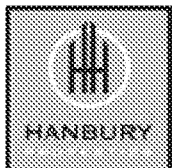


LAND ADJACENT TO WOODGATE NURSERIES

DESIGN & ACCESS STATEMENT

OCTOBER 2021

DLA/2052/DAS/RPT/03/V4



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Fig 01 Illustrative Masterplan



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Document Title: Loret adjacent to Woodgate Nurseries, Design and Access Statement

Document Reference: DLA/2052.DAS.RP1603.v4

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Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Design and Access Statement (DAS) has been prepared on behalf of Hanbury (PM) Ltd in support of an Outline Planning application for up to 95 dwellings with associated open space, landscaping and access west off the A29 (Lidsey Road).
- 1.1.2 Matters relating to layout, appearance, landscaping and the internal road layout will be reserved for future consideration. Accordingly, the relevant plans and design material set out in this statement should be considered for illustrative purposes only.
- 1.1.3 The DAS explains the design approach that has been taken to inform the proposals and demonstrates how the scheme creates a high quality, sustainable development that successfully responds to its settlement edge location and the local context of the site.
- 1.1.4 The findings of the LVA concluded that the site has the capacity to accept residential development without significantly altering the perceived surrounding landscape character or wider visual amenity.

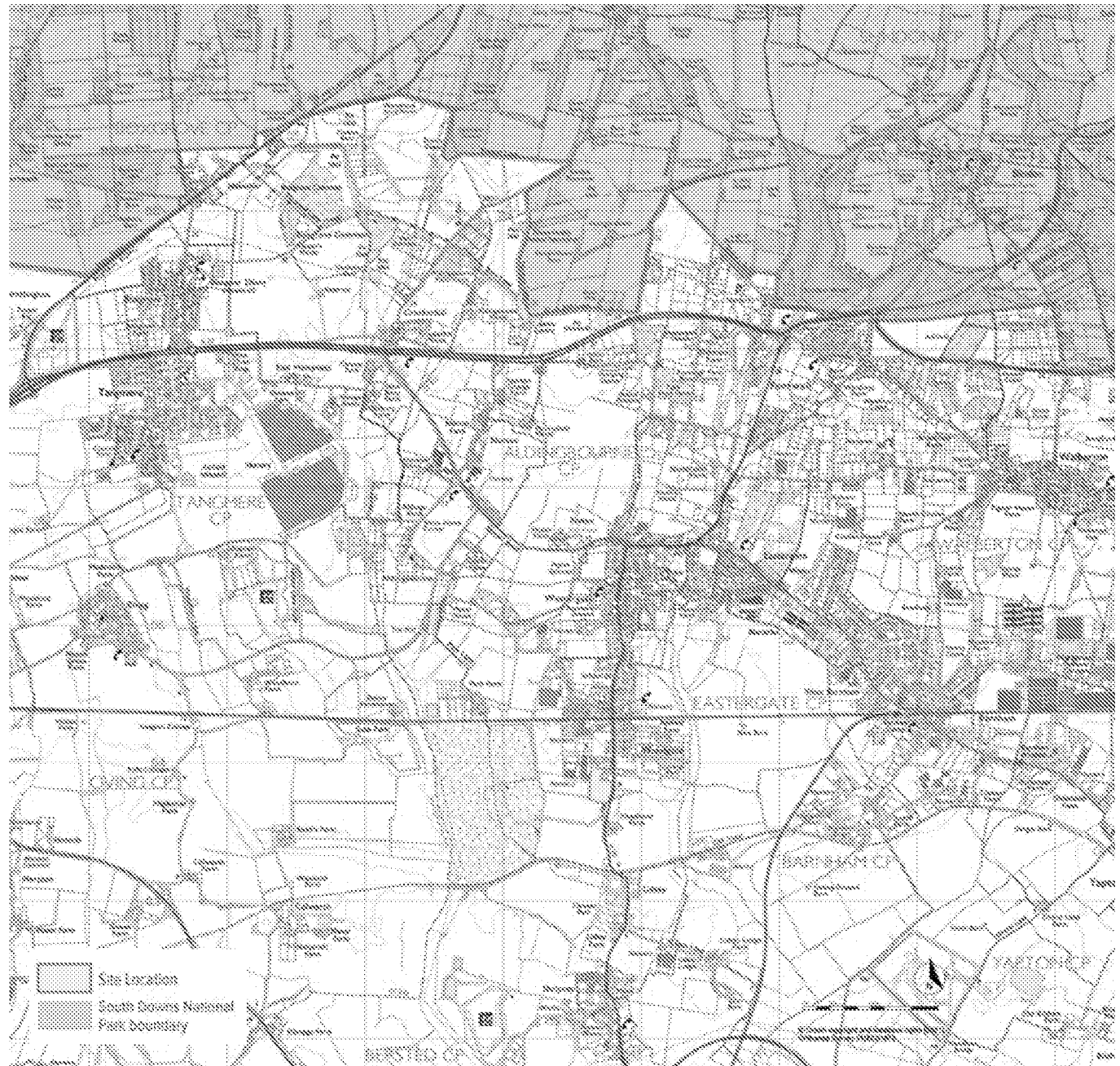


Fig 02 - Location Plan

1.2 Structure of the Document

- 1.2.1 The document has been separated into the following chapters which follow the design process and outline the factors which have determined the final layout.
- 1.2.2 These chapters have been colour coded to allow for easier referencing. The chapters are as follows:

1.0 Introduction

Provides the relevant background to the scheme, including the policy context and an overview of the pre-application consultation.

2.0 Site Context

Provides background analysis and information about the site and its wider context.

3.0 Constraints and Opportunities

Summarises the findings of the various technical assessments to identify any constraints and opportunities.

4.0 Design Evolution

Outlines the design principles and concepts that have been applied to the development and demonstrates how the proposed development's context has influenced the design.

5.0 Sustainability Credentials

An assessment of the sustainability credentials of the proposal.

1.3 The Design Team

- 1.3.1 The application has been produced in conjunction with a multidisciplinary project team. This DAS should be read in conjunction with the following reports and plans that accompany the application:



Masterplanning, Landscape and Visual & Design and Access Statement



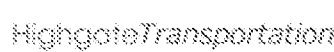
Planning Statement



Ecological and Arboricultural Assessment



Heritage



Transport Assessment



Flood Risk Assessment, Utilities and Drainage Strategy

1.4 Project Description

- 1.4.1 The Illustrative Masterplan shown in Figure 01 has evolved in response to the constraints and the objectives detailed as part of the overall landscape strategy and mitigation measures.
- 1.4.2 The proposals will deliver a mix of dwellings to contribute towards meeting Arun District Council's housing requirements.
- 1.4.3 Table 1 shows an indicative mix of housing on which the supplied Illustrative Masterplan is based.

Table 1 - Accommodation Schedule

No. Bedrooms	Affordable	Market	Total
1 Bed	7	0	7
2 Bed	14	42	56
3 Bed	8	21	29
4 Bed	0	3	3
			95

1.5 Planning Background

- 1.5.1 The proposed development site lies adjacent to the Built-Up Area Boundary which encompasses the Strategic Housing Delivery site, but excludes existing residential development around the site and the Lees Yard development which has been permitted (AL/21/20/OUT). The proposal provides a logical and well-contained expansion to the built-up area boundary (BUAB) to help the District in addressing the current shortfall in housing.
- 1.5.2 Proposals for residential development on the site have been subject to both a pre-application submission and a formal request for EIA screening, both to Arun District Council under references PAA/80/21 and AL/104/21/ESO (respectively) in Summer 2021.
- 1.5.3 The District Council confirmed that without prejudice to the formal application that the development site is sustainably located given its close proximity to the existing BUAB and a number of local services and facilities within walking distance.
- 1.5.4 Given the District's shortfall in Housing Land Supply which is confirmed by the Council to be in the region of 3.3 years as of December 2020, providing the proposals can demonstrate compliance with relevant specified policies would be acceptable in principles.

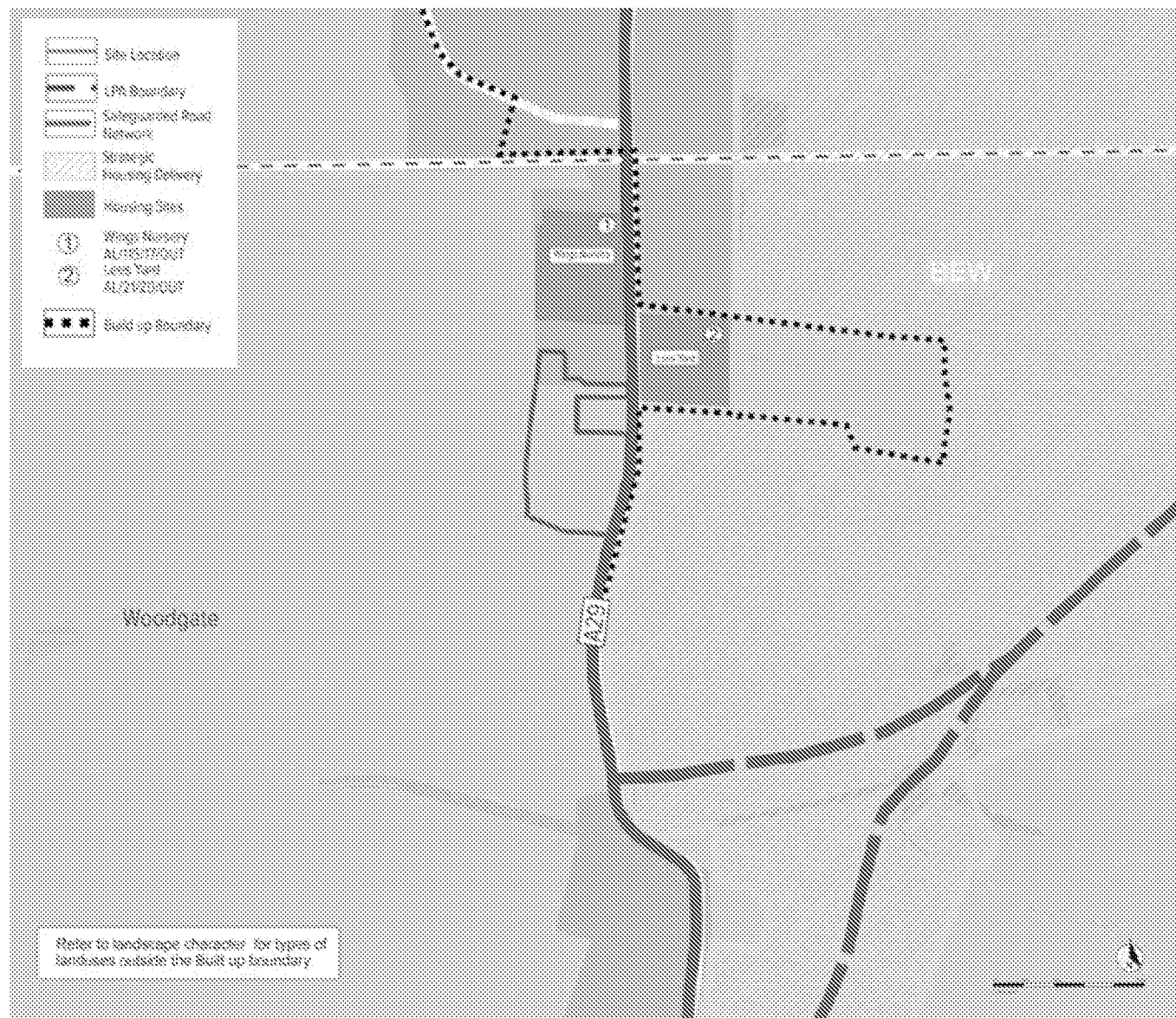


Fig 03 - Allocated Sites and Permissions

Table 2 - Relevant Policy

Policy	Relevant Local Plan Policies	Design Considerations
Adopted Aylesbury Local Plan 2011-2031 July 2019		
Policy 3D SP1a	c. Provide for growth of the sustainable villages whilst maintaining their setting within the open countryside k. Retain and enhance natural environment resources, including biodiversity.	The boundary with open countryside will be defined by the southern and southwest boundary which will be enhanced with native species to strengthen the defined boundary and provide longevity. The Green Infrastructure (GI) is being considered to retain and enhance existing habitats and biodiversity opportunities. The overall aim is to provide a biodiversity gain. This could be achieved through the replacement of conifers with native tree belts, enhancement and protection of the field drains and the introduction of additional tree planting as part of the streetscape and species rich grassland areas and margins.
Policy C SP1 Countryside	The planning need will need to be carefully balanced but where acceptable the rural urban fringe should be an early consideration in particular opportunities for landscape, biodiversity, woodland, recreation and access	All boundaries will be considered to provide a clear and well defined settlement edge formed with native species and buffers
Policy GI SP1 GI and Development	Whilst not within the GI Network Map for Aidingbourne the policy sets out a series of functions that can be used to strengthen GI.	These will be considered throughout the evolving design and provide the following opportunities: • Open Space - An initial desk top study shows that there is no formal play space to the south of the railway line within the 400m catchment of the park just off Hook Lane. This can be provided on site. • Improvements to biodiversity and nature - as previously described • Sense of place - create an attractive arrival point and core to the new development and southern settlement edge.
Policy LAN DM1 Protection of Landscape Character	Layouts should protect and enhance the natural features of the relevant landscape character area and take into account development patterns, their identity and setting.	The site's contribution to the Westergate Eastern Fringe (LCA 13) is outlined in Landscape Character. All of the key features will be retained and enhanced. The setting of the new boundary will also be considered against the character of Lidsey Road at this juncture and in views from the south.
Policy D SP1 Design	In particular relation to landscape the policy require the layout to positively respond to the character and local landscape, avoid obscuring public views, vistas and skylines and have a well considered public realm.	The LVA has not identified any sensitive views or vistas. The design element of the public realm and landscaping detail will evolve as the application progresses.
Policy D DM1 Aspects of form and design quality	In addition to the above the policy expects all existing trees and new tree planting as an integral part of any design	The balance between which trees will be retained will be carefully considered against the arboricultural and ecological advice as well as the benefits to place making and character. Any losses in tree cover will be compensated and a notable increase in tree cover within the site will be achieved.
Policy HWS SP1 Health and well being	Maximise the landscape benefits to health and well being	This will be considered as part of the evolving design but will be achieved through the provision of green space - potential links to other recreational routes. The design of attractive setting.
OSR DM1 Open Space	Open space is to be provided in accordance with the current open space study. Using the ADC open space calculator this equates to a 187 person population	The calculator requires a provision of 0.67ha (6688m ²) public open space and 0.12ha (1150m ²) play space. This is then further refined applying the 'threshold triggers' set out within the 2020 ADC Open Space SPD. This removes the requirement for the Parks and Gardens element of the Public Open Space, reducing the required quantum to 0.50ha (5016m ²). The play space quantum remains the same.
Policy 10A SP1 Allotments	To be provided for, if required, by way of offsite developer contributions.	The SPD sets out a provision quantum of 0.10ha (1020m ²)
Aidingbourne Neighbourhood Development Plan 2019 - 2033		
Policy H3 Outdoor Space	H3.1 - Provide opportunities for good quality outdoor space that contribute to tree cover and improved biodiversity. H3.2 - Provide recreation opportunities for all ages which contribute to the 'open' feel of villages	Location of the open space along the existing habitat corridor through the site and to incorporate the existing mature trees within the site. The developing layout will retain a key public open space with opportunities for play and seating through the creation of a small village green.
Policy EH2 GI and Ecosystems	EH2.1 - Outlines the importance of hedgerows and watercourses as biodiversity corridors. EH2.2 - show how the layout will incorporate, mitigate and enhance the function of biodiversity corridors.	The existing boundaries and corridors will be retained and enhanced as part of the GI/design strategy. This will be worked through in more detail following the ongoing arboricultural and Ecology surveys. The site does not lie adjacent to the Biodiversity Corridors identified in the NP however the overall aim is to provide a min 10% biodiversity gain.
Policy EH5 Surface Water	EH5.5 consideration should be given to the use of Sustainable Urban Drainage Systems EH5.7 - Promotes the management and enhancement of the river network and riparian responsibilities.	A pond will form part of the village green and be managed for biodiversity and well as providing a suitable SUDs feature. The GI strategy includes the clearing and enhancement of the existing riles and improved connectivity where feasible.
Policy EH6 Protection of trees and Hedgerows	EH6.1 - The retention of trees and hedgerow that contribute to the character and habitats of the area.	The removal of trees and hedgerows will be carefully considered through consultation with the arboricultural and ecology surveys. The strategy has been to test the removal of the conifers and replace with native hedgerow/tree buffers. This will provide not only improvements in the character but also beneficial habitat opportunities and improved connectivity and longevity, including ground flats which is currently shaded out by the conifers and improved flight corridors for bats.

