting to indicate key nodes and help frames long distance views to Pagham Harbour Nature Reserve to the south and across the arable coastal plateau to the west. These routes seek to deliver a diversity of experiences and opportunities for residents to convene.



Neighbourhood Green & Play Provision

Landscape Design Principles

Located within the heart of the development, the play areas should be the hub of the neighbourhood green, safely overlooked by adjacent housing. This space should include a diverse mixture of natural play equipment suited to the requirements of the development. It should provide opportunities for the local community, as well as providing an open space that improves the aesthetic value and relationship with the landscape. This is beneficial to the individual well-being of the residents.

The quantum of development makes allowance for Local Equipped Areas for Play (LEAPs) and informal Local Areas of Play (LAP) as shown on the illustrative masterplan. In keeping with the integrated approach to the wider open space network and modern guidance on 'Play for All,' a typical equipped play area should make provision for the following elements:

- Layout and design to respond to the setting within masterplan and its associated development / landscape characteristics.
- Inclusion of formal equipped play with recommended dwelling setback / noise buffers.
- Located along key footpath / cycle routes forming part of wider green route (POS) strategy with natural surveillance from adjacent properties.

- Provision for a range native planting and landforms to encourage greater interaction with the landscape flora.
- Provision to plant large tree specimens to assimilate the setting into the landscape setting, provide legibility and support Landscape screening.
- Use of trees to provide shaded walkways and other micro-climate benefits for climate resilience.





Residential Streets

Landscape Design Principles

In addition to the open space network, the success of the masterplan will require a cohesive approach to the street design and architectural layout that allows the landscape to help complement the architectural design and street character.

Urban greening should permeate through the site and support the development's wider green infrastructure credentials.

The landscape vision demonstrates the ability to provide a clear street hierarchy that responds sensitively to the landscape setting including the following elements:

Primary Roads

- Two new vehicle access routes into the site. One access feeds directly into the southern section of the site and the other connects through the central parcel and connects to the north section.
- Two-way street with footpaths set either side behind a planted verge to encourage growth and create a defensible space in front of the built form.
- Front gardens to dwellings should abut footpaths using a mixture of garden railings and mixed native/ornamental hedgerow, shrub and tree planting.
- There should be a strong, formal landscape character through formal planting of street trees and hedgerows to provide a simple, robust, and attractive setting to the main street.



Secondary/Tertiary Roads

- Internal streets with traffic calming to encourage slower traffic speeds and a more pedestrian-friendly environment.
- The streets should be defined by dwellings fronting onto the street with predominantly short front gardens;
- A mix of low walls, fencing or changes in material should be used to define public and private realm at the front of properties;
- There should be some tree and hedgerow planting within the street.

Parking Courts

- Effective screening of parking bays through hedgerow planting to the enhanced green buffer and natural landscape beyond.
- Front of dwellings should abut footpaths using a mixture of garden railings and mixed native/ornamental hedgerow and shrub planting.

Private Drives / Landscape Edges

- The landscape edges should be defined by a mix of informal public open space, planting and built form.
- Dwellings should overlook the open spaces either side or front onto the spaces.
- Properties should gain access from shared surfaces at the edge of the open space.
- Gardens to dwellings should use natural materials and sensitive planting to define their boundaries.





Planting Strategy

The masterplan identifies a blend of landscape and ecological planting structures that together will bring legibility to the development. They have been carefully formulated to provide a balance between creating a strong landscape structure that reinforces existing and enhanced habitats, landscape setting, and more formal developable areas associated with the proposed street design. This includes the following:

- Protection and conservation of important wildlife habitats associated with the site's existing meadows and hedgerow structure with opportunities to improve ecological corridors, connectivity and biodiversity;
- Provide green linkages between the developments and surrounding environment;
- Provide a series of landscape buffers associated with the existing landscape fabric that should create a green edge to the development and support informal pedestrian and cycle routes for informal recreation; and
- Street Planting that should seek to reinforce the sense of place and offer a balance of year round structure and seasonal interest that supports pollinators and birds.

Landscape Buffers and Meadows

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, coppice/ scrub/orchards. Additional tree planting should be suitably positioned to support visual mitigation to the development. There should be a gradual transition from informal parkland planting to a formal frontage landscape to reflect the approach road and setting of the central spine road.

The planting should support provision for the erection of bird and bat boxes on selected trees in appropriate locations and retain deadwood to provide additional habitat for invertebrates, reptiles and small mammals including Hedgehogs.

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 site. The planting in the wetland meadows should provide ecological connections and define green routes through and around the edges of the development. The wetland areas should mainly consist of dry swales that limit the amount of standing water to encourage a good grass sward to establish. Localised permanent bodies of water should provide aquatic planting for associated habitats. Together, these improvements will create a mosaic of wetland and open water habitats in accordance with the ecologist recommendations.

Residential planting

Individual specimen trees, shrubs and herbaceous plant should be planted to express the individual character zones, define spaces, and offer natural surveillance from adjacent properties. This planting should also create suitable defensible planting, help to frame views, and provide mitigation screening. A high proportion of native and locally indigenous species should be used to reinforce the local wildlife responding to climate change and providing urban greening to the streetscape environment. Formal groves of native trees along the central grove should provide room for linear tree planting that will utilise larger specimens to delineate key nodes and entrances to the wider development network.



Grassland Meadows to Buffer Areas and Open Space



Grouped Tree Planting to Open Spaces



Formal Street Planting to Provide Structure

Maintenance Strategy

Realising the landscape vision for Land South of Summer Lane requires a long-term commitment and careful consideration to the landscape and ecological management of the site.

The landscape framework identifies a number of overarching Green Infrastructure tools which have informed the public open space network. Together these will provide a mechanism for delivering a robust landscape setting to the development.

It is envisaged that a comprehensive programme of management will be adopted based on an overarching Landscape, Ecological Management, Enhancement and Monitoring Plan (LEMP). This should guide the ongoing landscape management and maintenance operations for the development and will build confidence in the integrity of the landscape strategy and encourage involvement, activity and community ownership.

