reside.

RESIDE DEVELOPMENTS

Design and Access Statement
Outline planning Consent

Land at Bayards, Level Mare Lane, West Sussex

August 2021

ARUN DISTRICT COUNCIL AL/113/21/OUT

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Notes

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Issued	:	August 2021/ 800 Rev D

ARUN DISTRICT COUNCIL AL/113/21/OUT

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.

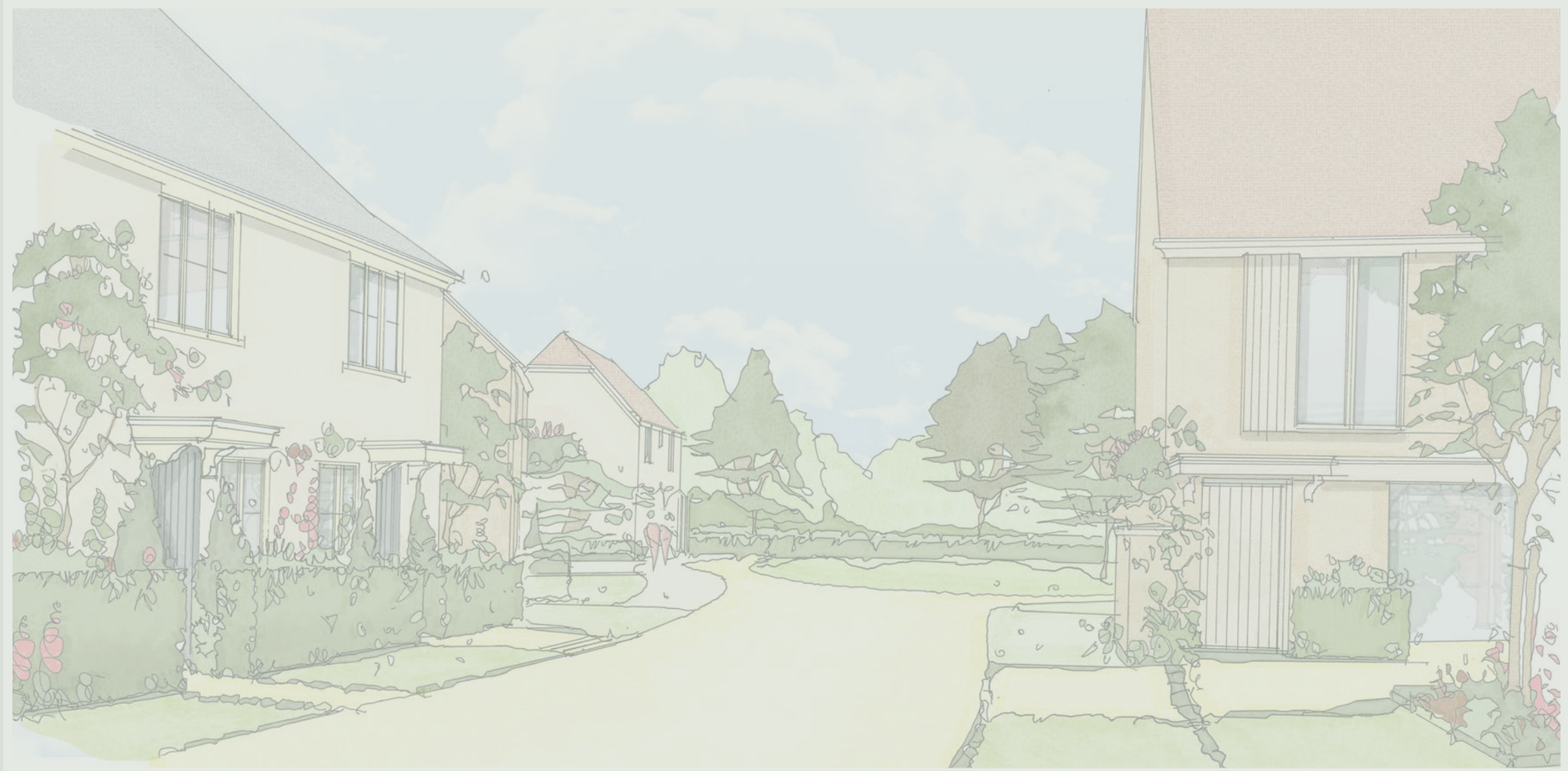
The Reside Group also incorporates Reside Construction, which further enhances the company's ability to provide a full suite of professional services: from land acquisition, through to planning, design and construction - the Reside brand is a beacon of excellence.

'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

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01 Site Location & Context

1.1 Application Site

Site Location

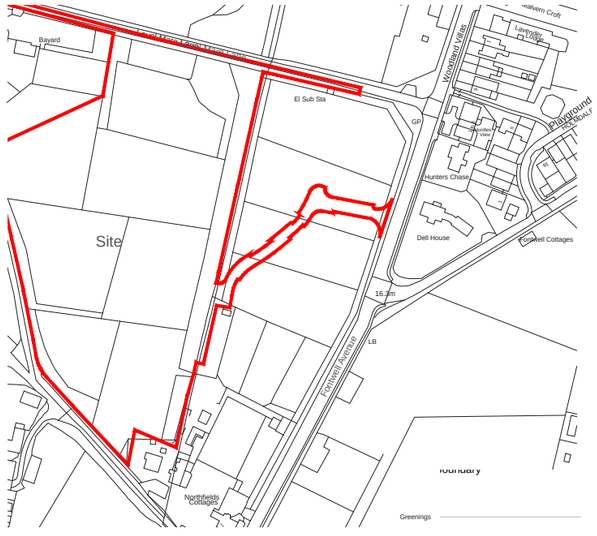
The site is located to the north of the village of Eastergate, on equestrian land used for grazing. The site will be accessed from Fontwell Avenue A29 via the access road of the adjacent approved scheme, with a secondary no-through access provided to the north from Level Mare Lane.

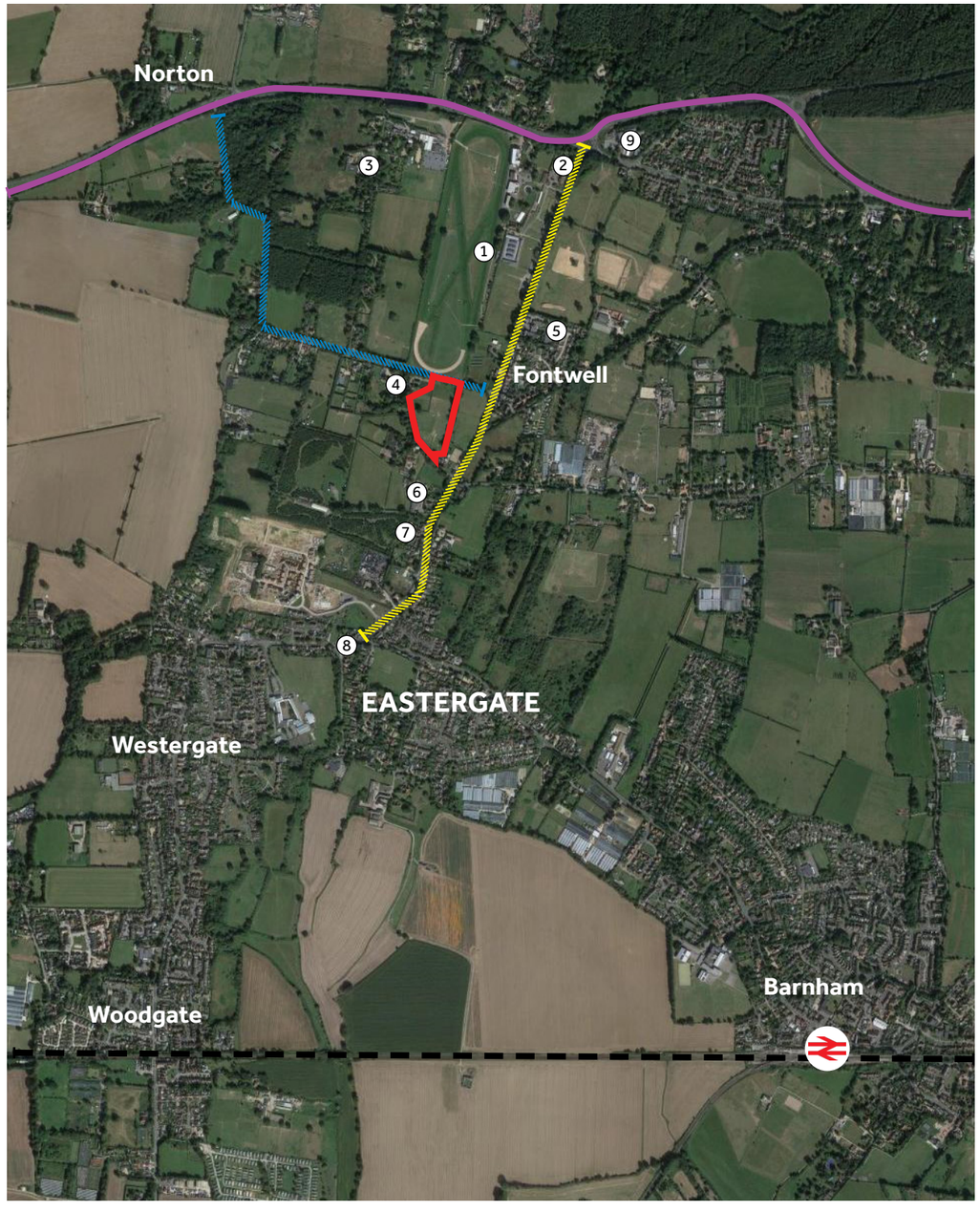
Fontwell Avenue (A29) is a principle road within West Sussex and Surrey that runs for circa 34 miles. Barnham railway station lies approximately 1.5 miles to the south of the site along Barnham Road (B2233) which has a direct junction with Fontwell Avenue and provides easy access to Gatwick Airport and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

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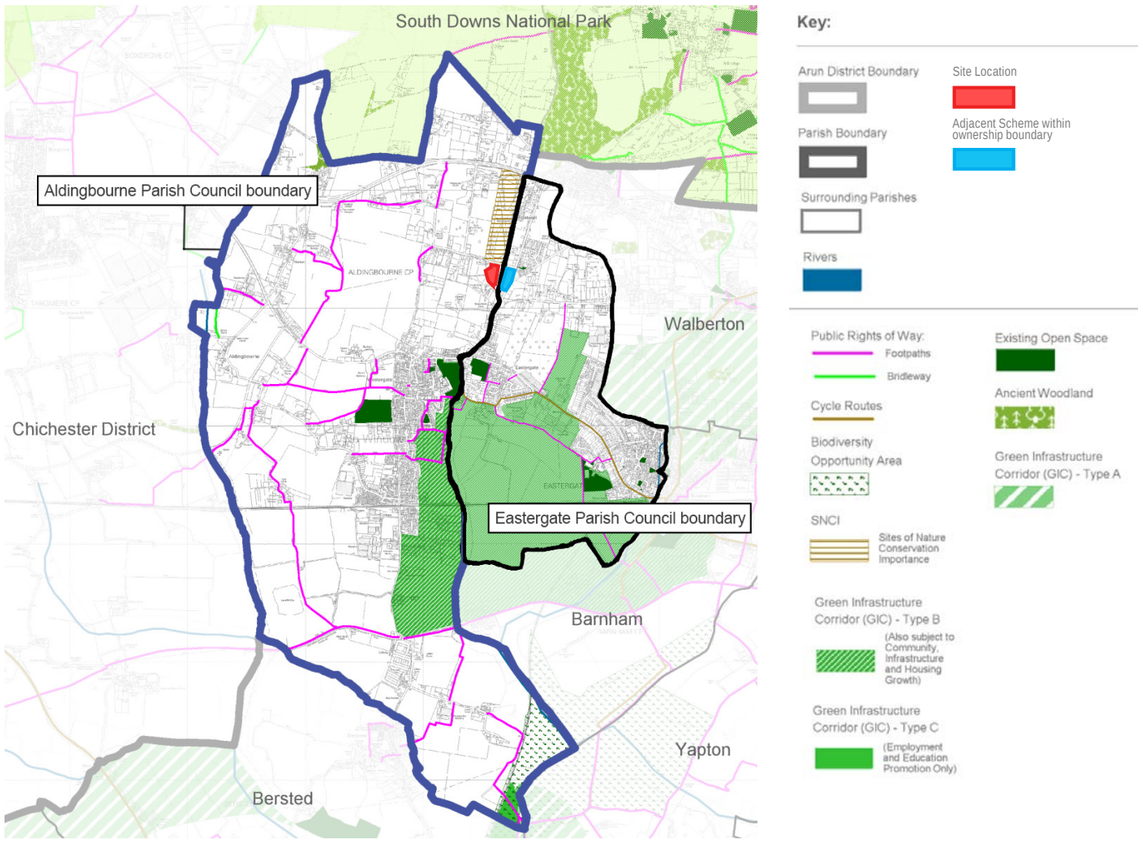
1.2 Context and surrounding area

