DESIGN PROPOSALS

USE AND AMOUNT OF DEVELOPMENT

The proposed development is for 89 dwellings ranging from 1 bed flats to 5 bed houses.

The proposed housing mix for the development is as follows:

- 1 Bed Flat - 6
- 2 Bed Flat - 3
- 1 Bed House - 9
- 2 Bed House - 32
- 3 Bed House - 29
- 4 Bed House - 6
- 5 Bed House - 4

The proposed development includes one apartment block, whose character and location is designed to create a landmark focal point on entry into the site.

AFFORDABLE HOUSING

Affordable housing is provided within the development in a series of clusters. These will include affordable rented, shared ownership and reduced cost market housing. Care has been taken to ensure the affordable housing is spread out in separete clusters with individual access roads. There is a mix of first homes which are discounted market and private units breaking up these areas. Furthermore, the design and detailing on the dwellings matches the private units to create a development which aims to be tenure blind.

The scheme will include a provision of 30% units as affordable housing.

WHEELCHAIR UNITS

A total of 3 flats and 1 house will be constructed to be M4(3) wheelchair accessible compliant, ensuring mobility needs of the community are met.

A total of 42 dwellings will be constructed to M4(2) compliance. Both the M4(2) and M4(3) provision meets the requirement set out by *Policy H2 Aldingbourne Neighbourhood DP 2019-2031 + Arun 'Accom for Older' for a minimum of 50% of all dwellings.*

CONCEPT BUILT FORM

Dwellings front onto green open spaces to provide natural surveillance. The layout and orientation of buildings positively responds to the existing context and landscape features. Back to back gardens ensure an adequate seperation of units and create active street frontages for all housing parcels.

The proposed layout has been designed with regard to the objectives set out and integrates the various benefits to the local ecology whilst respecting the nature of the sites surroundings and providing an attractive environment in which to visit and live.

A mix of existing vegetation together with new roadside planting borders the spine road while positively addressing the road with building frontages that are provided through a variety of different sized dwellings. This creates an integrated and vibrant setting and provides an interconnected layout of streets. The manner in which the built form positively addresses the street, combined with hierarchy of street form provides for a legible layout that is functional yet creates an urban grain that is reflective of the local character. Dwellings are positioned to create strong frontages and are also positioned to articulate corners.

Changes in surface material signal the arrival into new areas of the site and create pedestrian friendly streets.

Proposed Tenure Plan

DENSITY

The development area (including the highways and open space) achieves an average nett density of 33 dwellings per hectare (dph). This density will allow for the formation of differing densities across the site including higher density towards the central areas and lower densities near landscape sensitive areas. Overall the density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.

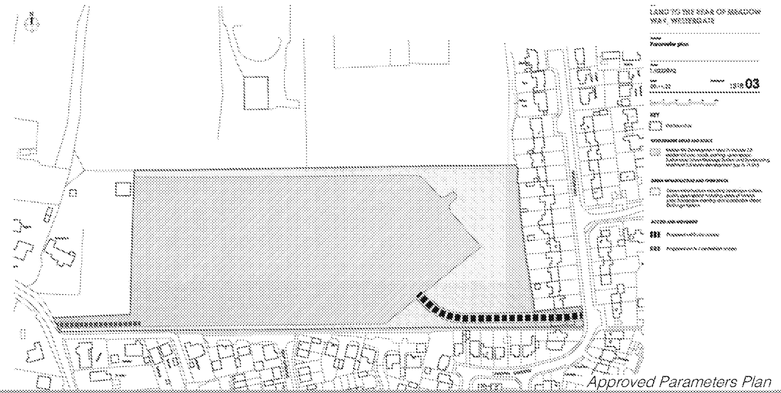
The density will also allow for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large detached properties with larger plots through to smaller terraced forms and flats, allowing for a variety in the proposed streetscape.

A lower density is shown to the settlement boundary, where development fronts open countryside and higher value landscape features.

BUILDING HEIGHTS

The approved Parameters Plan stated that all residential development should be a maximum of height of 2.5 storeys (up to 11.5m). The proposed dwellings are predominantly two storeys in height. The scheme also includes one flat block of 2.5 storeys in height, with a ridge height 11m. The increased height of the flat block is deemed suitable due to its role as acting as a key landmark building upon entering the site.