SITE CONTEXT

2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The site lies within the jurisdiction of Arun District Council (ADC) and is located on the southern edge of Woodgate (OS reference centred SU 93705 03909) as illustrated.
- 2.1.2 The landscape and setting in which the site is experienced is limited to a section that can be defined to the north by the West Coastway Line and to the south by the well vegetated former canal (disused).
- 2.1.3 The northern area of the site is enclosed by large scale horticultural nurseries to the west and residential development to the north and east. Further west lies the Lidsey Landfill Site which is currently under restoration.
- 2.1.4 The southern section of the site is enclosed by existing mature hedgerows to the south and west and the A29 to the east. Development along the A29 to the east is sporadic and includes not only residential but some small business unit and storage facilities.

2.2 Access

- 2.2.1 Access to the site is via an existing track to the nursery from the A29 Lidsey Road. The A29 also serves as a main arterial route through the wider district providing links to the surrounding towns and villages of Bognor Regis, Eastergate and Westergate.
- 2.2.2 There are no Public Rights of Way or access within or immediately adjacent to the site.
- 2.2.3 Views from the nearest PRoW, ALD200 (800m south), are screened by intervening vegetation. Footpath ADL291 to the west of the site is currently closed until the restoration of the landfill is completed. Whilst there appears to be an access route along the eastern boundary of the landfill, it has been confirmed by WSCC that this is not a designated right of way.



Fig 04 - Site Context

- 2.2.4 Local bus services to Bognor Regis, Barnham, Yapton and Walberton (66A & 66C) are accessible from a bus stop 70m north along Lidsey road.

2.3 Designations

2.3.1 There are no known statutory or non-statutory landscape, heritage or biodiversity designations within 1km of the site. The South Downs National Park lies approximately 3.2km to the north, but is at such a distance that any changes will be negligible against the surrounding existing and strategic development.

2.4 Ecology

2.4.1 The site totals approximately 3.5 hectares in area and includes arable fields and improved grassland bounded by hedged field boundaries and scattered trees. It is bordered by further farmland, residential developments and a former plant nursery business.

2.4.2 Protected species identified during Phase 2 surveys at this site include reptiles, foraging and commuting bats, breeding bird species and overwintering bird species.

2.4.3 Presence/likely absence surveys for dormice are ongoing and will be completed in October 2021. The results of the surveys will be reported on completion and mitigation measures will be detailed if required, however presence has not been identified to date.

2.4.4 Surveys for badgers and great crested newts did not identify any evidence that these species are found in this locality. As a result, no further surveys or mitigation measures are recommended with respect to these species.

2.4.5 A separate detailed mitigation statement and Habitat Creation and Management Plan is recommended to detail how reptiles, bats, breeding birds and overwintering birds will be protected through the development and where possible net benefits to the conservation of these species will be provided, though outline proposals are provided within the ecology report.

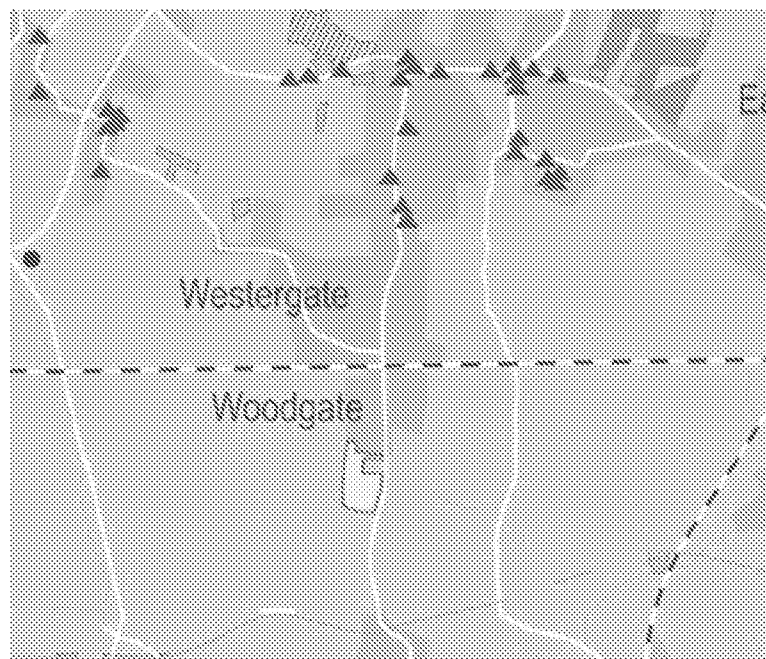


Fig 05 - Designations

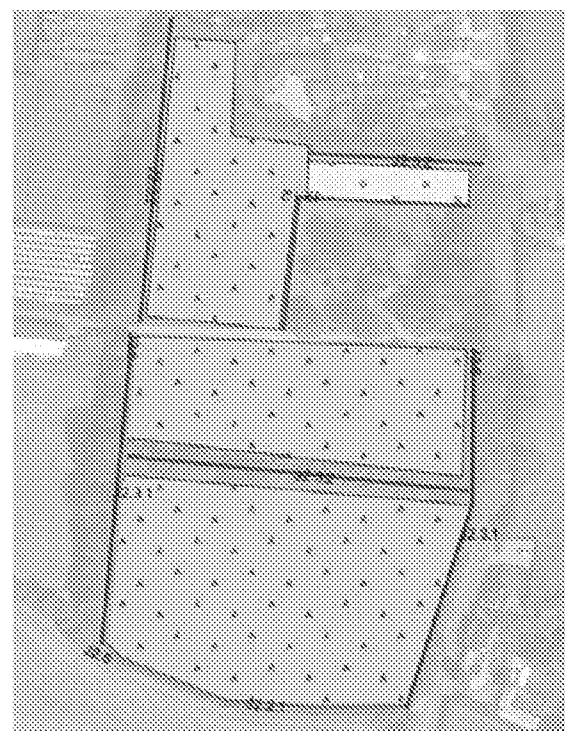


Fig 06 - Ecology Phase 1 Plan

2.5 Topography

2.5.1 The site lies within a low lying gently undulating landscape within the coastal plain. It is broadly flat, with the highest point being 9.66m AOD in the northwestern corner and 8.6m AOD in the southeastern corner. This is consistent with the wider surrounding landscape outside of the site with the exception of the former landfill area directly west where restoration levels rise to approximately 4-6m above the surrounding landscape.

2.5.2 This gentle low lying topography has reduced opportunities for views towards the site to very limited locations from the wider higher ground.

2.5.3 Mature tree belts within the local area also form close horizons where the changes in topography are not appreciated. The landfill to the west however forms a slight elevated deviation within the local landscape.

2.6 Hydrology

2.6.1 The site lies within a wide swathe of EA Flood Map for Planning Zone 1 and therefore is at a low probability of flooding.

2.6.2 There are several drainage ditches associated with the site – these are shown more clearly on Site Features (Figure 09). These form part of a wider system and would benefit from clearance as most are overgrown.

2.6.3 In summary, the proposed development is located in an area at low risk of flooding and mitigation measures using sustainable drainage techniques have been recommended, in line with national and Arun DC policies in order to ensure that the site does not increase the risk of flooding.

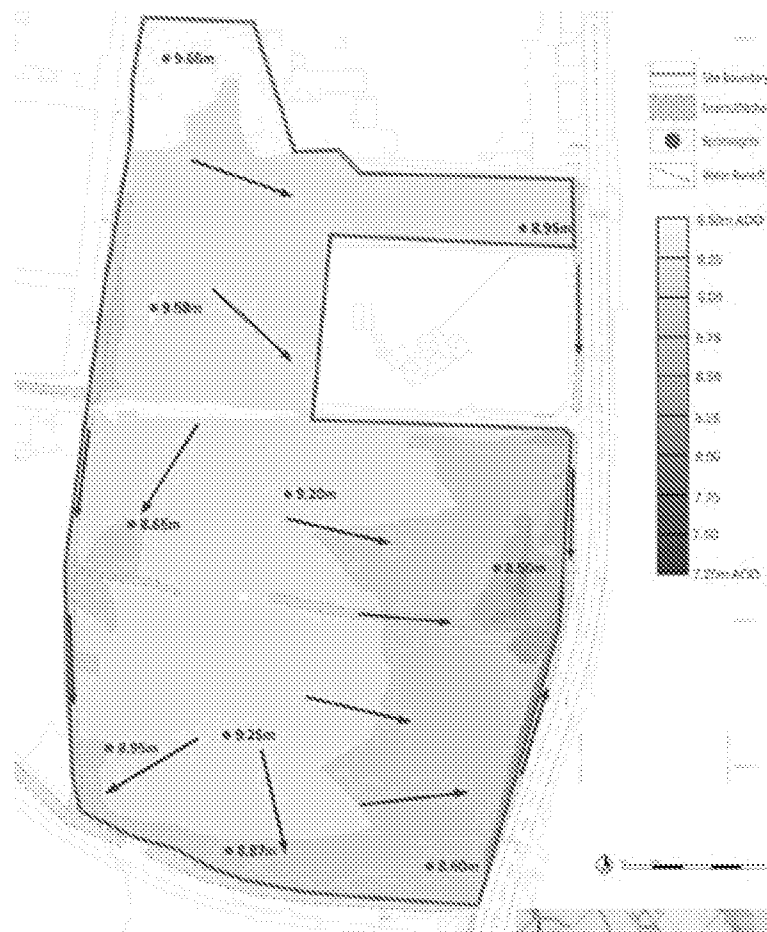


Fig 07 - Site Topography & Hydrology

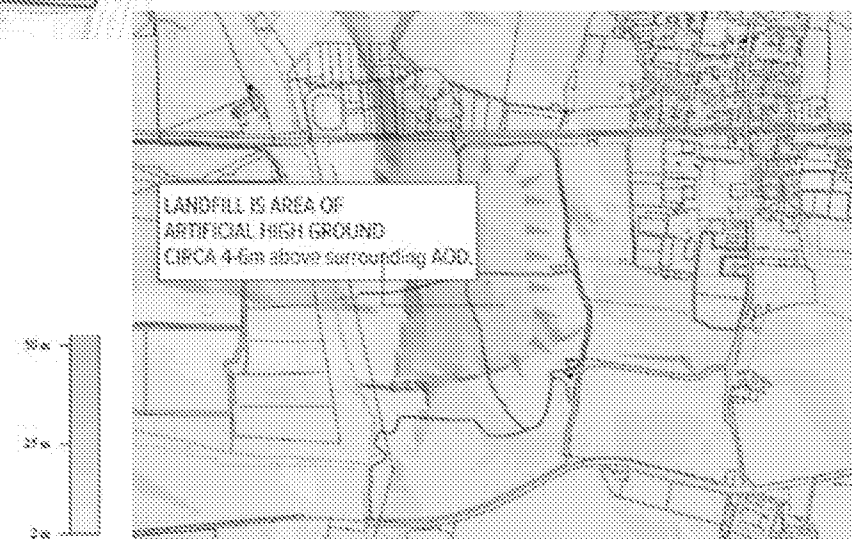


Fig 08 - Wider Topography

2.7 Site Features

2.7.1 The site can be described as two parcels, each with a slightly differing character. Whilst both are used for arable purposes, the current open residential boundary to the north of Parcel 1 introduces a suburban character which is not as notable to the south. Photographs of the various boundaries and elements have been included on the following pages along with a description of the quality, condition, value and sensitivity.

