

## **RESIDE DEVELOPMENTS**

Design and Access Statement  
Outline planning Consent

**Land at Bayards,  
Level Mare Lane,  
West Sussex**

**August 2021**

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Unless otherwise noted.

|             |                                                                                  |
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## Document Purpose

This document forms part of an outline application supporting the proposed development of up to 69 no. residential dwellings on land to the south of level Mare Lane. The site forms a natural extension to the approved scheme at the land west of Fontwell Avenue, adjoining the site to the east and having been approved for development under application BN/50/20/PL.

The document will discuss the reasoning and research behind the proposed scheme and set out the detailed site analysis undertaken by the design team in order to gain a wider understanding of the site and its context and to inform the proposals.

The design concepts and proposals will then be presented to demonstrate how site constraints have been accommodated for, site opportunities have been emphasised, and the surrounding context has been suitably considered with relevant design responses in place to ensure the development is well integrated into the street scene.

## Summary of Proposal

- The total area of the application site is 2.52 hectares / 6.2 acres although if the visibility splays and access through the site to the east are excluded the site area is closer to 2.3 hectares / 5.6 acres .
- The scheme seeks to deliver 69 residential dwellings in a mix of private and affordable houses up to two storeys in height. The site-wide density is 30 DPH which is in keeping with the grain and pattern of surrounding local developments.
- Whilst 6 units to the north will be accessed from Level Mare Lane, the site will be primarily be accessed from the approved 'Phase 1' scheme to the east, utilising the new infrastructure to reduce impact on Level Mare Lane.
- Landscaping and native tree planting will be incorporated as part of the overall delivery of approximately 0.78ha. of public open space. The site layout plan has evolved based on the tree constraints within and to the boundaries of the site and the retention of these trees is a key driver of the design concept.



The site viewed from the north looking south

Design Team

Project Team:

|                         |                                  |
|-------------------------|----------------------------------|
| Reside:                 | Applicant                        |
| Clague:                 | Master Planners   Architects     |
| Iceni:                  | Planning Consultants             |
| Paul Basham Associates: | Transport   Drainage Consultants |
| Fabrik:                 | Landscape Architects             |
| Lizard:                 | Ecology                          |

Master Planners/Architects/Historic Consultants: Clague

Clague are a multi-disciplinary practice of architects, master planners, conservation architects and interior designers based in a number of offices in the south of England. The practice has accumulated extensive experience in master planning large-scale residential and mixed development schemes along with works to historic buildings.

CLAGUE ARCHITECTS



Stonegate Place, Wye, Kent



Horsted Park, Chatham



The Square, Hadlow, Kent



Buckston Browne Farm, Downe

Applicant: Reside Developments

The Reside Group is a multi-disciplined, privately owned and funded company with the clear objective to be recognised for both the precision and innovation behind its property designs and its ability to provide a ‘one brand’ solution for all aspects of land acquisition, planning and construction.

Established in 2004 the company has to-date built a number of award winning developments, in addition to acquiring land and gaining planning on many sites throughout the south-east. The business also currently controls in excess of 30 strategic sites, which are being brought through the planning system. Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor’s Award at The Surrey Property Awards
- The Guildford Design Award

The Reside team has a diverse range of professional experience which it uses constructively to harness relationships with: private landowners, banks, investors, consultants, agents, architects and a multitude of other professional partners. Founder Directors, Richard West and Brett Hamblin, bring years of land buying, development and construction experience to the business and have been joined by other Directors and key personnel to ensure their exacting standards are upheld across the core disciplines of the business. The lively personalities thrive on challenges, are motivated by personal ambition and are driven by success.

The Reside Group also incorporates Reside Construction, which further enhances the company’s ability to provide a full suite of professional services: from land acquisition, through to planning, design and construction - the Reside brand is a beacon of excellence.

‘Our mission is to think creatively, to deliver solutions and provide superb properties in sustainable locations that demonstrate energy efficiency and innovation on all levels’.



