

# Welcome to our public exhibition

This exhibition gives you the chance to view and comment on our emerging plans for a proposed new development of up to 250 high-quality homes located to the north of Sefter Road, Bognor Regis.

We are proposing to submit a planning application to Arun District Council in the near future, and you can help to shape our emerging scheme by providing us with your feedback, either today or during the two-week consultation period that immediately follows.

All comments will be taken into consideration as our planning application is finalised.

## About the site

The proposed development site, outlined in red on the map pictured below, is located to the north of Sefter Road and Osborne Way and the west of Lincoln Avenue. The land is owned by Taylor Wimpey and is currently leased for agricultural use, covering an area of 13.50 hectares (33.36 acres).

Our proposals, as you will see on the following boards, include the provision of land for a one-form entry primary school, a site for a new multi-purpose

community facility and significant areas of open space including a 2.1km circular recreational footpath.

Arun District Council's emerging Local Plan requires that an annual average housing requirement of at least 850 new homes per annum are built for the District, and potentially up to 1,000 new homes per annum. Not enough homes have been built recently, and this scheme will contribute towards the delivery of meeting this need.



The location of our proposed development.

## Key facts

The proposed development site lies to the north of Sefter Road and Osborne Way and the west of Lincoln Avenue

The site covers an area of 13.50 hectares (33.36 acres) and proposals include on-site community facilities such as land for a new primary school and community facility

We are seeking planning approval for up to 250 new homes on the site, and aim to submit an outline application in the autumn, with work anticipated to start in late 2017 or early 2018

All comments received today and during the two-week consultation period that immediately follows will be taken into consideration by the project team

# Information about the site we need to take into account

Before we started designing a new scheme, we completed an assessment of the site and the surrounding area, recording those features we will need to take into account in our development. All of the relevant considerations, whether they influence the way our site will be developed or give us a real opportunity to make the most of a particular feature, are shown here.



## Key facts

Existing landscape features should be retained and reinforced with new landscaping

Parts of site subject to flood risk from surface water flows

Opportunity for new primary school and a new scout hall/ community centre

Opportunity for new circular walk



# Sustainable drainage proposals for land off Sefter Road

## Existing site condition

Environment Agency mapping has confirmed that the application site falls within Flood Zone 1, which is land designated as having less than a 1-in-1,000 annual probability of river or sea flooding. However, we are aware of localised surface water flooding in the area and in the south-eastern corner of the site. This is an important consideration for us.

We are conducting technical surveys to determine the existing drainage characteristics of the site. This is being undertaken in close liaison with the drainage authorities, and these works are ongoing.

## The site

- The application site is split into two drainage catchments.
- The site has a cut-off drainage ditch all around the site which picks up all land drainage and conveys this towards the south-eastern corner. There is no outfall ditch at the south-eastern corner of the site, and therefore ponding occurs in this location.
- Natural watercourses/ditches exist within the catchment 2 area.

## Proposed drainage

A Flood Risk Assessment will be carried out in order to:

- Evaluate the flood risk from on all sources at the site location.
- Develop an appropriate Sustainable Urban Drainage strategy that demonstrates the finished development will not pose a greater flood risk to itself or surrounding properties. Subject to review and agreement with the local drainage authority there is potential to improve existing flooding conditions downstream of the proposed development should it proceed.

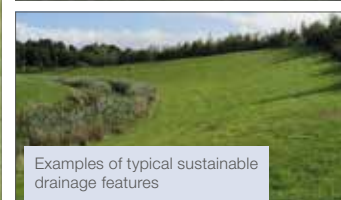
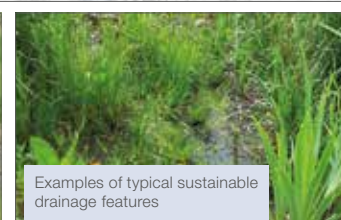
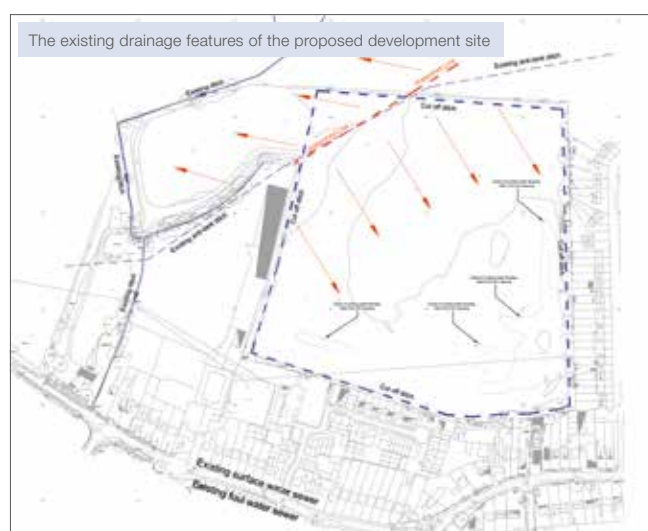
**The development will adopt the principle of Sustainable Drainage (SuDS) to ensure that the rate of surface water run-off from the development will be less than or equal to current greenfield rates and to avoid increasing flood risk on-site or other areas downstream, while also providing valuable ecological benefit.**

