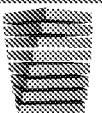


LAND AT HOOK MEADOW WESTERGATE



ERIC COLE ARCHITECTURE



REDROW

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6.0 CONCLUSION

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1.0 INTRODUCTION

The aim of this document is to support a Reserved Matters Planning Application and set out the design principles and a clear explanation of the rationale behind them.

This document should be read in conjunction with the approved outline planning permission and this Design & Access statement forms the design link between that approval and this reserved matters application.

This Design and Access statement has been prepared on behalf of Redrow Homes for the residential development of land to the rear of Hook Meadow, Westergate.

SUMMARY OF PROPOSALS

- Provision of up to 89 new homes, of a mix of 1-5 bedroom properties.
- An architectural aesthetic appropriate to the area, drawing influences from the local context.
- Sufficient levels of parking for residents and visitors.
- A logical movement route designed with emergency and refuse vehicle access at the fore.
- Public Open Space and areas of play located in key locations within the scheme and accessible to all.
- Respect and integration of existing high ecological features.



PURPOSE OF DOCUMENT

The purpose of this Design & Access Statement is to support a detailed planning application following the outline planning permission (reference: AL/178/22/OUT) and successful appeal (reference: APP/3810/W/23/3323858).

The planning application was approved in outline with all matters and details reserved for subsequent determination at reserved matters stage except access. The outline planning application was accompanied by an indicative masterplan and approved parameters plan which demonstrated how the site could be developed.

This application is a resubmission of the refused reserved matters application (reference:AL/50/24/RES) and seeks to demonstrate how the scheme has evolved to address the RfR identified by the Council in the context of the approved principles of the outline and addresses a number of comments raised by Officers and statutory consultees through the determination process.

This Design Statement conveys how the key ideas and concepts from the outline planning permission should inform the detailed design of the site. It provides a strategic framework for the design of the site and contributes to the development as a whole to create a coherent sense of place.

The statement provides a range of design objectives and guidance which helps to:

- Promote greater certainty in the planning process, by encouraging a coordinated approach to the development management process,
- Achieve a good level of design, through implementation of a series of design objectives, and
- Support the consideration of this reserved matters application.

These design guidelines seek to ensure that the overall design objectives and vision for the site is delivered.

STRUCTURE OF DOCUMENT

This document provides a logical explanation of the design development process, as follows:

- **Policy Context** – national and local design and movement policy and guidance;
- **Site Analysis** – analysis of constraints and opportunities, site features and existing parameters;
- **Design Concept** – process of design evolution;
- **Design Proposals** – key design principles and features, including layout, access & movement and landscaping & green infrastructure.

This document has been informed by technical reports that assess the site and its context in relation to highways and movement, ecology, arboriculture, drainage and utilities.

Considerable attention has been made to the principles established through the outline planning permission, particularly with regard to the approved parameters and assumption that influenced the acceptability of the site to accommodate up to 89 dwellings.

STEPS SINCE RM APPLICATION AL/50/24/RES

The reasons outlined in the refusal notice have been analyzed by all disciplines and a revised scheme is being submitted which takes on board the comments. The design evolution and steps taken since the refusal are discussed later in chapters 4 & 5.



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2.0 DESIGN RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (2023) sets out the Government's planning policies for England and how these should be applied in plan-making and decision-taking. At the heart of the NPPF is the presumption in favour of sustainable development (paragraph 11).

The following paragraphs of the NPPF are considered most relevant to the assessment of the proposal:

Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that there are three dimensions to sustainable development – economic (building a strong, responsive and competitive economy); social (providing a sufficient number and range of homes to meet the needs of present and future generations and fostering well-designed, beautiful and safe places); and environmental (protect and enhance our natural, built and historic environment).

Paragraph 11 stresses that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 60 sets out that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

Design is covered in in Section 12, where the Government attaches great importance to the design of the built environment. Paragraph 131 highlights that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 180 emphasises the importance of conserving and enhancing the natural environment, more specifically noting that decisions should provide net gains for biodiversity.

For a more in depth review of National and Local Planning Policy, please refer to the Planning Statement for further analysis.

NATIONAL DESIGN GUIDE (2021)

The National Design Guide was published in 2021. The new Design Guide provides some more substance to the definition of 'good design' for use by Local Planning Authorities (LPAs) and developers. LPAs have to consider national planning policy in plan making and development management.

The new guidance establishes that 'good design' can be described with the following ten characteristics:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

ARUN LOCAL PLAN 2011–2031

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Arun Local Plan which was adopted on the 18 July 2018.

The planning statement explains that the proposals would accord with policies

ARUN DISTRICT DESIGN GUIDE 2024

The Arun District Design Guide was adopted in January 2021 and updated in February 2024. The guide provides detailed guidance to raise design standards across the District, ensuring that the highest quality of development is delivered.

3.0 THE SITE

SITE LOCATION

Westergate is situated in West Sussex, which is served by several motorways including the M23, M25, and M27.

Westergate has great leisure opportunities available locally. It sits near the southern border of the South Downs National Park (SDNP); which offers 1600km² of open spaces and ancient woodlands; and is 5miles from the beach at Bognor Regis to the south.

The site, known locally as Hook Meadow is located between Hook Lane and Meadow Way. It extends to some 3.82ha overall of greenfield land and is located within Arun District Council's administrative area. The site comprises a rectangular parcel of land sloping gently from west to east.

Westergate is located 4miles North of Bognor Regis and approximately 6miles east of Chichester. The area has good transport links with Portsmouth, Brighton & the south coast easily accessed from Barnham railway station; via the West Coastway Line; approximately 2miles to the east. Bus route 66C runs along the eastern edge of the site along Westergate Street; running in a loop passing Barnham station and into Bognor Regis.

The A27 runs west-east 2m to the north and connects with wider road networks to provide routes across southern England including links with Chichester, Worthing and further afield Eastbourne. The A27 connects into the M27 and the A3 at Portsmouth.

WIDER CONTEXT

Westergate is defined as a Large Village in the Arun Local Plan 2018. The application site sits near the southern boundary of Westergate, near the border with Woodgate.

The eastern boundary of Meadow Way has a medium density, largely semi-detached 1.5 and 2 storey dwellings. Meadow Way takes a linear form with significant green frontages to properties. Westergate Street is a traditional character with a mix of housing typologies and a degree of natural landscaping. Beyond the southern boundary is a new development comprising largely of detached and semi-detached properties. To the west, Hook Lane takes on a rural character with large detached dwellings set within significant plots with large setbacks and a high level of natural screening. Agricultural land bounds the northern edge.

Current access to the site is limited to agricultural use and is currently from Hook Lane. There is no public access, however an existing public right of way runs along the southern boundary on the opposite side of the existing tree belt (ref:299)

Within a mile radius there are three schools, a doctors surgery, and a local village shop. The locality performs very well in terms of sustainability.

