

The Norfolk Estate

Design & Access Statement



Land at
Ford Road, Arundel





Planning, Urban Design and Heritage



Landscape



Highways & Drainage



Ecology



Arboriculture

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for the Norfolk Estate
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Arundel Town Centre



Foreword

We are pleased to put forward this plan for land at Tortington, which we believe has the opportunity to benefit the whole of Arundel and its residents. The town enjoys a deserved reputation for being one of the most attractive places to live on the south coast and has the combination of a rich history, a vibrant market town and stunning countryside all on its doorstep.

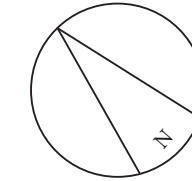
With a history that dates back to the 11th century, the Norfolk Estate has played its part in the development of this wonderful town throughout the years. Our approach at Tortington will be no different. We are committed to a high quality development which serves the local community and fits in with Arundel’s distinctive character. The plan would create a new neighbourhood, providing much needed market and affordable housing choice for local people and others who would like to live here.

As the masterplan highlights, the site would provide amenity and other assets for the whole town, whether that be through the creation of parkland spaces, allotments, a children’s play area or other green infrastructure. More generally the scheme will deliver direct financial benefits to both the Town and District Councils.

This Design and Access Statement sets out our proposals for the provision of 90 new homes which are badly needed to support local housing demand. It explains the process that we have undertaken and how this has influenced the design of the masterplan layout. The Norfolk Estate has worked closely with a number of key stakeholders over the past three years to ensure that the masterplan meets the needs of the local community.



1. Central public open space & children's play area
2. Parkland
3. Main access road through gap in existing trees
4. Primary vehicle access onto Ford Road
5. Priory Farm
6. New allotments
7. Pedestrian link to High Ridge Close
8. Emergency access and pedestrian link to Dalloway Rd
9. Sustainable drainage feature
10. River Arun
11. Pedestrian link to Priory Road
12. Local shops and primary school
13. South Downs National Park
14. Castle and Town Centre
15. Avenue creates attractive gateway into the scheme



Land at Ford Road, Arundel

(Illustrative view of scheme)



Maltravers Street, Arundel

1. Introduction

1.1 Purpose of the Document

This Design and Access Statement has been prepared to support proposals for the development of land west of Ford Road, for an outline planning application with access to be considered and all other matters reserved for a residential development of up to 90 dwellings, with associated drainage works (SuDS), landscaping and parking.

It forms an important part of the information that has been submitted in support of this Outline Planning Application. The purpose of the statement is to provide stakeholders with the information they need to consider the proposed development and to demonstrate that an inclusive and integrated approach to masterplanning has been adopted. The statement will explain the design concepts behind the development and how access issues and site constraints have been addressed.

1.2 The Planning Application

The development has the opportunity to create a new neighbourhood for Arundel with the following benefits:

- 90 high quality new homes which reflect traditional local building styles
- 30% of the new homes to be affordable homes provided by the local Community Land Trust
- New childrens play area at the heart of the masterplan
- New homes laid out in coherent groupings which reflect local context
- Land safeguarded for a community building/community space (precise use/building to be agreed with the Town Council)
- A masterplan design which may feature a network of parkland permeating through the scheme on the alignment of the streams, hedgerows, tree belts and woodland groups
- Public access to 5ha of revitalised landscaped areas
- The opportunity to provide allotments and other types of public open space for the benefit of local people
- Buildings arranged to create evolving vistas and glimpsed views out to the open countryside
- A strong sense of integration, where key routes could provide sustainable access to both Arundel and Ford for pedestrians, cyclists and bus passengers

1.3 Planning Context

Land at Ford Road, Arundel is located to the south west of the settlement of Arundel. The site constitutes approximately 9.81ha of land, and is identified in the Arun Local Plan 2011-2031 (adopted July 2018) as being outside of the defined built-up area boundary. However, the more recently adopted (made) Arundel Neighbourhood Plan (formally adopted 15 January 2020) amends the settlement boundary to include some of the land to the south of the existing settlement boundary. The site is bounded to the north by residential development and allotments, to the east by Ford Road, to the south by Priory Lane, and to the west by existing mature hedgerow and trees. The site is currently utilised as arable farming land and pasture, and there is no existing built form on the site.

The eastern edge of the site, closest to the River Arun, falls within a biodiversity opportunity area and Flood Zone 2/3. The site is adjacent to the area defined as the setting of Arundel to the north, and adjacent to a defined gap between settlements on its eastern boundary.

The Development Plan Documents covering this area consist of: the Arun Local Plan 2011-2031 (adopted July 2018), the Arundel

Neighbourhood Plan 2018 – 2031 (adopted January 2020); and a variety of Supplementary Planning Documents which provide further guidance on specific topics.

The Arun Local Plan recognises the importance of Arundel to the District. Arundel is the third largest settlement in the District after the coastal towns of Bognor Regis and Littlehampton and is the largest inland settlement. The Local Plan specifically identifies Arundel and its setting in Policy LAN DM2 – The setting of Arundel. The Policy and the supporting text identify Arundel as having a unique character owing to its rich heritage, historic Castle and Cathedral, and idyllic setting. With specific regard to development in and around Arundel, Policy SD SP1a sets out that development that is sensitive to the historic character of the town with its historic buildings, and the wider South Downs National Park will be enabled as part of the spatial strategy for Arun District.

The Arun Local Plan 2011-2031 (2018) identifies a requirement for an additional 20,000 homes in the District over the Plan period. This includes some of the need identified for Worthing and Chichester, who cannot mean their own needs. The total of 20,000 homes is based upon an Objectively Assessed Need (OAN) of 919 homes per annum, plus an additional 81 homes per annum (or 1,620 over the plan

period) in order to help address neighbouring shortfall. The resultant 1,000 homes per annum delivery includes a 20% buffer to reflect persistent under delivery of housing in Arun District. These homes are to be delivered on a stepped trajectory with a delivery of 610 dwellings per annum (dpa) in the years 2011-16, 1,120 dpa from 2016-21, 1,310 dpa from 2021-25 and 960 dpa from 2026-31. The emerging Local Plan does not identify any strategic site allocations (those over 300 dwellings) in Arundel, however it is identified in the plan that of the housing provision, at least 1,250 of the 20,000 homes are to come from Non-Strategic Sites, which are to be identified through Neighbourhood Plans or a Non-Strategic Sites Site Allocations Development Plan Document.

