

4.0 PROPOSALS

4.1 PROPOSED SITE LAYOUT

The proposed site layout is for 180 new dwellings in a range of sizes from 1 bed to 4 bed with associated roads, landscaping and parking. The layout aims to fully integrate the opportunities and constraints of the site with the design intent of the wider masterplan.

- A new site access is proposed off of Woodgate Road to the western boundary which provides access from Lidsey Road (A29) to the site.
- Access roads are positioned to follow the existing service routes and ensure no built form clashes with the required easements.
- Built form has been positioned to frame and preserve the existing trees as focal points within a central public open space.

- A route has been safeguarded to provide a future east-west pedestrian and cycle link.
- Public open space has been positioned within flood zones to the east where an extensive landscape strategy will help to connect the scheme into the green infrastructure of the Lidsey Rife park.
- Proposed dwellings have been positioned to benefit from long views across the open space.
- Key buildings such as flat blocks have been positioned to create focal points and ensure a recognisable and navigable development.

- Scale and proximity to the neighbouring context with proposed dwellings set back from the properties along Woodgate Close and the Willows Caravan park to the south.
- Sustainable drainage scheme has been integrated into the POS with semi-dry attenuation basin and swales being used to provide visual interest and biodiversity to the site.
- A dedicated 3m cycle path has been introduced to the southern edge of the main spine road. Through improvements to the existing network, this will provide access to the local centre and eventually the wider masterplan.



 Proposed Site Layout NTS

4.2 PROPOSED USE & AMOUNT

The site layout provides 180 new dwellings with a mix of tenures that is aimed to meet with the local need. In accordance with the Arun Local Plan 2018, the scheme offers a fully compliant provision of 30% affordable dwellings that will be split across affordable rent (75%) and intermediate housing (25%).

The affordable units are proposed to be pepper potted throughout the scheme with clusters of no more than 11 dwellings.

The overall site residential mix is as follows:

Size	Open Market	Affordable
1BF	0	15
2BF	19	3
2BH	30	19
3BH	54	13
4BH	24	3
Total	127	53

In accordance with section J 08 of the Arun Design Guide the proposed dwellings have been designed to meet the needs of now and future living, with all units meeting the Nationally Described Space Standards and Building Regulations M4(1) standards for visitable dwellings.

In addition, the proposed scheme looks to exceed these standards by providing 53no. M4(2) Accessible & Adaptable Dwellings and 3no. M4(3) Wheelchair User Dwellings. This equates to a provision of 56no. Part M4 dwellings at 31% of the overall scheme.



4.3 PROPOSED SCALE

In accordance with section J.02 of the Arun Design Guide the site context has been a key consideration in determining the location, function and positioning of scale within the site. When developing proposals for the scale of a development, consideration must be given to the following factors:

- Predominant scale of local development
- Scale of existing buildings adjacent to site or in existing street scene
- Maximising land use for a sustainable development
- The creation of focal / key points within the site.

The existing development along the southern and western boundaries of the site is predominantly a mix of 1 & 1.5 storey dwellings, with the smaller scale being that of the Willows Caravan Park adjoining the southern boundary of the site. There is a small new build estate of two storey dwellings along Oak Tree lane to the northwest of the site. There are similar local housing estates such as Belle Meade Close to the north of the railway line and St Johns Close to the northwest that are also predominately two storey.

The proposed scheme looks respect this reduced scale by introducing a series of 1 & 1.5 storey dwellings along the southern boundary.

The proposed scheme has looked to incorporate a gradation of height along the spine road from Woodgate Road. Starting from 2 storeys units the scale increases from 2.5 to 3 storeys where the flat blocks are used to frame the central open space, before dropping down again to 2.5 storeys towards the eastern boundary. The dwellings along the eastern street scene are set at 2.5 storeys to help create distance views from the Lidsey Rife Park.

Scale has been used as a tool to create interest within the scheme by varying ridge heights, roof forms, frontage widths and plan forms.





Sketch Visualisation of proposed dwellings fronting onto the eastern boundary

4.4 PROPOSED ROAD HIERARCHY

The proposed development is designed, in accordance with the masterplan, to fully integrate with and improve local routes of connectivity.

As part of the proposals, a new vehicular connection will be created to the end of Woodgate Road along the western boundary. The existing access from Oak Tree Lane will be used to provide an alternate emergency access into the site. This access will be restricted to emergency vehicles and will have a bollard or gated entry.

The main access route will be a 5.5m wide road with a planted verge and 2m footpath to each side, before dropping down to a 2m path on one side as it passes the central open space.

Properties on the boundaries are accessed via shared surface roads with visitor parking bays parallel to the carriageway. All junctions and turning heads have been designed for a 12m refuse vehicle to enable from plot refuse collection and also allow access for emergency vehicles.

Most of the car parking is provided on-plot, with small well overlooked parking courts serving the apartments to the centre of the site. Parking is generally on plot, with many dwellings benefitting from a suitably sized garage or open fronted car barns. Please see the Transport Statement prepared by C&A for more information.



4.5 PROPOSED PARKING STRATEGY

The car parking provision is in accordance with Arun DC requirements, providing a combination of on plot parking, parking within car barns and pergolas and parking courtyards. In addition, there are unallocated spaces for residents and visitor parking spaces that are strategically spread throughout the site.

Generally the allocated parking provision is as follows; 1no. space per 1 & 2 bedroom flats and a minimum of 2no. spaces per house.