Projects by Reside Developments



## 01 Site Location & Context

# 01 Site Location & Context

## 1.1 Application Site

### Site Location

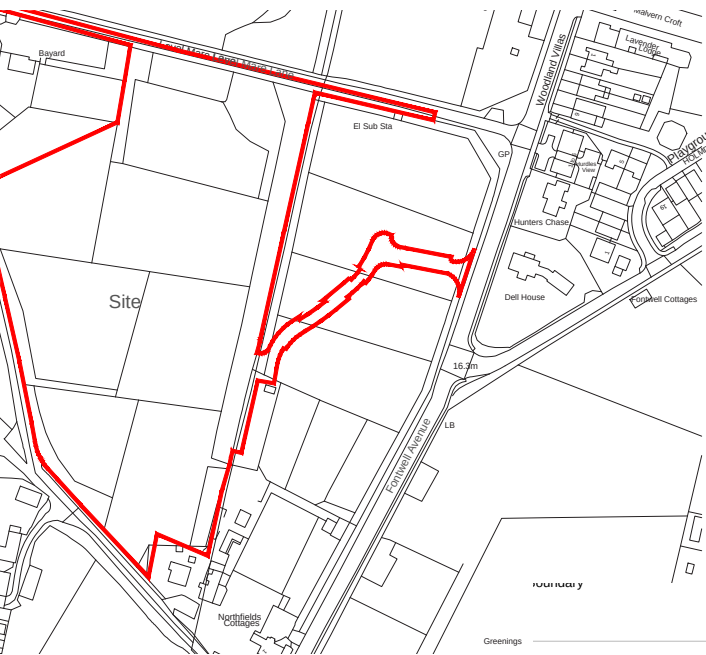
The site is located to the north of the village of Eastergate, on equestrian land used for grazing. The site will be accessed from Fontwell Avenue A29 via the access road of the adjacent approved scheme, with a secondary no-through access provided to the north from Level Mare Lane.

Fontwell Avenue (A29) is a principle road within West Sussex and Surrey that runs for circa 34 miles. Barnham railway station lies approximately 1.5 miles to the south of the site along Barnham Road (B2233) which has a direct junction with Fontwell Avenue and provides easy access to Gatwick Airport and southern rail services.

The motorway can be accessed by junction M25 to the north east approximately 43 miles away.

The area is generally characterised by its mixed-use developments along Fontwell Avenue with hotels, commercial and storage units alongside residential properties.

To the North of the site there is a horse racing venue, Fontwell Park, with associated shops and commercial units. To the west the site is bounded by fields and woodland, with residential development to the north east (along with the approved housing development in the adjacent site to the east). The southern boundary of the site lies adjacent to further equestrian land.



