

Planning Committee

Date: Wednesday 12 November 2014

Time: 6:30pm

Venue: Gordon Room, Worthing Town Hall, Chapel Road, Worthing

Committee Membership: Councillors Joan Bradley (Chairman), Vicky Vaughan (Vice-Chair), Michael Cloake; Edward Crouch, James Doyle, Diane Guest, Kevin Jenkins and Hazel Thorpe

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail heather.kingston@adur-worthing.gov.uk before noon on Tuesday 11 November 2014.

Agenda

Part A

1. Declarations of Interest / Substitute Members

Members and Officers are invited to make any declarations of disclosable pecuniary interests that they may have in relation to any items on this Agenda. The declaration should refer both to the nature of the interest as well as its existence.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

Any substitute members should declare their substitution.

2. Confirmation of Minutes

To approve the minutes of the Planning Committee meeting of the Committee held on 15 October 2014, which have been emailed to Members.

3. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

4. Planning Applications

To consider the report by the Director for Customer Services, attached as Item 4.

5. Public Question Time

To receive any questions from members of the public.

(Note: Public Question Time will last for a maximum of 15 minutes).

6. West Durrington Outline Planning Application Briefing

To consider the report by the Director for the Economy, attached as Item 6.

Part B – Not for publication – Exempt Information Reports

None

For Democratic Services enquiries relating to this meeting please contact:

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Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will require the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

Report by the Director for Customer Services

Planning Applications

1

Application Number: AWDM/0982/14 Recommendation – Approve

Site: Park House, 4 St Georges Road, Worthing, West Sussex BN11 2DS

Proposal: Change of use from guest house to single dwelling house including part of former garden of No 6.

2

Application Number: AWDM/1270/14 Recommendation – Approve

Site: 54 Lamorna Grove, Worthing, West Sussex BN14 9BJ

Proposal: Retention of conservatory to rear (south) elevation.

3

**Application Number: AWDM/1282/14 & Recommendation – Approve
AWDM/1288/14**

**Site: Southern Pavilion, Worthing Pier, The Promenade, Worthing West Sussex
BN11 3PX**

Proposal: Application for Planning Permission and Listed Building Consent to attach handrail to disabled ramp on ground floor western fire escape

Application Number: AWDM/0982/14

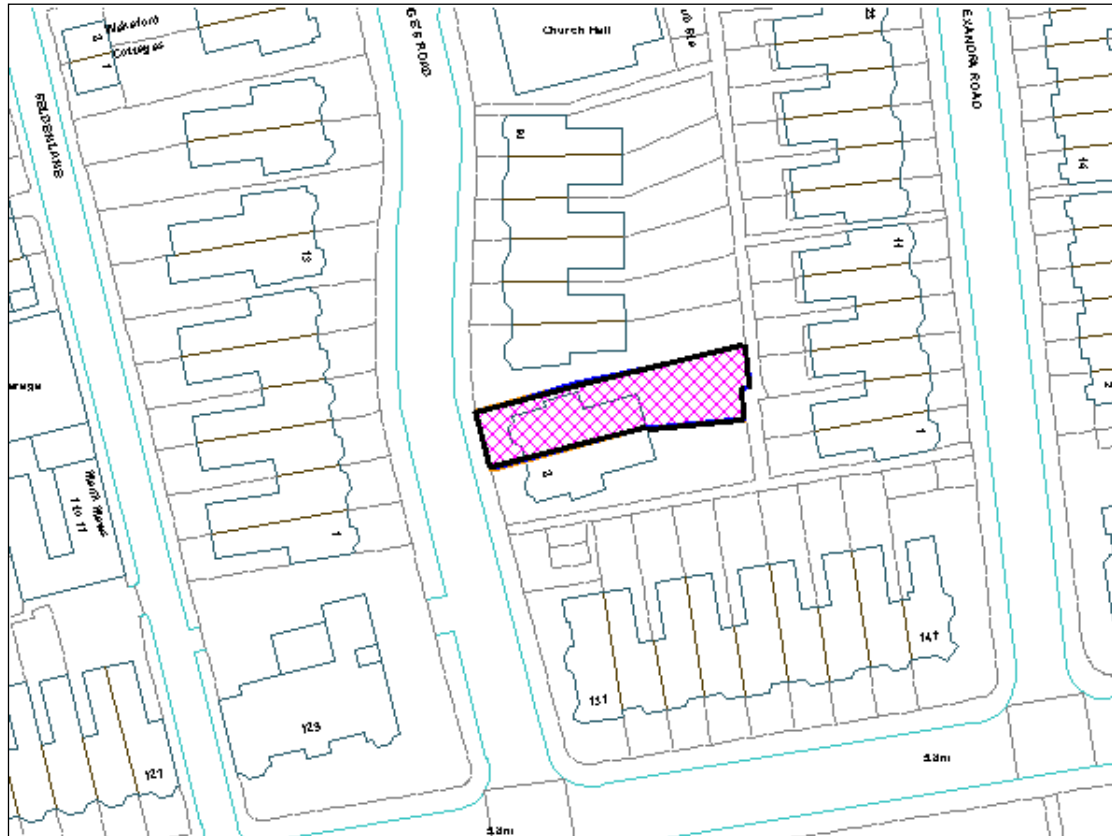
Recommendation – APPROVE

Site: Park House, 4 St Georges Road, Worthing, West Sussex

Proposal: Change of use from guest house to single dwelling house including part of former garden of No. 6

Applicant: Mr Martyn Smith
Case Officer: Peter Devonport

Ward: Selden



Not to Scale

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Site and Surroundings

The property which is the subject of this application is a very substantial and distinctive semi-detached Edwardian property, arranged on 3 floors, close to the sea front in a pleasant residential inner suburb, reasonably close to the town centre and where a shrinking number of guest houses are clustered.

The building itself retains much of its period grandeur and has added a single storey extension at the rear. St Georges Road is a mainly residential street of similarly aged and distinctive large properties, a number of which have been converted to flats. A former guest houses at No 11 opposite converted to flats in 2011 (10/0771/FULL) and another nearby guest house at No 17 appears to have ceased trading.

Houses adjoin to the side, opposite and to the rear.

Originally a residential dwelling, it has been in use as a guest house for over 30 years. The guest house provides 7 guest bedrooms – a mix of single and double, all en-suite on the upper floors. Sitting /dining and reception areas are downstairs along with owner's accommodation at the rear. The current proprietor has run the business since 2004 and more recently this has been a solo venture.

The business runs as a B&B but was for a time used exclusively on a contract basis to accommodate vulnerable persons referred by West Sussex County Council Social Services.

The property's sizeable front, side and rear garden has been enlarged still further by the acquisition of the side and most of the rear garden of the adjacent paired semi (converted to flats) at No 6, to the north. The rear garden is laid mainly to lawn and is bounded by shrubs and substantial walls and fence.

There is parking for at least 3 cars in the mainly lard landscaped front and side garden.

Parking is controlled by way of resident permit parking only between 10-11 am and 2-3pm Monday – Saturday.

Planning History:

Application for an Established Use Certificate for Use of Semi-Detached Property as a Guesthouse: 4 St Georges Road: Refused 1978

Change of Use from Single Dwellinghouse to a Guesthouse: 4 St Georges Road. Approved 1978

Conversion of Existing Guest House into 5 Self-Contained Flats: 4 St Georges Road. Refused 1988

Change of use from a Guest House to a single family dwelling house: Withdrawn 2004

Proposal

The proposal is to convert the guest house to a large family house. No physical works are shown but up to 7 bedrooms and four or more reception rooms would be available.

The garden acquired from No 6 would be retained as would the existing forecourt parking.

The application is supported by statements from the applicant including medical history.

Key extracts from Supporting Statements

Possible sale of The Parkhouse as a B&B

I believe it will be very difficult, if not impossible to sell The Parkhouse as a B&B.

The reasons are as follows and it is important to set out the background:-

You will be aware that for a number of years The Parkhouse, accepted bookings from WSCC. However in 2013 WSCC significantly reduced the use of B&B for young person's leaving WSCC care and now this practice has almost ceased.

The historical financial position of The Parkhouse [up to mid 2013 when the WSCC relationship ended] is not relevant when assessing the financial viability and value of the business. In effect, The Parkhouse is trading as a new business with effect from April 2014 when it re-opened after works.

Operating now as a "traditional" B&B model, the accounts will reveal that that the business is only making a very small profit and is barely viable.

It is highly unlikely that any prospective purchaser would be able to raise business finance and would have to be a cash buyer.

Recent history would seem to indicate that there is little or no demand from prospective purchasers for a B&B business in Worthing.

The loss of the National Bowls championships has been a significant blow to summer B&B revenue and indeed revenue throughout Worthing.

The property requires significant investment in respect of the installation of full central heating and hot water system and the replacement of the en-suite bathrooms, as well as other upgrade works.

The Parkhouse has only been awarded 2 stars by the AA and is therefore not the most attractive business to customers [or any purchaser] and cannot justify charging the rates of three stars or more B&B's.

This level of borrowing is not sustainable or sensible and the most pragmatic way forward is to sell the property and release the equity to enable me to retire, move and pay my debts.

If I were to remain at The Parkhouse, in order for me to maintain my payments to my former wife, repay my borrowings and give myself a modest income, I calculate that The Parkhouse revenue will need to almost double overnight. With the best will in the world, this is not possible and in any event, I do not have the capacity to meet the increased workload.

The only other alternative I have would be to declare myself bankrupt in which case the property will be sold as a "fire sale". If this occurred I would be virtually penniless, jobless and homeless.

Medical Circumstances

I confirm that have written to my GP asking him for a report on my medical circumstances and how they impact on my ability to operate the business.

I offer the following by way of a summary.

I am now 60 years old and have now owned and operated the business for almost 10 years. As a result of severely reduced mobility, I am now only able to do so with great difficulty. I am in constant discomfort and pain which is worsening.

Regretfully, the business does not make enough money for me to employ staff, and I have to work every day to pay the bills.

Conclusions

It is most unlikely that The Parkhouse can be sold as a going concern. This has been confirmed verbally by local commercial agents.

The Parkhouse is only giving me an annual income of less than £5,000 a year which I do not regard as a living wage and is not in any way commensurate with the time and effort I am putting into the business.

I do believe it is possible to increase both occupancy and profitability but this will be a slow process and will take too long for me.

I have already borrowed substantial amounts of money from my friends and family to meet my financial obligations... I will only be able to repay my loans when the property is sold.

My physical and mental health is suffering and my mobility problems make the job of running a B&B extremely difficult. I do not know of any other B&B owner who looks after their business with no help or assistance. Again, this is not sustainable.

I sincerely wish I was not in my current predicament and it is not an understatement to say that my entire financial future and wellbeing are dependent upon my gaining planning permission for change of use.

It will cause me great hardship if change of use is not granted and I will be at risk of being homeless, jobless and penniless.

I do hope you can assist me with an early decision.

Tourism Development & Marketing Officer

A key part of the Adur and Worthing Tourism vision is to improve the tourism offer of the area and increase the number of visitors. The success of this strategy will in part depend on the retention of and improvement to the existing tourism accommodation. The Adur and Worthing Hotel and Visitor Accommodation Futures Study (Dec 2013) demonstrated that the demand for B+B accommodation in Worthing is currently strong, with the potential to grow. Both of these documents highlight the need to apply a rigorous approach to the potential loss of

accommodation and ensure that decisions take full account of the potential impact on the tourism economy and the priorities in the Tourism Vision.

For a number of years the owners have chosen to accommodate young people leaving WSCC care, with the subsequent financial impact when this source of income reduced. The applicant has cited the impact of the loss of the National Bowls championship on revenue. This is not consistent with the feedback from other B+B providers in Worthing. For the majority there has been no financial impact with the loss of the Bowls.

The policy requirements are quite clear regarding the evidence required in terms of marketing. The marketing undertaken by the applicant is insufficient, both in terms of the length of time the property has been on the market and that a hotel property and/or business sales agent has not been used. There is also no evidence that the premises could not provide viable tourist accommodation, nor that the applicant has explored options to change the type of accommodation on offer.

In summary there is a strong objection to the loss of the B+B.

Highway Authority

The site is recognised as having a permitted residential use. In considering the change of use the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

Planning Appraisal

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

The main issues for consideration are:-

- i) The loss of a guest house and impact on the visitor economy, together with personal circumstances, and principle of residential use.
- ii) The impact on the amenities of future and neighbouring occupiers.
- iii) Impact on access and parking.

As such the proposal should be principally assessed against saved Worthing Local Plan Policies H18; TR9 and RES7 and Core Strategy Policies 5, 7 and 8 and The National Planning Policy Framework; The Adur and Worthing Hotel and Visitor Accommodation Futures Study (Dec 2013) and Adur and Worthing Tourism Vision Action Plan and Supplementary Planning Document Sustainable Economy.

The loss of a guest house and impact on the visitor economy and principle of residential use as single family house

The starting point for any assessment of the loss of such a guest house as tourism/visitor accommodation is the policy framework.

Core Strategy Policy 5 recognises an important role for the tourism/visitor economy in the town as part of a wider town centre and seafront renaissance and this is underlined by the Adur and Worthing Tourism vision Action Plan. The Core Strategy reports that studies show that there is a strong market demand for budget hotels and good quality guesthouses/B&B's and supporting existing visitor accommodation by repositioning and upgrading the offer will be critical to the future success and development of this sector. To this end Policy 5 resists the loss of visitor accommodation unless it can be demonstrated that such accommodation is unviable; is the only way of improving the accommodation and the alternative uses contribute towards the visitor/tourist economy.

The National Planning Policy Framework is silent on tourism in seaside locations but as economic development is generally supportive. Its lack of clear direction indicates that Core Strategy Policy 5 should be given full weight.

Certainly, the loss of the guest house as proposed would run contrary to the Core Strategy, not the least because the premises are a long established, substantial guesthouse with good facilities, advantageously located in a popular tourism district, close to the seaside, town centre and other visitor accommodation and facilities. The effect would be to further erode the town's stock of good quality visitor accommodation, with attendant harm to the town's image, tourism function and broader town centre and seafront economic regeneration objectives. It would also thin further the established cluster of guest house and B&B's in the neighbourhood and impact to some degree on the local economy from lost spending by guests on meals out, entertainments etc. Indeed, the proposal follows on the heels of recently granted conversion of Olinda Guest house 199 Brighton Road to residential use (AWDM/0838/13); Blair House 11 St Georges Rd to flats (WB/10/771/FULL); and convert the nearby Tudor Guest House in Windsor Road to a house (WB/0936/FULL refers). In the knowledge of a number of similar establishments voicing their interest in converting to residential use, any unjustified loss could also set a harmful precedent which may be difficult to resist.

That said Core Strategy Policy 5 and allied Supplementary Planning Document makes clear that the loss of such guest houses may still be allowed where they are demonstrated to be unviable in business terms. Moreover, the Committee has entertained departures from the policy even where such a case has not been fully demonstrated, where personal circumstances have tipped the balance. This was the case with Blair House and Tudor Guest House above.

The current proprietor has run the business for ten years and did succeed in turning round what was formerly a struggling concern and significantly upgraded the property in the process. He reports that, unfortunately, with the financial crash of 2007, followed by the opening of The Travel Lodge the following year, viability

declined rapidly. This prompted the owners to remodel the business and from 2008 to early 2013 to accommodate exclusively West Sussex County Council Social Services referrals. Whether this use even falls into a C1 guest house use is unclear. Certainly, this has meant that it did not operate as a traditional B&B for several years and to this extent the impact on the local visitor economy of closure would be less than a continuously running guest house. The business returned to a traditional B&B in March 2014 with a substantial refurbishment and investment, not least due to the damage sustained, but the proprietor reports that the revamped business has struggled since.

The proprietor has submitted accounts to show *that the business is only making a very small profit and is barely viable*. Likewise he has shown that occupancy rates for the double rooms during the 3 summer month period was 24% (of which 11 nights were let as double/family rooms and 18 nights were let with single occupancy). For single rooms, the occupancy rate is 48%. He considers that *any prospective purchaser would not be able to raise business finance and would have to be a cash buyer*. Recent history would seem to indicate that *there is little or no demand from prospective purchasers for a B&B business in Worthing*. He further explains that *the loss of the National Bowls championships has been a significant blow to summer B&B revenue and indeed revenue throughout Worthing*. *The property requires significant investment in respect of the installation of full central heating and hot water system and the replacement of the en-suite bathrooms, as well as other upgrade works*. *The Parkhouse has only been awarded 2 stars by the AA and is therefore not the most attractive business to customers [or any purchaser] and cannot justify charging the rates of three stars or more B&B's*.

In terms of marketing, the property has been on the market since February 2014 with local residential estate agents and no interest has been shown in a guest house business, though an offer to purchase the property for a family house has been made, subject to planning permission.

As a case for departing from Core Strategy Policies 5, the evidence of unprofitability and occupancy, whilst illuminating in itself of current finances, only covers a limited period. It is clear the time spent as a Social Services accommodation provider has made return to the B&B market more challenging still. This is recognised as a difficult and competitive market but the Tourism Officer does not accept claims over the impact of the National Bowls Championship and refers to the Adur and Worthing Hotel and Visitor Accommodation Futures Study's view that *the demand for B+B accommodation in Worthing is currently strong, with the potential to grow*. Even so, the experience of the several B&B's who have faltered consistently over recent years suggests the picture is not uniformly optimistic and the current business appears to be on a knife's edge.

The marketing evidence is far from convincing in itself. The period of marketing (8 months) is significantly short of the 2 to 3 year period required by the Supplementary Planning Document - The Sustainable Economy limited and appears to coincide with the return to the B&B business. The form of marketing has not assertively tapped the commercial market either as required. Estate agents' views are relevant but only full marketing can truly test viability. It is arguable that

use of Social Services has explored other business models but this venture, despite its social benefits, is not supportive of the visitor economy.

The personal circumstances of the proprietor and the hardship that may ensue should the application fail, can be a material consideration, though one to be exercised with caution. The applicant has submitted full details and it is clear that running a B&B alone is a very demanding task in this very competitive and cost-sensitive market for anyone, let alone a person of the proprietor's years and with his medical history. Indeed, from the profitability figures and the applicant's reported health, the business may well cease shortly, regardless of the outcome of this application, with ensuing hardship.

The other side of the coin in this application is the return of the property to residential use. In terms of policy, this would, otherwise, be welcomed as the property is sustainably located in a residential suburb. Furthermore, the Core Strategy in Policy 9 and supported by the Strategic Housing Market Assessment has indicated the need for family housing in the town and the conversion to a large family house would therefore be welcome. Unusually for a large house in this location, it does benefit from a correspondingly large garden (albeit partly acquired at the expense of the neighbouring flats). The proposal therefore meets the relevant space standards. The proposal would also contribute towards local housing targets.

Looking at the change of use in the round, the case presented is short of demonstrating that no B&B business could be successful here and is contrary to established policy. However, in view of the wider history of difficulties faced by the business; history of use and in the knowledge of the applicant's personal circumstances, a flexible approach to the policy could be justified. This is not without precedent. The benefits that would accrue from a return to a family residential use also weigh in the balance.

The impact on the amenities of future and neighbouring occupiers and visual amenity

No physical extensions are proposed nor are any external physical works.

Current inter-visibility between the property and its residential flanking neighbour would be unaffected.

However, restrictions on future Permitted Development rights are justified to prevent harm to any neighbour.

The loss of most of the garden of the neighbouring garden flat at No 6 appears to have been by mutual agreement. It leaves the garden flat with a front garden and small patio adjacent to the outrigger which is apparently adequate for their purposes (it is understood the upper floor flat never had access to the garden). Whilst it is regrettable and it leaves the property substandard in terms of Supplementary Planning Document outdoor amenity space, the harm is not one where refusal would be justified.

Impact on access and parking

The site is sustainably located, close to the town centre and seafront. Parking demand is expected to be no greater and probably less than use as a large guest house and there is adequate on-site parking. Furthermore, the site sits in a Controlled Parking Zone.

Recommendation

Grant planning permission subject to the following conditions:

1. 3 years to implement
2. Implement in accordance with approved drawings
3. Remove Permitted Development rights for roof and other extensions.

Background Papers

Observations of the Highway Authority
Observations of Tourism and Marketing Officer

12th November 2014

Application Number: AWDM/1270/14

Recommendation – APPROVE

Site: 54 Lamorna Grove, Worthing, West Sussex

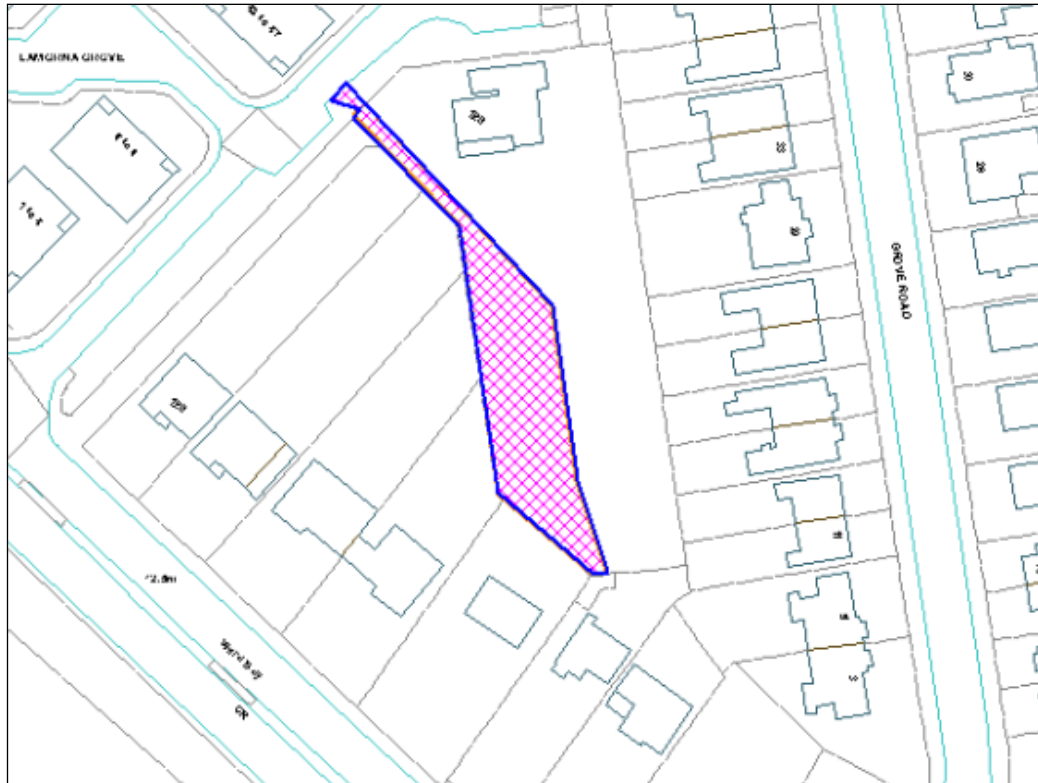
Proposal: Retention of conservatory to rear (south) elevation.

Applicant: Mr Robert Coward

Ward: Broadwater

Case Officer: Gary Peck

Officer:



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Proposal, Site and Surroundings

This application seeks retrospective planning permission for a conservatory constructed on the rear (southern) elevation of number 54 Lamorna Grove, a bungalow.

Planning permission is required for the conservatory as permitted development rights were withdrawn when permission was granted to erect the property in 2008. The conservatory is glass above a brick plinth of 12 courses of brick and there is a small step from the rear door to the patio area upon which it has been constructed. The floor area of the conservatory is 3.24 x 3.3 metres.

54 Lamorna Grove is the westernmost of 2 bungalows situated in a backland plot, accessed via a private drive off Lamorna Grove itself. Its backland location means it

sits between properties in Grove Road to the east and Broadwater Street West to the west. Since 54 is the westernmost of the pair of the bungalows, and Broadwater Street West runs at an angle to the application site, properties in Broadwater Street West are closest to the application site, principally numbers 118 and 120.

Relevant Planning History

Planning permission was granted in 2008 under reference 08/1064/FULL for the construction of 2 No. 3 bedroom bungalows, together with detached garage building, access via Lamorna Grove and landscaping. The application comprised revisions to house types approved under an earlier permission WB/06/0374/FULL.

Condition 10 of the permission stated: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

Consultations

None undertaken

Representations

1 letter has been received from number 53 Lamorna Grove stating that they have no reason to object to the conservatory.

An objection has been received from the occupiers of 118 Broadwater Street West on the following grounds:

- noise and disturbance: the owners have moved their tables and chairs near to the boundary fence as a result of the conservatory being built resulting in a loss of privacy. Because the owners are a retired couple, there is no let up in noise and disturbance and the conservatory means that they are much closer. The extension has been built in direct infringement to the previous planning condition.
- loss of privacy: the erection of the conservatory means that the occupiers can now look into the bathroom and landing windows of 118. Tree screening is inadequate and the conservatory causes light disturbance
- loss of outlook: before 54 was constructed the outlook was previously of trees. The lack of planting and failure to comply with the condition has led to a loss of outlook.
- no pre-application consultation took place with the neighbours
- contrary to imposition of the previous restrictive condition
- design and visual appearance of the property is poor and as the doors open to the south this adversely affects privacy
- inadequate landscaping
- opposition to the principle of development – previous conditions should be complied with.

In response the applicant has responded:

- The table and chairs are placed in the same position as they were before the conservatory was built i.e. between the two sets of patio doors
- The Conservatory stands just short of the original patio area the conservatory stands on the opposite side to 118's property boundary
- How an earth can noise & disturbance be caused by a conservatory, as a retired couple we do not lead the high life as implied and we object strongly to imply anything different.
- We can categorically say that we have NO desire to view anyone in their bathroom or any other window even if it was possible to do so!!
- Item on outlook is about the previous planning approval when the bungalows were built and has no bearing on this application
- We had no approach from the neighbour until after the conservatory was completely finished and came to our bungalow to complain

Relevant Planning Policies and Guidance

Saved Local Plan policies (WBC 2003): H16, H18

Worthing Core Strategy (WBC 2011): 16

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The condition imposed upon the original permission withdrew permitted development rights to extend the property without planning permission. It does not preclude the applicant from submitting an application for consideration and the fact that permitted development rights were withdrawn cannot be a reason for refusal in itself – any proposal must be judged upon its individual merits.

Amenity

It is appreciated that at the time of the original permission there were a number of objections to the construction of the subject property and from the objector's perspective, their previous outlook prior to the granting of that permission was of a

lengthy rear garden framed by trees of a property to the north. This clearly changed once permission was granted for the bungalows. Nonetheless, the bungalows were granted planning permission and any assessment of amenity in relation to this application must be solely to the conservatory itself.

In visual amenity terms, the conservatory cannot be seen from any public viewpoint and so this is restricted to the impact upon neighbouring properties. The neighbouring bungalow to the east is set slightly further back into its plot and therefore the conservatory has little impact upon it (and indeed the neighbour has commented that there is no reason to object).

The effect on the properties in Broadwater Street West in visual terms is considered to be limited. The conservatory is offset against the bungalow, extends across less than half of the width of the dwelling and the eaves of the conservatory sits just below the eaves of the bungalow itself. It is not considered that any objection in visual terms can be justified.

The remaining question is therefore of residential amenity. In terms of overlooking, the conservatory is situated in front of a previous set of patio doors and as such sits in front of an existing window that potentially overlooked neighbouring properties. In terms of the bedroom and landing windows of the property to the rear, it is not considered that there is any material impact in overlooking and although the conservatory is 3 metres nearer to the mutual boundary than the patio doors, there is still a sufficient distance between the conservatory and the western boundary (6 metres at its nearest point).

From an internal inspection of the neighbouring property to the rear's bathroom, which has clear glass windows, it does appear that because of the angle of the respective properties, the conservatory is more directly in the line of sight from one of the windows than the patio doors. However, it was also observed that a window of number 53 is visible from the same bathroom window and accordingly it is not considered that material harm is caused by the construction of the conservatory.

It is noted that a landscaping condition was imposed upon the original permission although this is only effective for 5 years after the date of the permission in terms of replacing any planting that has died. There is some landscaping on the applicant's side of the boundary but it is not of a height to provide a screen to the first floor windows of the neighbouring property and in fact the most effective landscaping is on the objector's side of the boundary. In light of the comments above, it is not considered that an additional landscaping condition is justified to screen a conservatory that itself is not considered to cause material harm

While the concerns of the neighbour are duly noted, much of the objection that can be considered relevant in planning terms appears caused by the construction of the bungalow itself and not by the conservatory. Accordingly, it is concluded that there is no reason to refuse permission.

Recommendation

To **GRANT** retrospective planning permission.