The site provides 36no. visitor spaces which equates to 20% and 37no. unallocated parking spaces for residents.

In line with Arun DC parking standard all dwellings with on plot parking are to be provided with an EV charging point and there are 4no. further communal EV charging points provided, one in each flat block parking courtyard.

Highlighted in magenta below are parking spaces that meet the requirements for Part M accessible dwellings. This being either adaptable to a 3.3m wide space for the Part M4(2) dwellings or the provision of a 1.2m zone for the Part M4(3) dwellings.

A fully compliant cycle parking provision will be provided within secure storage to rear gardens of all properties and communal stores for flat blocks.



4.6 PROPOSED DRAINAGE STRATEGY

The proposed drainage strategy involves a series of sustainable drainage systems (SuDS) such as permeable paving areas, attenuation ponds and swales with the following aims:

- Storing or re-using surface water at source
- Decreasing flow rates to watercourses
- Improving water quality

The adopted strategy looks to store surface water within the site and store before discharging into the Lidsey Rife watercourse from the northeastern wetland pond.

The swales that are to be introduced will help to boost biodiversity through natural and native planting to create new habitats.

Please see the Drainage Strategy prepared by C&A for more information.



4.7 ECOLOGY

Ecology

The site is dominated by horse-grazed paddocks, with areas of scrub and the stable blocks and farm buildings in the northern and central part of the site, used to serve the equestrian facility. Boundary tree lines and scattered mature oaks are present across the site and the Lidsey Rife along the eastern boundary; a chalk stream and Habitat of Principal Importance. The majority of on-site habitats are common and widespread within the local area with no rare or scarce species recorded.

A suite of ecological survey work has been undertaken at the site between 2017 and 2020 in relation to a range of protected species. The results of these surveys have informed initial design decisions and the proposed development will be sensitive to the ecology of the site. A range of ecological enhancement measures will be worked into the design of the development to benefit wildlife, ensure compliance with the NPPF and local planning policy and deliver a net gain for biodiversity overall.

The following enhancement measures are being considered as part of the scheme:

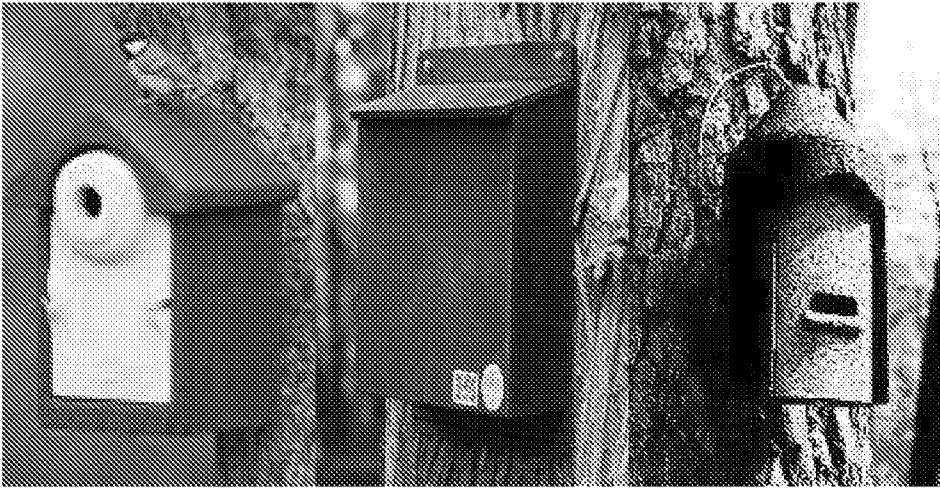
- Provision of new open green space sown with a native wildflower meadow seed mix that can be managed in such a way that is beneficial to wildlife in the long-term
- The creation of a new attenuation basin with marginal planting surrounded by an area sown with a seed mix that is based on traditional floodplains and water meadows. Log piles and brash piles around the margins could provide cover for wildlife
- The reinforcement of defunct hedgerows with indigenous species and a planting buffer along the northern boundary to enhance the site's habitat connectivity with the wider area and provide habitat for a range of species
- New tree planting incorporating a range of native species
- Provision of bat boxes installed on retained trees and bat roost units incorporated into the fabric of new buildings to provide additional roosting opportunities for a range of bat species at the site
- Provision of house sparrow terraces and swallow nest cups within new buildings across the site as well as nest boxes installed in retained trees.
- Creation of log piles to provide suitable habitat for reptiles and amphibians, invertebrates and hedgehog.
- An uninterrupted route of hedgehog highways will be built within all back gardens to allow connectivity and movement of hedgehogs



