

3.13 Illustrative Fire Strategy

The indicative fire strategy, similar to the refuse strategy, is based on the swept path tracking. The aim is to allow fire tender access as close to the properties as possible without introducing large areas of hard-standing. This approach allows the secondary and tertiary roads a degree of intimacy in keeping with a village or settlement edge.

The fire tender requires a turning head of 20m and must have a maximum hose drag distance of 45m. All properties are comfortably within the 45m drag distance with most between 10m and 20m.

KEY :

- Fire Tender Vehicle Path
- △ Fire Tender Vehicle Turning
- Fire Tender Vehicle Reversing [20m]
- Fire Tender Hose Distance [45]
- Fire Engine Vehicle



Fire Strategy Diagram - NTS

3.14 Architectural Language

Local vernacular

Good architecture should be fit for purpose, durable, well-built, take into account its context and surroundings and be pleasing to the mind and the eye. Successful architecture is not a question of style – and this Design & Access Statement for the development at Fontwell Avenue does not envision a restrictive architectural approach.

The important matter is that buildings should take account of their location in the overall setting of the place and the adjacent context in their architecture. Buildings must positively address the routes and spaces adjacent to them in a manner which reflects the hierarchy of those routes and spaces. Corners in the layout should be strongly addressed, buildings and their ancillary elements such as garaging and boundary walls should be clearly defined. Buildings and boundary treatments should be designed in an integrated way and not left to chance.

Such detailing may be a different interpretation of the standard details mentioned above or it may be in the use of other especially well-crafted features such as entrance door surrounds, corner windows, bay windows, oriel windows, a sculptural chimney or a special connection to a boundary wall or gateway which responds to an adjacent view, a sunny aspect or the presence of passers-by etc. Such features can enrich not just the experience of the homeowner but when well-integrated will benefit the wider streetscape and some examples of this are illustrated opposite.

Shown opposite are some key local buildings which give a strong flavour of the building materials proposed including red stock brick, painted brick and red roof tiles along with features familiar to a West Sussex location including barn hipped roofs.



Painted brick cottage on Nyton Road



Former Granary outside St George's Church - Eastergate



Manor Farm - Eastergate



Northfields House - Eastergate

3.15 Illustrative Materials Palette

The indicative materials used throughout the scheme will be locally sourced where possible and drawn from the character of existing houses in Eastergate and surrounding villages in order to deliver an integrated new street scene.

The proposed scheme will use a simplified palette of materials to create a unified character to the development that fits in with the current village.

Red brick, appropriate to the character of the area, combined with red roofing tiles will be used for the majority of the external finishes, with light buff brick being used in conjunction with reconstituted slate roofing tiles. Some key and prominent buildings could feature white painted brick, flint or tile hanging detailing in order to bring variety and focal points within the development. Window frames, fascias and rainwater goods will be uPVC to reduce maintenance.

The building form is traditional with good quality simple brick detailing picked up in plinths, coursing details and banding adjacent to windows and front doors. Detailing is pared back at eaves and windows frames have traditional profiles.

A more detailed strategy would form part of a future detailed /reserved matters application

KEY :



Grey roofing slates
(reconstituted)



Red roofing tile



Illustrative Plan Showing Materials Mix - NTS



Red brick



Light painted brickwork



Weatherboarding



Painted window frames



Red roofing tiles



Grey roofing slates

3.16 Sustainability

Approach to Energy Efficiency

Since 2009 Reside Properties have been advocating the policy of minimising energy demand by using a fabric first approach. The aim is carbon reduction by passive measures and by the use of Solar PV to meet the site’s energy saving requirements, in accordance with local and national policies. This approach is further outlined below.

Sustainability Statement

Iceni Projects have produced a Sustainability Statement which accompanies the report and sets out what measures could be taken to ensure that the proposed development reduces the carbon footprint of the proposed homes. This combined with the Site’s sustainable location mean that the proposals represent a real opportunity to deliver sustainable development.

The Sustainability Statement concludes the following:

“This Sustainability Statement provides an overview as to how the proposed development at the Land at Bayards, Level Mare Lane contributes to sustainable development in the context of the strategic, design and construction considerations.

Consideration has been given to the Arun District Council’s Local Plan in the formulation of this statement. The overall development has been assessed using the guidance outlined in Policy D DM1 (Aspects of Form and Design Quality) of the Local Plan, providing a holistic sustainability approach for the proposals.