The Arundel Neighbourhood Plan 2018-2031 was adopted on the 20th January 2020. The Plan replaces a number of policies made in the first iteration of the Neighbourhood Plan (2014-2029) but also ensures the continued retention of some of the existing policies. It can be seen from retained Neighbourhood Plan Policy 4: Housing Site Allocations that Land at Ford Road was identified for future allocation through plan review. Through the Neighbourhood Plan review, this has duly occurred and Land at Ford Road, Arundel has now been allocated for the provision of approximately 90 homes in the new Neighbourhood Plan under Policy AR2 Land off Ford Road.

The Policy details the following key requirements for any proposals that come forward on the site:

- a) The developable land for residential uses comprises no more than 3.9 Ha lying within the Built Up Area Boundary of Policy AR1;
- b) The residential scheme delivers approx. 90 dwellings comprising a mix of open market, affordable and Community Land Trust homes in accordance with Local Plan policies with an emphasis on homes suitable for first time buyers or those looking to rent their first home;
- c) Development proposals incorporate and safeguard land for the future provision of a D1 and/or D2 community use(s) to be agreed with the Town Council;
- d) The layout and heights of buildings have full regard to the Local Plan policy requirements in relation to the location of the land within the setting of:
 - the South Downs National Park;
 - of Arundel; and
 - of the heritage assets at Tortington Priory;
- e) A biodiversity strategy is prepared and approved by the local planning authority to incorporate measures that ensure no net loss of effective foraging and roosting habitat for the Bewick's Swan population of the Arun Valley Special Protection Area in accordance with Local Plan policies and deliver a net gain in general biodiversity value, where possible, on site;
- f) The road access to the developable land is made from a new junction on Ford Road in a location and of a type to be agreed with the highways authority, but with an emergency vehicle access to Dalloway Road;
- g) Pedestrian and cycling access points are provided off Ford Road, Priory Lane, Dalloway Road, High Ridge Close and Priory Road of a specification to be agreed with the highways authority;
- h) Provision is made within the scheme layout to secure public footpath connectivity through the site between Dalloway Road and Ford Road as part of the wider Green Infrastructure Network defined by Policy AR9;
- i) All trees subject to a Tree Preservation Order are retained and protected and all other mature trees and hedgerows within the site are retained unless their removal is essential, and the minimum required to facilitate an efficient development layout;
- j) The remaining non-developable land within the gross site area is set out as a combination of formal and informal recreation parkland and incorporates a Local Equipped Area for Play that is conveniently located

for all the new residential uses and that is accessible to children from the Torton Hill area;

- k) A sustainable drainage strategy is prepared and approved by the local planning authority to address the effects of surface water run-off within and adjoining the land;
- l) The layout enables the scheme to connect and integrate with the existing community at Torton Hill and also reflects the common grid street pattern and profile of Torton Hill, notably the use of front gardens, boundary walls and street trees, with an emphasis of east-west streets to encourage optimum design for passive solar design;
- m) The building materials reflect those common to the neighbourhood area; and
- n) The layout has regard to the need for utility providers to access infrastructure on the land for future maintenance and upgrading.

In terms of broader policy context, the adopted Arun Local Plan also sets out a requirement to deliver an affordable housing provision of 30% of the total number of units for developments of 11 units or more. In terms of the mixture of housing types provided, the mix of market and affordable dwelling sizes, and the tenure mix, Policy AH SP1 sets out that this should be based upon the most recent Strategic Housing Market Assessment (SHMA) recommendations available. With specific regard to affordable housing, Policy AH SP2 sets out that the affordable housing tenure mix should start at an initial position of 75% affordable rent and 25% intermediate housing, and that the dwelling mix should be as follows:

- 1 bedroom 35 – 40%
- 2 bedroom 35 – 40%
- 3 bedroom 15 – 20%
- 4+ bedroom 5 – 10%

In terms of the national development context and nationally supported infrastructure proposals, is notable that Highways England has held a number of consultations on a potential A27 Arundel Bypass, which would alleviate traffic through Arundel where the A27 narrows to a single carriageway. The 2019 options consultation ran from 30 August until 24 October 2019. Following a review of responses and the understanding of issues that had arisen during the consultation, a further public review period was held from 3 February 2020 to 1 March 2020.

Of the bypass options being considered, four will run to the south of the proposal site on a new route and two will run to the north along an existing route. Of the four that run to the south, option 3V1 would run approximately 400m to the south of Priory Lane, with the other routes running approximately 550m to the south of Priory Lane.

Following a review of responses and the understanding of issues that had arisen during the consultation, it was announced in October 2020 that the preferred route of the bypass would be the 'Grey' option (Option 5BV1), which will run east-west approximately 550m south of the site. The decision document identifies that there is local interest in a new junction at Ford Road, and that this will be considered further as design work progresses.



1.4 Design Standards and References

The master plan has been developed with reference to the following national and local design guidance. Particular reference has been made to the emerging Arun District Design Guide and a checklist of responses to the Design Guide's objectives are set out in Section 6.5 of this Design and Access Statement.