During the early years of the programme a focus should be placed on implementing those interventions that build confidence and enhance the landscape setting. These may include:

- Protection to the existing buffers with scope to provide advanced planting to establish the proposed landscape buffer and open space network.
- Establishment of a landscape network to define developable parcels which will support nature conservation enhancements and the strengthening of the wider hedgerow landscape pattern.

The headline management objectives are as follows:

- To deliver an environment which is robust enough to cope with human activities, phased development and associated construction implications.
- To achieve high ecology value in both biodiversity terms and human amenity bringing for example the benefits of bird song, butterflies and the restorative / well-being effects of natural environments to residents and visitors.
- Achieve and maintain a high standard of repair, functionality, safety and aesthetic appeal of temporary and permanent landscapes using sustainable management techniques as far as possible.
- Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- Maintenance schedules should recommend minimum standards to be achieved and a 'benchmark' system to ensure the successful establishment of new planting typologies in order to achieve the stated objectives and standards.

Details of who will be responsible for the ongoing maintenance are to be agreed as part of future approval however the proposed public open spaces have been developed in response to policy recommendations to facilitate local adoption.



Mowing regime to Buffer Areas



Native tree and thicket planting to help define edges and support visual mitigation

06 Character Areas



Residential Character Areas

The residential aspect of the site (according with the areas outlined in the Development Framework Plan previously submitted in support of the outline application) is split into four character zones that reflect the change in architecture, street hierarchy, and landscaping between each area. These are identified on the adjacent diagram as:

- CA1. Park View
- CA2. Rural Edge
- CA3. Community Streets
- CA4. Transitional Perimeter

Additionally, highlighted in white, are the position of key buildings. These buildings enhance the scheme by forming framing gateways, end of vista views, and corner turning elements. This improves the permeability of the site and way-finding opportunities.



Character Areas 06



Residential Character Area	Defining Principles	Layout and Built Form	Architectural details	Materials and Tones	Boundary Conditions
CA 1: Park View	- Grand homes with verdant landscaping - Built form faces park or avenue - Georgian-style formal architecture - Prominent key buildings - Key green link through site	- Predominantly 2 storey detached units with garages - Gable fronted dwellings typical - Built form and paths set back from road to create tree lined avenue	- Georgian-style vernacular - Hipped roofs with feature gables - Facing brickwork with quoining on corners - Georgian-style flat roof canopies	- Grey tiles for roof - Red brickwork - Lintels and cills in contrasting colour and/or material - White portrait Georgian bar windows	- Front gardens with low hedges to boundaries - Main road to be tree-lined or with significant wildflower planting to green verge
CA 2a: Rural Edge North	- Traditional farmyard workers' terraced cottages - Built form faces outwards to surrounding countryside - Rural vernacular - Landscaped parking to hide cars	- Predominantly 1-and-a-half - 2 storey terraced units - Set back from road to allow for hedgerow planted parking courts	- Traditional farmyard workers' terraced cottages - Hipped roofs with feature gables - Rustic brickwork - Skew back (flat gauged) lintels - Built-out porches with gabled roofs	- Red tiles for roof - Red multi stock brickwork - Skew back lintels and soldier course cills - White landscape windows	- Defensible space with path and parking court in front - Hedgerow to road to provide screening to parking and enhance the natural characteristics along the site's boundary
CA 2b: Rural Edge South	- Tile-hung housing - Built form faces outwards to surrounding countryside - Rural vernacular	- Predominantly 1-and-a-half - 2 storey detached units with garages - Gable fronted dwellings typical	- Tile-hung housing - Pitched roofs with feature gable - Rustic-coloured brickwork - Mix of different styles of porches with pitched roofs	- Red tiles for roof and tile hanging - Red multi stock brickwork - Rounded tiles in detail tile hanging - White landscape country-style windows	- Front gardens with fences to boundaries - Houses to face enhanced green buffer on the opposite site of the road
CA 3: Community Streets	- Simple, stripped-back architecture - Inward-looking perimeter blocks - Occasional views to wider realm - Vistas and key buildings create passive way-finding	- Mix of 2 storey dwellings including detached, semi-detached, and terraced housing - Hipped roofs typical to minimise form	- Simple, stripped-back architecture - Hipped roofs - Minimal detailing to enhance surrounding character areas - Pitched canopies to front doors	- Red tiles for roof - Red brickwork - Soldier course lintels and cills - White portrait windows	- Front gardens with low railings or fences to boundaries - Parking to be broken up with low planting wherever possible
CA 4a: Transitional Perimeter South	- Architecture to match immediate context - Built form faces outwards to Pagham Road - Adjacent to enhanced natural buffer along Pagham Road	- Predominantly 1-and-a-half storey detached houses - Driveway and garage parking	- Appearance to reflect the immediate context - Hipped and half-hipped roofs with some feature gables - Horizontal brickwork banding - Dormers prevalent	- Red tiles for roof - Red brickwork - Soldier course lintels and sloped soldier cills - White landscape cottage-style windows	- Front gardens with low walls and/or hedges to boundaries - Houses to face outwards to Pagham Road
CA 4b: Transitional Perimeter North	- Architecture to match immediate context - Built form faces outwards to Summer Lane - Adjacent to enhanced natural buffer along Summer Lane	- Predominantly 2 storey semi-detached and terraced housing with occasional blocks of flats - Mix of parking courts and driveway parking	- Appearance to reflect the immediate context - Gable ended roofs with front-back pitch - Horizontal brickwork banding - Gablet dormers	- Red tiles for roof - Red brickwork - Soldier course lintels and cills - White portrait cottage-style windows - Dentil course along eaves	- Front gardens with occasional parking courts in front - Low walls and/or low planting to front boundaries - Houses to face outwards to Summer Lane



1. Park View

Architecture

Defining Principles

- Grand homes with verdant landscaping
- Built form faces park or avenue
- Georgian-style formal architecture
- Prominent key buildings
- Key green link through site

Frontage - Build Line

Build line curves with road to create strong sense of enclosure.

Building Types

Typically 2 storey detached units.

Architectural Details and Materials

- Georgian-style vernacular
- Hipped roofs with feature gables
- Facing brickwork with quoining on corners

Roof

Red tiles.

Walls

Red Brick walls with quoining on key corners. Dark grey brick to feature gables on key buildings.