Site Location Plan NTS

Key

Site Location

Level Mare Lane

Fontwell Av. A29

A27 Arundel Rd

Railway Line

①

Fontwell Park Racecourse Complex

②

Travelodge Hotel and Old Stables Restaurant

③

Westergate House Care Home

④

Northfields Country House Events Venue

⑤

Claremont Lodge Care Home

⑥

Pet Shop

⑦

Physiotherapy Centre

⑧

Convenience Store

⑨

Petrol Station & Takeaway Restaurant

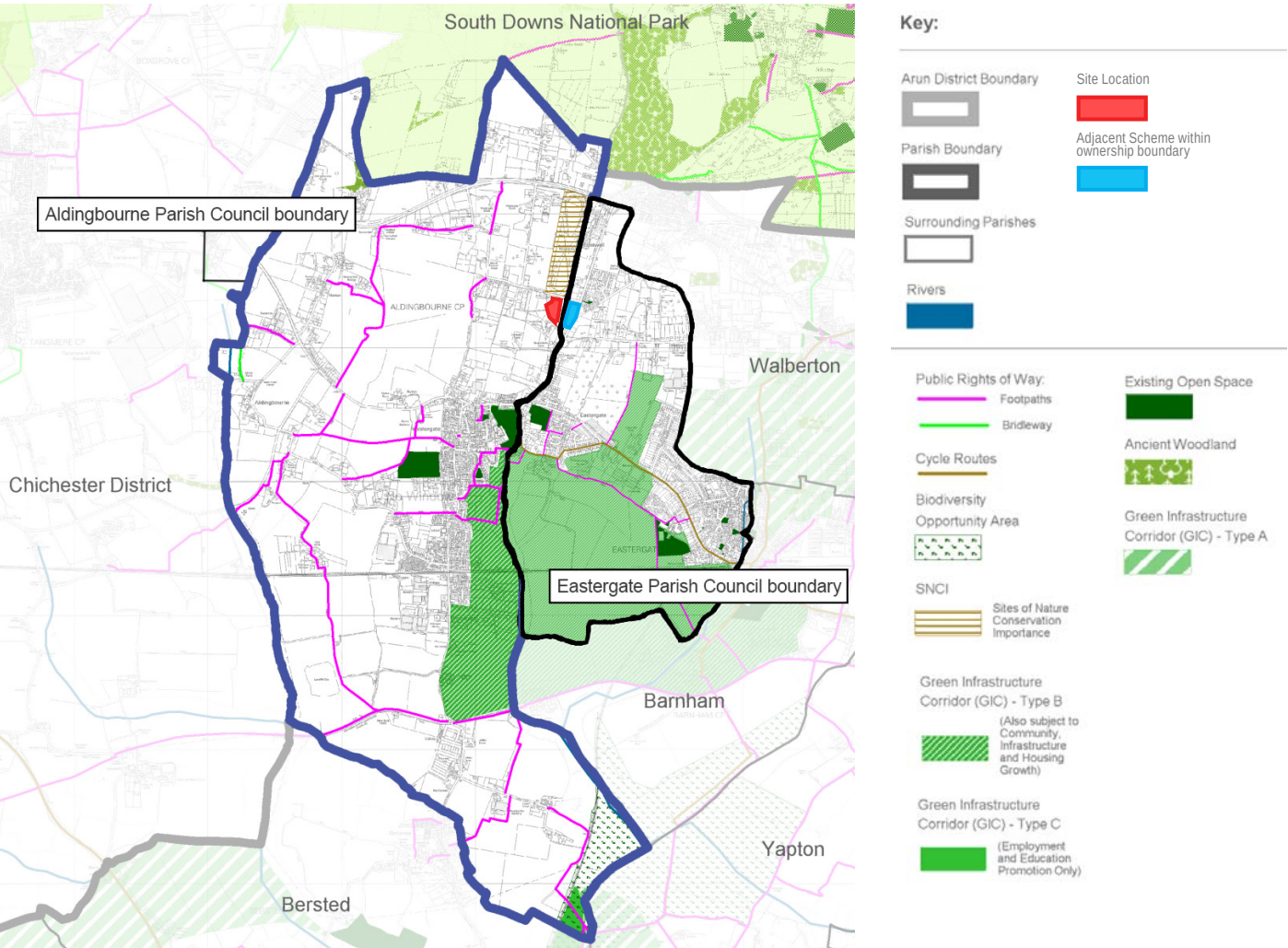
1.2 Context and surrounding area

Village Context

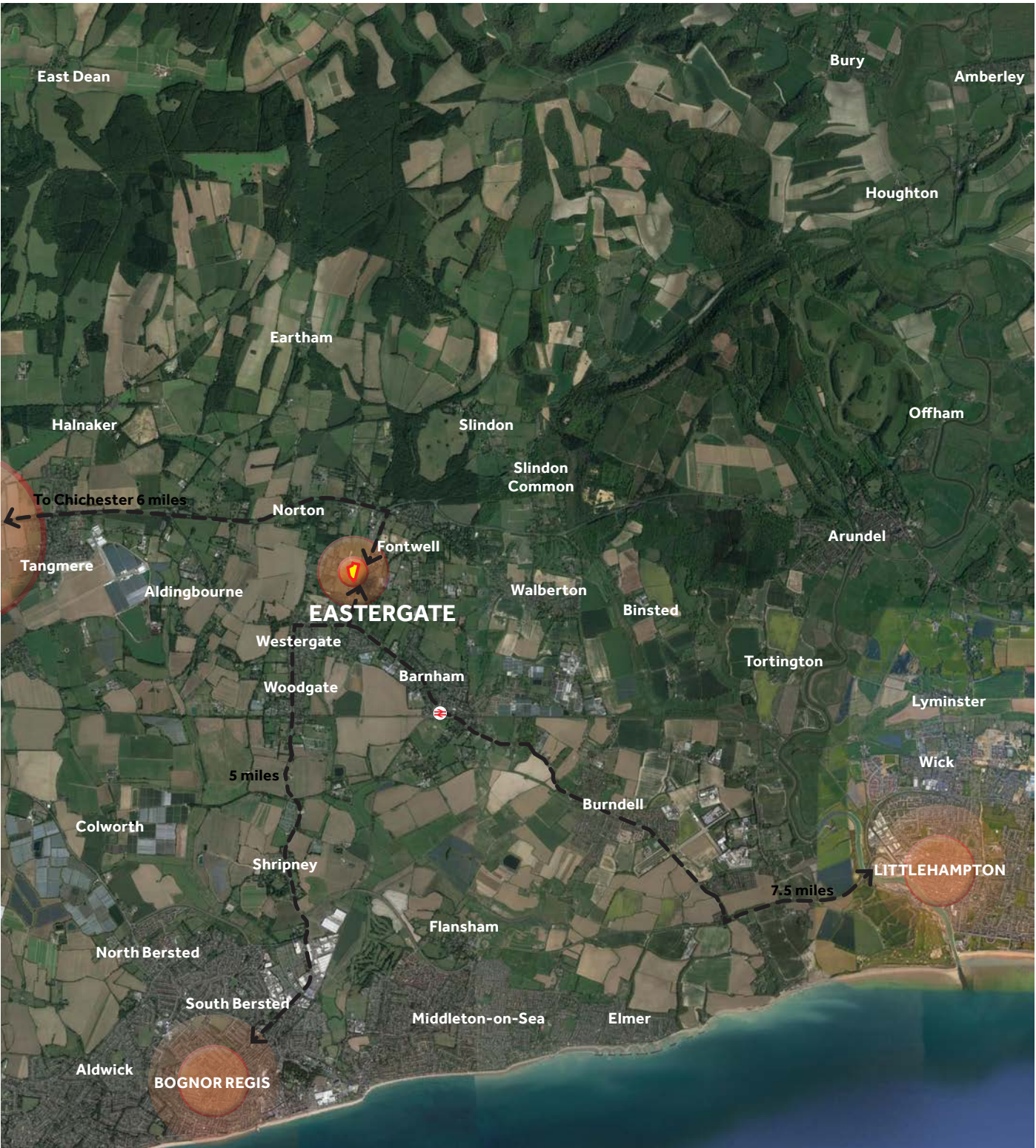
Level Mare Lane is located within West Sussex and falls under the authority of Arun District. The Site is located just outside the boundary of Fontwell and Eastergate but within the Aldingbourne Parish Council boundary.