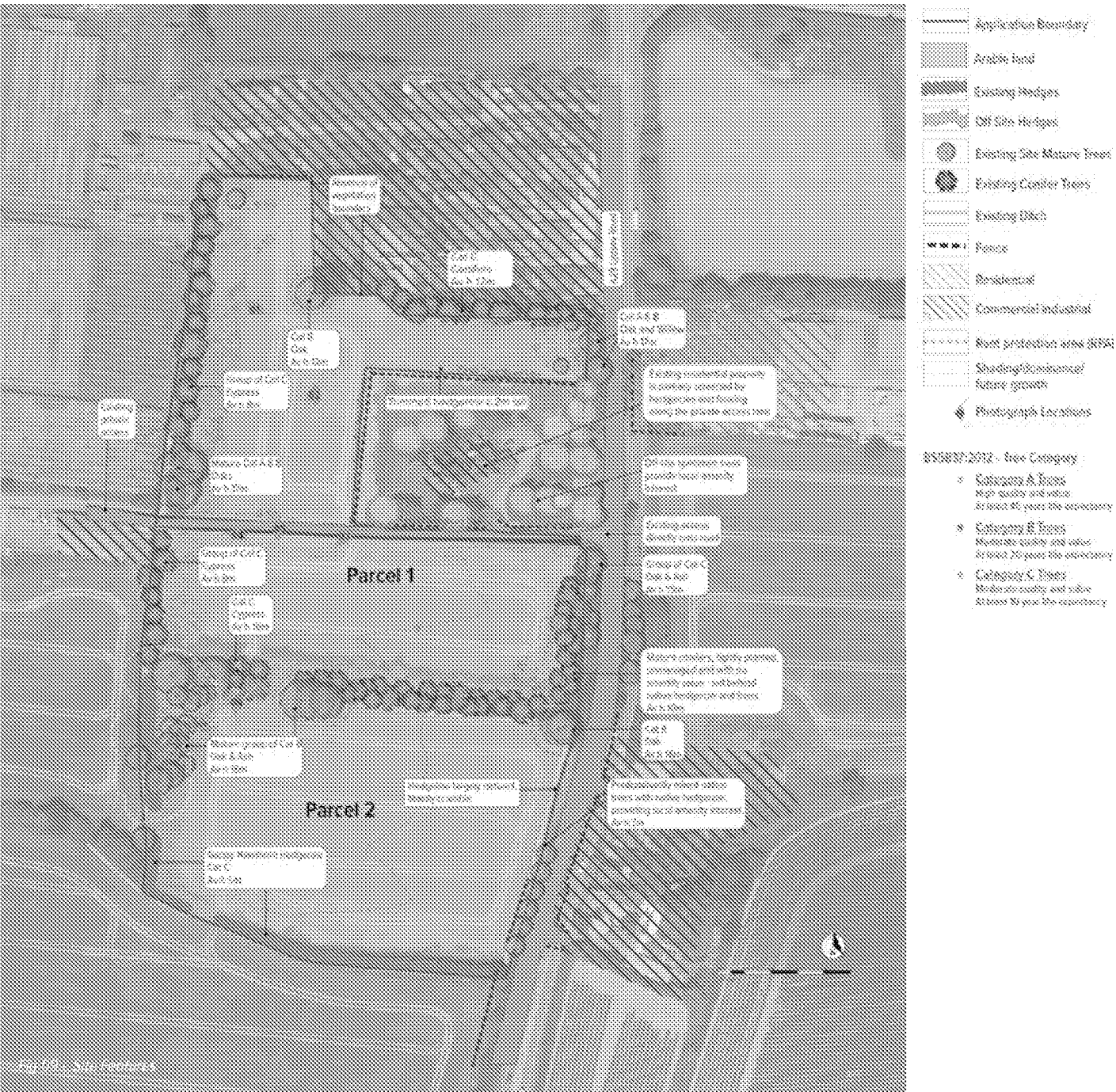
Parcel 1

2.7.2 With the exception of the urban boundary to the north and the suburban garden boundary of Woodgate House, there is no visual connectivity with the wider landscape due to the conifer hedges which form a southern boundary. There is a distinct sense of enclosure and mature setting provided by mature trees around the boundaries and within the gardens.

Parcel 2

2.7.3 In comparison, Parcel 2 has a more rural character due to the reduced conifer boundary and its current use for arable crops. The road still forms a visual and audible feature due to the gaps in the boundary.

2.7.4 Both parcels are considered 'ordinary' landscapes with little contribution or influence to the landscape character beyond their boundaries



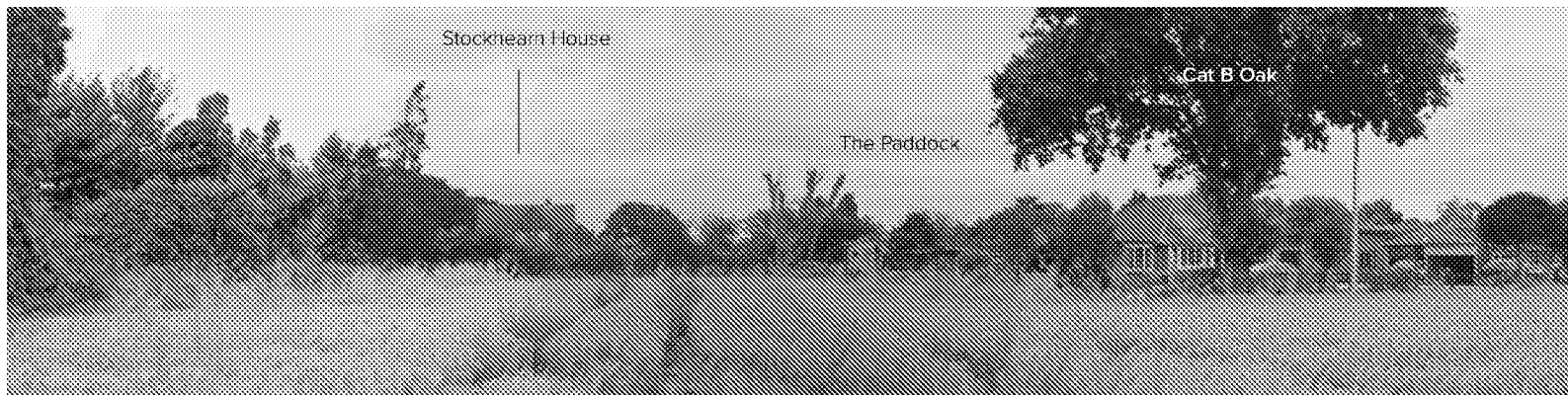


Photo 01: The northern boundary to Parcel 1 is defined by the existing settlement boundary. The boundaries consist of various types and heights of fencing, open boundaries, and conifer hedging. These are all suburban in character and considered low quality features and value. The sensitivity is considered high due to the residential amenity rather than condition and landscape contribution. The Cat B oak forms a moderate/high quality, value and sensitivity feature as well as a habitat resource.

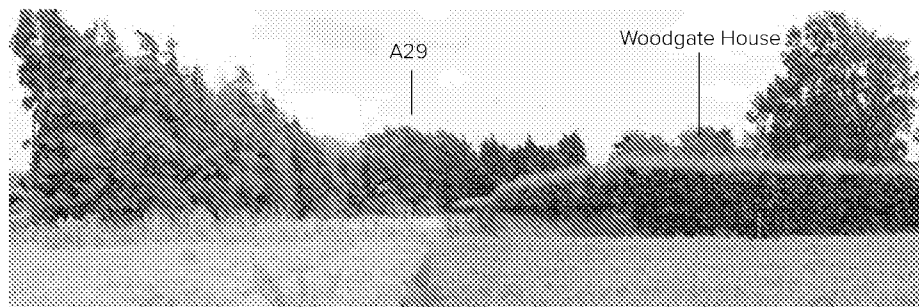


Photo 02: The northeastern boundary to Parcel 1 and A29 is defined by a tall conifer hedge that provides separation between the site and the access track/April Cottage (12m high and Cat C). As with the remainder of the northern boundary the sensitivity lies with the screening provided to adjoining residential amenity. The photo also shows the well defined hedge and closeboard fence surrounding Woodgate House (2m). This provides screening from the garden of the property into the site.

The boundary with the A29 is formed by a mature oak and willow which provide a high quality, value and sensitivity feature noted along the A29 as well as providing screening into the site.

The conifers in the view lie to the east of the A29.

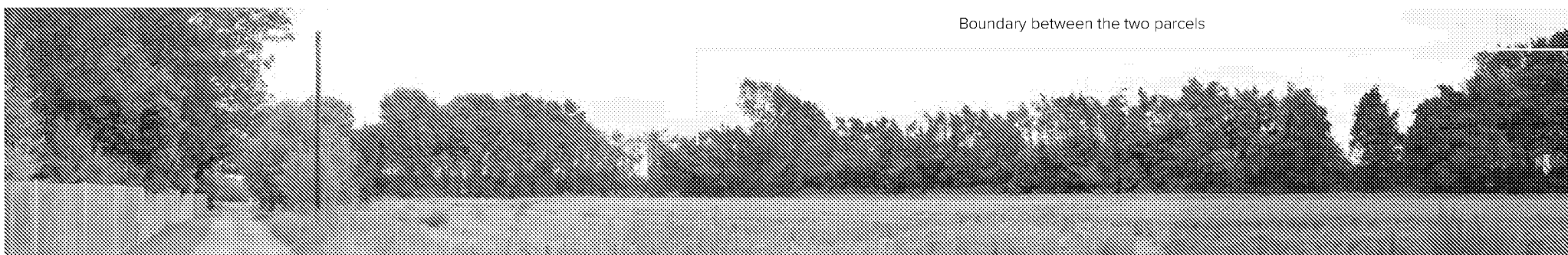


Photo 03: The southeastern and southern boundary to Parcel 1. The boundary with the A29 is formed by a group of Cat C oak and ash which provide a 15m high screen. A secondary row of conifers align the inside of the boundary and provide additional screening. They are however not afforded the mod/high quality, value and sensitivity that the native boundary has, and instead are considered to have a negative effect on the character of the site. The conifer hedger continues west creating a visual screen between the two parcels and aligning a ditch line. The conifers have overshadowed the ditch and resulted in lack of beneficial habitat connectivity.

Parcel 1 Photographs

Group of Cat B oak and
ash - av. 16m high

Group of Cat B oak and
ash - av. 16m high

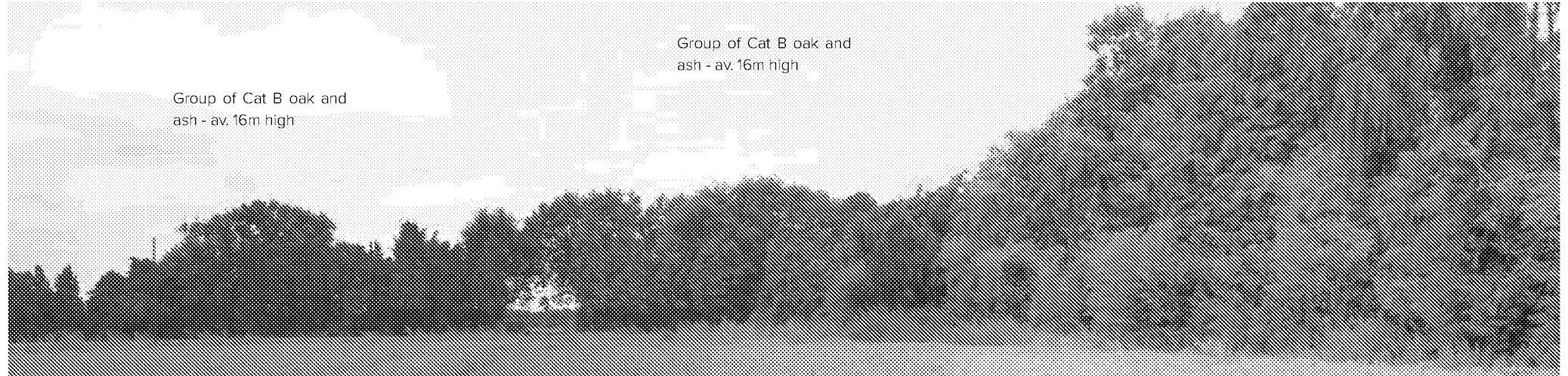


Photo 04: The southwestern corner to Parcel 1. There is a well formed access point into Parcel 2. Either side a small cluster of Cat B oaks and ash form a moderate quality, value and sensitivity feature however the native connectivity associated with the historic boundary shown on the 1877 map has been replaced/lost by the conifer shelterbelt. Whilst this provides visual separation, it is considered a low quality boundary feature which would benefit from enhancement. The western boundary is formed by a second conifer shelterbelt which reaches 8m in height and is Cat C. Again, the historic nature of the boundary appears to have been lost with some native scrub remnants along the ditch and base. These have a higher sensitivity.

Group of Cat B oak and
ash - av. 16m high



Photo 05: The western boundary to Parcel 1. The conifer boundary continues along the length with the only quality and sensitivity features limited to the native scrub along the ditch and the group of Cat A & B oaks. These are considered to have a moderate (elevating to high for the oaks) condition, value and sensitivity. There is a framed view through to the adjoining residential property and glass houses through the entrance on the western boundary.

Parcel 1 Photographs



Photo 06: The eastern and southern boundary of Parcel 2. The western boundary, aligning the A29, has weak connectivity due to the hedge line being largely defunct to the north west. Bramble and scrub form some filtering to the vehicular movement along the road but the boundary is predominantly open. To the south of the boundary a mixed native hedgerow (hawthorn, elm and willow) provides better screening reaching a height of 7m, screening intervisibility between the site and cottages to the east. The quality and value of this boundary of this hedgerow is considered moderate/low however has a higher sensitivity due to its contribution to the wider connectivity of the landscape framework.

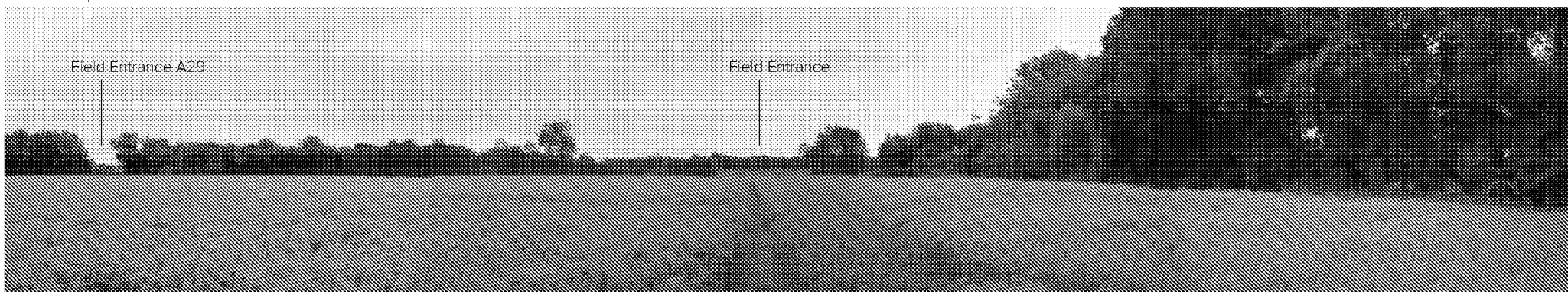


Photo 07: The southern and western boundary of Parcel 2. The photo above shows the open access point from Parcel 2 into the fields further south. The western boundary is formed by a mix of gappy 5m high hawthorn hedgerow and groups of 16m high Cat B oak and ash forming a mod/high condition,value and sensitivity boundary.

Parcel 2 Photographs

2.8 Landscape Character

2.8.1 The site is identified within the following character assessments:

Table 3 - Character Assessments

Character Assessment	Level	Landscape Character Area/Type
National Character Area (NCA)	National	126 South Coastal Plain
Landscape Character Assessment of West Sussex (LCAWS)	Regional	SC9 Chichester to Yapton Coastal Plain
Arun Landscape Study (ALS)	Local	LCA 13 Westergate Western Fringe

2.8.2 The ALS updated and refined the LCAWS providing a more localised assessment and has therefore been the primary reference for this assessment. The site lies within the broad area of Zone 2, but more locally within the Westergate Western Fringe Landscape Character Area 13 and its Landscape Character Type 'Medium/ small scale arable' sub-type L2.