Windows

White portrait Georgian bar windows with skew back (flat gauged) brick lintels and soldier course cills.

Entrance

Georgian-style flat roof canopies. Sidelights to front doors on larger houses.

See page 51 for details on Key Buildings.



Precedent: Georgian house on Barton Close



Example street scene with one key building shown



Streets

Street Typology

Tree-lined avenue to main road, shared surface to border central park.

Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

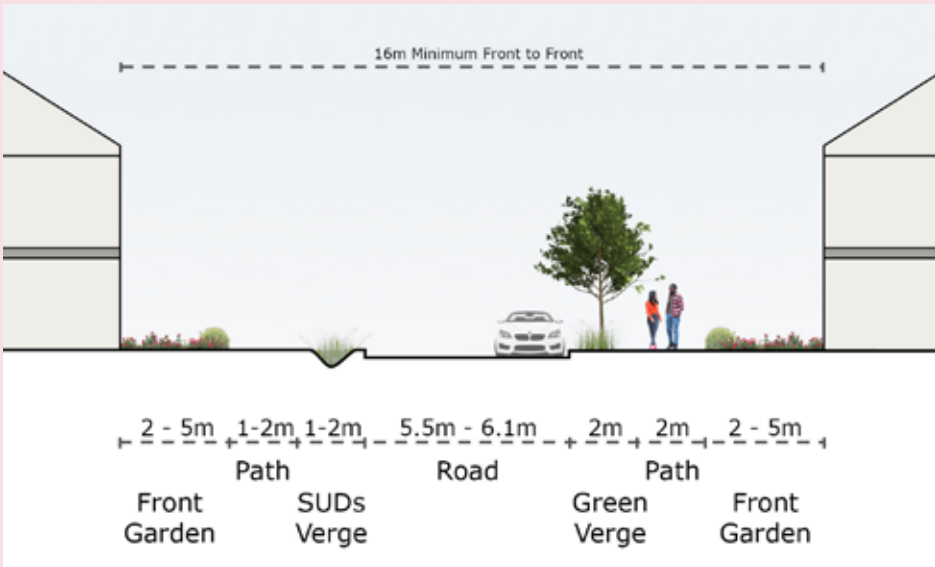
Parking

Garage and driveway parking.

Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage.

Front Boundaries

Front gardens with hedges or estate railings. Houses to face formal public open space where possible.



Green Avenue:

This street typology should be a planted procession towards the central park. This ensures the creation of a green finger stretching from the site entrance through the development. Occasional tree planting should be in a two-metre wide verge on one side of the road to allow for large trees to frame the view. Where it is not possible to plant trees, significant wildflower planting or SUDs features such as open, planted ditches are advised. Paths are set back from the road to encourage growth and create defensible spaces in front of the built form.

Shared Surface:

A shared surface should connect the two tree-lined avenues around the central park. This is to increase permeability to the public amenity space.



06 Character Areas



2a. Rural Edge North

Architecture

- Defining Principles**

 - Traditional farmyard workers' terraced cottages
 - Built form faces outwards to surrounding countryside
 - Rural vernacular
 - Landscaped parking to hide cars
- Frontage - Build Line**

Linear build line to create clear development boundary.
- Building Types**

Typically 2 storey terraced housing.
- Architectural Details and Materials**

 - Traditional farmyard workers' terraced cottages
 - Hipped roofs with feature gables
 - Rustic brickwork
- Roof**

Brown tiles.
- Walls**

Multi stock red brick walls.
- Windows**

White landscape windows with skew back (flat gauged) brick lintels and soldier course cills.
- Entrance**

Built-out porches with gabled roofs.
- See page 51 for details on Key Buildings.



Precedent: Workers' cottages in Rose Green Road, Pagham



Example street scene

Character Areas 06

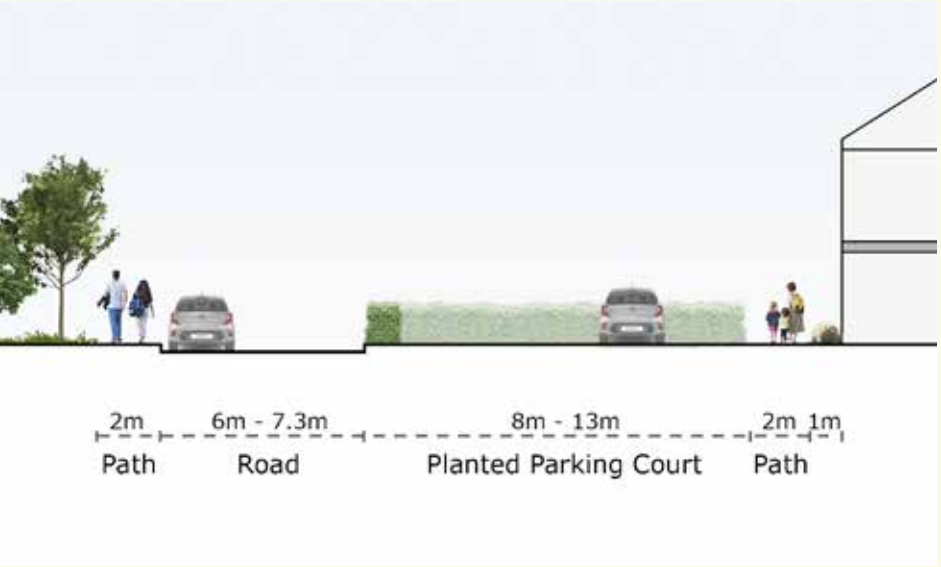


Streets

- Street Typology**

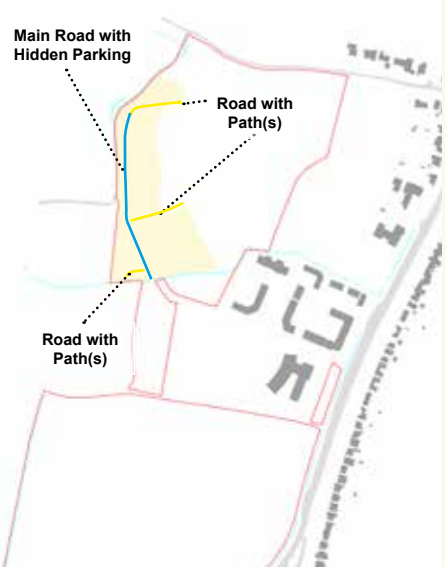
Planted parking courts along road with path behind. Generous planting to hide cars from the public eye.
- Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.
- Parking**

Off-street courtyard parking. Cars hidden from public view by significant planting.
- Parking spaces to be a minimum of 2.5m x 5m.