The benefits of SuDS are summarised as follows:

- Mimic the natural drainage conditions of the existing site.
- Provide significant level of betterment relative to the existing situation (site discharges equal to or lower than existing greenfield runoff rates).
- Maintain a good level of water quality by filtering, settlement and biological treatment of the run-off. On the proposed development this would be achieved by the use of pervious pavements (where the rain filters through the surface and stone beneath), open space swales and attenuation basin.
- Increase amenity value of the development and provide ecological benefits

## Foul drainage

Southern Water has been commissioned to carry out a capacity study to determine the sewer capacity in the immediate foul sewer network. The foul drainage system for the proposed development will be developed in consultation with Southern Water.



# Ecology proposals for land off Sefter Road

## Ecology

Ecological studies undertaken on the site have confirmed that overall the land is considered to be of low ecological interest due to the current agricultural use and farming activities. Some species such as bats, slow-worms and wild birds occur within the site, and are located within field boundary features such as hedgerows, trees and grass margins. These will largely be retained under the proposals.

Retained features will be protected from harm during the construction process through, for example, the use of protective fencing. Protected species of wildlife will also be safeguarded through a variety of approved measures, with works being supervised and guided by a professional ecologist where appropriate.

With 4.5 hectares of semi-natural green space being proposed for the development, the green space provides opportunities for ecological enhancements, including the creation of swales and wetland features in the south east corner of the site. This green space will also provide attractive walking routes for new residents within the development site.

The amount of on-site open space will be an attractive and suitable alternative green space (otherwise known as SANGS) to encourage the new and existing community to use this space and avoid adversely affecting the Pagham Harbour Special Protection Area. This is an important space that is required by Natural England.

In addition to habitat creation and enhancement, specific features will be provided for protected species, including bat and bird boxes and hibernation sites for reptiles.

The studies have concluded that development of the site would not have an adverse ecological effect and would provide an opportunity to bring forward a net ecological gain.

Below: Some of the wildlife that could be attracted to the site or benefit from enhancements that would be brought forward with the development (clockwise from top left) – Cuckoo Bumblebee, Common Blue, Red Admiral and Gatekeeper butterflies, frogs, damselflies and dragonflies



Existing arable land on the site



Existing grassland on the site



The existing hedgerow on the site's northern boundary



# Traffic and access proposals for land off Sefter Road

## Main vehicular access

The proposed main vehicular access is located close to a change in speed limit, from 30mph to the east and national speed limit to the west. Speed surveys have been undertaken along Sefter Road and these have informed visibility requirements for the junction.

The access has been designed in accordance with local guidance, provided in the West Sussex Local Design Guide as well as with reference to national guidance provided in the Manual for Streets (MFS) and the Design Manual for Roads and Bridges (DRMB). The access arrangements will be subject to approval from the Local Highways Authority, West Sussex County Council, as the scheme progresses.

Pedestrian access will be provided for by a 2m-wide footway, which will connect to the existing footway on the north side of Sefter Road, improving pedestrian access to the western part of the site.

The closest bus stop to this access is on Hook Lane about 175m from the main site access; serving Bus Route 62 Bognor Regis – Aldwick – Nyetimber – Aldwick – Bognor Regis.

## Traffic surveys and junction capacity

Following consultation with West Sussex County Council, as well as Highways England, the junctions have been surveyed and capacity assessments of these will be conducted as part of the Transport Assessment, using the most current versions of industry standard software packages.

Should capacity issues be identified, then appropriate mitigation measures will be considered in consultation with West Sussex County Council for local roads and Highways England for the A27 Junctions.