2.8.3 The various characteristics of the NCA, West Sussex LCA and ALS have been considered within the LVA as to how the site positively or negatively contributes to each one. The following text provides a summary of these observations.

2.8.4 The local topography is gently undulating, which alongside the treed field boundaries, provides a sense of enclosure. The open landscape created by the landfill to the west is a distinct detractor from this however will be subject to restoration proposals.

2.8.5 The assessment concurs with the general summary of LCA13 in that there is currently a degree of visual confusion and erosion of landscape character.

2.8.6 In summary, the site is influenced by the encroachment into the countryside of distinctly urban elements which has weakened the transition and settlement boundary. The site visit concluded that beyond the native hedgerows and ditches, the site and immediate surrounding landscape had a very limited positive influence on the landscape character and the setting of the village.

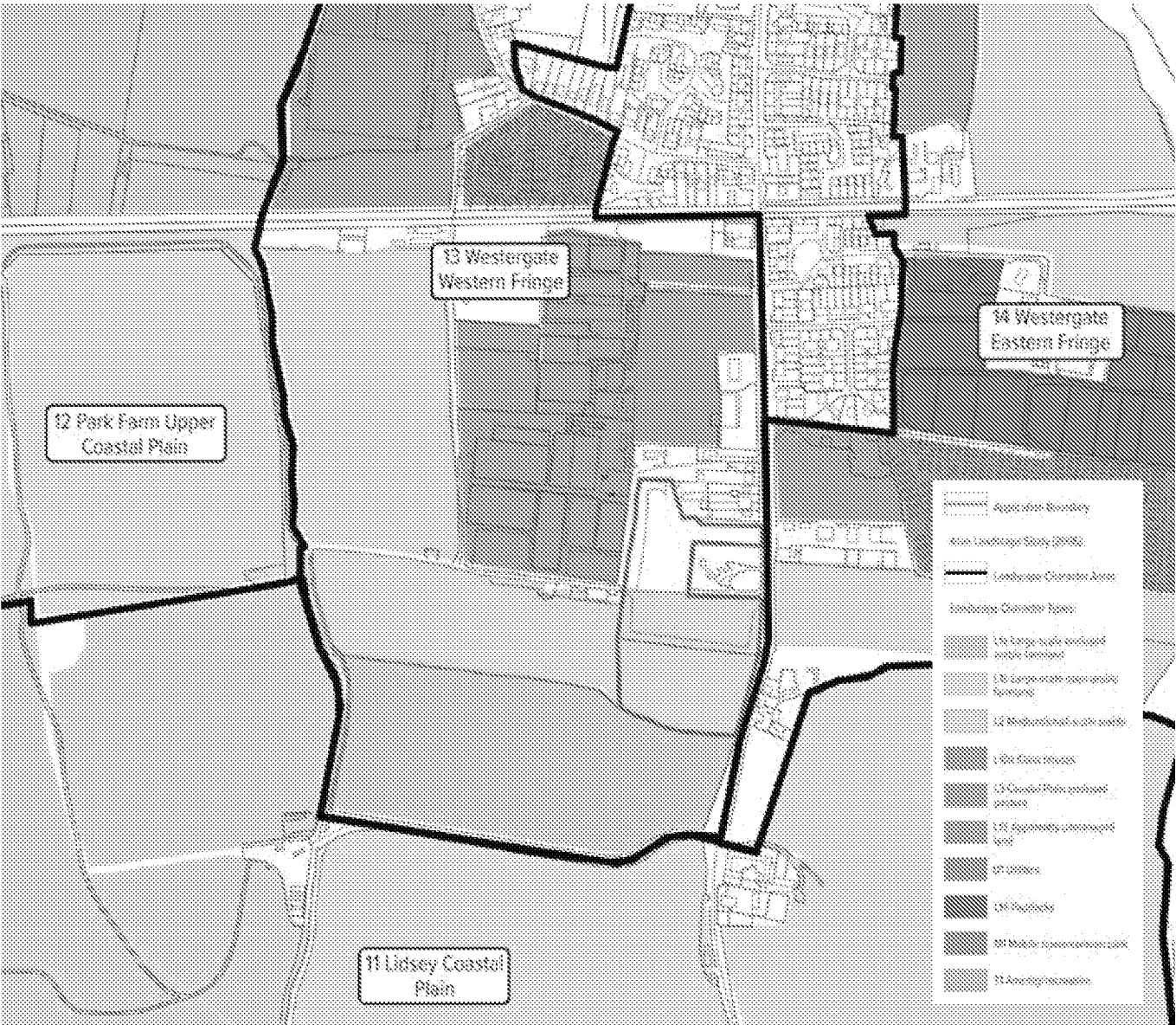
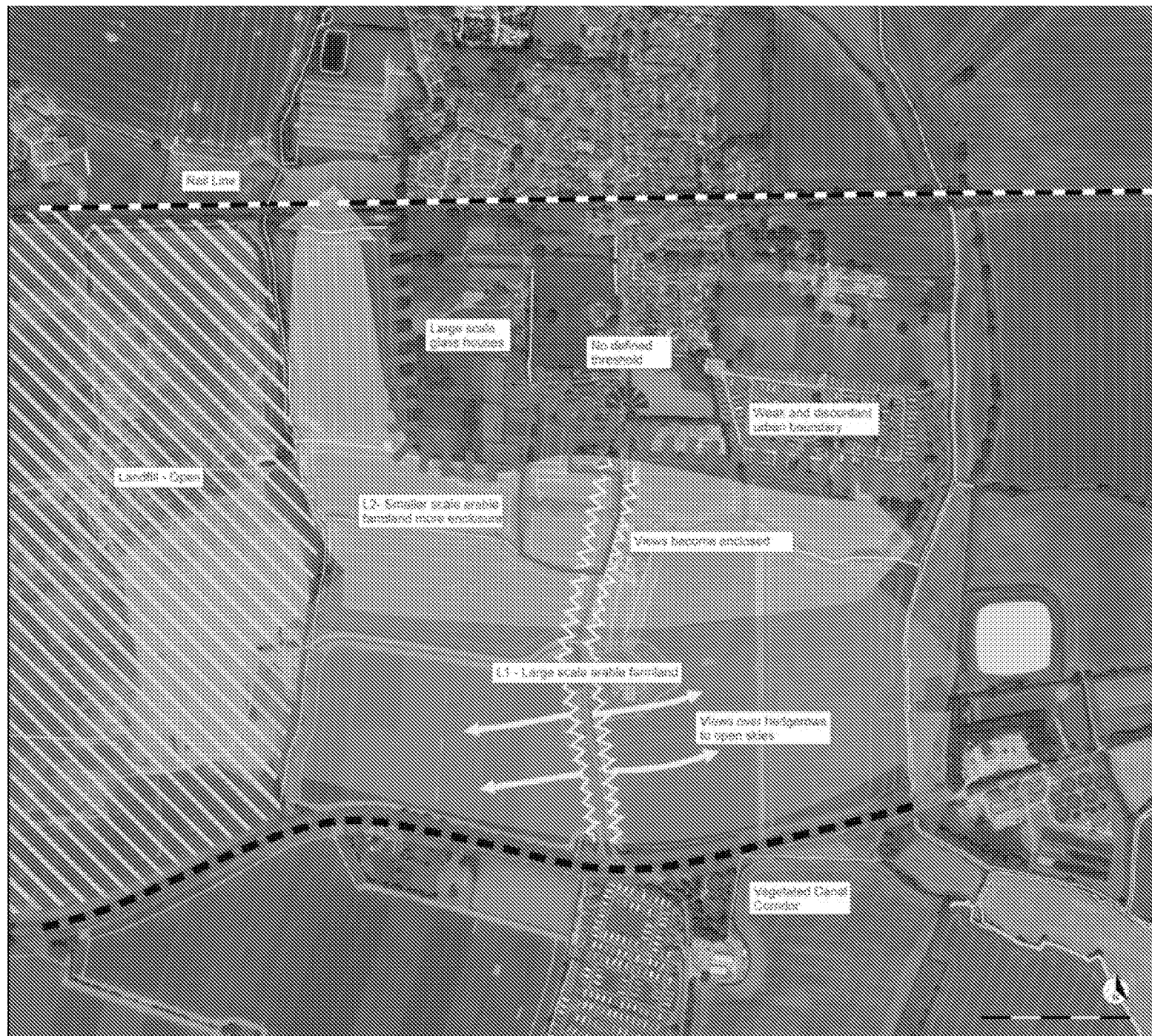


Fig 10 - Landscape Character Areas

2.8.7 Strengthening of these boundaries, native tree belt, hedgerow and ditches will restore connectivity to deliver positive benefits both visually and for the longevity of positive landscape features.



2.9 Settlement Context

- 2.9.1 Early settlement morphology occurred in a linear direction along main routes, including Lidsey Road, directly to the east of the site. As these settlements have expanded outwards, their linear character has been eroded resulting in the perceived merging of the villages.

- 2.9.2 Expansion appears to be consistent and retained within the smaller field patterns that historically edged and separated the two villages of Westergate and Woodgate.

- 2.9.3 Caravan and park home sites are also notable large scale suburban features which, along with the nurseries, have encroached into the wider countryside, fragmenting the settlement edge, although retained within the historic field pattern. This is particularly notable within the immediate setting of the site and to the south of the railway line, along Lidsey Road, where development reflects a variety of land uses, building styles and materials with no overriding character or perceived threshold to Woodgate.

- 2.9.4 Historically, the smaller scale L2 field patterns have enabled, to a degree, to screen and limit the visual effects of the lower quality elements and encroachment however the loss of these boundaries, replacement with urban features and introduction of cypress shelter belts have created a suburban edge in places and degraded the settlement edge and rural transition.

- 2.9.5 The larger L1 fields to the south, whilst more open, afford a stronger perception of rurality with limited urban features within the views. This area forms a notable 'open countryside' break between the perceived development associated with Woodgate south of the railway line and the park homes development to the south of the canal associated with Shripney.