Village Context

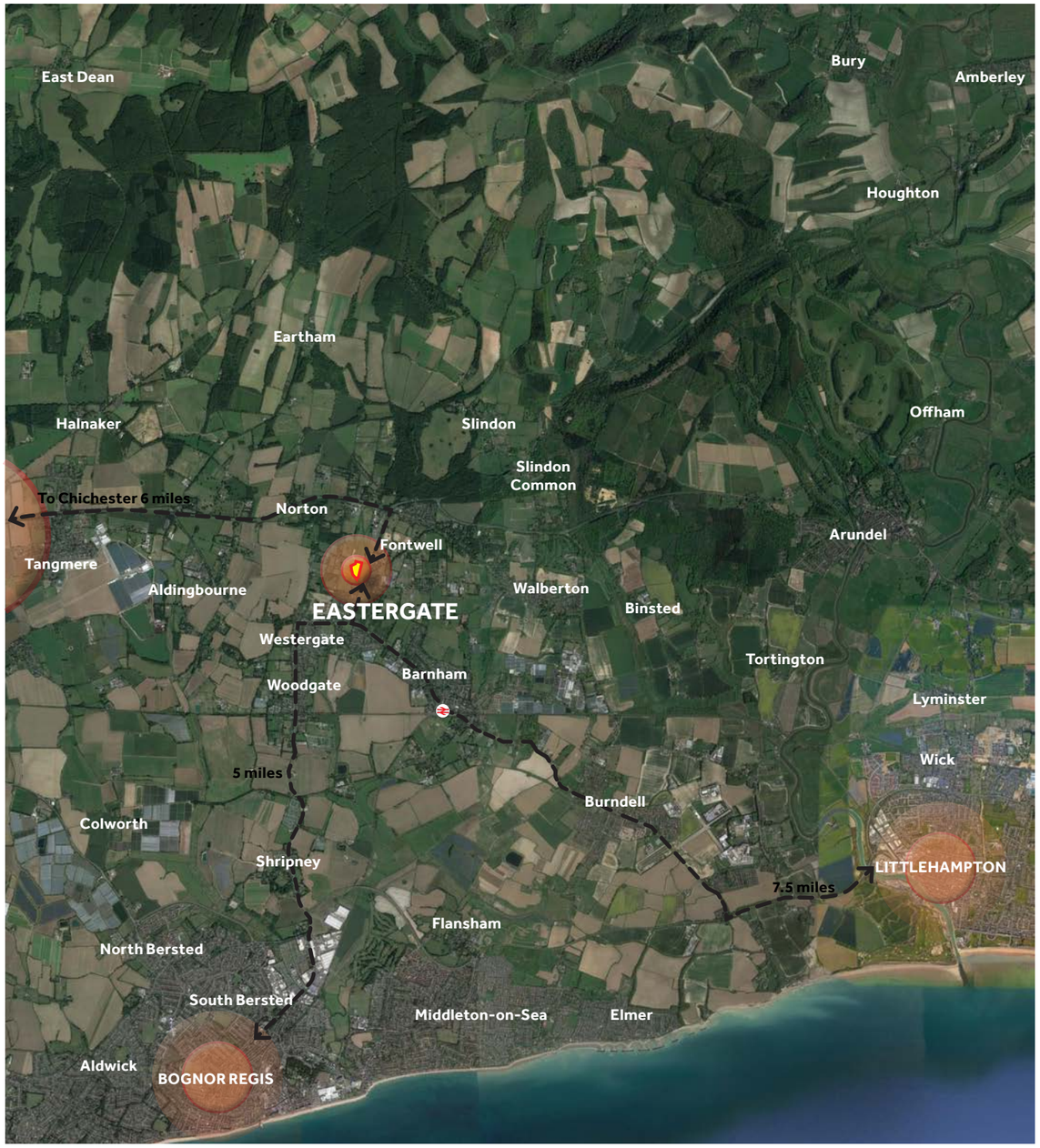
Level Mare Lane is located within West Sussex and falls under the authority of Arun District. The Site is located just outside the boundary of Fontwell and Eastergate but within the Aldingbourne Parish Council boundary.

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

1.2 Context and surrounding area

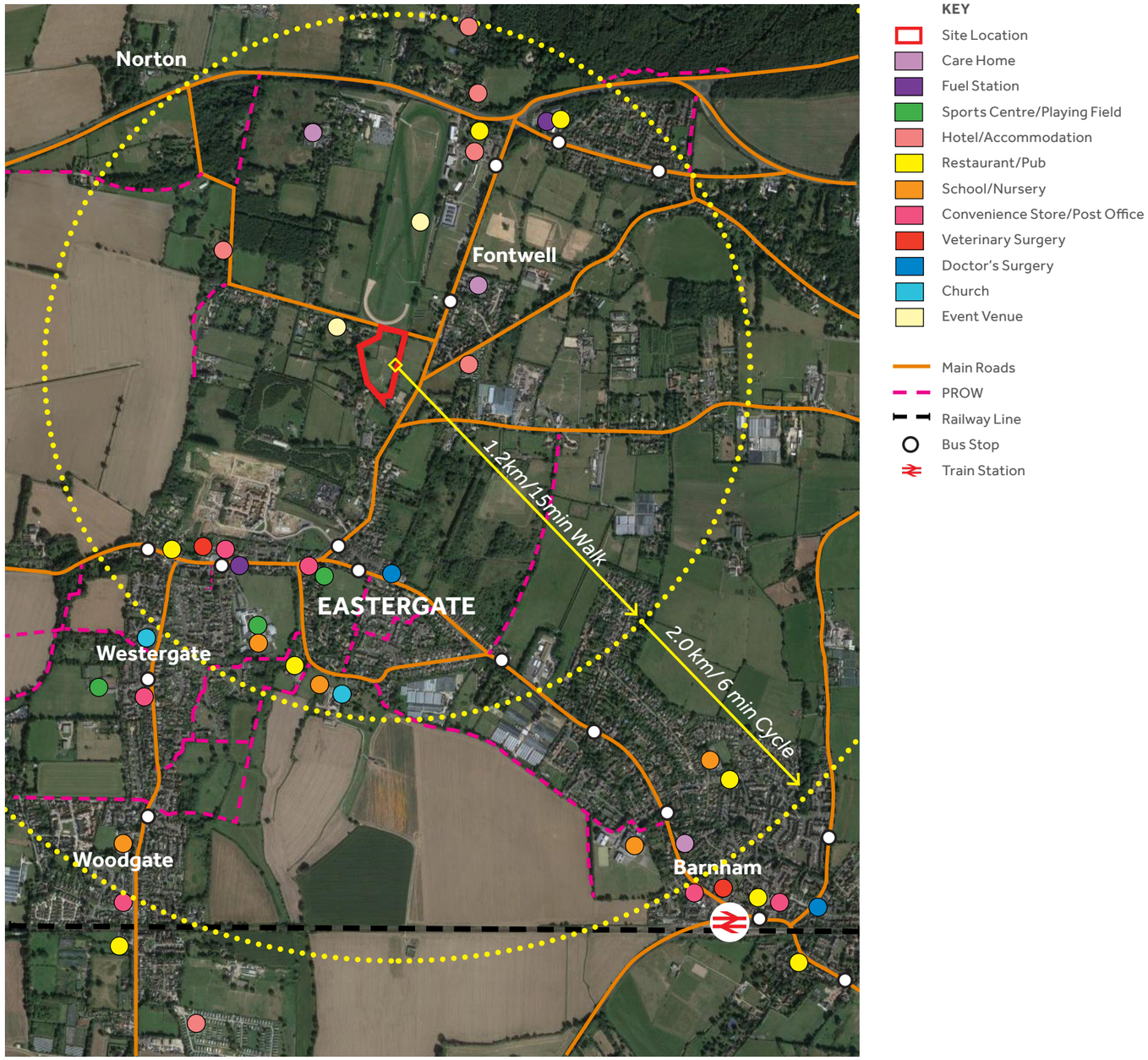
Local Amenities and Connectivity

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.



Connectivity and Amenities Plan NTS

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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

01 Site Location & Context

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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.

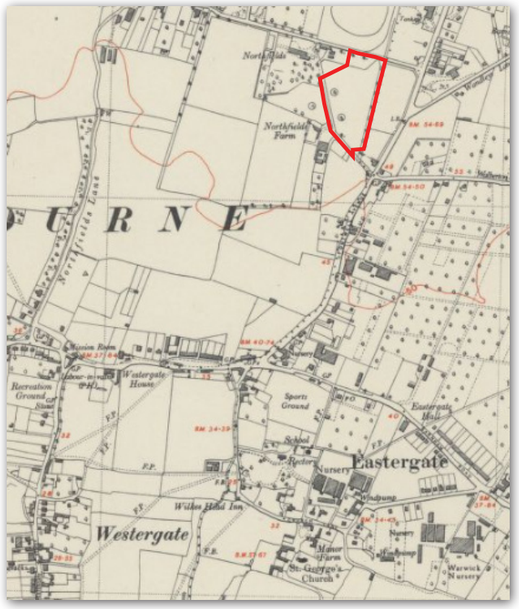
The maps opposite show the original roads used and the main settlements in and around Eastergate, such as Northfields Farm which was previously part of the Site.

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.