12th November 2014

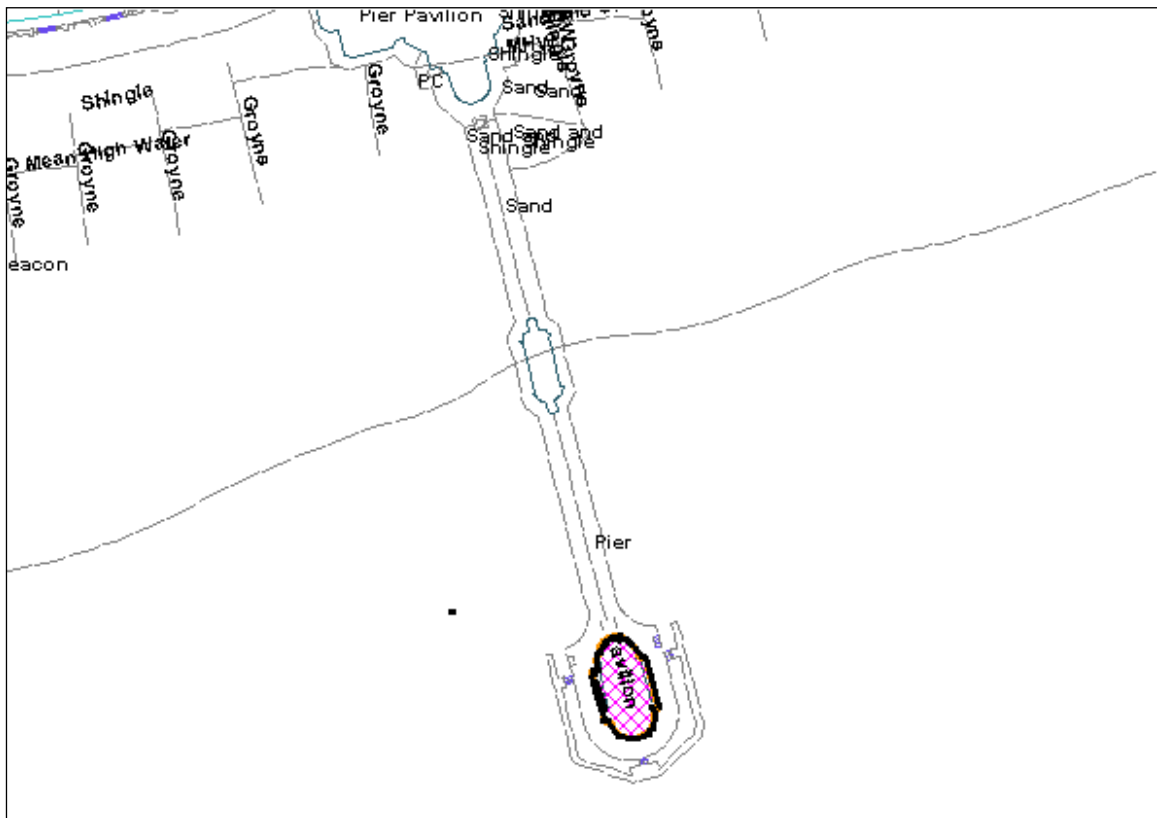
**Application Number: AWDM/1288/14 & Recommendation – APPROVE
AWDM/1282/14**

Site: Southern Pavilion, Worthing Pier, The Promenade, Worthing

Proposal: Application for Planning Permission and Listed Building Consent to attach handrail to disabled ramp on ground floor western fire escape

Applicant: Mr Richard Bradley
Case Officer: Marie O’Keeffe

Ward: Central



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Proposal, Site and Surroundings

The application relates to the Southern or ‘Pierhead’ Pavilion on Worthing Pier, a grade II listed building dating from 1935. The Southern Pavilion is now a wedding venue/restaurant/bar but prior to that was used for many years as a nightclub.

Planning permission and Listed Building consent are sought to add a handrail to a ramped entrance on the west side of the building.

The 2-storey, flat-roofed, ‘nautical style’ Art Deco building consists of rounded lounge/bar areas on either end of a central hall/dance floor. The main entrance is at the northern end with curved external stairs leading to external first-floor terraces to

the side and rear (south). These terraces have railings and the style and proportions of these are to be copied in the proposed handrail.

The site is located within the South Street Conservation Area.

This report covers both the planning application and listed building consent application. It is before you as the Pier is Council owned.

Relevant Planning History

AWDM/0684/13 - Use of Southern Pavilion as wedding and social events venue with (daytime) cafe and ice cream kiosk together with associated internal alterations (Application for Listed Building Consent). Granted 6.9.13

AWDM/0685/13 - Use of Southern Pavilion as wedding and social events venue with (daytime) cafe and ice cream kiosk. Granted 6.9.13

Consultations

English Heritage has confirmed they do not need to see the Listed Building application.

Representations

None received.

Relevant Legislation

- A) The Committee should consider the planning applications in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

The Committee should also consider the application in accordance with Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

- B) The Committee should consider the application in accordance with Section 16 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Special regard shall be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it has.

Relevant Planning Policies and Guidance

Worthing Core Strategy 2006-2026 (WBC 2011) policies: 16, 19
Worthing Local Plan (WBC 2003) (saved policies): H18
National Planning Policy Framework (DCLG March 2012)

Planning Assessment

Principle

The proposal, which is supported in principle, would improve access to and from the building. It falls to be determined on whether the handrail is an acceptable alteration building which will preserve the building's setting or any features of special architectural or historic interest which it has.

Visual amenity

The southern pavilion building has a timber ramped entrance on its west side abutting the building. On its outer edge it currently only has a roped guard. The proposed metal rail, to be painted white, reflects the design and detail of the first floor art deco railed terraces. The drawings show the new handrail to be bolted to the pier floor but not physically attached to the building itself.

The proposed rail is considered to be an acceptable addition to this listed building which will not be harmful to its setting or any special architectural features but which will improve access for the disabled.

Recommendation

Approve AWDM/1288/14 and AWDM/1282/14 subject to Conditions:-

1. Standard time limit
2. Approved Plans

12th November 2014

**Local Government Act 1972
Background Papers:**

As referred to in individual application reports

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Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.

West Durrington Outline Planning Application Briefing

Report by the Director for the Economy

- 1.0** Members will be aware that the reserved matters applications for the 700 dwellings at West Durrington have been submitted and it is anticipated that the reserved matters for 3 residential parcels will be submitted to the December Committee meeting. To assist Members' consideration of the reserved matters applications Officers feel that it would be beneficial to spend some time in advance reviewing the information submitted in support of the outline planning application (WB/11/0275/OUT).
- 2.0** Attached to this report is the Non-Technical Summary submitted with the original Outline application. This provides a summary of the environmental impacts of the development and includes a Masterplan diagram to assist subsequent reserved matters applications and indicates the form and layout of the proposed 700 dwellings, school, community facilities and areas of open space and sustainable urban drainage systems (SUDs).
- 3.0** In addition to this Masterplan, the Outline application was supported by a Design and Access Statement and Design Codes. The Design Codes in particular were submitted to provide a framework for the reserved matters applications to influence the detailed design and layout and to set the quality threshold to create a high quality, sustainable mixed use urban extension.
- 4.0** The Design Codes will be circulated separately to Members to enable these to be discussed in further detail at the meeting.

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ENVIRONMENTAL STATEMENT 2011

Proposed Urban Extension
WEST DURRINGTON, WORTHING

NON TECHNICAL SUMMARY



This is a Non Technical Summary (NTS) of the findings of the 2011 Environmental Statement (ES) for the outline application for residential development with associated works and facilities at West Durrington.

The Proposal

Plans are for up to 700 houses of various sizes and styles with some 30% as affordable properties. The focus is mainly on providing homes suited to families. Land and/or finance would be provided for new schooling, community and library facilities, health provision, youth facilities, open space, playing pitches, children's play areas, offsite highways' measures, bus service and cycle way improvements.

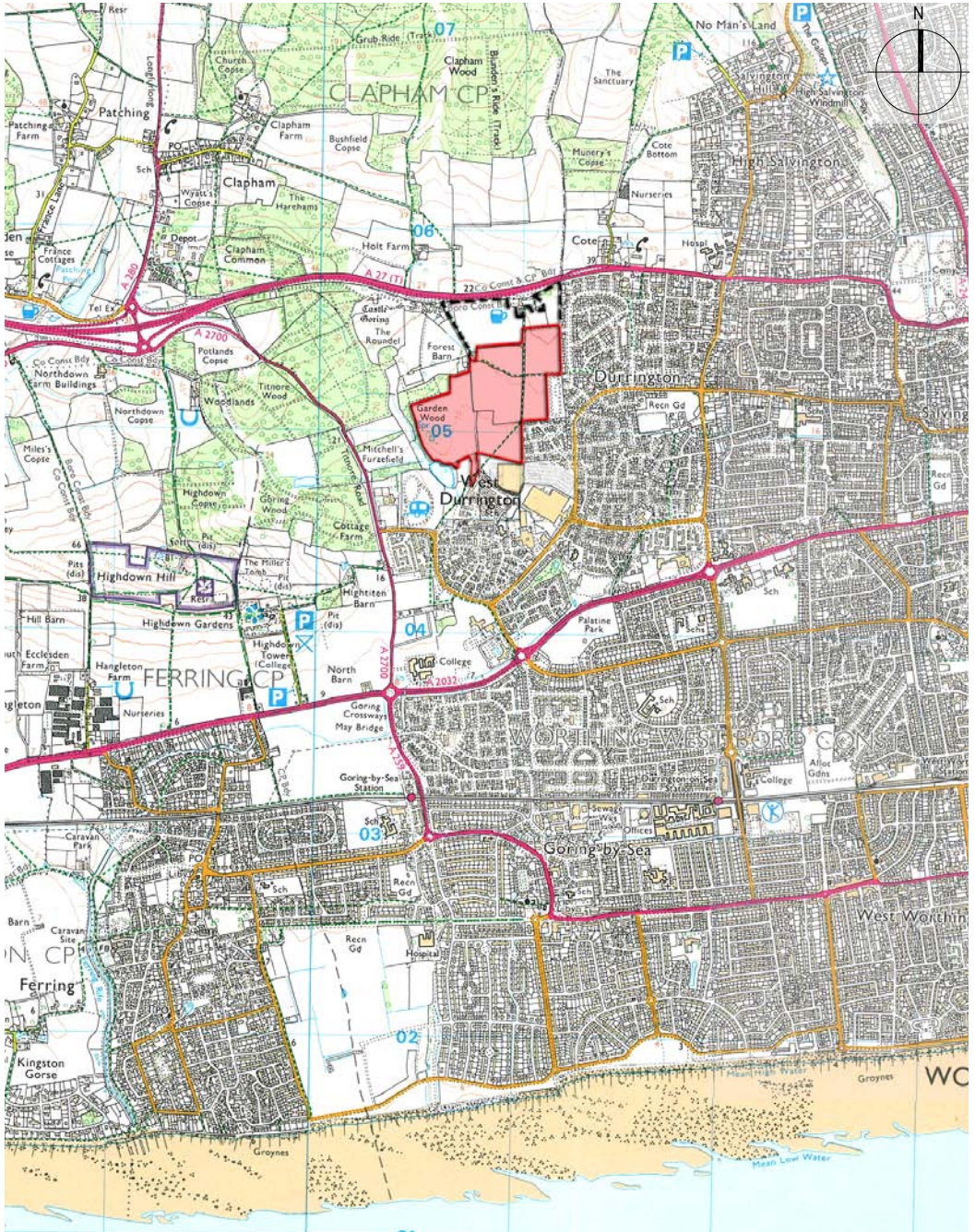
The main vehicular access to the development would be via Fulbeck Avenue. Tasman Way would allow cars to reach the community facilities only; buses, cycles and pedestrians would be able to reach the main development beyond these. Cherwell Road would be for pedestrians, cycles and emergency vehicles only. Improvements to three junctions along Littlehampton Road are included. A scheme including some traffic calming measures would seek to slow down and improve hazard awareness of drivers using Titnore Lane.

Surface water drainage would be via sustainable means including swales and balancing ponds. There would be modest changes to existing ground levels on parts of the site to aid this. A small area of the site is to have the ground stabilised by grout or other means. Within the development area there would be planting of street trees, parkland trees, shrubs and hedges, landscape buffers formed to the edges and areas of habitat created for wildlife.

The present outline application accords with Worthing Borough Council's (WBC) planning policy for the area. A key policy document is the Core Strategy (CS) which was published last Spring and 'examined' by an independent Inspector towards the end of 2010. The Inspector reported on 1st March 2011. She found the CS as a whole to be 'sound' and the inclusion of about 700 new homes at West Durrington as "a key component of the spatial strategy".

Comparison with 2008 scheme

The 2011 scheme enhances design and sustainability over the 2008 proposal and involves a smaller site area. It provides a higher percentage of family homes within the reduced overall total, down from 875 to 700 properties. However the main change in the plans is the omission of housing on land to the west towards Titnore Lane and not providing any new access to this road. This follows the lead of WBC's refusal of planning permission for the 2008 scheme in March 2010. WBC pointed to the impacts on woodland and habitat for protected species. The Council felt this was not outweighed by the need for any houses in the two fields nearest Titnore Lane, which have trees around them, or for direct access out from the development site to this road itself. The submitted scheme now safeguards all trees in the whole sector to the west beyond the large open fields set for development.



- Application Site
- Second Phase

Based on the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved.

The application site is about 31 hectares (77 acres), with the great majority being agricultural fields. It generally slopes gently from the north. Main features around the edge of the site are the woodland towards Titnore Lane, the parkland south of Castle Goring and nearby properties, the residential development to the east, and the District Centre (Tesco), and a sports club and caravan site beyond Titnore Lake to the south.

There is an area of about 10 hectares (25 acres) to the north east of the application site, located

next to the A27, the Coach and Horses pub and Adur Avenue. This land is not included in the application. It may come forward in the future depending on housing needs and planning policy; it is considered by the Council as part of the settlement but is not allocated for development in the present Core Strategy. As there is a possibility of this land coming forward in the years ahead, to give the full picture, the ES includes assessment of potential impacts from its development. It has been termed the second phase. The WBC Core Strategy refers to it as the potential future development area (PFDA).

POLICY CONTEXT

The proposals are consistent with Government guidance, particularly on the wish to see urban extensions in locations that would be highly accessible and for development to be sustainable. The site has long been earmarked for extensive housing. It is identified in, for example, the relevant saved policy (H4) from the 2003 Local Plan. Most recently it features for about 700 homes, with ancillary facilities and environmental protection measures, in Policy 1 of the Core Strategy. This CS is expected to shortly be formally adopted by WBC. An

Inspector's mandatory report dated 1st March 2011 stated: "it is concluded that there is justification for a strategic site for development at West Durrington". The land is not within the South Downs National Park, an Area of Outstanding Natural Beauty, a Strategic Gap or any area of nature conservation designation such as a Site of Nature Conservation Interest.

The proposals comply well with the objectives of existing and emerging planning policies at national, regional and local level.

NEED AND ALTERNATIVES

The ES sets out the general need for houses to be built and also considers the shortage of affordable homes in Worthing. It considers whether there are other means to provide sufficient houses. Building within the urban area is explored, as is using employment land or other greenfield areas around the edge of the town. Many alternative sites have environmental or planning policy problems or are many years from happening. None can provide the overall scale of housing numbers needed, deliver family housing in any significant quantities and get started in the near future. 700 homes would meet a substantial part of WBC's need over the short and mid term.



Relying fully on 'windfall' housing, for example building in gardens or replacing a house with flats, is not feasible as production is unpredictable and such schemes, in contrast to the application site, rarely contribute properly to regeneration, facilities, infrastructure or affordable housing. The CS Inspector summed up matters when she stated that the West Durrington application site was "an essential component of the Borough's housing land supply as a clearly deliverable site that will provide homes within the next 5 years and beyond"

Important issues to be considered by the ES were agreed with WBC and expert organisations; these form the next ten headings of this NTS. The ES also sets out the main concerns raised during the long running process of policies being formed for West Durrington and previous schemes being considered. Many of those comments, along with more recent exhibitions and meetings, have shaped the present proposals. As stated

above, in responding to the most significant complaints against the 2008 scheme there is now to be no development in the two fields nearest Titnore Lane or an access from that road. This virtually removes any question of tree loss or direct impact on sensitive wildlife or habitat. The Council will be consulting local people on the application. The Consortium will be undertaking publicity and keeping in dialogue with key local stakeholders too.

AERIAL PHOTOGRAPH



-  Application Site
-  Second Phase

NOTE: The new West Durrington District Centre is shown indicatively on the Aerial Photograph

COMMUNITY EFFECTS

The West Durrington scheme would lead to a sizeable increase in the population of this part of Worthing. However, as outlined in the second paragraph of this NTS, land, buildings or funds would be made available for a range of community facilities. Many of these would be of benefit to existing local residents. Local materials and employees would be used where possible and

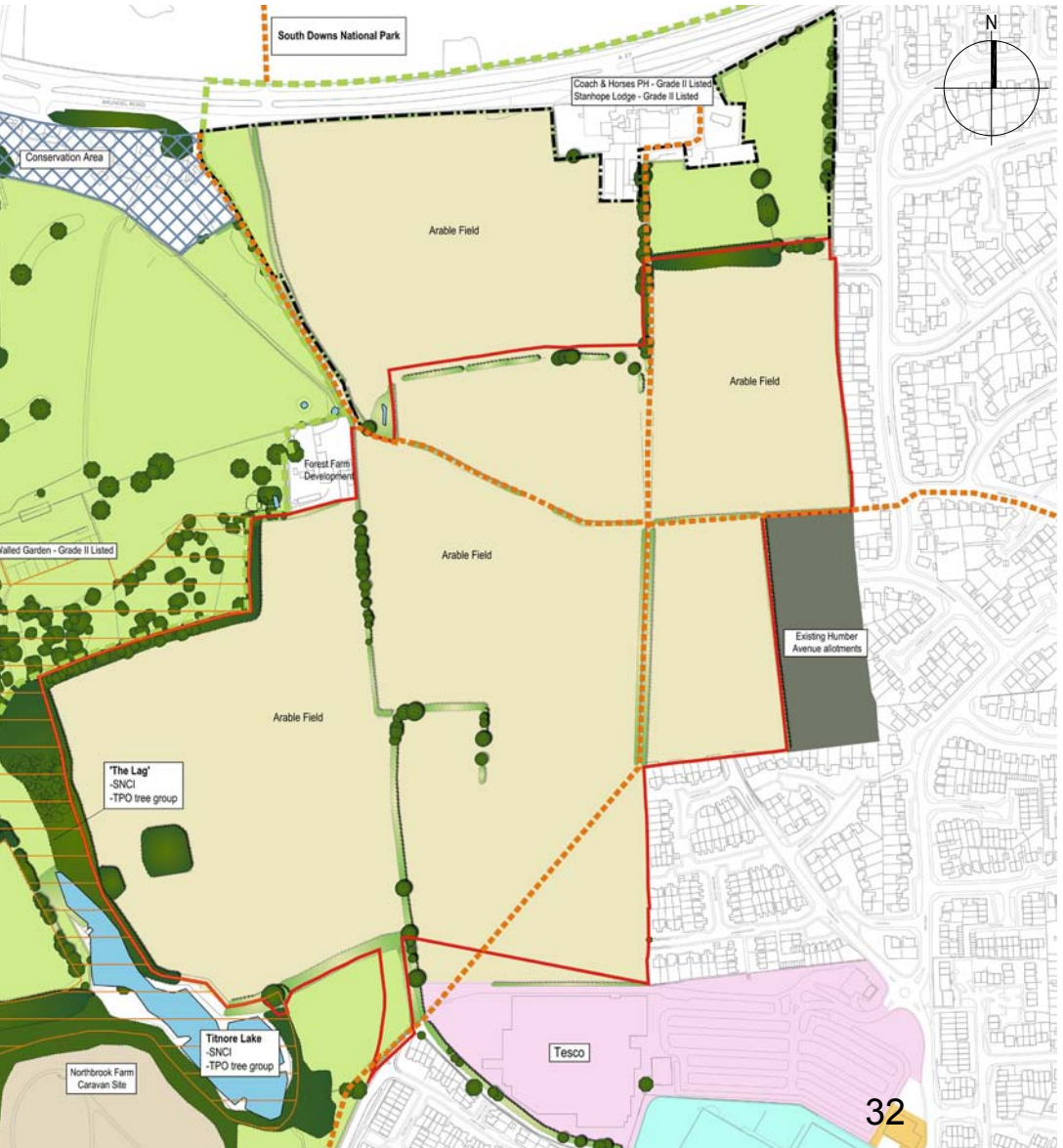
there would be significant numbers of jobs during construction and the new residents could help to sustain local businesses for the long term. The development would be a place with a sense of community linked with the existing area of West Durrington. About 30% of the homes would fall within the WBC affordable definition and most of these and the market properties would be suited to families.

ECOLOGY

Extensive appraisal has been undertaken in liaison with the West Sussex County Council ecologist, the Environment Agency and Natural England. With the change in plans away from the west the development is now restricted to arable farmland of relatively low ecological interest. Habitats of identified value are almost entirely retained within green corridors for wildlife movement. Fencing, generous landscape buffers and alternative green areas would help to keep people, and cats, out of sensitive ancient woodland to the west which supports dormice. Improving the woodland habitat should help the dormouse population and other woodland wildlife. Some great crested newts are found on parts of the application site and would need to be moved before construction works. A new pond and breeding habitat is to be created which overall would have a positive effect on this species. The effect on farmland birds would inevitably be negative whilst other bird species, reptiles, a rare dragonfly and bats should gain from the habitat planting, wetland sustainable drainage systems and other works, such as bird and bat boxes, all of which would be maintained and monitored by means of an agreed management plan. There would be minor lengths of hedge lost, more than made up for by new stretches; wetlands and wildflower meadow would increase biodiversity.

The potential second phase land, mainly arable and grazed pasture, is generally of low ecological value and impacts here would be of low significance. Similar nature conservation measures would take place as those on the application site.





Assessment of the application area and the second phase has considered the effects on landscape character, the effects on views in and out, and impacts on woodland, trees and hedgerows. Heights and positions of buildings have been carefully considered. Designing around existing landscape features, creating woodland buffers and strengthening hedgerows all help to minimise impacts. New wetland features, tree planted areas and amenity / recreation areas would be created along with play areas, allotments and a playing field.

As with virtually any greenfield proposal, the most obvious effect from the completed development would be the change in views. This would apply from on-site footpaths and

the change in views (day and night time) from existing adjacent homes. These effects have been assessed to be of some limited significance largely due to the change in character from predominantly rural to urban in nature, even though the developed edge is alongside. They reduce as planned landscape grows and overall the sensitive landscape of the South Downs National Park would be protected. Keeping development away from Titnore Lane and its woodland has clearly helped to greatly reduce landscape and visual impacts compared to the 2008 scheme.

The additional impacts arising from the second phase would be limited due to its location. Whilst this development area would be visible from a number of points it would often be against the backdrop of the larger scheme.

TRANSPORT

The scheme aims to minimise car use by the mix of uses and layout. Opportunity for a high level of pedestrian and cycle use have been built in with very good links to recreation, education, retail, jobs and community facilities. There would be improvements to local public transport and the cycle and pedestrian network. The proposed Pulse bus service would include the site in its circuit via Tasman Way and Fulbeck Avenue.

A Transport Assessment is an appendix to the ES. The scheme would have some implications for the local highway network with increased flows on roads including, amongst others, Fulbeck Avenue, Romany Road, Columbia Drive, Durrington Hill, Titnore Lane and Titnore Way. Fulbeck Avenue would be the most obvious as it is the principal site entrance. Cars on Tasman Way would only be able to reach the community facilities from that site entrance. Even on Fulbeck Avenue there would be no long queues

at junctions and at rush hour the road would run very much below its design capacity.

A speed management and hazard awareness scheme for Titnore Lane (to include traffic calming) would encourage slower speeds and is intended to reduce accidents. Improvements to three junctions along Littlehampton Road are planned. There would be no significant residual adverse traffic impacts when the scheme is fully developed. There would be some temporary adverse effects due to construction traffic, most noticeably on Fulbeck Avenue.

The second phase would increase transport demand in West Durrington. However this has been factored in to the Transport Assessment tests to roads and their junctions; no further works would be needed on those fronts. Amended public transport services may be needed to improve proximity of bus stops and routes.

The site is generally of low archaeological potential, although restricted areas of locally important sub-surface remains were identified in the SW and SE corners. Four phases of works were agreed with the County Council. Two of these areas of open excavations were satisfactorily completed in January 2007. A third one applies to Titnore Lane and is no longer relevant. The fourth one would see subsoil deposits south of Forest Farm being investigated and recorded.

Archaeology does not cause a concern for the application site. The assessment has also shown that the proposed development would have a

negligible impact upon the settings of the listed buildings. The proposed development would also have a negligible impact upon the setting of the Conservation Area due to woodland and field boundaries.

The potential second phase lies in closer proximity to a number of listed buildings and the Conservation Area. It will be important to ensure sympathetic development with a high standard of design, enhancement of hedgerows and a landscape buffer. The archaeological assessment indicated there were no known features of archaeological interest in this area.

AGRICULTURE

Much of the farmland close to Worthing is of the highest quality, Grades 1 and 2. There is no Grade 1 or 2 on the application site. About 13 hectares of Grade 3a (which falls within the official category of 'best and most versatile' land), and 17 ha of Grade 3b, would be lost through development. There would be a minor adverse impact upon the national resource of better quality agricultural land. Loss of agricultural land has to be balanced against

other planning objectives such as the strategic need for housing. Soil would be retained for beneficial use on the scheme including gardens and open spaces. Only a small part of a large farming estate would be removed, not affecting viability. This would be of low significance. The development of the potential second phase would result in about a further 3 ha of Grade 3a and about 7 ha of Grade 3b being lost, both small amounts in the wider picture.

AIR QUALITY

The ES includes detailed assessment of the existing air quality situation, the potential impacts during construction, and the situation after the development has been completed. Emissions from plant, construction vehicles and traffic are not an issue. During the construction period there would be likely, at a number of locations, to be a temporary minor to moderate adverse impact on local air quality due to dust from construction. Wind and rainfall have the potential to influence the transportation of dust; nearby houses may experience isolated dust annoyance during

unfavourable weather conditions. The developers would take measures to minimise this. Measures would include, for example, hoardings, damping down and regular wet cleaning, careful sealing and siting of stockpiles, considerate routing of haul roads, sheeting lorries and cleaning wheels, and removing rather than burning waste. The second phase would have similar dust issues.

The completed development is expected to have a negligible impact on local air quality and the same would apply to the second phase.

DRAINAGE

The principles of sustainable drainage systems (SuDS) have been applied. This would use swales and ponds to provide a sound technical solution to reduce the risk of flooding downstream from its present level. It would also be environmentally friendly with improved water quality and natural habitats. To enable the system to all drain by gravity there would need to be some land raising: by about 0.5 m north of the new Tesco building, near the head of Tasman Way and in an area well within the application site. The system would be constructed to control runoff resulting from up to the 1 in 100 year rainfall event plus additional storage dealing with climatic change of up to 30% increase in rainfall.

Surface water drainage in the potential second phase would take a similar approach with a self contained SuDS system ensuring no flood risks.

Foul drainage would not present problems. Both the application site and the second phase could discharge into the existing adopted sewer network in Varey Road. There would be no need for a pumping station. It is understood that capacity exists at the treatment works and there are rights to make the connection. In any event the local water company receives an Infrastructure Charge from the new development which can be spent on any strategic network or treatment works upgrades which it deems necessary.

GROUND CONDITIONS

An area of the site (about 80 x 100 m towards the south east) has poor stability and would require stabilisation by grouting or other means together with the use of special foundations. At the detailed stage the best approach would be considered with WBC and the Environment Agency. Some other parts of the site have less pronounced lack of stability but may need specific foundation design. There are no works which would threaten to cause groundwater

contamination. More detailed analysis would be done at the next stage but if there is a requirement for gas or radon protection measures to the new buildings they would be included.

The second phase area is closer to a former landfill across the A27 and further investigation into the potential for soil contamination and ground gas would have to be undertaken to design mitigation for these properties.

NOISE AND VIBRATION

During construction works there would be some increase in noise and, less likely, vibration. This would be a short term minor adverse effect for some local people. These noise impacts could be during temporary works of, for example, earth moving or road making. The developers would follow Considerate Contractor's procedures and do what they reasonably could to minimise this. For the completed development, traffic flow predictions have been used to assess whether additional noise would be apparent on local roads. The ES sets out the calculations used. At Fulbeck Avenue there would be an increase of

2.8dB(A) which would be a negligible impact. This would rise to 3.6dB(A) with the second phase, which is deemed a minor adverse impact. In reality the build out would take place over a number of years so impacts are likely to be less than predicted.

The second phase would need some shielding from the A27 traffic noise and this could be a bund or a fence. As with the application site there could be some temporary increase in noise to local people from certain construction activities.



- | | | | |
|--|---|---|--|
|  Application Site |  Potential Expansion Area for School |  Existing Vegetation |  Existing Footpaths to Site Boundary |
|  Second Phase |  Community Centre Site |  Proposed Vegetation |  On-site Footpaths and/or Cycleways |
|  Proposed Housing and Important Frontages |  Site for Potential Doctors Surgery |  Balancing Ponds |  Bus Gate: Access for buses and emergency vehicles only |
|  Second Phase Housing |  Allotments |  Swales |  Emergency Vehicular Access |
|  School Site |  Shared Surfaces |  Existing Ditch | |

CONCLUSION

The West Durrington scheme has evolved over a considerable period during which a substantial amount of environmental assessment work has been undertaken and important refinements incorporated. Several elements of mitigation are 'built into' the scheme. Numerous more detailed additional measures are also proposed which are summarised in the concluding chapter of the ES. As explained in the NTS Introduction, this 2011 scheme does not have the tree removal of earlier proposals.