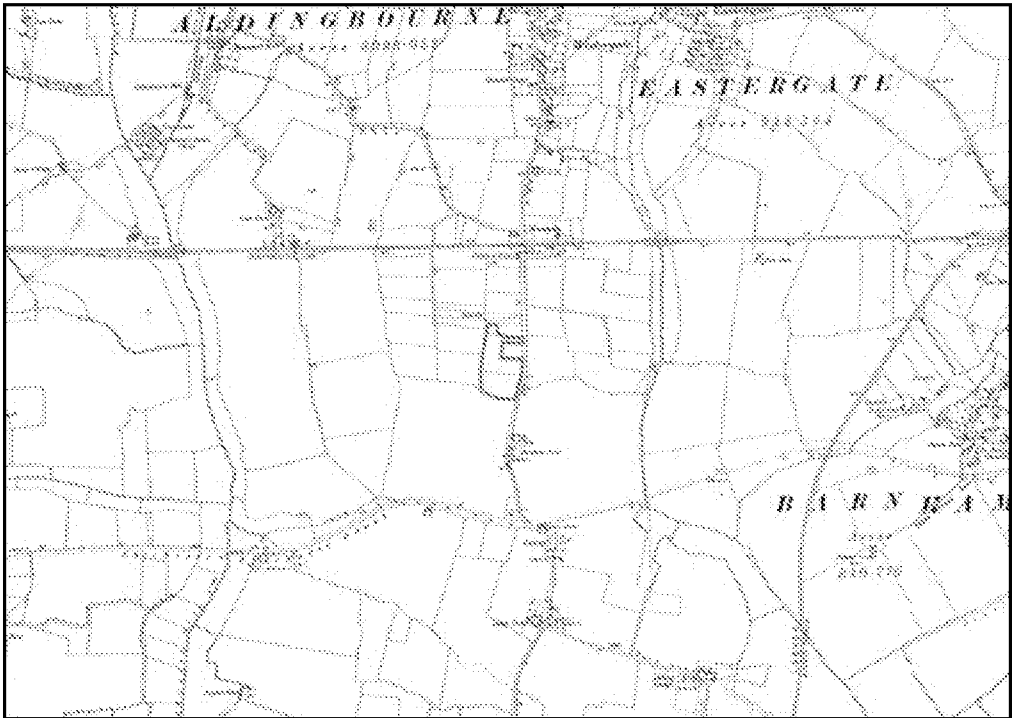


Fig 12 - 1877 Map

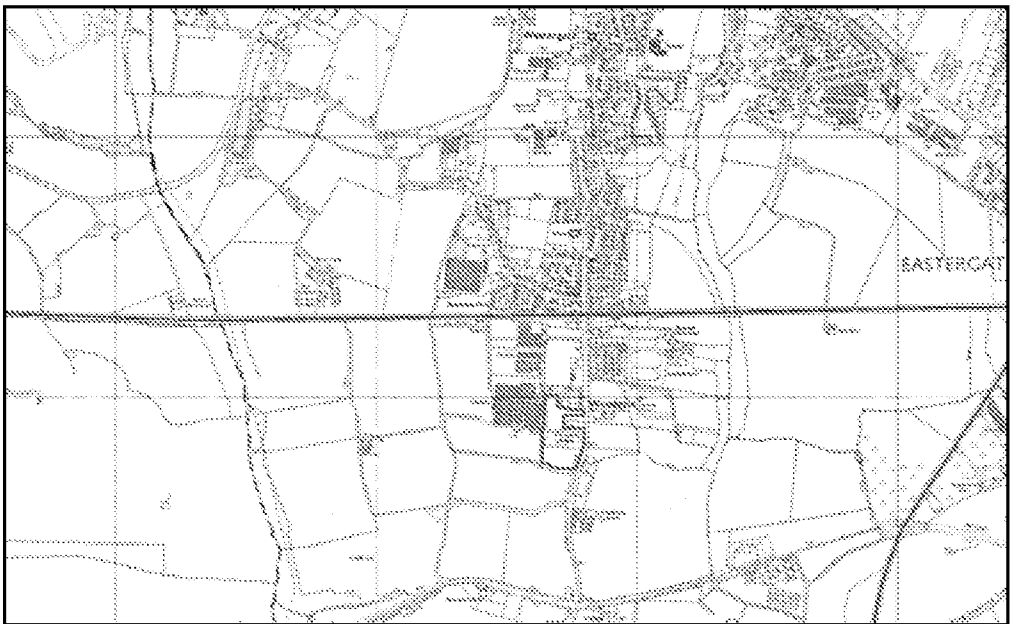
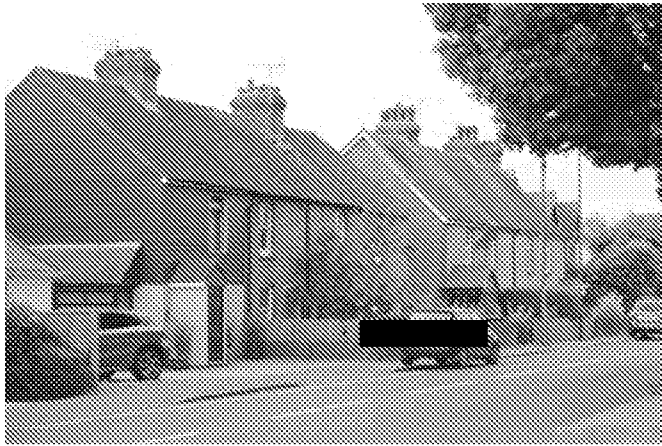
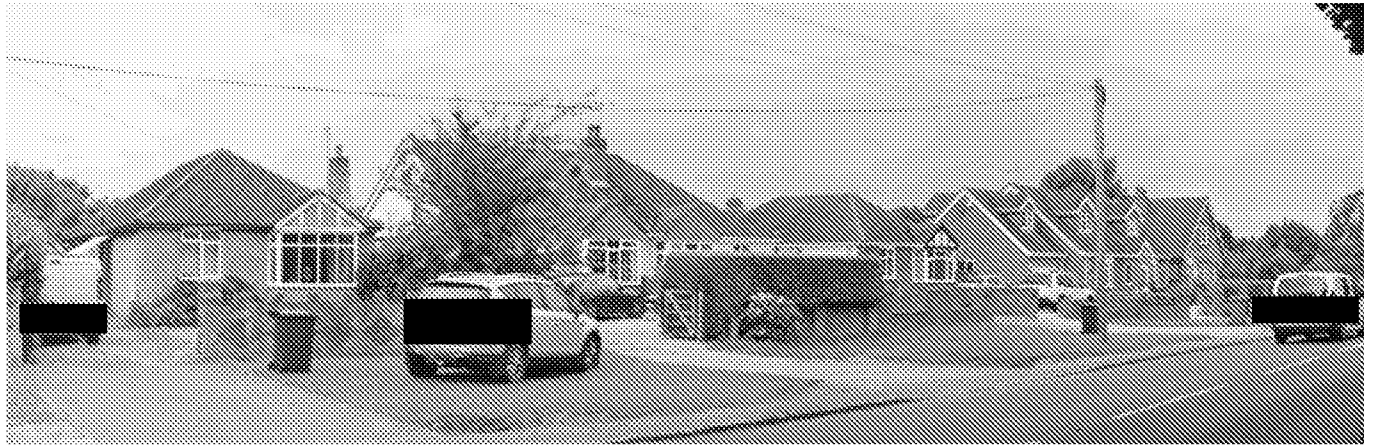


Fig 13 - 1977-1993 Map



Housing along Westergate Street



Housing directly north of site along the A29



Housing along Old School Place



View towards Willows Caravan Park east of A29



Housing along eastern extent of Hook Lane



Lee's Yard - East of A29



Headbone Farm



Housing along Oak Tree Lane



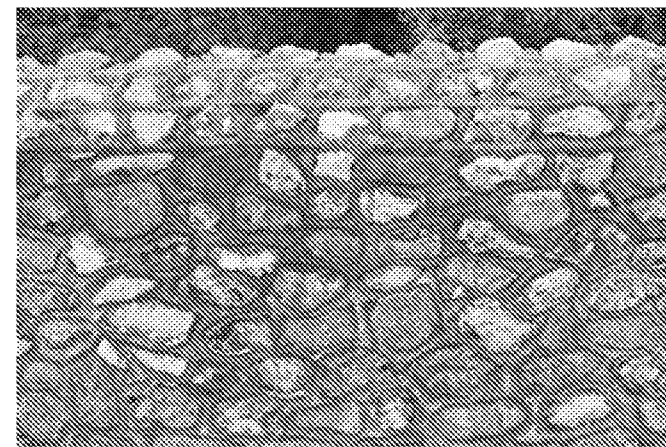
Housing at Pine Close



Traditional gateway treatment - Hook Lane



Housing along Hook Lane



Traditional Flint wall



Traditional Brick and Flint materials along Hook Lane



Upton Brooks housing enclave - Burnham

2.10 Local Facilities



Prince of Wales Pub



Local Shop on Lidsey Road



Play Area - Housing off Hook Lane



Aldingbourne Primary School

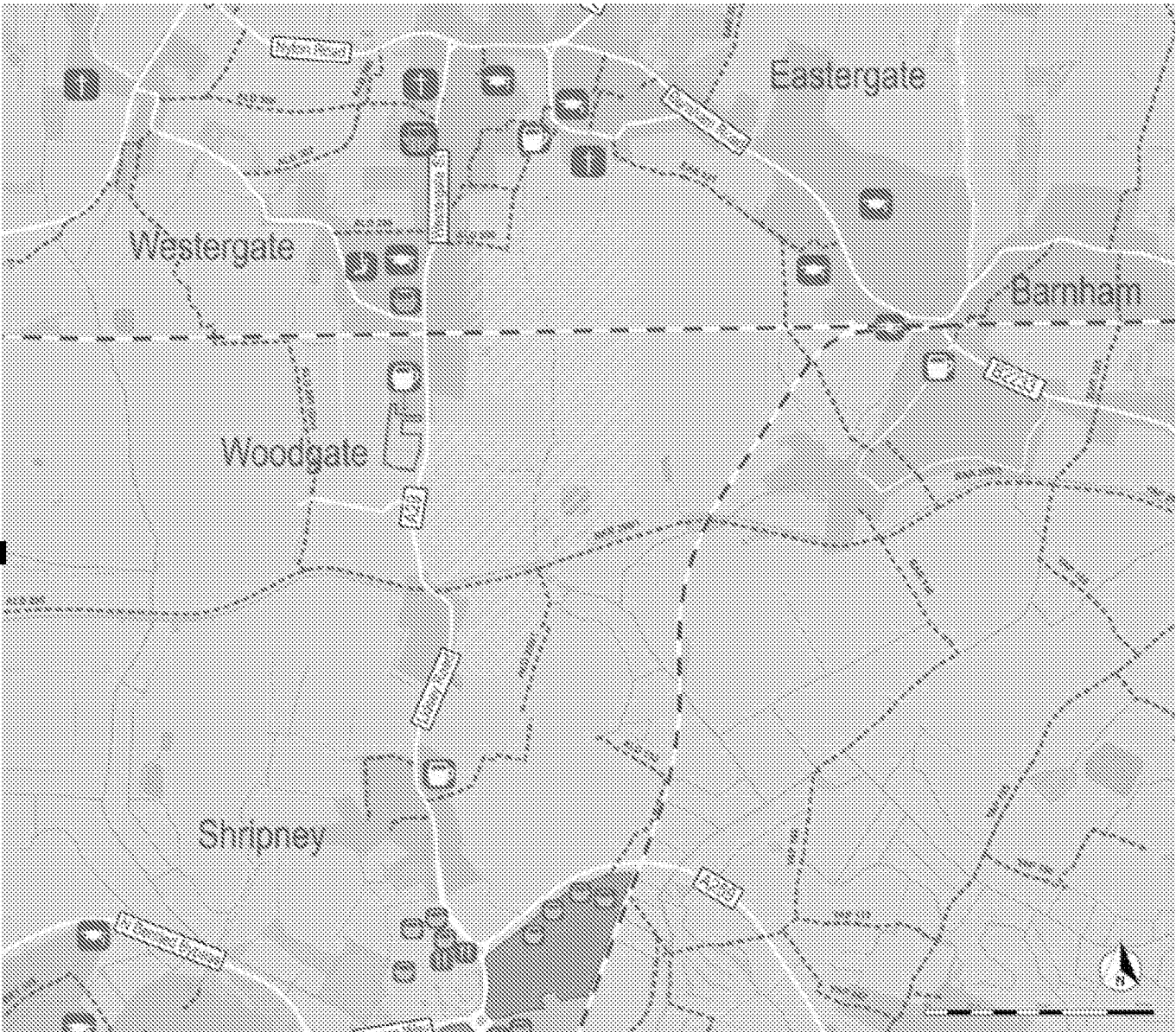


Fig 14 - Local Facilities

	Site Boundary		FROW		Place of Worship		Retail
	Roads		Local Cycle Network		Education		Food Service
	Rail		National Cycle Route		Train Station		Public House
	Urban Settlements		Existing Employment				

2.11 Visual Analysis

SITE CONTEXT

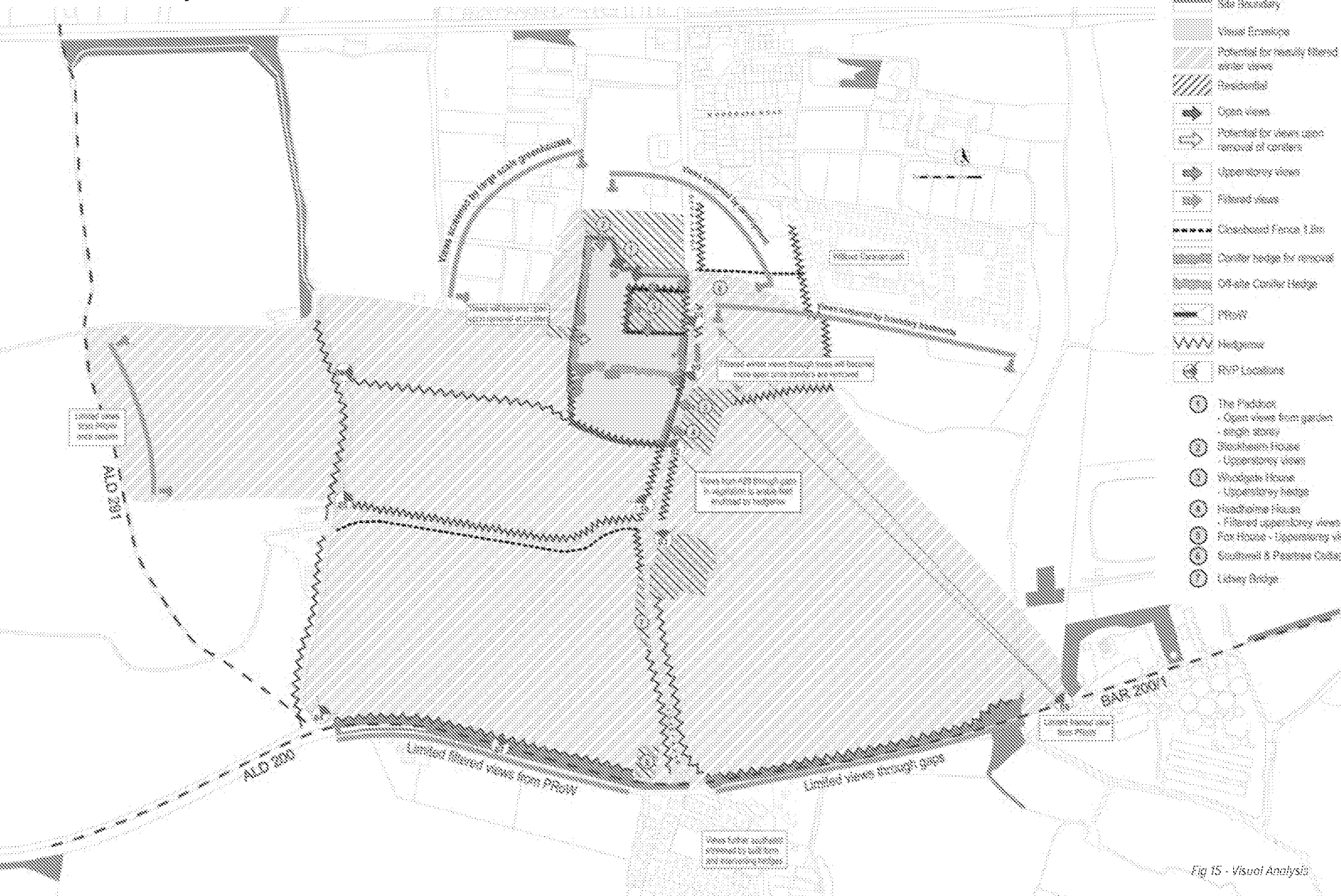


Fig 15 - Visual Analysis



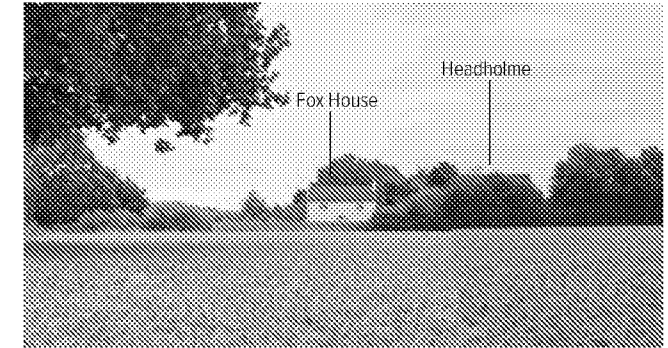
IVPA - Potential Views from Hainaker Mill (SDNP) - High Sensitivity. The elevated location (circa 6km north north-west of the site) affords a typical view over the vale from the South Downs. It is not easy to identify the existing settlements. Predicted impacts are negligible in this view.



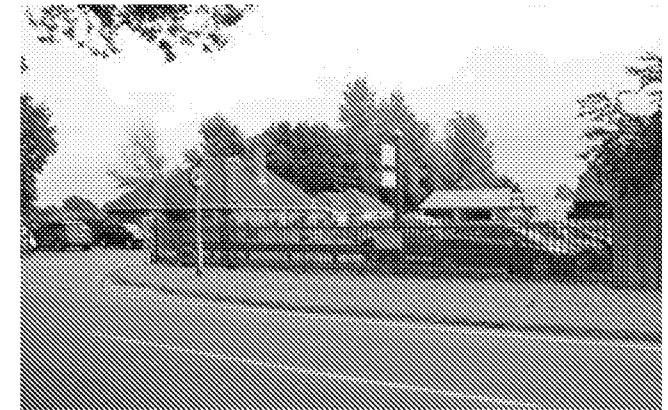
IVPB - Potential Views from Stockhearn House - Moderate Sensitivity. Adjacent property - High sensitivity. The views out of the site illustrates that there will be opportunities for open views from the upperstorey of Stockhearn House increasing to filtered winter views from the gardens during winter months. The higher sensitivity open gardens views from the adjoining property will remain all year round. These views are currently restricted to Parcel 1.



IVPC - Potential Views from Woodgate House - Moderate Sensitivity. There is potential for upperstorey views towards the north and west of the site over the intervening garden boundary. This boundary is formed by close board fences and dense planting screening views from the higher sensitivity gardens. Mature trees within the garden boundary will provide some screening and filtering to winter views.



IVPD - Potential upperstorey views from Fox House into Parcel 2. Heavily filtered winter views from Headholme



IVPE - Business/commercial park opposite the site (Lees Yard).