Further non-residential facilities available to Westergate include a large community sports centre offering a range of sports including football, tennis and bowls, a large plant nursery, a veterinary facility and a caravan park.

SITE ANALYSIS

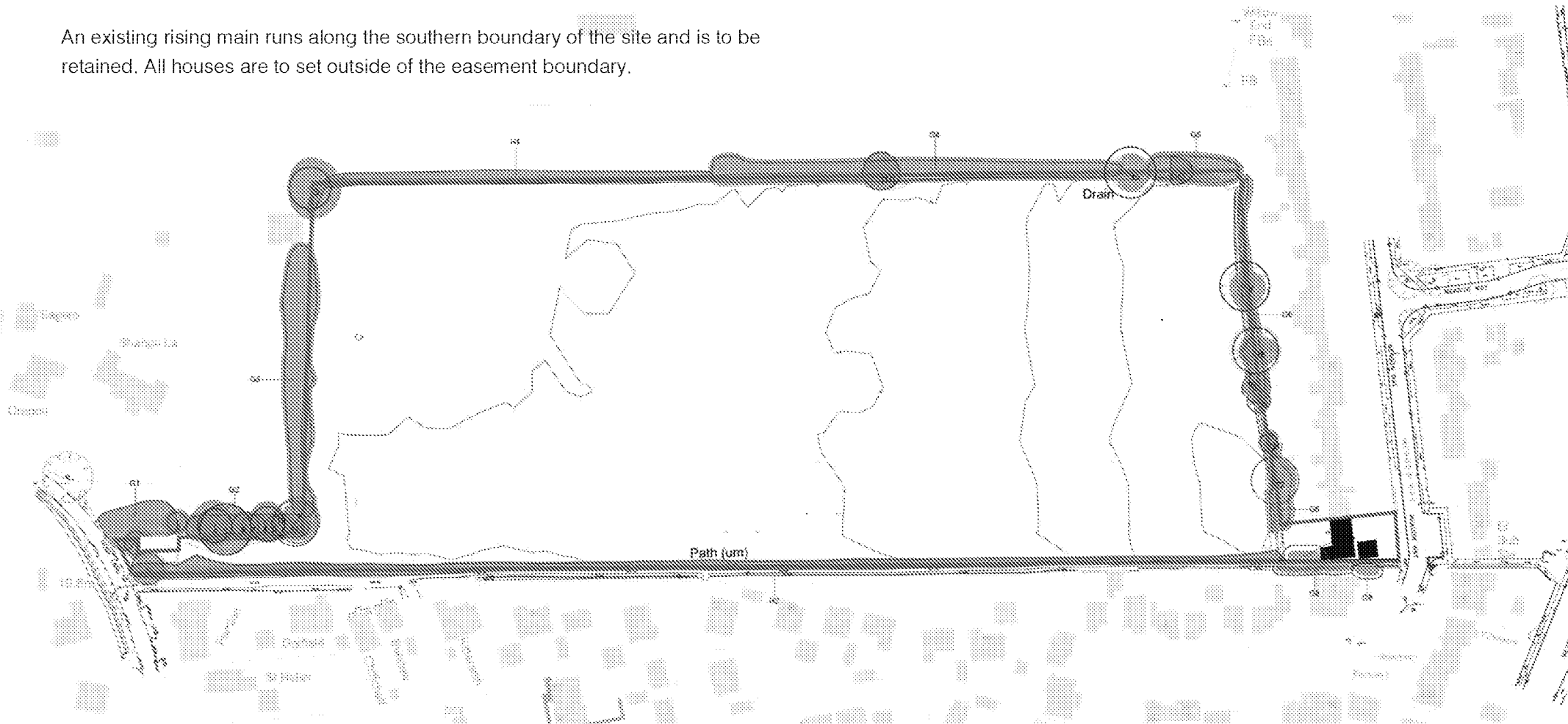
The site is rectangular and is shielded by a degree of mature planting / trees on all sides, and this established natural framework provides a good degree of visual enclosure and screening from the surrounding areas.

The eastern site boundary is bounded by properties fronting onto Meadow Way. There is a natural boundary to the rear of these properties consisting of medium value mature trees and hedgrows. Mature hedgrows and tree belts line the southern and western boundary, providing screening to the properties beyond.

An existing rising main runs along the southern boundary of the site and is to be retained. All houses are to set outside of the easement boundary.

TOPOGRAPHY & CHARACTER

The topography of the Site gently slopes, with a fall of approximately 3m from the west to east.



PUBLIC RIGHTS OF WAY

There are a number of public rights of way within the vicinity of the site, but no direct pedestrian access. There is an existing public right of way running outside the southern boundary PROW FP:299 which runs from Hook Lane to Meadow Way and terminates at Westergate Street.

HERITAGE DESIGNATIONS

The site does not fall within any Conservation Areas.

There are a number of listed buildings located within Westergate. Milliards Manor Farmhouse and Timbers are approx. 170m from the eastern boundary, but these are a considerable distance from the site and therefore the proposed development will have no adverse effect.

The well wooded boundaries of the site, the locally flat topography and the existing built environment prevent any intervisibility between the site and the listed buildings.

LOCAL SERVICES

Westergate and the local area has many of the traditional services associated with large villages. The size and compact nature means residents can typically reach the facilities available on foot within 15 minutes or less.

The majority of facilities within Westergate are located along Westergate Street including: Aldingbourne Primary School (320m); Ormiston Six Villages Academy (1km); a barber shop (480m); a convenience store (400m); and the Prince of Wales public house (800m).

Several sports/recreational areas are also within close proximity to the site, all accessible by foot or cycle including Aldingbourne Community Sports Centre (640m) and Six Villages Sports Centre (1.2km).



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4.0 ASSESSMENT & EVALUATION

CONSTRAINTS & OPPORTUNITIES

Technical assessments undertaken have been used to inform the design of the scheme. The constraints and opportunities used to inform the design are:

OPPORTUNITIES

- Opportunity to deliver a meaningful number of dwellings in a sustainable location to address the existing housing shortfalls supported by amenity space and green infrastructure;
- Make efficient use of land through the use of appropriate densities;
- Create quality architecture that takes design cues from the local character and responds positively to the existing built form of Westergate;
- Establish pedestrian links and promote fluid & safe movement, including a new connection to the existing PROW network;
- Enhance retained hedgerows & high value trees to create a biodiversity nett gain;
- Link green infrastructure from the site boundaries with the road corridors;
- Preserve and introduce a greater diversity of ecological habitats;
- Minimise the visual impacts of new built form from local roads, footpaths and houses;
- Utilise the edge of village setting by maximising views across open countryside;
- Provide densities across the site that suit the surrounding area, with a lower density provided towards the settlement edge;
- Use of swales and sustainable drainage solutions with visual amenity and ecological benefits.