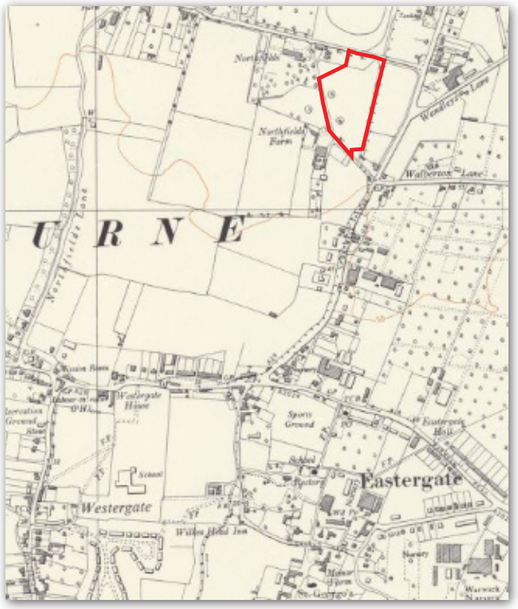
Considering this information and the excellent travel links the Site has today, proposals for the development are therefore sustainable and follow this existing pattern of growth. The Site location is also in a suitable position for integrated development, on the corner of two main streets and situated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



Map Published in 1890



Map Published in 1940

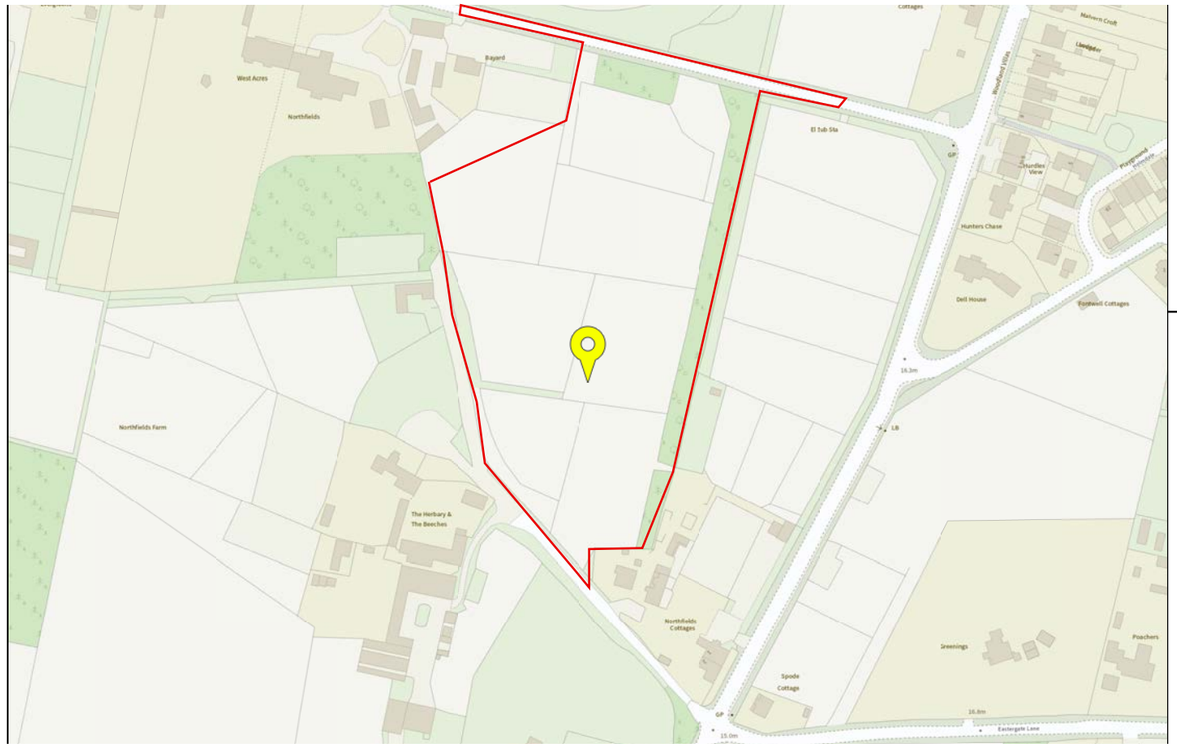


Map Published in 1960

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.



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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

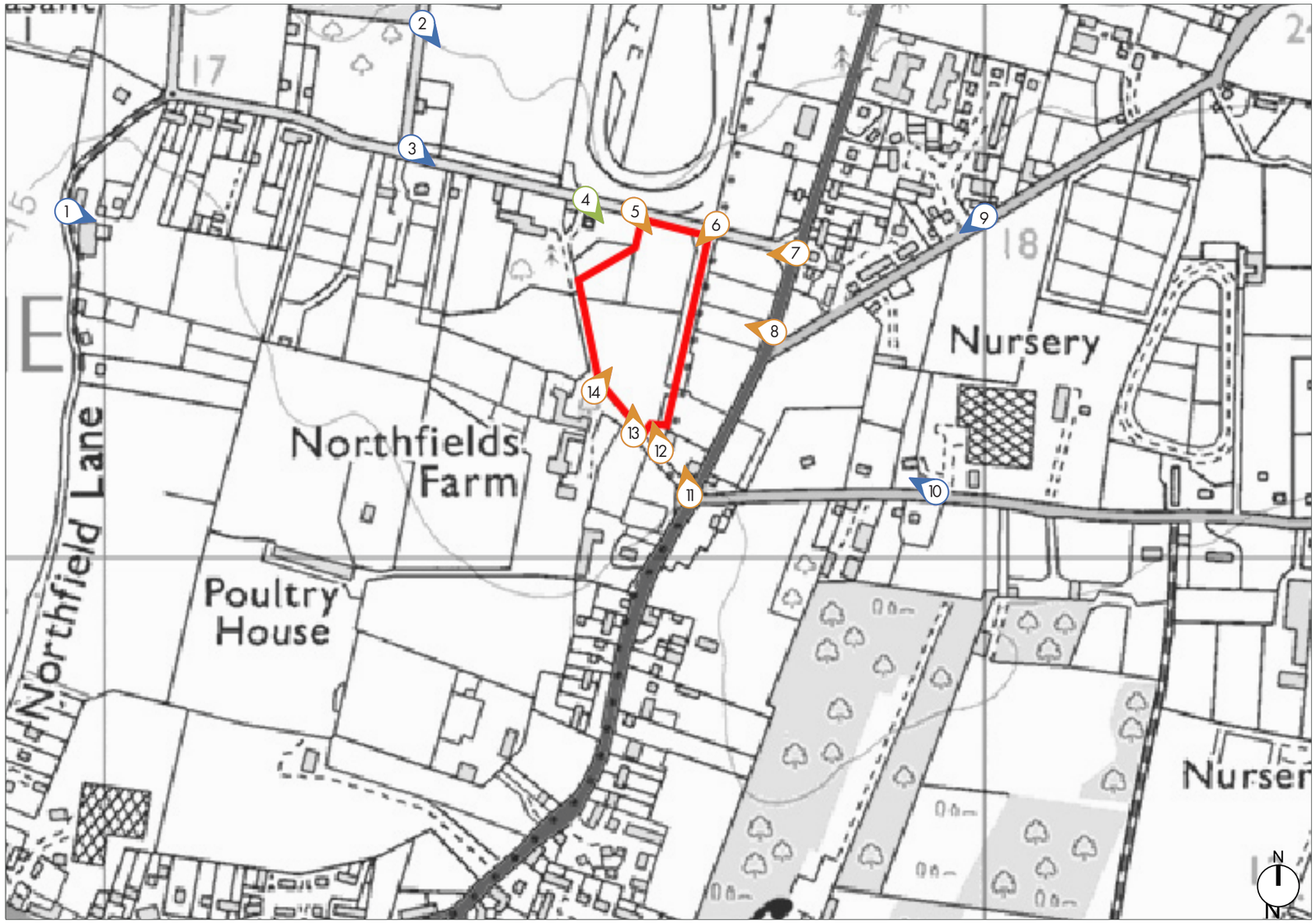
2.3 Visual Assessment

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.



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

LEGEND

- SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 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).
- 21 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).

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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.



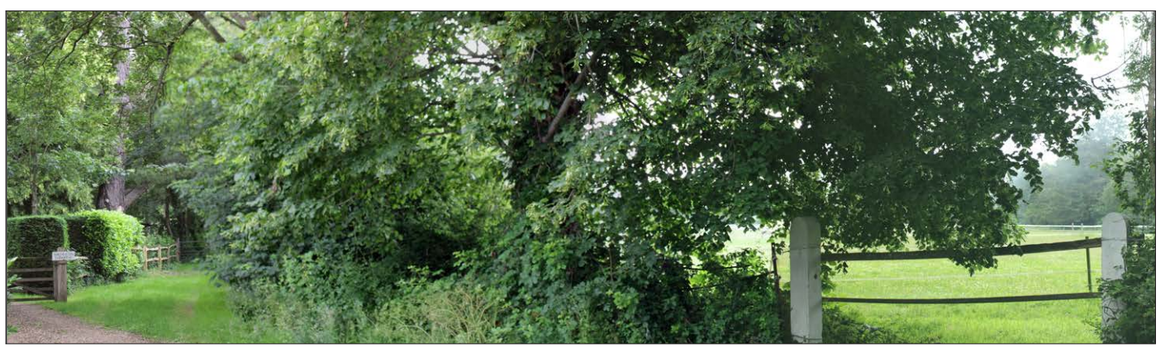
VIEWPOINT 4
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM LEVEL MERE LANE AND ADJACENT PROPERTY BAYARD STABLES. PARTIAL VIEWS OF PART OF THE NORTHERN SITE BOUNDARY VEGETATION ARE DIFFICULT TO DISCERN AND THE INTERNAL AREA OF THE SITE IS TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION AND BUILT FORM.



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.
T02

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.

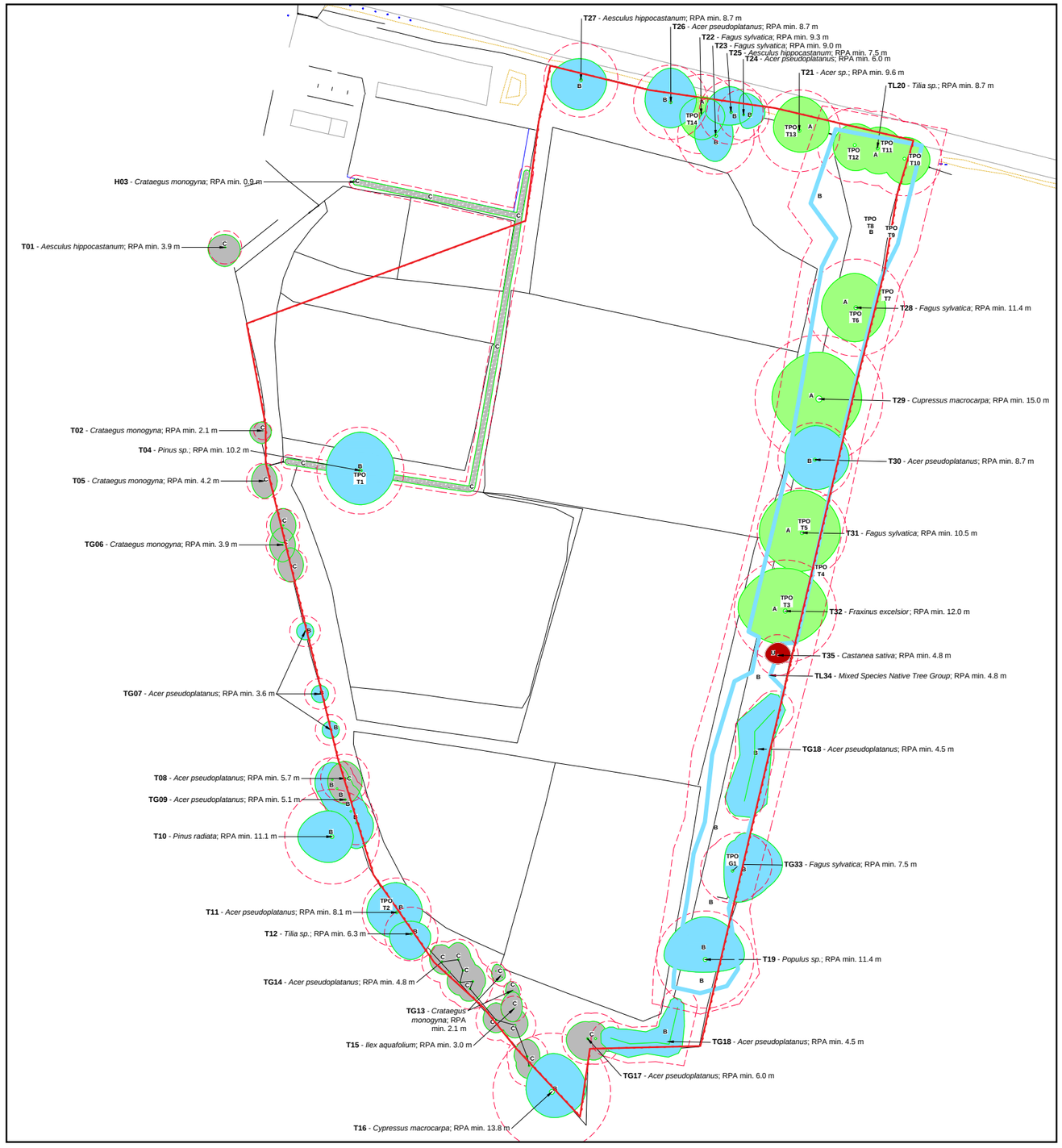
Category B Trees
Trees of Moderate Quality and Value.