IVPF - Sporadic development along the A29 300m south

2.11.1 Site visits concluded that due to the intervening tree cover, localised topographic changes and built form the potential for these views was restricted to the immediate site locality. Views further north are truncated by the existing housing, to the east by vegetation along the A29 and beyond, to the south by hedgerows and the west by mature hedgerows and the nursery buildings.

2.11.2 The South Downs National Park is identified within the ZTV but is at such a distance that any changes will be negligible against the surrounding existing and strategic development (IVPA).

2.11.3 The potential receptors were identified as:

- **Stockhearn House and The Paddocks on the northern boundary** - Open upperstorey and garden views from the properties immediately north. Other views to the east are screened by a conifer boundary hedge outside of the site boundary (IVPB);
- **Woodgate House** - views limited to filtered upperstorey views by boundary treatments and trees (IVPC & RVP01);

- **A29** - Heavily filtered views from a limited 300m section starting at the northern boundary heading south. These will become more open as the conifers inside the native hedge are removed (RVP02, 03 & 04);
- **Fox House** - 15m east of Parcel 2 - Open upperstorey views. A close board fence screens higher sensitivity garden views (IVPD & RVP03); There is potential for heavily filtered winter views from **Headholme** which lies directly south of Fox House on the A29.
- **Southwell/Pear Tree Cottage and Lidsey Bridge Cottages (High Sensitivity)**. 242m and 455m south respectively. The properties all have some degree of tree cover around their boundaries and are predominately orientated to take in the views to the west. Potential for oblique and filtered garden views. RVP07 provides a representative view from Lidsey Bridge albeit it further west affording views over the whole of the southern boundary. Views from the cottages will be limited to the southwest corner.
- Limited views/filtered winter views from **FP ALD 200** (RVP07);

- **FP BAR200/1710m SE** - Limited framed middle distance views (RVP08);
- The footpath to the west (ALD291) is closed. There appears to be an unofficial route and photographs have been included although it is not a designated PRoW (RVP 09 & 10).

2.11.4 With the exception of views from the residential properties to the north and within the eastern section of the site, it is considered that enhancement of the boundaries will mitigate any views towards the development.

2.11.5 Where glimpsed views are experienced along the A29 these will not be considered out of character with the current approach and can be mitigated through careful layout design and enhanced boundary treatments.

2.11.6 The views from the existing dwellings will need to be sensitively approached and can include measures such as enhanced boundary treatments, protecting privacy through positioning of gable ends and setting development back from the boundaries - i.e. gardens.



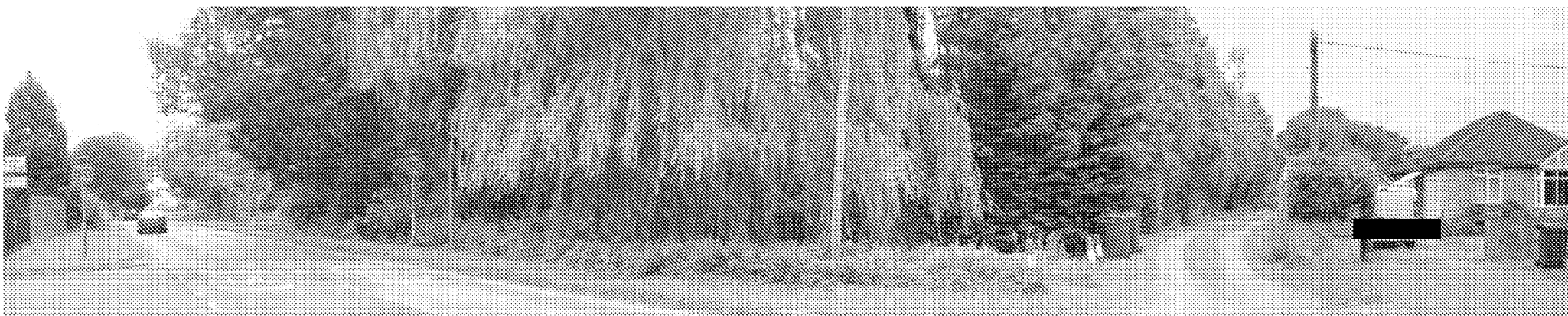
RVP01 - View looking west into the site access from the A29 - Low Sensitivity



RVP02 - View looking north along the A29 - Low Sensitivity



RVP03 - View looking into Parcel 2 from the A29 - Low Sensitivity/ Fox House - Moderate Sensitivity



RVP04 - View looking south towards Parcel 1 from the A29 as it heads past the existing settlement boundary - Low Sensitivity



RVP05 - View looking north along the A29 - Low Sensitivity - also shows potential for winter views from properties on the opposite side of the road (Moderate Sensitivity)

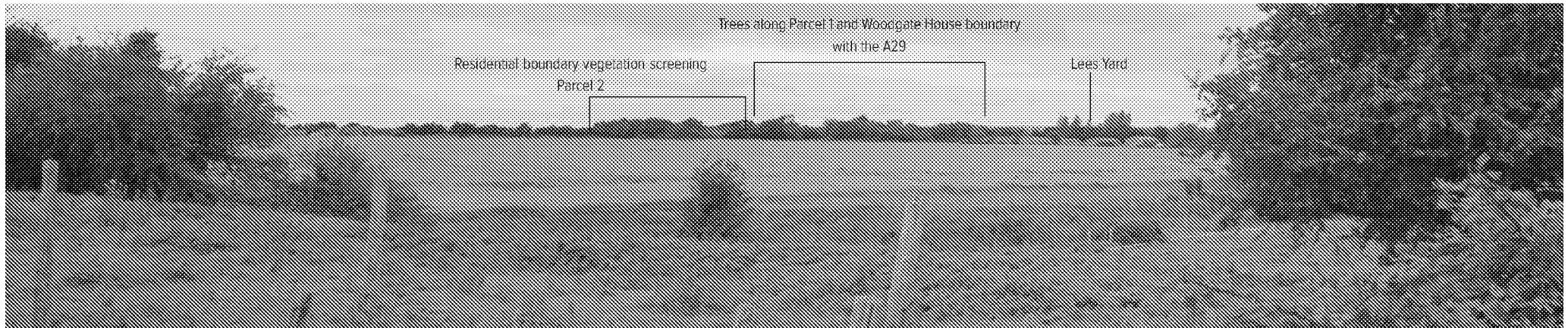


RVP 06 - View looking north along the A29 - Low Sensitivity

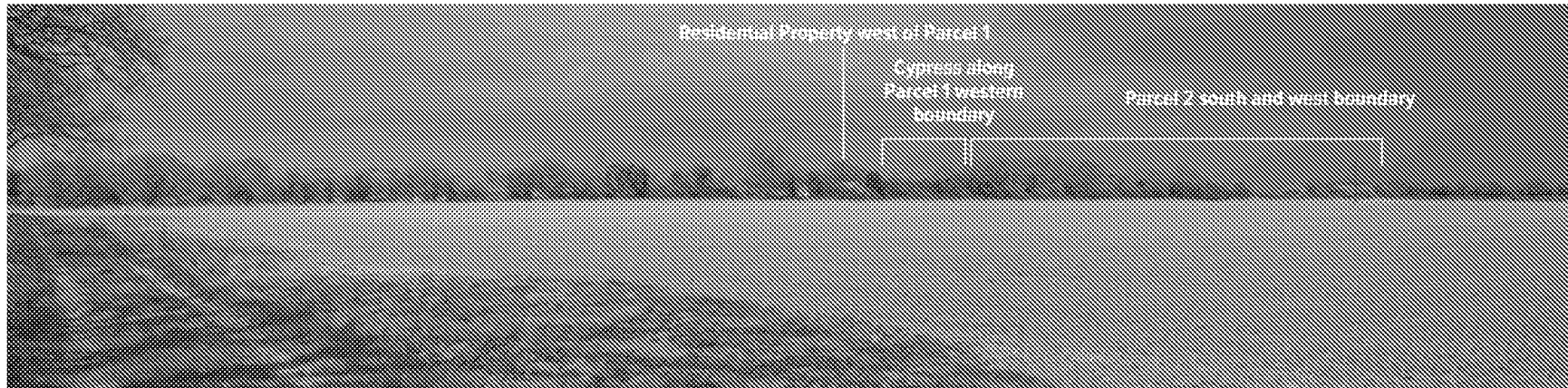


RVP 07 - View looking north from PRow ALD 200 - Moderate Sensitivity

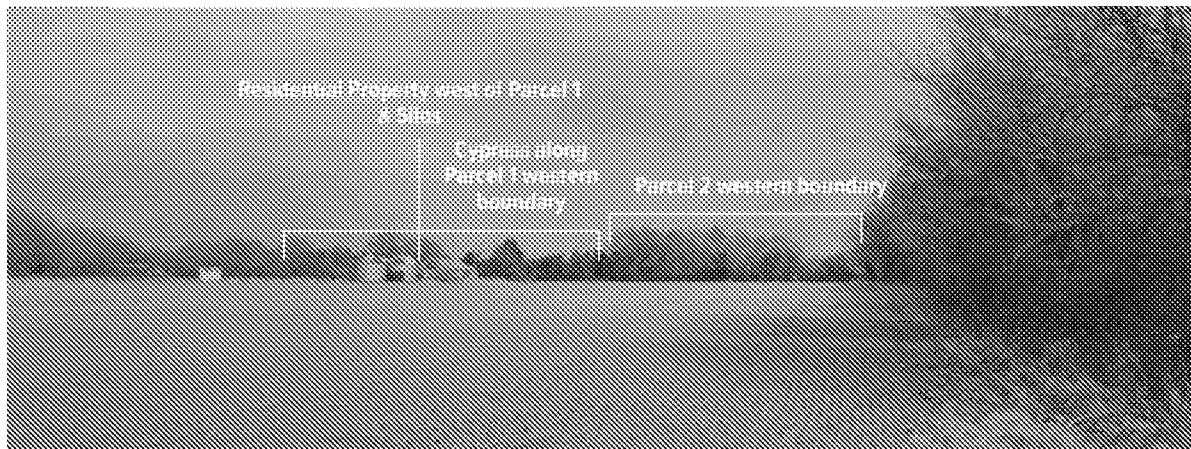
SITE CONTEXT



RVP 08 - View from FP BAR 200/1 looking north west towards the site - Moderate Sensitivity



RVP 09 - View from track (unofficial diversion of FP ALD291) - Moderate Sensitivity



RVP 10 - View Looking north-west into the southern part of the site, from the field entrance in the south-eastern corner.

OPPORTUNITIES & CONSTRAINTS

3 SITE CONSIDERATIONS

3.1 Constraints

Vegetation:

- Retention of existing native trees and hedgerows - Root Protection Areas (RPA's); and
- Potential removal of conifers within the site.

Other Site Features:

- Retention or re-alignment of existing ditches - clearance;
- Incorporation of any habitat constraints identified within the ecology surveys; and
- Incorporation and mitigation of urban boundaries within the site.

Access:

- Potential impact of visibility splays from the A29; and
- Continued access for Woodgate House and the residential property and nurseries beyond.

Visual Amenity:

- Protection of privacy and overlooking towards existing properties and consideration of these views.

Others:

- Potential highways offset along the eastern boundary;
- Potential offset required for pumping station; and
- Gas main offset to the north.

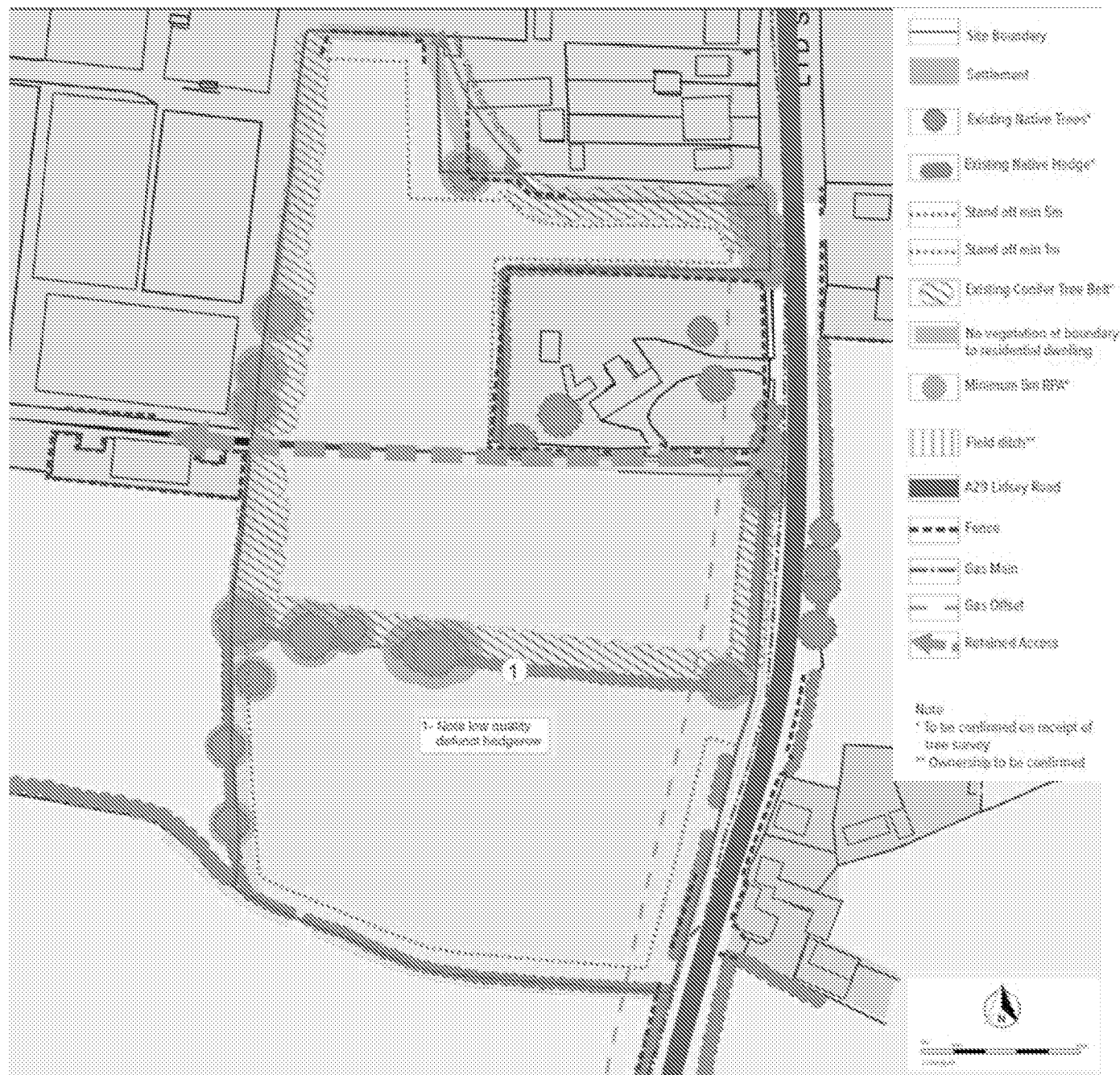


Fig 16 - Site Analysis and Constraints

3.2 Design Objectives & GI Strategy

3.2.1 The following objectives have derived from the various policy and ADC Design Code criteria and will be used to steer the landscaping strategy throughout the design evolution. These objectives will be continually reassessed and evaluated.