The ES has found that, taking into account mitigation, almost all of the impacts of the scheme would be of low or no significance. The only impacts of a significance level above this are an inevitable consequence of developing agricultural land as a site for housing - most obviously the visual change from close by. Additionally, habitat for farmland birds would be reduced and there could be dust from construction.

The potential second phase being added would not cause any substantially greater impacts than would arise with the development of the application site alone.

The application proposals comply with planning policy objectives and would provide required new homes and facilities in a sustainable form. The development could be constructed without over-riding harm taking place to the environment.

As the Core Strategy Planning Inspector concluded in her report of 1st March 2011 this "essential" development would bring many benefits to Worthing and the Durrington and Northbrook locality over coming years.

West Durrington

*Design and Access Statement &
Design Codes*

March 2011



West Durrington

Date: March 2011

Doc Ref: CSA/1616/001 - Design and Access Statement & Design Codes

Revision:

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With input from:



On behalf of:

Heron Land Developments, Persimmon Homes, Taylor Wimpey UK Ltd



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A photograph of a rural landscape. In the foreground, there are several trees, some with bare branches and some with green leaves. In the middle ground, there is a green field. In the background, there are several buildings, including a large brick building and a smaller white building. The sky is overcast and grey.

1. INTRODUCTION

1.1 Introduction

1.1.1 This document is submitted in support of the outline planning application for the development of a new neighbourhood in West Durrington, Worthing. This 2011 application is described as:

“Outline application for development of land north of Fulbeck Avenue, West Durrington, for residential development (up to 700 units), recreation, community and education purposes; ground stabilisation; and speed management measures on Titnore Lane. Principal vehicular access and bus routing via Fulbeck Avenue, with Tasman Way providing vehicular access limited to the community facilities and bus routing, and Cherwell Road providing emergency vehicular access only”.

1.1.2 The purpose of this document is to set out the means by which the land at West Durrington can be developed to create a high quality, sustainable mixed-use urban extension, and to identify those factors which have influenced the development strategy for the Application Site. Importantly, this document will therefore provide a framework for the Reserved Matters applications.

1.1.3 The document also provides a series of design and quality codes for the new community at West Durrington. These codes are intended to inform the detailed design and layout of the development and set the quality threshold that will need to be achieved throughout.

1.1.4 The Application Site, which extends to some 31.16 ha, is all under the long term control of the West Durrington Consortium (the Consortium) which comprises Heron Land Developments Ltd, Persimmon Homes Ltd and Taylor Wimpey UK Ltd. The Consortium has had an interest in the Application Site for a number of years.

1.1.5 The Application Site is allocated for residential development in the extant Local Plan and emerging Local Development Framework (LDF). Two previous applications, which covered the Application Site and adjoining land to the west, have been unsuccessful, not withstanding the fact that they both

had an Officer’s recommendation for approval.

1.1.6 The current application covers a smaller area than the previous applications and avoids the more sensitive land to the west.

1.1.7 Land to the north of the Application Site has been identified in the emerging LDF as an area for potential long term growth. This area is referred to as ‘Second Phase’ and is shown on Figure 1.3.

1.1.8 The scheme will deliver on-site the following elements:

- *Up to 700 homes of various sizes and styles, including approximately 30% affordable housing units, principally for rent;*
- *A school site including playing fields;*
- *A site for a community building;*
- *A site for a potential doctor’s surgery;*
- *Allotments (some with disabled access);*
- *A sports pitch;*
- *An all weather multi-use games area (MUGA);*
- *Informal recreational and open space areas;*
- *Children’s play areas (LEAP & NEAP);*
- *Landscaping and nature conservation areas;*

- *Footpaths/cycleways and a trim trail.*

1.1.9 As the application is in outline, the document is not intended to prescribe each and every detail that should appear throughout the development, as this will continue to evolve through dialogue with the local community, officers of the council and other interested parties; rather, it provides a framework for the development of the Application Site and will inform the design team and act as a quality standard for the planning officers assessing the reserved matters applications.

1.1.10 This document is presented in the following manner:

- Section 1 - as outlined above, this provides an introduction to the document;
- Section 2 - describes the context of the development;
- Section 3 - sets out the opportunities and constraints presented by the Application Site and its surroundings;
- Section 4 - describes the development proposals;
- Section 5 - sets the design codes and standards for each character area within the new neighbourhood;
- Section 6 - gives a summary on the sustainability of the development; and

The Application Site is allocated for a minimum of 800 dwellings in the extant Local Plan and approximately 700 dwellings in the Core Strategy.



View looking east, showing the north eastern part of the Application Site



View looking east across the Application Site toward the existing residential area



View looking south across the eastern part of the Application Site, showing the neighbouring houses and allotments

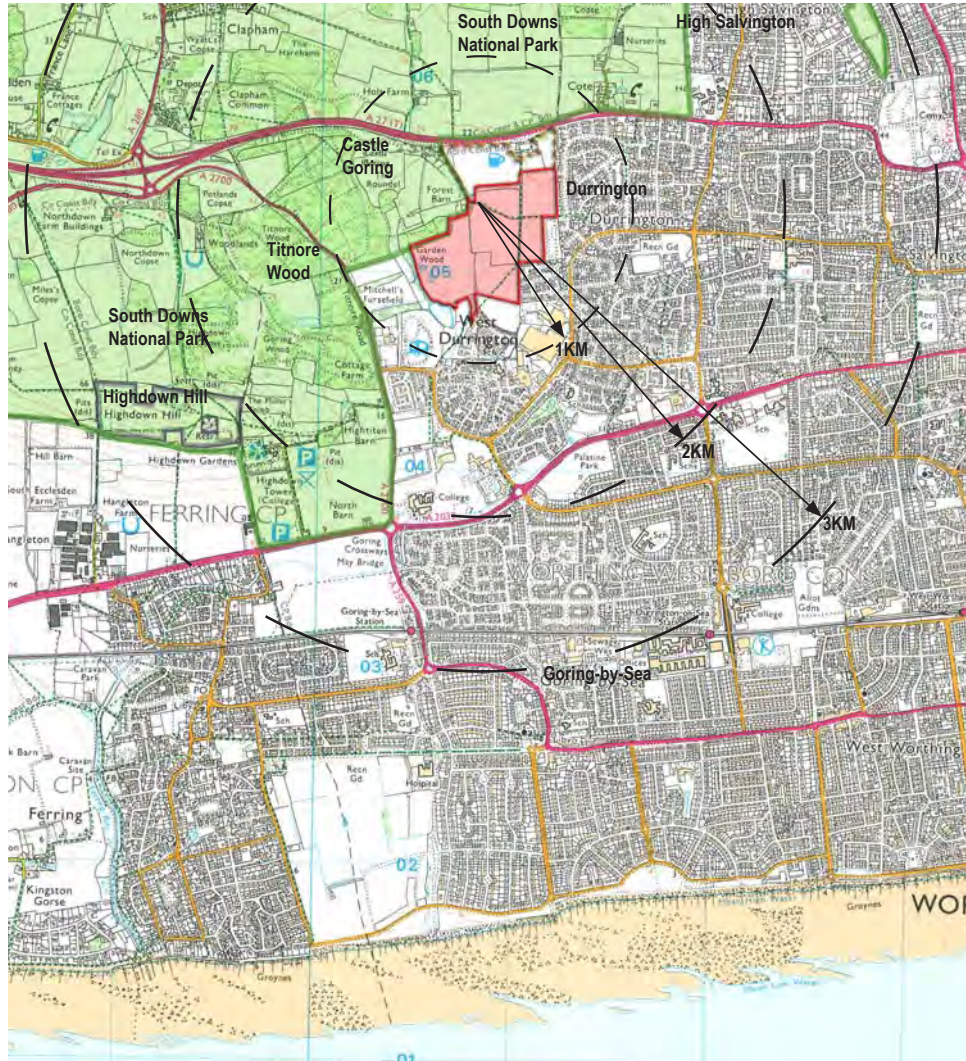


Figure 1.1: Site location and context plan

- Section 7 - provides a summary and conclusion.

1.2 Site Location

1.2.1 The Application Site is located in West Durrington, approximately 7km (4 miles) from the centre of Worthing. The Application Site has housing to the east; housing, retail facilities, and open land to the south; woodland and agricultural land to the west with Titnore Lane beyond; and agricultural land and wooded areas to the north. Castle Goring, with its walled garden and related buildings lies to the north west of the Application Site, and a barn complex on the northern boundary has recently been redeveloped for residential use (Forest

Farm). A public house and other sporadic dwellings lie just to the north of the Application Site, along the A27 dual carrieway.

1.2.2 To the south of the Application Site lies a recently redeveloped Tesco superstore which includes a number of small retail units and mall area, which together form the commercial core of West Durrington. A new community centre is currently being built as part of the Tesco redevelopment. To the south west of the Application Site there is a tennis club, a caravan site and a lake; the latter abuts the Application Site.

1.3 The West Durrington Development Process

Identification of the Site

1.3.1 The long-term potential of West Durrington was recognised back in the 1970's and 1980's and was identified in 1982's West Durrington Informal Plan, which set out:

'if a local need arises or if further development is required after 1991, then this area should be considered for development in the long term, primarily for residential purposes but with some further provision for education'.

1.3.2 However, the approach to its development was only formalised with the publication of a Local Plan consultation document in 1995. During the preparation of the Local Plan, other sites were considered for accommodating an urban extension of Worthing, but the preliminary assessment concluded that the other sites had significant environmental constraints, which resulted in West Durrington emerging as the preferred option.

1.3.3 The Application Site was allocated in the adopted Local Plan 2003 for residential development and a range of infrastructure, leisure, social and community facilities. In September 2007 Policy H4 of the Local Plan was subsequently 'saved' in order that it continued to form part of the development plan and provide a basis to assess any planning proposals against. A development brief for the Application Site was adopted, which set out the infrastructure requirements for the development.

Previous Outline Planning Application

1.3.4 In December 2003 an outline planning application (LPA ref. WB/04/00040/OUT) accompanied by an Environmental Statement (ES) was made by the Consortium for up to 875 dwellings. That application included the Application Site and additional land to the east of Titnore Lane (see figure 1.3). In June 2005, after extensive consultation with the public and relevant statutory and non-statutory bodies (which had been initiated by both Worthing Borough Council and the Consortium) the Council resolved to grant permission subject to conditions and legal agreement.

1.3.5 In light of changed guidance in respect of the need for significant highway improvements the Council served a Regulation 19 Notice on the Consortium requesting further information to review the required extent of off-site highway works. Further transport work was therefore undertaken, along with updated environmental assessments, leading to revisions to the application and the ES being submitted in December 2008. These details demonstrated the Consortium's continued commitment to delivering this important site.

1.3.6 However, despite the Officer's recommendation to grant planning permission, in March 2010 the Development Control Committee resolved to refuse the updated planning application for the following reasons:

- *Environmental Impact of the development, particularly in relation to the western land parcels;*
- *Access to Titnore Lane not justified;*
- *Unnecessary loss of ancient woodland and trees; and*
- *Adverse impact on protected species.*

1.3.7 Due to these reasons, the Committee considered that the need for and benefits of the development would not outweigh the adverse environmental impacts and consequently refused the application.

The Core Strategy

1.3.8 The Application Site is identified in the Submission Core Strategy as endorsed by the published Core Strategy Inspector's Report. In light of the decision to refuse the previous outline application, and to reflect the need to protect the sensitive woodland to the west of the Application Site, the Submission Core Strategy considers that approximately 700 dwellings is likely to be the appropriate capacity. In comparison to the Local Plan allocation, the extent of the Submission Core Strategy allocation is reduced, with the northernmost part of the Local Plan allocation now recognised as having potential for future development of 375 dwellings. The proposals for the current application consider and facilitate the release of that land should it come forward in the future.

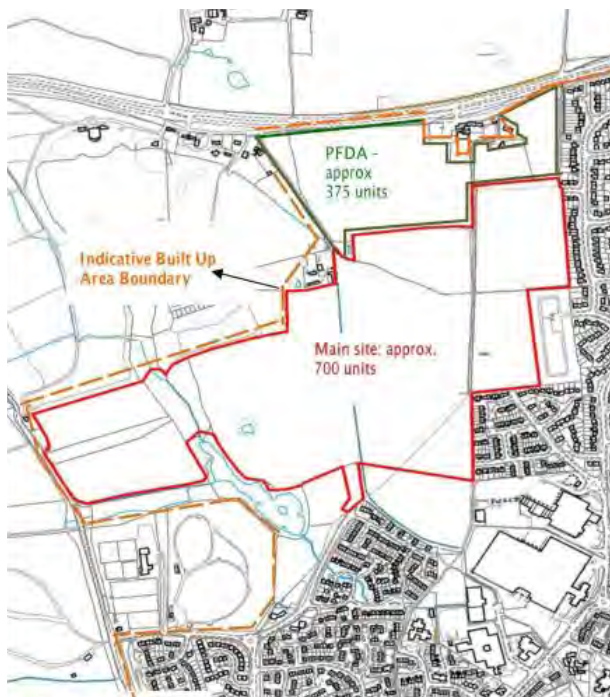


Figure 1.2: Extract from the Submission Core Strategy, as endorsed by the Core Strategy Inspector



Figure 1.3: The new planning application boundary

1.4 *The Way Forward*

1.4.1 The Consortium are now making a new outline planning application as identified in Figure 1.3 for up to 700 dwellings, along with supporting community and landscape infrastructure. The new application reflects the area identified in the Core Strategy and excludes the land to the west which was included in the previous application.

1.4.2 The aerial photograph above shows the extent of the area of the new application and the land to the west that formed part of the refused application. In addition, the aerial photograph also shows the extent of the Second Phase. The new application will be planned in such a way as to facilitate the Second Phase, should it come forward at some future date.



2. CONTEXT



2.1 Local Planning Policy and Design Guidance

The Adopted Worthing Local Plan 2003

2.1.1 The basis of the Application Site's allocation is 'saved' policy H4 of the Adopted Worthing Local Plan 2003.

2.1.2 Policy H4 sets out that development will be permitted on the Application Site for housing and a range of infrastructure, leisure, social and community facilities. The planning policy identifies a number of measures that the development should include, such as landscape buffers, wildlife corridors and direct pedestrian and cycle routes. Policy H4 was specifically 'saved' in order to ensure it continued to form part of the Development Plan and provide a context for considering any planning applications for the site. There are a number of other relevant saved Local Plan Policies that should be considered in relation to the masterplanning of the Application Site:

- *BE1 (Design Quality)*
- *H18 (Amenity of Residents)*
- *LR8 (Provision of Play Space/ Outdoor Recreation in Housing)*
- *RES7 (Control of Polluting Development)*
- *TR9 Policy (Requirement for Development)*

West Durrington Development Brief (November 2003)

2.1.3 The 2003 West Durrington Development Brief was prepared in support of Policy H4. The brief states that its overarching objective is to 'achieve a high quality development creating a sense of identity for the new area whilst ensuring that development takes the most sustainable form, integrating where possible with the existing town'. It relates to all the land covered by Policy H4.

The Emerging Local Development Framework and Submission Core Strategy

2.1.4 In bringing forward the Submission Core Strategy, the allocation of the Application Site has been reviewed by Worthing Borough Council in the context of its detailed planning history. In light of the Development Control Committee's decision in March 2010 to refuse the revised outline application, and to reflect the need to protect the sensitive woodland to the west of the Application Site, Policy 1 of the Submission Core Strategy, as endorsed by the Core Strategy Inspector, considers that approximately 700 dwellings is likely to be the appropriate capacity. Consequently, the boundaries of the 2003 allocation plan have been revised in the Submission Core Strategy, by omitting the northern part of the Application Site adjacent to the A27. On the West Durrington inset map, the Submission Core Strategy refers to this revised site area as the 'main site'.

2.1.5 Policy 1 of the Submission Core Strategy reflects the planning framework previously established by the 'saved' Policy H4. In addition, it sets out a high standard of design and layout should be achieved and that sustainable construction methods should be adopted, including the implementation of renewable energy opportunities.

2.1.6 The Submission Core Strategy recognises the ability of the excluded northern parcel of land to deliver further residential development, referring to it as a 'potential future development area' (PFDA), with a capacity to accommodate an additional 375 dwellings.

2.1.7 The Submission Core Strategy identifies that the Northbrook Ward, which the Application Site is located within, is in the 20% most disadvantaged areas in England. Consequently, it recognises the important role that the Application Site will play in the social regeneration of this relatively deprived area.

2.1.8 The Submission Core Strategy contains a number of planning policies that should be considered in the preparation of the masterplanning proposals:

- *Policy 7 (Meeting Housing Need)*
- *Policy 8 (Right Mix of Homes)*
- *Policy 10 (Affordable Housing)*
- *Policy 12 (New Infrastructure)*
- *Policy 16 (Built Environment and Design)*
- *Policy 17 (Sustainable Construction)*
- *Policy 19 (Sustainable Travel)*

2.1.9 The Council formally submitted the Core Strategy to the Secretary of State on 9th July 2010. The Core Strategy Inspector endorsed the allocation of the Application Site for 700 dwellings in the Inspector's Report on 1 March 2011.

2.1.10 It is important to note that the delivery of the Application Site is not dependent on the delivery of the PFDA (Second Phase land).

The West Sussex Design Commission

2.1.11 The West Sussex Design Commission, an independent body funded by the County Council, published its Design Principles document in March 2007. This document was prepared on behalf of all the planning authorities in West Sussex (and the South Downs Joint Committee) to encourage well-designed new development that will enhance existing urban and rural areas. One of the expectations of the West Sussex Design Commission is that the Design Principles document will be of assistance in the preparation of Design and Access Statements. However, it is important to note that the document is not adopted as policy guidance by any of the planning authorities (or the Joint Committee).

2.1.12 Even so, the Design Principles document provides a very useful framework for achieving high quality design. The document puts forward 15 principles encompassing the main areas that good design should address. An important part of this Design and Access Statement will be an assessment of how the planning application addresses the Design Commission's 15 design principles. The 15 principles are:

Quality and Design

1. The Delivery of Maximum Quality
2. Setting and Context
3. Public Realm
4. Innovation and Stimulation
5. Landform, Slope and Gradient

Whole Life and Wider Considerations

6. Construction and Location
7. Density, Use of Space and Undergrounding
8. Longevity and Flexibility
9. Climate Change, Weather and Microclimate
10. After-use, Demolition and Waste

More than just a building

11. Development is for People
12. Community Pride
13. Mobility and Accessibility
14. Safety, Security and Health
15. The Economy

2.1.13 In Appendix A, the Masterplan is assessed against the 15 criteria in the West Sussex Design Commission document.

2.2 Site Context

2.2.1 The Application Site is located on arable fields to the west of Durrington's existing urban edge. The Application Site is bounded to the north by a hedgerow with further arable fields to the north, leading up to the A27 and the South Downs National Park beyond. To the west the Application Site is bounded by the grounds of Castle Goring and the woodland areas of The Lag and Titnore and Goring Wood.

2.2.2 To the south west of the Application Site is Titnore Lake (an artificial lake created in the 1970's) with the Northbrook Farm Caravan Site beyond. Directly to the south of the Application Site is a triangular strip of land which is being proposed for use as a site for a restaurant. To the south of this is the recently developed West Durrington District Centre, which includes a large Tesco store and several smaller retail units. The Application Site is bounded to the east by residential properties and the Humber Avenue allotments.

2.2.3 The land use of the surrounding area has evolved since the 1960's. The A27 dual carriageway to the north of the Application Site was constructed during the 1960's. The housing to the south of the Application Site at Barley Fields and Titnore Nurseries is more recent, and six dwellings have also been created at Forest Barn Mews, immediately to the north west.

2.2.4 The South Downs National Park extends south to the A27 in the north and bounds the Application Site to the northwest. 1km to the south west is Highdown Hill, an Iron Age fortified settlement, providing a wide panorama over the surrounding area.

2.2.5 The Titnore and Goring Wood complex to the west of the Application Site is designated as a Site of Nature Conservation Importance, and predominantly consists of oak and ash trees, many of which are protected by Tree Preservation Orders (TPO).

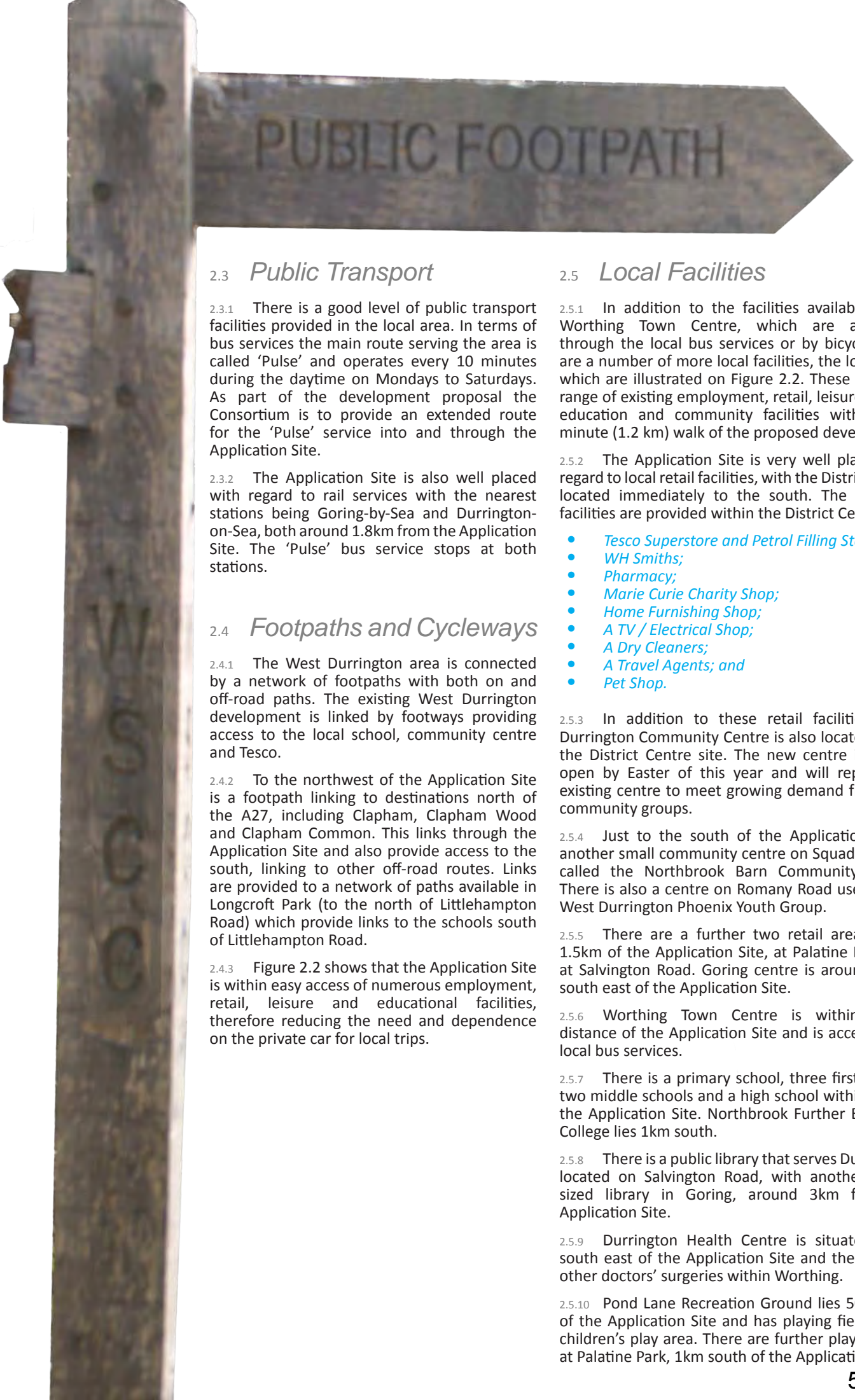
2.2.6 Castle Goring (Grade I listed) and its grounds are located to the north west of the Application Site, and consist of pasture and wood-pasture with sheep and horse paddocks. There is a 19th century walled garden within these grounds, which is Grade II listed and visible from within the Application Site.

2.2.7 There are a further group of buildings to the north of the Application Site along the A27, including the Grade II listed Stanhope Lodge and the Coach and Horses Public House.

2.2.8 The Application Site itself is in arable use and has a network of hedgerows defining most of the fields. The Application Site is also crossed by two public footpaths.



Figure 2.1: The Application Site within its surrounding context



PUBLIC FOOTPATH

2.3 *Public Transport*

2.3.1 There is a good level of public transport facilities provided in the local area. In terms of bus services the main route serving the area is called 'Pulse' and operates every 10 minutes during the daytime on Mondays to Saturdays. As part of the development proposal the Consortium is to provide an extended route for the 'Pulse' service into and through the Application Site.

2.3.2 The Application Site is also well placed with regard to rail services with the nearest stations being Goring-by-Sea and Durrington-on-Sea, both around 1.8km from the Application Site. The 'Pulse' bus service stops at both stations.

2.4 *Footpaths and Cycleways*

2.4.1 The West Durrington area is connected by a network of footpaths with both on and off-road paths. The existing West Durrington development is linked by footways providing access to the local school, community centre and Tesco.

2.4.2 To the northwest of the Application Site is a footpath linking to destinations north of the A27, including Clapham, Clapham Wood and Clapham Common. This links through the Application Site and also provide access to the south, linking to other off-road routes. Links are provided to a network of paths available in Longcroft Park (to the north of Littlehampton Road) which provide links to the schools south of Littlehampton Road.

2.4.3 Figure 2.2 shows that the Application Site is within easy access of numerous employment, retail, leisure and educational facilities, therefore reducing the need and dependence on the private car for local trips.

2.5 *Local Facilities*

2.5.1 In addition to the facilities available within Worthing Town Centre, which are accessible through the local bus services or by bicycle, there are a number of more local facilities, the location of which are illustrated on Figure 2.2. These include a range of existing employment, retail, leisure, health, education and community facilities within a 15 minute (1.2 km) walk of the proposed development.

2.5.2 The Application Site is very well placed with regard to local retail facilities, with the District Centre located immediately to the south. The following facilities are provided within the District Centre:

- *Tesco Superstore and Petrol Filling Station;*
- *WH Smiths;*
- *Pharmacy;*
- *Marie Curie Charity Shop;*
- *Home Furnishing Shop;*
- *A TV / Electrical Shop;*
- *A Dry Cleaners;*
- *A Travel Agents; and*
- *Pet Shop.*

2.5.3 In addition to these retail facilities, West Durrington Community Centre is also located within the District Centre site. The new centre is due to open by Easter of this year and will replace the existing centre to meet growing demand from local community groups.

2.5.4 Just to the south of the Application Site is another small community centre on Squadron Drive called the Northbrook Barn Community Centre. There is also a centre on Romany Road used by the West Durrington Phoenix Youth Group.

2.5.5 There are a further two retail areas within 1.5km of the Application Site, at Palatine Road and at Salvington Road. Goring centre is around 2.5km south east of the Application Site.

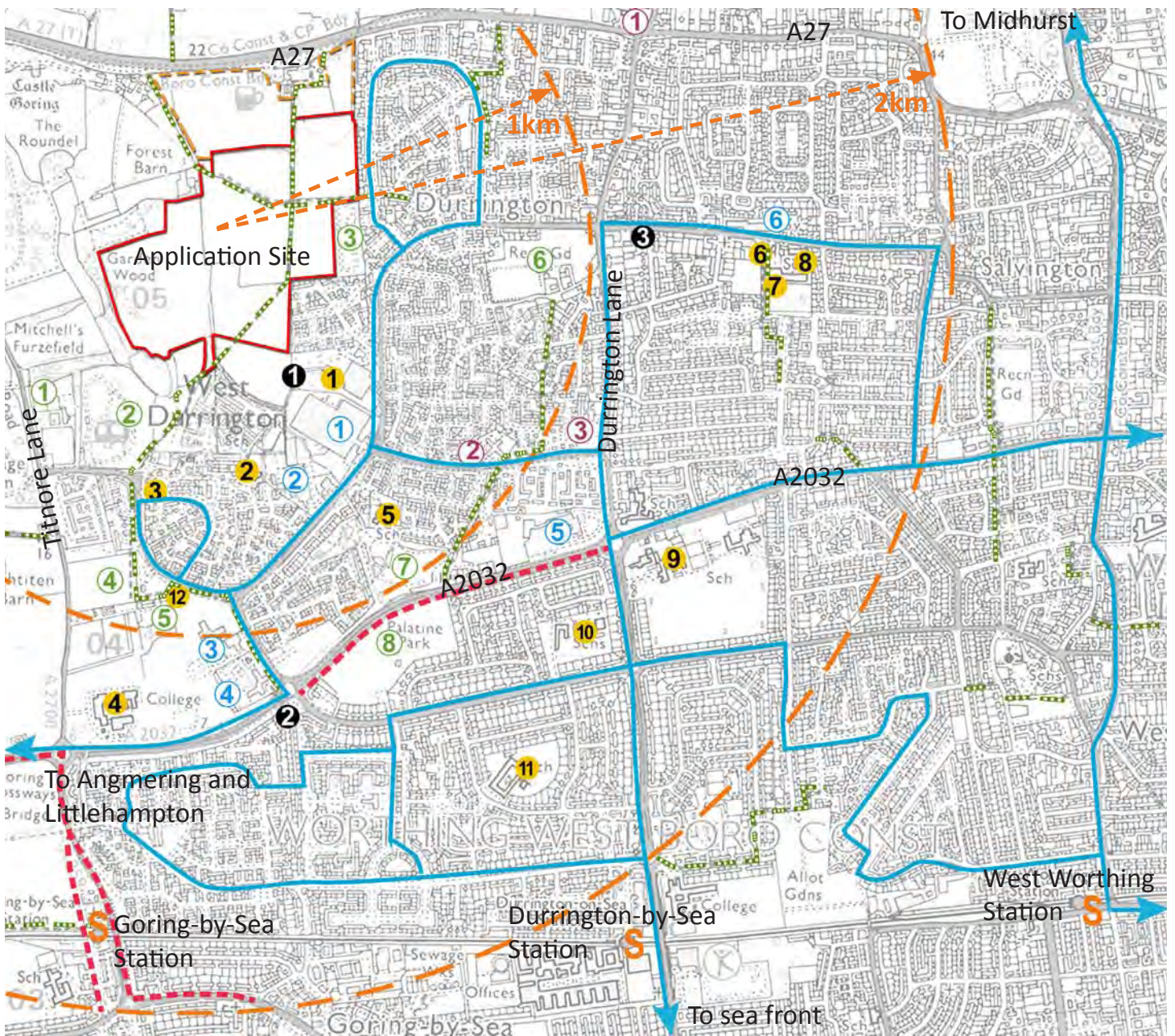
2.5.6 Worthing Town Centre is within cycling distance of the Application Site and is accessible by local bus services.

