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Land South of Summer Lane

Design Code

Project Location:	Pagham
Applicant:	Pagham Homes
Date:	May '21
HGP Reference:	21.003
Revision:	G - 03.09.21



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ARUN DISTRICT COUNCIL P/83/21/DOC

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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."

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.

Adjacent to the site is the second parcel of the Pagham South Strategic allocation (P/25/17/OUT) which is an outline application 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.





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





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.

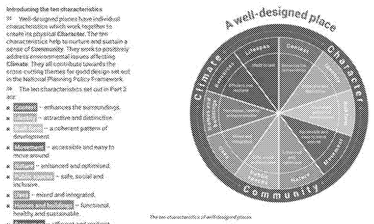
This document illustrates how to successfully utilise the ten characteristics and explains how a well designed proposal would be a positive contribution to Pagham.

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



The ten characteristics of a well-designed place

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.

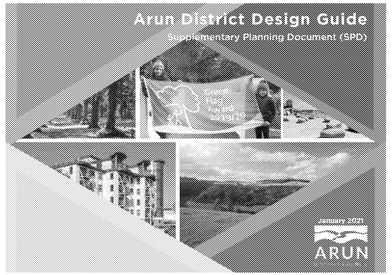
Arun District Design Guide - SPD

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.

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

ARUN DISTRICT COUNCIL P/83/21/OUT

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.

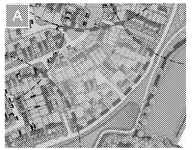
Before embarking on the Design Code process, we have analysed the parameter plans and illustrative masterplan submitted in support of the outline application against local guidance. This local guidance has changed since the original application was approved, and therefore the masterplan will need to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



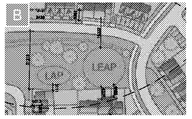
Drawings by Davies' Landscape Architects submitted in support of P/140/16/OUT
Left: Indicative Tenures Mix Right: Density Plan



Illustrative Masterplan by Davies' Landscape Architects submitted in support of P/140/16/OUT
with the Church Barton House Application (P/25/17/OUT) ghosted in for context



Analysis reveals houses more than 100m from a LAP. LAPs will need to be repositioned to accord with the Arun District Design Guide.



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

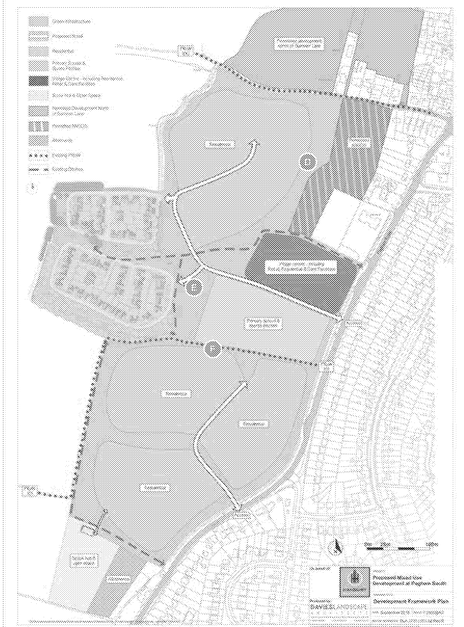
These parameter plans were produced as part of the original outline application, and set up some overall ideas for the development. While the overall principles are good, analysis of the parameter plans revealed further opportunities.

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.

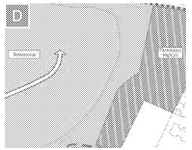
Furthermore, between the two main residential parcels, an area has been allocated for sports pitches (see image E). However, a proposed access into a neighbouring parcel of land to facilitate a new development (outline permission P/25/17/OUT, not including access) would cut through this area and significantly reduce usability for the land as sports pitches. This is because there would no longer be any segment of this land in which a standard sized (and shaped) formal sports pitch would fit. Furthermore, an access through this parcel of land would reduce the land allocated for sports pitches below the 0.56Ha agreed in the S106 agreement. If this future access could be moved, the green link between all three parcels would be improved, and the plans produced for the S106 upheld.



Drawings by Davies' Landscape Architects submitted in support of P/140/16/OUT
Left: Storeys Parameter Plan Right: Internal Movement Plan



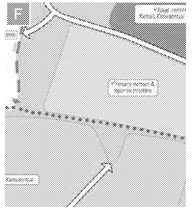
Development Framework Plan by Davies' Landscape Architects submitted in support of P/140/16/OUT
with the Church Barton House Application (P/25/17/OUT) ghosted in for context



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.

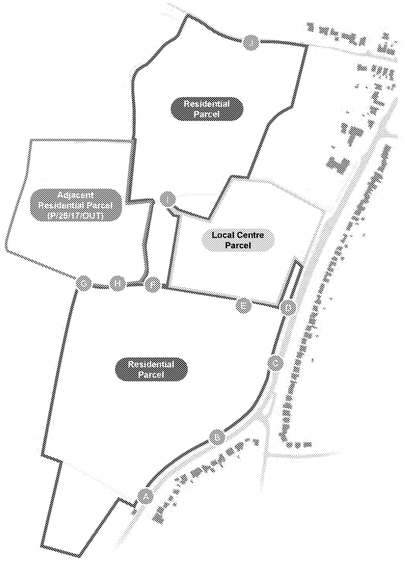
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Existing Site

The site (P/140/16/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.

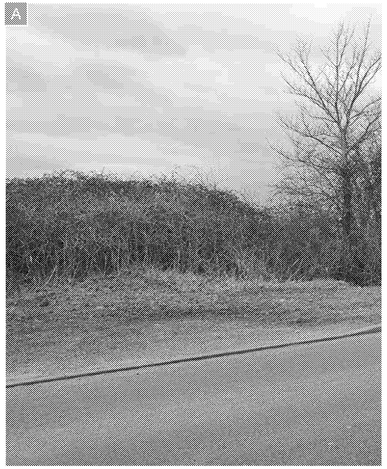
Immediately to the west of the site is farm land, and there is a screen of mature trees to the immediate east of the site along Pagham Road. Also west of the site is the Church Barton House development parcel (P/25/17/OUT) that has outline approval for "Outline application with all matters reserved - Erection of up to 65 No. dwellings, access roads, landscaping, open space & associated works."

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



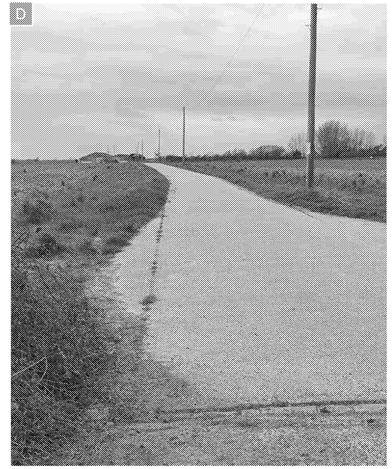
View of southern parcel site boundary from Pagham Road



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

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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)

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View from Public Right of Way towards Church Barton House Parcel



Drone photograph looking north across northern parcel



View of adjacent building site north of Summer Lane

Figure Ground

Figure ground analysis reveals a series of long, slightly curving streets with a strong unified frontage closest to the site. Moving away from the site, the street layout of Pagham forms more loops and cul-de-sacs.