Example of naturalised swale



Semi-dry attenuation basin



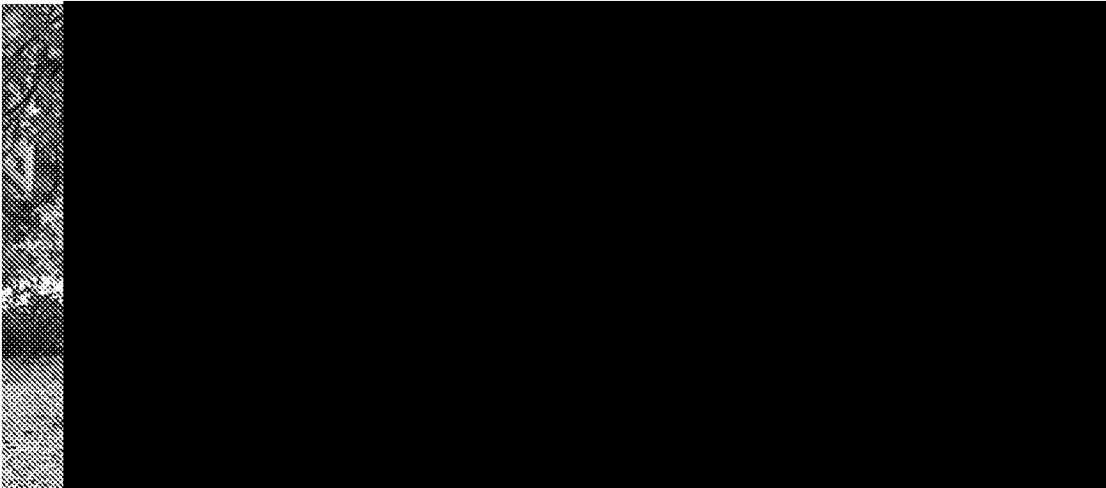
Example of bat boxes



Proposed enhancement planting



Example of log piles



Informal LEAP area

4.8 LANDSCAPE

Landscape

The landscape proposals for the site, and indeed the site layout itself have been informed by a detailed tree survey which underpins the urban layout and the landscape treatments throughout the site layout. The site layout proposals have at all times been landscape led, underpinned by ecological and arboricultural surveys that have provided advice in respect of required buffers, planting species and landscape and ecological enhancements that should be incorporated into the landscape strategy for the site.

Central to landscape proposals are the retention of the mature trees which are key characteristics of the site and immediate context. The retained mature trees are incorporated into proposed linear landscape corridors, which are multi-functional in design and include many of the principles at the heart of Green Infrastructure.

The landscape framework across the site comprises several key areas which differ in their intended use and the way in which they are characterised by proposed hard and soft landscaping.

Eastern Boundary – The eastern extent of the site is characterised by sloping landform that is commensurate with a riparian corridor and associated flood plain. The requirement to retain open space for flooding helps shape the landscaping which takes on a more naturalistic feel. An opportunity to increase the biodiversity of the open space exists with the proposed planting of native scrub and diverse grasslands. Existing mature trees retain features of maturity within the space, with the integration of naturalistic play space, SuDs and informal paths also sensitively designed within the space.

The play space has been located so that it respects required offsets from dwellings in terms of areas of activity, but retains a requirement for easy access and natural surveillance for an attractive and safe play environment. The play space is intended to include several more formal play items closest to the road, with more naturalistic play items further into the space, which both respect the countryside character of the open space and the character of the site. Water attenuation has been an important consideration within the landscape strategy, both how to maintain flooding capacity but also include surface water attenuation anticipated from the urban proposals. The play space as agreed with the LPA, takes on a more naturalistic version of a formal LEAP, according with the Play and Open space SPD.

Southern and western boundaries – As informed by both arboricultural and ecological advice, both boundaries look to enhance habitats on site through the planting of mixed native hedgerows, with grassland margins also including Swales and informal paths around the perimeter of the site. These areas provide buffers to the surrounding land uses and incorporate multiple design interventions to create attractive and biodiverse buffers to development.

Central Open Space – The retention of 4 mature trees within the centre of the site provide an opportunity to provide a central green finger of open space in the centre of the site, which connects to the open space to the east. The requirement to respect root protection areas also provides space for sensitive tree planting and low key paths to create attractive and useable amenity space. The space has been designed to avoid the provision of formal play equipment, as agreed with the LPA, to instead focus on a more simple open space that respects both the existing trees and takes users to the eastern part of the site.

On Plot Areas – The urban layout has been mindful of many constraints as part of the design evolution, resulting in a very green layout that affords space for on plot hedge and shrub planting, with space available within parking courts and for tree planting that will help break up and soften the urban fabric of the proposals. The layout enables the combination of hedges, shrub planting and areas of grass to be included within and around the urban layout.

Species palette – The planting palette for the site comprises of species that are both hardy and suitable for their intended locations, and as advised by both arboricultural and ecological consultants on the project. Species include native planting assemblages within strategic open space and buffer areas, as well as ornamental species within the streetscapes and on plot areas.



Extract from landscape strategy - Eastern boundary LEAP



Extract from landscape strategy - Central Open Space

5.0 APPEARANCE

5.1 CONTEXTUAL INFLUENCE

CONTEXTUAL INFLUENCE

The architectural form and character of the development, the design of the houses, and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area. Adopting this sympathetic approach will help to ensure that the proposed development is a suitable extension to the village.

The site layout, provides well proportioned housing with simple roof forms in a traditional style. Buildings are intended to incorporate elements of symmetry along with feature gables, projecting bays, chimneys and porch details to create a high quality of aesthetical interest within the street scene.

The design of the dwellings will create both variety and individuality within the street, whilst being representative of the character and architecture of Barnham, Eastergate and Westergate.