The scale of the development has been carefully considered to ensure that this is appropriate for the site and follows the existing pattern of the topography of the land and aligns with the agreed outline permission.



Approved Parameters Plan

Proposed Storey Heights Plan

GREEN INFRASTRUCTURE & LANDSCAPE

LANDSCAPE STRATEGY

The existing network of mature trees and hedgerows that form the boundary of the site has greatly influenced the landscape strategy. Except where necessary to accommodate entry off of Westergate Way, existing vegetation has been retained and serves as the green infrastructure backbone for the development. Where appropriate, enhancements to these existing landscape features will help create a healthy ecotone that provide beneficial ecological links. A healthy, well established vegetated boundary also ensures that existing properties are adequately screened from the new development.

Substantial new landscape plantings are proposed across the site. Whether in an amenity space, open space area, along a street, or within a residential setting, the selection of specific tree, hedge and plant species has been carefully considered so as to enhance these spaces from a functional, visual, and ecological perspective.

Existing hedgerow boundaries have been supplemented with additional trees and scrub plantings to provide ecological benefits and to ensure that the new development seamlessly integrates into the surrounding context. The selection of trees and hedges create a hierarchy of scales and appearance that will help define road types, highlight entries and focal points, and enhance Open Space areas.

Tree placement and location across the site respects watercourse easements, services, and visibility splays for safety. In response to comments raised by the ADC Landscape Officer, where appropriate, larger trees have been provided. Tree sizes have been selected to balance providing an impact at the time of planting with ensuring that trees are able to acclimate and flourish over the long-term. In areas where trees may be more constrained, such as adjacent to car parking areas, deep root tree planting systems should be considered to increase soil rooting volumes and increase opportunities for the tree to thrive and mature.

The planting strategy seeks to use native species where possible. However, other species are considered in the palette to encourage and ensure diversity in a changing climate. Where appropriate, pollinator friendly species are utilised.

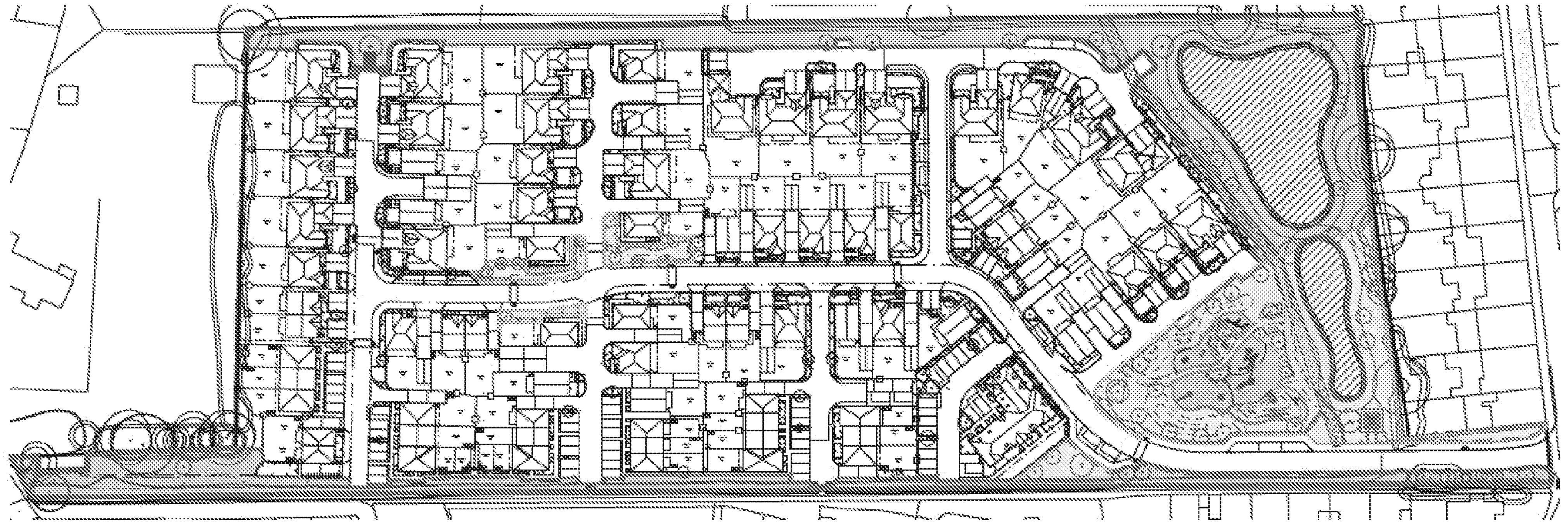
OPEN SPACE AND THE PUBLIC REALM

The focus of the Open Space and public realm will be to embed the development into the wider, surrounding context of the community whilst providing health and well-being opportunities to the new residents and larger ecological benefits.