Buildings are predominantly placed in a perimeter-block form, and are runs are rarely broken up. The character of Pagham does not have many open spaces within residential areas, save for the football club and cricket ground near the north of the site, and a small pocket of green space further south.

The Arun District Design Guide has further diagrams on the local street patterns.



ARUN DISTRICT COUNCIL P/83/21/OUT

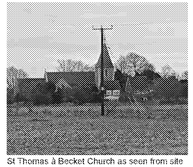
Listed Buildings

There are several Grade II listed buildings in Pagham, with clusters particularly to the north and south of the site. Immediately adjacent to the site in the south is the Grade II listed building "White Rock."

The Parish Church of St Thomas à Becket is the only Grade I listed building in Pagham, and there are views from the public right of way that goes through the site.




The White Rock as seen from Pagham Road


St Thomas à Becket Church as seen from site

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
Adjacent 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
Church
Shopping
Restaurants
Post office
Bus stops
Active frontages
White Rock listed building

ARUN DISTRICT COUNCIL P/63/21/OUT

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.

• Provide a cycle routes through the site that link up with the existing cycle routes and rights of way

• 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
Adjacent site boundary
Potential residential zone
Potential community hub zone
Cycle route
Public Right of Way
New site access
Ditches
Low-risk flood zone
Enhanced green buffers
Retained long distance views of St Thomas à Becket Church



St Thomas à Becket Church as seen from site

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.

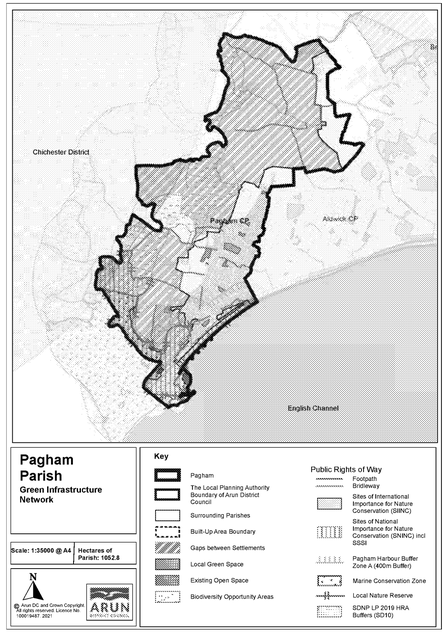
Pagham is distant from the designated South Downs National Park to the north but close to the SSSI and Ramsar/ SPA designations of Pagham Harbour. These ecological designations are attributes of heightened landscape value that influences the wider landscape character.

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

ARUN DISTRICT COUNCIL PR/21/OOC

Town Character



Top: Detached houses with integral garage and contrast brick detailing

Bottom: Georgian cottage with portrait-oriented windows



Top: Semi-Detached houses in red brick multi with monopitched porches and red roof tiles

Bottom: Terraced Houses with red-brown weathered brick and contrast orange brick cills/lintels



Top: Detached house with catslide roof and dormer, and two-storey bay in gable

Bottom: Block of flats with dark timber boarding

ARUN DISTRICT COUNCIL P/63/21/OUT

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: Detached one-and-a-half storey house with black timber to dormer and porch gable elements.

Bottom: Semi-detached house with half-hipped main roof and white cladding to part of front elevation.



Top: Detached house with half-hipped roof and tile hanging on feature gable projection

Bottom: Detached one-and-a-half storey house with dormer windows to first floor, country bar windows, and integrated garage

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 to Take Forward:

- **Detached buildings to have mix of integral garages.**
- **Terraced houses to be inspired by workers' cottages**
- **Apartment blocks to mimic farmyard buildings**

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 to Take Forward:

- **Dwellings to be 1.5 - 2 storeys**
- **Gables used to enhance built form, particularly on front elevation**
- **Hipped and half-hipped roofs with occasional catslides**

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 to Take Forward:

- **Mix of window types used**
- **Mix of landscape and portrait emphasis highlighted in the local area - to be used to help define character areas**

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 to Take Forward:

- **Multi-tone brick details**
- **Windows to have feature lintels**
- **Quoining to be used occasionally**

Materials and Tones

Buildings in Pagham and the surrounding areas are a mix of red, grey, and buff brick. Brown tiles are the typical roofing material, although grey and red tiles do feature. The use of dark timber cladding is frequently used on newer homes in the area, particularly on the new development north of the site.

Design Principles to Take Forward:

- **Mix of red, grey, and buff brick to be used**
- **Timber boarding to be used near new build site to the north**
- **Mix of brown and red roof tiles**
- **Details in contrasting brick**

Boundary Conditions

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

Design Principles to Take Forward:

- **Low Lying brick walls**
- **Open front gardens**
- **Low railings**
- **Hedges of various heights to front gardens**



ARUN DISTRICT COUNCIL P/83/21/OUT

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

ARUN DISTRICT COUNCIL P/83/21/OUT

Layout Progression

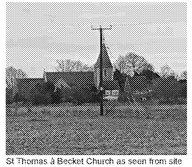
The concept diagram for the residential parcel has been progressed to illustrate the potential areas for perimeter blocks, drainage, and public open space. Street types naturally become varied depending on the hierarchy of the spaces that they pass through. This, in turn, forms character areas that are 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
Retained long distance views of St Thomas à Becket Church



St Thomas à Becket Church as seen from site

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 in accordance with Arun District Council Parking Standards Supplementary Planning Document (January 2020) and the Arun District Design Guide. 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 large refuse vehicle (11.2m 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.



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Proposed Figure Ground

Comparison with Existing

The framework plan features larger gaps between houses than those that currently exist within pagham. This is to help the development feel more open and to respect the countryside edge that the new development will meet. The street patterns have been designed to reference the existing patterns within Pagham, while providing opportunities to introduce public open space that breaks up the development.

Perimeter Blocks

In line with the Arun District Design Guide, the perimeter block has been used throughout the regulating plan to ensure well connected streets and well defined frontages. Back to back distances within these blocks also reflect the Arun District Design Guide with the minimum separation distance at 21m, and the minimum garden length at 10.5m

Density

In line with the Arun District Design Guide, the regulating plan creates soft edges by decreasing scale and density of the new development towards the boundaries of the site. Higher density blocks are found immediately adjacent to new open space and kept away from existing neighbours as much as possible.



Site boundary

Adjacent Site Boundary

ARUN DISTRICT COUNCIL P/83/21/OUT

Key Views

The Arun District Design Guide states that schemes should maintain key views in and out of developments. The regulating plan has therefore sought to put more of the long distance views of St Thomas à Becket Church in the public domain.

Previously, the long distance views could only be seen along the one public right of way that runs east-west through the site and north-south adjacent to the site. This is because the rest of the site was under private ownership.

The new layout proposed in the regulating plan allows for views from multiple streets and pathways, setting the main views from along the enhanced landcape buffer that is to be provided at the south of the site. Many houses themselves will benefit from views of St Thomas à Becket Church from ground floor and/or first floor windows.

All views have been set up naturally - there is to be no single "view corridor" to the church, and instead plenty of views and glimpses from afar. Artificial view corridors that limit the view of the church to one particular spot were deemed uncharacteristic of Pagham and detrimental to the overall appreciation of the Grade I listed building.



Site as existing: Public views of St Thomas à Becket Church are limited to only along the public right of way due to the privately owned land.