Full render bungalow with recessed porches



Flint elevation with feature brick quoining and Chimneys



Full height render with a painted black brick plinth



Red brick with brick quoining and window detailing



Chalet dwellings with feature gable forms and Chimneys



Feature gable bay windows

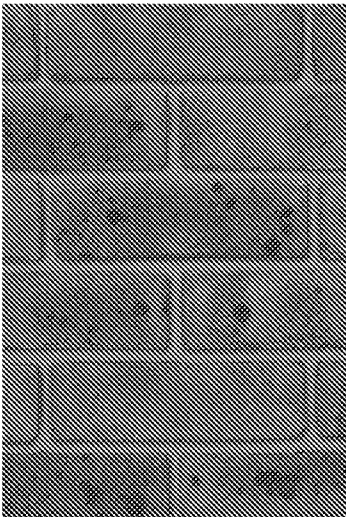
5.2 MATERIALS

MATERIALS

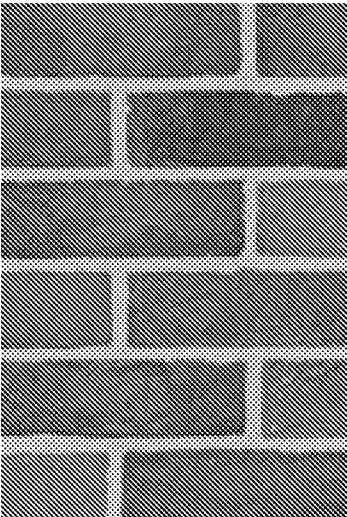
A palette of building materials will be incorporated within the scheme design, all of which are reflective of the traditional West Sussex vernacular and utilised within the Arun district.

As such, the proposed development will utilise the materials to create a varied palette throughout the site, including a mixture of local red stock brickwork, light brown stock brickwork, plain clay tile-hanging, red brick quoin and weather boarding to create variation within the street scene.

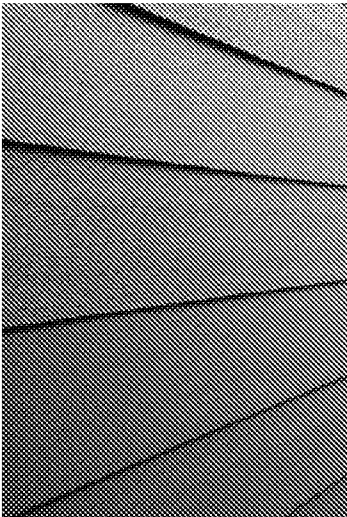
Individual landmark or accent buildings or building groups which vary in scale or massing may exhibit a more individual architectural style or include particular architectural detailing, and alternate materials may be used where visually appropriate within the public realm.