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.



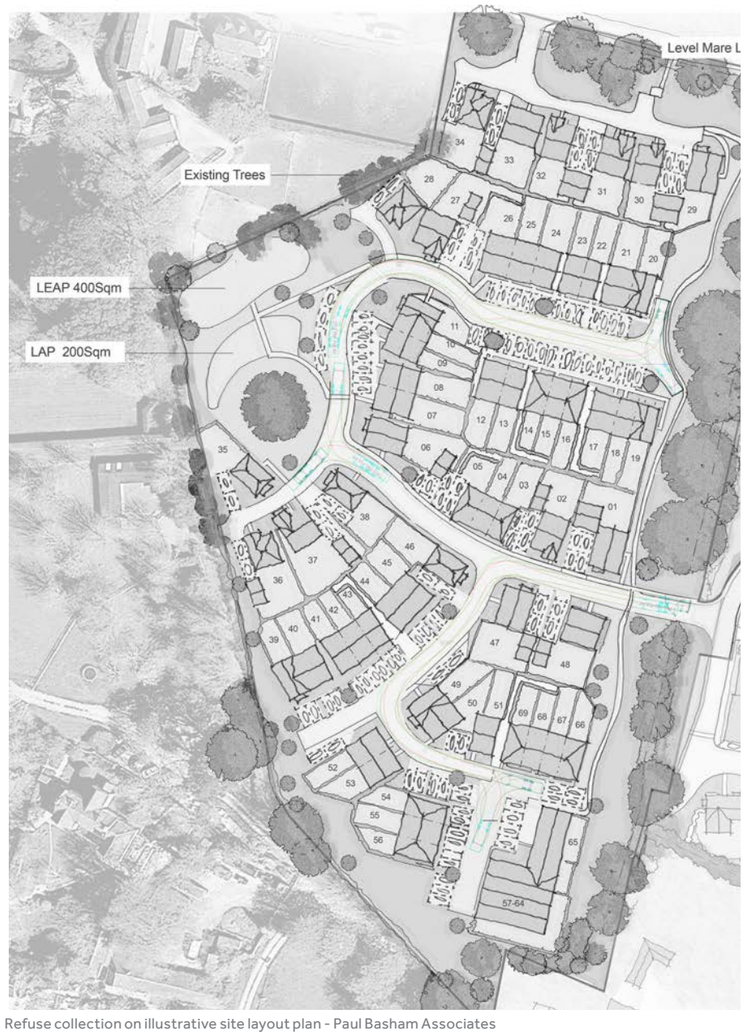
Tree Constraints Plan - Lizard

2.5 Transport and Highways

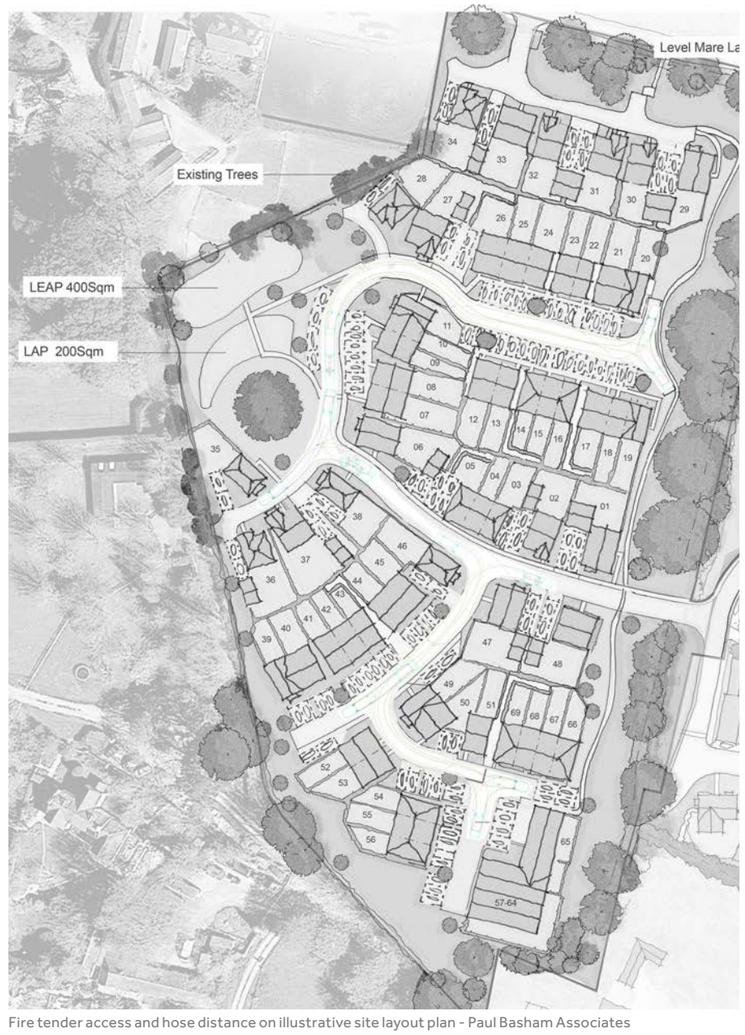
Traffic Assessment

A Traffic Assessment has been undertaken by Paul Basham Associates which considers the outline proposals in terms of their impact on the wider highway network.

Further tracking exercises have been undertaken to illustrate that the outline scheme could be delivered taking into account technical requirements such as refuse and fire tender access (extracts shown opposite).



Refuse collection on illustrative site layout plan - Paul Basham Associates



Fire tender access and hose distance on illustrative site layout plan - Paul Basham Associates

2.6 Site Topography

The site slopes down to the south by approximately 2.9m overall, with the highest point in the north west corner adjacent to Level Mare Lane at 19.4m AOD, decreasing to 18.2m AOD in the centre of the site, with the southern boundary being the lowest area at approximately 16.5m AOD. The fall is set over a length of circa 246m and so the fall across the site is circa 1:85 i.e. relatively flat.

2.7 Opportunities and Constraints

The site was previously used as equestrian land for grazing and has been divided into sections with post and wire/rail fences and hedges. The site boundaries are mostly planted out with mixed hedgerows/trees, with a variety of category A, B and C trees. There are no listed buildings nearby and the site lies outside of any flood risk zone.

Constraints

- Site slopes down to the south
- There are root protection areas and category A and B trees on site
- Primary site access should not be from Level Mare Lane to respect its existing character
- Vegetation on some areas of site boundary is less dense

Opportunities

- The site can primarily be accessed via adjacent development which reduces impact on Level Mare Lane to the north. Secondary access could be provided from the lane, forming a no-through driveway to a small number of homes.
- There is a bus stop within 250m of the site which is accessible via footpath along Fontwell Avenue
- Opportunity for new native planting to reinforce existing natural buffer and preserve existing street scene
- Category A and B trees to be retained and their RPA's respected with the implementation of a landscape buffer, which will integrate the site and encourage biodiversity
- Incorporate SuDS proposals with underground storage and permeable paving
- Opportunities for biodiversity net gain

The design of the proposed scheme seeks to be responsive to the sites' settlement edge location, the character of the village/nature of adjacent properties and the existing site features, whilst accommodating opportunities for biodiversity net gain.



KEY

- Site Location
- Adjacent site boundary (Approved scheme BN/50/20/PL)
- Proposed primary site access
- Potential secondary site access
- Fontwell Avenue
- Level Mare Lane
- Wandleys Lane
- Sub-station
- Main areas of existing vegetation
- Root Protection Areas
- Category A and B Trees
- Sun path
- Underground pipe
- Bayard Stables (Equestrian property with ménage)
- Bus Stop



03 Design Strategy & Proposals

3.1 Design Guidance

As part of the Design Team's review of this site, it set out a series of clear design objectives which sought to acknowledge its location, features of the site and the design aspirations and qualities that believe should be imbued in the development and against which further design development would be tested.

In setting the design principles for the scheme the team sought to draw on a number of acknowledged design guidance documents whilst weaving into this framework a series of values judged specific to this site and against which subsequent design developments would be tested.

Although they are no longer statutory requirements as part of the evaluation the design team drew upon:

- CABE's Building for Life
- The Future Homes Commission
- Design aspirations drawn from the site analysis

Arun Design Guide

The proposals seek to work with the Arun Design Guide to create an illustrative proposal that seeks to meets the Council's aspirations including on garden sizes and bin storage. Some of the elements considered are as follows:

- Private rear garden: 10.5sq.m depth, min 50sq.m for 2 beds, 60sq.m for 3+ beds
- Private front garden: min 2m depth
- Flats open space: either balcony of min. 3sq.m or 40sq.m + 10sq.m per flat if not provided in a balcony
- Back to back: 21m
- Back to side: 14m
- Front to front: 16m
- Parking spaces: 5m x 2.5m
- Garages: 6m x 3m
- Parking should be provided within 40m of the entrance to the property

These principles underpin the design of the illustrative layout plan whilst also building on the design concepts from the approved scheme to the east.

NPPF 2021 - Making Beautiful Places

The new NPPF emphasises the idea of creating beautiful places including the new National Model Design Code. Many of these elements are covered already by Arun's own Design Guide, however, the general principles have been applied to the illustrative layout to try and create a layout that will deliver both a beautiful and sustainable development of new homes.

Site Analysis

The particular character of the site has been dealt with earlier in this document and in particular the sensitivity of various boundaries, the need to reflect connection and movement in a safe and visually coherent manner.

In addition, there are a series of key features and views that the scheme should seek to capitalise on through its design development.

In terms of the connections out to the open space and the link through the scheme, important lines of movement have been proposed.

Arun Local Plan (2014-2029)

The proposals seek to comply with the guidance provided within the Local Plan especially Policy 2 (Development Strategy and Settlement Hierarchy) which notes that Hambrook is a Service Village and that, ' Outside of Chichester city and the Settlement Hubs, the Service Villages will be the focus for new development and facilities.' The proposals are designed to comply with Policy 33 on New Residential Development, policy 34 Affordable Housing and Policy 40 Sustainable Design and Construction.









3.2 Access For All

Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not be seen as something that has been considered late in the overall process or as a mere add on to other design inputs.

In view of this the objectives established for the proposed development are that it should be:

- Inclusive (so that everyone can use it safely)
- Responsive (everyone's views have been considered and taken into account)
- Flexible (different people are able to use it in a variety of different ways)
- Convenient (development is open for everyone to use without too much effort or separation)
- Accommodating (open to all people, regardless of their age, gender, mobility, ethnicity or circumstances)
- Welcoming (no disable barriers that might exclude some people)
- Realistic (balancing everyone's' needs)
- In practice, operators will not consider it commercially viable to be discriminatory as a range of house sizes and tenures will be provided. The site topography will dictate that some units will be harder to access than others but every effort will be made in the Detailed Design phase to ensure that the maximum number of units are accessible to all.