Site as proposed: Public views of St Thomas à Becket Church are provided along the perimeter roads, throughout the enhanced buffer and land for allotments, and from one of the internal streets.

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.

The section of the spine road that fronts the local centre and the school would be expected to include appropriate traffic calming and school safety zone features such as raised table(s), this is to ensure that the speed of vehicles is kept to the design speed of 20mph and to enhance safety for all users.

Given the straight nature of the spine road, a speed table(s) is the most cost-effective measure to introduce as an integral part of the design of the spine road.



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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.

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.

Links Through Green Space

While formal connections are also to be provided, it is intended for the perimeter green space to allow pedestrian permeability for adjacent sites. Once the development has been occupied, desire lines will form across these green spaces, allowing the landscaping to change and adapt - perhaps by introducing mown paths along these desire lines - according to the occupants' needs.

Cycling Facilities

From the southern approved entrace, through the central green area of the site connecting the northern and southern parcel, and finishing with a connection to Summer Lane, a shared footpath / cycleway should be provided to ensure the development is permeable and well connected both internally and to existing routes.

The upgrading of the public right of way, alongside a new shared cycle path to the south of the site will provide good east-west links that connect with existing cycle routes.

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.



04 Masterplan

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 (including layby parking akin to Pagham Road);
- Footpaths with a width of 2.0m on at least 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.

In order to ensure low design speeds are maintained, well designed traffic calming features such as raised tables at junctions and pedestrian crossing points, as well as the use of different road surface materials, pinch points, planting and landscaping will be included within the design of the spine road from the outset, similar to methods used in other new developments in Arun.

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. Traffic calming features would be integrated into the design of the development and would provide additional design benefits.

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 – 2.0m
- 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.





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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.
- A variety of easily accessible natural and sensitive equipped play opportunities that together will cater for the play needs of all age groups and safety overlooked by the surrounding housing.

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.



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, public open spaces and designed play zones. 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.



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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. Space should be allowed for basins and other SUDs features to integrate into this area. Meadow Walk will connect and enhance the existing vegetation and establish 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.

Future Allotment Provision

An area located to the south of the site has been set aside to enable future community growing opportunities. Exact details will follow as the design progress and further consultations are undertaken. However, the area will provide an opportunity for a one or combination of the following elements:

- Formal allotments to the allotment association standards
- Communal orchard
- Community farm
- Apiary (bee keeping) with associated meadows











ARUN DISTRICT COUNCIL P/83/21/OUT

Neighbourhood Green & Play Provision

Landscape Design Principles

The open space design will include a diverse mixture of natural play equipment suited to the requirement of the development, demographic but above all will encourage interaction with the natural environment. This in turn will create e a sense of ownership for future residents and support individual health and wellbeing.

The quantum of development makes allowance for an assortment of play opportunities and abilities as summarised below:

- 2 No. Neighbourhood Greens that will form the hub for each development parcel and accommodate an equipped play area including:
  - ◊ 1 No. Local Area for Play (LAP) in the northern parcel with the emphasis on younger children provision (Toddlers to Juniors);
  - ◊ 1 No Destination Play Area (ELEAP) within the larger parcel to the south. In accordance with the S106 agreement this play zone will accommodate at least 9 pieces of equipment and will cater for a wider age group including older children who require less supervision.
- An additional LEAP close to the northern boundary adjacent to the emerging north of Summer Lane and the newly formed AONGS (Area of natural Open Green Space). This will implement greater natural equipped play to complement its setting next to the informal open spaces.
- A Play Trail / Informal Local Areas of Play (LAP) as shown on the illustrative masterplan will be integrated into the meadow walkways to provide interest and encourage family walks. These will cater for all age groups and will second as supporting informal exercise opportunities.

In keeping with the integrated approach to the wider open space network and modern guidance on 'Play for All' a typical equipped play 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 'sensory' planting and landform 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.
- Scope to incorporate edible landscapes / community orchards.
- Use of trees to provide shaded walkways and other microclimate benefits for climate resilience.
- Equipment should vary between ELEAPs/LEAPs/LAPs and ensure that it is coordinated with the existing ELEAPs/LEAPs/LAPs in the local area to provide a range of play provision.









Examples of ELEAP Destination Play









Examples of LAP Equipment and Play Trails









Examples of LEAP Equipment

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

- Traffic calming features such as raised tables at junctions and pedestrian crossing points, as well as the use of different road surface materials, pinch points, planting and landscaping will be integrated into the design of the proposed development from the outset and will provide additional design benefits to the scheme.
- 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.









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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

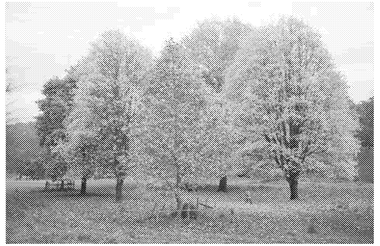
Enhancements to the existing grassland with species rich wildflower meadows and rough grassland with shorter mown areas to define casual pathways and informal recreational areas, coppice/ scrub/orchards. Additional tree planting should be suitably positioned to support visual mitigation to the development. 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.



Grouped Tree Planting to Open Spaces



Grassland Meadows to Buffer Areas and Open Space



Formal Street Planting to Provide Structure

ARUN DISTRICT COUNCIL P/83/21/OOC

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 on-going 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

Hard Landscape and Street Furniture

To complement the landscape setting and architectural design, a sensitive palette of materials is envisaged for the landscape that will help provide legibility and create a sense of place. These will be selected for their sustainable credentials, robustness, ease of maintenance and to provide a consistent design language for the public realm areas.
Whilst the exact details will follow as the designs evolve and further permissions are sought the overarching strategy set out below will include:

1.Hard Landscape Areas

- Bitumen based surfaces to primary roads (adoptable status) to emphasise main routes through the site;
- Subtle use of varying concrete block paving to define key junctions / thresholds and tertiary areas (private drives)
- Slab paving to building entrances / private garden terraces.
- Bound gravel materials to meadow walkways to complement the wider AONGS design language.

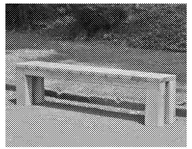




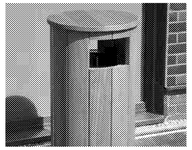



2. Street Furniture and Lighting

- Generous bench / picnic table provision to support use of the external areas and allow views across the landscape.
- Well placed bin provision to tie in with Arun's recycling strategy.
- Allowance for dog bins.
- Cycle rack provision to key open spaces to encourage sustainable means of movement across the site.
- Sensitive low level street lighting to provide safe environment for pedestrians and cyclists whilst avoiding unnecessary light spill to the sensitive rural edges and associated wildlife corridors.
- Allowance for fencing to equipped play areas to prevent dog access.








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Indicative Lighting Plan

Street lighting is to be specified and designed by a lighting engineer at the reserved matters stage, but should follow the principles established on the adjacent diagram.

Street lighting should reduce in height towards the edges of the site to reduce light pollution out into the wider countryside.

The community hub parcel at the centre of the site is to have lighting columns of a more urban scale to support activity and deter crime



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

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.

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.

For an overall cohesive development, this design code also suggests that the character areas for the outline scheme at Church Barton House (P/25/17/OUT) should be sympathetic to Character Area 2: Rural Edge.