National Guidance

- Urban Design Compendium - English Partnerships and the Housing Corporation, (2007)
- Building for Life 12 - Delivering great places to live: 12 questions you need to answer Commission for Architecture and the Built Environment (CABE) (2012)
- Manual for Streets - Department for Transport, and Community and Local Government (2007)
- Technical housing standards – Nationally described space standard, Department for Communities and Local Government (2015)

Local Guidance

- Arun District Design Guide (SPD) Consultation Draft (2020)
- Arun Public Open Space (SPD) (2020)
- Arun Parking Standards (2020)



Relevant local and national guidance

1.5 National Design Guide

The master plan has been developed with reference to the recently produced National Design Guide (NDG). The design work addresses the 10 key themes of the NDG in the following manner:

Context - consideration and response to key constraints and opportunities around the site;

Identity - appraisal of local character features such as materials and architectural styles;

Built form - perimeter block form reflecting historic and 20th century form found in Arundel;

Movement - permeable deformed 'grid' with non-vehicular connections on all sides;

Nature - retained tree belts and hedgerows with enhanced woodland and wildflower planting throughout the scheme;

Public space - a signature 'central green' at the heart of the scheme and pedestrian friendly streets

Uses - opportunity for a community building which can meet the needs of the local community;

Homes and buildings - a wide range of badly needed new homes with some reserved for local people, managed by a Community Land Trust;

Resources - use of sustainable building materials where required by legislation;

Lifespan - A carefully planned community which will be loved and well maintained by its future residents.



Placemaking 'wheel' diagram

2. Assessment

2.1 Site Description

The site is located outside the settlement boundary of Arundel, within the administrative boundary of Arun District Council (ADC).

The site, of approximately 10 hectares, currently comprises some agricultural fields and a number of mature hedgerows and tree belts.

The southwestern boundary is defined by Priory Lane, which is characterised by mature trees on either side. As the road passes the southern edge of the site, the edges become more open and defined by grass verges rather than the trees found further west.

The eastern edge of the site is defined by Ford Road which has some lower hedgerows along both sides of the road. The northern side of the site is defined by the backs of properties along Stewards Rise, High Ridge Close and Dalloway Road.

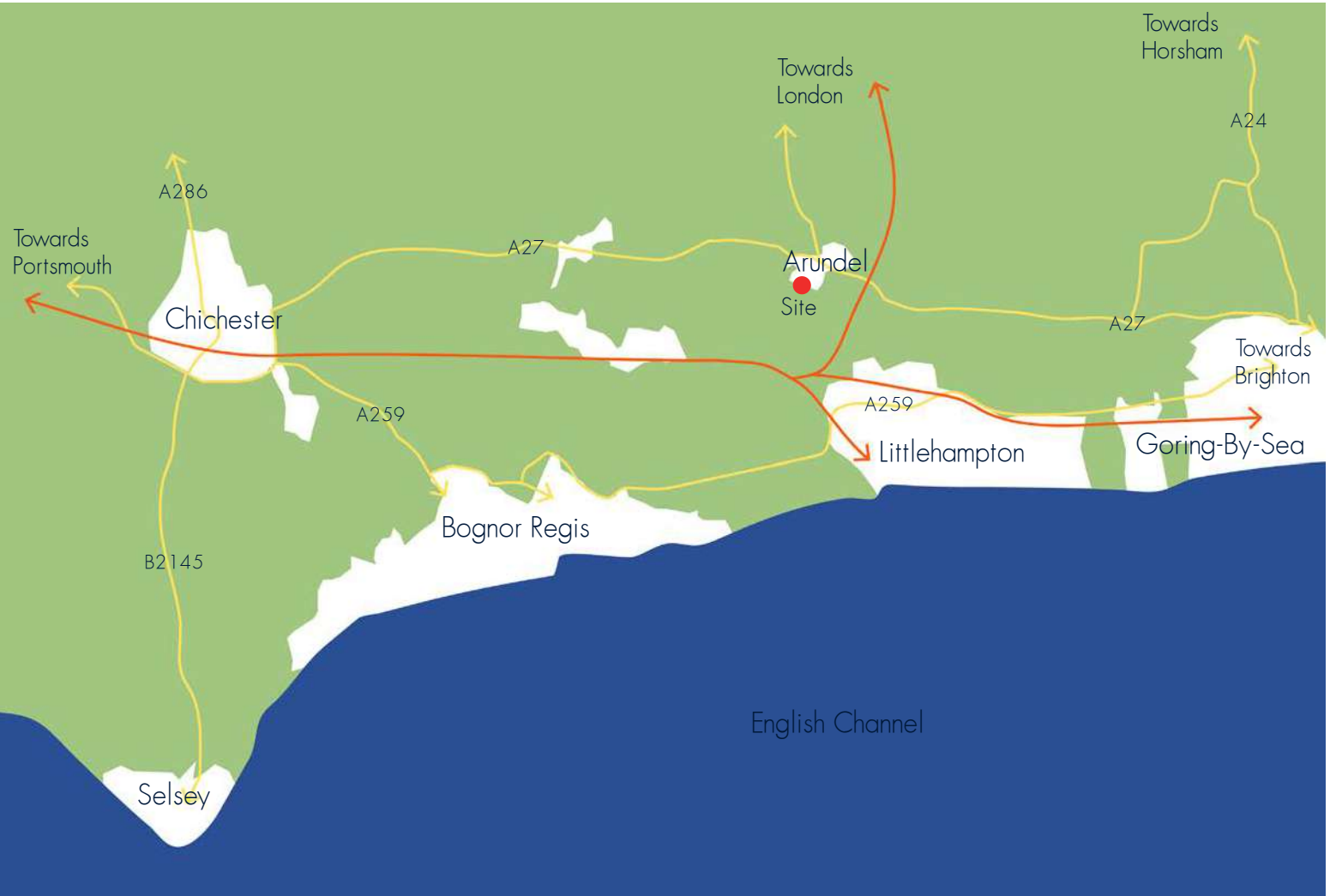
Tortington Priory Farm and Brooklands lie immediately to the south of the site. A Scheduled Ancient Monument and listed building are set within these grounds and are within visual proximity of the site boundary.

In terms of topography, the site lies at an elevation of between about 3 to 4m to 25m AOD. The western field is fairly flat but does gently slope from north to south. The middle field slopes from the north west corner to the south east corner opposite Brooklands. The field in the eastern part of the site slopes more steeply down to Ford Road from a point of 14m AOD to 5m AOD.

The western field is larger and is more open on its southern boundary but still enclosed by mature hedgerows on its western and eastern edges. The eastern field is more open due to a combination of the sloping topography and the lack of tree screening on its eastern side.