Based on the ARUN Open Space, Playing Pitches & Indoor Built Sports Facilities SPD, January 2020, the development is required to provide 7,343m2 of Public Open Space. In accord with the SPD and the parameter plan, the proposed scheme delivers on the provision of open space as shown in the table on the adjacent page.

The scheme proposes interconnected areas of Open Space in the centre and eastern portions of the site. The primary area of Open Space is located in the eastern portion of the site and is comprised of the required play spaces and elemnts for the development. Attenuation features (not included in the open space calculations) are also featured in this area. A second area of usable Open Space node is provided in the centre of the site, creating a natural green break in the streetscene. The space is defined with soft landscape that creates an intimate setting for rest, whilst providing buffering and screening from private residence.

As a whole, Public Open Spaces within the site will offer opportunities for both active and passive recreation including play, walking and cycling, and seating for moments of respite or social interaction. They further provide valuable ecological habitats and links. All areas of Public Open space are accessible through a well connected network of foot and cycle paths.



MAINTENANCE AND MANAGEMENT

The maintenance and management of communal spaces and Public Open Spaces will be detailed in a future Landscape Management Plan. This plan should describe how hard and soft landscape elements are to be maintained by a professional management company.

In this scheme, some residential plots are provided with smaller scale trees to their front gardens. These trees will help ensure a full, lively streetscene that forms part of the larger green infrastructure. In such instances, these trees will fall under the maintenance of the selected management company. The distinction between private gardens and trees that are to be maintained by a management company are delineated in the scheme through the use of hedge planting.

Legend

- Site Boundary
- Parks and Gardens
  Amenity Green Space
- Natural and Semi-Natural Green Space
- Play Space: LAP and LEAP

Open Space Typologies

Type of Open Space	Open Space Provision
Parks and Gardens	2,665 m2
Amenity Green Space	
Natural and Semi-Natural Green Space	4,871 m2
Play (LAP and LEAP)	107m2 (LAP) 465 m2 (LEAP)
Total*	**8,108 m2**

Open Space Typology Table

*Total is exclusive of area for attenuation features

PLAY STRATEGY

The proposed play strategy adheres to the ARUN Design Guide SPD requirements for the design of Open Space within new developments and is in accord with the paramater plans for the site. The play strategy further responds to and incorporates the requirements and guidance set out in the ARUN Open Space, Playing Pitches & Indoor Built Sports Facilities SPD.

The play strategy delivers the required Local Area for Play (LAP) and Locally Equipped Area for Play (LEAP), both of which are accessible and of appropriate size, layout, and provision of equipment for the proposed development.

The play spaces are located along a well-developed network of footpaths and cycle ways that connect the play spaces to the central open space, the wider community, and beyond. Their location allows for natural surveillance by adjacent residential plots whilst maintaining minimum separation zones to allow for privacy and avoidance of conflict. The use of appropriate hedge and shrub materials and levels changes allow for a 'soft' boundary treatment providing a natural barrier from any adjacent hazards.

The proposed LAP and LEAP are designed to be multifunctional spaces that can be used and enjoyed by a wide range of children and young people.Their location, within close proximity to one another, provide opportunities for children of a range of ages and abilities to interact and play with one another while also providing opportunities for separate, individual play.Simultaneously, the spaces include features and amenities such as cycle stands, benches and tables that will also appeal to a wide variety of users includeing carers, adults, and seniors so that they are able to benefit from the outdoor environment.

Within each play area, equipment has been selected and laid out to maximise play value and provide the best use of each of the spaces available. Individual play elements are arranged to ensure there is adequate space for running and informal, non-prescriptive play. The play experience is not limited to the use of play equipment.