Sections 5 and 6 of this statement demonstrate that the siting and design of the proposals support relevant policy relating to sustainable development. This shows that the proposed development:

- *Will promote walking and cycling, and deter private car ownership;*
- *Will minimise internal water consumption to 105 litres per person per day;*
- *Will incorporate measures to maintain and improve site biodiversity, including retaining the existing boundary vegetation and including biodiverse planting;*
- *Will reduce surface water runoff rates through the use of sustainable drainage measures, including permeable paving and cellular crates drained via infiltration;*
- *Will minimise energy demand through the specification of low U-values, low air permeability and low thermal bridging to reduce heat loss; and*

- *Will exceed the Arun District Council carbon dioxide emissions reduction requirements through on-site means alone, with a minimum 12.9% reduction in CO2 emissions following the Energy Hierarchy methodology.*

The energy performance of the proposed development has been assessed under two options: the first assuming the employment of air source heat pump (ASHP) technology, and the second assuming the employment of individual gas-fired boilers in conjunction with photovoltaic technology. However, as shown in the Energy Strategy section (paragraph 6.29), it would also be possible to incorporate ground source heat pump or solar thermal technology within the scheme. The situation is fluid, and different technologies can improve quickly. As such, flexibility needs to be retained for the final technology to be used.

The following condition is therefore proposed:

“The new dwellings shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the new houses will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained and maintained in good working order thereafter. Reason: To ensure that the development is energy efficient and in accordance with Policy ECC SP2 of the Arun Local Plan.”

Overall, the proposals for the scheme are in line with the principles of sustainable development, as well as the policy requirements of the NPPF and Arun District Council, and will provide a development that seeks to promote these principles in operation.”

Crime Prevention

Although not a requirement, the principles of Secured by Design have been integrated within the site layout. In particular the principle of creating distinct housing areas and having some control over vehicular and pedestrian permeability to help generate micro areas of the community.

All housing should front onto the proposed movement network so as to enrich and animate the routes through the site. Where possible buildings front onto green space and parking areas or alternatively there is passive surveillance into public open spaces and parking areas so as to minimise anti-social behaviour.





04 Landscape Design

4.1 Introduction

Introduction

fabrik Landscape Architects have worked closely with Clague Architects and the design team on the evolution of the masterplan proposals. This section of the Design and Access Statement sets out the landscape design intent for the outline application.

As part of the place making the proposals will create external space that set the homes into their context, allow amenity benefits and will provide opportunity for the enhancement of the ecological diversity across the site through additional planting.

LVAIS Baseline Summary

fabrik carried out an Landscape and Visual Appraisal with Impact Statement (LVAIS) in August 2021, the baseline assessment of which can be summarised as follows:

The site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. The South Downs National Park lies 1km to the north. There are a range of heritage assets and ecological designations (Listed Buildings, Scheduled Ancient Monuments and sites of Special Scientific Interest) in the wider study area, but there is no physical or visual relationship with these with the site. There are no ecological designations within the immediate local landscape. The Site contains a number of Tree Preservation Orders (TPO's) the detail of which are set out in the Arboricultural Report submitted with the application.

Overall, the site is generally well contained in the landscape due to the boundary vegetation and on its own does not perform a significant role in providing the landscape setting to the South Downs National Park or the settlement of Fontwell.

Refer to LVAIS submitted with the application for further detail.



Figure 4.1 Site Location Plan (fabrik, 2021)

4.2 Landscape Principles

Design Concept

The landscape design concept for the proposed residential development seeks the creation of an exemplar housing scheme, focused on creating a high quality place, set within a retained vegetative framework. The retention and enhancement of this vegetation is key to enabling the integration and assimilation of the development into the landscape.

Precedent Images

The proposed landscape character areas will help to define different areas within the site.

These spaces will be distinguished by their soft vegetative form and hard materiality. The play strategy will have a strong focus on natural play with a village green space.

These precedent images help to express the overall landscape character of the key spaces within the site and help to give an idea of spatial relationships within the site.