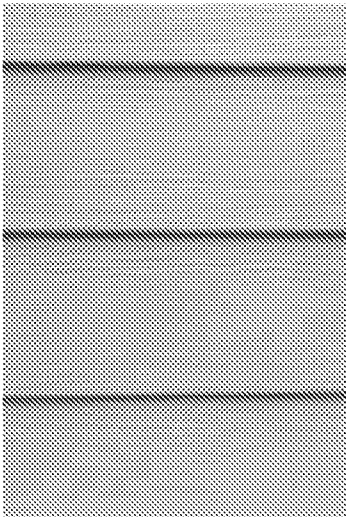
Light Brown Multi Brick



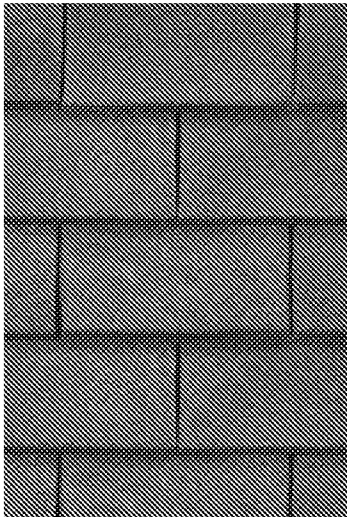
Red Brick



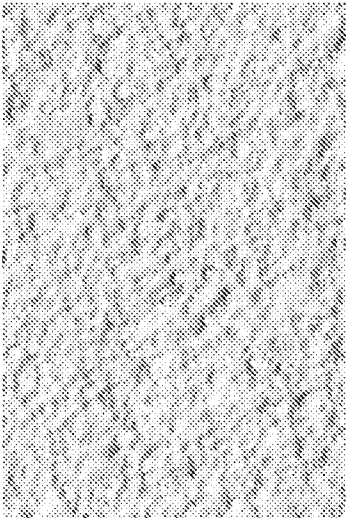
Black Boarding



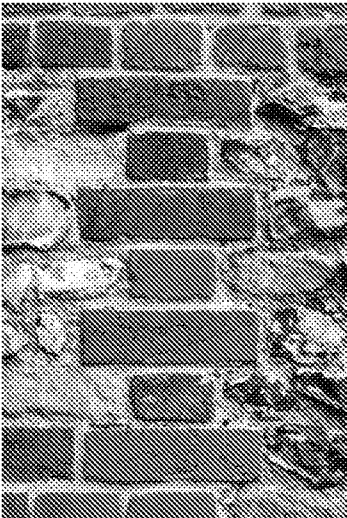
White Boarding



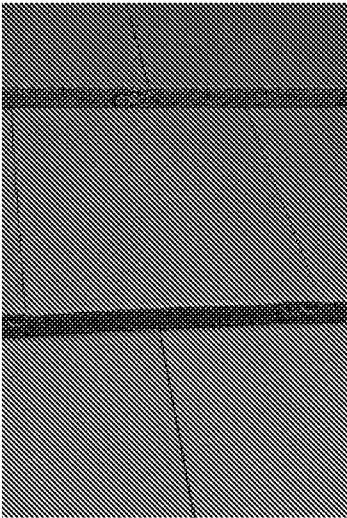
Tile Hanging



Ivory White Render



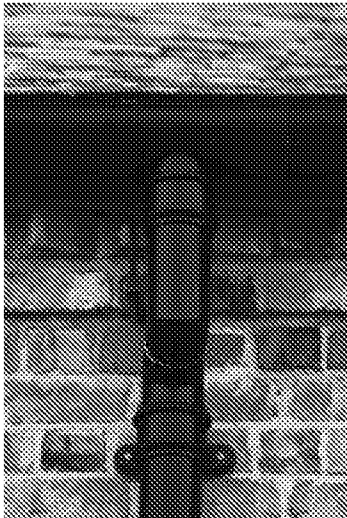
Flint Panels with brick Quoins



Slate roof tiles



Clay roof tiles



Black Rainwater Goods

5.3 PROPOSED MATERIALS LAYOUT

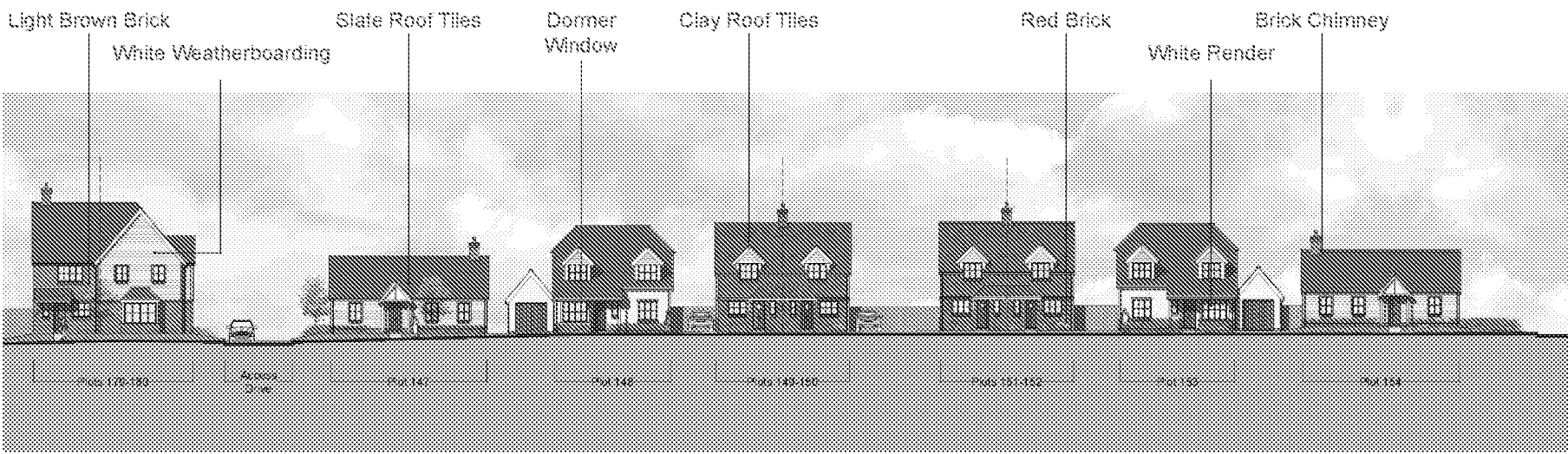
The proposal has taken direct reference from the local vernacular of Woodgate, whilst also referencing the wider context of Barnham, Eastergate and Westergate. In doing so the proposal uses a traditional palette of materials to ensure that the scheme is cohesive with the character of Woodgate and the wider allocation of sites in the BEW masterplan.

The materials have been distributed around the site in an informal manner to create the appearance of a natural extension to the village that has evolved over time. Black weatherboarding is proposed predominantly along the main access drive which is punctuated by several feature flint units that are positioned to provide visual interest to the public open spaces.

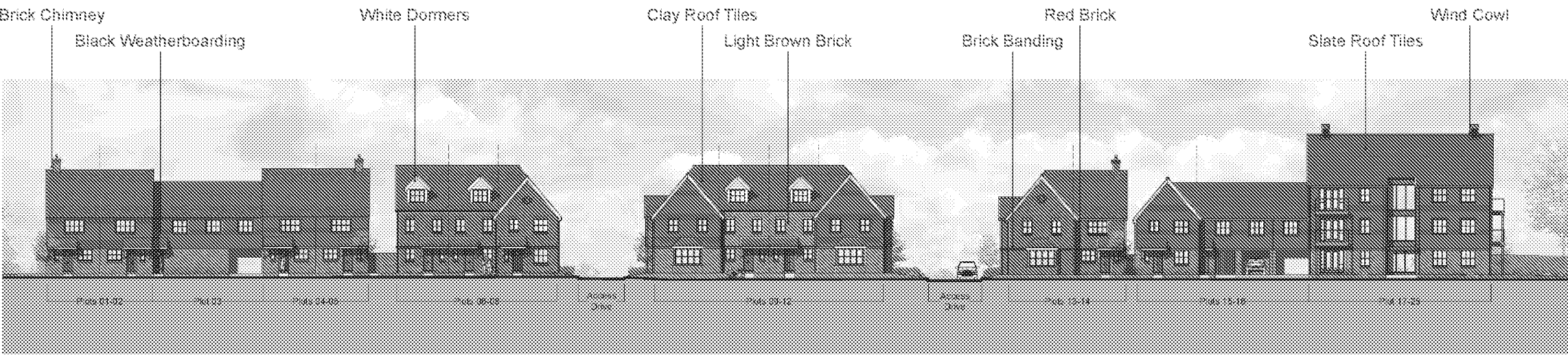
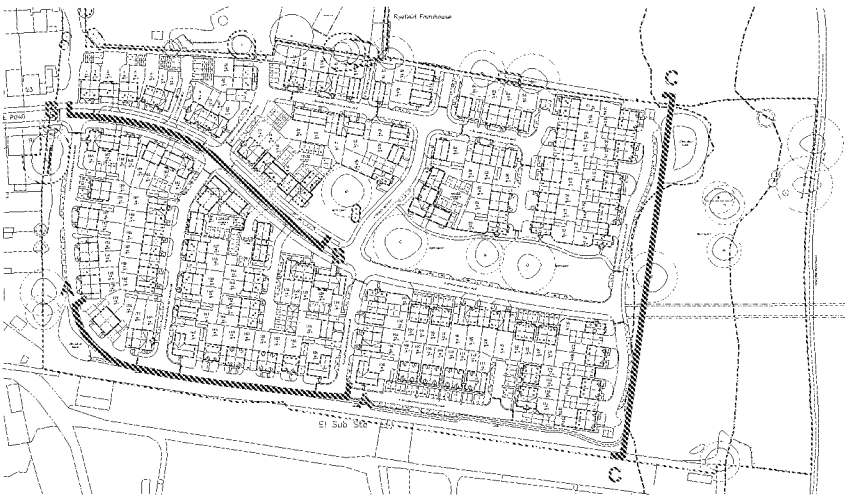
The proposed weatherboarded units transition to white along the southern boundary with several ivory white rendered units also being introduced. Tile hung dwellings are scattered elsewhere within the site to provided further interest in the proposed street scenes whilst referencing the materiality of the local context.