Design Approach:

- The design of the scheme reflects the requirements under DDA – Access for the Disabled – with level thresholds into the entrances and level access to gardens to as many of the properties as is practicable within the limitations of the site topography.
- Externally, acknowledging the strategy for the scheme, kerbs and changes of level within the highway and pedestrian environment will be kept to an absolute minimum. This maintains ease of access throughout the scheme whilst maintaining clear definition and distinction between various zones within the scheme which will be achieved through textural changes and changes in materials.

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3.3 Design Concept

The design for the site layout is landscape led with a framework of landscape spaces based on the existing mature trees on site. This includes creating large areas of open space beneath the trees along the eastern, northern and southern boundaries with the opportunity to introduce a leisure route along the eastern section. From the access point the primary road leads west to a green space which is the focal point of the development with an existing Pine tree retained as the centre piece of this space.

The proposed layout also takes into account the adjacent scheme, and has been designed to work in harmony to provide a continuous landscape and streetscene.

Key Principles:

1 The proposal for the scheme is landscape led, incorporating well established local design principals to respond to the rural location.

2 A green space to the west acts as a focal point for the development and acts as the final green space along a series of green spaces which start in the approved scheme to the east and lead seamlessly into this new proposal. Play features including a LEAP and LAP are integrated into this focal space.

3 A large landscape buffer is retained along the eastern boundary of the site which reflect the character established in the approved consent on the site to the east.

4 Development to the north is set back to respect RPA's and the setting of Level Mare Lane.

5 Green space is well addressed by houses fronting onto these spaces to ensure they are overlooked and accessible spaces. A leisure route could be introduced along the eastern boundary.

6 The architectural approach is in keeping with West Sussex vernacular to create a sense of place based on the surrounding context in Fontwell and Eastergate.

7 Affordable homes are in a mixture of forms (apartments and houses) and are designed to be tenure blind.



Concept Diagram - NOT TO SCALE

3.4 Design Evolution

The design for the site layout has evolved over a number of iterations, with each one taking account of different constraints and opportunities and also taking into account pre-app advise sought with Arun District Council.

An initial sketch scheme (shown opposite) illustrated 75 units on the site with a central green space. This is accessed via the approved development to the east and was drawn without the benefit of a tree survey to identify root protection areas.

This was discussed with Arun District Council at an early pre-app meeting and feedback provided informed future iterations of the scheme.



Early sketch scheme to test capacity of the site - NOT TO SCALE

ARUN DISTRICT COUNCIL AL/113/21/OUT

3.4 Design Evolution

Following pre-app advise and receipt of more information on constraints a further iteration of the site layout was produced for 70 units. This sought to pull development away from the northern, eastern and southern edges of the site and create a central green space as you first entered the site. No access was provided of Level Mare Lane so a through road winds it's way up to the northern boundary.

This was the subject of further comment by the District Council which included the desire to keep a Pine tree in the west of the site which would have been removed in the scheme shown opposite.

Following this advise a Tree Preservation Order (ref: TPO/AL/3/21) was made on the 4th August 2021. As a result of this the concept was revisited to ensure that the Pine tree within the site to the west could be retained and further that it became the focal point of a new green space in which play areas could also be located to create a heart for the new community. Elements such as the landscaped space to the northern, eastern and southern boundaries were retained and informed the final illustrative masterplan and parameter plan.



3.5 Illustrative Master Plan

An illustrative master plan has been prepared to show how the site could be brought forward and deliver a landscape led, high quality housing scheme whilst still retaining large areas of green open space.

The application is for an Outline Permission so the information on the following pages is intended only to illustrate how detailed considerations have been addressed in order to inform the parameter plan although they are not the subject of this application.

This illustrates that the Design Team have considered all aspects of the proposals which then inform the Parameter Plan ensuring that the site is deliverable.



Illustrative Master Plan - NTS

3.6 Parameter Plan

To inform the Outline Planning Application, a Parameter Plan has been produced, as shown opposite. The parameter plan is was based on the results of the site analysis and input from the Design Team and Consultants, and shows the proposed extent of development, main vehicular access and secondary access, indicative primary roads and pedestrian links along with provision of open space.



KEY

- Primary Access
- Secondary Access/Construction Access
- Development Parcel
- Green Space
- Primary Roads
- Leisure Footpaths
- LEAP
- LAP
- Amenity Open Space

Parameter Plan - NOT TO SCALE

3.7 Illustrative Road Hierarchy

Main Access Road

This principle route connects to the internal road granted permission as part of approved application BN/50/20/PL. This is likely to be a 4.8m wide road with 1.2m footpath to link to the existing widths of carriageway and footpaths within the approved scheme to the east.

A secondary access is proposed to the north which will sever 6 no. units and could act as a construction access subject to approval.

Within the site there are a small number of roads which all connect to the primary access and create a clear road hierarchy.

Paul Basham have produced a Transport Statement which forms part of the submission documents and details the proposed access and movement further.



Illustrative Movement Strategy Diagram - NTS

ARUN DISTRICT COUNCIL AL/113/21/OUT

3.8 Illustrative Streetscenes

Key Plan





Illustrative Street section AA



Illustrative Street section BB

3.8 Illustrative Streetscenes

Key Plan





Illustrative Street section CC



Illustrative Street section DD

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3.9 Illustrative Public Open Space Strategy

An indicative Public Open Space (POS) strategy has been produced which shows the large areas of the site given over to green space. The majority of this is to aid biodiversity including the 10m buffers to the north, west and south of the site and the larger buffers adjacent to the Ham Brook on the eastern boundary.

A SuDS feature would be located within the centre of the scheme with small play space to the west of this (in line with the Field In Trust requirements for distances to habitable rooms). Further SuDS features such as swales could enhance biodiversity to the east of the site.

Amenity open space is created along the western edge to bring green space into the development and soften the built form along this edge.

There is ample landscape space to provide semi-natural space and other forms of open space in line with the Council's POS calculator. This will be all be incorporated as part of the overall delivery of approximately 0.78ha. of public open space.



Landscape Open Space Diagram - NTS

3.10 Accommodation

An indicative mix of housing based on the Council's preferred mix was used to work up to inform the illustrative master plan.

Scale & Density

With a large proportion of the perimeter of the site being left as green open space to allow for the existing mature trees the density of the developed area is 30dph which is in keeping with the adjacent approved site. Some areas of the illustrative site layout plan are less dense so that the layout softens out towards the countryside edges (north and west), with terraced and semi detached units located within the centre of the site and 2 storey apartments to the south-eastern corner.

Units will primarily be 2 storey in height subject to detailed design considerations.

Residential Mix

The illustrative proposals are for 69 new homes, within which there is a broad mixture of 1, 2, 3, & 4 bed homes. The indicative layout broadly conforms with the Council's housing mix requirements.



Illustrative Site Plan Showing Tenure Mix - NTS

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3.11 Illustrative Parking Strategy

Parking provision has been illustrated within 10% of the Arun District Council guidance and as noted Paul Basham Associates Transport Statement. The parking has been designed to try and ensure it does not dominate the illustrative scheme.

A range of different parking solutions relating to the homes and spaces they serve is appropriate. For example, the larger detached homes will have on-plot parking, in the form of a carport/garages or driveway space; smaller affordable units (terraced and semi-detached) will have either a driveway space or an on-street/ courtyard parking arrangement. All allocated parking spaces will be conveniently located to the homes they serve and will be overlooked by adjacent homes to ensure safe use. Where parking courts are provided these are 'inhabited spaces' with dwellings fronting them to ensure passive surveillance.

Paul Basham Associates have produced a detailed Transport Assessment and Travel Plan to support the application and cover parking arrangements in more detail within these reports.



KEY :

- Allocated Parking — On plot/driveway
- Allocated Parking — In carport/garage
- Affordable Allocated Parking — On Street/courtyard
- Unallocated Parking — On Street

Illustrative Parking Strategy Diagram - NTS

3.12 Illustrative Refuse Strategy

The illustrative site plan and road layout have been tracked by Paul Basham for a refuse vehicle swept path. The refuse strategy reflects the maximum drag distances and bin collection points.

The majority of properties have direct access to a back garden which allows homeowners to store and bring bins out without going through the house.

The majority of homes will utilise kerbside collection as the properties are close enough to the road edge.

In some areas, where a tighter grain of housing is provided, bin collection points will be utilised and these will be in acceptable drag distances for both home owners and refuse workers. Access to rear gardens for storage of bins would be carefully considered to make it easy for residents to return them to gardens and not leave them on the kerbside.

Bin collection points will be constructed of materials that are sympathetic to their context and help the collection points structure to blend into their surroundings. This could be the use of appropriate brick against a brick backdrop and grass block paving to blend into the ground but allow a hard-standing.

KEY :

- Refuse Vehicle Path
- Refuse Vehicle Turning
- Kerbside Collection Point
- Bin Collection Point
- Refuse Worker Drag Distance [25m]
- Resident Drag Distance [30m]



Refuge Strategy Diagram - NTS

ARUN DISTRICT COUNCIL AL/113/21/OUT

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

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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.

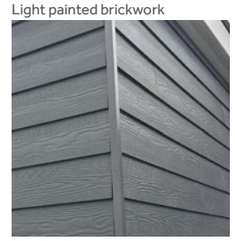
A more detailed strategy would form part of a future detailed /reserved matters application



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.








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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)

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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 600m ²
- 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**

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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.

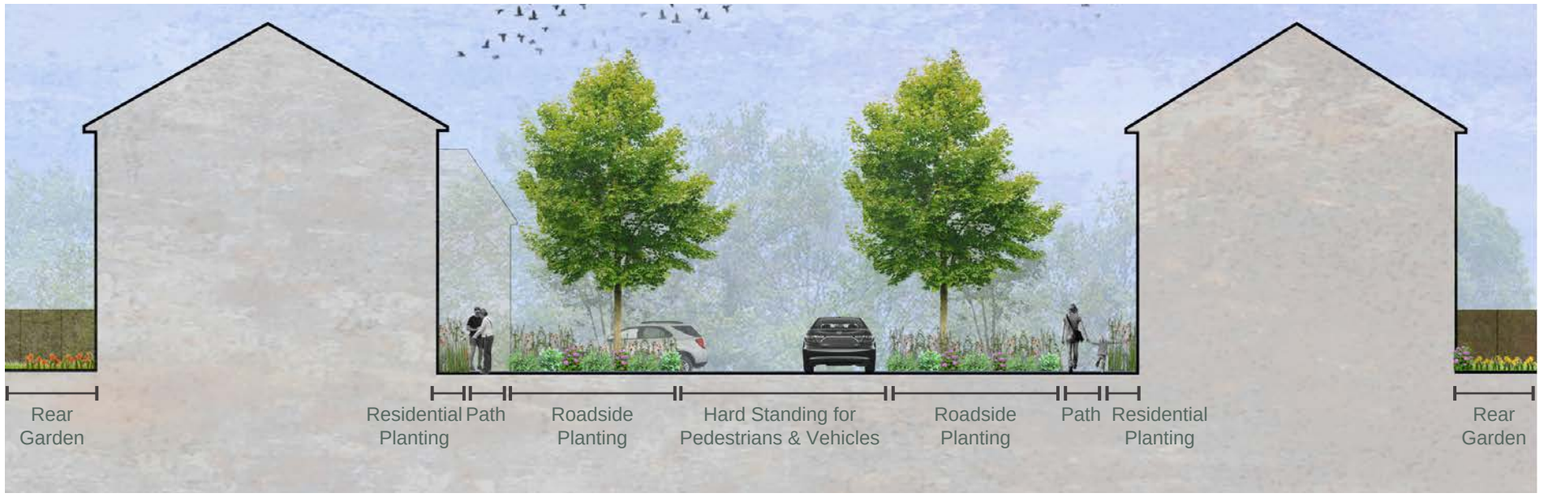
The planting palette will contain a mixture of shrubs, both native and non-native, together with evergreen shrubs helping to produce a low maintenance landscape. The addition of high impact perennials will add seasonal colour and help to diversify the planting scheme.