CONSTRAINTS

- Consideration of sensitive edges to the south and east where the site is adjacent to existing housing and protection of their residential amenity;
- Retaining existing trees, hedgerows and other landscape features particularly those of ecological interest that act as wildlife habitats;
- Consideration of TPO trees and RPA along the eastern boundary;
- The need to provide for SUDS infiltration and attenuation areas;
- To not undermine the visual or physical separation of settlements;
- Consideration of existing agricultural infrastructure to the north and its visual impact on the houses along this boundary;
- Consideration of an existing rising main and its easement along the southern boundary.

PARAMETERS SECURED AT OUTLINE

- Green infrastrucutre including landscape buffers, public open space, landscape planting, Sustainable Urban Drainage basins and areas of play are to be located to the east of the site;
- Existing vegetations along site boundaries is to be retained;
- A 3m wide cycle line from Hook Lane to be provided in the southwestern corner;
- The vehicular access point was fixed at outline stage, along with a pedestrian connection to the PROW running beyond the southern boundary.



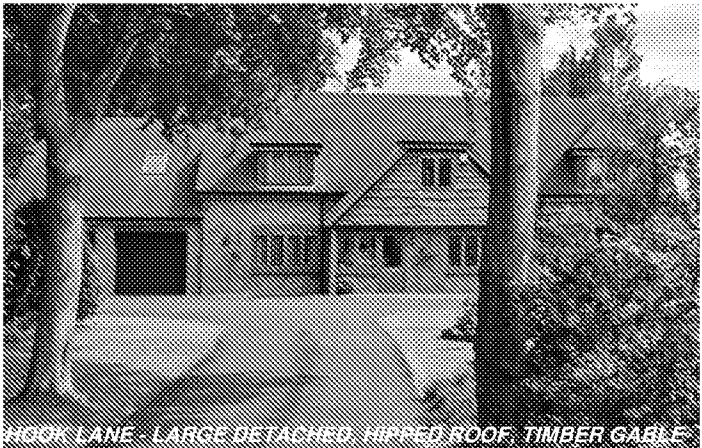
HOUSING CHARACTER

The area of Westergate is characterised by twentieth century suburban development. The area is typified by detached and semi-detached development with some short terraces with occasional flat blocks; including on Pine Close and Westergate Mews. Street scene variation is limited with similar housetypes grouped together. A standardised material palette is influenced by local materials and includes red/brown brick, red/grey roof tiles, brick band detailing, tile hanging and timber boarding.

The centre of Westergate to the east has a historic core which is still evident to this day. The distinctive characteristics are emphasised by a number of historic buildings and through the use of traditional materials sych as flint walls, red brick detailing, and clay and slate roof tiles.

Due to the approval of recent developments, Hook Lane leading to Woodgate has transitioned from a semi-rural character to a more urban pattern. Along Meadow Way, semi-detached and terraced properties are common with a range of roofscapes. Common materials used throughout the area include red and brown brick, white render and red or grey roof tiles and tile hanging.

Many of the nearby residential roads are cul-de-sacs with properties dating from the 1970's and onwards. The built form consists largely of semi-detached and terraced properties, constructed of brick with occasional render and tile hanging, feature porches and false chimneys.



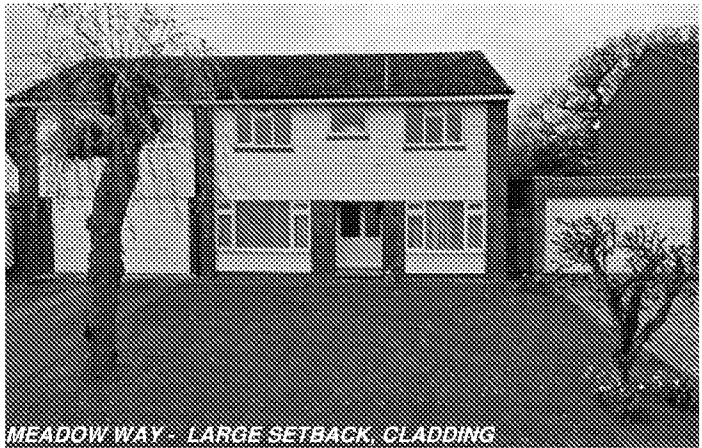
HOOK LANE - LARGE DETACHED, HIPPED ROOF, TIMBER GABLE



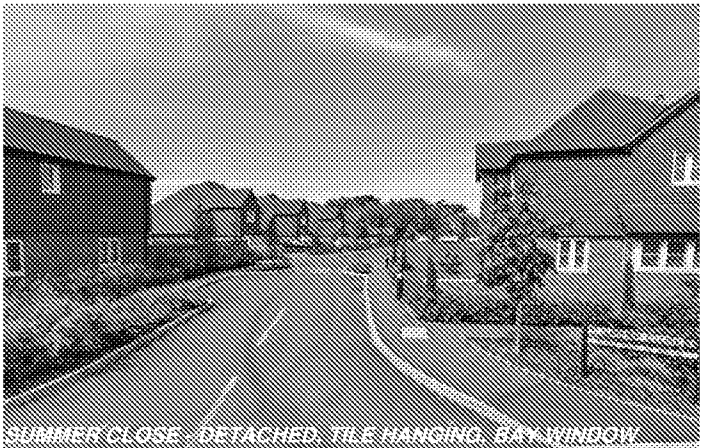
HOOK LANE - FEATURE PORCH, DORMER WINDOW



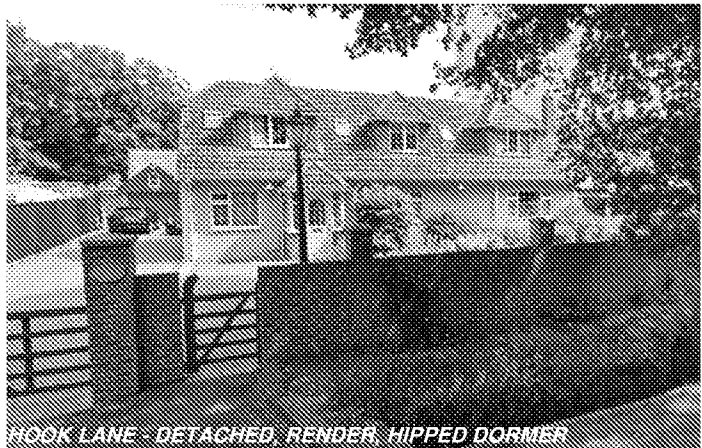
MEADOW WAY - LARGE SETBACKS, REGULAR BUILDING LINES