Wildflower Meadow Planting beside the Woodland Edge



Central Village Green Space



Neighbourhood Quarter / Green Interface Character Example



Natural Play Spaces



Wildflower Meadow Planting Adjacent to the Roadside

4.3 Landscape Masterplan

Landscape Masterplan Principles

The landscape areas of the masterplan comprise the following:

- 1. **Residential hub**- Street tree planting throughout the scheme with a focus on robust, low maintenance shrub under-planting.
- 2. **Village Green** - This proposed space set around the existing TPO pine tree will provide a space for formal and informal play (LEAPs and LAPs) set within a framework of supplementary boundary hedgerow and tree planting.
- 3. **Green Interface** - This well treed edge habitat along the boundaries of the site will deliver a strong green interface and mature landscape framework and setting to the development. It will provide opportunities for both biodiversity enhancements and for residents to interact with the natural environment. Increased levels of wildflower planting, alongside native plant mixes, will provide seasonal interest along the edges of the site. The retention and enhancement of this existing boundary vegetation will provide a positive green interface between the proposed development and the adjacent surroundings. The eastern edge will accommodate a path set within a woodland glade space, connecting the neighborhood not only within the site, but also with the consented residential development to the east.



Figure 4.2 Illustrative Landscape Masterplan (Clague Architects, 2021)

4.4 Landscape Character Areas

Landscape Character Areas

The following landscape character areas are proposed across the site:

1. Residential Hub
2. Village Green (Comprising Amenity Greenspace and Play)
3. Green Interface (Comprising Natural and Semi Natural Greenspace and Amenity Greenspace)

Legend

-  Areas of Formal and Informal Natural Play. Total 600m²
-  Residential Hub
-  Village Green (Comprising Amenity Greenspace and Play)
- Green Interface (Comprising Natural and Semi Natural Greenspace and Amenity Greenspace):**
 -  Green Interface - Amenity Greenspace
 -  Green Interface - Natural and Semi Natural Greenspace



Figure 4.3 Landscape Character Areas (fabrik, 2021)

4.4 Landscape Character Areas

Open Space Provisions

The open space provisions on site follow the guidelines from Supplementary Planning Document (SPD) Open Space and Recreation Standards (October, 2020) in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision.

The recommended quantum of open space and play for the site based on 69 units, are outlined in table 6.1.

Table 6.1 of Open Space Provision on Site					
Typology		Quantity Guideline		Quantum Required Based on 69 Units (2.2 people per unit)	Quantum Provided On Site
		Hectares per 1,000 population	Square Metres per 1,000 population	Square Metres per 152 population	Square Metres
Public Open Space	Parks and Gardens	0.80	8,000	1,216	Off-site contribution
	Amenity Greenspace	0.60	6,000	912	1,814
	Natural and Semi-Natural	1.80	18,000	2,736	5,412
	POS total	3.20	32,000	4,864	7,226 (including boundary vegetation)
Play Space	Equipped / designated play areas (LAPS and LEAPS)	0.25	2,500	380	600
	Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks)	0.30	3,000	456	Off-site contribution
	Play total	0.55	5,500	836	600
Allotments		0.25	2,500	380 (online open space excel calculator requires £1,328 off Site contribution)	Off-site contribution
	TOTAL	4.00	40,000	5,554.5	7,826

4.5 Residential Hub Character Area

Residential Hub

A structured and simple unifying planting palette is proposed across the 'Residential Hub' character area.

Street tree planting will provide a new treed framework to the site and proposed development.

The planting palette will contain a mixture of shrubs, both native and non-native, together with evergreen shrubs helping to produce a low maintenance landscape. The addition of high impact perennials will add seasonal colour and help to diversify the planting scheme.