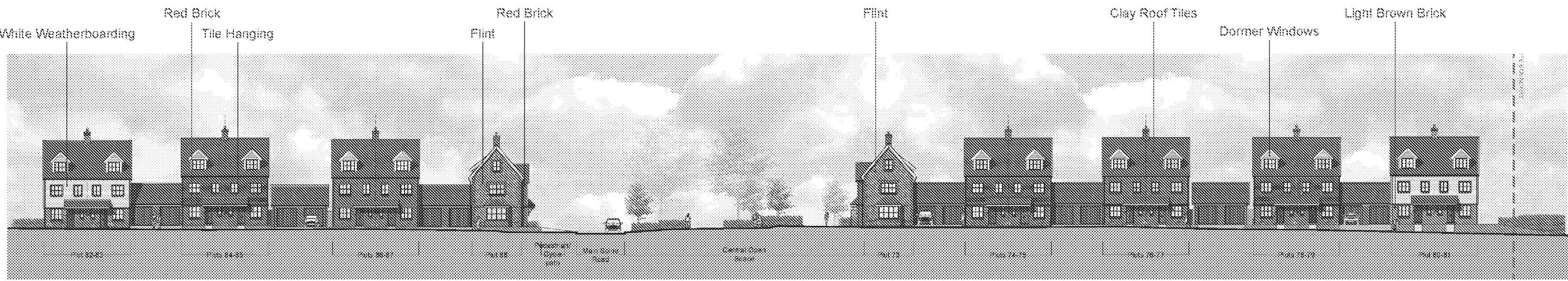
5.4 STREET SCENES



Street Elevation A - Southern Edges



Street Elevation B - Western Entrance from Woodgate Road



Street Elevation C - Eastern Edge overlooking Public Open Space

5.5 DETAILING

DETAILING

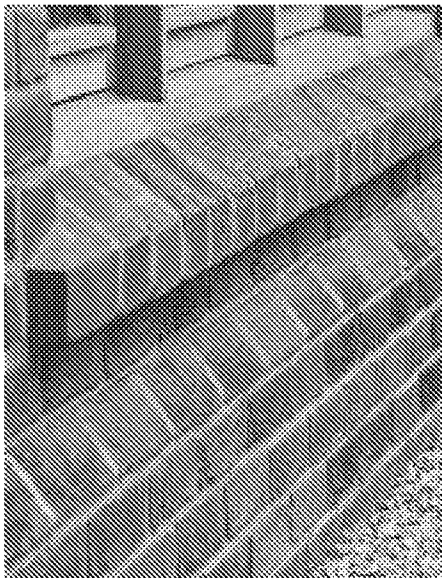
The surrounding architecture of Woodgate and the wider areas of Barnham, Eastergate and Westergate is extremely varied with no common architectural details or materials. In order to develop a proposal which is designed to accord with the character of the area, some specific details have been drawn from surrounding historic buildings. In addition, the wide range of vernacular materials used reflects the varied nature of the surroundings.

There are several examples of contrasting bricks being used to add interest to brick buildings, as quoining, projecting brick bands and soldier window heads. These features have been incorporated on a wide number of dwellings.

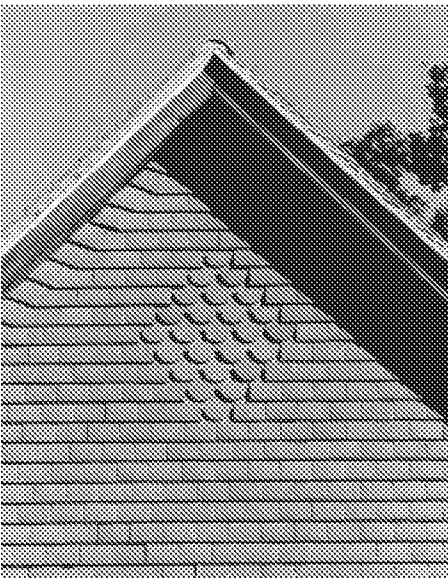
Other architectural details include recessed porches, exposed rafter feet, pitched roof dormers and feature gables to the front elevations. These features have been identified in the locality and used as details to add context and unity to the development.