MEADOW WAY - LARGE SETBACK, CLADDING



SUMMER CLOSE - DETACHED, TILE HANGING, BAY WINDOW



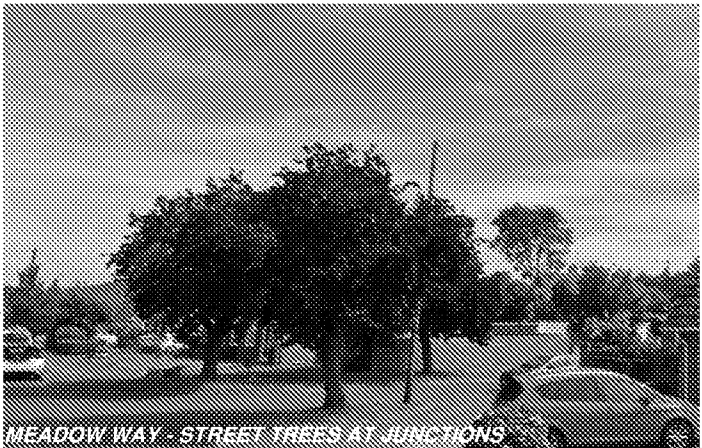
HOOK LANE - DETACHED, RENDER, HIPPED DORMER



LAMORNA GARDENS - TILE HANGING, INTEGRAL GARAGE



LAMORNA GARDENS - TERRACED PLOTS



MEADOW WAY - STREET TREES AT JUNCTIONS



MEADOW WAY - SEMI-DETACHED, REGULAR ROOFLINE



IVY LANE - HIPPED ROOF, PROJECTING GABLE



CORNFIELDS - CONTRASTING FEATURE BRICK

PUBLIC REALM AND STREETScape

The primary vehicular access is from Meadow Way. The character of this road is suburban with pavements on either side set behind narrow landscaped verges. Houses are a mix of 1.5 and 2 storey, set significantly back from the highway behind large front gardens and a regular building line with regular detailing and roofscapes. This form runs from Westergate street until Lamorna Gardens; south of the access point. The character changes in Lamorna Gardens with a tighter urban relationship. Houses are predominantly 2 storey with reduced setback and elements of terraced housing present.

Hook Lane possesses a rural character; a winding lane without pavements, mature high value landscaping lining both sides of the street and set within large plots. Predominently large, detached dwellings, a wide range of detailing and roofscapes are present which all contribute towards a visually interesting street scene.

Green verges, pocket green spaces and junctions with trees are an important feature throughout the village and offer a sense of space. Boundary treatments include hedgerows, low fencing and low brick walls.

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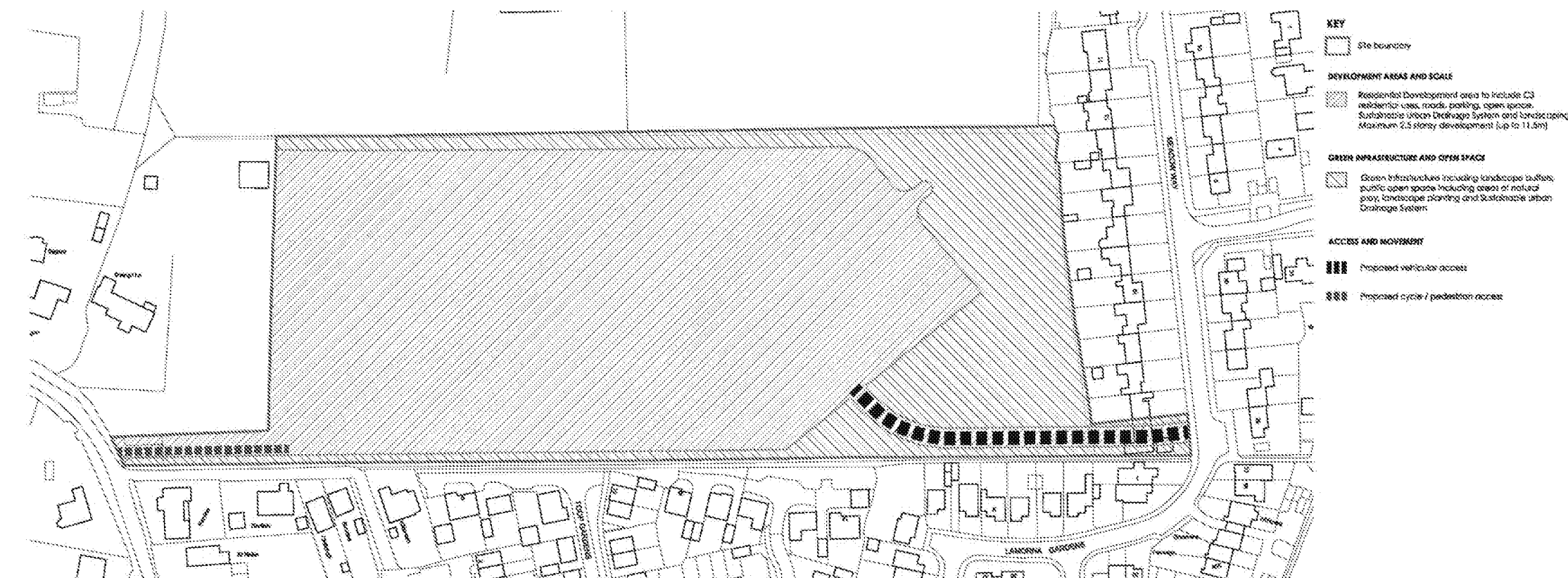
PARAMETER PLAN

The approved Parameter Plan highlights the retention of the green edges of the site and ensures they are retained with green corridors provided along the north and south boundaries. The development area has been offset and excluded from the eastern part of the site and the neighbouring properties to maintain privacy.

The Parameter Plan accommodates space for a Local Equipped Area for Play (LEAP) located alongside the site entrance. Its location within the site will ensure it is accessible to the new residents of both the Site and the southern sector. Critically, all of the new homes within the Site will be within a 400 metre straight line walking distance of the LEAP. New recreational routes for pedestrians and cyclists are proposed linking the site with the wider area.

Public open space is identified to the eastern side of the site to create a natural buffer to the existing houses beyond the boundary. The approved Parameter Plan also outlined that the SUDs features are to be located within this area of open space.

The vehicle and cycle accesses were approved under the outline application and no alteration are proposed.



ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan submitted in support of the Outline Planning Application has formed the basis of the submitted scheme.

Whilst this masterplan was not approved, it indicated one way the development could come forward, and how the maximum no. of dwellings identified could be accommodated within the site. The plan highlights key landmarks which help to navigate the site, including a flat block creating an entrance landmark building and a key vista into the site. Development parcels are outward facing ensuring all roads and public space have a high degree of natural surveillance and interesting street scenes are created.