The proposed layout encourages children to interact with soft landscape materials, earth forms, and other natural materials.

Inclusive design that ensures access for all is incorporated throughout the play strategy. Equipment that allows for social interaction and shared play experiences has been selected. Access to this equipment will be provided through a variety of surfacing that allows for ease of movement whilst meeting the technical British Standards for the required level of impact attenuation. Path widths and gradients will also be incorporated to ensure inclusivity for people with physical needs and seating incorporated which accommodates wheelchairs. Street furniture will be positioned to encourage social interaction and combined with planting to create areas of calm, respite from play.

Both the LAP and the LEAP are located where there is natural surveillance, but avoid creating conflicts with adjacent private residences.

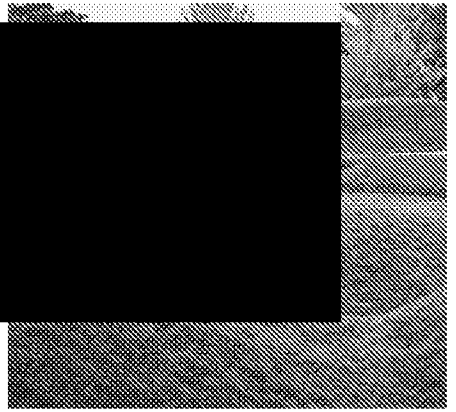
The equipment for both the LAP and LEAP has been selected and themed to promote risk taking and adventure. A mixture of both natural and contemporary materials fit and blend within the surrounding site context.

Surfacing allows access for all while meeting safety standards for impact attenuation.

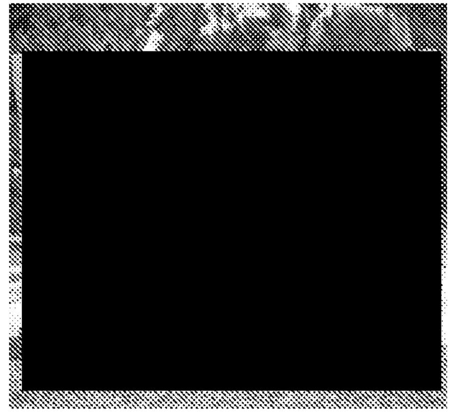
LAP

The LAP for the development meets the design principles as detailed in the ARUN Open Space, Playing Pitches & Indoor Built Sports Facilities SPD. The LAP is a minimum of 100 m2 and is separated from the closest dwelling boundary by at least 5m. Whilst guidance for the design of LAPs does not call for the provision of equipment, features such as boulders and logs to encourage play for the youngest of users and equipment for those looking for a more advanced play experience.

Natural materials fit into the surrounding site and provide opportunities for younger users.



Landforms are used to create a natural play space or help define play boundaries.



Opportunities to take risks occur within the LAP for a more advanced play experience.

Interaction with planting offers opportunities for quiet or imaginative play.

LEAP

The LEAP within the development is designed to encourage and foster independent play and risk taking for those just beginning to play. The LEAP provides a variety of play experiences that include physical challenge in different ways from climbing, swinging, sliding, rocking, balancing, jumping, and social interaction. The provision of equipment is balanced with opportunities for contact with natural elements such as logs, climbing rocks, and steppers. Located within areas of planting and the inclusion of earth mounds provide opportunities for non-prescriptive, imaginative play. The LEAP is a minimum of 400m2 and is separated from the closest dwelling boundary by at least 20 m.

Natural elements within LAP and LEAP support risk taking and independent play.

A wide variety of inclusive play experiences are provided within the LEAP.

KEY URBAN DESIGN FEATURES

Key to the realisation and demonstrating an efficient use of land is the implementation of the 'Perimeter Block' residential block structure. The key principles of which are detailed below:

CONTINUOUS AND LINKED FRONTAGES

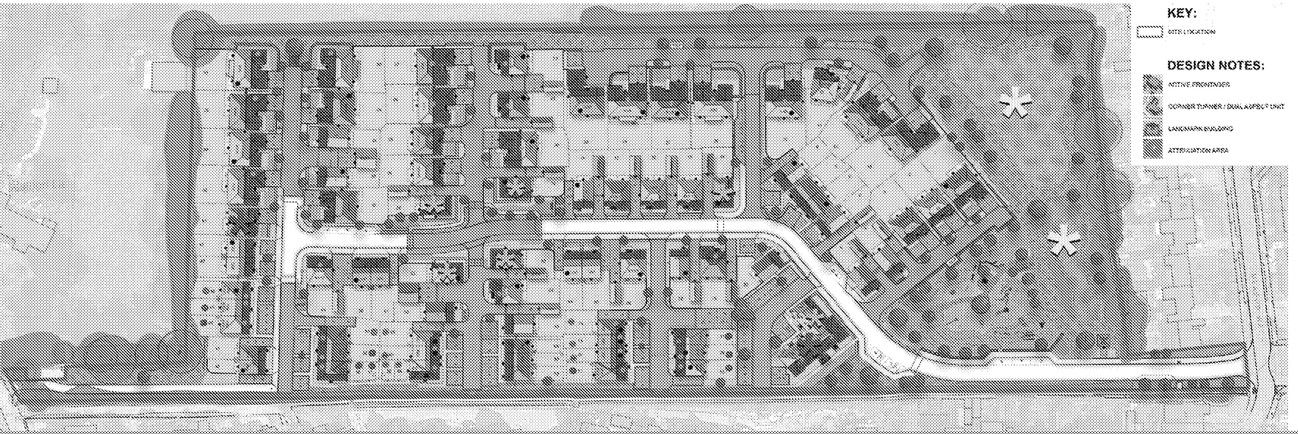
Provide continuous, linked and varied frontages along sections of street, reflective of the local vernacular. Typically detached or semi-detached, these frontages enhance the street scene, as well as providing a sense of enclosure and safety. Units have an element of private or semi-private defensible space reinforced by a variety of boundary treatments. This engenders a sense of security to units and creates enclosure to front gardens.

TURNING THE CORNER

Buildings turn corners positively. Building depths to be turned side-on to the street to create narrower gable ends and substantial window frontage provided to habitable rooms on both main and return facades.

LANDMARK BUILDINGS

Landmark buildings are key in creating a sense of arrival to the site, and act as a focal point to aid with navigation through the site by users.



DESIGN PRINCIPLES – LANDSCAPE

LANDSCAPE NODES

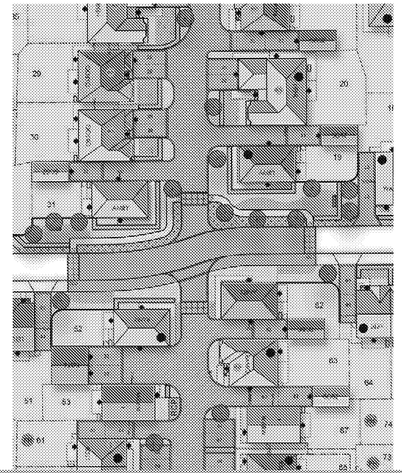
Landscape nodes help to break up the street scene and create softer routes for the public to travel. Footpath links around the central landscape node seeks to connect the public between the POS/LAP/ LEAP to the eastern boundary and the cycle route to the west.

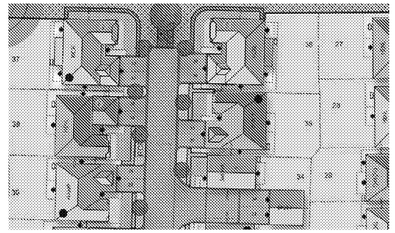
GREEN SETBACKS

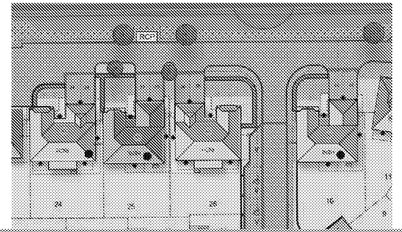
Significant frontage setbacks are provided to the front of all unit to create spacious and inviting streets. The significant setbacks help to reinforce a looser, development and form a good building to street relationship.