2.5.7 There is a primary school, three first schools, two middle schools and a high school within 2km of the Application Site. Northbrook Further Education College lies 1km south.

2.5.8 There is a public library that serves Durrington, located on Salvington Road, with another similar sized library in Goring, around 3km from the Application Site.

2.5.9 Durrington Health Centre is situated 850m south east of the Application Site and there are 11 other doctors' surgeries within Worthing.

2.5.10 Pond Lane Recreation Ground lies 500m east of the Application Site and has playing fields and a children's play area. There are further playing fields at Palatine Park, 1km south of the Application Site.



- Existing bus routes
- - - Existing cycle paths
- - - Existing public rights of way

- 1** HEALTH
 1. Salvington Lodge Hospital
 2. St. Barnabas Hospice
 3. Durrington Health Centre
- 1** RETAIL
 1. District Centre incl. Tesco
 2. Local Shops/Post Office
 3. Local Shops/Post Office
- 1** LEISURE
 1. West Worthing Tennis Club
 2. Caravan Park
 3. Allotments
 4. Playing Field
 5. David Lloyd Gym
 6. Pond Lane Recreation Ground
 7. Longcroft Park
 8. Palatine Park

- 1** EMPLOYMENT
 1. Columbia House - Warehouse
 2. Southern House - Offices
 3. Gateway House - Offices
 4. Telephone Exchange - Offices
 5. Faraday Business Park
 6. Southern Way Business Park
- 1** EDUCATION/COMMUNITY
 1. West Durrington Community Centre
 2. Laurels First School
 3. Northbrook Barn Community Centre
 4. Northbrook College
 5. Hawthorns First School
 6. Durrington First School
 7. Durrington Middle School
 8. Library
 9. Durrington High School and The Rosie
 10. English Martyrs Catholic Primary
 11. Orchards Middle School and Field Place First School
 12. West Durrington Phoenix Youth Group

Figure 2.2: There is a wide range of facilities available within Durrington and the surrounding area.

2.6 Social Context

2.6.1 According to the English Indices of Deprivation 2007, Worthing ranks 172 out of 354 local authorities, but there are significant disparities within different areas of the town. Three wards, including Northbrook (where the Application Site is located) fall within the lowest 20% disadvantaged areas for social and economic reasons.

2.6.2 Over 15% of people in Worthing have been unemployed for over a year, and many who are employed are in low skilled occupations. Educational standards are however higher than the national average and crime within the county is decreasing.

2.6.3 The area has a larger than average elderly population, and life expectancy is on the increase within the area. Incapacity benefit rates are high in the County.

2.6.4 The Regional Economic Strategy recognises the need to improve economic performance and raise earnings. The overall aim is to secure sustainable economic regeneration and substantially reduce the social and economic disparities with the rest of the region. It will also particularly help to develop a more rounded housing offer across the Borough and redress the imbalance in the housing mix, with an emphasis placed on new family homes.

2.6.5 The new Tesco store at the West Durrington District Centre is an important employer for the local area. Since it was expanded it now provides around 550 full and part-time jobs.

2.6.6 As part of the Local Area Agreement in West Sussex a number of the most disadvantaged areas in the County were identified for targeted action to improve the quality of life for those living in what have been defined as 'Local Neighbourhood Improvement Areas' (LNIAs). Six wards in Worthing fall within a LNIA, these include Northbrook and Durrington.



The West Durrington District Centre is focused around a new Tesco store, and also contains several small retail units.



The West Durrington District Centre as viewed from the Application Site. The centre is prevalent in many views southwards across the Application Site.

2.7 Local Architectural Context

2.7.1 There is evidence dating the hamlet of Worthing back to the 13th century, but the town only started to expand rapidly after 1800. The layout of the new streets were influenced by the direction of strips in the open fields that were there before, and ran both east-west and north-south.

2.7.2 Most of the surviving early 19th Century houses in Worthing are plain, showing none of the lavishness of its contemporary, Brighton.

2.7.3 The town expanded to the north and west in a scattered manner due to the fragmented ownership of the land. During the late 19th Century many large detached and semi-detached houses were built, in either a classical stuccoed style or in the more vernacular red brick and tiles.

2.7.4 The hamlets of Durrington and Salvington were dominated by market gardens, with only a few houses until the end of WWII, when haphazard streets and housing areas began to appear.

2.7.5 Between the 1950's and 1970's the area was rapidly developed with a large number of council houses as well as large recreation grounds and tall office blocks.

2.7.6 As the following pages illustrate, individual character areas combine to form the urban environment of Durrington and Goring-by-Sea (also referred to as 'Goring'). Key features that positively contribute to the character of the area have been highlighted, so that they can help inform the successful place-making of the West Durrington development.

2.7.7 The character areas are not intended to be copied; good places are individual and are made up of much more than the application of a rule book. It is also important to note that Durrington and Goring have developed over a long period of time, reflecting the economic and social circumstances, town planning and architectural styles of the time. It is therefore not appropriate to replicate a particular area, but rather to understand the key elements that create its character, and where appropriate, utilise these in the development of West Durrington.

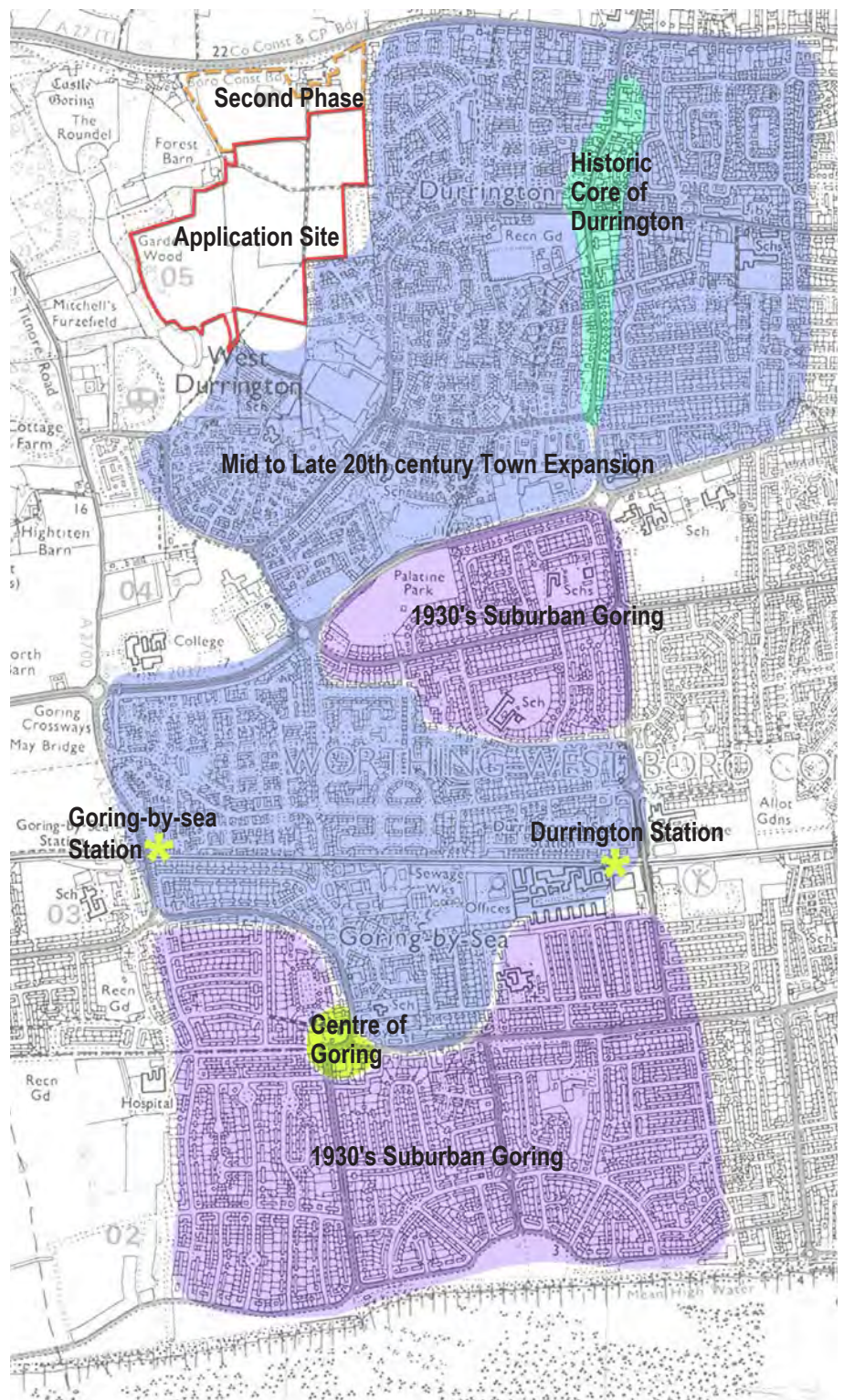


Figure 2.3: Worthing's architectural character can be broadly classified in 4 categories. The main characteristics of each area is discussed on the following pages.

Key Characteristics:

- Present day centre of Goring is a product of Worthing's suburban growth in the 1930's.
- Old village core was significantly re-modelled to create new neighbourhood centre, resulting in loss of many original buildings.
- Parts of original village still evident, including St. Mary's Church.
- Original properties include Victorian artisan cottages and larger detached houses.
- Use of flint walls along edge of Jeffries Lane to create a very enclosed street space framed by trees and vegetation in adjacent gardens.
- Traditional use of facing and roof materials include flint, red brick, white painted render and slate roofs.



Goring Road

Interest to a simple building frontage created by brick banding and patterns around door and window openings, picked out using a slightly different brick shade. Dropped eaves allow use of gables, which add interest to roofscape along with low chimney stacks.



Goring Road

The 3 storey buildings emphasise the centre's important community function in Goring.



Goring Road

The neighbourhood centre is located along a principal route, where passing trade and bus routes successfully support a variety of uses.

Goring's neighbourhood centre shows how raised building heights can be used to reflect a location's function as a community focal point. The three storey buildings clearly distinguish the centre from the predominantly one and two storey residential areas around it. The variety of uses in the centre create a community focus for the surrounding residential areas.



Ashurst Drive

The area successfully combines a simple, yet effective palette of materials, that extends to the boundary treatments of front gardens.



Ilex Avenue

The retained trees along Ilex Avenue continue to provide an impressive landscaped backdrop, contributing positively to the strong character of Goring.



Arlington Avenue

Many of the streets are punctuated by small landscaped spaces that provide interest and variety to the street scene.



Sea Lane

Sea Lane is one of the principal routes in Goring. Its importance is emphasised by its width and high level of street-tree planting.

Key Characteristics:

- Fairly rectilinear street pattern.
- Principal avenues are wide with grass verges and street trees.
- Secondary streets connect to principal avenue. Marked by narrower carriageway widths and a higher degrees of building enclosure.
- Area characterised by detached and semi-detached houses and bungalows.
- Double-hipped roofs, with red-brown and grey plain tiles.
- Red and brown brickwork, white and cream painted roughcast render. Some use of tile hanging, often as feature panels to bay windows.
- Bay windows defining characteristic of both bungalows and houses.
- Decorative features include timber-framing effect, frequently painted black and white.
- Some properties retain 'Art Deco' influences of the 1920's.
- Porch details tend to be discrete, often marked by a simple flat canopy.

Goring expanded rapidly during the 1930's into the former market garden areas, as well as the grounds of Goring Hall. Many of the estate's trees were retained and today they still create a verdant backdrop, highlighting the importance of working with the existing landscape features. The area was laid out on a permeable pattern of development blocks, providing a choice of routes, which are convenient for pedestrians and cyclists. The street pattern is easy to understand, with the wide avenues marking the principal movement routes and smaller-scale streets reinforcing their less important function in the movement hierarchy.



Durrington Hill

The more open, verdant feel of Durrington Hill provides an interesting contrast to the more built-up character of Salvington Road, aiding legibility.



Salvington Road

These Edwardian terraced houses use bay windows, gables and brick detailing, features that were reflected in the 1930's architecture of the area.



Durrington Hill

This short terrace on Durrington Hill highlights a number of simple, yet interesting design elements, including the brick detailing around the doors and windows, the vertical alignment of window openings to maintain a cohesive character and the use of a low front garden wall, which provides a secondary degree of enclosure to the street.

Key Characteristics:

- Former village which was surrounded by new residential areas of Worthing's expansion in second half of 20th Century.
- Original village still evident, both in terms of the physical relationship of a clustered group of buildings and the mix of uses: Manor House, cottages, church, public houses and forge.
- Important characteristics include flint walling, red brick dressing, red clay tile, slate and stone roofs.
- Attractive, well-vegetated character in places, especially towards Durrington Hill.
- Close knit character of the old village contrasts with the vista up Durrington Hill.

Durrington is dominated by the post-1950's housing of Worthing's westerly suburban expansion. However, the original village of Durrington is still evident and remains a focus for the area with its shops and community uses. Historically, the village's non-residential uses created a variety in the built form adding to its distinctive character. Many of the original buildings remain, displaying the traditional use of materials and building techniques.

2.7.11 Mid to Late 20th Century Town Expansion

Key Characteristics:

- Architectural style generally uninfluenced by local materials and building traditions. Use of standard house types creates character that is standard across most of the country.
- Curvilinear, tree-like road hierarchy with many cul-de-sacs, generating disorientating layouts.
- Mix of detached and semi-detached bungalows, chalet bungalows and 2 storey houses. Some short terraces and 3 storey blocks of flats. 3 storey buildings punctuate an otherwise uniform roofscape.
- Little variation in street scenes as similar house types tend to be grouped together.
- White painted timber boarded fascias and panels a feature on 1960-70's examples.
- Brown-stained timber window and door joinery effect more typical of 1980's properties.



Adur Avenue

Houses built during the Mid to Late 20th Century often create uniform street scenes



Essenhigh Drive

The use of a standardised form and a palette of materials uninfluenced by the local vernacular fails to draw upon the traditional local character.



Adur Avenue

A road dominated environment in many places is typified by sweeping bends that fail to control traffic speeds.

These extensive areas of housing development in both Goring and Durrington tend to be rather uniform and of relatively low density. They largely fail to successfully relate built form with the structure of the area. This has created a lack of spatial enclosure, road dominated environments and uniform street scenes. Another common feature are poorly designed open spaces, which have little amenity or recreational value, effectively forming SLOAP (Space Left Over After Planning). The layout of the housing areas tend to block views out to the countryside and present an unattractive view of closeboarded fences to the urban edge. The planning of these areas failed to mix private and affordable tenures, instead clustering different ownership patterns into separate areas, a factor which has contributed some social exclusion within parts of the Northbrook Ward.

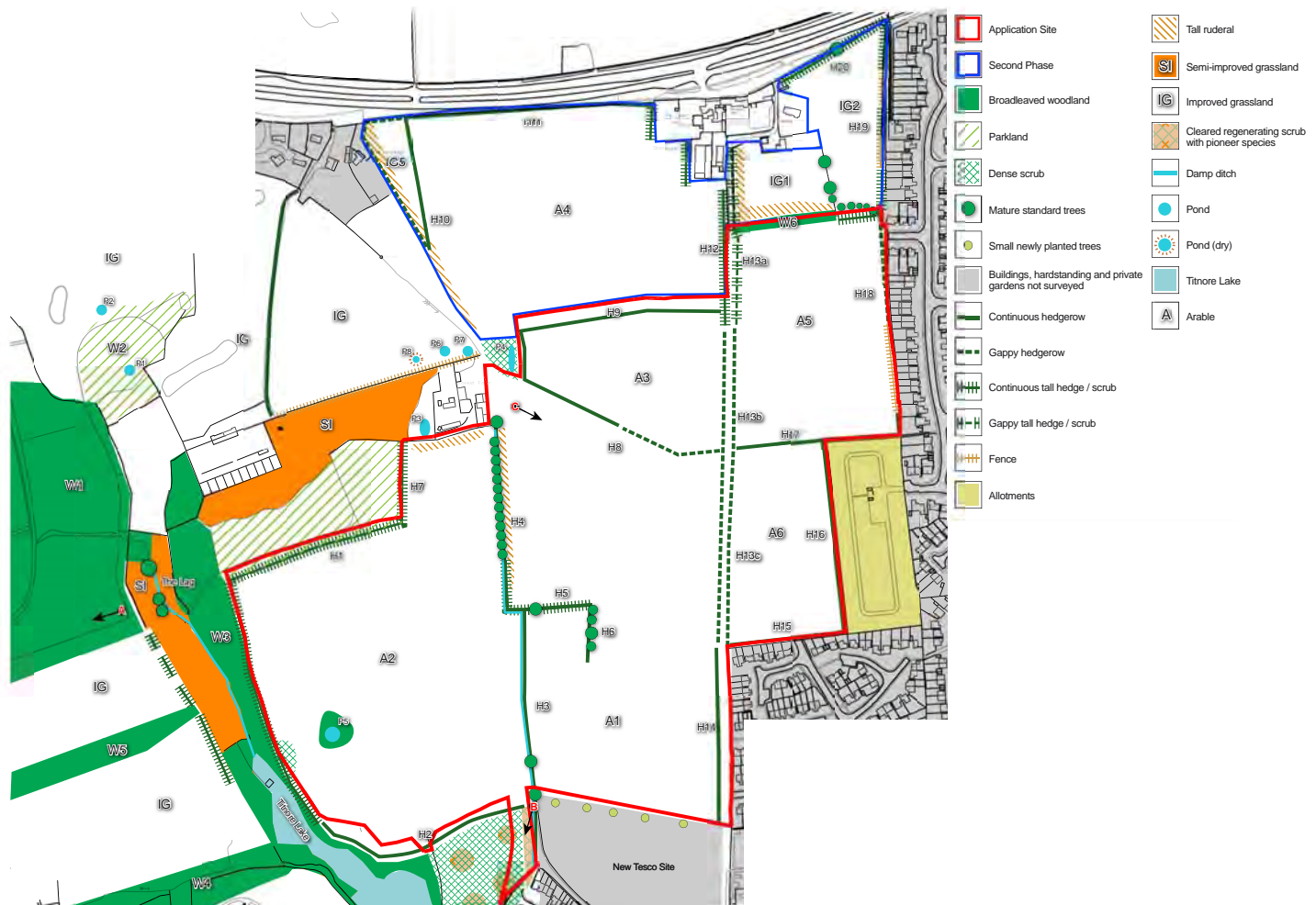


Figure 2.4: Habitats Plan

2.8 Ecology

2.8.1 The Application Site has been assessed to ascertain its ecological value and to ensure that it can be developed without unacceptable ecological impacts.

2.8.2 There are no statutory or non-statutory designations of nature conservation interest on the development area, although the Application Site is bounded by important woodland habitats.

2.8.3 The Application Site is largely characterised by intensively managed agricultural land, which is considered of negligible ecological value. There are pockets of rough grassland and several mature trees which are considered valuable. There are however a number of hedgerows across the Application Site, and some are considered important as per the Hedgerow Regulations 1997.

2.8.4 The Application Site's surroundings support a number of valuable species such as notable birds, great crested newts, bats and dormice. Mitigation measures have been designed into the Masterplan to ensure the retention and protection of habitats and species, and opportunities to enhance the habitats have also been included within the design.

2.8.5 Figure 2.4 shows the habitats and character of the Application Site and its surroundings. The ecological assessment had concluded that the Application Site can be developed without unacceptable ecological impacts.

2.9 Trees and Woodland

2.9.1 The tree stock on and adjacent to the Application Site provides landscape and visual value to the proposed development area. The Application Site is mostly comprised of arable fields subdivided by native hedgerows, some containing trees. There is also a discrete copse on the Application Site, and much of the western area is bounded by woodland belts.

2.9.2 Species found on-site include oak, ash, sycamore, horse chestnut, lime, scots pine, beech, willow, silver birch and alder. The majority of trees on-site are native species.

2.9.3 Many of the trees are protected by Tree Preservation Orders, and the adjacent woodland is designated as Sites of Nature Conservation Importance (SNCI). An Arboricultural Survey has been undertaken to ascertain the value and condition of the trees and woodland on the Application Site, and the findings of this have been taken into account in the masterplanning of the development.

2.9.4 The desire to retain important trees and woodland belts has been taken into consideration in developing the Masterplan, and the majority of trees and hedgerows on the Application Site will be protected and retained. Substantial new tree and shrub planting is also proposed across the Application Site. Native species will be used, and landscape buffers will be incorporated into the Application Site's boundaries to help screen the development from view and to protect the adjacent woodland.

2.10 Agricultural Land Quality

2.10.1 The Application Site forms part of the Castle Goring Estate, which is farmed by the Castle Goring Farm Partnership. The farming activities are centred at Holt Farm, north of the A27. Both arable and sheep enterprises are operated on the estate. The Application Site is severed from the main farm by the A27; it cannot be used for sheep grazing.

2.10.2 The quality of the agricultural land on the Application Site is classified as Grade 3a and 3b: good to moderate. Much of the surrounding estate is Grade 1 or 2 classifications and therefore more valuable in terms of agriculture.

2.11 Landscape

2.11.1 There are no designations for landscape character or quality covering the Application Site although the land to the north and west falls within the South Downs National Park.

2.11.2 The Application Site falls within the Upper Coastal Plain Landscape character area as classified in 'A strategy for West Sussex Landscape', and key characteristics include gently undulating farmland enclosed by woods with frequent hedgerows, and a pattern of small to medium sized pastures and arable fields. This area also includes many historic landscape features such as historic parklands and ancient woodlands.

2.11.3 A detailed landscape and visual assessment has been carried out to determine the extent and sensitivity of views, the character of the Application Site and the value of existing landscape features.

2.11.4 The findings of the assessment have informed the Masterplan and can be summarised as follows:

- *There are several mature trees on the Application Site that are covered Tree Preservation Orders (TPO's) and these should be retained.*
- *The Application Site's western boundaries should be reinforced with landscape buffers to protect the existing woodland and their setting.*
- *The northern boundary of the Application Site needs strengthening to create an appropriate boundary.*
- *Highdown Hill and the South Downs National Park are prominent features of the local landscape and views should be created towards these.*
- *Existing hedgerows should be retained where practical.*
- *The setting of the South Downs National Park should be respected.*
- *The existing public footpaths that cross the Application Site should be accommodated within a network of green open spaces and links.*



2.12 Topography

2.12.1 The Application Site undulates very gently on the west side, while the east remains generally flat. At its south western corner the Application Site lies 11.16m Above Ordnance Datum (AOD), rising to 26.15m above AOD at the Application Site's north eastern corner.

2.12.2 To the north of Tasman Way the land currently dips noticeably and is related to a weakness in the underlying chalk strata. This area will be stabilised and regulated in level and will largely be retained as open space.

2.12.3 The principal topographic feature in the area is Highdown Hill to the southwest of the Application Site and the South Downs to the north.

2.13 Archaeology

2.13.1 A programme of desk-based studies, a fieldwalking survey and trial trenching show that the Application Site has generally low archaeological potential, although restricted areas of locally important sub-surface remains were identified in the south west and south east corners. It was considered therefore that the proposed development would only have a minor adverse impact upon any remains on the Application Site.

2.13.2 The impacts will be offset through implementation of a four-phase mitigation strategy. The first two phases have already been satisfactorily completed and approved.

2.13.3 Pre-Roman period sites in the area include the hillfort at Highdown Hill and the Villa at the Northbrook College site.

2.13.4 Castle Goring and the walled garden to the north of the Application Site date from the late 1700's and are listed as Grade I and II respectively. Nearby Castle Goring cottages, the Coach and Horse public house and Stanhope Lodge are all Grade II listed.

2.13.5 The setting of Castle Goring and other listed buildings will need to be respected by the new development. Development close to these visually sensitive areas should have a very high standard of design.



Figure 2.5: The Application Site slopes gently from the north east corner down to the southern boundary.

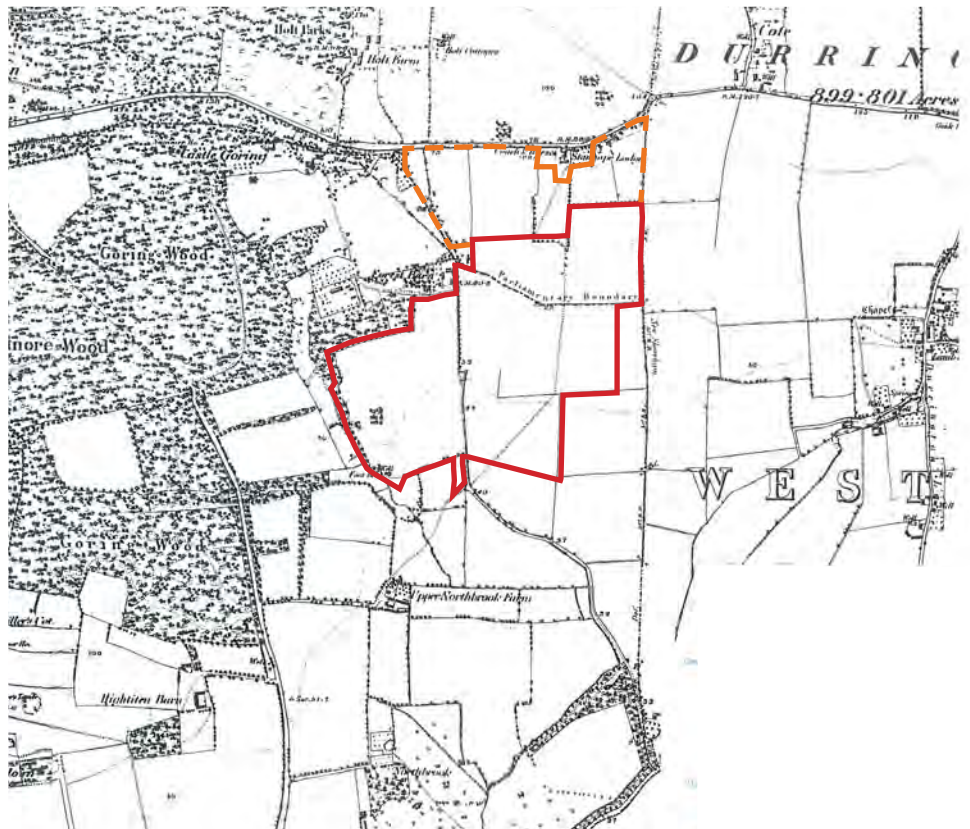


Figure 2.6: Historical map of the area from 1879.

2.14 Drainage

2.14.1 The Application Site lies within Flood Zone 1 according to the Environment Agency and has a less than 1 in 1000 annual probability of flooding by river or sea.

2.14.2 The Application Site lies within the Ferring Rife catchment and one of its tributaries just crosses the western part of the Application Site within the north-south ditch. The majority of the Application Site will drain into this watercourse, which runs into a culvert to the north of the Barleyfields residential development.

2.14.3 There is an additional shallow watercourse on the south western boundary of the Application Site and joins the drainage system to the south of Titnore Lake. Landscape buffers will be provided to these watercourses to provide for ecological conservation.

2.15 Utilities

2.15.1 Subject to some local reinforcement, there is adequate capacity in the local utilities network to serve the development.

2.15.2 Water supply to the area will require the extension of underground mains from either Fulbeck Avenue and/or Tasman Way.

2.15.3 No new overhead electricity lines will be needed, and the existing high voltage network in the surrounding areas will be extended into the Application Site with underground high voltage mains.