Eastergate is located six miles east of Chichester with a population of about 3,400 people. Situated south of the M25 motorway and just 5 miles from the coast, the village nonetheless has the character of a semi-rural location. It is located close to Barnham Station with frequent trains by Southern rail to Brighton, Portsmouth, Littlehampton and London Victoria via Horsham.

The village is well connected to surrounding towns and villages via A-roads and an extensive Public Right of Way network.



Green Infrastructure Designations Plan



Site Context Plan - NTS

# 01 Site Location & Context

## 1.2 Context and surrounding area

### Local Amenities and Connectivity

Fontwell, Eastergate, Barnham and Westergate are all within a reasonable walking distance of the site and are well connected by the local Public Right of Way network, encouraging sustainable movement from the site to the wide range of local facilities and amenities offered.

The numerous hotels and caravan parks locally often accommodate tourists and visitors attracted to the area for the events held at Fontwell Park and Northfields Country House (to the north and west of the Site).

At least 4 schools/nurseries are located around the Site, as well as a good number of shops, restaurants and public open spaces. Eastergate also accommodates a Cricket Club and Parish Hall which hosts community events.

The nearest bus stop is approximately 0.2 km to the north of the site, located along Fontwell Avenue. The bus service regularly stops at Barnham Train Station, allowing onward travel to the wider area such as the coast and larger towns.



| KEY |                               |
|-----|-------------------------------|
|     | Site Location                 |
|     | Care Home                     |
|     | Fuel Station                  |
|     | Sports Centre/Playing Field   |
|     | Hotel/Accommodation           |
|     | Restaurant/Pub                |
|     | School/Nursery                |
|     | Convenience Store/Post Office |
|     | Veterinary Surgery            |
|     | Doctor's Surgery              |
|     | Church                        |
|     | Event Venue                   |
|     | Main Roads                    |
|     | PROW                          |
|     | Railway Line                  |
|     | Bus Stop                      |
|     | Train Station                 |

Connectivity and Amenities Plan NTS

## 1.3 Settlement Precedents

### Local village studies

The proposed Site layout plan for Eastergate has been informed by research into the surrounding local villages, and will take features of these existing layouts and integrate them into the new scheme, recreating the rural setting these local villages provide.

#### Eartham

Eartham is located 2.6 miles north of the site and is a very small village set around its medieval church. The main road into the village from the North wiggles to the West around the church which sets up a key view across a central green space (the graveyard) toward the church. This space is at the heart of the village and is fronted on to by the surrounding houses which creates an intimate and safe character to this key green space. Although its use is primarily as a graveyard the sense of space and light it brings to the centre of the village means it serves the dual purpose of being amenity space.

#### Aldingbourne

Aldingbourne is a small village 2.3 miles west of the Site which accommodates a small cluster of homes set around agricultural land. Church Road is a secondary road in the village which provides long distance views of the street scene when entering the village from the south. The position of the houses and the open views create a sense of arrival.

A key building marks the corner of the street/end of the lane, with boundary treatments and a variety of planting also distinguishing the no-through road from the wide open nature of Church Road. Features such as low hedges, formal tree planting and shrubs create a clear hierarchy and sense of place.