- Front Boundaries**

Defensible space immediately in front of houses with low planting. Boundaries to courtyard parking to be planted with hedges and trees to hide cars away from the street scene and create a large green buffer between the houses and the main road.



- Main Road with Hidden Parking:**

In order to create hidden parking courts, hedgerow planting and spaces parallel to the road should be encouraged. This creates an effective screening element to the enhanced green buffer and natural landscape beyond.



- Road with Paths:**

The secondary roads in this character area should be a standard road with a path to at least one side.



06 Character Areas



2b Rural Edge - South

Architecture

Defining Principles

- Tile-hung housing
- Built form faces outwards to surrounding countryside
- Rural vernacular

Frontage - Build Line

Soft edge to boundary of development.

Building Types

Typically 1.5 - 2 storey cottage-style detached units.

Architectural Details and Materials

- Cottage-style housing
- Pitched roofs with feature gable
- Rustic brickwork and tile hanging

Roof

Red tiles.

Walls

Multi stock red brick walls, red tile hanging on gable with round tile detailing.

Windows

White landscape country-style windows with soldier course cills.

Entrance

Mix of different styles of porches with pitched roofs.

See page 51 for details on Key Buildings.



Precedent: Detached House on Pagham Road



Example street scene

Character Areas 06



Streets

Street Typology

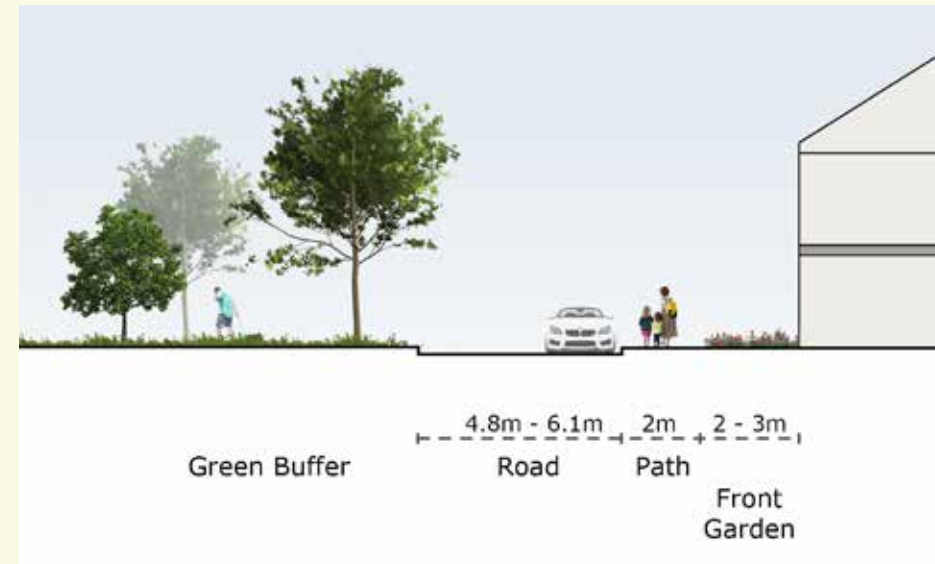
Standard road with pavement to at least one side.

Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

Parking

Garage and driveway parking.

Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage.



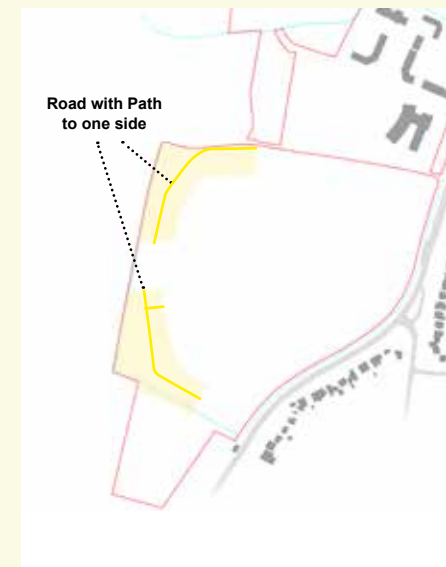
Road with Path (along buffer):

This street typology will maximise the size of the green buffer by only providing pavement to the side of the road that features houses.



Front Boundaries

Front gardens with hedges or low planting. Houses to face enhanced green buffer on the opposite site of the road.



Road with Path(s) (leading away from character area):

The more secondary roads in this character area should be a standard road with a path to at least one side. These roads leading into the development will act as view corridors out to the green buffer and beyond.





3. Community Streets

Architecture

Defining Principles

- Simple, stripped-back architecture
- Inward-looking perimeter blocks
- Occasional views to wider realm
- Vistas and key buildings create passive way-finding

Frontage - Build Line

Informal, irregular build line.

Building Types

Mix of 2 storey dwellings including detached, semi-detached, and terraced housing.

Architectural Details and Materials

- Simple, stripped-back architecture
- Hipped roofs
- Minimal detailing to enhance surrounding character areas

Roof

Red or brown tiles.

Walls

Red brick walls with minimal detailing. Key buildings in buff brick.

Windows

White portrait-emphasis windows with soldier course lintels and cills.

Entrance

Pitched canopies to front doors.

See page 51 for details on Key Buildings.