## Shared footway cycleway access (emergency access)

In order to provide improved access for pedestrians and cyclists, it is proposed to provide a shared use footway cycleway of 3.5m width, connecting the eastern part of the site to Rose Green Road. This will provide convenient access to public transport as well as local shops and facilities.

The nearest bus stops are located on Rose Green Road, both east and west of the access. These are about 65m and 125m from the access; serving Bus Route 62 Bognor Regis – Aldwick – Nyetimber – Aldwick – Bognor Regis.

This access provides for journeys on foot or cycle to numerous local services and facilities. The route will be positioned in order to provide space for a landscape buffer between the shared footway/cycleway and the existing properties.

It is proposed that lighting will also be provided along this route to provide a safe and secure pedestrian cycle route. However, this will be designed in conjunction with a landscaping scheme to minimise any impact this may have upon neighbouring properties.

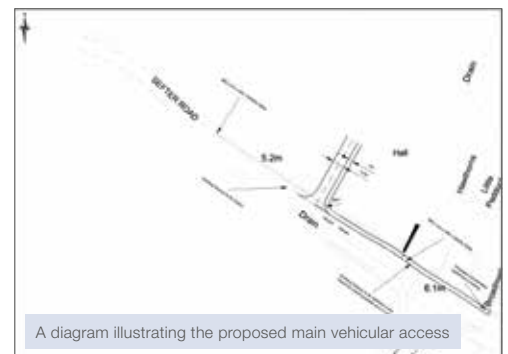
## Public transport

Bus Route 62 provides services to Bognor Regis, providing access to the local area as well as Bognor Regis town centre. The rail station is also accessible from Stop K, providing access to National Rail services for longer journeys by public transport.

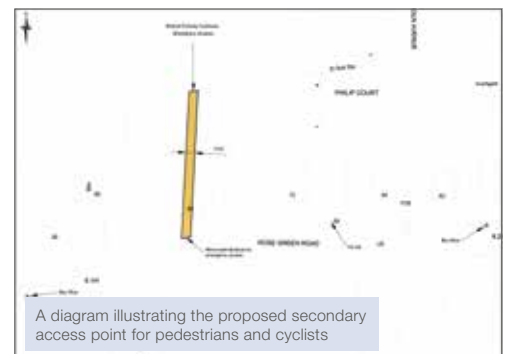
## Local services facilities

The site is within easy walking and cycling distance of numerous services, shops and facilities including:

- Grove House GP Surgery, Pagham Dental Surgery
- No 68 Rose Green Road Co-op, Lloyds Pharmacy, Post Office, newsagents, butcher, pet shop, Indian takeaway, Chinese takeaway, hairdresser, hardware store, NatWest Bank, Barclays Bank, estate agent, and a second Co-op – all of which are located with 530m walk of the shared pedestrian cycle access.



A diagram illustrating the proposed main vehicular access



A diagram illustrating the proposed secondary access point for pedestrians and cyclists



A map showing the survey locations



A map indicating the locations of local facilities

# Our emerging layout for land off Sefter Road

The image below shows a proposed concept layout plan for our residential development, illustrating what we think is a suitable way for the residential areas, community uses, open space and landscaping to be arranged taking into consideration the specific characteristics of the site.

This layout is not yet fixed and certain elements could be changed in our planning application, depending on the comments we receive during this public consultation and future discussions with Arun District Council planning department.

We welcome your comments on our emerging layout. Your feedback will be used to help us progress our designs as we finalise our planning application.



## Key facts

Up to 250 new homes

Car parking will be provided for residents and visitors, in line with Local Authority policy

30% of properties to be made as affordable housing, with a 50-50 tenure split between shared ownership and affordable rent

Vehicular access to be taken from Sefter Road to the south-west of the site, and a secondary access point for pedestrians and cyclists to be established off Rose Green Road to the south-east of the site



## What have we done before?

We are a national company, working locally across the UK through our 24 regional offices. A number of developments we have completed and are currently under construction in your area are shown below.



### Key facts

We build a wide variety of homes in the UK, from one-bedroom apartments to five-bedroom houses, offering a broad price range

Many of our sites have green transport plans that promote walking, cycling, public transport and other green travel options

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way

We take a range of architecture, landscape and sustainability issues into account on every development

We aim to build homes responsibly and efficiently, and reduce greenhouse gas emissions generated by our business activities

Every year we regenerate significant areas of disused or contaminated land to create vibrant communities



## Community benefits

Our proposals for this development include a range of public facilities that will carry wider benefits to the local community beyond the provision of new homes. These include the following:

### **New school**

Land for a one-form entry primary school will be provided in the north east corner of the development. Discussions are ongoing with West Sussex County Council regarding the delivery of the site for the school and phasing of the development.