Pitched Dormer Windows



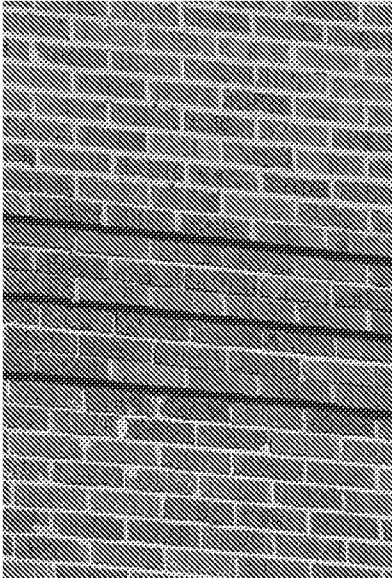
Brick Plinth



Tile Hanging



Brick header detail



Feature brick band

5.6 SKETCH VISUAL - SITE ENTRANCE



Cycle path introduced to
Woodgate Road

Landscaped frontage of
properties

Gradation of scale towards the
centre of site

Pedestrian friendly streets

5.6 SKETCH VISUAL - CENTRAL OPEN SPACE



5.6 SKETCH VISUAL - EASTERN BOUNDARY



5.7 SUSTAINABILITY

SUSTAINABILITY ENERGY OBJECTIVES

The overall focus for this site is the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts, providing for renewable energy, reducing waste, meeting ecological issues and creating appropriate landscaping.

As part of this the site looks to meet, and where possible exceeds, the requirements of the emerging planning policy framework. There is a presumption in the National Planning Policy Framework in favour of 'sustainable development'.

Of particular importance is Arun District Councils Local Plan Policy ECC SP2: Energy and climate change mitigation which states that all new residential and commercial development will be expected to be energy efficient and to demonstrate how they will produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site.

As a result, all dwellings will be designed to meet the energy efficiency criteria of Part L and the orientation of built form assessed to ensure benefits accrue from access to good daylighting and natural heating. The site is also laid out with a view to allowing for a wide roll out of solar PV technology to generate a minimum of 10% of annual energy requirements which equates to 57 dwellings on site.



5.7 SUSTAINABILITY

LOCATION & ACCESS STRATEGY

The site is considered to be in a sustainable location with good local services within walking distance and good levels of public transport connectivity. Each dwelling will be provided with secure cycle parking spaces as well as car parking spaces to encourage the use of sustainable modes of transport.

ENERGY STRATEGY

It is essential to reduce energy demands as far as possible before considering the introduction of energy generation and supply technologies; a 'fabric first' approach.

There are a number of key design elements that have been applied through the development of the layout:

- Passive solar design principles – the majority of dwellings orientated to benefit from an east-west or southerly orientation where possible;
- Daylighting – good levels of natural daylighting, as a result of optimised levels of glazing and a development density that ensures appropriate spaces around dwellings, including generous front and rear gardens;
- Building fabric – a highly energy efficient building envelope that meets and may exceed Building Regulations standards;
- Air tight structure - the air tightness of a building is important in minimising heat loss, but also in the prevention of drafts that can make homes feel uncomfortably cold;

After implementation of the above 'fabric first' approach consideration can be given to renewable energy systems. The illustrative layout lends itself to integrated solar thermal and photo-voltaic solutions, which can be incorporated in conjunction with high efficiency gas boiler systems. Where used, photo-voltaic panels can be designed to be integrated within the roof-slope rather than standing proud of the roof, and will be positioned on non-public realm slopes if possible.

The renewable design considerations, coupled with the building specific design measures will enable high quality, healthy and comfortable living spaces to be built and the proposed development will become a very attractive and sustainable place to live.

WATER EFFICIENCY

The detailed design of the dwellings will reduce potable water used within the development through the use of efficient fittings, to include low-level flush WCs and flow restrictors throughout.

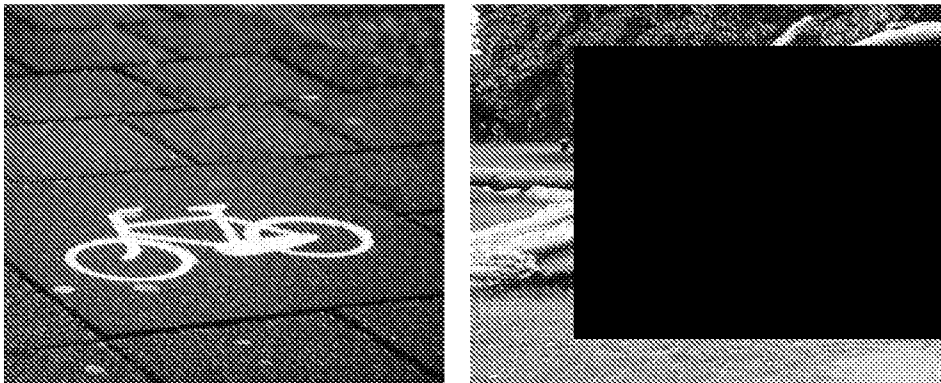
Grey-water recycling will be utilised in a simple form through the provision of water butts for each home. Positioned within the rear garden areas, the water butts will be linked to a rainwater pipe and will provide water for use in private garden areas.