2.15.4 The mains gas supply will be extended from the existing distribution networks in the adjacent neighbourhood.

2.15.5 The existing adopted foul sewer network downstream in Varey Road was laid with the specific intention of making provision for the Application Site and the potential Section Phase. Therefore capacity was built in to accommodate the additional flows from the new development, and as a consequence discussions are now in progress with Southern Water regarding the use of that capacity in conjunction with the proposed scheme design.

2.15.6 Adequate capacity at sewage treatment works is always available to new developments as a result of the Water Act 1989. Under the Act all new developments have to pay an Infrastructure Charge to the local Water Company to enable them to plan improvements they deem necessary to their infrastructure.

2.16 Summary

2.16.1 This section has considered West Durrington's physical, social and economic context.

2.16.2 West Durrington is a strategically important location for development. The Submission Core Strategy, as endorsed by the Core Strategy Inspector, considers the Application Site to be an appropriate location for a residential-led expansion of Worthing. Supported by new community facilities, the Submission Core Strategy recognises the important role the development can play in the social regeneration of the Northbrook Ward.

2.16.3 The area's architectural context has been investigated in order to gain an appreciation of how west Worthing has developed over time and to identify positive urban design and architectural elements that could be reflected in the design of West Durrington development.

2.16.4 The analysis of the Application Site's physical context has provided a good understanding of the constraints and opportunities that should be considered in shaping the form of development. The following section sets out these constraints and opportunities in order to demonstrate how the proposals for West Durrington have been shaped by the Application Site's physical features and wider strategic objectives.



3. OPPORTUNITIES AND CONSTRAINTS



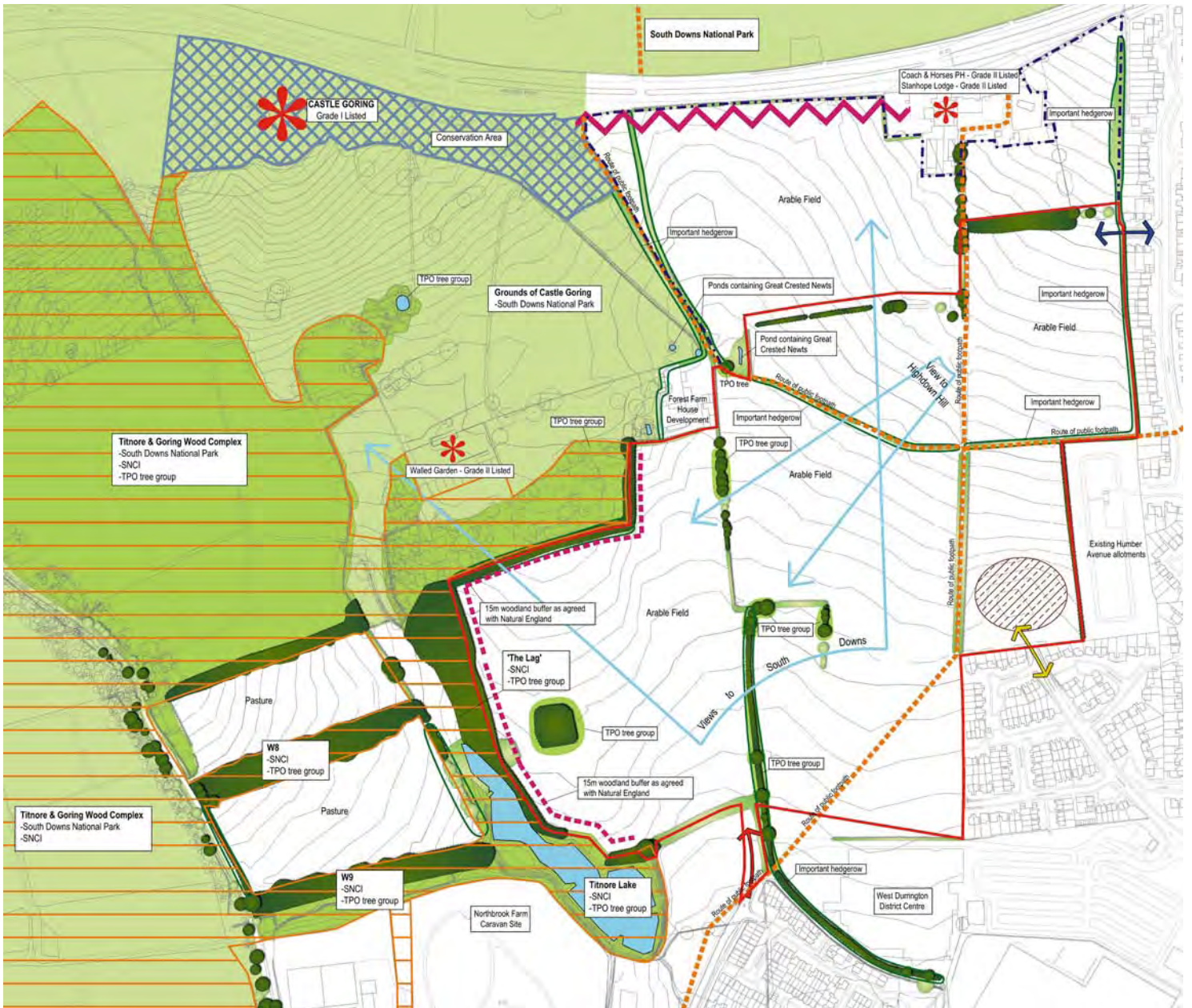


Figure 3.1: Opportunities and Constraints Plan

3.1 Design Influences

3.1.1 The previous section provides a comprehensive appraisal of the Application Site's physical, social and economic context. This section summarises these findings to identify how they should shape the development of West Durrington and highlight how the development can help to secure wider benefits for this part of Worthing.

3.2 Constraints

The key constraints include:

- The need to protect the setting of the South Downs National Park
- The need to protect the setting of Castle Goring
- The effects of development on the neighbouring SNCI
- Respecting the network of hedgerows and protected trees within the Application Site
- Accommodating the public footpaths that cross the Application Site
- Respecting the amenity of neighbouring properties
- Addressing the area of weak chalk in the eastern part of the Application Site
- Accommodating surface water runoff
- Consideration for European Protected Species

3.3 Opportunities

The main opportunities are:

- Creation of a development with a distinct sense of place
- The ability to complement neighbouring development
- To create a balanced community with a range and choice of dwellings
- To minimise the effects of the development on climate change
- To create a sustainable form of development
- To maximise habitat creation and to establish a surface water drainage strategy that complements the landscape and ecological objectives of the development
- To provide a range of recreational facilities
- To promote walking and cycling



3.4 Addressing the strategic challenges

3.4.1 As highlighted in the previous section, the Application Site has a key role to play in the social regeneration of the area. The provision of a new school site, accessible community and leisure facilities and a wide choice of housing, means the West Durrington development can help this by spreading the benefits of sustainable new development and infrastructure as widely as possible across the new and existing communities. Enhancements to sustainable transport modes have the opportunity to secure much needed improvements for existing residents, as well as West Durrington's new population.

3.4.2 Finding a home to live in which is affordable is a key challenge for many residents in Worthing. The town has an imbalance in its housing offer, with a relatively low stock of family homes available on the open market. The West Durrington development provides the opportunity to deliver much needed family homes for the town. Importantly, the development also presents the opportunity to provide new affordable housing.

3.5 Responding to the Site's constraints

3.5.1 The West Durrington development will need to have regard to Castle Goring's cultural heritage, particularly in the design of the development and the need to enhance existing hedgerows and landscape buffers.

3.5.2 The character of the Application Site changes from open fields in the east, alongside the urban edge, to the more verdant backdrop to the west created by Titnore and Goring Woods. The development should therefore not have an adverse impact on the woodland and their habitat of protected species. Similarly, existing landscape features within the Application Site should be retained wherever possible, with important wildlife corridors helping to shape the layout of West Durrington development.

3.5.3 The Application Site benefits from views to the South Downs National Park to the north and the prehistoric Hillfort of Highdown Hill to the south west. These views should be respected in the design of West Durrington providing important visual links that aid legibility and help to create a distinct sense of place.

3.5.4 The Constraints and Opportunities Plan opposite highlights a number of other constraints that the Application Site possesses and that the design of West Durrington should therefore respond to. These include accommodating the existing public footpaths, respecting the amenity of neighbouring properties and addressing localised geological issues.

3.6 Local Identity

3.6.1 The previous section set out our findings in relation to the various characteristics that combine to define the existing built environment of Durrington and Goring. The area was subject to significant growth in the 20th Century. During the later half of the Century, national building trends have prevailed, diluting local character.

3.6.2 The development of West Durrington therefore offers the opportunity to reflect the local characteristics that contribute to good design. These characteristics include a permeable network of routes, a carefully considered hierarchy of public spaces, and materials that reflect the local vernacular.



The character of the development shall reflect the positive elements found within the local area.







4. DEVELOPMENT PROPOSALS

4.1 Design Development

4.1.1 Since the 2008 outline application was refused, the process of revising the design and layout of West Durrington has been undertaken, drawing upon the significant environmental and technical work prepared as part of the previous and current applications. Additionally, the revised masterplanning has had to take into account the policy framework contained in the Submission Core Strategy as endorsed by the Core Strategy Inspector and the reasons for refusal of the previous application.

Initial Masterplanning

4.1.2 The three illustrative Masterplans opposite illustrate how the design evolved. An initial Masterplan (Figure 4.1) provided public open space on the southern part of the Application Site just to the north of West Durrington District Centre. However, it was felt that this created a development form detached from the existing local community. Furthermore, it was felt that a development of 700 dwellings needed a recognisable community focal point located in the heart of the Application Site.

4.1.3 Consequently, the public open space was relocated northwards to sit adjacent to and compliment the existing allotments. This approach also helped to create a 'unifying factor' between the existing homes to the east and the proposed new dwellings on the Application Site. With the location of the school site immediately to the northwest (see Figure 4.2), a comprehensive community heart was created in the centre of the new development.

4.1.4 Following dialogue with Worthing Borough Council, the Masterplan was amended to create a central green space and to bring the school site and community uses further south (see Figure 4.3). This created a more inclusive and cohesive community heart to the Application Site, which is conveniently sited and connected to the development's residential areas by safe and direct routes.

4.1.5 From this focal point vistas were created from the central space to exploit views to the South Downs, Highdown Hill and the existing copse of trees, which helped to form the basis of the development's structure and the surrounding new residential areas.

4.1.6 These initial Masterplans also created the basis for creating green links along existing hedgerows to create a series of connected green corridors.

4.1.7 The principal street through the Application Site leads from Fulbeck Avenue in the south to Cherwell Road (and Adur Avenue) in the north east. During the initial Masterplanning stages an additional link was shown off Tasman Way serving 100 dwellings.

4.1.8 The siting of the open space in this location also has the benefit of being located over the area of the Application Site subject to ground stabilisation.

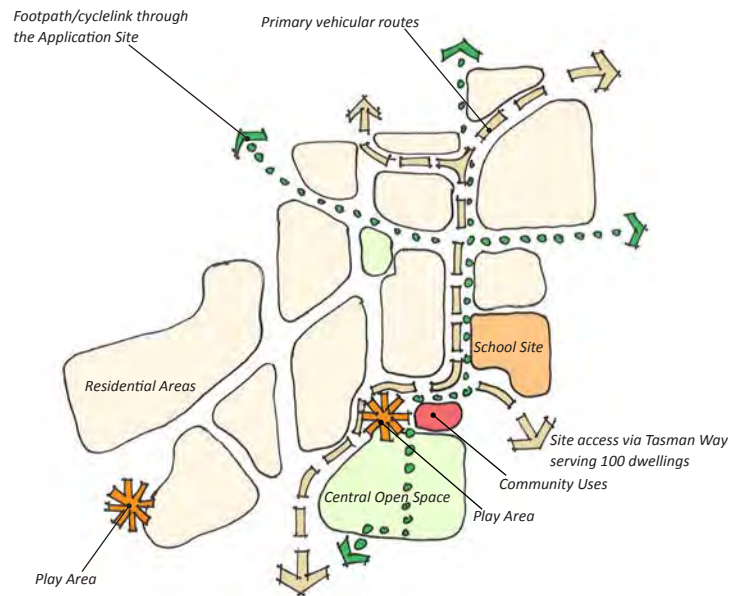


Figure 4.1: This initial Masterplan located the public open space in the southern part of the Application Site. However, it was considered that this approach lacked a cohesive community focal point.

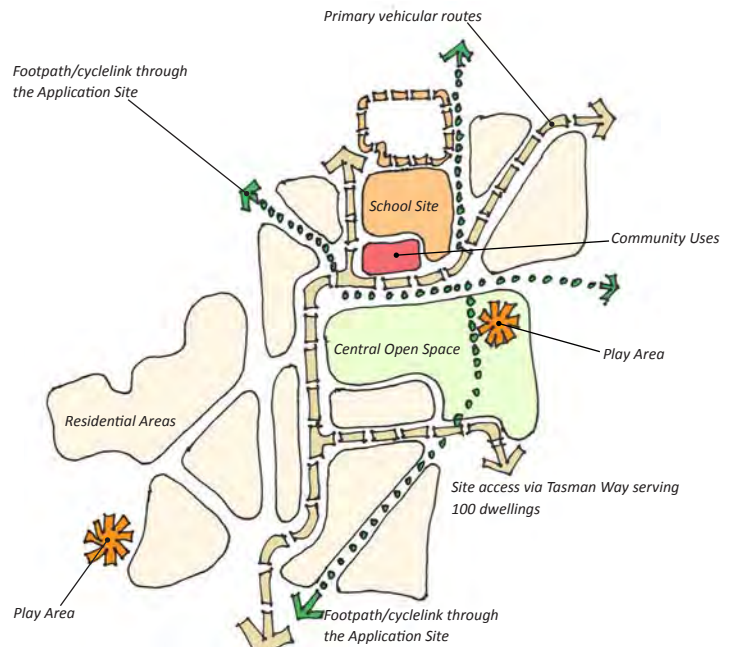


Figure 4.2: This public open space was subsequently moved to the north to create a stronger mix of uses in the heart of the development.

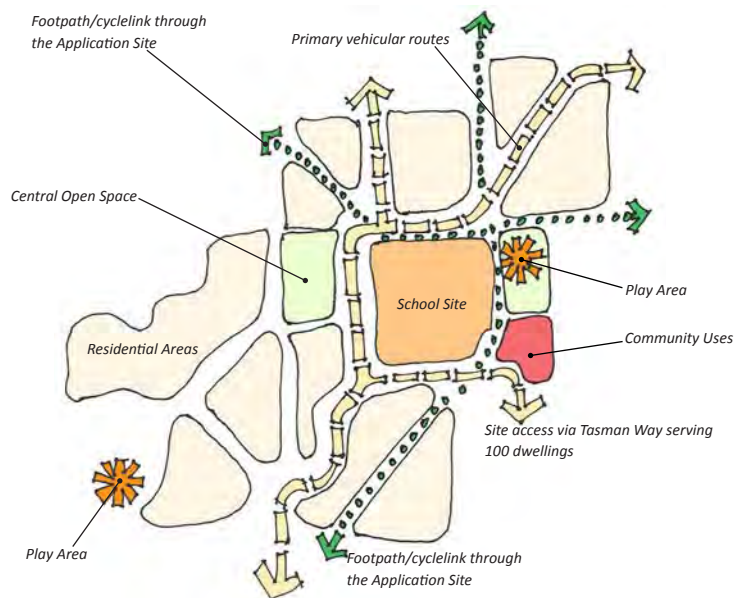


Figure 4.3: Further changes to the initial Masterplans relocated the school site in the centre of the Application Site to create a stronger community heart.

Development Structure Concept Plan

4.1.9 Following feedback received during the initial masterplanning phase, the 'Development Structure Concept Plan' (see opposite) was prepared in September 2010 to evolve the design in more detail, highlighting key building frontages and a more considered network of principal roads.

4.1.10 The Concept Plan shows a deeper landscape buffer (minimum of 15 metres) around the western part of the Application Site and a revised location for the school site and community uses. The school site occupies a more central location in the development, to better relate to the principal route through the Application Site. A central green is located immediately to the west of the school site and together they form the focal point to West Durrington. The parcel of land to the east of the school site comprises a more considered mix of community uses including sports pitches, play space and allotments.

4.1.11 The vehicular link via Tasman Way no longer serves 100 dwellings, proposing instead a bus gate for buses and emergency vehicles only. Since the Concept Plan was prepared the access arrangements have been amended further with the Cherwell Road link restricted to emergency vehicles only.



Figure 4.4: The Development Structure Concept Plan evolved the initial masterplanning proposals for the Application Site in more detail, highlighting key building frontages and a more considered network of principal roads.

Public Feedback

4.1.12 A public exhibition was held on Saturday 22 January 2011 at the Northbrook Barn Community Centre to present the emerging proposals for the Application Site. Key representatives of the development team comprising representatives from the Consortium and the consultant team were on hand to discuss the proposals with the exhibition attendees.

4.1.13 The exhibition was attended by 150 people, including the constituency MP, Sir Peter Bottomley and five local Councillors, who took the opportunity to view the proposals and discuss them with members of the development team. A key benefit of the exhibition was that the local community was given the opportunity to view the proposals, comment on them, ask questions and meet with members of the development team before submission of the planning application.

4.1.14 Comments forms were available for attendees to complete, of which 96 were completed, including 8 forms with dual signatories. Whilst there was some opposition to the proposals,

the general consensus was that they marked a significant improvement on the previous proposals for the Application Site. It was considered that the reduced development area was more sensitive to the existing woodland and its habitats. Of particular note was the strong support and keen interest from several local groups in the potential to use the community centre site for their activities and events.

4.1.15 In addition to the manned public exhibition, the exhibited information was also displayed on a dedicated website during the consultation period and at the West Durrington District Centre between 28 January and 4 February 2011.

4.1.16 Issues raised by respondents related to a variety of issues, with the perceived access and traffic implication of the proposals receiving the largest number of comments. At the exhibition the development team were able to demonstrate that the existing road network would be able to support the new development.



The public exhibition was held at the Northbrook Barn Community Centre.



The exhibited information was also displayed at the West Durrington District Centre

4.2 Illustrative Masterplan

4.2.1 The design of the West Durrington development is centred upon a core of community facilities and a new central green. This core is fronted by housing providing overlooking and attractive aspects. A new bus route will run between Fulbeck Avenue and Tasman Way through the Application Site, ensuring that the new community facilities benefit existing communities as well as West Durrington's new residents.

4.2.2 The greater housing densities will be located at the centre of the Application Site, graduating outwards with the lowest density thresholds adjacent to existing residential areas and the surrounding countryside.

4.2.3 West Durrington will be served by a clear hierarchy of routes and spaces, connected by an integrated street pattern. This is achieved by the application of a perimeter blocks, which give a clear definition between the public realm and private defensible space.

4.2.4 The layout of West Durrington's streets and spaces provide a series of vistas to the countryside beyond. From the neighbourhood green, a vista runs south westwards along a new street provides views to the on-site existing copse and Highdown Hill beyond. A number of vistas also provide views to the South Downs to the north and north west. Together these vistas will combine to provide a series of memorable routes through the development aiding legibility and creating visual interest.

4.2.5 The relationship of West Durrington with both Goring and Titnore Woods has been a key consideration of the Masterplan. Therefore, a 15 metre landscape buffer around the western part of the Application Site will help to protect and enhance the woodland.

DEVELOPMENT AREAS

-  Application Site Boundary
-  Second Phase
-  Residential
-  Children's Play Space
-  Outdoor Sports Provision
-  Allotments
-  Informal Open Space
-  Existing structural vegetation & new buffer planting
-  Sustainable Drainage Systems (SuDS)
-  School Site
-  Expansion area for school
-  Site for potential doctor's surgery
-  Community Building Site
-  Residual Land

4.3 Use

4.3.1 The land use mix proposed by the Illustrative Masterplan has been driven by the longstanding vision for West Durrington to be a residential-led development that can also deliver benefits for the wider area in terms of new education provision and additional community facilities.

4.3.2 The majority of West Durrington comprises residential development. However, emphasising the wider benefits of the development, several new community facilities will be provided, consisting of:

- *Central green*
- *School site*
- *Community building site*
- *Site for potential medical centre*
- *Senior sports pitch*
- *Multi-use games area (MUGA)*
- *A large children's play area (combined LEAP/NEAP)*
- *A LEAP*
- *New allotments*
- *Contribution to an off-site skate park*

4.3.3 The mix of uses in West Durrington is a key element in creating a successful new neighbourhood for Worthing. Importantly, the central location of the new community uses means they will form a physical and social focus to the development. Their convenient location is connected to the new residential areas by direct routes, including the retained footpaths, which also link to the nearby existing residential areas.

4.3.4 Other benefits of the mix of uses at West Durrington include:

- *Convenient access to facilities*
- *Architectural interest created by non-residential buildings, whose status and function will create new local landmarks*
- *Opportunity for innovative sustainable building technologies to be used in the community building*
- *Greater opportunity for social interaction due to greater pedestrian activity*
- *A greater feeling of safety, with 'eyes on streets'*

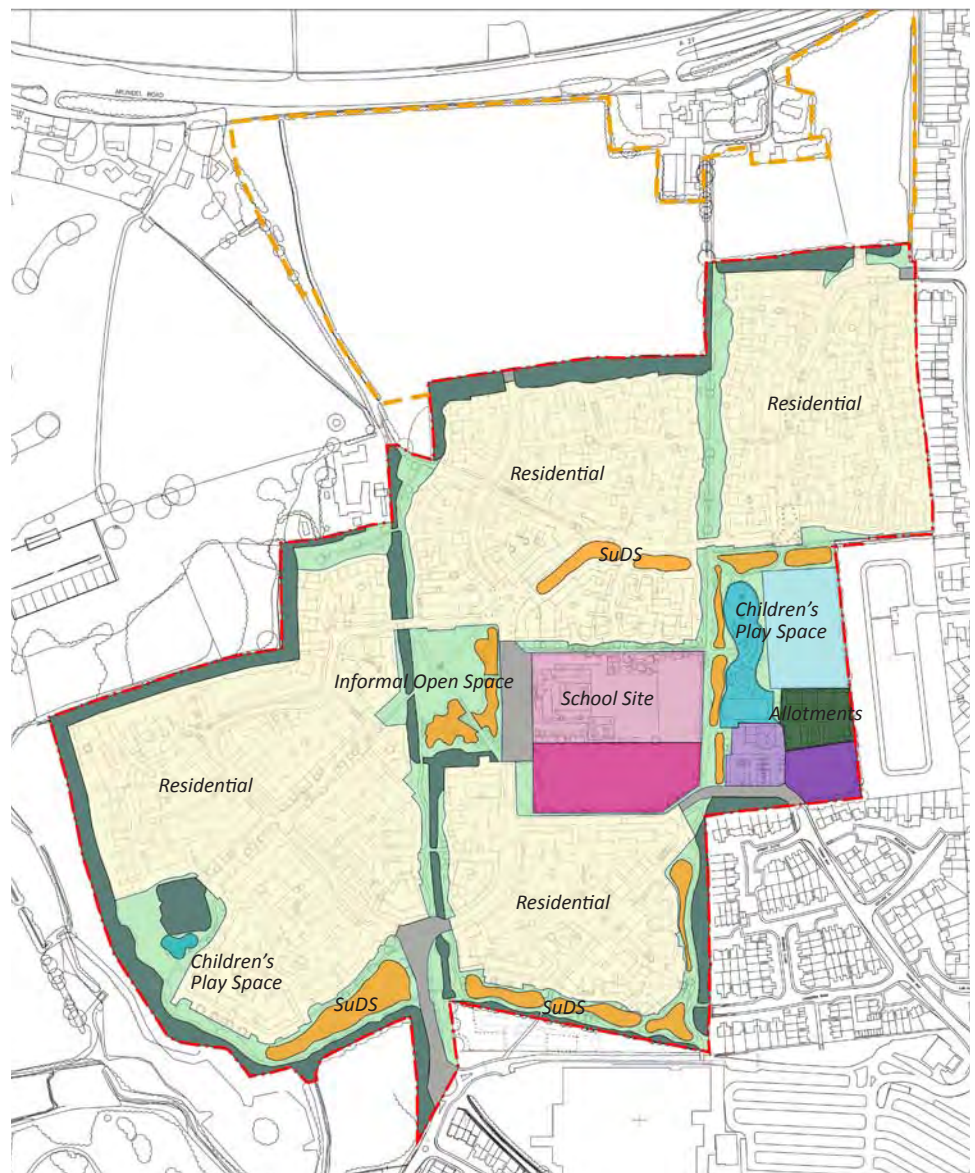


Figure 4.5: Development Areas

4.4 Amount

4.4.1 The Illustrative Masterplan proposes a design and development framework for the following amount of development:

	AREA	PROVISION	COMMENTS
HOUSING			
Residential	19.06 ha	Up to 700 private sale and affordable dwellings at an average net density of 37 dwellings per hectare (as per PPS3 definition). Gross density (Application Site area less the school site) of 24 dph.	Focused on the need for family housing. 30% on-site affordable housing provision, which equates to over 200 affordable dwellings.
OPEN SPACE			
Children's Play Space	0.4 ha	Includes 1 x MUGA, 1 x Combined NEAP/LEAP and 1x LEAP	MUGA=Multi Use Games Area NEAP=Neighbourhood Equipped Area for Play, LEAP=Local Equipped Area for Play
Outdoor Sports Provision	0.66 ha	1 x senior sports pitch	In agreement with Worthing Borough Council contribution for off-site provision for all-weather pitch at Palatine Park
Allotments	0.29 ha		Extension of existing allotments (some with disabled access)
Informal open space	3.43 ha		Includes central green and leisure footpaths/cycleways
SuDS	1.08 ha		SuDS = Sustainable Drainage Systems
Existing structural vegetation and new buffer planting	3.06 ha		Includes 15 metre woodland buffer to Titnore and Goring Wood complex
PITCH FACILITIES			
Changing Rooms	-		For match officials, within the community building
Parking	-	50 spaces (shared with community building spaces)	Provision in accordance with LPA's Parking Standards and Transport Contributions SPG.
COMMUNITY FACILITIES			
School Site	1.9 ha		Masterplan provides school site of 1.1ha and allocates a potential expansion area of 0.8ha to accommodate additional flexibility.
Site for potential doctor's surgery	0.28 ha		As per LPA's draft Infrastructure Delivery Plan, need for medical centre to be confirmed by NHS West Sussex or alternative successor body to the PCT.
Community Building Site	0.25 ha	300 sq.m building (gross internal floor area)	
RESIDUAL LAND			
The remainder of the Application Site	0.75 ha		Highway not directly related to any dwellings, Cherwell Road emergency vehicular access and Tasman Way bus and emergency vehicle link.

4.5 Layout and Circulation

Layout Principles

4.5.1 The design of West Durrington's layout has been influenced by good local examples, existing landscape features and general principles of good urban design.

Permeability

4.5.2 The layout of West Durrington is based upon an irregular grid of perimeter blocks to create a permeable development. This permeability reflects one of the positive urban design aspects of 1930's Goring.

4.5.3 West Durrington's street layout will encourage walking and cycling, as it is well-connected and offers a choice of routes to the community uses in the heart of the development. This is a key element in encouraging more sustainable movement patterns for local trips. As the Masterplan opposite illustrates, a number of key connections will be established to maximise east-to-west pedestrian and cyclist movement through the Application Site.

4.5.4 To support this permeability, the detailed design of the new streets will cater for the needs of pedestrians and cyclists, rather than those of just car drivers. Safety will not be compromised and road speeds will be controlled by horizontal measures incorporated into the design scheme.

Key Linkages

4.5.5 West Durrington's main access point is via a new roundabout off Fulbeck Avenue. A connection to Tasman Way is provided for public transport and pedestrians/cyclists, and will be controlled by a bus gate. Cherwell Road will provide access to emergency vehicles and pedestrians/cyclists only.

4.5.6 The existing public footpaths which bisect the Application Site are incorporated in the layout and therefore will continue to provide important and direct links with the surrounding countryside and residential areas. A new direct, footpath link is proposed to the West Durrington District Centre to the south.

Legibility

4.5.7 The layout has been designed with a clear hierarchy of places and streets, so that it will be clear for residents and visitors alike to know where the principal routes are and how to get to the development's important community uses such as the school site and the sports pitch. This approach reflects another of the positive characteristics of 1930's Goring, where the scale and character of the streets reflects their function in the area's movement framework.

4.5.8 West Durrington's layout is based upon a main street that runs through the heart of the development. The importance of this principal route will be marked by higher densities and a distinctive character created by a series of different spaces and building forms. For instance, three nodes located at key junctions will provide a series of designed spaces that will aid legibility. More detail on the Main Street's character is illustrated in the following Character Areas section.

4.5.9 The wider street system radiates from the main street, with direct radial routes linking to West Durrington's lower density peripheral areas. These peripheral areas are characterised by winding minor routes reflecting their lower traffic volumes. Emphasis is placed on passively controlling traffic speeds, in order to create a safe public realm. These relationships of 'core to periphery' are fundamental to creating different character areas throughout the development in order to aid legibility and create visual interest.