### **New community centre**

Next to the school is a proposed site for a new multi-purpose community centre that could be used by local people and groups including the Sea Scouts, which would replace the old scout hut in the south west corner of the site. Details of this facility will be discussed with the relevant stakeholders in the coming weeks.

### **Nature walk**

A new 2.1km (1.3 mile) nature walk is proposed to run through the areas of new public open space that will run around the perimeter of the site. The new nature walk will be designed to provide an attractive, traffic-free route for the new residents – particularly those with dogs. It will pass through new areas of tree and hedgerow planting, which will combine with the existing landscaping to create a picturesque route. The route will be set in flower-rich grassland, with trees, hedgerows and semi-wetland features adding interest to the route.

### **Children's play area (LEAP)**

It is proposed to provide a new children's play area, known as a Local Equipped Area for Play (LEAP), next to the new community centre and close to the school site in order to provide a 'community hub'. The opportunity exists for the play area to use timber and natural features such as logs and boulders in order to complement the character of the new areas of public open space.





## What will our development bring to the area?

We are proposing a residential development of up to 250 new homes in Bognor Regis. The development will include a range of property styles and sizes and 30% are proposed to be affordable homes. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

### Building the homes



**83 jobs**

**Direct employment**

Estimated to create 83 jobs for the construction of the development



**58 jobs**

**Indirect/Induced employment**

58 jobs could be supported in the supply chain for the construction period



**£32.8m**

**Economic output**

Expected additional Gross Value Added (GVA) generated for the construction period

### Once people move in

The proposed development could generate around 255 economically active residents



**£11.5m**

Annual economic output (GVA) generated by future residents assumed to be employed



**£4.9m**

**Total spend by residents**

The amount the residents of the new development are expected to spend per year in commercial expenditure, accounting for comparison and convenience goods and leisure spend in the local area

### Additional local authority income



**£400,000**

**Additional Council Tax revenues per year**

Estimated additional Council Tax per year based on the proposed number of new homes



**£2.5m**

**New Homes Bonus payments**

A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area



# Information about our company, who we are and what we do

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 13,000 homes each year.

## Planning sustainable communities

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

## More than building homes

We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor's surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

## Green spaces

We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

## Energy efficient homes

We look to reduce the energy demand of our homes by improving wall and roof insulation. In some cases we may also fit more complex technologies. This means that residents benefit from energy bill savings while their long term maintenance burden and costs are kept to a minimum.



This image shows our development in Bristol.



## Engaging with local people

We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

For more information, visit:  
**[taylorwimpey.co.uk](http://taylorwimpey.co.uk)**

*"Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes".*



## Taylor Wimpey lays the foundations for thriving communities

We completed 13,341 homes in 2015, of which 19% were affordable homes.

In 2015, through planning obligations, we invested £335m in the areas in which we built.

We provide public transport, road improvements and education facilities on many developments.

Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.



# What we would like from you, and what you can expect from us



This image shows our development 'The Romans at Augusta Park'.

Once you have had the opportunity to look at our development proposals, please do talk to us and ask any questions you may have, and feel free to fill in one of the feedback forms provided.

Your views are important to help us develop our scheme and are very much appreciated. We will review all comments received as we finalise our proposals before submitting a formal planning application in the near future.

## Your feedback

Please leave completed feedback forms with a member of the project team today, or post to the following address:

Sefter Road Consultation  
Webb Associates  
22 The Point, Market Harborough  
Leicestershire, LE16 7QU

Alternatively, you can email your comments to:  
[sefter-road-bognor@webbpr.net](mailto:sefter-road-bognor@webbpr.net)

You can also submit your comments online at:  
[www.taylorwimpey.co.uk/sefter-road-bognor](http://www.taylorwimpey.co.uk/sefter-road-bognor)

All feedback should be returned by  
Friday 5 August 2016



This image shows our development in Telford.

Thank you for attending today, your views are important



## Taylor Wimpey in your area

Taylor Wimpey has a successful track record of building high-quality new homes across West Sussex. The following developments are now open around the region:

- Hawthorne Meadow, Hambrook
- Barley Grange, West Durrington
- Shoreham Crescent, Shoreham-by-Sea
- Greenside, Ferring