Whilst the site is located south of the settlement, it is connected via a number of residential roads and footpaths to the doctor's surgery, pharmacy and scout hall on Canada Road. In addition there are easy links to Arundel Church of England Primary School, Tortington Post Office and local stores on Jarvis Road.

Access to the site could be achieved at a number of locations including High Ridge Close, Stewards Rise, Priory Lane and Dalloway Road.



Site Location Plan

Main Roads
Rail Network

2.2 Location and Access

Bus
There is an nearby bus service known as the Arundel Community Bus which runs through the residential streets of Tortington and links the area to Arundel town centre. The number 9 bus links Andover to Littlehampton, Worthing and Shoreham by sea and runs along Canada Road.

Rail
Arundel and Ford railway stations are within cycling distance of the site.

Public Rights of Way (PROW) and other Pedestrian Access
A number of PROWs are situated in and around the site; these provide direct access from the edge of the town to the adjacent open countryside to the west and to the east. These link directly to the residential streets immediately to the north of the site.



- Key
- School
 - Park
 - Scout Hut
 - Local Shops
 - Allotments
 - GP/Hospital
 - Shops and Post Office

2.3 Site Photographs



View 1 - View looking north along the central hedgerow



View 2 - Looking north east to the Arundel skyline



View 3 - Looking north west along Priory Lane



View 4 - View looking east across the Arun Valley



View 5 - The northern edge of the site



View 6 - Allotments in the north of the site



View 7 - View along access road into Brooklands



View 8 - Western portion of Priory Lane



View 9 - View looking west from the western field



View 10 - View looking north along Ford Road



View 11 - Existing overhead electricity power lines



View 12 - View along Birch Close



Aerial photograph and photograph viewpoints

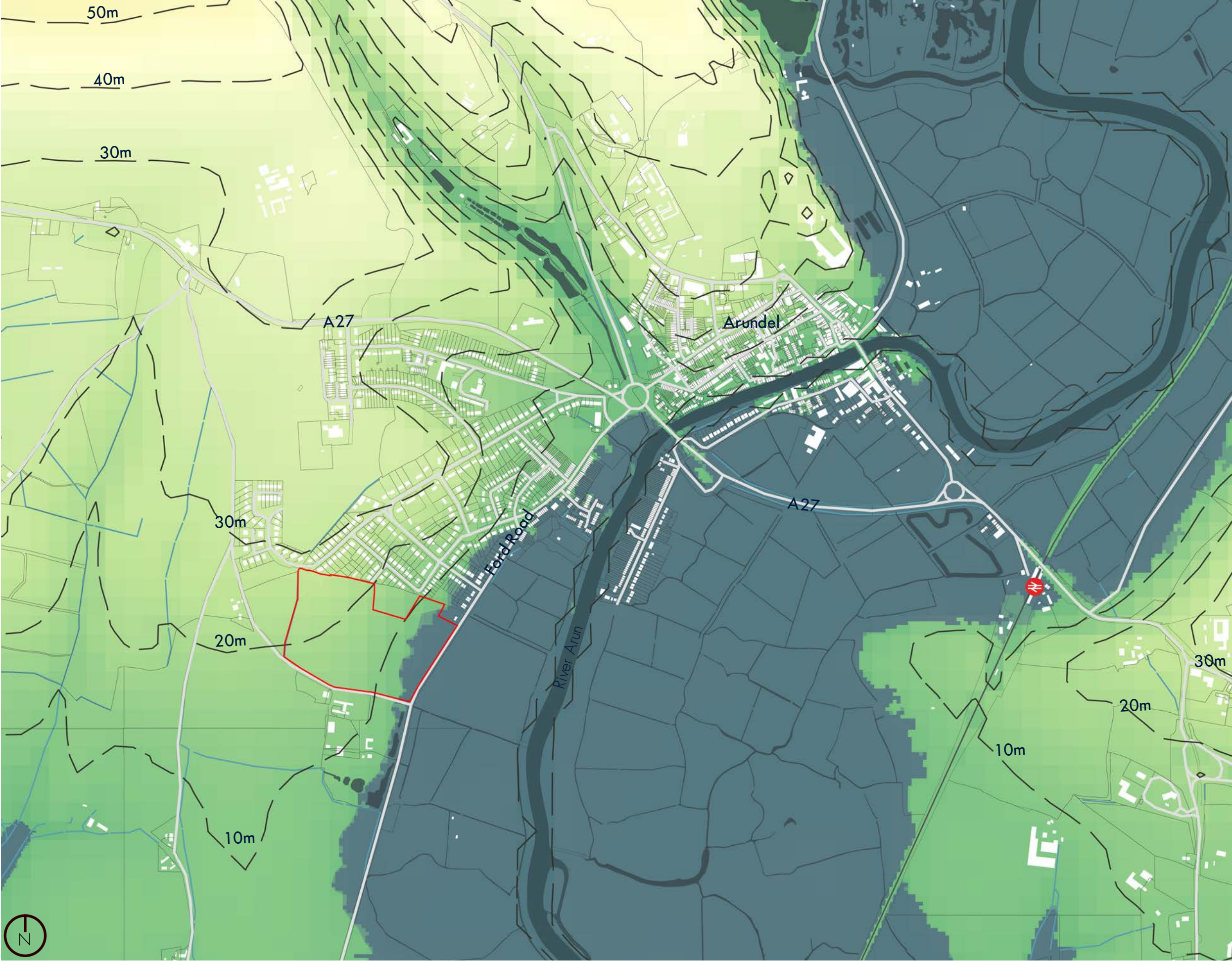
Site Boundary

2.4 Wider Designations and Features



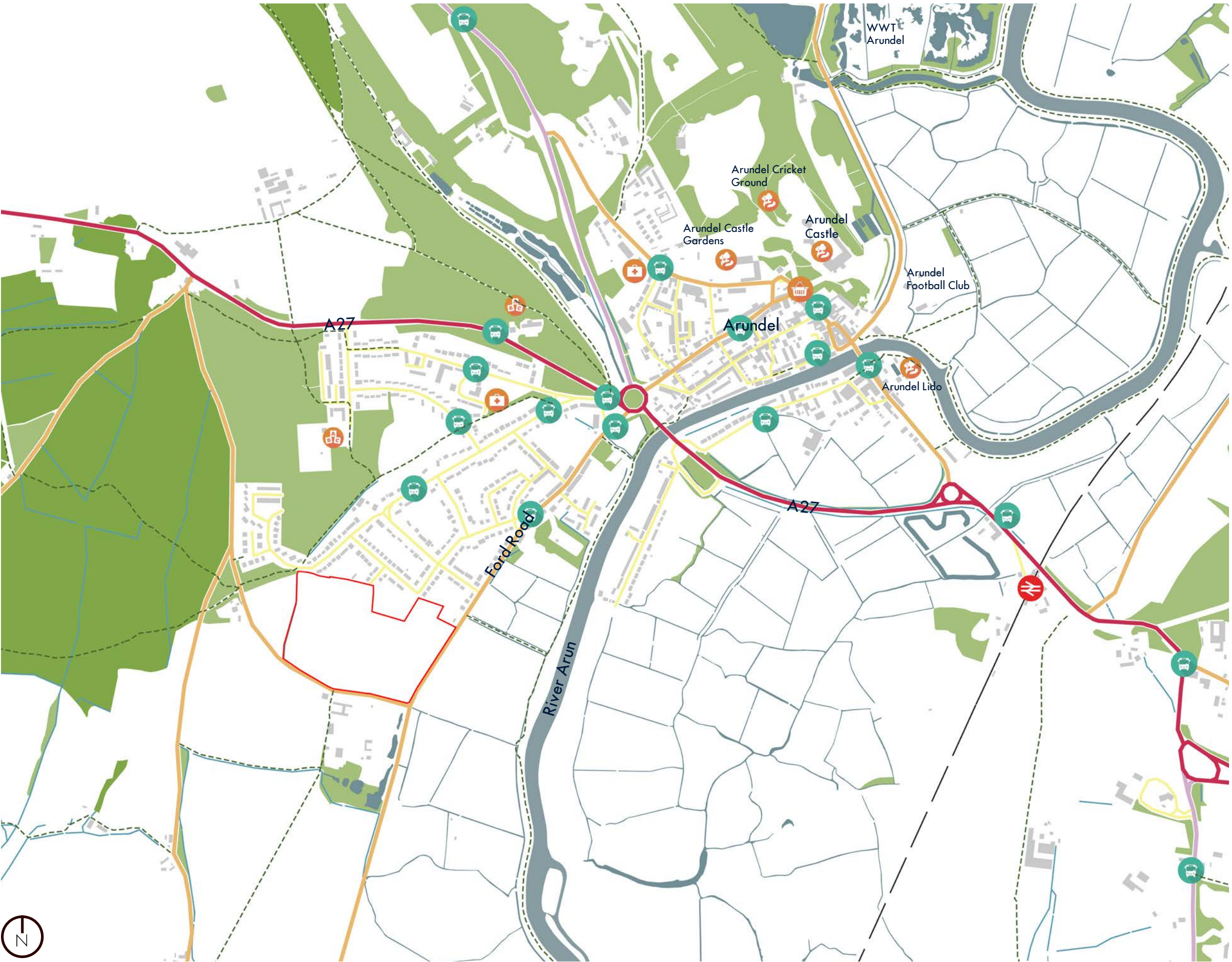
- Key
- Woodland
 - Ancient Woodland
 - Built Form
 - Water Body
 - Conservation Area
 - Listed Building
 - Scheduled Monument
 - SSSI
 - Local Nature Reserve
 - Arundel Station
 - Site Boundary

2.5 Topography and Flooding



- Key
- Contours 10m
 - Flood Zone 2
 - Flood Zone 3
 - Arundel Station
 - Site Boundary

2.6 Connectivity and Local Facilities



- Key