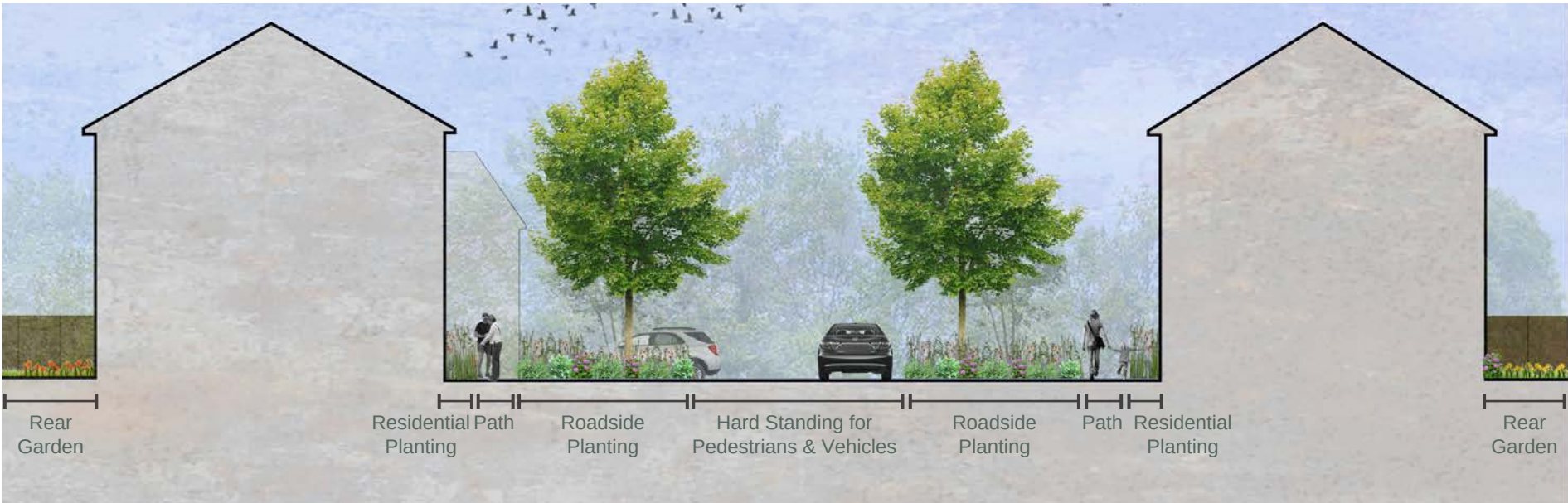
Tree Lined Residential Street



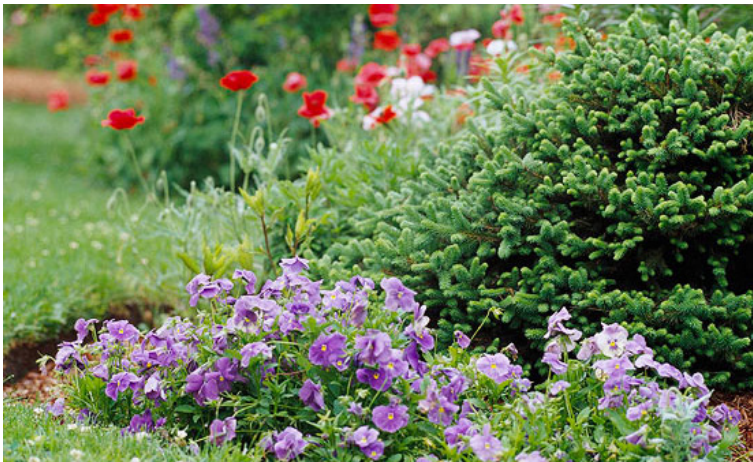
Street Character Example



Figure 4.4 Residential Hub Cross Section Location



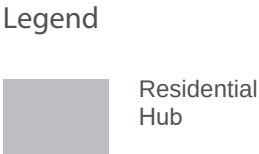
Indicative Section A-A



Planting Character



Street & Planting Character



04 Landscape Design

4.6 Village Green Character Area

Village Green (Amenity Greenspace and Play)

The 'Village Green' lies in the western part of the Site. Its primary visual focus and landscape feature of this space is the retained TPO Pine tree. A new framework of informal tree planting is proposed providing a new landscape structure and setting to the proposed play areas.

The proposed play areas will include both equipped and natural play, providing opportunities for interaction with nature.

Ecological enhancements will include native shrub, amenity grass, herbaceous and wildflower mixes. These enhancements will help to boost and maintain habitat growth and biodiversity levels.