SUDS features are shown to the east in the designated open space alongside a proposed LEAP, principles which have been adhered to in the development of this application.

Pedestrian access is provided by a cycle link in the southwest corner and a connection to the adjacent PROW in the southeast corner by the primary entrance.

There is also a need for the road network to provide a hierarchy of streets for all users (pedestrians, cyclists, motorists and service vehicles). Active frontages are proposed along edges of development parcels facing onto main spine roads, public right of ways and open spaces that create a coherent sense of place.



RESERVED MATTERS APPLICATION: AL/50/24/RES

A reserved matters application (reference: AL/50/24/RES) was submitted in June 2024, with a refusal decision issued in August 2024.

A summary of reasons for refusal were the failure to:

1.
- i) by reference to the clustering of affordable housing along the southern edge of the site;

ii) ensure a sufficient off-set distance between important offsite trees and plots 38 & 46-48;

iii) provide an appropriate location/amount/detail of play areas and useable Public Open Spaces;

iv) properly accommodate tree planting within the layout;

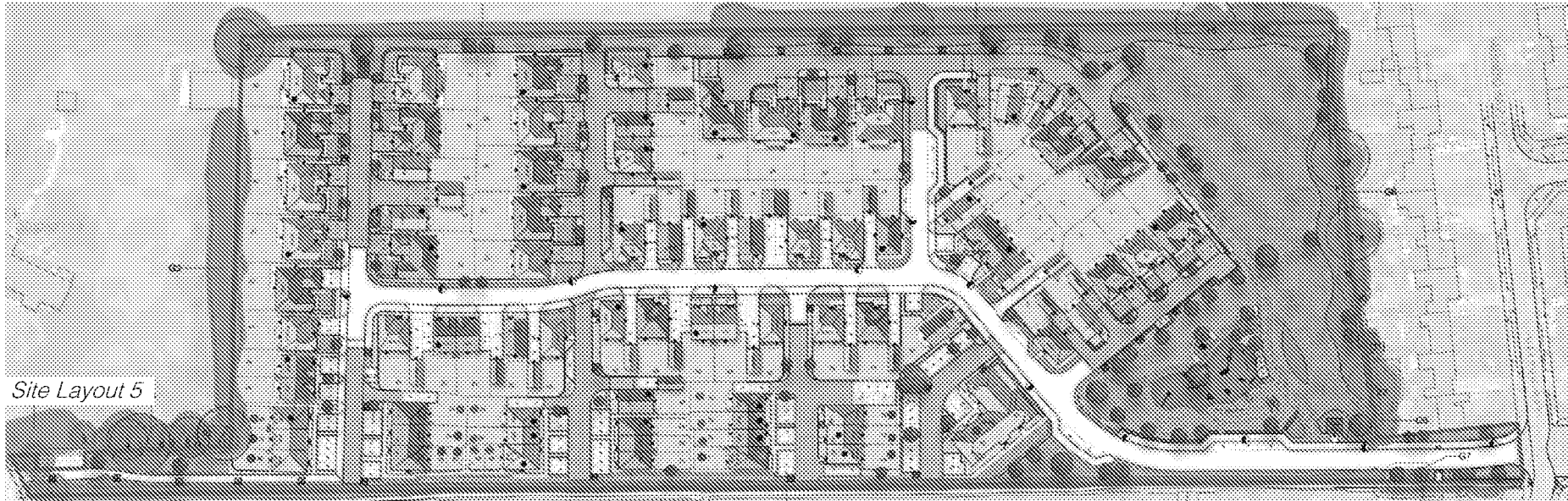
v) provide sufficient accessible parking provision & to provide sufficiently sized parking spaces;

vi) ensure all dwellings have a sufficient depth of rear garden and sufficient interface distances between new dwellings;

vii) provide the flatted building with sufficient communal space and the inappropriate scale of the flatted building in relation to the streetscene & the character of the area;

- viii) create distinctive character areas within the development;

ix) the location of the substation in the main streetscene.
2.
- Insufficient information has been provided to adequately demonstrate that the proposed layout is appropriate for the requirements of pedestrians and cyclists which may result in conflicts with vehicles.
3.
- Insufficient information has been submitted to show that the proposed number of units, the landscaping, and the layout are implementable without detrimentally impacting surface water drainage on and off the site. The submitted Drainage Statement does not meet the stated design requirements.
4.
- Insufficient information provided to comply with the requirements of outline condition no.4 (lighting on homes, lighting in relation to bats, biodiversity gain, hedgehog holes in fences, amount & distribution of Public Open Space), and 5 (proposed Electric Vehicle Charging Point specifications).



PRE – APPLICATION ENQUIRY

A pre-application enquiry was submitted on the 27th September 2024 with a response received on the 8th November. The enquiry sought to address a number of issues raised in the refusal notice on the previous reserved matters application. A summary of the feedback is below;

Public Open Space and Play Space – requested consideration be given to a central area of POS and the Council does not favour all the play space at the eastern end of the site. The site needs to accommodate a LEAP and 2 no. LAPS and they should not be sited in one location.

Impact on trees on the western boundary – the revised layout addresses the concerns of the tree officer in respect of plots 47 and 48 and their impact on the preserved Coast Redwoods. Concerns remain about the impact of plots 39 – 46 on the non-preserved trees within group G3.

Proposed Apartment Block – concerns remain about the principle, location and height of the flatted building. It should be two storeys or 2.5 storeys if located more centrally.

Compliance with Design Guide – the front-to-front relationship of plots 15-20 and 62-79 could be acceptable providing no direct line of sight between windows. Need to look at other shortfalls particularly communal amenity space to flats.