- Woodland
 - Ancient Woodland
 - Built Form
 - Water Body
 - Public Right of Way
 - A Road
 - B Road
 - Minor Road
 - Local Street
 - Bus Stop
 - Town Centre
 - School
 - Place of Interest
 - Hospital/GP
 - Arundel Station
 - Site Boundary



The site would provide amenity and other assets for the whole town, whether that be through the creation of parkland spaces, allotments, a children's play area or other green infrastructure.



3. Opportunities and Constraints

The site is located outside the settlement boundary of Arundel, within the administrative boundary of Arun District Council (ADC).

A number of technical studies have been prepared to inform the masterplan and vision document.

3.1 Flood Risk and Drainage

The site is shown to be located mainly within Flood Zone 1 on the Environment Agency maps which is defined in NPPF as having a low risk of flooding and being suitable for any type of development. However, the land towards the eastern boundary is within Flood Zone 3 and an even smaller portion within Flood Zone 2.

Under the NPPF's 'flood risk vulnerability classification', all land uses are considered to be appropriate within Flood Zone 1 (Low Probability), without the need for Sequential and Exception Tests. Less vulnerable and water compatible land uses are appropriate in Flood Zone 3. More vulnerable land uses are also appropriate subject to satisfaction of the Sequential and Exception Tests. For more vulnerable land uses in Flood Zone 3, floodplain compensation might be necessary. It is therefore advised that the area of the site located within Flood Zone 3 is excluded from the developable area.

There are no issues or constraints with regards to groundwater flooding, overland flooding or flooding from artificial sources.

3.2 Landscape appraisal

The topography of the site slopes southeast from 30m AOD in the north western corner, to 3m AOD in the south eastern corner.

The topography falls towards the River Arun which lies 300m to the east of the site. Beyond the eastern boundary the area is low lying towards the river.

The site is currently used as arable/pastoral fields, which are irregularly shaped and bordered by mature trees, hedgerows and post and wire fencing.

There are no buildings currently on site.

The western extent of the northern boundary is defined by the suburban curtilage of the housing directly north and is interspersed with a number of mature trees approximately 15m-20m in height.