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 • Formal architecture • Prominent key buildings • Key green link through site	• Predominantly 2 storey detached units with garages • Mix of forms for dwellings • Built form and paths set back from road to create tree lined avenue	• Georgian-inspired • Hipped roofs with feature gables • Facing brickwork with quoining on corners • Georgian-inspired flat roof canopies	• Brown tiles for roof • Grey 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 to 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	• Brown tiles for roof • Red brown 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 to 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 facing 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	• Brown tiles for roof • Weathered buff 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	• Brown tiles for roof • Red-brown 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

ARUN DISTRICT COUNCIL P/83/21/OUT

1. Park View

Precedents



Architectural Precedent: Georgian cottage on Barton Close, Pagham



Architectural Precedent: Georgian inspired house



Setting Precedent: Houses fronting village green



Architectural Precedent. Red brick



Architectural Precedent: Georgian inspired house

Architecture

Defining Principles
- Grand homes with verdant landscaping
- Built form faces village green or avenue
- Georgian-inspired 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
Brown tiles.

Walls
Grey Brick walls with quoining on key corners. Flint blocks to key buildings.

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

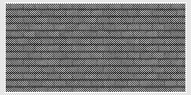
Entrance
Georgian-style flat roof canopies. Sidelights to front doors on larger houses.

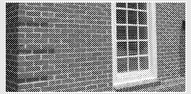
See page 68 for details on Key Buildings.

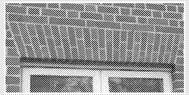


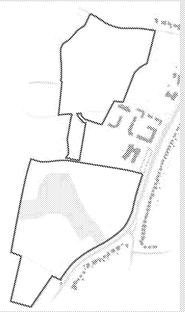
Local Precedent: Georgian cottage on Barton Close











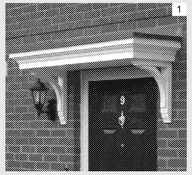


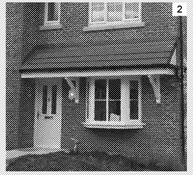
Example street scene with one key building shown

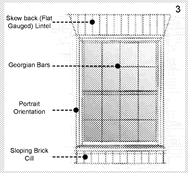
ARUN DISTRICT COUNCIL P/83/21/OUT

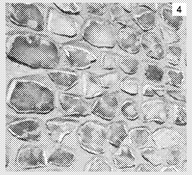
Suggested Architectural Details

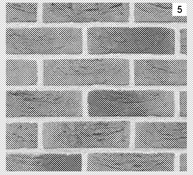
1. Flat-roofed porch
2. Integrated porch
3. Georgian bar windows
4. Flint block to key buildings and feature elevations
5. Grey brick to most buildings
6. Brown roof tiles

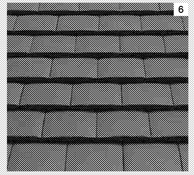


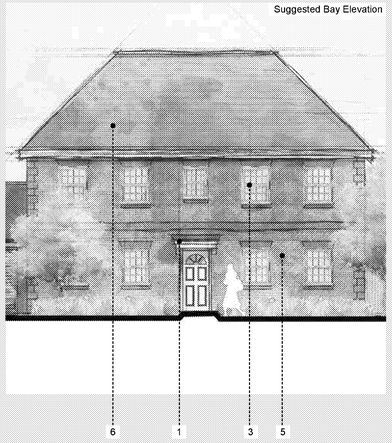












Streets

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

See page 27 for details on widths of roads.

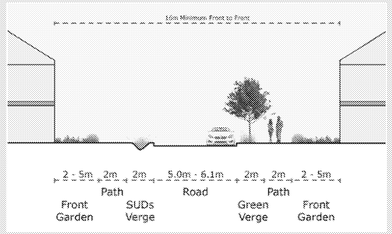
Parking
Garage and driveway parking.

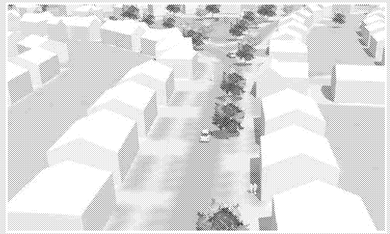
Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage, as specified in the Arun District Design Guide.

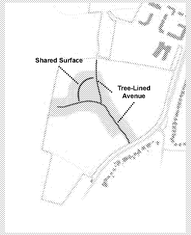
Front Boundaries
Front gardens with hedges or estate railings. Houses to face formal public open space where possible.

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.

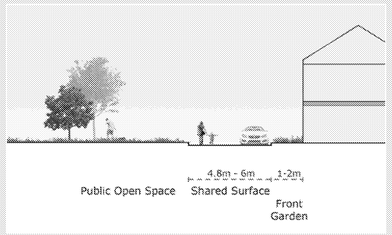
Occasional tree planting should be in a two-metre wide verge on one side of the road to allow for large trees to frame the view. Where it is not possible to plant trees, significant wildflower planting or SUDs features such as open, planted ditches are advised. Paths are set back from the road to encourage growth and create defensible spaces in front of the built form.

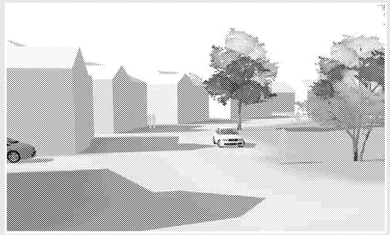






Shared Surface:
A shared surface should connect the two tree-lined avenues around the central park. This is to increase permeability to the public amenity space.





ARUN DISTRICT COUNCIL P/83/21/OUT

2a. Rural Edge North

Precedents



Architectural Precedent: Workers' terrace



Architectural Precedent: Workers' terraces



Setting Precedent: Car parking hidden by mature hedges and trees



Architectural Precedent: Workers' terraces



Architectural Precedent: Workers' cottages

ARUN DISTRICT COUNCIL P/83/21/OUT

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-brown brick walls.

Windows
White landscape windows with soldier course brick lintels and cills.

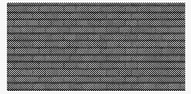
Entrance
Built-out porches with gabled roofs.

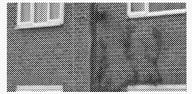
See page 68 for details on Key Buildings.



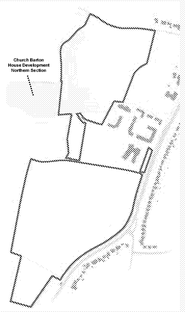
Local Precedent: Workers' cottages in Rose Green Road, Pagham













Example street scene

Suggested Architectural Details

1. Lower eaves at the end of the terrace to reduce bulk

2. Built-out porches

3. Landscape Orientation Windows

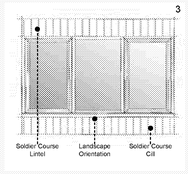
4. Red Brick Multi to Key Buildings

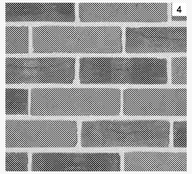
5. Red-brown brick to most buildings

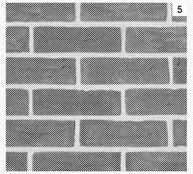
6. Brown roof tiles

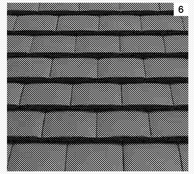


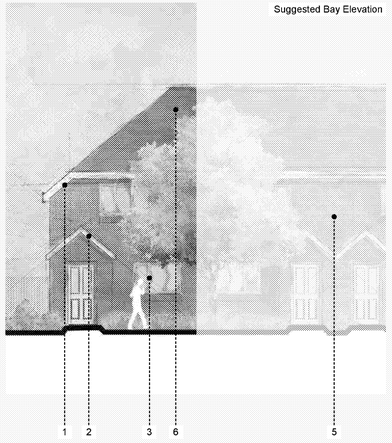












Streets

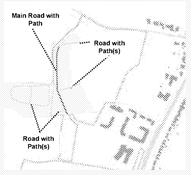
Street Typology
Planted parking courts along spine road with path behind. Generous planting to hide cars from the public eye.