Figure 4.5 Village Green Cross Section Location

Legend

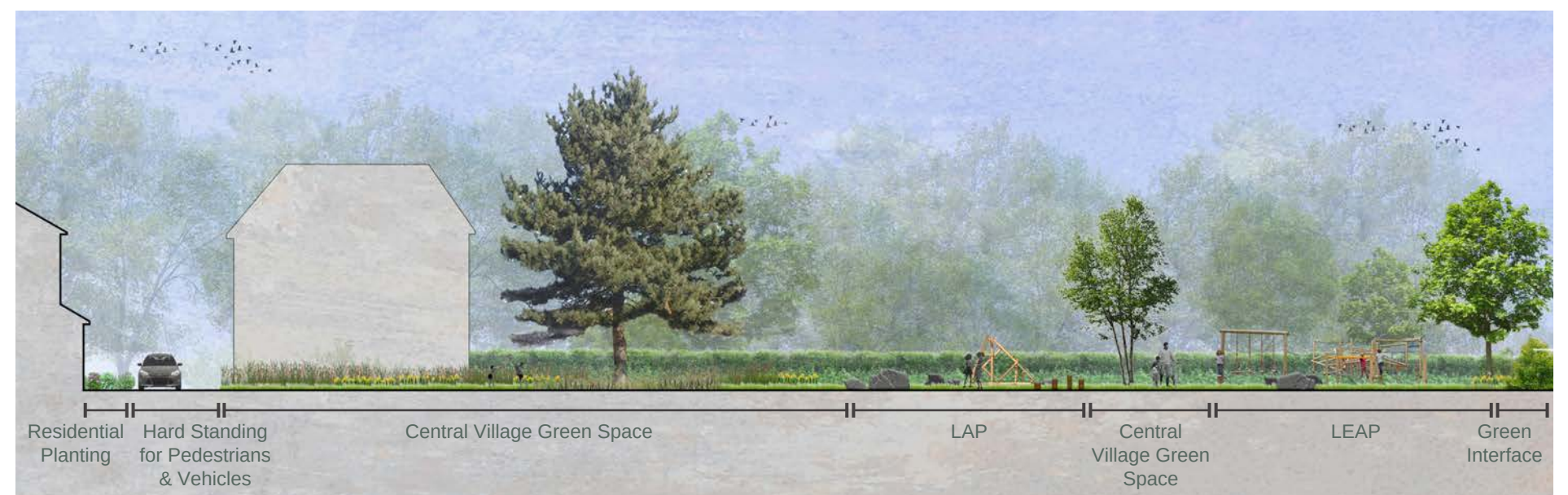
- Village Green
- Areas of Formal and Informal Natural Play



Village Green Natural Play with Interaction With Nature



Looking out from the Village Green



Indicative Section B-B



Pine Tree to be Retained in the Village Green



Central Village Green area of Natural Play

4.7 Green Interface Character Area

Green Interface (Natural and Semi Natural Greenspace and Amenity Space)

The 'Green Interface' character area will provide biodiverse and ecological enhancements along the site boundaries.

This existing natural corridor will create a strong green interface to the surrounding landscape and adjacent roads / residential dwellings (to the north and north-west and in the future to the east of the site). A mixture of native and non-native plant mixes will provide a mix of sensory plants with seasonally changing colour.

The existing boundary vegetation dominates this character area, and will be supplemented with native hedgerow with trees to maintain its integrity in the long term. This will provide a strong green barrier and corridor, especially to the edge of Level Mare Lane to the north and Bayards Stables to the south-east. Ecological enhancements will include a mixture of native and non-native tree and shrub planting, wildflower and bulb mix.

Maintenance aspects of this character area will be low with a strong focus on low maintenance and self seeding vegetation species.