The remainder of the boundary is bordered by allotment gardens, mature trees and a degraded yard area in the northeastern corner. The boundary to the allotments and yard area are defined by a post and wire fence and pockets of scrub.

The eastern boundary to the site is delineated by a 1.8m - 2m high mature hedgerow and post and rail fence which runs parallel to Ford Road.

The hedgerow is gappy in places and requires some management to improve its connectivity and condition.

The southern site boundary is bordered by Priory Lane which provides vehicular access into the site from three separate points. A small footbridge provides pedestrian access into the western section of the site, although this is not advertised as a PROW.

The eastern extent of the boundary is defined by a post and wire fence and gappy hedgerow which varies in height between approximately 1.4m - 2.5m as the lane descends to meet Ford Road.

The central section of the southern boundary has an open aspect onto the lane as it passes Brooklands, The Priory and Hangar Down House. Beyond this point and further west along the lane, the boundary is intermittent with short sections of scrub and hedgerow running along a ditch adjacent to the lane. This section of the boundary is also elevated approximately 0.5m - 1m above the level of the lane.

The western extent of the lane and southern boundary reflects a more enclosed nature in contrast to the central and eastern sections. The hedgerow along this section of the boundary is largely intact (with the exception of the footbridge) reaching a height of approximately 2m - 3m and containing a number of mature hedgerow trees including ash and oak approximately 15m high.

The north western boundary borders a swathe of ancient woodland and is further defined by a native hedgerow approximately 1.5m - 2m in height.

The three fields are separated by mature hedgerows and hedgerow trees reaching approximately 15m - 20m in height and comprising species of ash, oak and maple. A Tree Preservation Order (TPO) covers a number of trees within the field boundary to the east. The boundary between the central and western field is also bordered by a local watercourse which runs towards Priory Lane.

3.2.1 Key Features

- Key features within the site relate to the following:
- Native boundary hedgerows
 - Mature hedgerow trees (in particular those identified within the TPO)
 - Adjacent ancient woodland
 - Local watercourse

3.2.2 Landscape Constraints and Opportunities

In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to protect the existing character of the site and the visual amenity of potential receptors.

3.2.3 Constraints

The assessment has identified the following landscape and visual constraints that have been carefully considered in the initial development framework.

Physical

- Protective buffers for key landscape features Ancient Woodland and TPO trees - 15m
- Other trees – 10m
- Hedgerows – 5m from the centre of the hedgerow
- These stand off distances will be refined through an Arboricultural Survey.
- Whilst there are power lines on site, it is considered that these could potentially be relocated and are therefore not considered a significant constraint

Policy

- Biodiversity Opportunity Area (BOA).

Visual

- Open boundary along Priory Lane - potential views from residents, road users and users of Footpath 3403.
- Retaining natural surveillance of any proposed open spaces.
- Heavily filtered views from Footpath 342 through the ancient woodland.
- Overhead electricity wires and allotments are detracting features in views.
- Upper storey views towards the western parcel from 61 and 62 Priory Lane.
- Filtered and open views from the existing settlement boundary.

Character and setting

- Wooded field boundaries and settlement boundary, important in screening views of the settlement built form.
- Arc of view across the eastern section of the eastern parcel

towards the historic core of Arundel from Priory Land and Ford Road - allotments and yard currently detract from the quality of this view.

- Potential setting of the SAM to the south.
- Cumulative effect of proposed development and existing development from the Arun river corridor.
- Effects on the perceived settlement boundary and town threshold.

3.2.4 Opportunities

The strategy and objectives have derived from the identification of various technical and perceptual constraints and incorporating the opportunities identified in the assessment.

Objective 1

Set development within a strong landscape framework incorporating key landscape features.

A strong framework is important for the connectivity of habitat and Green Infrastructure, as well as the assimilation of the proposals into the existing settlement. It also provides opportunities to mitigate and enhance effects on the baseline views and experiences.

This will be achieved by setting the development into the existing field patterns, retaining and protecting the existing woodland hedgerows, trees and field boundaries. These will be located within ‘Green Corridors’ providing connectivity and space to mature and will be managed for species diversity, habitat potential and longevity.

As part of the framework plan an initial buffer of 15m has been applied to the TPO tree belt and ancient woodland. This will be confirmed and refined through further Arboricultural Survey work. A 10m offset has been applied to the second tree belt, which also contains a drainage ditch, and along Priory Lane to allow for the reinstatement of significant boundary features such as hedgerows and trees, to continue the wooded character to the north of the lane.

Strengthening of the gappy and low condition eastern boundary as part of the Biodiversity Opportunity Area (BOA). The BOA and eastern parcel will afford opportunities for the reinstatement of key habitats and landscape types such as meadows, woodland and wetland features.



Woodland in the north of the site



Mature tree groups



Fields and woodland edges

Objective 2

Provide an attractive and appropriate approach to Arundel and other heritage assets

The proposals provide the opportunity to create an attractive and well considered gateway/threshold to the town.

Where the development proposals will be visible, consideration will be given to the architectural styles and detailing to avoid the introduction of uncharacteristic suburban styles and materials.

The amenity Green Space required by policy will be located along the Ford Road approach and will be designed to provide biodiversity opportunities, SUDs, informal recreation and a transition between the settlement edge and the road.

The new built development line will be designed to assimilate it into the wider perceived woodland setting to the west and north. Tree planting within the streetscape of the development will reflect the existing skylines visible from the approaches and be in keeping with the LCA ‘leafy’ settlement character.

Planting of key semi-mature trees as features will be considered, in particular to the east, where they will have the space to mature and provide instant scale.

The typically wooded character of Priory Lane has been eroded through the deterioration of the site’s boundary hedgerow. This will be reinstated and will assist in providing a visual screen between the development and the existing dwellings to the south of the lane.

Objective 3

Create an attractive settlement that provides benefits for both the proposed and existing residents and visitors.

The development framework will provide in excess of the 1.15ha open space required by policy. The strategy currently shows approximately 6ha of open space and Green Infrastructure.