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, as specified in the Arun District Design Guide.

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.



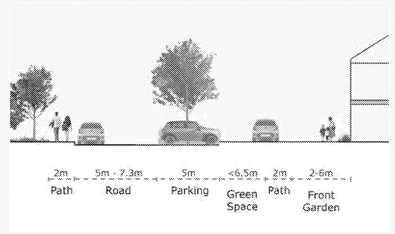
Main Road with Path:

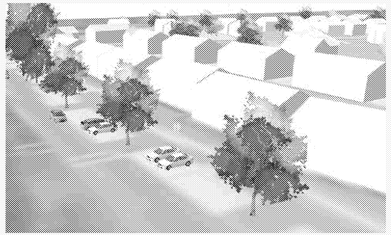
To preserve the rural characteristic of the edge of the development, the footpath that follows the length of the road should be separated from the road by planting and green space. Parking spaces should also occupy this space to allow cars to drive onto the road without impeding pedestrian movement.

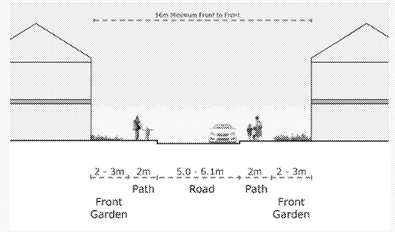
A larger road width (7.3m) is to be provided to link with Community Hub area and facilitate layby parking of 2m along one side. Any stretch that is not anticipated to be required at the larger width should be reduced in width and/ or utilise traffic calming measures (such as raised tables at junctions) to reduce vehicle speeds.

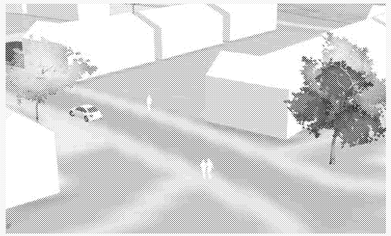
Road with Paths:
The secondary roads in this character area should be a standard road with a path to at least one side. These roads should be thinner (5.0 - 6.1m) to indicate their secondary nature and reduce vehicular speeds.

In order to create hidden parking courts in front of housing, hedgerow planting and spaces parallel to the road should be encouraged. This creates an effective screening element that keeps the cars out of the public domain but retains the overlooking of houses over their own parking spaces. Formal parking arrangements are not to be used on roads facing the wider countryside.









ARUN DISTRICT COUNCIL PR/021/OOC

2b Rural Edge - South

Precedents



Architectural Precedent: House with tile hanging to gable



Architectural Precedent: Detached house with tile hanging to front



Setting Precedent: Detached houses with parking to the front



Architectural Precedent: Cottage with tile hanging to first floor



Architectural Precedent: Cottage with tile hanging to first floor

ARUN DISTRICT COUNCIL P/83/21/OUT

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
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.

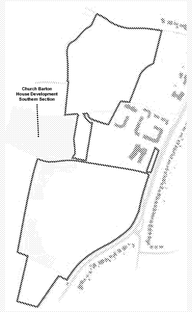
See page 68 for details on Key Buildings.



Local Precedent: Detached House on Pagham Road





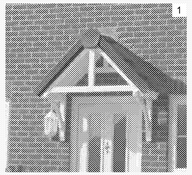


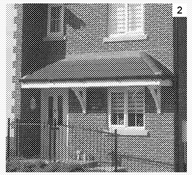


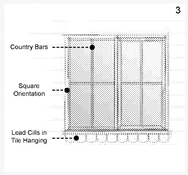
Example street scene

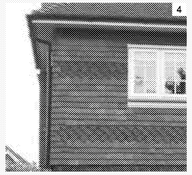
Suggested Architectural Details

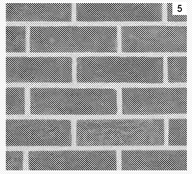
1. Gable detail porch canopies
2. Integrated porch with hipped end
3. Country bar windows
4. Red tile hanging with round tile details
5. Red brick
6. Red tiles

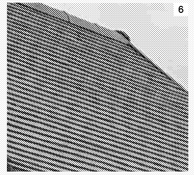














Streets

Street Typology
Standard road with pavement to at least one side.

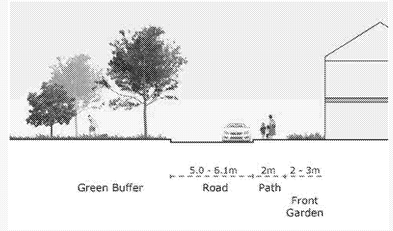
See page 27 for details on widths of roads.

Parking
Garage and driveway parking.

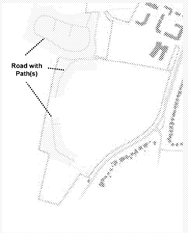
Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage, as specified in the Arun District Design Guide.

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

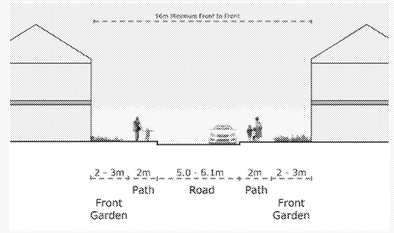
Road with Path (along buffer):
This street typology will maximise the size of the green buffer by only providing pavement to the side of the road that features houses.







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.





ARUN DISTRICT COUNCIL P/83/21/OUT

3. Community Streets

Precedents



Architectural Precedent: Semi-detached houses



Architectural Precedent: Semi-detached houses



Setting Precedent: Houses set back from the road



Architectural Precedent: Semi-detached houses



Architectural Precedent: Terraced Houses

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
Brown tiles.

Walls
Weathered Buff brick walls with minimal detailing. Key buildings in orange brick.

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

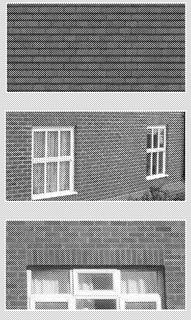
Entrance
Pitched canopies to front doors.

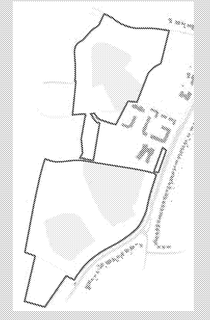
See page 68 for details on Key Buildings.