Tree Lined Residential Street



Street Character Example



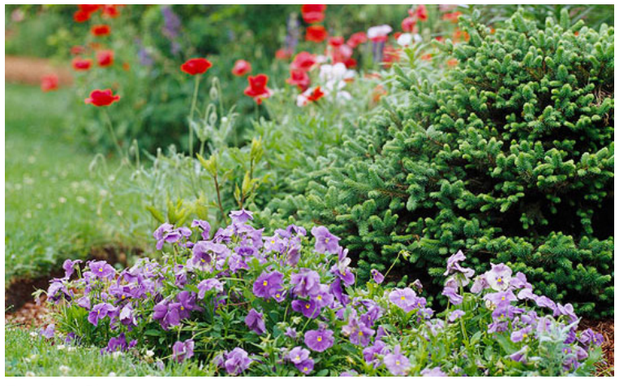
Indicative Section A-A



Figure 4.4 Residential Hub Cross Section Location

Legend

Residential Hub



Planting Character



Street & Planting Character

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.



Village Green Natural Play with Interaction With Nature



Looking out from the Village Green



Indicative Section B-B



Figure 4.5 Village Green Cross Section Location

Legend

Village Green

Areas of Formal and Informal Natural Play



Pine Tree to be Retained in the Village Green



Central Village Green area of Natural Play

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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

Legend

- Amenity Greenspace
- Natural and Semi Natural Greenspace



Green interface Native Planting and amenity space



Green Interface Native Hedge and Wildflower Edge Planting



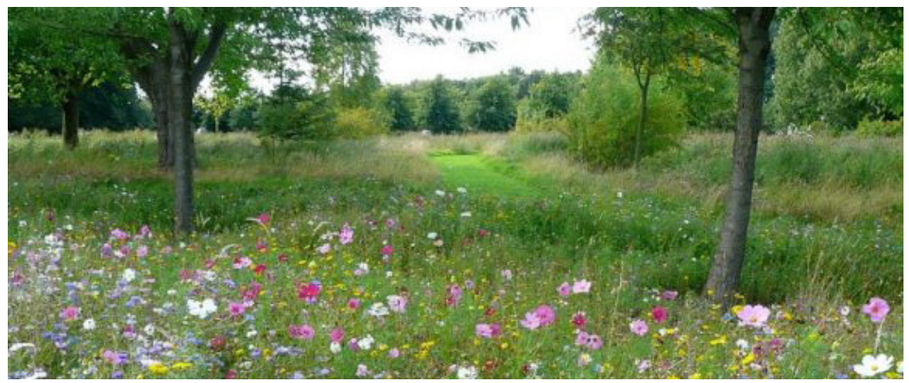
Indicative Section C-C



Indicative Section D-D



Native Tree ad Hedgerow Green interface Boundary

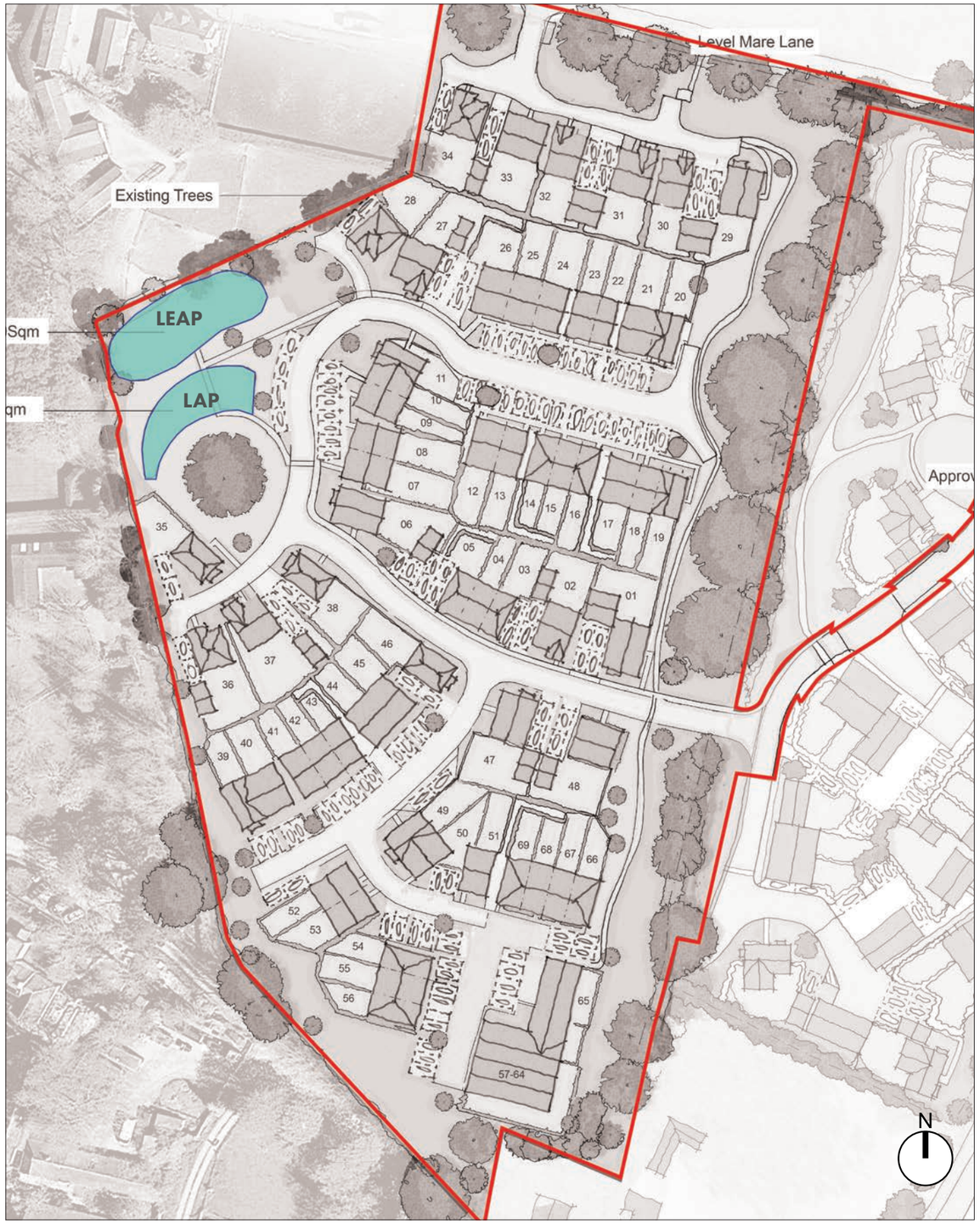


Green interface Areas of Shade Tolerant Wildflower

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 600m ²

Figure 4.7 Landscape Play Strategy (fabrik, 2021)

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Play Strategy Precedents

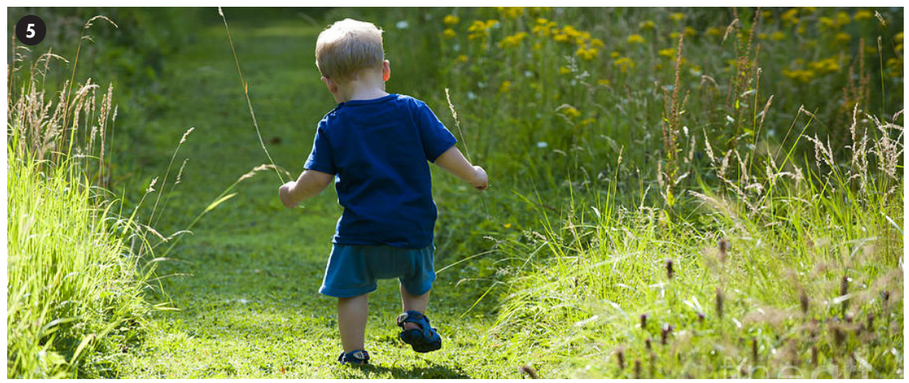
1. Natural Play Workshops
2. Mixture of Formal and Natural Play Structures
3. Village Green LEAP with Log Walk
4. Natural Play Logs and Tree Stumps
5. Child Exploring Sensory Play through Grass Meadow











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)

ARUN DISTRICT COUNCIL AL/113/21/OUT

4.9 Soft Landscape Strategy

Tree Strategy

The tree strategy throughout the site can be defined into 4 varying categories that will form a coherent mix of native and non-native species:

1. Street Trees - Compact, neat and tidy, pyramidal species such as, *Carpinus betulus* 'Frans Fontaine' provide structured street form, whilst the *Pyrus calleryana* 'Chanticleer' contrast with their dazzling display of spring flowers. Species such as *Betula pendula* will provide dominant structure and strong Autumn colour. Other trees to include will be *Alnus* species and *Populus nigra.*

2. Feature Trees - Native trees such as *Platanus x hispanica* and *Quercus robur* will provide structural form. In contrast the *Liquidambar styraciflua* trees contrast with their irregular spreading branches and strong autumnal colours.

3. Green Interface Trees - This mix will combine native woodland tree species and aim to enhance biodiversity within the Site. Tree form will vary with both standard and multi-stem species. Species such as *Corylus avellana* and *Betula pendula* will provide dominant structure and strong autumn colour. Species such as *Aesculus hippocastanum* will provide summer flower colour and autumn fruit interest. In addition, This group of native trees will contain a mixture of forms and species that will provide a suitable replacement for those proposed for removal. The majority of the woodland edge species will be *Acer campestre* in a standard from with accent trees such as *Quercus robur.* Other trees to include will be *Fagus* and *Frangula alnus.*

4. Fruit Trees - Fruit bearing trees will include robust apple varieties, wild and sweet cherry species adding to the edible narrative at the edge of the village green. Prunus avium cultivars such as *Prunus avium 'Sweetheart'* and Apple species *Malus domestica 'Charles Ross'* and *Malus sylvestris.*

Legend

- Existing Trees to be Retained
- Street Trees
- Feature Trees
- Fruit Bearing Trees
- Woodland Edge and Green Interface Trees