Precedent: Existing semi-detached house on Pagham Road



Example street scene with one key building shown

Streets

Street Typology

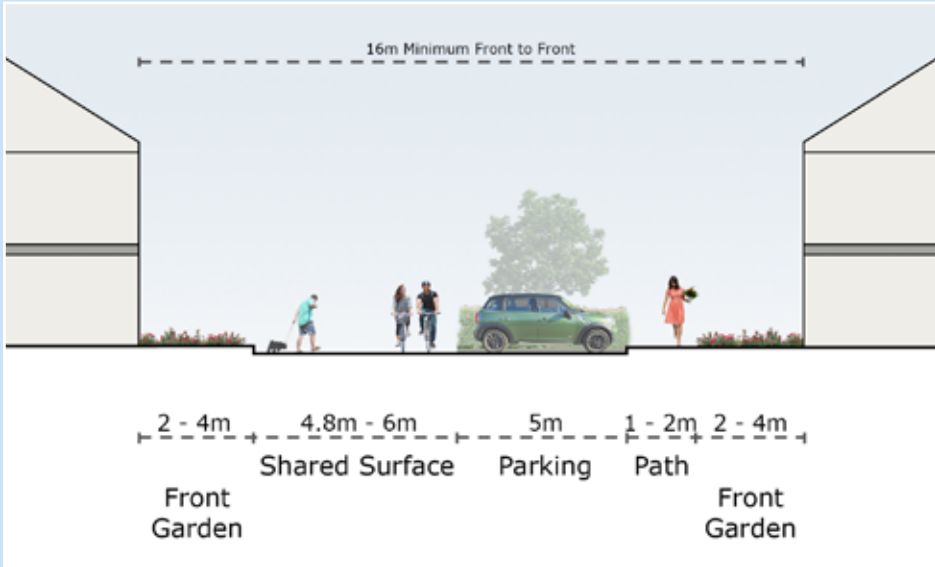
Standard road with pavement to at least one side for this character area's spine roads. Shared surfaces to all other streets.

Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

Parking

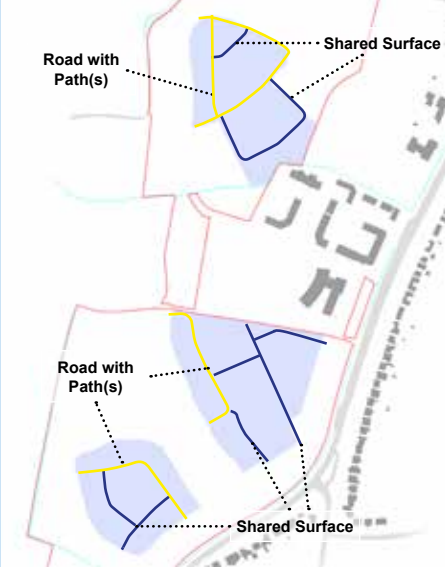
Mix of garage and driveway parking.

Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage.



Front Boundaries

Front garden spaces with low railings or fencing to boundaries. This should ensure boundaries are defined while keeping an "open" feeling to the streets.



Road with Path(s):

The streets throughout the site will take a variety of forms. These create a cohesive scheme that adjusts to the needs of the urban grain.

This street typology utilises a hybrid of shared surface and the traditional road and path combination. Parking can be found in both parking courts and private driveways.



Shared Surface:

Shared surfaces are prominent in this character zone in order to encourage slower vehicular speeds and prioritise pedestrians. Larger front gardens are also introduced in this typology, introducing more green into the street scene.



06 Character Areas



4a. Transitional Perimeter South

Architecture

Defining Principles

- Architecture to match immediate context
- Built form faces outwards
- Adjacent to enhanced natural buffer along Pagham Road

Frontage - Build Line

Linear frontage enclosing site.

Building Types

Predominantly one-and-a-half storey detached housing with occasional semi-detached units.

Architectural Details and Materials

- Appearance to reflect the immediate context
- Mix of hipped and half-hipped roofs with feature gables and cat-slides

Roof

Red or brown tiles.

Walls

Red brick walls with dentil course at eaves, central banding.

Windows

White cottage-style landscape windows with soldier course lintels and cills.

Entrance

Pitched roof canopies to front doors.

See page 51 for details on Key Buildings.



Example street scene with two key buildings shown



Precedent: Existing cottage on Pagham Road

Streets

Street Typology

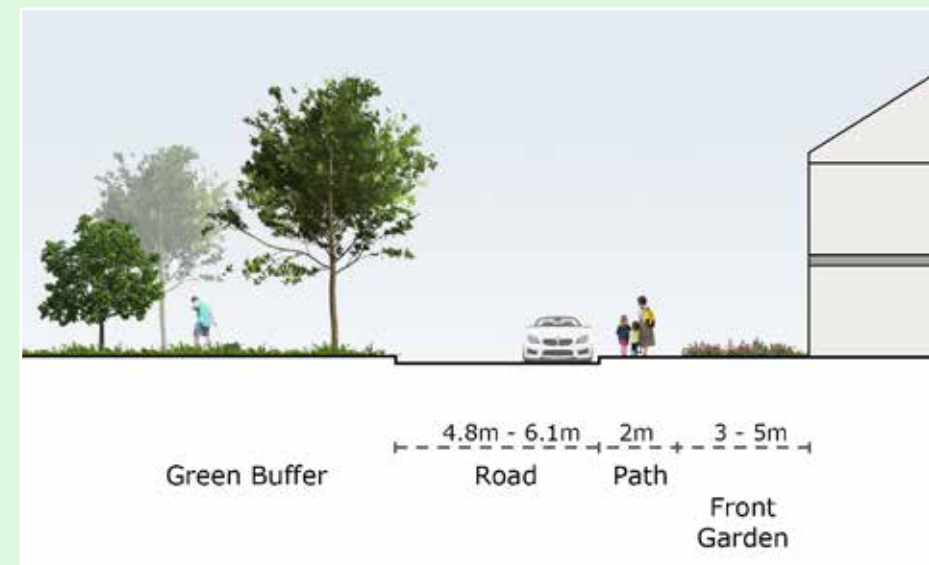
Standard road with pavement to at least one side for this character area's spine roads. Shared surfaces to all other streets.

Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

Parking

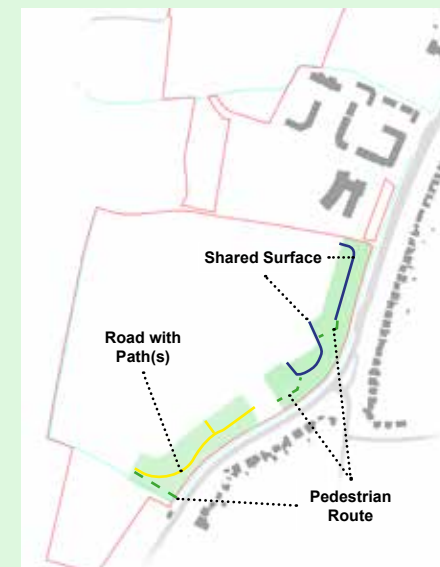
Mix of garage and driveway parking.

Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage.



Front Boundaries

Front gardens with low walls and planting to mimic the boundary treatments on Pagham Road.



Road with Path (along buffer):

Much like the rural edge south typology, this street typology will maximise the size of the green buffer by primarily only providing pavement to the side of the road that features houses. There will be some areas of road that feature a path on both sides so there is a strong pedestrian link back to Pagham Road.

Shared Surface (along buffer):

To maximise permeability to the green buffer and adjacent public open space, shared surfaces are to be used in this area.



Character Areas 06





4b Transitional Perimeter North

Architecture

Defining Principles

- Architecture to match immediate context
- Built form faces outwards
- Adjacent to enhanced natural buffer along Pagham Road

Frontage - Build Line

Linear frontage enclosing site.

Building Types

Predominantly 2 storey semi-detached and terraced housing with occasional blocks of flats. Flats to be of a sympathetic nature with varying ridge and eaves heights.

Architectural Details and Materials

- Appearance to reflect the immediate context
- Gable ended roofs with front-back pitch

Roof

Red tiles. Gablets to front elevation.

Walls

Predominantly red brick walls. Key buildings to feature dark cladding to first floor.

Windows

White portrait cottage-style windows with sloped brick cills and skewback lintels.

Entrance

Monopitch canopies to front doors.

See page 51 for details on Key Buildings.



Precedent: KSA/Drew Smith Homes' development North of Summer Lane
Image sourced from: https://www.ksaltd.co.uk/projects/summer_lane_pagham



Example street scene with two key buildings shown

Streets

Street Typology

Standard road with pavement to the side with houses.

Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

Parking

Mix of driveway parking and parking courts.

Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage.



Front Boundaries

Defensible space with low hedges or shrubs to boundaries.



Shared Surface (along buffer):

To maximise permeability to the green buffer and adjacent public open space, shared surfaces are to be used in this area.



Shared Surface (interior):

Shared surfaces area prominent in this character zone in order to encourage slower vehicular speeds and prioritise pedestrians.



06 Character Areas



Flats - Design Guidance

Defining Principles

- Architectural style to be sympathetic to the character area
- Built form creates a courtyard
- Massing arranged to create a natural rhythm and domestic scale

Frontage & Entrances

Linear frontage with well-defined entrances. Ground floor flats to have own front doors.

Building Type

1.5 to 2 storey blocks of flats sympathetic to the scale of the surrounding development. Varying ridge and eaves heights to create a seemingly organic built form.

Architectural Details and Materials

- Dormers used in areas with lower eaves
- Gable ends on corner turning elements

Roof

Red tiles with grey tiles used at key locations.

Walls

Red brick with occasional dark cladding to first floor. Buff brick to key elements.

Windows

Variety of window types.

Parking

Predominantly courtyard parking to rear of block. Some perpendicular street parking.

Front boundaries

Defensible space to property.



Example street scene with two blocks of flats shown



Precedent: KSA/Drew Smith Homes' development North of Summer Lane
Image sourced from: https://www.ksaltd.co.uk/projects/summer_lane_pagham

Character Areas 06



Key Buildings

Key buildings throughout the site should be articulated with a contrast brick or other contrast material appropriate for the character area.

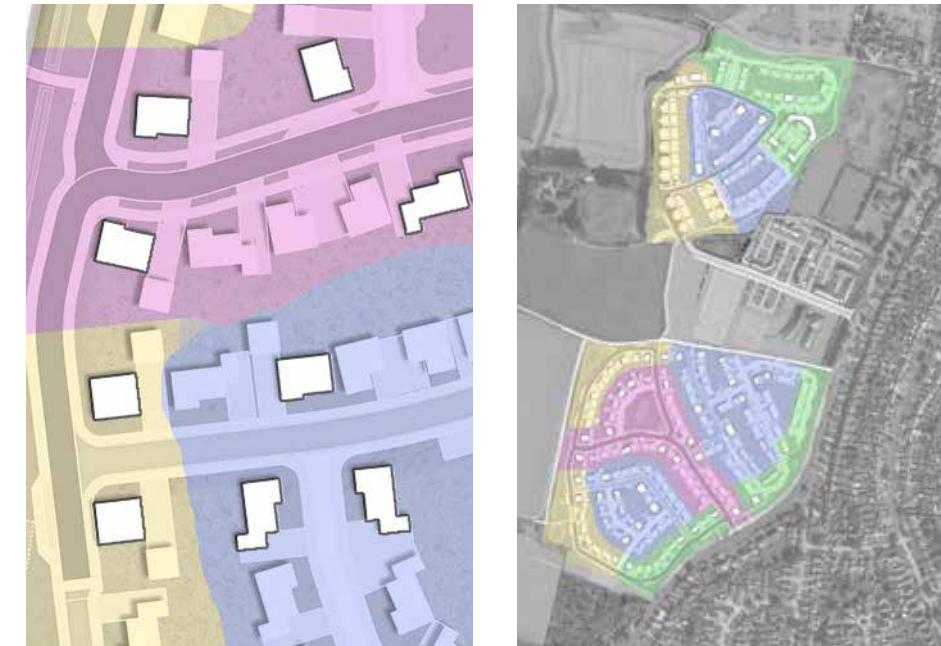
Additional features may also be found on key buildings, but overall the architectural details for the key buildings should remain largely the same as the character area in which they are found. This is to ensure that key buildings help with way-finding throughout the site and are integrated successfully into their respective character areas.