Objective 1 - Create a place that is experienced as part of the local area, responding to and enhancing the features and natural resources of the site.

- Strengthen and retain native and key landscape features such as the field patterns, hedgerows and trees;
- Remove the cypress hedging and replace with new native boundaries;
- Design the GI to incorporate drainage, particularly in the design of SuDS;
- Create an attractive setting and outlook into and out of the site, in particular at the site entrance and central public space;
- Protect all existing biodiversity and create new habitats;
- All green spaces to be interlinked, easily accessible with natural surveillance - not 'left over' space; and
- Take into consideration potential noise effects of the A29 by enhancing the boundary.

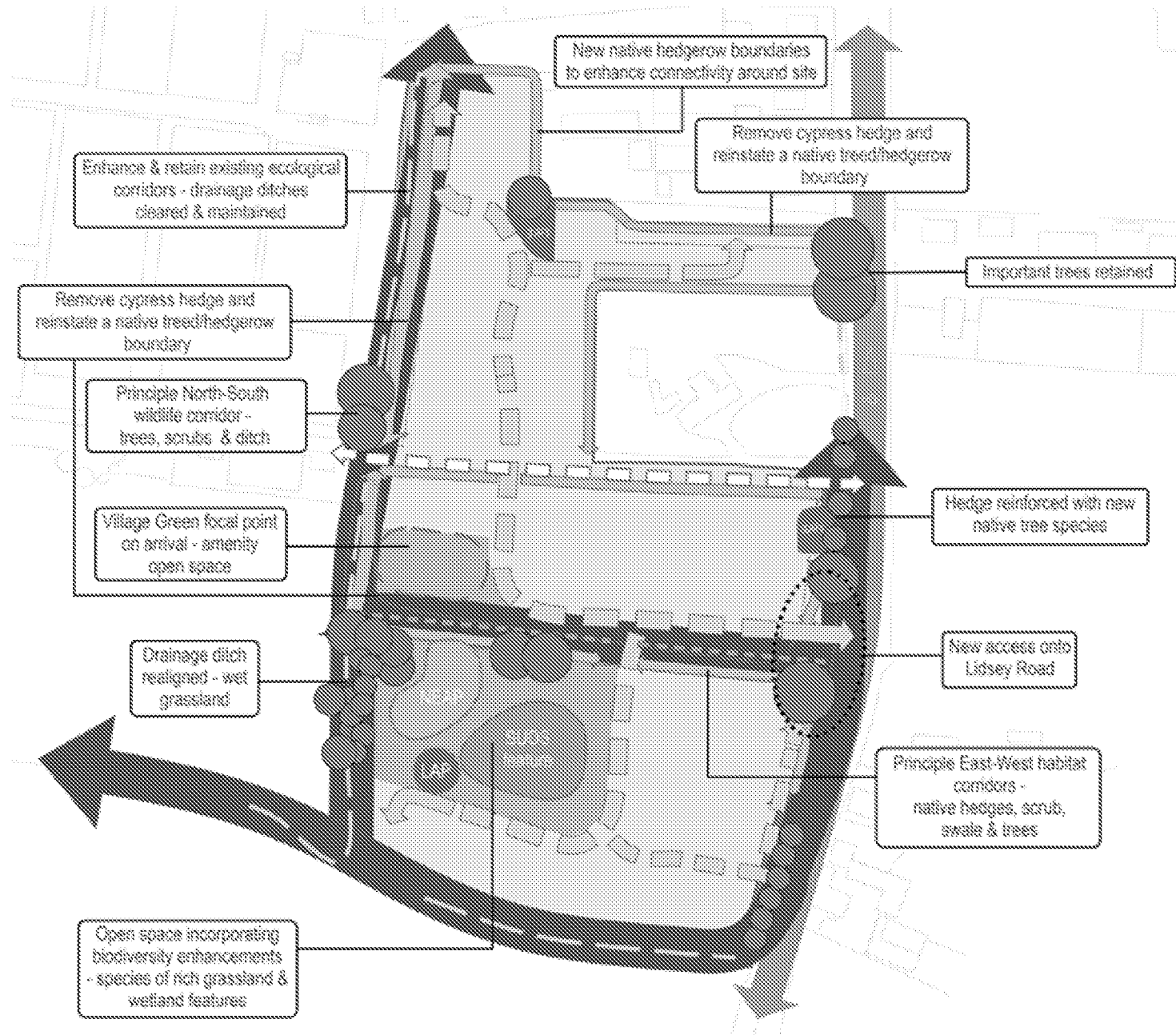


Figure 17 - Design Objectives and GI Strategy

Objective 2 - Work with existing landscape structures, features and trees to understand their particular qualities and characteristics.

- Retain and incorporates all trees and hedgerows of value within a suitable RPA identified by the Arboriculturalist, to be located within landscape buffer zones;
- Mitigate any loss of trees and incorporate native species that are suitable for climate change, carbon capture, urban heat island effect, improve environmental quality and facilitate groundwater absorption;
- Introduce species to replace potential future Ash losses; and
- Future proof the layout to accommodate the ongoing maintenance and growth of landscape structures and trees.

Objective 3 - Protect and enhance biodiversity within the development site and the wider area.

- Ensure the GI responds positively to the habitats and opportunities identified in the technical studies, avoiding any adverse effects of habitats where possible.
- Provide adequate mitigation where habitats or ecological features are to be removed.
- Provide a net gain in biodiversity, through enhancement and creation of new habitat opportunities; and
- Ensure connectivity through green space with ecological corridors to improve biodiversity and include plant species to encourage pollinators.

3.2.2 The indicative mix below can be used to create hedgerows and increase landscape buffers. It is based on species found within the site and the approved mix proposed in the landfill restoration:

- 40% Hawthorn;
- 20% Blackthorn;
- 20% Field maple;
- 10% Hazel;
- 5% Malus;
- 5% Dog rose; and
- Underplanted with Honeysuckle.

3.2.3

Due to the current shortage of Oak, Sweet Chestnut and Field Maple will be planted as trees within the hedgerows and around the perimeter to provide scale, a well defined boundary and to replace any potential future losses of ash. It is considered that Sycamore and Elder will naturally migrate into the site.

3.3 Movement Strategy

- 3.3.1 Primary vehicular access into the site will be delivered through a new junction onto the A29 as detailed in Figure 19.
- 3.3.2 As part of these proposals, a new 2m wide footway will connect to the existing footway to the north of the site. This will deliver pedestrian and cycle links between the site and local facilities, including bus stop, to the north.
- 3.3.3 The existing access track to Woodgate House will be retained, but with vehicular access restricted to the two existing residential properties and emergency vehicles only.

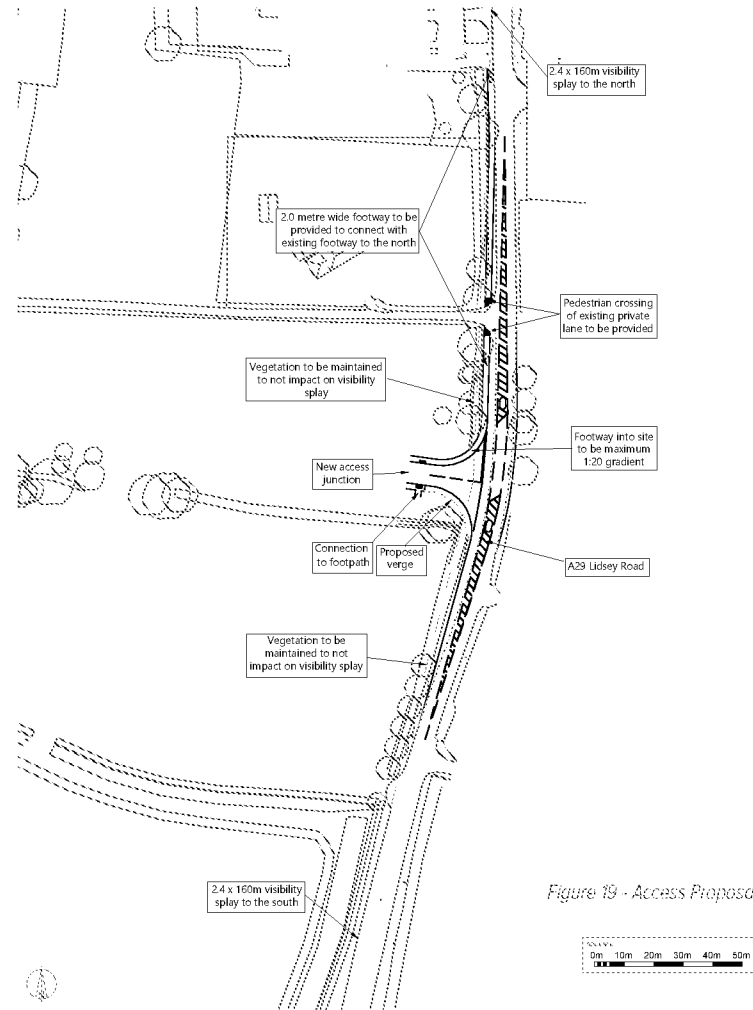


Figure 19 - Access Proposals

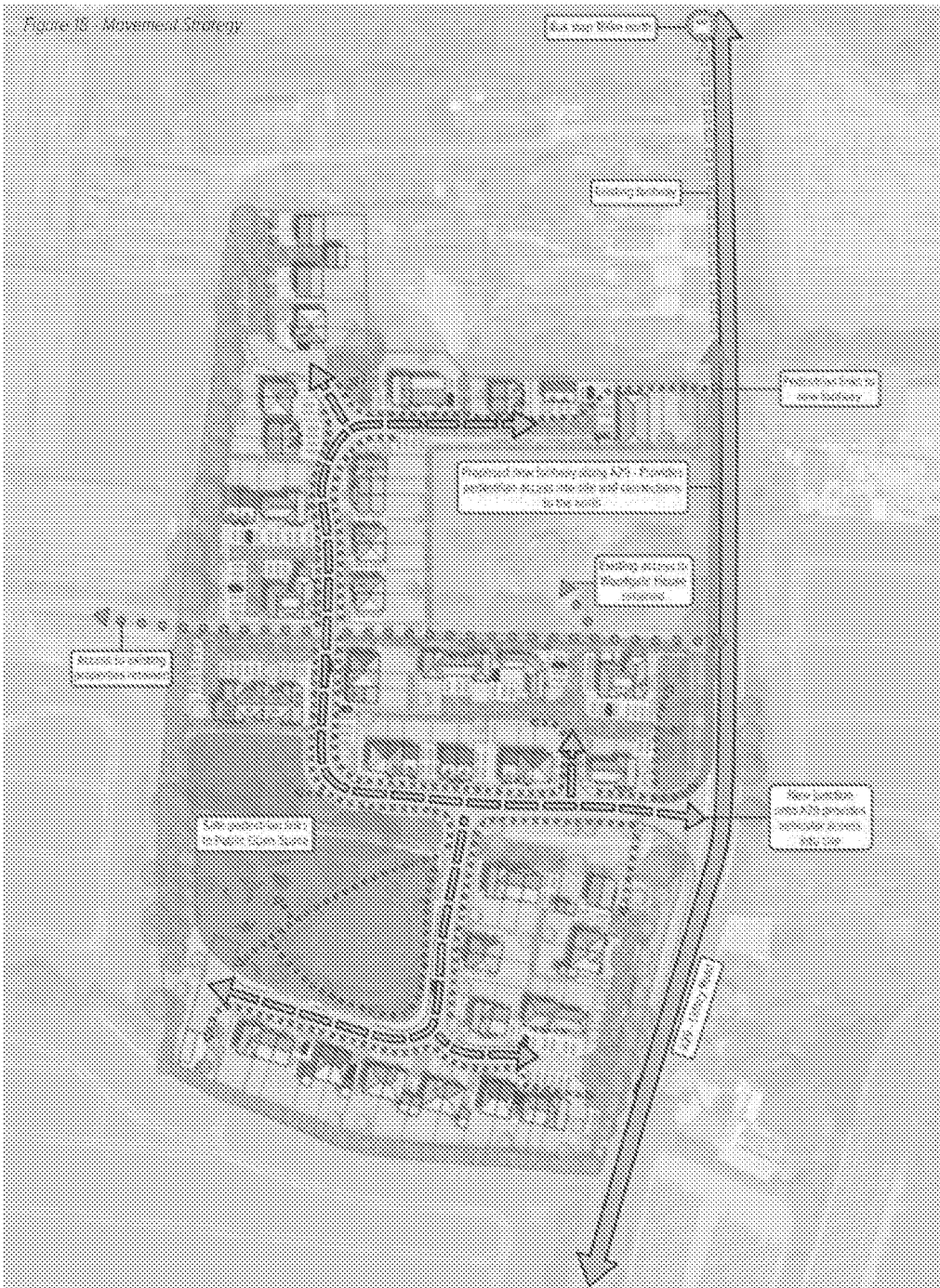


Figure 18 - Movement Strategy

3.4 Open Space

3.4.1 The provision of public open space has been considered in accordance with the current SPD - ADC Open Space, Playing Pitches, Indoor and Outdoor Built Facilities 2020 and is based on 2.2 persons per dwelling. The site will provide a 1247m² surplus to the policy requirements and an additional equipped area of play for the residents south of the railway line which fall outside of the 100/400m radius catchment distance for LAPS and LEAPS of the new play area at Grender Way.