Eartham



- Central green space at the heart of Eartham with Church as focal point
- Houses front onto green space creating passive surveillance and a safe and secure character

Aldingbourne



- No public open space provided but houses address the surrounding countryside
- Houses seen across the open space creating a sense of arrival
- Key buildings and changes in landscaping/boundary treatments create clear street hierarchy

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## 02 Site Analysis

# 02 Site Analysis

## 2.1 Site Evolution

### Historic maps analysis

An analysis of historic maps has been undertaken to understand the historical setting of the site.

The maps opposite show the original roads used and the main settlements in and around Eastergate, such as Northfields Farm which was previously part of the Site.

The Site was initially set in a rural landscape surrounded by farming fields and some orchards/forested areas, but by 1940 the small cluster of homes within the village of Eastergate branched out to the north to form a more linear settlement. By 1960 the village expansion had been well established with further development to the north.

Considering this information and the excellent travel links the Site has today, proposals for the development are therefore sustainable and follow this existing pattern of growth. The Site location is also in a suitable position for integrated development, on the corner of two main streets and situated so that proposals would follow the grain of the existing settlements.



Map Published in 1890



Map Published in 1940

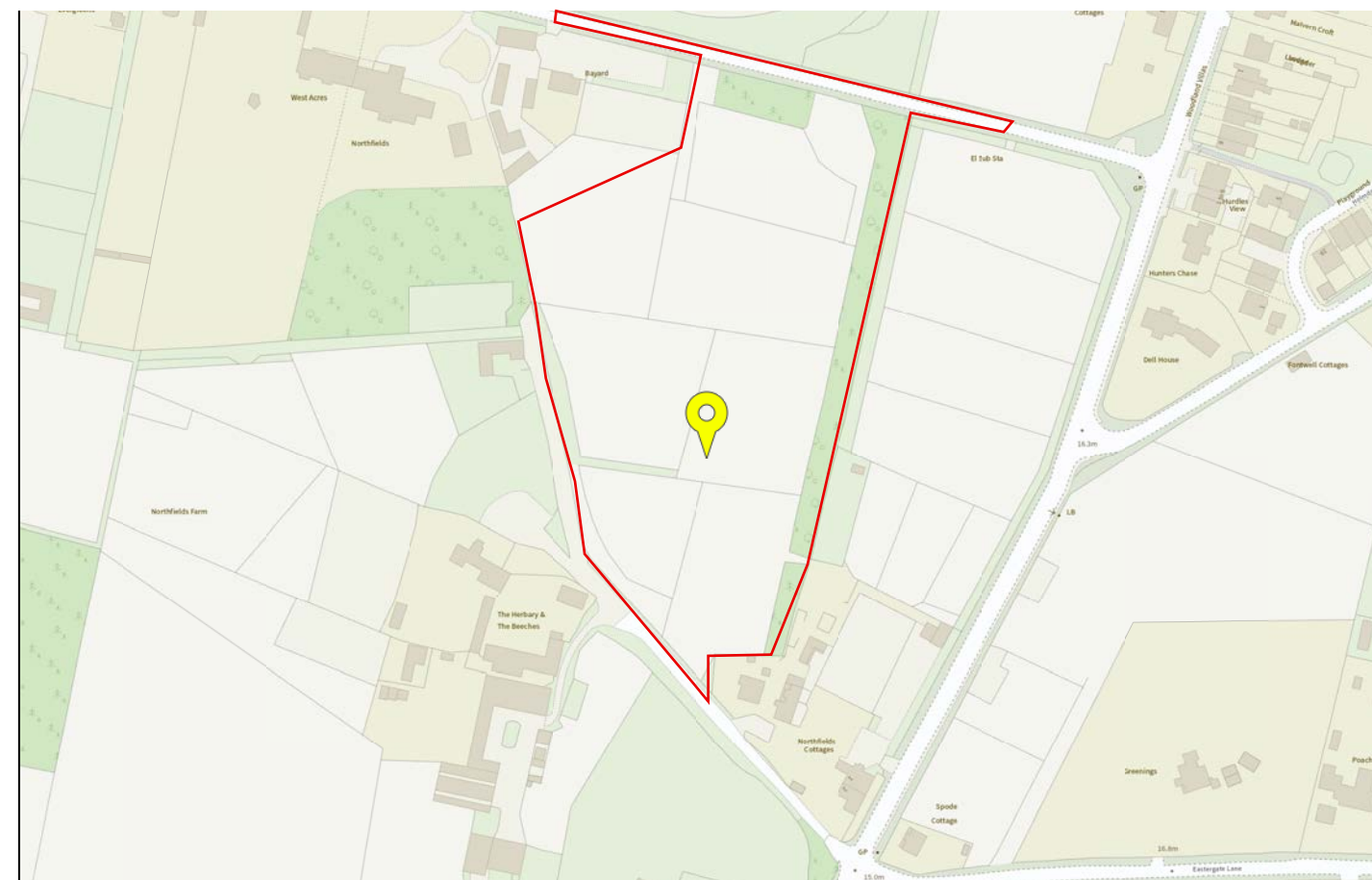


Map Published in 1960

## 2.2 Drainage and Flood Risk

The site sits in Flood Zone 1 according to the Governments 'Flood Risk Map for Planning' which means it has a very low chance of flooding (as illustrated opposite).