WASTE AND RECYCLING

Within the proposed development, all homes will be provided with internal refuse and recycling bins to split the different recycling streams prior to storage outside. It is intended that composting bins will be provided in gardens in accordance with best practice.

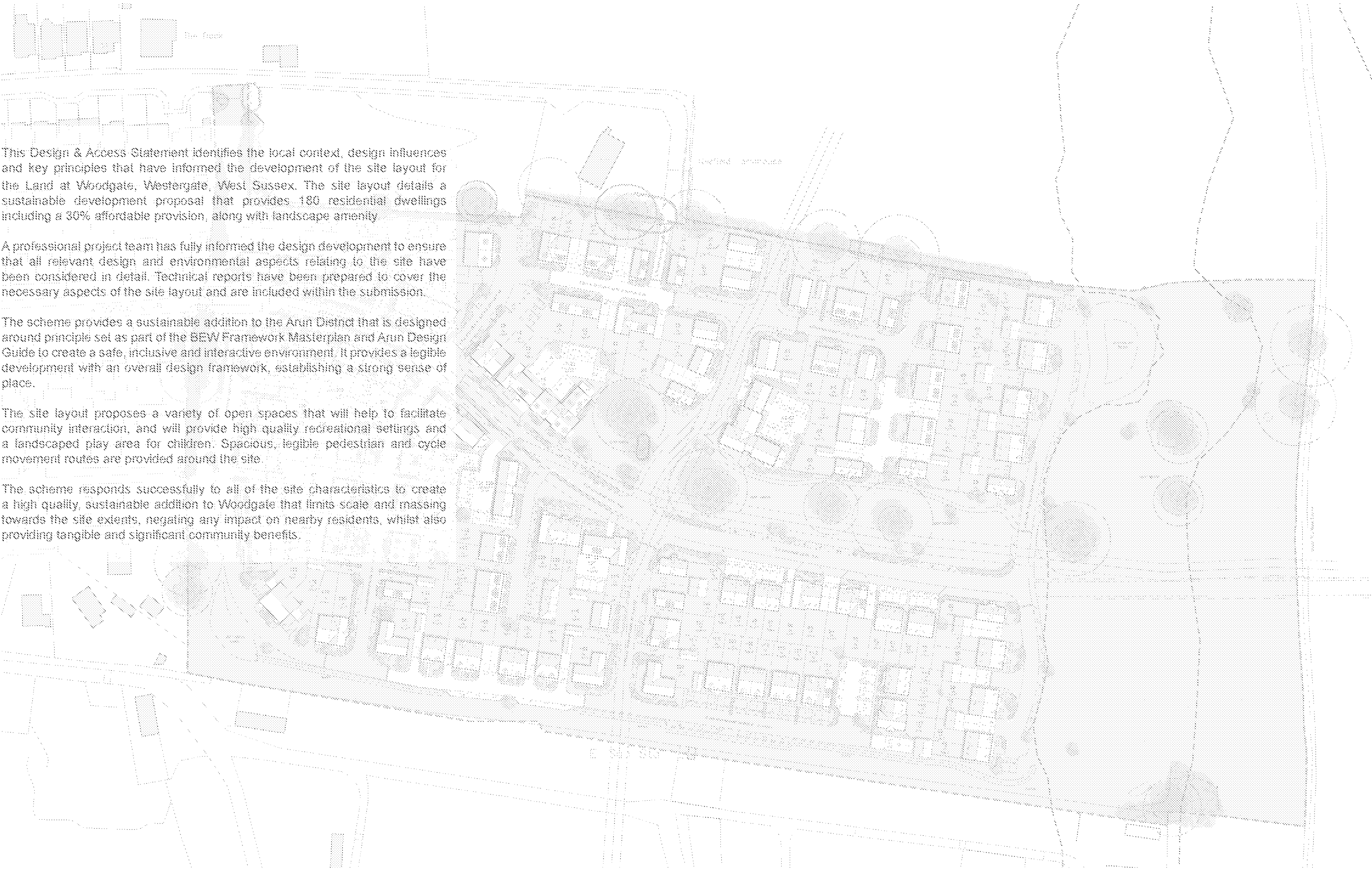
With regard to refuse and recycling, bins will be stored generally within rear garden areas and provided with a suitable hard-standing, to be brought to the fronts of dwellings on collection days only.

All refuse and recycling storage will be designed to be within the required distances specified in The Buildings Regulations Part H to ensure that residents and waste operatives do not have to pull bins any further than necessary.



6.0 CONCLUSION

6.1 CONCLUSION



This Design & Access Statement identifies the local context, design influences and key principles that have informed the development of the site layout for the Land at Woodgate, Westergate, West Sussex. The site layout details a sustainable development proposal that provides 180 residential dwellings including a 30% affordable provision, along with landscape amenity

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared to cover the necessary aspects of the site layout and are included within the submission.

The scheme provides a sustainable addition to the Arun District that is designed around principle set as part of the BEW Framework Masterplan and Arun Design Guide to create a safe, inclusive and interactive environment. It provides a legible development with an overall design framework, establishing a strong sense of place.

The site layout proposes a variety of open spaces that will help to facilitate community interaction, and will provide high quality recreational settings and a landscaped play area for children. Spacious, legible pedestrian and cycle movement routes are provided around the site.

The scheme responds successfully to all of the site characteristics to create a high quality, sustainable addition to Woodgate that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.

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