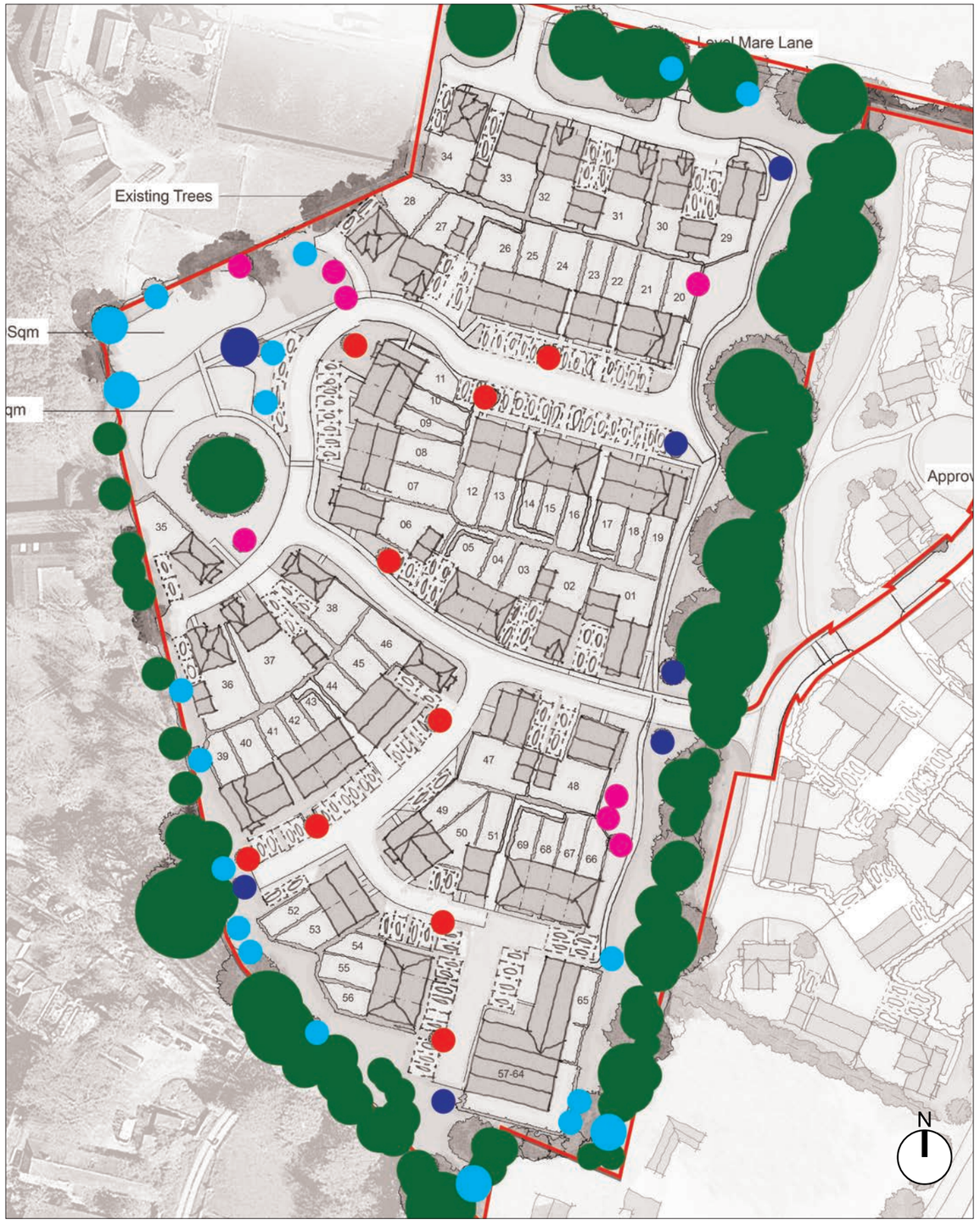
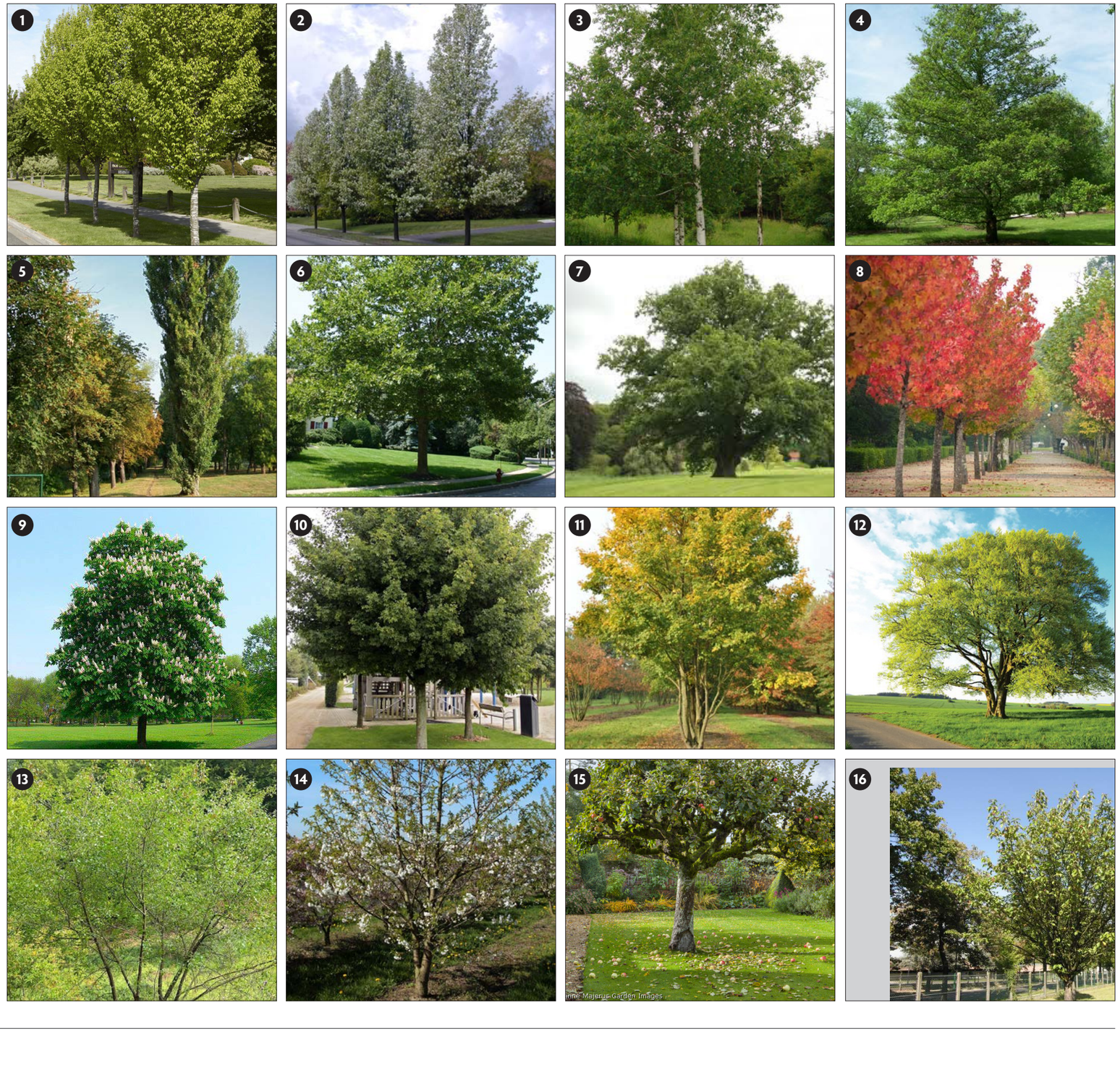


Figure 4.9 Tree Strategy (fabrik, 2021)

4.9 Soft Landscape Strategy

Key Tree Species

1. Street Trees - *Carpinus betulus* 'Frans Fontaine'
2. Street Trees - *Pyrus calleryana* 'Chanticleer'
3. Street and Green Interface Trees - *Betula pendula*
4. Street Trees - *Alnus*
5. Street Trees - *Populus nigra*
6. Feature Trees -*Platanus x hispanica*
7. Feature Trees -*Quercus robur*
8. Feature Trees -*Liquidambar styraciflua*
9. Green Interface Trees - *Corylus avellana*
10. Green Interface Trees - *Aesculus hippocastanum*
11. Green Interface Trees - *Acer campestre*
12. Green Interface Trees - *Fagus*
13. Green Interface Trees - *Frangula alnus*
14. Fruit Trees - *Prunus avium 'Sweetheart'*
15. Fruit Trees - *Malus domestica 'Charles Ross'*
16. Fruit Trees - *Malus sylvestris.*



4.9 Soft Landscape Strategy

Hedgerow and Wildflower Species

Native Mix Hedgerow Planting Palette

The planting palette for the native mix hedgerows will comprise of native species, frequently found within the locality and therefore appropriate for the setting of the Site.

Species for native planting to include:

1. *Crataegus monogyna*
2. *Sorbus aria*
3. *Viburnum lantana*
4. *Viburnum opulus*
5. *Ilex aquifolium*
6. *Taxus baccata*
7. *Corylus avellana*
8. *Euonymus europaeus*

Other Edible native hedgerow species to include are; *Rubus fruticosu*s and *Prunus spinosa*.

Wildflower

The planting palette for the native wildflowers are to include the standard general purpose plant mix EM2F.



4.9 Soft Landscape Strategy

Ornamental Soft Landscape Species

1. Residential Hub Example Species - *Calamagrostis x acutiflora* 'Karl Foerster', *Echinacea Purpurea* 'White Swan', *Perovskia a.* 'Blue Spire', *Euonymus fortunei* 'Silver Queen', *Hebe* 'Red Edge'

2. Village Green Example Species - *Rubus idaeus*, *leucanthemum vulgare, Crocus* 'Ruby Giant', *Tulipa* 'Queen of Night'

3. Green Interface Example Species - *Cornus sanguinea*, *Viburnum opulus* 'Compactus', *Carex* 'Ice Dance', *Ligustrum vulgare, Crataegus monogyna, Dryopteris felix-mas, Acanthus mollis, Brunnera macrophylla* 'Jack Frost'



4.10 Hard Landscape Strategy

Hard Landscape Strategy

The hard landscape strategy is governed by a series of differing typologies:

1. Residential Hub - A mix of different block paving design to create a pedestrian oriented scheme. Permeable Block paving will be incorporated into the scheme throughout.

2. Spine Road - The pedestrian footways and associated vehicular roads will be composed of permeable concrete block paving.

3. Property Entrance Thresholds - The ground floor property entrances will consist of Permeable concrete slab paving.

4. Parking - Permeable concrete block paving will make up the majority of the parking bays along the major spine road, in the residential hub and private driveways.

5. Eastern path - Will consist of self binding gravel.

6. LEAP - Will consist of bark play mulch.

7. Central Green path - Will consist of self binding gravel.



Figure 4.10 Hard Landscape Strategy (fabrik, 2021)

4.10 Hard Landscape Strategy

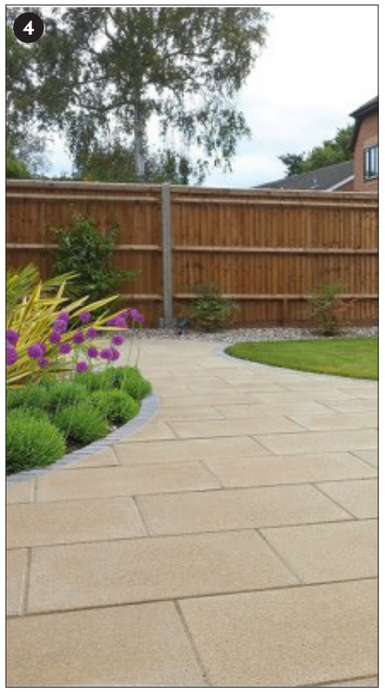
Hard Landscape Precedents

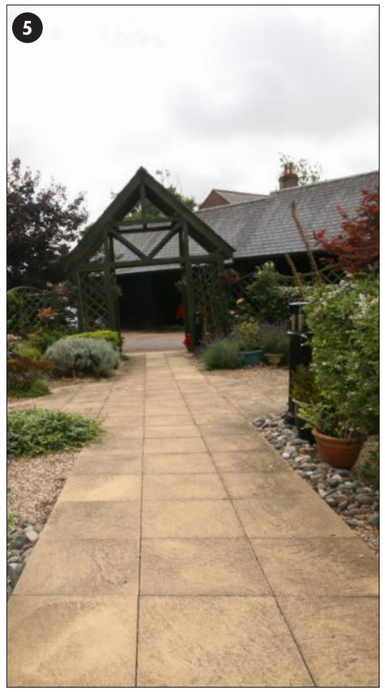
1. Precedent Image Permeable Block Paving within a Residential Scheme
2. Precedent Image Permeable Block Paving
3. Precedent Image Bark Play Mulch for the LEAP
4. Precedent Image Permeable Concrete Slab Paving
5. Precedent Image Permeable Concrete Slab Paving with Associated Planting











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4.11 Boundary Treatment Strategy

Boundary Treatment Strategy

The boundaries to the dwellings will be secured by a variety of Brick walls and timber fencing, be it post and rail or close board. Structural plating will also be part of plots boundaries be it either hedges, shrubs or climbers.