Key Building in Character Area 1: Park View
Suggested features: Dark contrast brick with red brick details



Key Building in Character Area 3: Community Streets
Suggested features: Light/buff contrast brick with red brick details



Key Building in Character Area 4b: Transitional Perimeter North
Suggested features: Fibre cement boarding (to mimic timber) to first floor

06 Character Areas



Care and Community Hub

Phase C, the parcel of land for primarily non-residential use (in line with the Development Framework Pan previously submitted in support of the outline application), should have a character area of its own:

CA5. Community Hub

This character area should use sympathetic materials to the residential character areas adjacent, but may deviate from the "traditional" approach where necessary to achieve high-quality community buildings. For example, should the school be unable to achieve its requirements through a traditional style of architecture, a contemporary interpretation would be deemed appropriate, subject to sympathetic materials.



Character Areas 06



5. Community Hub

Defining Principles

Buildings in this character area are primarily facilities that serve the local community. Some residential allocation (up to 25 units) is also appropriate for the character area, provided that it positively contributes to the overall street scenes and massing.

The community facilities and commercial uses for the site were approved as: "...a *Local Centre* comprising up to 2000sqm of A1/A2/A3/ D1/sui generis floor-space."

These use classes correspond to:
A1 - Shops
A2 - Financial and Professional Services
A3 - Restaurants and Cafés
D1 - Non-residential institutions (such as health centres, clinics, or libraries etc.)
Sui Generis - Uses that fall outside the defined limits of any other class use.

These uses should be integrated into prominent key buildings that address Pagham Road and enhance the route into the site along the new main road.

The 70 Bed Residential Care facility approved in the outline application should be located within this character area, enabling residents to have easy access to other local facilities.

The school approved in the outline application should be located near to the local centre, also within this character area.



The school is to be "*1FE primary school (with sufficient space to ensure that it is expandable to 2FE.)*"

Parking

- Informal, unmarked, short stay parking spaces in main square and some shared public car parks.
- Allocated and unallocated courtyard parking for staff and business uses.

- Private parking to care home.
- Private parking to school for both staff and visitors.

Parking should be well-overlooked in all instances, and parking spaces are to be a minimum of 2.5m x 5m.

Precedents

Arrange of precedent images have been prepared in order to create appropriate aspirations for the neighbourhood centre.

From this precedent study, the key features to be implemented are:

- Traditional-style architecture to match with the rest of the development and the wider context of Pagham
- Long stretches of facade broken up by elements such as feature gables
- School and community-focused buildings to be of a sympathetic materials, but may deviate in architectural style from their immediate neighbours
- Commercial frontages to be easily identified and have good street presence

Neighbourhood Centre, Bexley



Neighbourhood Centre, Hythe



Oak Primary Care Home Development



Shopwhyke Lakes Neighbourhood Centre



The Lakes Care Centre, South Cerney



The Lakes Care Centre, South Cerney





5. Community Hub

Architecture

Defining Principles

- High quality hard surfaces interspersed with semi-mature tree planting to provide seasonal interest and scale
- All public areas and parking should have natural surveillance, clear way-marking and accessibility
- The high quality frontages with careful use of materials and incorporation of traditional features
- The boundary along Pagham Road should be enhanced with the planting of native tree species with any built form set back a minimum of 15m from the roadside boundary
- Mainly hard landscape with a simple palette of quality and robust materials
- Street trees to aid with wayfinding.
- High quality gardens within care home facility
- School to be located near to the local centre within a 1.9ha plot

Frontage - Build Line

Built form to address the Pagham Road and the new 7.3m spine road into the site to create a strong sense of enclosure. Small village squares to be defined by the built form.

Building Types

2 to 3 storey buildings with primarily A1/A2/A3/D1/sui generis floor-space. Small number (circa 25 units) of residential where required to improve scale and massing.

Architectural Details

- Hipped roofs and feature gables
- Facing brickwork with occasional quoining on corners
- Strong definition of ground floor commercial units

Roof

Mix of brown, grey, and red tiles.

Walls

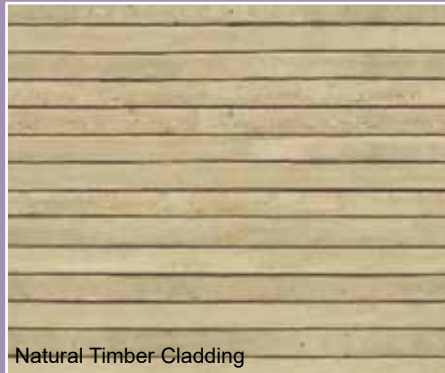
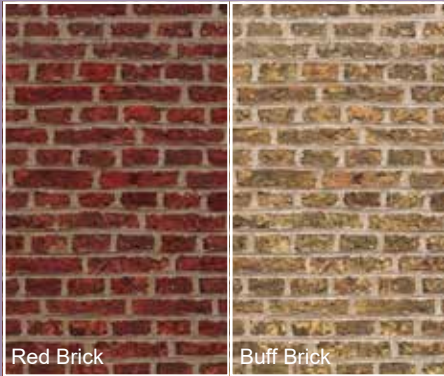
Red and Red/brown brick with occasional tile hanging, render or timber cladding. Opportunity for some buff brick. Glazing to ground floor commercial spaces.

Windows

Timber or powder coated aluminium double glazed casement and sash windows depending on architectural style being adopted and building use.

Entrance

Clearly defined commercial entrances through build outs. Mix of flat and pitched roof canopies. Pitched canopy to Care Home



Boundary Treatments

Commonly open to front and enclosed to the rear by walls and fence.

Adequate public realm space to encourage social interaction and ease of access and egress into retail areas.

Potential for enclosed service yards by walls and fences where rear elevations do not address the public realm.

Care home to have 2-5m front garden boundary offset to site access road defined by mixed shrub and low managed hedgerow planting.

School boundaries defined by fences incorporated into hedgerows and tree belts.



07 Sustainability



Sustainable Design

Sustainable development is considered as a way for the building industry to move towards protecting the environment. The promotion of sustainable building practices is to pursue a balance among economic, social, and environmental performance in implementing construction projects.

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 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.

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 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.

Environment

Passive and Active Strategies
There are many environmental design techniques that should be considered in the design of the dwellings. These are such as: 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.