A report has been produced by Paul Basham to illustrate how a development of 69 houses could be constructed on site with appropriate SuDS features such as underground storage and permeable paving.



### Flood map for planning

Your reference  
**29662C\_Flood**

Location (easting/northing)  
**494613/106231**

Scale  
**1:2500**

Created  
**20 Aug 2021 12:17**

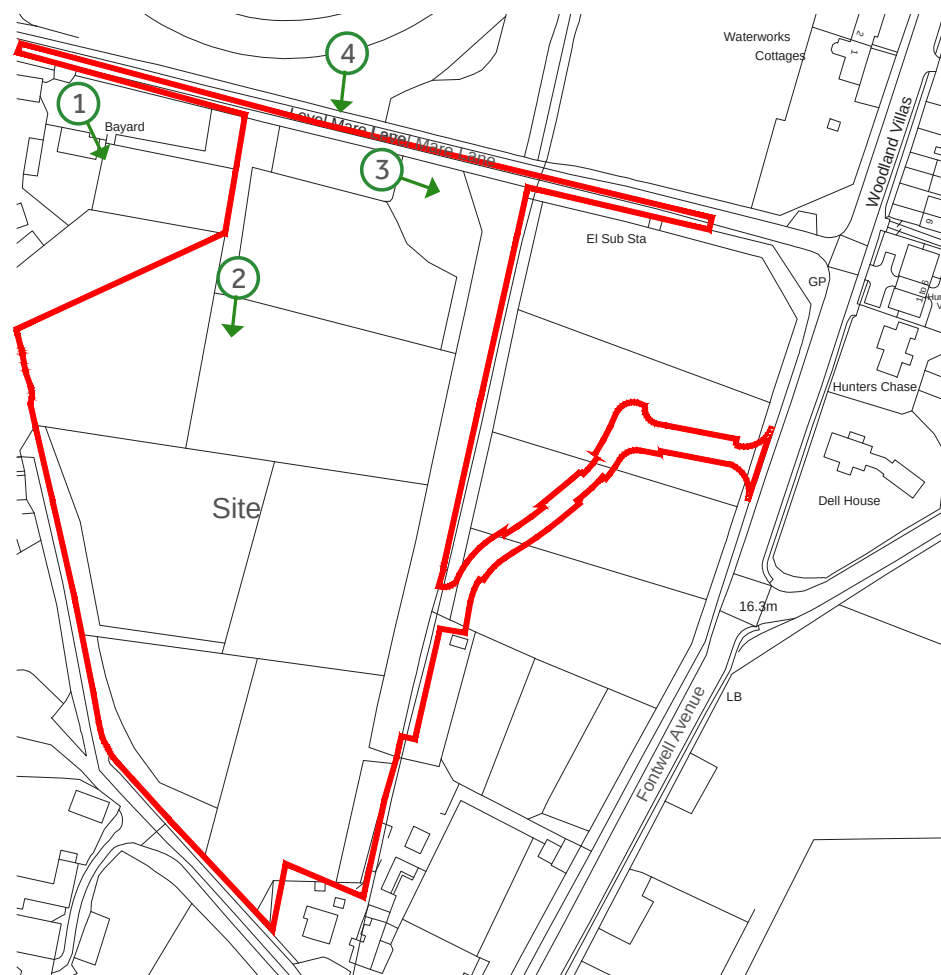
- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

## 2.3 Visual Assessment

### Site Photographs

The site photos illustrate that the site is mostly flat with a slight fall from north to south. The existing trees are around the boundaries of the site with a lone tree which falls slightly within the site to the west. It sits along the line of an existing hedge.

The site is mostly open grassland with views out and into the site restricted by the existing mature trees and hedges around the boundary.



View 1 looking southeast from a drone



View 2 looking south from within the site



View 3 looking east from within the site



View 4 looking south from a drone

2.3 Visual Assessment

Visual Analysis Conclusion

At the immediate and local level, views into the Site vary from open to partial and where these views are often of the boundary vegetation, which in turn obscures views of the internal arrangements of the Site itself.