Character Areas

4.5.10 These character areas range from the more formal, higher density character of the main street, through to the more informal areas adjacent to the western boundary with the impressive wooded backdrop created by Titnore and Goring Woods. The following Character Areas section sets out in more detail how the different character areas will be achieved by varying the types of spaces, building forms and landscaping treatments.

Development Edges

4.5.11 The relationship of the West Durrington development with the adjacent residential areas and the surrounding countryside has been a key consideration in the layout design. In the north eastern part of the development, the new homes will back onto the existing residential properties with a 3 metre landscape buffer between the new and existing properties. In the south eastern part of the Application Site, new landscaping will soften the existing urban edge with the new houses beyond overlooking the footpath link to the West Durrington District Centre. A 15 metre deep landscape buffer will protect the setting of the adjacent woodland to the west. The areas of open space along the Application Site's southern boundary will be fronted by housing to create attractive aspects and provide overlooking.

Car Parking

4.5.12 The car parking provision at West Durrington has been designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. At the detailed design stage, due consideration will be given to the proximity of parking to the property it is intended to serve. It is recognised that if parking is inconvenient it will be poorly used. The principal means of parking include on-street parking, integral garage parking, shared courtyard car parks and detached garages within the curtilage of dwellings.

4.5.13 The following typical parking standards will apply to the new dwellings:

- **1 bedroom:** 1 - 1.5 spaces
- **2 bedrooms:** 1.5 - 2 spaces
- **3 bedrooms:** 1.5 - 2 spaces
- **4+ bedrooms:** 2 - 3 spaces

4.5.14 The proposed car parking provision slightly exceeds the maximum standards expressed in Worthing Borough Council's "Parking Standards & Transport Contributions" SPG published in 2005. Taking into account the subsequent publication of PPS3 and the recent revisions to PPG13, it is considered appropriate to provide a slightly increased level of parking provision in order to ensure resident's parked cars do not 'spill over' onto the street or into spaces provided for visitors. This will help ensure that resident's parked cars do not dominate the street scene.

4.5.15 On-street car parking will principally be used for visitor parking in parallel bays by widening roads at appropriate locations.

4.5.16 Communal parking courts will not be excessively large in scale. They will be overlooked by at least one adjacent dwelling in order to discourage car-related crime. Wherever practical, they will also be provided with suitable lighting and will only be served by one entrance / exit point.

4.5.17 The community building site will include 50 car parking spaces, a proportion of which will be allocated for disabled parking in accordance with Worthing Borough Council's requirements.

4.5.18 The exact car parking provision for the school site is to be determined by West Sussex County Council. However, the Masterplan makes provision for parking in compliance with the requirements of the SPG on parking, which requires as a starting point for negotiation 1 space per member of staff.

4.5.19 The Masterplan provides drop-off spaces to the front of the school site, which will also provide parking for the central green.

4.5.20 Play Areas And Recreation

4.5.21 The location of the play areas ensures that all of West Durrington's new homes are located within either 600 metres of the combined LEAP/NEAP or 240 metres of the LEAP. Both the play areas are located so that they are well-overlooked by adjacent houses.

4.5.22 The combined LEAP/NEAP is located in the same part of the Application Site as the MUGA and senior sports pitch to create a recreational focus for West Durrington. This focus is further complimented by the trim trail, which runs in a north/south direction in the southern half of the Application Site. The location of this recreational focus at the intersection of the two existing public footpath means that it will be highly accessible for both West Durrington's new residents and the existing communities of Durrington and Goring.



KEY:

- Site boundary
- Second Phase

Access and Movement

- Access points to second phase land
- Bus route (Fulbeck Avenue - Tasman Way)
- Bus stop
- Existing public footpath - up to Application Site boundary
- On-site footpaths and/or cycleways
- ① Main vehicular access point
- ② Bus gate - access for buses and emergency vehicles only
- ③ Emergency vehicle access

Uses

- Proposed dwellings
- Trim Trail
- ④ School site
- ⑤ Potential expansion area for school
- ⑥ Community centre site
- ⑦ Site for potential doctor's surgery
- ⑧ Expansion of existing allotments
- ⑨ Disabled access allotments
- ⑩ Senior sports pitch
- ⑪ Multi-Use Games Area (MUGA)
- ⑫ Combined Neighbourhood Equipped Area for Play (NEAP) and Local Equipped Area for Play (LEAP)
- ⑬ Local Equipped Area for Play
- ⑭ Central green
- ⑮ Indicative skate park

Landscaping

- Existing ditch
- Existing vegetation
- New tree and hedgerow planting
- ⑬ Wildlife pond
- ⑭ 15m woodland buffer
- ⑮ 3m landscape buffer to rear of existing dwellings

Sustainable Drainage Systems (SuDS)

- Balancing pond
- Swale
- Piped links between swales

Figure 4.6: Illustrative Masterplan

4.6 Scale and Massing

Building Heights

4.6.1 West Durrington's buildings will generally be two and two and a half storeys in height. The building heights will graduate to predominantly two storeys towards the peripheral areas of the Application Site to respect both the countryside edge to the west and the existing residential properties to the east.

4.6.2 The general mix of two and two and a half storey heights will create the basis for a varied and interesting roofscape. Two and a half storey houses will be used to achieve a number of different townscape functions, including:

- To create key groupings overlooking important areas of open space
- To emphasise the importance of key routes, such as the main street
- To enclose important residential spaces
- To terminate vistas
- To punctuate the street scene

4.6.3 Three storey buildings will be used in key locations to terminate key vistas and reinforce spatial identity.

4.6.4 The plan opposite illustrates the broad design framework for storey heights in West Durrington. The description of the character areas in Section 5 provides a more detailed description on how storey heights will be varied to reinforce the identity of the different character areas.

Density

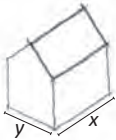
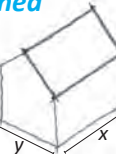
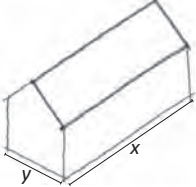
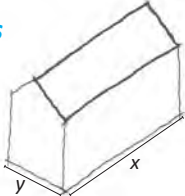

4.6.5 West Durrington will be developed at an average net density (as per PPS definition) of 37 dph. This equates to a gross density (total site area less the school site) of 24 dph. Within this overall density framework a range of densities will be established through the Application Site. When combined with landscape and building form this will assist in providing the different areas of recognisable character. The following density principles have been established by the Illustrative Masterplan:

- Higher density development along the main street and important areas of public open space, such as the central green. The higher densities will assist in enclosing and framing spaces and reinforce the setting of the principal movement route
- Medium density development will surround the higher density areas helping to create a gradation of densities towards West Durrington's peripheral areas
- Lower density development adjacent to the Application Site's countryside edge where buildings will sit within a landscape setting
- Lower density forms where the Application Site abuts existing residential properties

Building Footprints

4.6.6 In addition to the building height principles, an indicative minimum and maximum width and length for buildings (including terraces) has been established, as illustrated in the table below. This range applies to the residential buildings in the Application Site and has informed the Illustrative Masterplan.

4.6.7 The exact footprint of the non-residential buildings will be established at the detailed application stage. However, the footprints indicated on the Illustrative Masterplan show their indicative extent in plan form.

Detached	Width (X)		Depth (Y)	
	<i>min</i>	<i>max</i>	<i>min</i>	<i>max</i>
	5	11	5	11
Semi-Detached	Width (X)		Depth (Y)	
	<i>min</i>	<i>max</i>	<i>min</i>	<i>max</i>
	8.5	19	5	11
Terraced	Width (X)		Depth (Y)	
	<i>min</i>	<i>max</i>	<i>min</i>	<i>max</i>
	13	45	5	11
Apartments	Width (X)		Depth (Y)	
	<i>min</i>	<i>max</i>	<i>min</i>	<i>max</i>
	10	45	6	11
Garage	Width (X)		Depth (Y)	
	<i>min</i>	<i>max</i>	<i>min</i>	<i>max</i>
	3	12.5	6	8

Garage	Height	
	<i>min</i>	<i>max</i>
	3.5	5.75
2 Storey	Height	
	<i>min</i>	<i>max</i>
	7.8	9.6
2½ Storey	Height	
	<i>min</i>	<i>max</i>
<i>Definition: A dwelling which accommodates living space in the loft space, typically a bedroom and an en-suite.</i>	9.5	11.5
3 Storey	Height	
	<i>min</i>	<i>max</i>
	10.5	12.2

Figure 4.7: Indicative building scale parameters for new dwellings (in metres)



- 2 Storeys
- 2 to 2½ Storeys
- 2½ to 3 Storeys

Figure 4.8: The Illustrative Masterplan provides a framework for preferred building heights in West Durrington

4.7 Access and Movement

Site Access

4.7.1 The only access for private vehicles (e.g. residents) will be from the new roundabout off Fulbeck Avenue adjacent to the Application Site's southern boundary. This access point leads into the development's main street, one of the principal structural elements of the West Durrington development marked by higher densities and near continuous building lines. Links to Tasman Way will be controlled by a bus gate and provide access for buses and emergency vehicles, whilst Cherwell Road will provide for emergency vehicles only.

4.7.2 The Tasman Way access point will also provide access to the community building site's eastern car park for general traffic. The design of the car park, together with the location of the bus gate, will ensure that access cannot be gained to the rest of the proposed development in order to minimise additional traffic along Tasman Way. The community building site's western car park will provide access from within the development and similarly will be designed to prevent through access to Tasman Way.

Pedestrian And Cycle Access

4.7.3 Pedestrians and cyclists will be able to access West Durrington via Fulbeck Avenue, Tasman Way, Cherwell Road and possibly Canberra Road. Additionally, the two existing footpaths that run through the Application Site will be retained. There will be direct and safe routes between the new homes, the new community facilities and areas surrounding the Application Site, including the West Durrington District Centre. As part of this application a Proposed Circulation Plan has been submitted that illustrates the hierarchy of the proposed roads, footpaths and cycleways.

Existing Public Footpaths

4.7.4 The two existing public footpaths have been retained and incorporated in the layout design of West Durrington. The footpath that runs through the Application Site in a north-south direction has been retained, running through a green corridor for most of its length through the Application Site. The footpath will provide an important traffic-free route passing between the new school site and medical centre site and linking to the recreational uses. Additionally, it will provide an important link for the new residents of

West Durrington to the existing hamlet and the Coach and Horses public house to the north, and to the existing public footpath network to the south of the Application Site.

4.7.5 The east-west footpath will continue to provide an important link to the existing residential area immediately to the east of the Application Site.

4.7.6 The footpaths will continue to be enjoyed by the existing community, and both of the existing public footpaths will be fronted by the new homes in order to provide overlooking and attractive aspects.

Main Street

4.7.7 There will be no direct frontage vehicular access to individual dwellings off the main street. The parking requirements of houses along the main street will generally be served by car parking courts serving groups of dwellings. This will ensure that cars exiting the parking areas onto the main street will be in a forward gear.

Public Transport

4.7.8 A bus route will run through the Application Site from Fulbeck Avenue to Tasman Way. The public transport link will encourage more sustainable movement patterns by West Durrington's new residents providing a link to Lancing via Goring, West Worthing, Worthing town centre, East Worthing and Sompting. A key function of the bus route will be to provide West Durrington's residents with a sustainable link to Durrington-on-sea railway station.

4.7.9 A bus stop will be located just to the south of the school site, close to the main street. The location of the new bus stop, along with the existing stop just off Cherwell Road, will ensure that all the new homes are within 400 metres of a bus stop.

Emergency Vehicles

4.7.10 The restricted vehicular access points off Cherwell Road and Tasman Way will also be designed to provide access for emergency vehicles. The detailed design of the layout will be designed in accordance with Part B of the Building

Regulations (2010), 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

Service Vehicles

4.7.11 The design of West Durrington's roads has been carefully considered to ensure they can accommodate service vehicles without allowing their requirements to dominate the layout, a principle which will be carried through to the more detailed reserved matters application layout designs. The detailed layout design of West Durrington will accord with Schedule 1, Part H of the Building Regulations (2010) to ensure appropriate waste collection vehicle access and bin carry distance standards are achieved.

Inclusive Access - Residential

4.7.12 West Durrington's new homes will be served by level entrances to meet disabled access requirements. Driveways and pathways will be constructed in a slip-resistant surface. The car parking provision for the new homes will be provided in accordance with the Council's 'Parking Standards and Transport Contributions 2005' SPG.

School and non-residential uses

4.7.13 Vehicular and pedestrian access will be designed to provide clearly separated paths for pedestrians that avoid cross overs from vehicles and the car parks wherever possible. Therefore, the drop-off point serving the school site will be located on the school side of the carriageway. The need for clear signage for both vehicles and pedestrians will be an important consideration. Ramped access points will be provided throughout to provide a level threshold into the buildings.

4.7.14 The design of the roads that abut the school site's western and southern boundaries, and in particular adjacent to the entrance to the school site, will be designed to incorporate appropriate traffic-calming and traffic-management measures.

4.7.15 The new allotments will include some disabled access plots.



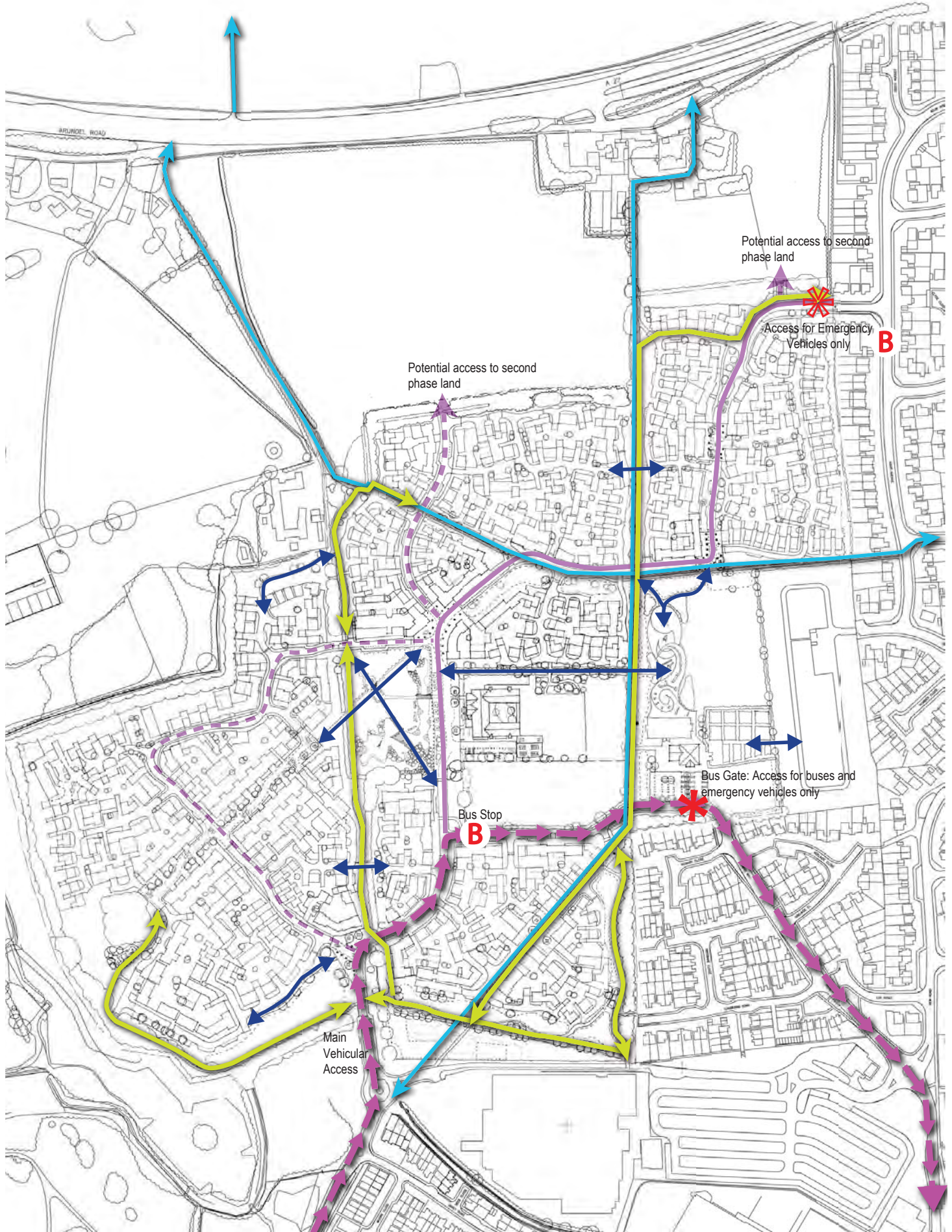
A bus gate will control access to Tasman Way.



Clear, safe cycle routes will encourage cycling.



Horizontal traffic calming measures will be incorporated.



SECTION 4










- | | | |
|---|---|--|
|  Bus Route |  Footpath / Cycleway |  Bus Gate: Access for buses and emergency vehicles only |
|  Main Street |  Existing Public Rights of Way |  Emergency Access only |
|  Secondary Streets |  Recreational Footpaths |  Bus Stops |

Figure 4.9: The neighbourhood will have a permeable layout with good public transport and cycle links.

4.8 External Appearance

4.8.1 The external appearance of West Durrington's new houses will draw upon the more traditional characteristics of west Worthing. Therefore the development will be enlivened by the quality and considered choice of materials. Our analysis of Goring and Durrington helped to identify the following general principles that the design of the new buildings will reflect:

- **Simple built form:** buildings will be designed with a simple form in a manner that compliments the local vernacular
- **Unity:** new homes will convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with a harmonious identity
- **Key buildings:** key buildings using special details, raised building heights and/or increased massing will be used in key locations
- **Building groups:** groups of buildings will be the principal visual elements that characterise the development. With the exception of key buildings, individual dwellings will be subservient to the building group
- **Corners:** houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position

Environmental Performance Of Materials And Components

4.8.2 The environmental performance of the materials and building components (i.e. windows and external doors) used at West Durrington will be an important consideration. Notwithstanding the objective of responding to the more traditional characteristics of west Worthing, the choice of materials will also be selected to enhance the life cycle in addition to thermal performance.

4.8.3 The development will also maximise the use of recycled materials to divert waste from landfill.

Roofscape

4.8.4 Hipped and half-hipped roofs are an important characteristic of the area, especially in the 1930's areas of Goring. West Durrington will therefore reflect this characteristic on some its new buildings. For instance, hipped roofs could be used to mark key buildings and important groupings/character areas. They could also be used in sensitive locations to reduce the scale and massing of the roofscape.

4.8.5 In general terms West Durrington will have a varied roofscape, comprising of a mix of simple gabled, half-hipped and hipped roofs. The roofs will be appropriately scaled and proportioned.

4.8.6 Dormer windows will be used to add variety, interest and rhythm to the roofscape. They will be used to suit the scale of the roof they sit in. They will be predominantly have pitched roofs.

4.8.7 The treatment of the eaves will be carefully considered at the detailed design stage. The depth of fascia boards will be kept to a minimum, with closed or narrow eaves. Verges will be clipped with limited use of bargeboards.

4.8.8 Varied roof pitches, forms and detailing will be used to break up the massing of the non-residential buildings. The opportunity may arise for a more contemporary roof design on the non-residential buildings, where for instance renewable energy technologies may be incorporated into the roof design or to maximise the benefits of passive solar gain and natural ventilation.

4.8.9 Rainwater goods will generally be black PVCu and shall generally have a 'roundline' section.

Chimneys

4.8.10 Chimneys will be used to add further interest to West Durrington's roofscape. They will be used at important locations such as on key buildings or to articulate a key grouping. The chimneys shall be constructed in brick (to match main facing brick) and will be appropriately proportioned and detailed.

Windows

4.8.11 Windows will be PVCu or timber. The window openings will relate to the overall building proportion and be set in reveals of at least 50mm.

4.8.12 The use of bay windows in particular will reflect a commonly used building detail in 1930's Goring to add interest and articulation to building frontages. They will be used at important locations such as where houses turn corners or to add emphasis to a building that terminates a key view.

4.8.13 The non-residential buildings offer the opportunity for different window types to be used, such as powder coated aluminium windows. Full height windows could be used on the school for example to maximise passive solar gain and natural daylighting.

External Doors And Porches

4.8.14 The design of doors and porches will reflect locally used styles, such as four and six panelled doors or more simple single window cottage doors. The door styles will reflect the character of the house or grouping.

4.8.15 Traditionally in Goring and Durrington external doors are marked by a simple flat canopy, lean-to or pitched roof canopy. West Durrington's houses will reflect these traditional features to add articulation to their frontages, with the more elaborate styles of lean-to and pitched roof canopies used on key buildings for example. The roofing finishes will reflect the main roof material.

4.8.16 Columns, posts, piers and brackets will incorporate traditional moulding styles.

Utilities

4.8.17 Accommodating meters within a residential building is always a design challenge, particularly within terraces. Wherever possible utility boxes will be sited on buildings where they will be least visible from within the public realm. Integration within house entrances or behind gates on gable walls will be considered. The exact locations of meter boxes will be agreed at the reserved matters stage.



Hipped roofs and chimneys should be used to add variety to the roofscape.



A variety of canopy styles will add interest to frontages.



Palette Of Materials

4.8.18 A restrained palette of materials is to be used, although there will be subtle changes in the composition of materials to strengthen the identity of individual areas. The choice of materials will reflect the more traditional characteristics of West Worthing.

4.8.19 Residential buildings:

- **Facing brickwork:** *Mainly red and brown bricks from a limited range of 4 to 5 types. Some use of subtly different shades to pick out details such as bands and window headers. Limited use of flint*
- **Render:** *Selective use of render. Predominantly white, cream and light pink shades*
- **Vertical tile hanging:** *Restrained use of dark red tiles*
- **Weatherboarding:** *Proprietary weatherboarding systems considered in lieu of timber*
- **Roof finish:** *A palette of plain tiles, pantiles and high quality artificial slate tiles with thin profile. Plain tiles to be dark brown shades. Pantiles to be red or light brown*

4.8.20 Non-residential buildings:

- **Innovative use of new materials:** *The opportunity exists for non-residential building to use alternative, contemporary materials, reflecting their functions as landmarks*
- **Facing brickwork:** *Mainly red and brown bricks, with different shades to pick out detailing*
- **Render:** *White or cream shades to pick out details and features*
- **Roof finish:** *High quality artificial slate tiles with thin profile. Other contemporary roofing finishes may be used to suit style of the building*



Arched brick headers and flat stone or brick headers are common in the area. Bay windows could be used on key buildings.

Boundary Treatments

4.8.21 The treatment of plot boundaries will form an important part of West Durrington's appearance. The chosen boundary treatments will compliment both the character of the buildings and the spaces they will frame to help create harmonious streetscapes. Additionally, they are an important element in creating a safe and secure environment for residents. The exact details of the boundary treatments will be agreed at the detailed design stage. However, the following principles have been established to illustrate the approach to West Durrington's boundary treatments.

4.8.22 Front Gardens

Front garden treatments will vary with the character area and street type. The following section sets out in more detail how the front garden boundary treatments will strengthen the identity of these different areas. However, the following principles will apply:

- *Low brick walls and vertical metal railings within the higher density and more formal areas of West Durrington.*
- *Metal estate fencing or picket fencing within the lower density areas and where houses overlook areas of open space and woodland. In certain instances hedge planting may be appropriate behind the fencing.*
- *Block paving marking privacy margins at key areas and mews where dwellings create the character of sitting on the back edge of the pavement/public realm.*



Picket fences and estate railings could be used in low density areas.



Timber bollards prevent vehicles from entering the open spaces. Brick walls should be used where rear gardens are adjacent to the public space.

4.8.23 Rear Gardens

The exact treatment of the means of enclosure to the rear gardens will depend upon the aspect, but the following principles will apply:

- *Brick walls to rear gardens on all main frontages within the public realm*
- *Timber panelled fencing or close board fencing where there is no public aspect*

4.8.24 Side Boundaries

On corner plots or where the rear garden meets the street, the boundary must be a 2 metre high brick wall. The wall will only extend along the length of the back garden and not the side of the house. The side boundary will have the same treatment as the main facing brick.

4.8.25 Woodland Boundaries

Where the garden boundaries adjoin onto Titnore and Goring Woods, the fence will be 1.8 metres high, close boarded, with a 200mm trellis affixed to the top to a total height of 2.0 metres. This is for both security reasons and to discourage the dumping of garden waste. No access gates will be provided from the property to the woodland area.

Surfacing Materials

4.8.26 A Proposed Circulation Plan has been submitted as part of this planning application, which also indicates the possible surfacing treatments of the development's proposed footpaths and cycleways. Consideration will be given to tarmac finishes, bonded aggregate finished in more formal areas and bound aggregate finishes in more informal landscape areas.

4.8.27 As identified in the following Character Areas and Design Codes section, key spaces such as the entrance to the development and the square between the school site and the central green will be surfaced with block paving to reinforce their townscape function and shared surface character.

4.8.28 Throughout the rest of the development the pavements will match the surfacing material of the adjacent carriageway.



Block paving could be used to front gardens in key locations.

4.9 Landscaping

4.9.1 A variety of landscape types will be created to compliment the buildings, screen views and provide habitat for fauna.

4.9.2 A 15 metre wide landscape buffer will be created between the houses and the SNCI and woodland on the west of the Application Site. Tree and shrub species will be planted, and thorny shrubs will be used to deter access into the woodland. Where rear gardens back onto this buffer, a 1.8m timber fence plus a 200mm trellis will be used to separate the gardens from the woodland buffer. A 3 metre landscape buffer with native planting will also be created at the end of the rear gardens of the new houses, where they back onto the existing houses on the eastern boundary.

4.9.3 The existing ditch and hedgerows will be retained where possible, and a linear green space will be created along them. Long grass margins will be maintained adjacent to the hedges to provide habitat for wildlife. The scrubby hedgerow that runs along the public footpath will be reinforced, and trees added to the hedgerow. The footpath will be accommodated in a 3m wide shared footpath and cycleway.

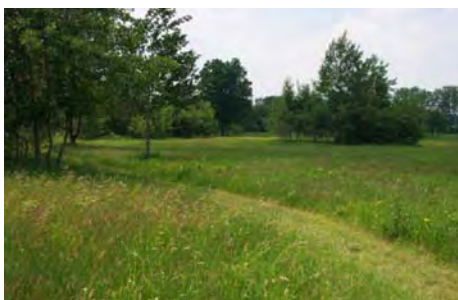
4.9.4 New trees will be planted in green spaces along the streets as well as in tree grilles within the block paved spaces along the routes.

4.10 Sustainable Drainage System (SuDS)

4.10.1 The objective of West Durrington's Sustainable Drainage Systems (SuDS) strategy is to better the run-off rate from the development to the pre-development Greenfield run-off rate. This will be achieved by attenuating the source of the flow using swales and balancing ponds, before discharging at a controlled rate into the existing watercourses.

4.10.2 The surface water drainage system of the western part of the Application Site will discharge into a large balancing pond. In the eastern part of the Application Site the discharge will be taken through a combined swale and balancing pond system. Surface water run-off from impermeable areas will be collected via gullies, drains and sewers before discharging into the attenuation features.

4.10.3 The swales and balancing ponds form a key part of West Durrington's green infrastructure by linking habitats both within and outside the Application Site and creating interest and variety within the development. The 'SuDS Strategy and Design Principles' document should be read in conjunction with this section.



A variety of landscapes will be created to provide recreation space as well as habitats for wildlife.

4.9.5 The central green will form a public park, with the pond as a main feature. A decked area will be provided to allow a close view of the pond, and marginal planting and shrubs will soften the edges of the pond and create habitat for wildlife. A footbridge will lead over the swales, to a central block paved space within the green. This space will be a relaxing seating area with benches and opportunities for public art. New tree planting within the central green will add height, structure and shade to the space. The footpaths within the area will provide direct links through the green.

4.9.6 The recreation area in the east of the Application Site will contain a senior football pitch as well as a combined LEAP/NEAP and MUGA. These play zones will be set within a landscaped park. New allotments will be provided adjacent to the existing allotments. The allotment site will be bounded by a new native hedgerow. Raised allotments on hard paved areas will also be provided for use by disabled persons.

4.9.7 The balancing pond within the open space in the south of the Application Site will be graded to provide a variety of habitats in and around the pond. The

sides and shelves within the pond will be allowed to colonise naturally with marginal vegetation, with wet meadow grass sown along the edges. Some shrub and tree planting will be included to soften the sides of the pond and to add visual interest within the space.

4.9.8 An area of rough grassland, with some shrub planting and scrub, will be created in the north of the Application Site to provide habitat for great crested newts. A new wildlife pond suitable for newts will also be created within this area. Hibernacula will be placed within this zone to provide hibernation sites for newts and also reptiles.

4.9.9 An area within the existing woodland to the west of the Application Site will be fenced off, and woodland plants will be planted within the area to create improved habitat connections between the existing woodland blocks for hazel dormouse. Woodland blocks W3 and W5 will be improved through bulb planting, and dormouse boxes will be erected in W1 (see Figure 4.10). A 2 metre high chain link fence will run along the western edge of the development from Fulbeck Avenue to Forest Barn Mews. There will be no public access beyond the boundary, to protect the woodland.