Figure 4.6 Green Interface Cross Section Location



Green interface Native Planting and amenity space



Green Interface Native Hedge and Wildflower Edge Planting



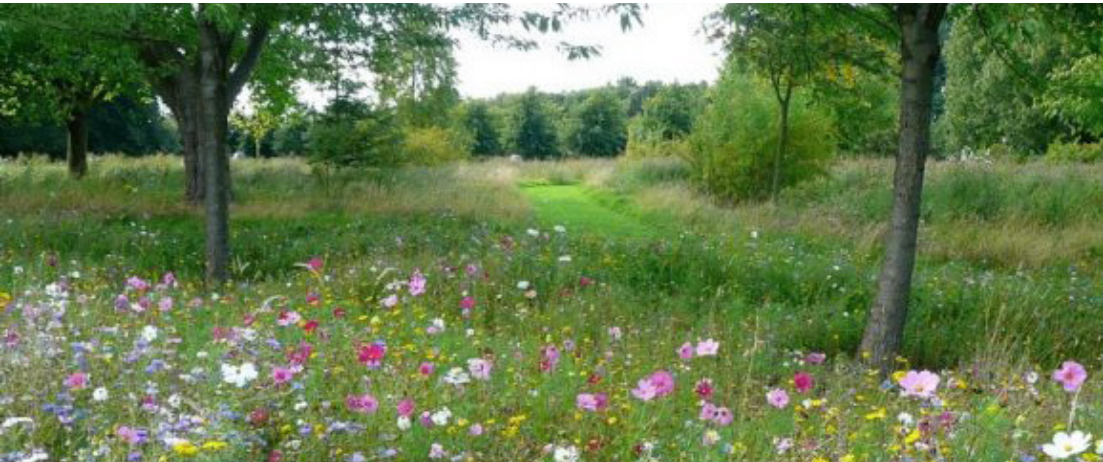
Indicative Section C-C



Indicative Section D-D



Native Tree ad Hedgerow Green interface Boundary

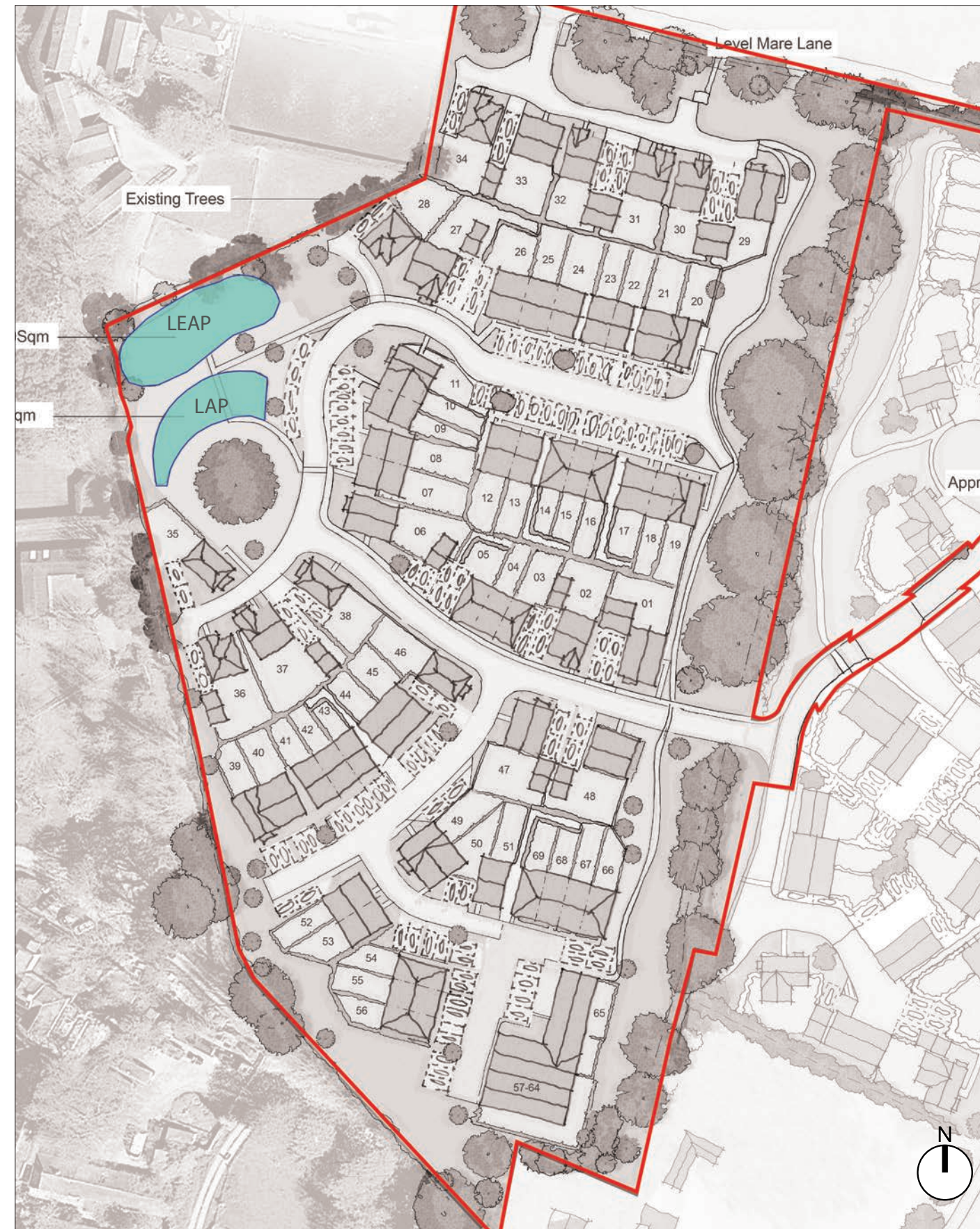


Green interface Areas of Shade Tolerant Wildflower

Play Strategy

A dedicated equipped play space is proposed within the Village Green character area. This is to comprise a LEAP and a series of interconnected LAP spaces wrapping around the existing tree. The overarching concept is for natural materials to be used, with a strong focus on natural play.

Collectively the play space will provide a range of stimulating and challenging play opportunities and will include some of the following: balancing, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials.



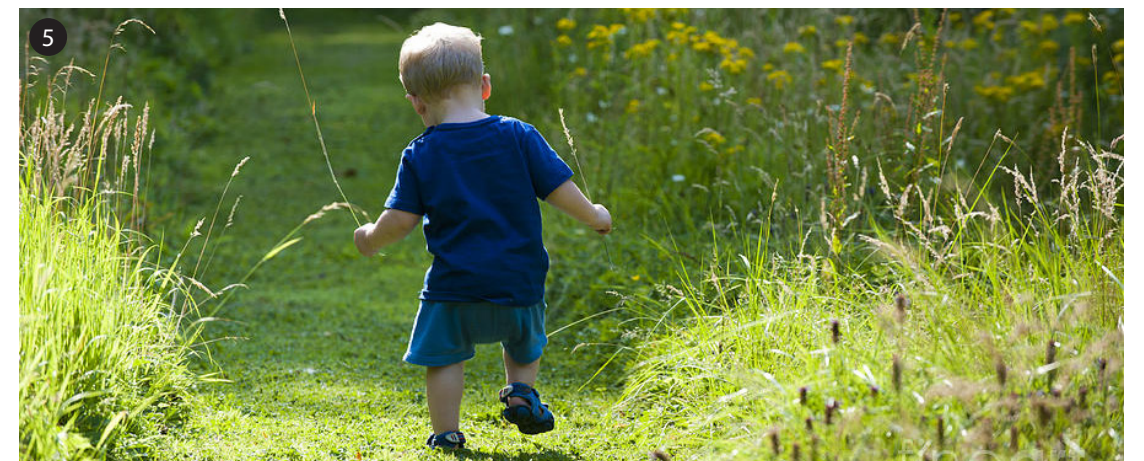
Legend

Areas of Formal and Informal Natural Play. Total 600m²

Figure 4.7 Landscape Play Strategy (fabrik, 2021)

Play Strategy Precedents

1. Natural Play Workshops
2. Mixture of Formal and Natural Play Structures
3. Village Green LEAP with Log Walk
4. Natural Play Logs and Tree Stumps
5. Child Exploring Sensory Play through Grass Meadow



4.9 Soft Landscape Strategy

Soft Landscape Strategy

The soft landscape strategy will be separated into 3 planting groups which will create functional and logical typologies to provide seasonal colour, new habitats, defensive barriers and ornamental interest. These groups are:

1. Residential Hub Species - This group will contain a combination of structural shrubs, ornamental grasses and colourful perennials. The shrubs will create structured seasonal interest whilst the ornamental grasses and perennials will provide sensory experiences with contrasting architectural form and colour to soften and subdivide the planting groups. The combined species will also help to soften the residential architecture in turn, creating a smart and sophisticated planting palette.

2. Village Green Species - This group will contain a mixture of native wildflower, amenity grassland and both native and ornamental shrub, tree species and bulb mixes. Planting will include edible species.

3. Green Interface Species - This group will primarily comprise the existing vegetation, supplemented with a mixture of native tree, shrub species and native wildflower planting. Colourful bulb and high impact native wildflower seed mixes will dominate this landscape helping to maintain and enhance the ecological corridors. Appropriate species will be selected to add seasonally changing colour and texture to provide year round interest.

The eastern edge / glade will be planted with amenity grass, surrounded by waves of native wildflower, native shrub and tree species. Planting will include edible species.

Legend

1. Residential Hub

2. Village Green

3. Green Interface



Figure 4.8 Soft Landscape Strategy (fabrik, 2021)