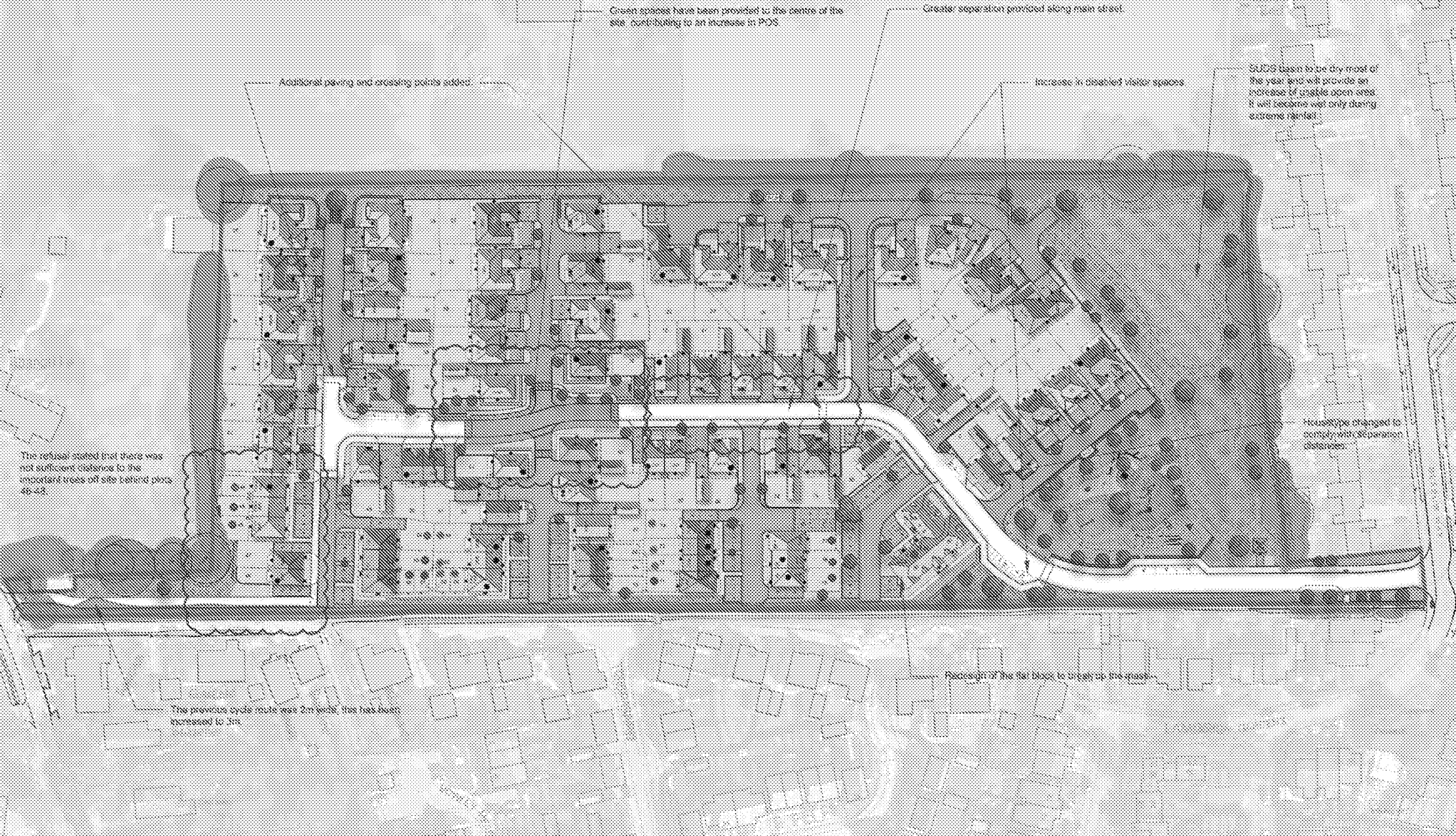
Site Density and Design Guide – concern expressed about the density of development along the southern boundary and clustering of affordable tenures in this location.

Ecology and Lighting – the ecologist raises no objection to the revised enhancement strategy and BNG report.

Other matters:

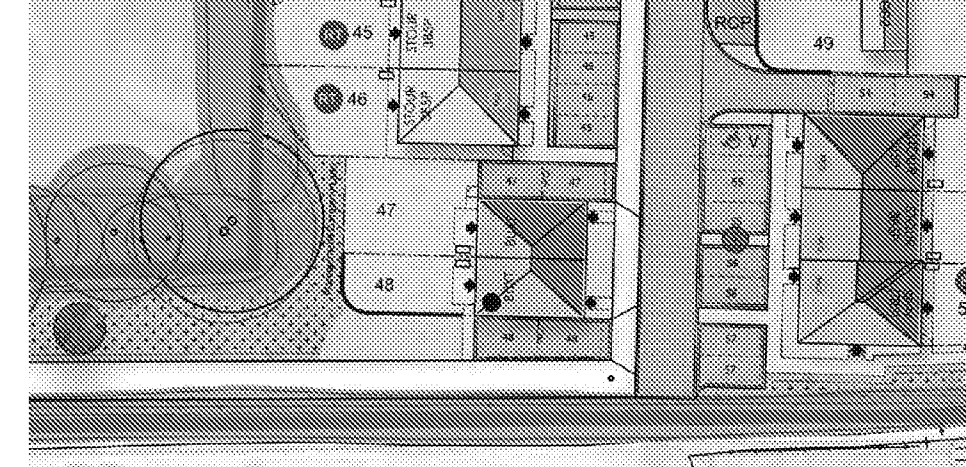
- Accepted that no external lighting is proposed to any of the dwellings/buildings and so no further details are required.
- A greater amount of street trees needs to be included. These should be spread across the site and their presence/absence should not be used to define the character of a sub area of the site.
- The location of the substation is accepted but the landscaping around this building should be enhanced.
- The requisite number of disabled parking spaces (12) has now been included but only two of the visitor type spaces are in the western half of the scheme (plots 19-61). It is requested that there be at least 4 such spaces in this half.
- It is accepted that all standard parking spaces now measure 2.5 by 5m as per the ADG.
- It is unclear whether any changes will be made to the materials and designs to create character areas with limited variation between them.

REVISED LAYOUT: AMENDMENTS TO ADDRESS REASONS FOR REFUSAL

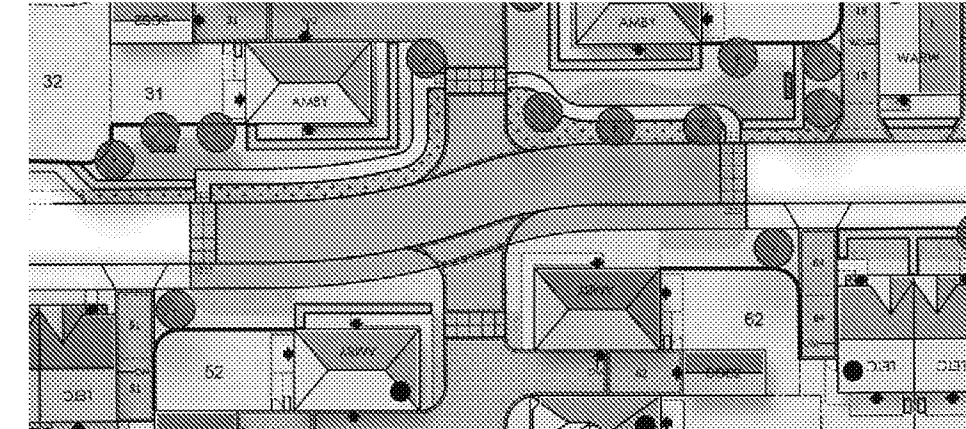


In response to the comments raised in the refusal of the previous reserved matters application and the pre-application enquiry