Balancing Ponds

4.10.4 Two balancing ponds will be provided on the development; one in the centre of the Application Site in the southern part of the central green, the other in the southwest part of the development (there will be no connection to Titnore Lake).

4.10.5 The pond in the central green has the potential to serve as an educational resource for the school site and as a wetland amenity feature for the open space. It provides an opportunity to create an important landscape feature and the lower banks of the central ponds will therefore be planted with a range of emergent, marginal and wetland species, to create a rich tapestry of planting with a range of seasonal interest.

4.10.6 The southern pond will be designed to maximise its wildlife value as it forms an important buffer to Titnore Lake and provides a link in the chain of open space that runs around the perimeter of the Application Site. The banks will be left to colonise naturally. Each pond will be designed to maintain a permanent body of water.



Swales

4.10.7 The proposed network of swales will store and then carry stormwater to the balancing ponds. They have been designed to compliment the urban form of the development and provide the opportunity to enhance wildlife connectivity by aligning the swales alongside existing hedgerows and public rights of way.

4.10.8 The swales will be dry most of the time, meaning their treatment, design and maintenance will be different to the balancing ponds.

4.10.9 The swales will vary in size from approximately 40 metres to 150 metres in length and 6 metres to 15 metres in width. Their size will vary according to hydraulic and topographical requirements. It is anticipated that no more than 10% of the base of the swales will be planted, with the remainder of the base being left to colonise naturally. The remaining area of the swale and its banks will be sown with a wildflower seed mix containing 80% grasses.





- | | | | | |
|--------------------------------------|---------------------------------------|--|--------------------------|------------------------------|
| Existing woodland and trees retained | Proposed woodland without understorey | Ponds and Swales planted | Proposed feathered trees | Equipped Play Areas |
| Existing hedgerows retained | Proposed native hedgerows | Ponds and Swales left to colonise naturally | - | Timber Deck |
| Existing vegetation to be removed | Proposed shrub planting | On-site footpaths and/or cycleways | Hibernacula | Block paved landscaped areas |
| Proposed woodland buffer | Amenity lawn | Proposed extra heavy standard trees in grilles | Existing ditch | |
| Proposed woodland with understorey | Wildflower meadows / Long grass | Proposed extra heavy standard trees | Chain link fence | |

Figure 4.10: The Landscape Strategy will ensure that the landscaping of the development enhances the surrounding area.





5. CHARACTER AREAS
AND DESIGN CODES

5.1 Character Areas and Design Codes

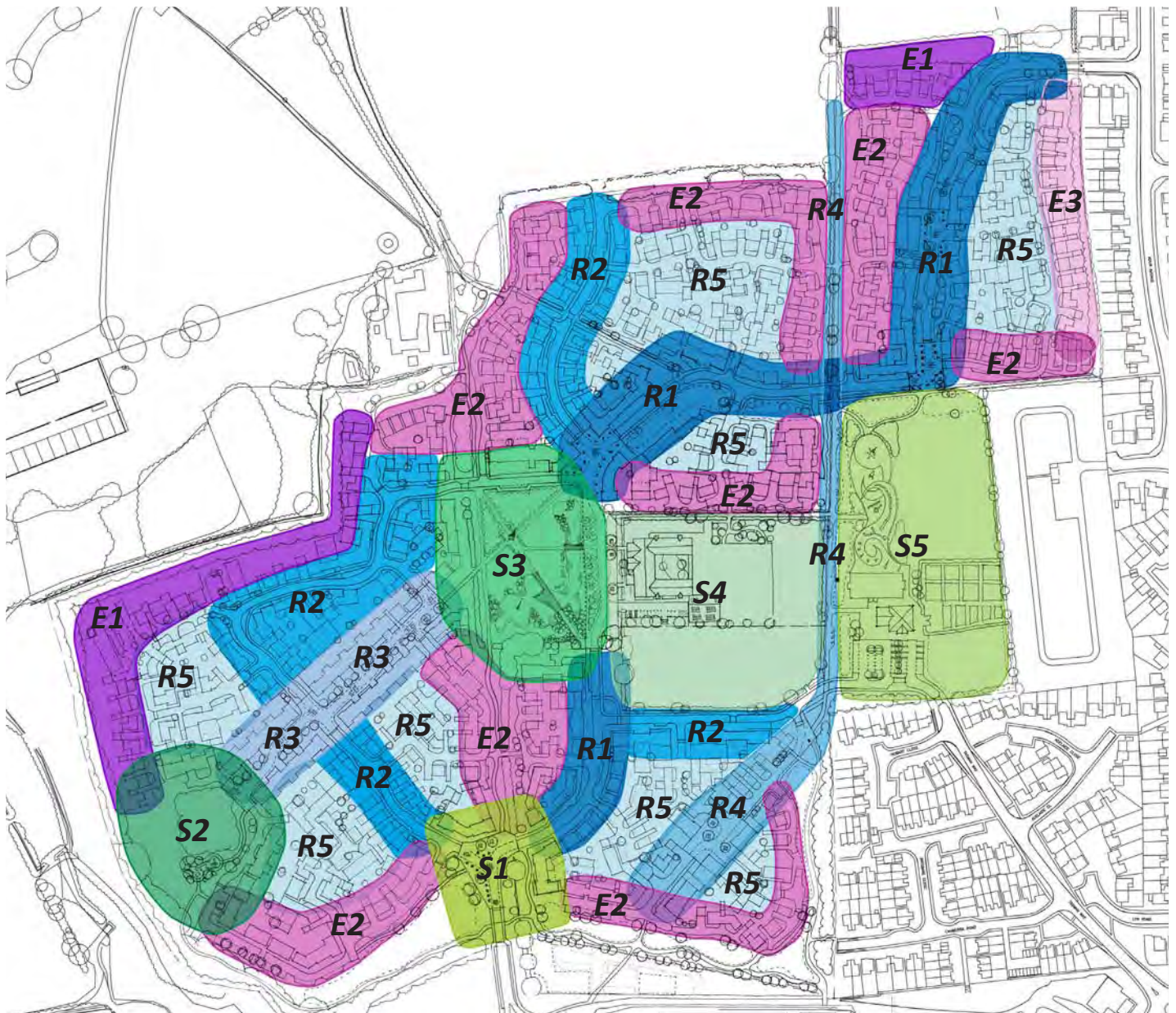
5.1.1 The following section provides a framework for implementing the design philosophy outlined in the previous section. The Application Site has been divided into a number of different character areas, which when taken together will form a series of designed spaces to create a strong sense of place. This approach will provide legibility for new residents and visitors alike. The character areas are arranged into three groups:

5.1.2 **Residential Areas:** The principal residential areas of West Durrington, where the relationship of the new buildings and the street spaces will be critical in creating a strong sense of place.

5.1.3 **Spaces:** A series of important physical and community focal points, which together will aid legibility, provide recreational activities and socialising opportunities.

5.1.4 **Edges:** These are particularly important parts of West Durrington as they define the critical relationships between the new housing with the adjacent countryside and neighbouring properties.

5.1.5 Each of the character areas provide guidance on a range of elements, including building scale, car parking, treatment of external areas and landscaping. Where required, guidance is also given on ecological objectives.



RESIDENTIAL AREAS

R1 - Main Street
R2 - Secondary Streets
R3 - Copse View
R4 - Pedestrian and Cycle Link
R5 - Neighbourhood Housing

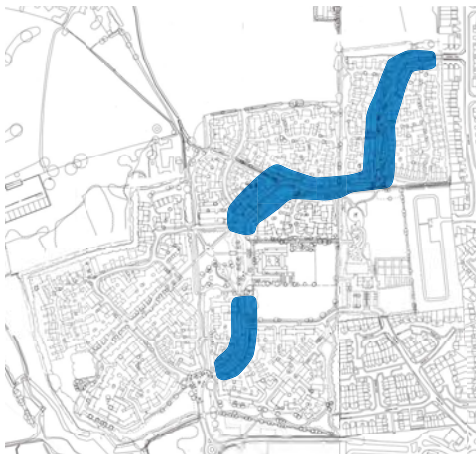
SPACES

S1 - Gateway
S2 - Copse
S3 - Central Green
S4 - School
S5 - Community Space

EDGES

E1 - Woodland Edge
E2 - Green Edge
E3 - Residential Edge

Figure 5.1: Character Areas Plan



5.2.1 The Main Street will form the main vehicular and bus link through the Application Site, and should be clearly defined and legible.

5.2.2 The buildings will face onto the Main Street and will create fairly continuous frontages along the route. The route will be punctuated at important points with nodes and spaces of hard and soft landscaped areas.

5.2.3 The character of the Main Street will gradually change from the south to the north of the Application Site, from a very formal space to a less regimented space with more variety. This will also reflect the traffic volumes along the route.

5.2.4 **Design Objectives**

- Terraces, semi-detached and detached units: Near continuous building line.
- Generally 2 to 2½ storeys, with 3 storeys at key locations and groupings to aid legibility.
- Similar sized units grouped together to create a formal rhythm.
- Shallow front gardens: 1-3m set-backs, often block paved, with a mix of low walls and railings to distinguish private and public space.
- Carriageway and pavements will be bitmac, with a change of surface material at key points for traffic calming or at footpath crossings.
- Residents' parking will generally be courtyard parking, with parking spaces located behind the main building line.
- Where there are swales between the road and the housing, rear courtyard parking should be used, and crossings of the swales should be kept to a minimum.
- Visitors' parking will be provided in groups of 2 to 3, in dedicated areas off the main carriageway. These spaces should have a different surface material to clearly distinguish the bays.
- Street trees should be used where space allows, and similar species should be grouped together to create a distinctive character within a specific area. The trees should not create a strong avenue, but rather be grouped and located to emphasise and frame specific views and areas.

Parking in courtyards, located behind the main building line

Shallow front gardens



Indicative layout of Main Street



Indicative street scene along the Main Street

5.3 R2 - Secondary Streets

5.3.1 The Secondary Streets will have a less formal character than the Main Street, with built form that is clearly subservient to the Main Street.

5.3.2 Frontages will face onto the street, but the building line will be more varied and less dense and formal.

5.3.3 The route should still be clear and easy to follow.



5.3.4 Design Objectives

- More varied building line with short terraces, semi-detached and detached units.
- Mostly 2 storeys, with 2½ storeys at key points and groupings.
- Short front gardens: generally 1-3m set-backs, with few block paved front gardens. Railings or hedges should be used to border front gardens, with low walls and railings employed at key nodes.
- Bitmac streets and pavements, with a change of surface material for traffic calming and at footpath crossings.
- Street trees should be used where space allows, and similar species should be grouped together to create a distinctive character within a specific space. The trees should not create a strong avenue, but rather be grouped and located to emphasise and frame specific views and areas.
- Residents' parking will be a mix of on-plot and courtyard parking, with parking spaces located behind the main building line.
- Visitors' parking will be provided in groups of 2 to 3, in dedicated areas within the verge space.





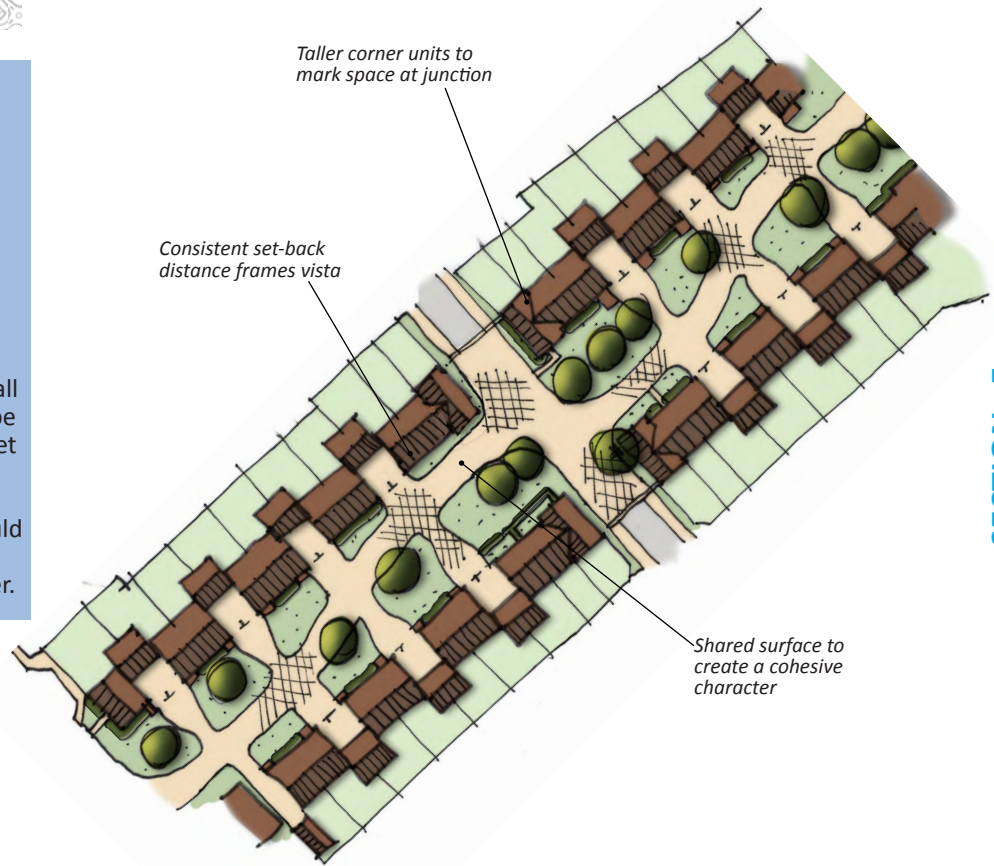
5.4.1 Copse View will strengthen and emphasise views to and from Highdown Hill and the existing copse on the Application Site. The intention is to create a linear shared space along the vista, with housing fronting onto it to frame and direct views to and from Highdown Hill and the copse. The space will have a strong building line with a straight, formal character.

5.4.2 Housing will front onto both sides of this linear space, with only small step-backs in the building line on limited occasions at intersections to add variety and interest to the streetscape. Building heights will be taller along this vista to emphasise this space, and a fairly continuous building line will be created to define the space.

5.4.3 There will be a continuity of external materials and street furniture along this vista to emphasise its specific character.

5.4.4 Design Objectives

- Frame views to Highdown Hill and the existing on-site copse with a strong, continuous frontage.
- Mostly 2½ storeys to frame the vista. Some 3 storey on corners could be used to provide variation to the roofscape.
- Clipped hedges along front garden boundaries.
- A limited palette of plants and small trees or specimen shrubs should be used to ensure a harmonious street scene.
- Parking will be on-plot.
- A block paved shared surface should be used along the length of the vista to create a cohesive character.



Indicative layout of Copse View



Indicative street scene along Copse View

5.5 R4 - Pedestrian and Cycle Link

5.5.1 The existing Public Right of Way will largely be retained in its current alignment. This will facilitate footpath and cycle links between the recreation areas on the Application Site and the district centre and existing residential areas to the south of the neighbourhood.

5.5.2 The Public Right of Way will be contained within a shared footpath and cycle way, which will be 3m wide. This footpath route should be combined with the vehicular access route in the southern part of the Application Site, in the form of a shared surface. Housing should face onto this route to provide passive surveillance and ensure a safe pedestrian link.

5.5.3 The route should be clearly visible and sensitively signposted, and a clear and clutter-free route for pedestrians and cyclists should be maintained. The route should be surfaced in a manner that ensures it is easily navigable to all people including wheelchair users and people with children's pushchairs.

5.5.4 The route should be lit, taking care not to create light pollution. Benches may be placed alongside the route and should be accompanied by litter bins.

5.5.5 See Character Area E2 'Green Edge' for a description of housing facing onto the footpath in the northern part of the Site.

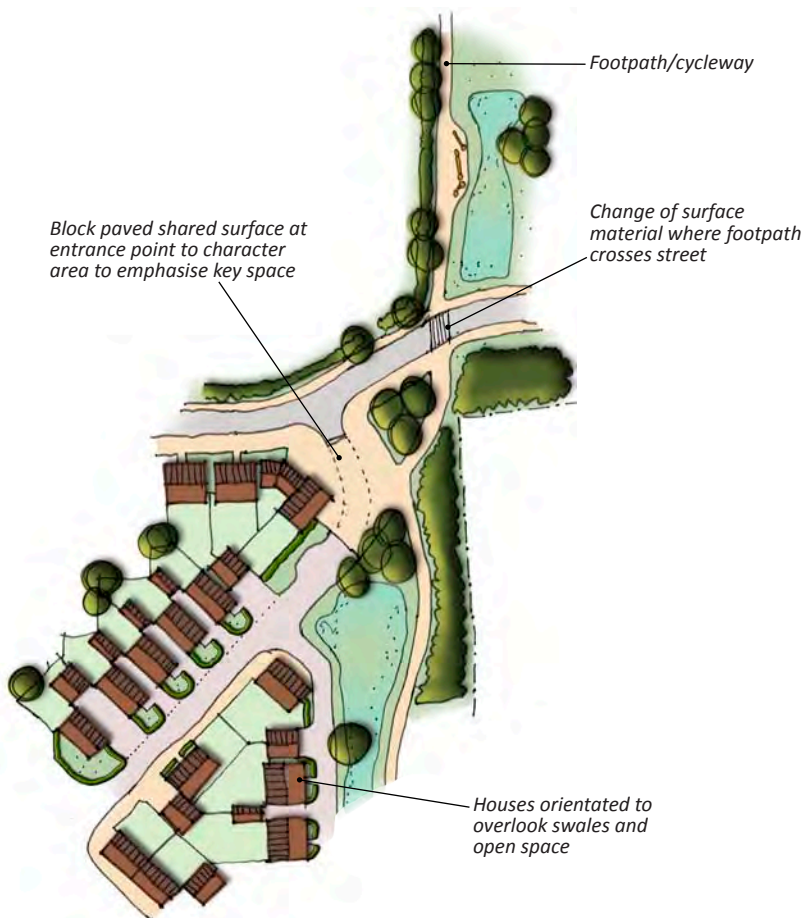


5.5.6 Design Objectives

- Create a well-defined, clearly signposted pedestrian and cycle link through the Application Site.
- Ensure the footpath is overlooked by fronting the housing onto it.
- Footpath should be surfaced in a material suitable to all users. Where the path crosses the streets, a different surface to the main street surface should be used.
- The route should be sensitively lit.

Southern Section (where route passes between houses)

- Housing should face onto the route to create a high density built form.
- The building line should step out to create small squares along the route and to create intermittent focal points
- Short terraces, semi-detached and detached units, with limited gaps between buildings. 2 to 2½ storeys.
- Front gardens will be up to 4m in depth, with varied set-backs in the building line.
- Railings and hedges should be used to delineate the private and public spaces. Block paved front gardens may be used at key points to emphasise the space.
- Residents' parking should be behind the building line and well clear of the foot/cycle way.



Indicative layout of Pedestrian and Cycle Link





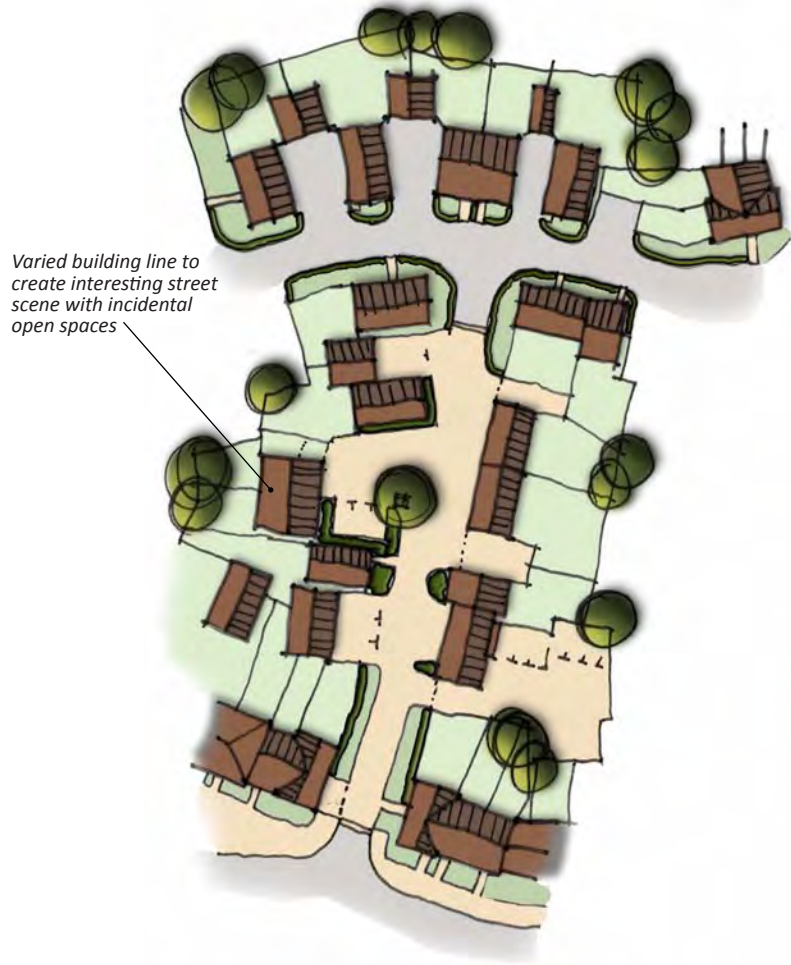
5.6.1 The Neighbourhood Housing areas form transition zones between the high density areas of the Main Street and the lower densities around the softer edges of the Application Site. They will have a medium density and be semi-urban in nature.

5.6.2 The Neighbourhood Housing will be have a higher level of variation and interest than other areas, with a greater mix and variety of building lines, materials and roof lines to create a more informal, organic shape. The densities will also vary, with higher density areas created at key spaces and within mews and courtyards.

5.6.3 A permeable and well-connected street network should be created, with a mixture of small-scale streets and shared surface mews, reflecting the high priority given to pedestrians and cyclists. Dedicated footways may not be necessary where shared surfaces are used.

5.6.4 **Design Objectives**

- Mix of building types with terraces, semi-detached and detached units. 2 to 2½ storeys.
- Varied and interesting building lines, with incidental hard and soft spaces created within the street scene.
- On smaller scale streets a variety of set-backs and front garden depths should be created. Max. 4m front garden depth, with a mix of hard and soft front gardens.
- Mews will be characterised by minimal building setbacks and will often have no or short front gardens in block paved materials.
- Different surfacing materials will be used to create distinct areas, and a mix of railings, hedges and low walls may be used to front gardens. Front gardens may also be left without boundary treatments within this area.
- Planting and trees in grilles may be used in block paved areas as well as in incidental open spaces to soften the street scene.
- Parking will be provided in a variety of areas. Dedicated on-street parking, softened by planting, as well as courtyards and on-plot parking areas should be used. Incidental spaces should be created for visitors and short-term parking.



Indicative layout of a typical mews within the Neighbourhood Housing area



Indicative street scene within a Neighbourhood Housing area

5.7 S1 - Gateway

5.7.1 The access off Fulbeck Avenue will form the main vehicular entry point into the new neighbourhood. The grouping of buildings at this entrance node will form an entrance feature and create a sense of arrival for visitors and residents alike. As such the space will be marked by high quality buildings and an attractive landscaped space.

5.7.2 The junction of the Main Street and Secondary Streets serving the west of the Application Site adds to the importance of the node. This space is further characterised by the interface of the hard building edge with the green spaces to the east and west of the road.

5.7.3 The main vehicular route through this entrance area should be easily legible. The Main Street should be clearly defined and differentiated from the Secondary Streets into and out of the space.

5.7.4 The Gateway will have a high density character and key buildings and frontages should make a clear and strong architectural statement.



5.7.5 Design Objectives

- A high density character with strong building line. Town houses and terraces should frame the space.
- A key building should be created as a focal point at the termination of the vista from the entrance road off Fulbeck Avenue.
- 3 storeys are appropriate in this node.
- Buildings on the east side of the node should create a pinch point to mark the route of the Main Street through the node.
- In order to maintain a continuous building line, there should be no vehicular access to the fronts of properties here. All vehicular access should be via rear courtyards, but the properties should have pedestrian access to the nodal space.
- A raised street surface should be used to mark the node.
- Within the parkland and green space along the entrance road, the existing trees and hedgerows will be retained. The green space to the west of the road will have a parkland character, with short grass and meadows leading down to the balancing pond.



Indicative view across the southern balancing pond towards the gateway area





5.7.6 The Copse Crescent forms the termination space along the route of Copse View. Buildings here will frame a well-overlooked green space, focused around the retained copse.

5.7.7 A fairly continuous building line should be created to frame this important open space, with frontages facing onto the copse to provide a high degree of overlooking for the play area within the space.

5.7.8 The buildings and street here should have a similar character to Copse View to visually link the spaces.

5.7.9 Design Objectives

- Terraced or semi-detached units with minimal breaks in the building line.
- 2½ storeys to frame the space.
- Lanes in front of the houses to access the properties. Block paved to create a slow traffic environment and a shared surface.
- Parking may be on-street in groups of 3 to 4 spaces, or on-plot behind the building line.
- Max. 4m setbacks off the street, with soft landscaped front gardens.
- Front garden boundaries can be left open or have hedges or estate fencing to distinguish the space.



Indicative layout of the Copse character area



5.9 S3 - Central Green

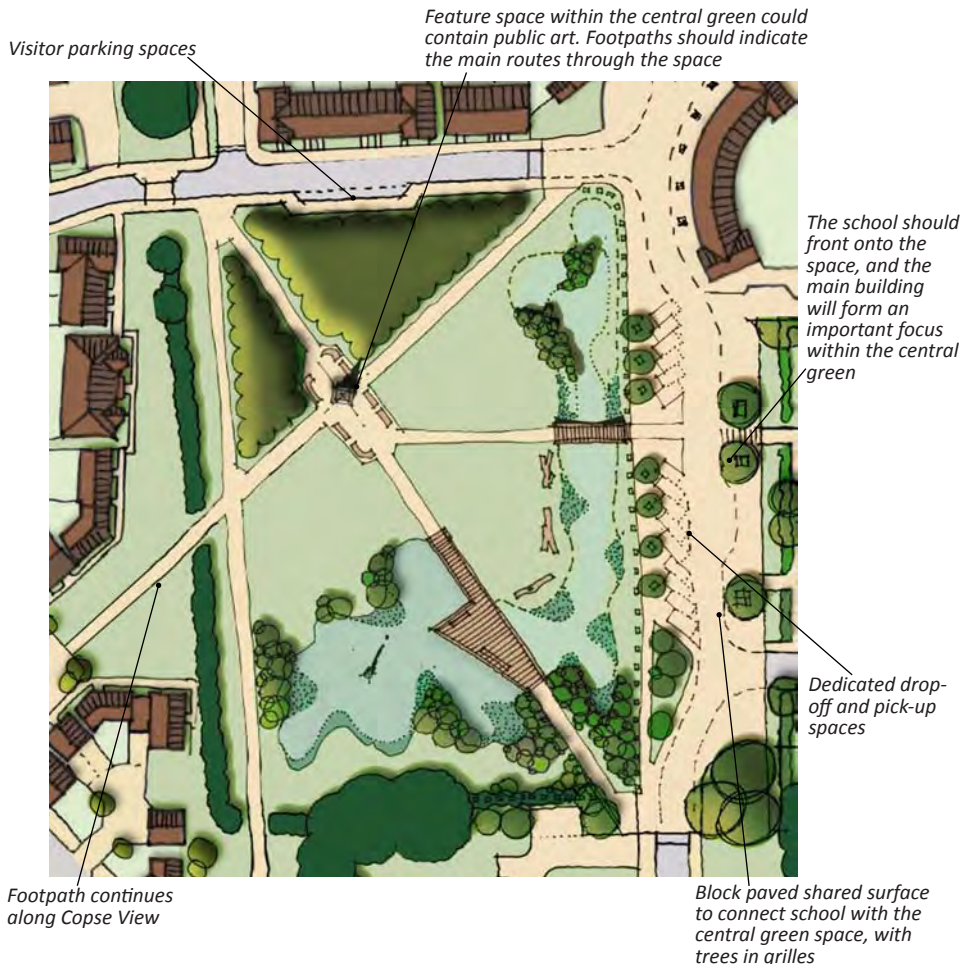
5.9.1 The central green will form the main focus of the new neighbourhood, sited at the junction of the Main Street and Copse View. The green space is intended to be framed by the school as well as houses, with the main school entrance running off the central green, thereby creating an important community space.

5.9.2 Copse View is to be emphasised and represented as a footpath through the green, extended from the termination of the road that runs along the vista. This footpath will be crossed by an additional diagonal footpath, connecting the 4 corners of the green. A punctuating building further along the Main Street, will create a focal point at the end of the vista from Copse View as well as the vista along the Main Street.

5.9.3 The main school building would form the eastern edge of the space, while the southern edge will be defined by continuously fronted buildings, with the possibility of non-residential use on the ground floor. The western and northern edges will be formed by strong, continuous buildings lines. Buildings will be 3 storeys around the central green, to create and emphasise the enclosed space.