Views from within the local and distant landscape are truncated. Even from the highest view points, on top of Folly Hill and Halnaker Hill, within the South Downs National Park, views of the Site are truncated (refer to viewpoints 15 and 18). It can be concluded that the Site is difficult to discern and overall visually well contained within the wider landscape.

As such, and given the Site's location, surrounding boundary vegetation and built form, it is concluded that the Site is visually well contained in the local and wider landscape.

LEGEND

-  SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



Plan showing the visual summary from the immediate and local landscape (fabrik 2021)

## 2.3 Visual Assessment



**VIEWPOINT 3**  
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM LEVEL MERE LANE. VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION ARE DIFFICULT TO DISCERN AND THE INTERNAL AREA OF THE SITE IS TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION AND BUILT FORM.



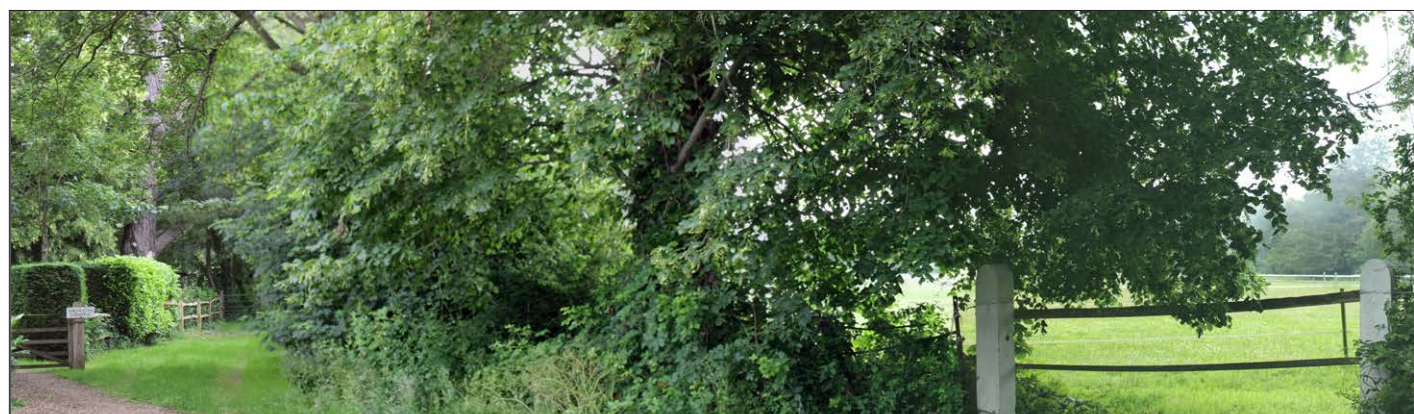
**VIEWPOINT 4**  
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM LEVEL MERE LANE AND ADJACENT PROPERTY BAYARD STABLES. PARTIAL VIEWS OF PART OF THE NORTHERN SITE BOUNDARY VEGETATION ARE DIFFICULT TO DISCERN AND THE INTERNAL AREA OF THE SITE IS TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION AND BUILT FORM.



**VIEWPOINT 6**  
VIEW LOOKING SOUTH-WEST TOWARDS THE SITE FROM LEVEL MERE LANE AT THE FIELD ENTRANCE GATE. OPEN VIEWS OF THE SITE'S NORTHERN BOUNDARY



**VIEWPOINT 11**  
VIEW LOOKING NORTH-WEST TOWARDS THE SITE FROM THE EDGE OF THE A29, FONTWELL AVENUE. PARTIAL VIEWS OF THE SOUTH-EASTERN BOUNDARY VEGETATION ARE APPARENT FROM THIS LOCATION WHICH IN TURN TRUNCATE INTERNAL VIEWS OF THE SITE. VIEWS OF THE REMAINING SITE BOUNDARY AND INTERNAL AREA ARE WHOLLY TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



**VIEWPOINT 14**  
VIEW LOOKING NORTH-EAST TOWARDS THE SITE FROM THE ACCESS ROAD TO NORTHFIELD FARMHOUSE. OPEN VIEWS OF THE SITE'S SOUTHERN BOUNDARY VEGETATION AND FENCING ARE APPARENT FROM THIS LOCATION. THE INTERNAL PASTURELAND, ELECTRIC FENCING, EASTERN AND SOUTHERN SITE BOUNDARY HEDGEROW ARE DISCERNED THROUGH GAPS IN THE BOUNDARY VEGETATION.

2.4 Arboriculture

Tree Survey

A Tree Survey has been undertaken by Lizard Design and Ecology which identifies the categories of the trees on site using the British Standard along with RPAs. These have been utilised by the design team to design the outline scheme to ensure sufficient space is provided to the existing trees to allow them to continue to flourish.