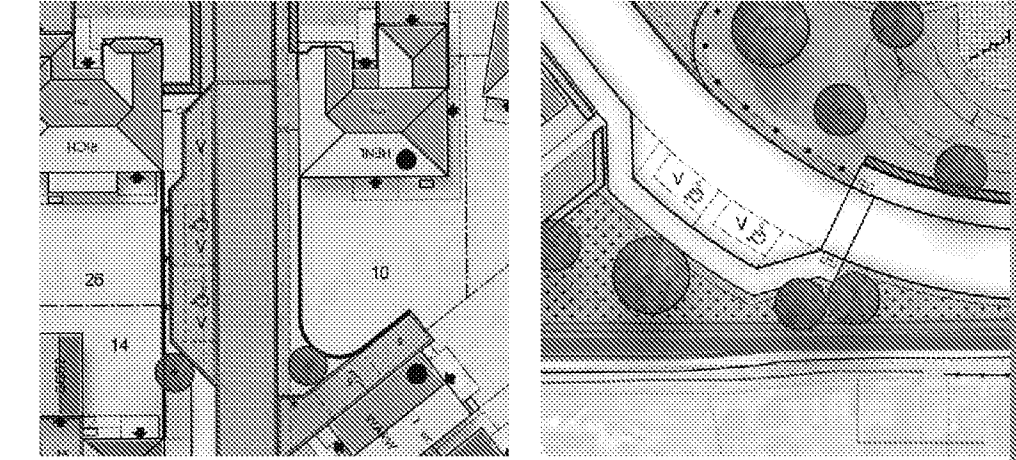
- Greater separation provided for plots 46-48 from important offsite TPO trees. The rear gardens now sit 7m from the boundary.



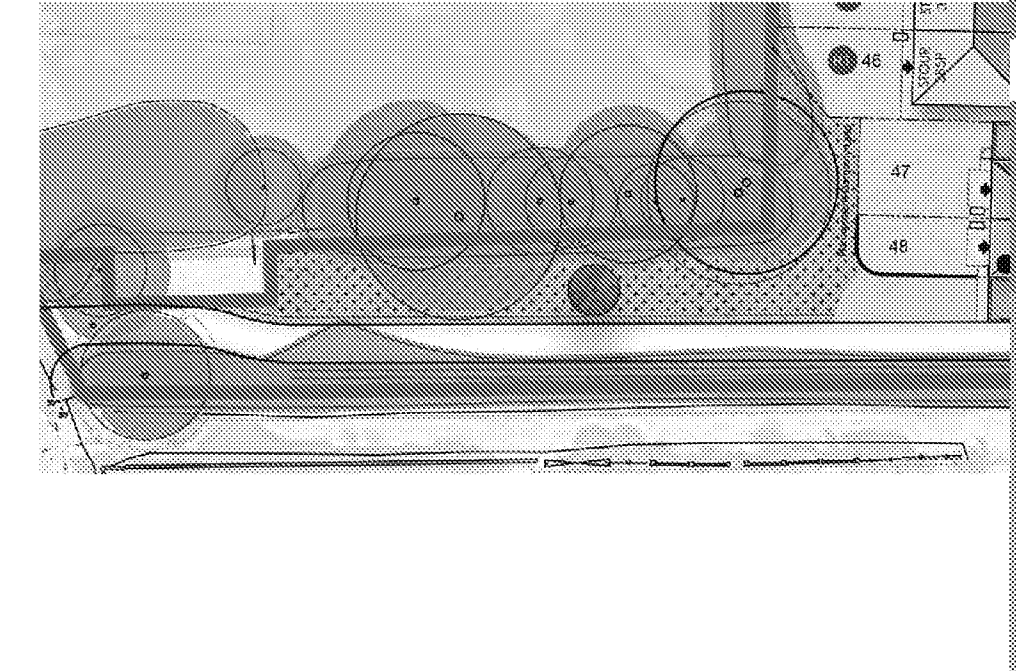
- Large public open space and area of play retained from main previous application, with a new landscaped area in the centre of the site to break up the built form and provide additional usable public open space. Greater increase of landscaping and tree planting along the main road through the site.



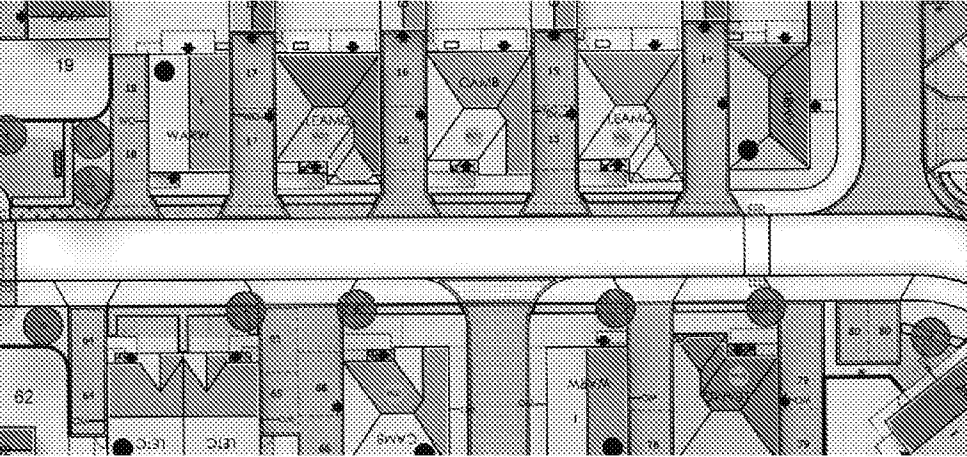
- Increase in accessible parking provision, with 7 additional M4(3) compliant visitor parking space provided.



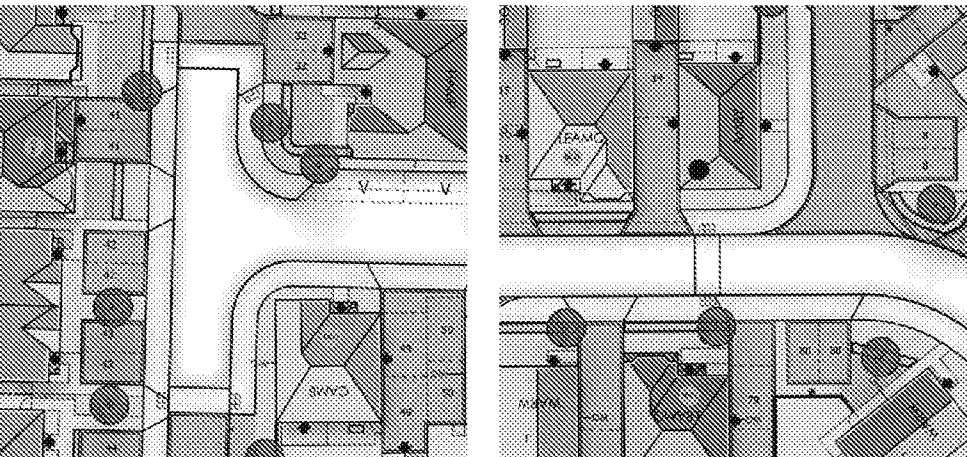
- Cycle route to the southwestern corner of the site widened to 3m.