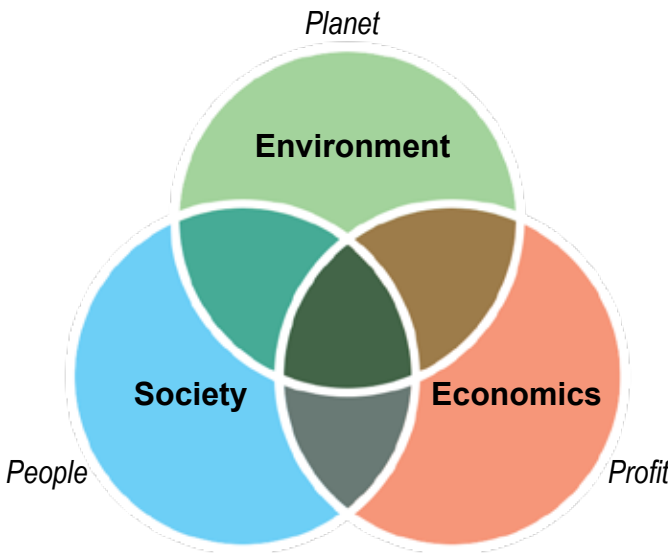
Encouraging Public Transport
Strong links to public transport, such as to the existing bus stops along Pagham Road, should be made to reduce the need for car ownership.

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.

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.



The Three Pillars of Sustainability - to be considered for sustainable design



08 Summary

Summary and Recommendations

The Design Code is has been produced as a condition of the outline permission P/140/16/OUT. It has outlined the guidelines for the creation of high-quality homes and spaces that are appropriate to the local vernacular.

The outline permission is for a: *"...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 generis floor-space, 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."*

This Design Code has separated the site into defined character 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. This approach mimics natural growth and creates a good wayfinding experience set within landscaped streets and parks.

The Design Code illustrates an acceptable form of development in-line with national and local policy along with Pagham Village Design Statement. The scale of the suggested development is medium to low density which should allow the scheme to sit comfortably amongst and compliment it 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.



Appendix A

Appendix A contains suggested planting schedules that accord with the proposed planting strategy on page 36. This appendix is an extension of the Landscape and Public Open Space Framework.



Grassland Meadows to Buffer Areas and Open Space



Grouped Tree Planting to Open Spaces



Formal Street Planting to Provide Structure



Large Tree Planting	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Alnus Glutinosa	Alder
Betula Pendula	Silver Birch
Betula Pubescens	Downy Birch
Fagus Sylvatica	Common Beech
Pinus Sylvestris	Scots Pine
Quercus Robur	Pendunculate Oak
Salix Alba	White Willow
Tilia Cordata	Small-leaved Lime

Medium Tree Planting	(As Above)
Amelanchier lamarkii	Snowy mespilus
Acer campestre 'Streetwise'	Field Maple
Malus sylvestris	Crab apple
Prunus avium 'Plena'	Wild Cherry
Sorbus aucuparia 'Sheerwater seedling'	Rowan

Small Tree Planting	(As Above)
Acer platanoides 'Globosum'	Norway Maple
Carpinus betulus 'Fastigiata'	Hornbeam
Crataegus laevigata	Midland Hawthorn
Corylus maxima 'purpurea'	Filbert Hazel
Malus 'John Downie'	Ornamental crab
Pyrus calleryana 'Chanticleer'	Ornamental Pear

Hedgerow Planting (Formal)	(As Above)
Carpinus betulus	Hornbeam
Fagus sylvatica	Beech



A Appendix



Buffer Planting - Understorey	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Acer campestre	Field Maple
Corylus avelana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab Apple
Prunus domestica	Wild Plum
Prunus spinosa	Blackthorn
Salix caprea	Goat Willow
Sambucus nigra	Elder
Viburnum opulus	Guelder-Rose



Alnus glutinosa - Alder



Crataegus monogyna - Hawthorn

Meadow Areas - Field Layer	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Briza media	Quaking Grass
Carex pendula	Pendulous Sage
Anthoxanthum odoratum	Sweet vernal grass
Luzula pilosa	Hairy wood-rush
Luzula Sylvatica	Great wood-rush
Convallaria majalis	Lily of the valley
Galium odoratum	Sweet woodruff
Asplenium scolopendrium	Harts tongue fern
Polystichum setiferum	Soft shield fern
Blechnum spicant	Hard fern
Polypodium vulgare	Common polypody
Hyacinthoides non-scripta	English Bluebell
Anemone nemorosa	Wood anemone
Digitalis purpurea	Foxglove
Primula vulgaris	Primrose
Prunella vulgaris	Self heal

Buffer Planting - Tree Canopy	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Alnus glutinosa	Alder
Carpinus betulus	Hornbeam
Fagus sylvatica	Common Beech
Quercus robur	Oak
Salix cinerea	Grey Willow
Salix fragilis	Crack Willow
Salix viminalis	Osier

Appendix A



Wild Flowers	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Achillea millefolium	Yarrow
Agrimonia eupatoria	Agrimony
Arctium minus	Lesser Burdock
Centaurea nigra	Common Knapweed
Centaurea scabiosa	Greater Knapweed
Chaerophyllum temulum	Rough Chervil
Daucus carota	Wild Carrot
Dipsacus fullonum	Wild Teasel
Filipendula ulmaria	Meadowsweet
Galium album - (Galium mollugo)	Hedge Bedstraw
Geranium pratense	Meadow Crane's-bill
Knautia arvensis	Field Scabious
Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
Pastinaca sativa	Wild Parsnip
Pimpinella major	Greater Burnet-saxifrage
Prunella vulgaris	Selfheal
Silene dioica	Red Campion
Torilis japonica	Upright Hedge-parsley
Vicia cracca	Tufted Vetch

Grasses	(As Above)
Alopecurus pratensis	Meadow Foxtail (w)
Cynosurus cristatus	Crested Dogstail
Dactylis glomerata	Cocksfoot
Deschampsia cespitosa	Tufted Hair-grass (w)
Festuca rubra	Strong-creeping Red-fescue
Holcus lanatus	Yorkshire Fog
Schedonorus arundinaceus - (Festuca arundinacea)	Tall Fescue (w)
Schedonorus pratensis (Festuca pratensis)	Meadow Fescue



Leucanthemum vulgare - Oxeye Daisy



Filipendula ulmaria - Meadowsweet



Wildflower Field



Betula Pendula - Silver Birch