The site does not reach the required threshold for allotments, however there is an opportunity to extend existing plots to create a community food garden/orchard to accommodate the required 1,250m2 within the emerging policy.

The topography of the site is not practical for pitch sports, however, the required land budget has been retained and will form part of a recreational area to the east. Green corridors along the periphery and through the development will provide opportunities for links into and through the site to the parkland from the existing rights of way.

Panoramic vista of Priory Farm’s eastern flank



3.3 Ecology Appraisal

3.3.1 Constraints

As the features of greatest potential value for wildlife are the hedges and mature trees around the field boundaries, retaining and protecting them from the effects of development would go a long way towards avoiding adverse ecological impacts. Factors that need to be accounted for in any development design include:

Avoiding the creation of gaps in the hedges

- Where gaps are planned, for example for road or pedestrian access, site them so as they avoid the root protection zones of mature trees, but allow tree canopies to spread across the gap
- Avoid lighting of retained hedges from street lights and from houses (for example by having gables face the boundaries in preference to frontages)
- Create soft-landscaped areas in 10-15m zones along retained hedges; these should ideally be amenity spaces that can be used by both people and wildlife for the benefit of all
- Enshrine principles of good ecological management into the development design and operation, e.g. through the mechanism

of a management plan implemented by a Residents' Management Company paid for by a levy on each residence.

- Ensure that the design accommodates the long-term retention of existing and proposed trees and hedges, so that they will not conflict with resident's amenity (e.g. through shading of gardens) as they grow.

3.3.2 Opportunities

There are several opportunities to achieve the planning requirement of a net gain in biodiversity required by the National Planning Policy Framework and to meet the relevant policies in the Local Plan. These include:

- The creation of new hedges or other linear habitats (such as streams or ditches), for example on boundaries with the allotments and with Priory Lane.
- Creating additional wetland habitat, which can combine water management with wildlife enhancement, by creating some permanent water bodies particularly for reptiles and amphibians. Siting these close to boundary hedges will make them attractive as foraging habitat for birds and bats.
- Creating additional woodland and scrub habitat, particularly to mitigate the potential adverse effects of development on dormice. Creating this along the site's boundary with Tortington

Common would mitigate potential adverse effects associated with increased numbers of cats on dormice, and disturbance from recreational use.

- Creating dead wood habitat (from felled tree trunks) for stag beetles.
- Creating new bat roosting and bird nesting habitat, with boxes on retained trees, and/or built into the fabric of new buildings.
- Retaining the majority of the existing wetland habitat along Ford Road and managing it to enhance biodiversity (and mitigate any loss of this habitat).
- In addition to these measures in the red-line area, the land to the west of Ford Road presents an opportunity to restore degraded but highly valuable floodplain habitats. The ditches could be managed in the long term to reduce the dominance of tall emergent vegetation and promote the development of open water with species-rich vegetation.
- Farming practices to favour ground nesting birds, if not already adopted, could create additional breeding habitat for some rare and notable species.





4. Local Character Analysis

4.1 Responsive Design

4.1.1 Character by Design

The design of the new neighbourhood will reflect the elements that define the character of the town. Design approaches which could be effectively implemented at Ford Road could include:

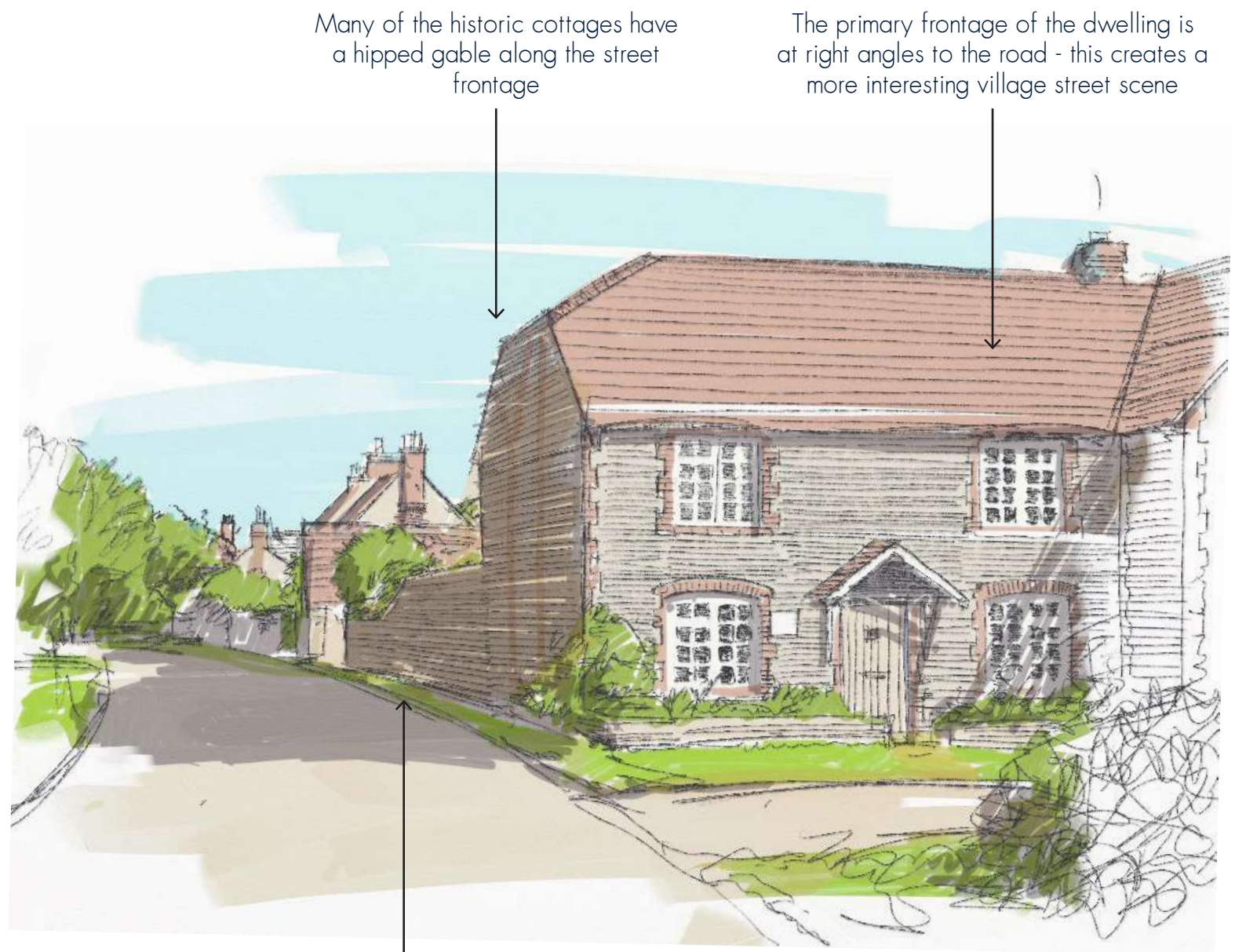
- A careful analysis of the landscape and topography, not only to minimise the wider visual impact of the scheme, but to use the landscape in a positive manner which will allow the creation of a distinctive neighbourhood
- The neighbourhood will aim to reflect the changing nature of the landscape and be defined by its openness, its enclosure by woodland, or its dramatic vistas to the wider open countryside
- A robust landscape structure would allow a vibrant new community to flourish through its immediate access to a network of parks, open spaces, tree belts and woodland, and onwards to the wider open countryside
- Supporting the landscape setting of the scheme where possible, by incorporating elements of 'gently winding formal country estate' type drives, which serve to draw residents and visitors through a traditional parkland setting