Local Precedent: Existing terrace on The Nurseries, Pagham







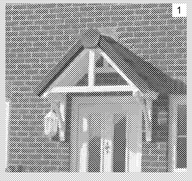


Example street scene with one key building shown

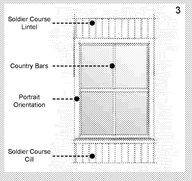
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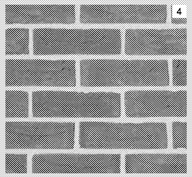
Suggested Architectural Details

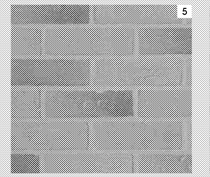
1. Gable detail porch canopies
2. Country-style front doors
3. Portrait-emphasis windows
4. Orange-brown brick to details
5. Weathered buff facing brick
6. Brown tiles

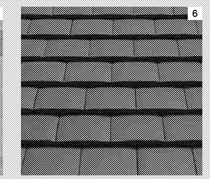


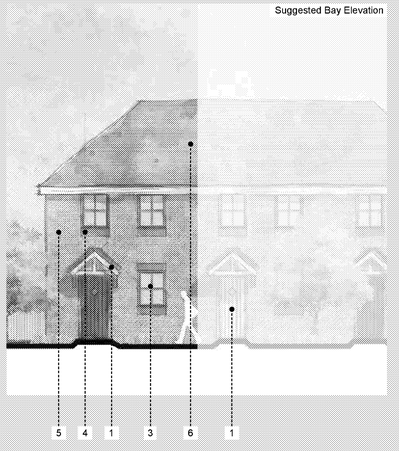












Streets

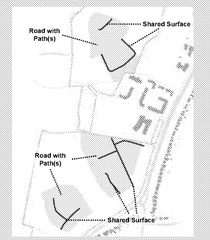
Street Typology
Typically road with pavement to at least one side for this character area's spine roads. Shared surfaces to all other streets.

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, as specified in the Arun District Design Guide.

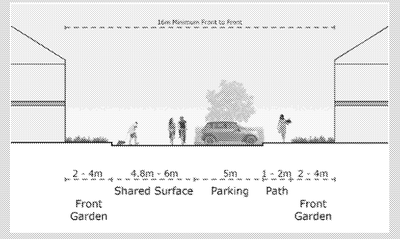
Front Boundaries
Front garden spaces with low railings or fencing to boundaries, keeping an "open" feeling to the streets.



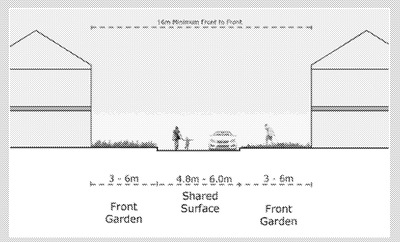
Road with Path(s):
The streets throughout the site will take a variety of forms. These create a cohesive scheme that adjusts to the needs of the urban grain.

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.









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4a. Transitional Perimeter South

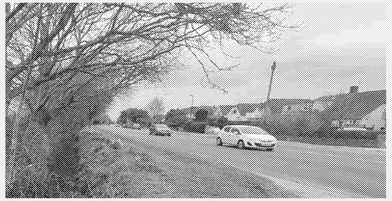
Precedents



Architectural Precedent: One-and-a-half-storey cottage



Architectural Precedent: One-and-a-half-storey cottage



Setting Precedent: Existing houses along Pagham Road



Architectural Precedent. One-and-a-half-storey cottage



Architectural Precedent: One-and-a-half-storey cottage

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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
Brown tiles.

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

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

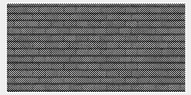
Entrance
Pitched roof canopies to front doors.

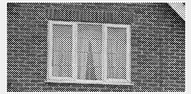
See page 68 for details on Key Buildings.



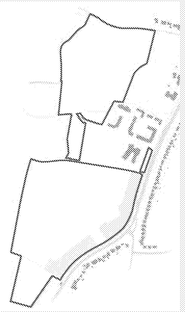
Local Precedent: Existing cottage on Pagham Road











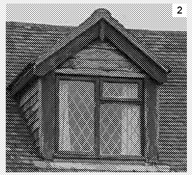


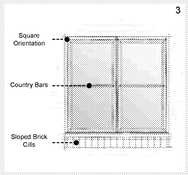
Example street scene with two key buildings shown framing a secondary road

Suggested Architectural Details

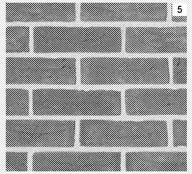
1. Integrated porch canopy
2. Dormers
3. Cottage-style windows
4. Soldier course sloping cills
5. Red-brown brick
6. Brown tiles

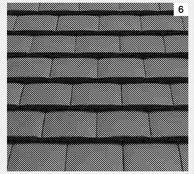


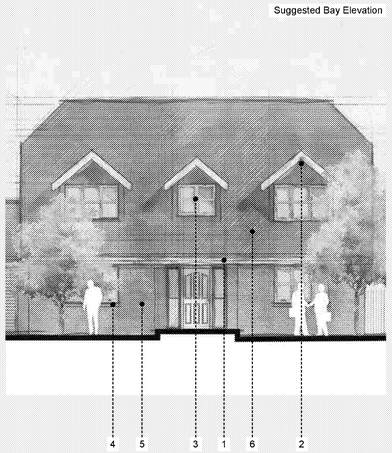












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Streets

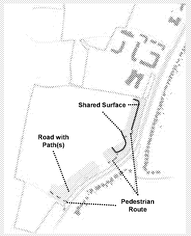
Street Typology
Standard road with pavement to at least one side for this character area's spine roads.
Shared surfaces to all other streets.

See page 27 for details on widths of roads.

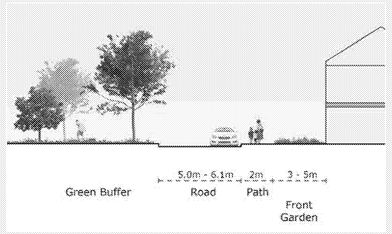
Parking
Mix of garage and driveway parking.

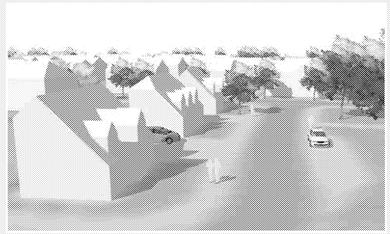
Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage, as specified in the Arun District Design Guide.

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.

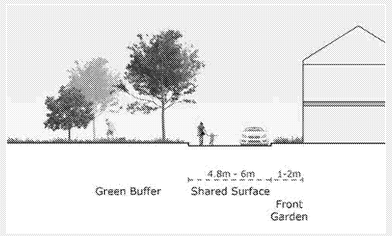


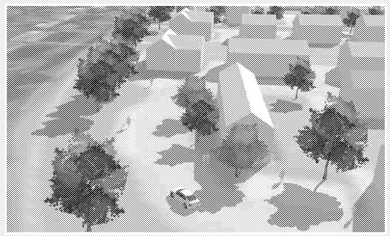


Shared Surface (along buffer):
To maximise permeability to the green buffer and adjacent public open space, shared surfaces are to be used in this area. These roads are shown as tertiary and quaternary type streets on page 27.

Tertiary Shared Surface: 4.8-6.0m wide road (with no footway) and a margin of at least 2.0m on one side and 0.5m on the other side.

Quaternary Shared Surface: 3.7-4.8m wide road (with no footway) and a margin of at least 2.0m on one side and 0.5m on the other side.