Brick walls are to be located where property plots face onto the external public realm. This will help to provide extra privacy and security for residents Timber fencing will provide separation between each plots internally. The timber fencing should be treated to help reduce future rot and limit future long term maintenance requirements.

Precedent Images of Brick Wall and Alternative Timber Fencing Options:

1. Brick Wall and Brick Pier
2. Brick Wall with Timber Panelling
3. Timber fencing with Mixed Shrub and Perennial Planting
4. Timber Fencing with Native Shrub and Hedgerow

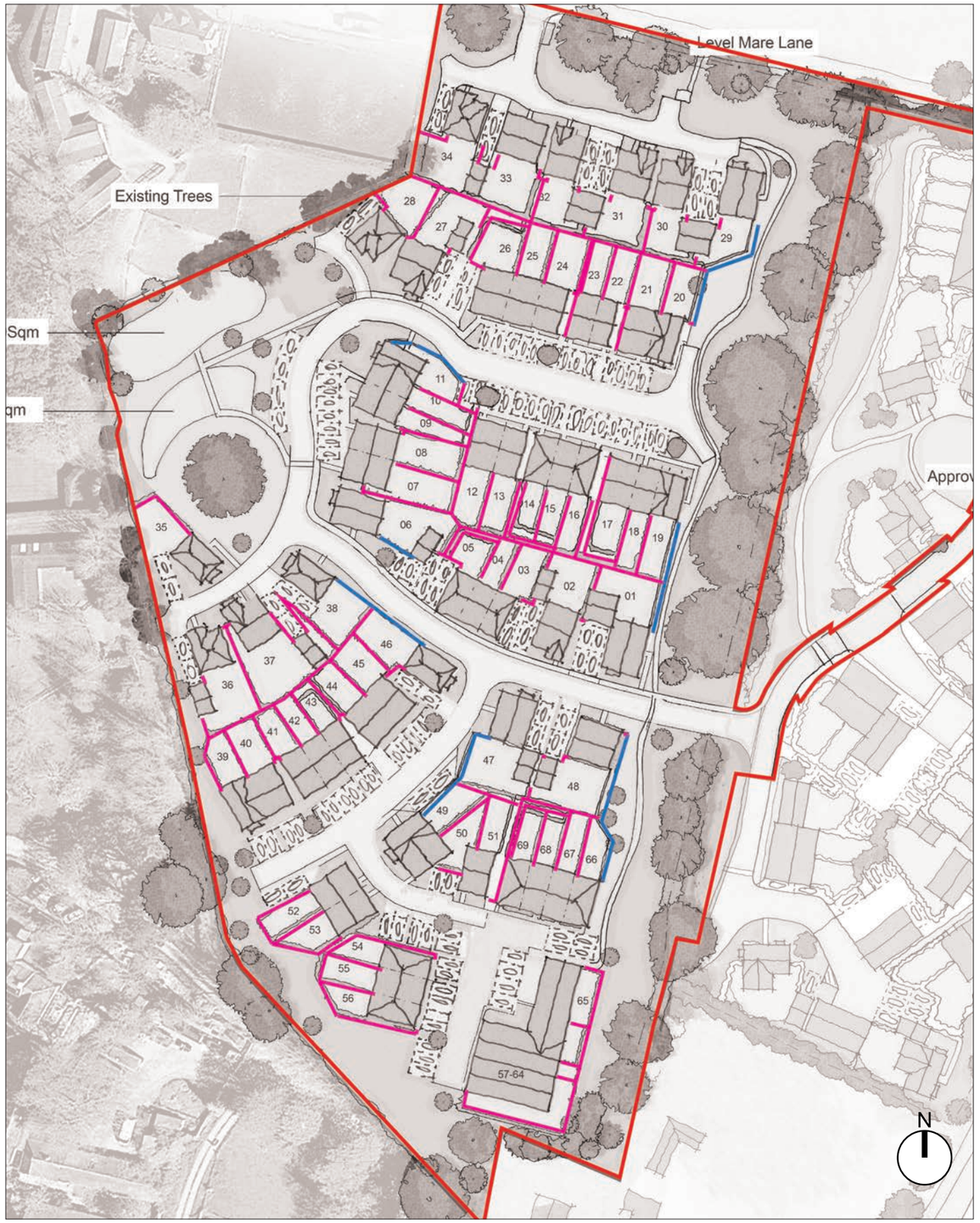


Figure 4.11 Boundary Treatments Strategy (fabrik, 2021)









4.12 Lighting Strategy

Lighting Strategy

The lighting strategy is formulated around the provision of a range of robust products providing a safe light levels across the site whilst minimising the effects on ecology and night sky and leaving some latitude for feature lighting.

The streets will be provided with 6m column lights adjacent to all the primary movement routes which drop to 4m columns in parking courts and pedestrian only routes.

The pedestrian path along the eastern edge of the site is to be lit by low level bollard lighting.

All of the above is to be clarified through a detailed lighting design.

Precedent Images of Lighting Strategy Options:

1. Pole Mounted Lighting
2. Pole Mounted Lighting
3. Bollard Mounted Lighting
4. Bollard Mounted Lighting

Legend

- Pole Mounted Light 6m
- Pole Mounted Light 4m
- Bollard Mounted Light

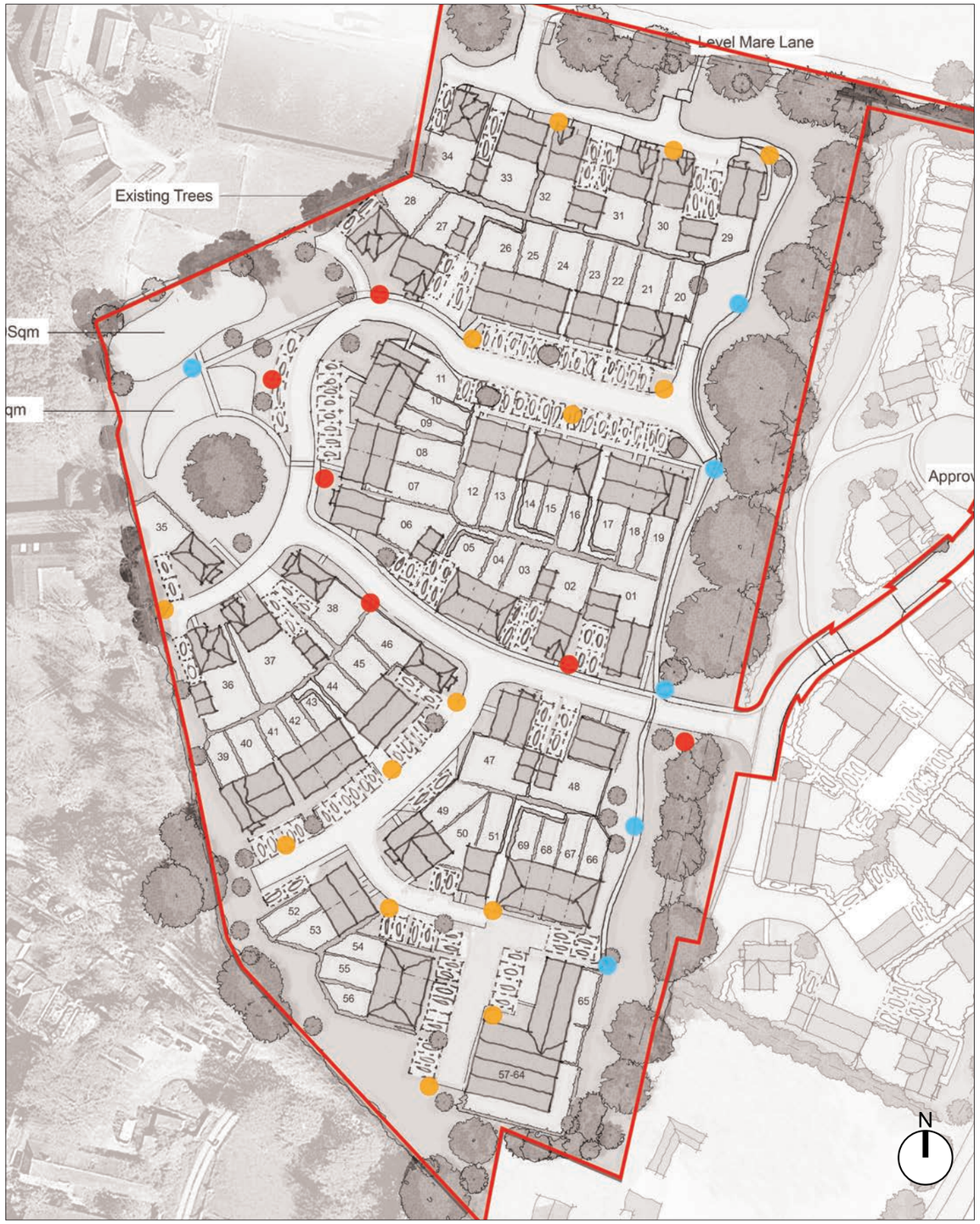


Figure 4.12 Lighting Strategy (fabrik, 2021)









4.13 Landscape Maintenance

Landscape Maintenance Strategy

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the outline design principles of the project to choose the correct species but this effort will be wasted with poor maintenance.

At this outline masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will be prepared and they will encompass the following:

Review Procedure
Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

General Operations
The following broad principles will be applied:

Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.

The Landscape Maintenance Contractor shall give suitable notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise the Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, grass cuttings to an approved tip, tree roots and stumps to an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip.

Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Excavated or imported materials are not to be placed directly on grass.

Existing Established Trees
Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a Tree Preservation Order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees
The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

Ornamental Shrub Planting
The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations and the site requirements.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds to be rubbish and litter free.

Amenity Grass Areas
The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance

Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.









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05 Conclusion

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5.1 Summary & Conclusion

The proposal for the land to the south of Bayards, Level Mare Lane would create 69 new homes along with a new secondary access onto Level Mare Lane, new Public Open Space at the heart of the site and areas for biodiversity enhancement around the edges of the site.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive landscape led development with an identifiable sense of place, based on the context of the sites and the precedence studies of local villages.

The illustrative scheme creates an informal rural layout on the western edge of Eastergate creating a green focal space at the western edge of the site based on an existing pine tree. Large landscape buffers around the northern, eastern and southern boundaries of the site provide space for the exiting mature trees to be retained and maintained within a green setting.

The outline scheme proposes a new layout of 69 units and seeks to create:

- A landscape structure which acts as the framework for the whole development
- Delivers 30% affordable units in an integrated, tenure blind layout
- An integrated approach to landscape and play
- A scheme which provides views though it to an open space to the west to prevent an enclose character
- Provide areas of Public Open Space and retain existing mature vegetation within the site whilst new hedgerow planting could aid biodiversity and includes the potential for a new leisure walk to the east of the site
- Creates landscaped areas around the edges of the site to allow existing mature trees to be retained and flourish.

As the application is an outline submission the full details of appearance, landscaping, layout and scale will be confirmed at reserved matters stage, however, the illustrative material which supports the application clearly demonstrates that the proposals are realistic, deliverable and attractive.



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