Key



Site Survey Boundary.



Tree and Shrub Numbers.



Tree Root Protection Areas

Tree Root Protection Areas calculated and specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.



Category A Trees

Trees of High Quality and Value.



Category B Trees

Trees of Moderate Quality and Value.



Category C Trees

Trees of Low Quality and Value.



Category U Trees

Trees unsuitable for retention.



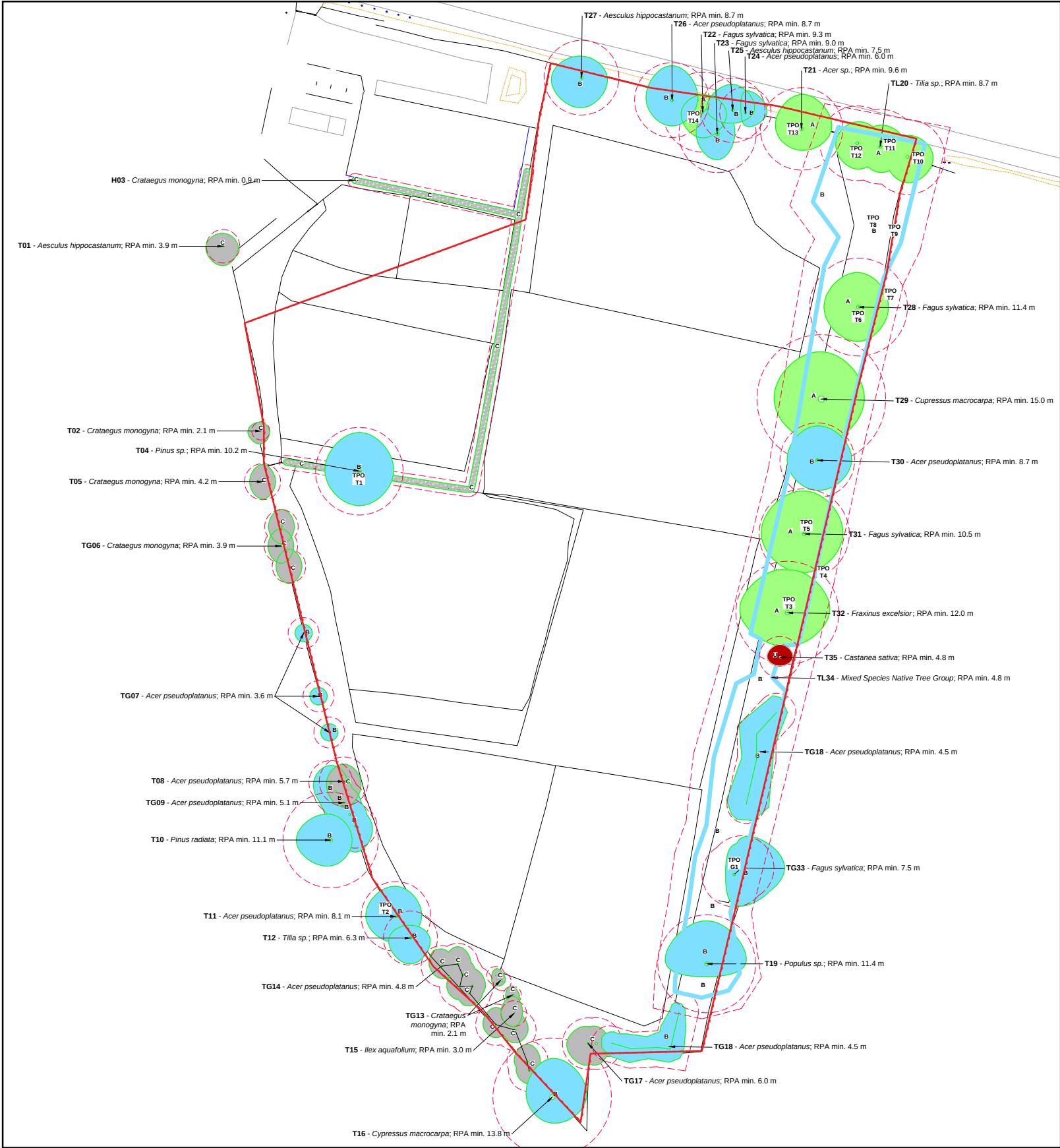
Category B Treelines

Treelines of Moderate Quality and Value.



Category C Hedges

Hedges of Low Quality and Value.



Tree Constraints Plan - Lizard

16

ARUN DISTRICT COUNCIL 11/20/2017, Design & Access Statement | Clague Architects LLP on behalf of Reside Developments