4b Transitional Perimeter North

Precedents



Architectural Precedent: One-and-a-half-storey cottage with black timber boarding in gablet features



Architectural Precedent: One-and-a-half-storey cottage



Setting Precedent: Cottages with low planting to front gardens



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



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

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

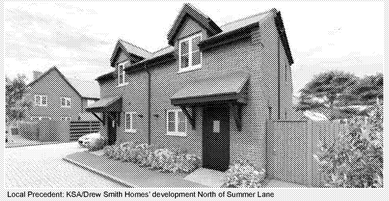
Roof
Red tiles. Gablets to front elevation.

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.

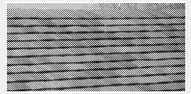
Entrance
Monopitch canopies to front doors.

See page 68 for details on Key Buildings.

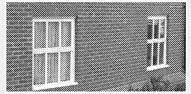


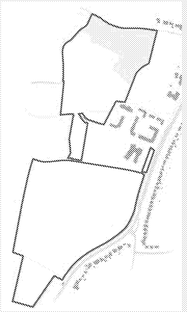
Local Precedent: KSA/Drew Smith Homes' development North of Summer Lane
Image sourced from: https://www.ksaltd.co.uk/projects/summer_lane_pagham











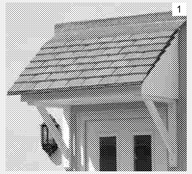


Example street scene with two key buildings shown at either ends of the street scene

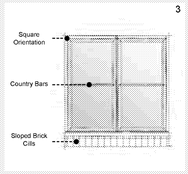
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Suggested Architectural Details

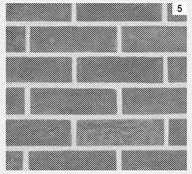
1. Monopitch porch canopy
2. Sloped brick cills
3. Cottage-style windows
4. Dark timber boarding to first floor
5. Red brick
6. Red roof tiles

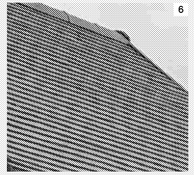














Streets

Street Typology
Shared Surfaces to all streets

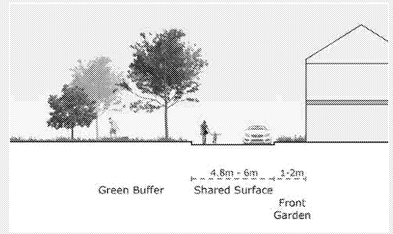
Illustrative street type shown in the diagram to the right. See page 27 for details on widths of roads.

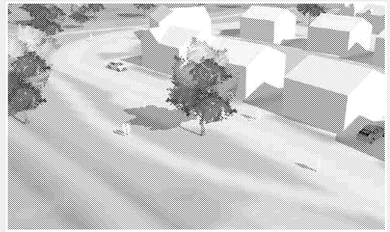
Parking
Mix of driveway parking and parking courts.

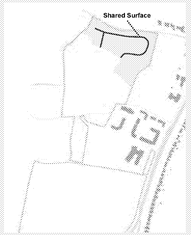
Parking spaces to be a minimum of 2.5m x 5m, or 2.5m x 6m if in front of a garage, as specified in the Arun District Design Guide.

Front Boundaries
Defensible space with low hedges or shrubs to boundaries.

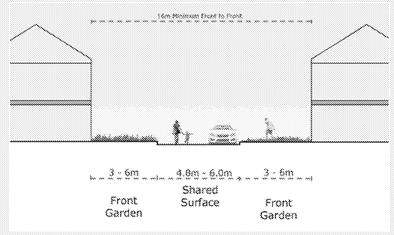
Shared Surface (along buffer):
To maximise permeability to the green buffer and adjacent public open space, shared surfaces are to be used in this area.

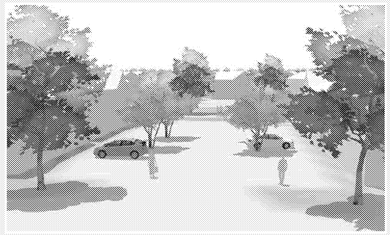






Shared Surface (interior):
Shared surfaces are prominent in this character zone in order to encourage slower vehicular speeds and prioritise pedestrians.





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Flats - Design Guidance

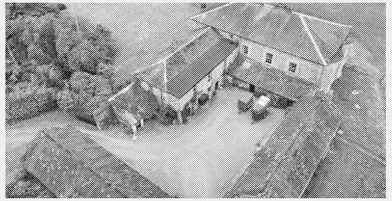
Precedents



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



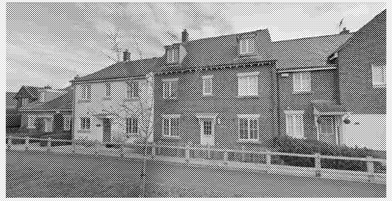
Architectural Precedent: Terrace with varying ridge and eaves heights



Setting Precedent: Farmyard with protected courtyard



Architectural Precedent. Block of flats with varying ridge and eaves heights



Architectural Precedent: Terraced houses with varying eaves heights

Defining Principles
- Architectural style to be sympathetic to the character area
- Built form creates a courtyard for both amenity space and parking
- 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 and varied eaves heights
- 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.

Residential communal shared spaces should be a minimum of 40sqm, plus 10sqm per unit, as specified in the Arun District Design Guide.



Local 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 blocks of flats shown

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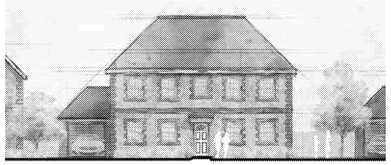
Key Buildings

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

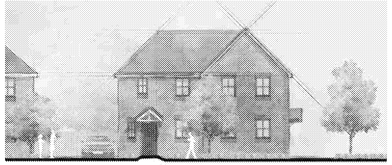
Additional features such as bay windows may also be found on key buildings, but overall the architectural details for the key buildings should remain largely the same as the character area in which they are found. This is to ensure that key buildings help with way-finding throughout the site and are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



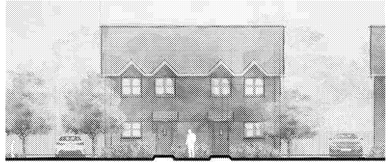




Key Building in Character Area 1: Park View
Suggested features: Dark contrast brick with red brick details



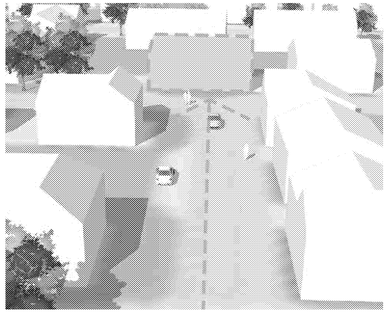
Key Building in Character Area 3: Community Streets
Suggested features: Light/buff contrast brick with red brick details



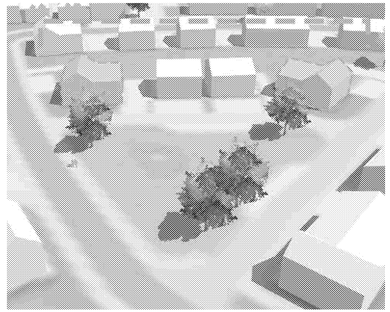
Key Building in Character Area 4b: Transitional Perimeter North
Suggested features: Fibre cement boarding (to mimic timber) to first floor

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Example Settings and Positions



A key building sits directly at the end of the street as a feature at the end of the vista



Two key buildings frame the public open space and address both the open space and the adjacent roads



Two key buildings sit on either side of a key junctions as entrance markers



An example of how an end-of-vista key building might sit in the street scene
Featured character area: 1. Park View



An example of two key buildings at either end of the open space might appear in the street scene
Featured character area: 3: Community Streets



An example of how two key buildings might frame an entrance
Featured character area: 4a. Transitional Perimeter South

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.