4.1.2 Locally Distinctive

The locally distinctive features of the Estate and Arundel should be reflected and woven into the fabric of the new neighbourhood, as appropriate. For example:

- Materials used for defining private and public boundaries, including parkland fencing and split chestnut post and rail as appropriate
- The public realm should reflect locally used soft and hard landscaping materials, as well as tree species and climbing plants
- Building details such as common building styles, roof and chimney design, window, wall and coping details could be incorporated
- Wall materials such as red brick, some yellow London brick, painted brick and painted render to be included in design assessment
- Feature dressing materials such as flint corbelling, with banded brickworks and weatherboarding where appropriate
- Roofing materials such as natural slate and clay tiles could be used to enhance the scheme
- Reflecting distinctive 'feature' buildings on the Estate which employ half timbering and mock Tudor styles where they achieve good design

- Suitable palette of street furniture and signage
- Commonly used colour palette for painted timber elements, painted brickwork and render



Many of the historic cottages have a hipped gable along the street frontage

The primary frontage of the dwelling is at right angles to the road - this creates a more interesting village street scene

Dwellings and outbuildings are connected by key features such as boundary walls

Typical Sussex village features



Distinctive double height bay window frontages on Maltravers Street



Postbox set into a flint and brick Bungarosh Wall



Cobbled Course wall



Distinctive rounded brickwork



Distinctive raised pavement and bollard railings

4.2 Influencing the masterplan layout

The masterplan layout will respond to a range of existing site features, for example:

- Ensuring that high quality homes are arranged in a manner which respects existing features such as tree belts and individual mature trees
- By aligning streets to create vistas to existing mature trees or views to distant hills or other landscape elements
- By placing parks and open spaces in locations next to existing mature trees or enclosing spaces next to woodland
- Our design work would place particular emphasis on creating new places such as formal parks, pedestrian only 'walks' and high quality shared streets which would nestle next to mature woodland or hedgerows.
- It will be a neighbourhood that is clearly reflective of its locality and the distinctive natural and built elements of the Norfolk Estate will be woven into the fabric of the scheme.
- Street and block geometry which follows the contours of the site.



Bond Street, Arundel

The enclosure created by the terraces on Bond Street ensures that this street feels like an attractive space

Field flint coursing ensures that the street is distinctively 'of Sussex'



Space for incidental planting at the foot of a boundary wall



Flint and brick Bungarosh Wall



Painted render on a Georgian villa



Mock Tutor Building



Arundel High Street



PECASUS PROPERTIES

4.3 Character Area Features

There are four distinct character areas within Arundel:

- 4.3.1 Torton Hill/Priory Road**
- Predominantly two storey with some bungalows and chalet homes. Suburban
 - Low-medium density (10-20dph)
 - Detached and semi detached dwellings on large plots
 - Varied ages and styles
 - Mature trees line streets
 - Schools and allotments here
 - Predominantly red and brown brick with some tile hanging and weatherboarding
 - Views of Arundel skyline

- 4.3.2 Arundel Historic Core**
- Predominance of preserved historic terraces and listed buildings
 - A mixture of mostly Victorian and Georgian two storey properties
 - Warm brick and flint houses
 - Higher density, up to 60dph
 - Steep sloping terraces
 - Mature vegetation creates attractive landscape

- 4.3.3 Arundel Town Centre**
- Also a large number of listed and historic buildings
 - Ground floor shops, hotels and pubs line the streets with apartments above
 - A number of significant historic buildings such as the Norfolk Arms Hotel and Victoria Institute
 - Larger service areas and car parking can be found to the rear of these high streets
 - Brick and flint materials

- 4.3.4 Arundel Riverside**
- Three storey town houses and boat houses overlook the riverside
 - Most have gardens which front the river
 - More recent developments than the older town
 - Materials are more mixed with timber panels and weatherboarding
 - Some more contemporary styles
 - Medium density (20-40dph)



Torton Hill/Priory Road

Arundel Historic Core

Arundel Town Centre

Arundel Riverside

4.4 Local Density Analysis

There are a range of densities throughout Arundel. From the higher densities of the tighter 19th century urban grain around Bond Street to the much lower densities of the 20th Century housing growth to the south of the town. Average densities for a contemporary housing site are currently in the upper 30's. We would like to keep the density lower to respect the immediate context and to create a softer southern edge to the settlement.



- Early 19th Century
- Bond Street and Kings Street
- 52 DPH



- 1930's
- Maxwell Road and Priory Road
- 11 DPH



- 1960's
- Hazel Grove and Oak End
- 14 DPH