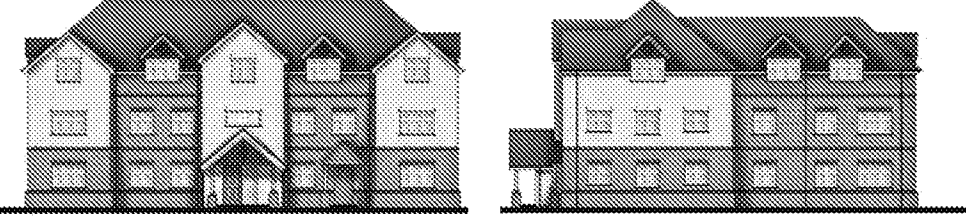
- Review of garden sizes against the Arun Design Guide. Greater separation created between dwellings which are front-front and front-flank. Where dwellings face each other, elevations have been staggered so that habitable rooms directly face non-habitable rooms or driveways.



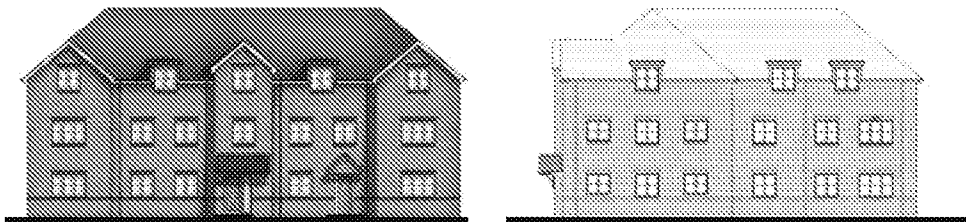
- Additional paving and crossing points, enhancing the pedestrian safety when navigating the site.



- Redesign of the flat block. A change of materials and staggered roof heights help to soften the elevations and break up the mass of the building. Feature porches create a greater sense of arrival and larger pitched dormers created greater interest in the roof line.



Revised Flat Block

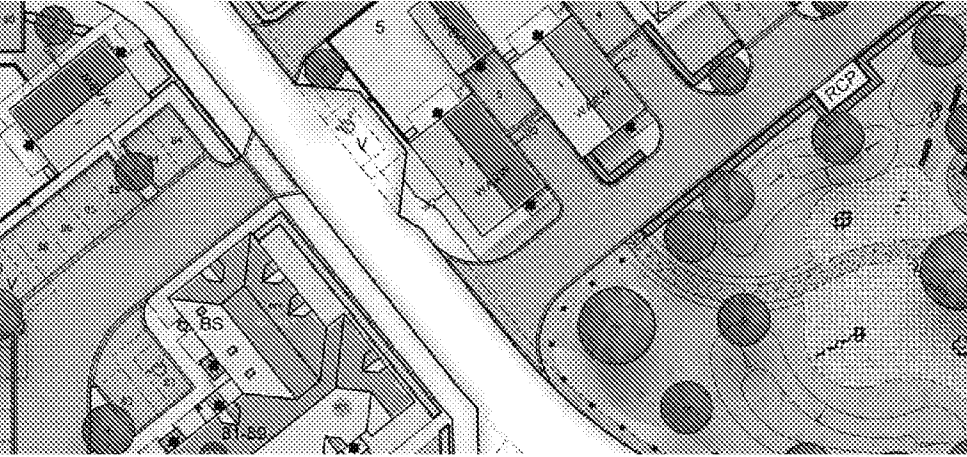


Previous Flat Block submitted for AL/50/24/RES) application.

- The SUDs will be dry most of the year to ensure a usable open area during these periods (and will become wet only during extreme rainfall events). The swale located downstream of this follows the same principles and provides an additional stage of treatment. As the basin and swale will be dry and usable most of the year it should be included in the POS calcs.



- Plot 5 has been changed from an Amberley to a Warwick housetype. The separation distances now comply with the Arun Design Code.



5.0 DESIGN PRINCIPLES

This Design Statement provides the informative design framework, having regard to the agreed Masterplan, in order to outline the evolution of the current scheme proposals.

The residential development will be situated in accordance with the Development Framework plan and approved parameter plan for the site.

The scheme seeks to respect the setting and strives for quality in design of the built environment, townscape and landscape. The main objectives for the scheme were as follows:

- **Identity:** creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.
- **Legibility:** making a place that people can understand and negotiate with ease.
- **Permeability:** creating sustainable connections within the development and to the wider area;
- **Sustainable Transport:** encouraging walking and cycling and making public transport widely available to reduce social exclusion;
- **Ecology & Landscape Enhancement:** safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife;
- **Sustainable Drainage:** provision of SuDS designed to blend with the existing landscape features.

The aim has been to create a scheme that is designed specifically for Westergate. This way new homes can be created that fully reflect the local character and contribute to a strong sense of place. The use of local building materials and architectural detailing in carefully considered designs creates homes which fit into the local community. By incorporating trees, shrubs and open space the scheme has been designed to also ensure that the homes protect the transition from the countryside to the village.

The following design elements are considered important in our proposals at Westergate:

- Keep where possible new houses fronting onto/ overlooking roads, paths and open space for natural surveillance;
- Enhance and create vistas from the new dwellings and proposed public open space;
- Provide a range of Affordable homes;
- Provide ample off road parking ensuring an uncluttered street scene designed to be in keeping with the character of the local area;
- Maintain and reinforce the existing hedges along all boundaries;
- Propose building styles, details and materials that take influence from the local vernacular and provide a high quality architectural detailing to enhance the locality.
- Respect and maintain high value ecological features including existing mature high value trees and hedgerows;
- Provide areas of play for residents;
- Improve connectivity of the site and the surroundings by providing pedestrian routes into and through the site.

PROPOSED SITE LAYOUT

The design of this development has been a landscape-led approach following best practice to create a development that successfully responds to local context.

One of the key considerations is the development area's containment, matching the development framework plan. A locally appropriate mix of housing sizes and types of dwellings are contained within the scheme.

Access into the site is via Meadow Way in the southeastern corner of the site with further pedestrian access in the southwestern corner from Hook Lane and through the southern boundary hedgrow to connect with the existing PROW.

The scheme is well contained within the existing landscape with the existing boundary vegetation retained and enhanced. Along the northern & eastern edges of the developed area, the proposed development would have an informal green verdant character through the use of curved roads and staggered building lines.