Key aims for the design of this character area include:

- The local centre is to be designed to promote connectivity with existing communities as well as the wider residential development, future school site and surrounding amenity areas
- Strong pedestrian routes to be set out throughout the local centre that are legible and prioritize pedestrians over car users
- Clear hierarchy of street to be defined with the primary entrance leading onto a main boulevard and secondary courtyards accessed off this spine.
- The development to be designed to create a strong sense of place with high quality public realm spaces integrated in key areas to allow people to meet, socialize and interact.



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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 have since been updated, as detailed below:

Previous Use Class	New Use Class (from Sept. 2020)
A1	E(a)
A2	E(c)
A3	E(b)
D1	E(e), E(f) and F1
Sui Generis	Sui Generis

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."*

The section of the spine road that fronts the local centre and the school would be expected to include appropriate traffic calming and school safety zone features such as raised table(s), this is to ensure that the speed of vehicles is kept to the design speed of 20mph and to enhance safety for all users.

Parking

- 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

A range 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

Bicester Village



Neighbourhood Centre, Hythe



Oak Primary Care Home Development



Signature Care Home, Beckenham



Luxury Care, Southbourne



Local Centre, Kingswood Parks



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 13 to 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

Street Typology
Spine road with paths to both sides (green verge between road and path on one side) and regular pedestrian crossing points.
Spine road to be 7.3m wide to facilitate layby parking down the entire length.

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.

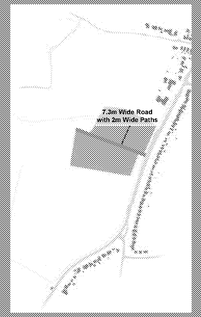
Architectural Details
- Hipped roofs and feature gables
- Facing brickwork with occasional quoining on corners
- Strong definition of ground floor commercial units

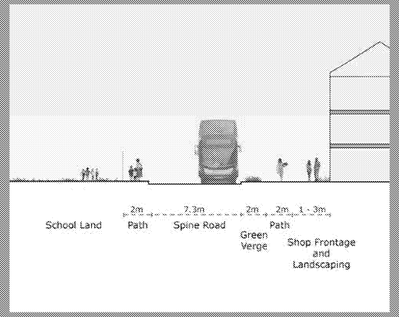
Roof
Mix of brown, grey, and red tiles.

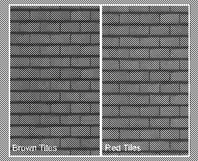
Walls
Red and Red/brown brick with occasional tile hanging, render or timber cladding. Opportunity for some buff brick.
Glazing to ground floor commercial spaces.

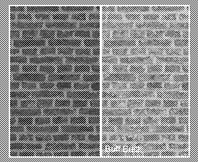
Windows
Timber or powder coated aluminium double glazed casement and sash windows depending on architectural style being adopted and building use.

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

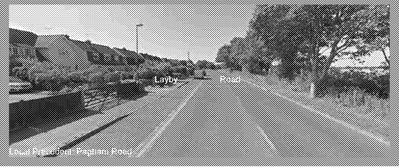


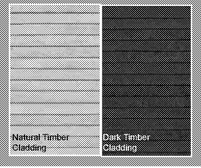












Boundary Treatments

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

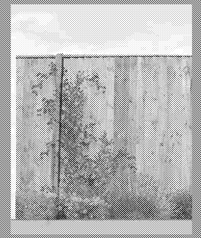
Adequate public realm space to encourage social interaction and ease of access and egress into retail areas.

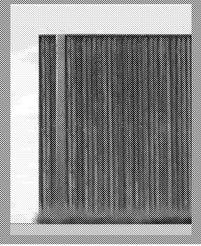
Potential for enclosed service yards by walls and fences where rear elevations do not address the public realm.

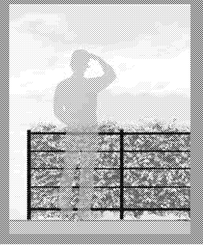
Care home to have 2-5m front garden boundary offset to site access road defined by mixed shrub and low managed hedgerow planting.

School boundaries defined by fences incorporated into hedgerows and tree belts











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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.

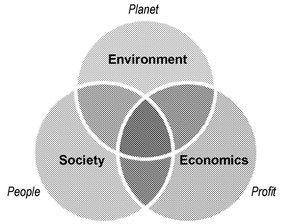
Encouraging Public Transport
Strong links to public transport, such as to the existing bus stops along Pagham Road, should be made to reduce the need for car ownership.

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



ARUN DISTRICT COUNCIL PB/21/OOO



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.

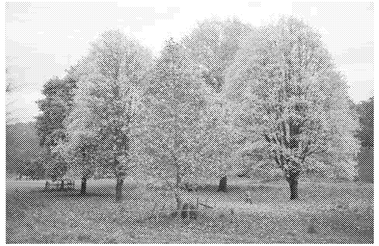




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Appendix A

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.



Grouped Tree Planting to Open Spaces



Grassland Meadows to Buffer Areas and Open Space



Formal Street Planting to Provide Structure

ARUN DISTRICT COUNCIL P/83/21/OUT

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 lamarckii	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



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 aquifiloium	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

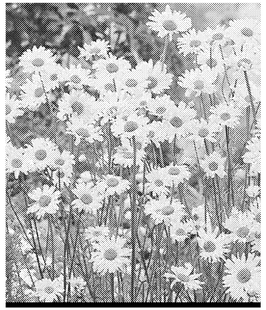
Meadow Areas - Field Layer	(Species to be adjusted locally to suit setting, ecological requirements, soil type and ground conditions)
Briza media	Quaking Grass
Carex pendula	Pendulous Sage
Anthoxanthum odoratum	Sweet vernal grass
Luzula pilosa	Hairy wood-rush
Luzula Sylvatica	Great wood-rush
Convallaria 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

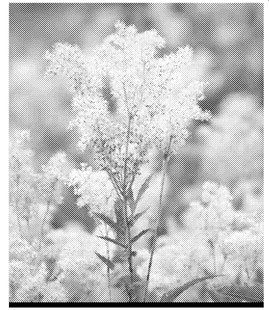
ARUN DISTRICT COUNCIL P/63/21/OUT

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



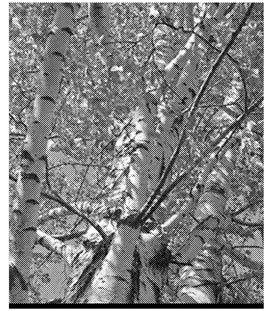
Leucanthemum vulgare - Oxeye Daisy



Filipendula ulmaria - Meadowsweet



Wildflower Field



Betula Pendula - Silver Birch