Figure 20 - Open Space Requirements

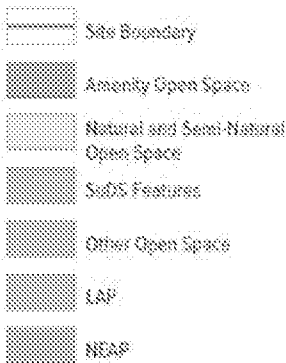
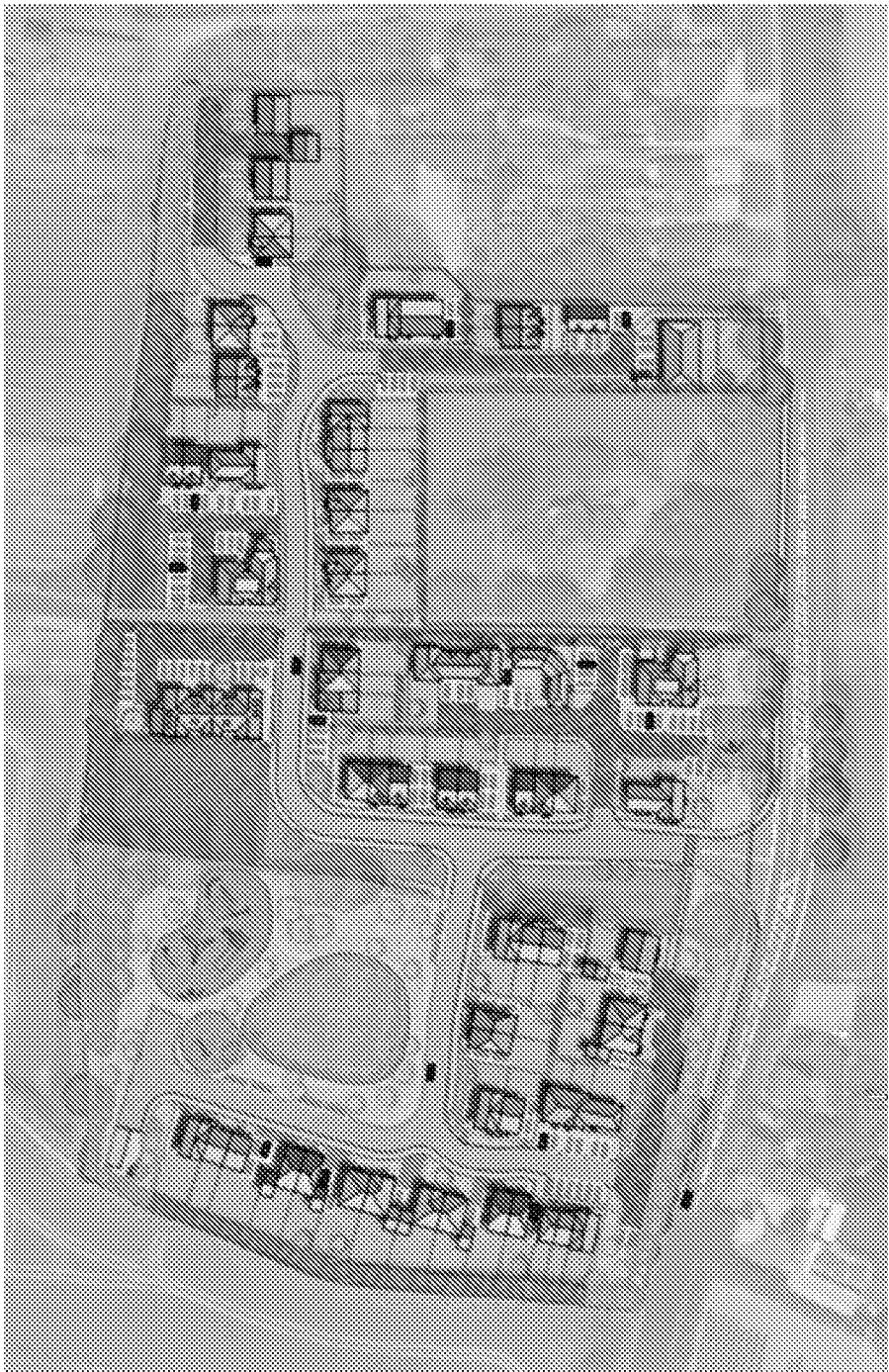


Table 4 - Open Space Provision - Policy OSR DM1 Open Space

ADC Categories	SDP Typologies	P/P m ²	PDP 209	Trigger Threshold	Req. Prov	Site Provision
Public Open Space	Parks and Gardens	8	1672m ²	143 or more dwellings	N/A	N/A
	Amenity Green Space	6	1254m ²	15 or more dwellings	1254m ²	1329m ²
	Natural and Semi natural	18	3762m ²	57 or more dwellings	3762m ²	4866m ²
	Total Public Open Space		6688m²		5016m²	6195m²
Play Space	Local Areas of Play (LAPS)	2.5	523m ²	9 or more dwellings	523m ²	580m ²
	Local Equipped Areas of Play (LEAPS)			34 or more dwellings		
	Neighbourhood Equipped Areas of Play (NEAPS) / Multi-use Games Areas (MUGA)	3	627m ²	83 or more dwellings	627m ²	638m ²
	Total Play Space		1150m²		1150m²	1218m²
Total using on-line calc			7838m²		6166m²	7413m²



3.5 House Types and Tenure

3.5.1 The illustrative layout depicts an indicative housing mix made up by (up to) 66 market dwellings and 29 affordable dwellings. Having regard to coverage, 95 dwellings would provide a gross density of 27.14 dwellings per hectare (dph). This is considered to be an appropriate density given the Interim Housing Statement's aspirations for a maximised density when parking, accessibility and landscaping are taken into account. The proposed mix of new homes comprises the following;

No. Bedrooms	Affordable	Market	Total
1 Bed	7	0	7
2 Bed	14	42	56
3 Bed	8	21	29
4 Bed	0	3	3
			95

3.5.2 The provision of 30% affordable homes is in line with Policy H DM1. Figure 21 opposite demonstrates how a policy compliant mix can be achieved. The proposed indicative mix of housing follows the requirements of Policy AH SP2 with up to 66 market units and up to 29 affordable units providing a range of housing types, sizes and tenures

3.5.3 The proposed indicative mix includes detached, semi-detached and terraced housing generally projecting to a height of 2/2.5 storeys utilising a traditional, vernacular design which is sympathetic to local character.

3.5.4 Housing tenures would be well balanced with affordable dwellings suitably 'pepper-potted' throughout the site. Affordable Housing will be designed to be tenure blind to ensure they are indistinguishable from the market dwellings to ensure cohesion and inclusiveness within the development.



Figure 21- House Types

DESIGN EVOLUTION

4 DESIGN EVOLUTION

- 4.5.1 The layout has been landscape led and shaped by the key opportunities and constraints. Each iteration was evaluated and valued judgements made in terms of its strengths and weaknesses and how the scheme could be improved. The points below address where these changes have occurred.

4.1 Habitat

- Additional west x east hedgerow link aligning the access track from Woodgate House.

4.2 Movement and Access

- Access road moved northwards to avoid RPA conflicts on site entrance.
- Additional visitor parking added to bring up to 19 spaces in line with ADC.
- New pedestrian link through to Lidsey Road to the north of the site/flats.
- Pumping station to be moved to the SW corner following drainage studies.
- Pond moved further south to maximise catchment.

4.3 Landscape

- Open space within site redesigned to increase connectivity and create vistas
- Additional LAPs added to fulfil ADC policy requirements and catchment.



Fig 22 - Illustrative Masterplan submitted as part of Pre-App Discussions

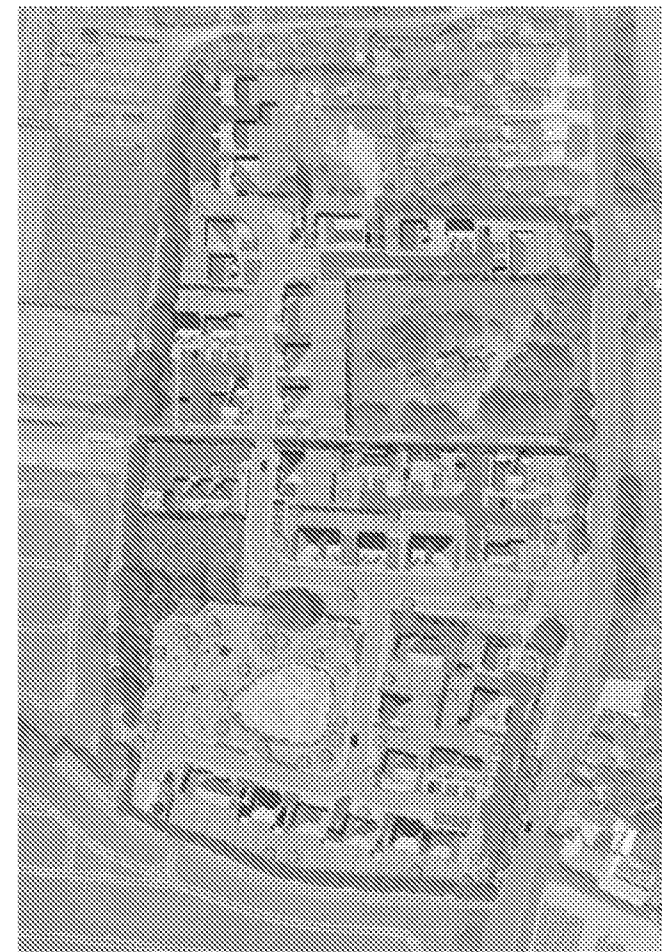


Fig 23 - Proposed Illustrative Masterplan

4.4 House layouts

- Plot 15 – hand around so that there are larger gardens and FOG not so tight.
- Plots 35-37 moved to allow for gas easement.
- Plan rearranged to allow for a LAP to the north and replace parking as the vista north at this point.

- Garden moved to the rear of Plot 42 out of the shadow of T64.
- Flats relocated to accommodate drainage and wider open space.

4.5 Lighting

- 4.5.1 ADC policies require the consideration of the impact of light on both the wider landscape and neighbouring uses.
- 4.5.2 As the application is submitted in outline and the layout not fixed, it is considered that a detailed lighting design will be conditioned.
- 4.5.3 Any lighting design will however be considered against several criteria that have evolved through stakeholder discussions, site assessment, ecological constraints and good practice. These are primarily the potential effect of lighting against:
- Housing and access along the A29.
 - Potential cumulative impacts with existing street lighting along the A29.
- 4.5.4 Within the site, consideration will also be given to inner estate roads. Any detailed design will ensure that light levels provide the minimum glare and spillage without compromising security and effectiveness.

Lighting Assessment

- 4.5.5 Prior to a detailed lighting scheme being submitted, an assessment of the existing lighting standards and lux levels will be undertaken. This should identify the existing lux levels adjacent to the site, in particular along the A29.
- 4.5.6 This assessment will provide an understanding of the current lighting impacts along the existing rural edge and identify opportunities to reduce the potential cumulative effects of existing and proposed lighting.

4.6 Bin Storage

- 4.6.1 Each dwelling will be provided with the required residual waste storage bin capacity (240 litres) either in the form of communal facilities (i.e. for flats) or individual bins. An equivalent provision will be provided for recyclable materials. These will be located in secure locations generally to the rear of the dwellings and secured apartment courtyards.

Electric Vehicle Charging Points (EVC)

- 4.6.2 The scheme will comply with WSCC guidance on EVC points, which proposes a minimum of 20% of all spaces.

4.7 Hydrology

- 4.7.1 The FRA and Drainage Strategy which accompany the application conclude that the development of this site would not create or increase the risk of flooding from all potential sources, nor would it increase the risk of flooding to third parties or land for the lifetime of the development.
- 4.7.2 The residential development area is located wholly within the lowest flood risk category 'Flood Zone 1' for the lifetime of the development, assessed as having a less than 1 in 1000 (<0.1%AEP) annual probability of flooding.

4.8 Utilities

- 4.8.1 Searches have confirmed that all utilities are available in the area.

BT Openreach

- 4.8.2 BT Openreach has existing overhead telephone lines which provide telecom services for the adjacent residential development running parallel down the A29 which can serve the site.
- 4.8.3 The site is served by 'high speed' broadband.

Sewerage

- 4.8.4 Foul water from the site will be connected to the existing sewer that crosses the site. Part of the site will drain by gravity and part of the site will be pumped into the gravity system.

SUSTAINABILITY CREDENTIALS

5 SUSTAINABILITY

- 5.8.1 The Applicant is committed to achieving new development in a sustainable manner to ensure that natural resources are used prudently.
- 5.8.2 The sustainability of the site has been considered not only in its design approach and opportunities for innovative design but also for its ability to adapt to the future environment.
- 5.8.3 The development will incorporate, as far as possible, a strategy for sustainable design, which encourages the reduction of energy consumption and as such will at the reserved matters stage examine the contribution of a range of measures.

5.1 Location and layout

- 5.1.1 The location of the scheme is considered a sustainable location by virtue of its central location and close proximity to a range of services and facilities in Westergate, Eastergate and Barnham, notwithstanding those further afield at Bognor Regis and North Bersted.
- 5.1.2 The layout has been designed to make the most efficient use of land by thoroughly identifying constraints and proposing a development with an appropriate density for the village and countryside edge location.
- 5.1.3 The site provides an opportunity for development in a location that is considered out of flood risk and has the opportunities to provide a significant SUDS and drainage strategy within the site.
- 5.1.4 In order to maximise sunlight and passive solar energy, the majority of development to be positioned broadly south with streets predominantly east x west (Policy DDM1).
- 5.1.5 The proposal incorporates a substantial amount of new public open space and allows for an improvement in ecological value and wild-life habitat.

5.2 Drainage and SUDS

Surface Water Drainage Strategy

- 5.2.1 Surface water from the site will controlled and released to the existing ditch network at greenfield runoff rates. Excess runoff will be temporarily stored on site during storm events.
- 5.2.2 Attenuation for large storm events will meet best practice and manage peak flows and surface water flood risk from the site.
- 5.2.3 Sustainable Drainage Systems (SuDS) will be utilised as part of the proposed development.
- 5.2.4 The use of SuDS will also provide water quality and biodiversity benefits in addition to reducing surface water flood risk.

5.3 Access and movement

- 5.3.1 The development will benefit from having a comprehensive foot way and footpath network ensuring that pedestrian access can be integrated with the existing community and not isolated.
- 5.3.2 A minimum of 20% EVC charging points will be provided.

Water efficiency

- 5.3.3 Consideration will be given to the efficient use of water with up-to-date technologies;
- Landscaping will be designed to reduce irrigation needs;
 - Consideration of water use in all stages of day to day living. Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
 - Sanitary appliances will be specified featuring low water fittings and 'in built' white goods chosen for their low water use; and
 - Water butts fitted to collect rainwater for garden use.

5.4 Shade cooling and solar gain

- 5.4.1 Consideration to be given to Solar PV or water heating panels incorporated into the south roof slopes will collect and make use of the suns energy to provide and supplement domestic hot water.
- 5.4.2 The properties have been carefully orientated to take full advantage of solar gain and have predominantly south facing roof slopes to accept solar panels.

5.5 Building and materials

- 5.5.1 The details of the sustainable credentials of the built form are not set at this stage. The following may be considered:
- In-built 'robustness' and ability of the development, to adapt to changes such as use, lifestyle and demography over time;
 - Use of sustainably resourced natural and renewable materials;
 - Low energy light fittings specified to reduce energy consumption;
 - Mechanical ventilation systems with heat recovery and filters fitted to give a controlled internal environment where required;
 - Minimise carbon emissions;
 - Reduce energy demand to meet prevailing standards;
 - Use available low carbon technologies; and
 - Minimise waste through the project including during the construction phase.

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A R C H I T E C T S