5.9.4 The green will be designed to have a park-like character, with the existing trees and hedges retained. A balancing pond and swale features will create a soft focus to the green itself.

5.9.5 Traffic calming measures such as shared surfaces will be introduced along the Main Street to create a safe link between the school and the green space. Dedicated drop-off spaces will be created for the school.



Footpath continues along Copse View

Block paved shared surface to connect school with the central green space, with trees in grilles



Indicative view towards housing along the north of the central green

5.9.6 Design Objectives

- Buildings to frame and define the space. Strong, regular building line.
- 3 Storeys, terraced and linked buildings. Focal point created to terminate the Copse View vista.
- The building lines should be close to the edge of the street and green, to enclose the space. Front gardens may be open to the green, or have railings or low walls with railings to designate the boundary.
- Vehicle speeds controlled by creating a shared surface with a change of surface material to identify the space.
- Some public parking to be provided within the space, but residential parking to be provided behind the buildings in courtyards.
- Good pedestrian links across the green space. Paths could be finished in bonded gravel in this more formal area.
- Balancing pond to form a feature within the green along with the retained trees and hedges.





5.10.1 The location of the school site in the centre of the Application Site provides the opportunity for an important community feature defining the character of the adjacent square and the village green beyond. The form of the square is being envisaged to be defined by the built form of the school and to create an important linking element with the village green.

5.10.2 The square would be enhanced by the school building being close enough to define the space and act as a focal point and visual stop from the dwellings and spaces to the west.

5.10.3 A strong, formal boundary treatment of railings should help to define the square along the western boundary of both parts of the school site, with tree planting to reinforce space definition. The other boundaries of this area should be defined by a more informal treatment of hedgerows and trees.

5.10.4 Design Objectives

- Distinctive architectural design to create a formal character and act as a focal point of views from the village green and areas to the west.
- School building design should include distinctive design elements to reflect its key landmark function.
- Strong, formal boundary treatment to complete street scene of square.
- Parking area to be screened with appropriate planting.
- Space for a lay-by should be provided within the square to provide a drop-off facility.

School should be designed to create a focal point to terminate views from the village green

Pedestrian/cyclist access point

Footpath/cycleway



Indicative site layout of the school site



5.11 S5 - Community Space

5.11.1 The community space will contain a senior football pitch, a Multi-Use Games Area (MUGA), a Neighbourhood Equipped Area for Play (NEAP) and new allotments, as well as a community building site and a site designated for a potential doctors' surgery.

5.11.2 The **community centre** will be maximum 2 storeys high, and positioned at the southern entrance of the community space. Parking will be provided for the centre as well as for the allotment users. The parking should be planned in such a way as to prevent vehicles from cutting through the parking area from one side of the bus gate to the other. A paved surface should be provided around the community centre to create a multi-functional outside space for markets and fetes, etc.

5.11.3 The **allotments** will be an extension of the existing allotment site, and footpath connections should be provided linking the two. Some raised allotment beds with paved surfaces underneath should be provided for disabled users. A native hedgerow should be planted along the boundary of the allotment site to enclose the space.

5.11.4 The **football pitch** will be a sports turfed pitch. Ball-stop fencing should be provided along the pitch where it adjoins the allotments.

5.11.5 The combined **NEAP/LEAP** should provide a range of play opportunities for children and teenagers. It should have a low boundary fence and clearly marked entrance gates, to clearly define the space.

5.11.6 The **MUGA** should be fenced to contain ball, as well as to control and direct access into the space.

5.11.7 A **trim trail** will be created adjacent to the footpath/cycle link through the Site. Exercise stations should be positioned in dedicated spaces along the path.

5.11.8 Landscaping such as trees and thickets should be planted within the space to define the various spaces and uses. The space will also contain several swales which form part of the SuDS. The various functions, spaces, landscaping and swales within the area should be well planned and integrated to create a community space, as opposed to various isolated uses.



5.11.9 Design Objectives

- Buildings around the area should face onto and frame the space, to provide passive surveillance. The buildings should be tall and have strong frontages.
- A network of footpaths should link the various uses within the Application Site.
- There should be connections between the community building site and the allotments to allow for shared use of the facilities and car parking.





5.12.1 Landscape buffers will be created between the housing and the existing woodland to protect the sensitive ecological environments in the woodland areas.

5.12.2 Housing will back onto the new landscape buffers to deter access to the woodland from these areas. The back gardens will also create an additional protective buffering space to separate the new development from the woodland.

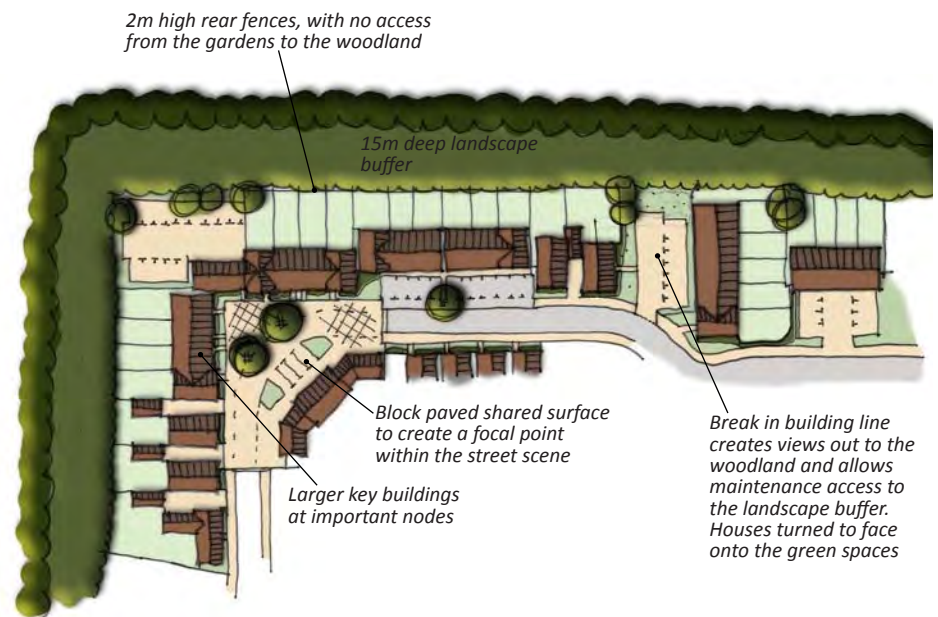
5.12.3 The aim however, is not to hide the woodland from view completely, but rather to create specific green spaces at the interface of the woodland and the housing, allowing views out to the woodland in places. Houses should be turned to face onto these green spaces and create a visual link between the woodland and the development.

5.12.4 A green space will also be created immediately south and east of Forest Barn Mews to soften and respect the boundary between the two developments.

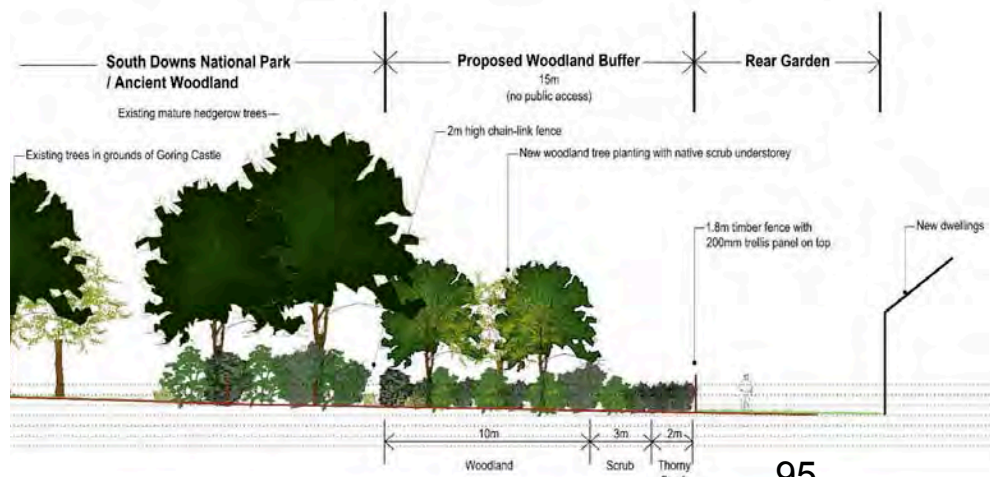
5.12.5 Housing along these edges will be of a lower density and height to create a more gradual transition between the natural woodland and built environment.

5.12.6 Design Objectives

- Min. 15m deep landscape buffer planting.
- Back gardens must have high fences with additional trellis panels on top, and there should be no access from the gardens into the woodland.
- Mix of detached and semi-detached up to 2 storeys high, but terraces may be used at key corners or to terminate views.
- West of the character area defined by small scale streets with more detached houses and a less formal building line.
- Set-backs can be up to 5m in depth to provide opportunity for landscaping to the front gardens.
- Boundary treatments to front gardens may be estate fencing or hedges, or gardens may be left open.
- Parking will be on-plot or in dedicated on-street spaces in groups of 3 to 4, softened with planting.
- The frontages along the eastern side of the Woodland Edge should be treated the same as frontages along R2 - Secondary Streets.



Indicative layout of the 15m deep landscape buffer in the western part of the Application Site

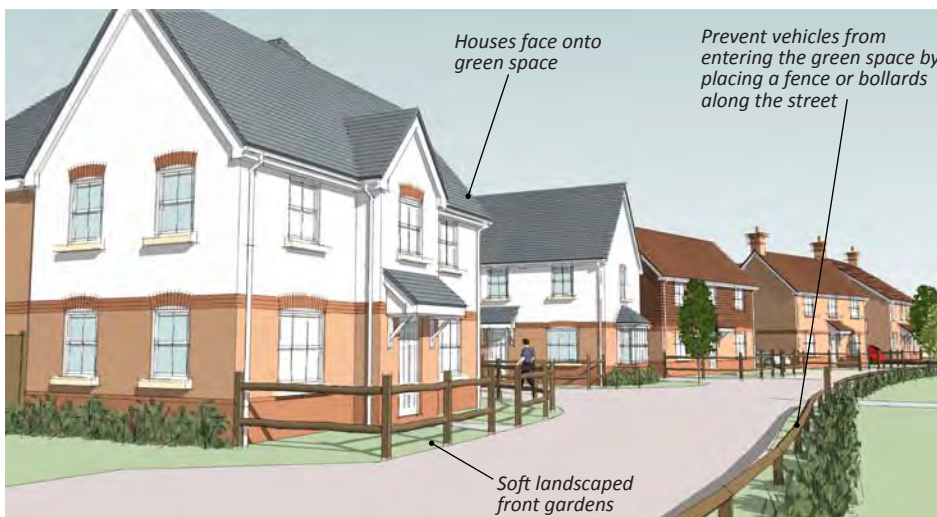


5.13 E2 - Green Edge

5.13.1 Housing should be orientated to overlook the green spaces that surround the built development, as well as the linear green spaces created along the existing hedgerows as well as the public footpaths and swales.

5.13.2 Housing will be orientated to face these spaces to provide an attractive aspect as well as provide passive surveillance.

5.13.3 Small scale lanes terminating in private drives may be used to the front of the houses to provide vehicular access. Pedestrian links should be created through the green spaces to create a well-connected, permeable layout. The private drives should be block paved and informal in character.



5.13.4 Design Objectives

- Mostly semi-detached or detached units with larger breaks between buildings to create a softer building line.
- Terraces should be used in key locations such as on corners or fronting play areas, to create to aid legibility.
- Mostly 2 storeys, with 2½ storeys at key points.
- The building line can be varied with varying set-back depths up to 5m, with open front gardens, hedges, estate fencing or picket fencing to front boundaries.
- Front gardens will be soft landscaped to reflect the character of the adjacent green spaces.
- The roofscape should be varied and include architectural features such as dormers to create variety to the roofline, thereby creating a softer edge to the development.
- Planting in these areas should frame and filter views of the dwellings rather than screen them completely. Similarly, vistas are to be created out from the character area towards the open space. Hedgerows should be used to screen carparks.
- Parking can be on-plot or in courtyards. Incidental parking spaces can be provided on the road for visitors and short term parking.
- Fencing or boundaries such as timber knee rails or bollards should be placed within the green spaces adjacent to the lanes, to prevent vehicles entering the green spaces.





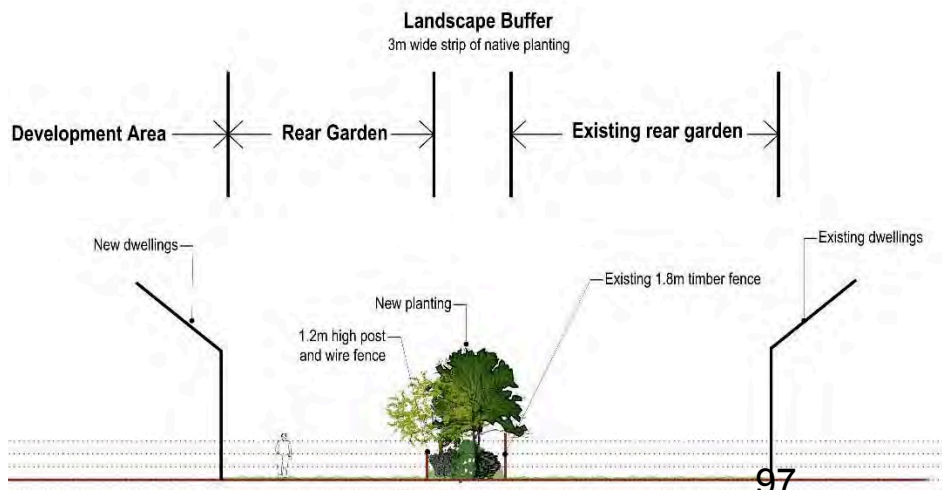
5.14.1 Where the proposed dwellings back onto the exiting residential area, care should be taken to protect the privacy of the existing homes.

5.14.2 The building line and street should have a flowing line, and a completely straight street frontage must be avoided.

5.14.3 A 3m wide landscape buffer of new native planting will be created at the end of the proposed rear gardens, to provide an additional level of separation between the existing and new houses.

5.14.4 Design Objectives

- Mostly detached units up to 2 storeys high.
- Hipped roofs may be used to reduce the massing of the houses.
- Looser building line with larger breaks between buildings.
- Set backs of up to 4m, with soft landscaped front gardens.
- Front gardens may be left without boundary treatments. Railings should be used at key frontages to prominent buildings.
- The small scale street should be blocked paved to create a low-speed traffic environment and create a shared surface area.
- Parking will be on-plot, set back behind the main building line.
- A minimum 3m deep landscape buffer should be planted at the end of the rear gardens between the new and existing houses.
- Trees and landscaping should be used where front gardens depths allow, and in incidental open spaces along the street.





A woman wearing a bright blue jacket, black leggings, and a yellow bicycle helmet is riding a blue bicycle on a gravel path. The path is surrounded by tall, green grass and wildflowers. In the background, there is a dense forest of green trees. The overall scene is outdoors and appears to be a natural, sustainable environment.

6. SUSTAINABILITY

6.1 Sustainability

The Illustrative Masterplan

6.1.1 From the outset, this new Masterplan for West Durrington has sought to create a sustainable urban extension. In location and land use terms this has been achieved by:

- *The development's close proximity to the West Durrington District Centre.*
- *Extension of a well-established existing bus route running through the development.*
- *The mix of residential uses supported by new community facilities.*
- *The permeable street layout maximises access to the bus route and community uses and encourages walking and cycling for local trips.*
- *Safeguarding existing ecology and improving habitats.*
- *The use of Sustainable Drainage Systems which will manage excess surface water run-off during periods of heavy or persistent rain in order to prevent flooding.*

Detailed Design

6.1.2 A key measure to the success of West Durrington will be the environmental sustainability of its new buildings. The design and construction of the community building should be designed and constructed to meet as a minimum the Building Research Establishment's Environmental Assessment Method (BREEAM) rating of very good. The other non-residential buildings will be constructed to meet the relevant requirements at the time of their detailed design and construction.

6.1.3 All the new homes should be designed to achieve Code 3 Level of the Code for Sustainable Homes (CfSH), which is achieved through meeting Building Regulations 2010. Additionally, the Consortium proposes a range of other measures to ensure that West Durrington will achieve high sustainability credentials. In summary these include:

- **Renewable & Low Carbon Technologies:** *More than 10% of total energy demand from renewable energy generation or low carbon technologies.*
- **Water Conservation:** *Low water use sanitary features to meet a target for internal potable water consumption of less than 105 litres per person per day. Every house with a garden will be offered a waterbutt.*
- **Ecology:** *Extensive ecological and nature conservation proposals and enhancement measures to increase the biodiversity of the Application Site.*
- **Walking & Cycling:** *Provide a network of integrated pedestrian and cycle paths across the Application Site that facilitate linkage with existing surrounding networks.*
- **Bus Route:** *Create a bus route that links into the existing surrounding service.*
- **Travel Pack:** *Develop a Travel Pack covering all properties that includes cycle maps, public transport information, discounts on bicycles and equipment and links/contacts for other sustainable travel websites.*
- **Cycle Storage:** *Provide secure cycle storage for each dwelling in accordance with the CfSH.*
- **Waste:** *Site Waste Management Plan to include procedures for the minimisation of waste production and the diversion away from landfill.*



The existing Pulse bus service will be extended to run through the Application Site.



A Sustainable Drainage System will be incorporated into the development.

- **Construction:** Promoting a Considerate Constructors Scheme **Building Envelope:** Consider the use of 'A' or 'A+' rated element for the building in accordance with the BRE Green Guide.

Social Sustainability and Regeneration

6.1.4 The development of West Durrington will help in the social regeneration of the Northbrook Ward, which currently is in the 20% most disadvantaged areas in England, by spreading the benefits of sustainable new development and infrastructure. West Durrington will provide new community and recreational facilities, as well as provide a wide choice of housing.

6.1.5 The development at West Durrington will deliver a number of new benefits for both its new residents and the surrounding communities in the Northbrook Ward and west Worthing. These include:

- **Community focus:** The provision of a community building site and play facilities together with the potential new school site will help to reduce deprivation and social exclusion by providing much needed community facilities.
- **Public transport:** The routing of a new bus route through the Application Site will provide a sustainable transport link to the new community facilities from the surrounding areas of west Worthing.
- **Affordable housing:** New affordable housing will provide new housing opportunities for existing residents in the area. The development will comprise 30% affordable housing, which equates to over 200 dwellings.
- **Housing types and tenures:** The new affordable housing will be mixed with private housing tenures to promote social diversity.
- **Secured by Design:** Practical consideration to the Secured by Design principles will be applied throughout the detailed design of the development to help promote a low-crime environment.



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Sustainable means of travel such as walking and cycling will be encouraged.



7. CONCLUSION

7.1.1 The vision for the Application Site is to create a sustainable and integrated development for this key strategic allocation. The Masterplan proposes a high quality residential environment set within an attractive landscaped setting. The new homes will be supported by a range of new infrastructure, community and recreational facilities.

7.1.2 West Durrington will deliver up to 700 new homes to meet the local needs of Worthing. 30% of the new homes will be affordable providing important new housing opportunities for existing residents in the area.

7.1.3 In addition to the new homes, West Durrington will provide new community and recreational uses, which will help spread the benefits of the new development as widely as possible across the new and existing communities in the area. These include:

- Central green
- School site
- Community building site
- Site for potential medical centre
- Senior sports pitch
- Multi-use games area (MUGA)
- A large children's play area (combined LEAP/NEAP)
- A LEAP
- New allotments
- Contributions to an off-site skate park

7.1.4 The submitted Masterplan draws upon the significant environmental and technical work prepared as part of the previous and current applications. Additionally, it takes into account the emerging policy framework contained in the Submission Core Strategy as endorsed by the Core Strategy Inspector.

7.1.5 Initial Masterplans were prepared for the Application Site and following feedback received during this early period of design, a consensus was reached on how the new development should be structured. Consequently, the design of the Application Site was centred upon a recognisable community heart comprising a village green, school site, community building site, children's play areas, a sports pitch and allotments. The location of this community focal point has helped to create a 'unifying factor' between the existing homes to the east and the proposed new dwellings on the Application Site.

7.1.6 At 700 dwellings, an average net density of 37 dph is proposed. Within this overall density framework a range of densities will be established through the Application Site. This means for instance that lower density development is located adjacent to existing dwellings in order to respect the amenity of the existing properties.

7.1.7 The development has been designed to maximise the retention of existing landscape features. New green corridors incorporate existing vegetation and landscaping. They will permit the movement of wildlife through the Application Site and create a linked network of green spaces that provide traffic-free routes to the development's larger green spaces.

7.1.8 Sustainable Drainage Systems (SuDS) form another key element of the green strategy. New balancing ponds and swales will not only manage excess surface water run-off, but also enhance the Application Site's ecological value and create attractive landscaped features.



7.1.9 West Durrington's new streets are based upon an irregular grid of perimeter blocks, creating a permeable development that encourages walking and cycling and therefore more sustainable movement patterns for local trips.

7.1.10 The main access point serving the Application Site is via a new roundabout off Fulbeck Avenue. A connection to Tasman Way is provided for public transport and pedestrians and cyclists, whilst a connection via Cherwell Road will provide access for emergency vehicles and pedestrians and cyclists. The new bus route between Fulbeck Avenue and Tasman Way will provide an extended route for the 'Pulse' service into and through the Application Site.

7.1.11 The external appearance of West Durrington's new houses will draw upon the more traditional characteristics of west Worthing. For instance, red and brown bricks will form the prevalent facing materials with the limited use of flint and the selective use of render to provide variation and help define key buildings.

7.1.12 The development's new buildings will be designed with a simple form in a manner that compliments the local vernacular. The new homes will convey an impression of unity relieved by minor points of details, materials and grouping, producing variety with a harmonious identity. Key buildings will be used to terminate vistas, highlight key nodes and emphasise areas of public open space.

7.1.13 Sustainable design forms a central component of the proposals for West Durrington. Renewable and low carbon technologies will be used to meet more than 10% of the predicted total energy demand. Ecological enhancement, encouraging walking and cycling and enhancing the existing landscape have been central to the masterplanning process.

7.1.14 An important function of this document is to provide a framework for implementing the Reserved Matters applications. Therefore, the Character Areas and Design Codes section details how the Reserved Matters applications should address the document's design philosophy. The Application Site has been divided into a number of different character areas, which when taken together will form a series of designed spaces and create a strong sense of place. Each of the character areas provide guidance on a range of elements, including building scale, car parking, treatment of external areas and landscaping.

7.1.15 These character areas range from the more formal, higher density character of the Main Street, through to the more informal Woodland Edge area, characterised by the impressive wooded backdrop created by Titnore and Goring Woods. This document also establishes the design principles for the Central Green, the School and the Community Space.

7.1.16 The following appendices provide a further summary of the proposals for West Durrington by demonstrating how this document accords with government guidance on Design and Access Statements and how the development meets the aims of the West Sussex Design Commission.







APPENDICES

Appendix A: West Sussex Design Commission

As set out earlier in this document, The West Sussex Design Commission provide 15 principles of good design in their Design Principles guidance document. The following table outlines how the outline application addresses the Commission's design principles:

Quality and Design	
1. The Delivery of Maximum Quality	West Durrington has been designed to create a high quality urban extension of Worthing. It will create a successful new community, which protects key landscape features that are positively incorporated into the layout. The development will play an important role in the social regeneration of the Northbrook Ward.
2. Setting and Context	The analysis of the Application Site and its context has formed an important element of the development proposals. Existing landscape features are retained and will form an important part of the West Durrington's character. The scale of the new dwelling's respects the Application Site's context. The surrounding area's architectural context has been appraised in order to inform the design of the development's new buildings.
3. Public Realm	West Durrington's public realm has been designed to promote social interaction in an attractive, secure environment. A new sports pitch, trim trail and playgrounds, coupled with areas of open space including a central green will promote play and relaxation. Landscaping and the treatment of the public realm have been considered in combination to create an attractive public realm.
4. Innovation and Stimulation	Construction materials will be of high quality, sustainable and durable. Materials will reflect local character and contribute positively to the aesthetic appearance of West Durrington.
5. Landform, Slope and Gradient	The topography of the Application Site and its surroundings have been used to advantage in West Durrington's layout. View corridors to Highdown Hill and the nearby South Downs have been created to provide attractive vistas out of the Application Site, aid legibility and create a strong sense of place.
Whole Life and Wider Considerations	
6. Construction and Location	West Durrington's new homes will adopt sustainable principles and practices, including the CfSH and the use of renewable or low carbon technologies. New footpaths and cycleways, along with the new bus route, will encourage more sustainable movement patterns, especially for local trips.
7. Density, Use of Space and Undergrounding	With the capacity of the Application Site at up to 700 dwellings, the density of development reflects the Submission Core Strategy's identified capacity for the Application Site. A range of densities will be developed through the Application Site, which when combined with landscape and building form will provide different areas of recognisable character.
8. Longevity and Flexibility	The detailed design of West Durrington's buildings will meet current Building Regulations on achieving designs that are accessible and adaptable. Consideration will be given to adopting the Lifetime Homes principles on some of the dwellings.
9. Climate Change, Weather and Microclimate	West Durrington's dwellings will be designed to achieve Code 3 Level of the Code for Sustainable Homes in order to minimise their environmental impact. SuDS will be used to control surface water run-off from the Application Site and has been designed for a 1 in 100 year event.
10. After-use, Demolition and Waste	Waste minimisation principles will be adopted both during construction and in the lifespan of the development through promotion of recycling/composting measures
More than just a building	
11. Development is for People	Community involvement has been encouraged with the carrying out of a public exhibition at the Northbrook Barn Community Centre. The local community was given the opportunity to view the proposals, comment on them, ask questions and meet with members of the development team before submission of the planning application. Strong support and keen interest was received from several local groups in the potential use of the community centre site.
12. Community Pride	The provision of high quality new homes and community facilities, attractive open spaces and landscaping, and sustainable building technologies will help to create a strong spirit of community. New affordable housing will provide new housing opportunities for local people and promote better social diversity.
13. Mobility and Accessibility	Wherever possible pedestrians and cyclists have been given priority over the private motor vehicle. A comprehensive network of leisure footpaths and cycleways provide direct and traffic-free routes linking the housing areas with West Durrington's new community facilities. The design of the roads and the siting of the buildings will help to control vehicle speeds and encourage safe driving.
14. Safety, Security and Health	The practical consideration to the Secured by Design principles will be applied throughout the detailed design of West Durrington to help create a low-crime environment. The new facilities such as the sports pitch, trim trail and playgrounds will help promote good health.
15. The Economy	West Durrington will provide a number of benefits to the wider area. The provision of new community facilities will help to reduce deprivation and social exclusion in the area. The construction of around 700 new homes, site for a community building and related site infrastructure will help to support and boost the local construction industry and local economy.

Appendix B: Design and Access Statement Validation Requirements

In light of the Communities and Local Government's (CLG) publication, 'Guidance on information requirements and validation' published in March 2010. The following table summarises the proposals for West Durrington using the five sub-components of amount, layout, scale, landscaping and appearance, along with climate change mitigation and access.

	<i>Summary</i>	<i>Relevant Sections</i>
Amount	The application comprises a mixed-use proposal of up to 700 private sale and affordable dwellings (average density of 37 dph), site for a new primary school, community centre site, site for potential doctor's surgery, allotments, play areas and senior sports pitch.	Section 4: p 30-31
Layout	West Durrington is based upon a permeable development form. The well-connected layout will encourage walking and cycling, offering a choice of routes to the community uses in the heart of the development. The layout contains a clear hierarchy of spaces with squares, greens and linear open spaces linked by a variety of streets and lanes.	Section 4: p 32-33
Scale	West Durrington's buildings will generally be two and two and a half storeys in height. Building heights will generally graduate to two storeys to the peripheral areas of the Application Site. This general mix of storey heights creates the basis for a varied and interesting roofscape. The careful use of three storey buildings will terminate key vistas and reinforce spatial identity.	Section 4: p 34-35
Landscaping	A variety of landscape types will be created to compliment the buildings, screen views and provide habitats for fauna. Planting will be used within the context of streets and lanes to give a 'sense of place' and reinforce the setting of principal streets. New buffer planting will help to reinforce the setting of Titnore and Goring wood and new planting will link with existing vegetation within the Application Site.	Section 4: p 40-41
Appearance	The external appearance of West Durrington's new houses will draw upon the more traditional characteristics of the area. A simple built form will compliment the local vernacular, with special details, raised building heights and/or increased massing being used to define key buildings. A sensitive palette of materials will strengthen local identity.	Section 4: p 38-39
Climate change mitigation	Climate change considerations have been integral to the masterplanning of West Durrington. The layout has been designed to promote walking and cycling for local trips and it accommodates a new bus route. The new homes will be designed to achieve Level 3 of the CfsH and 10% of the development's energy demand will be from renewable and low carbon technologies.	Section 6: p 60-61
Access	The principal access point will be from Fulbeck Avenue. The bus route through the Application Site will run between Fulbeck Avenue and Tasman Way. Tasman Way and Cherwell Road will provide access for emergency vehicles. Access arrangements will ensure that all users have equal and convenient access to buildings, spaces and the bus route.	Section 4: p 36-37