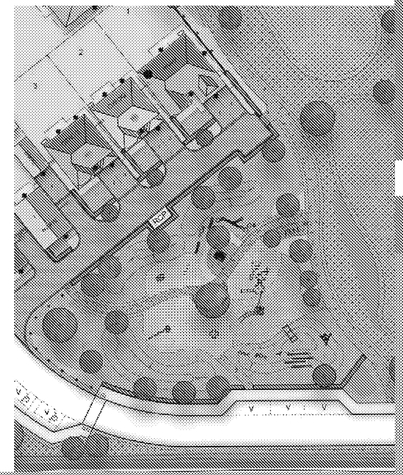
INTEGRATED PLAY SPACE

A LAP and LEAP are provided to the southeast of the site along with pedestrian leisure paths through the public open space. The play areas benefit from natural surveillance from the properties to the north and is integrated into the landscape strategy with enclosing hedges & planting to provide a safe environment for children to play, with seating for adults and 'free space' between equipment.









APPROVED ACCESS

Vehicle access to the site is proposed via a new entrance from Meadow Way. The access was approved during the outline application and access is in accordance with the agreed Masterplan for the site.

A 5.5m wide carriageway is provided with a 2m wide cycle and pedestrian footway to one side and a pedestrian crossing connection to the adjacent PROW.

Accompanying swept vehicle path analysis for refuse and fire tender vehicles, and visibility demonstrate full compliance. A general consideration has been made to produce a design that will allow freely flowing traffic whilst producing a safe junction for road users and pedestrians.

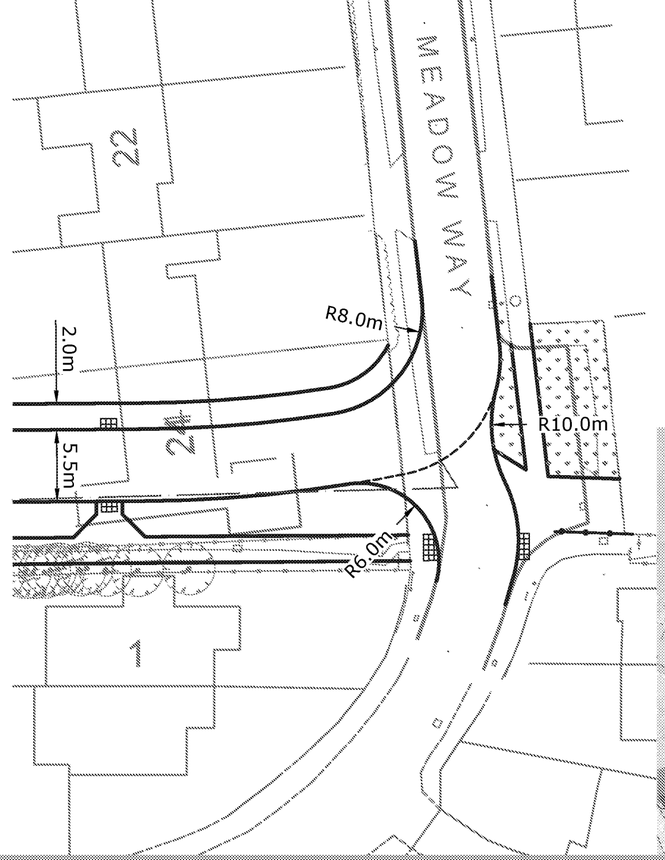
FOOTWAYS AND CYCLEWAYS

The location of the site close to the established community of Westergate and close to public transport nodes are positive characteristics which have been maximised through the provision of safe, direct, and convenient pedestrian routes.

The development of a pedestrian/cycle network is seen as an integral part of the transport infrastructure for the site. The potential for connection to future off-site networks will allow users of all ages and abilities to move safely and conveniently between all points of the development and surrounding facilities. A 3m wide cycle path is provided to the southwest corner and continues into the site.

The layout proposes the provision of both formal and informal routes through the site and public open space. Recreational footpaths provide safe walking routes around the site and link into the existing footpath network.

The internal road layout design seeks to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour.



LAYOUT & MOVEMENT

A well connected movement network is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate. There are three main types of street within the scheme, creating a clearly defined road hierarchy:

SPINE ROAD

The spine road is the primary access road into the site from Meadow Way and runs through the centre of the site. Buildings fronting onto the main street are separated from the road with green setbacks, with no frontage parking proposed creating a welcoming streetscape. Larger scale development fronts onto the spine road, creating a sense of arrival when entering the site.

SECONDARY STREET

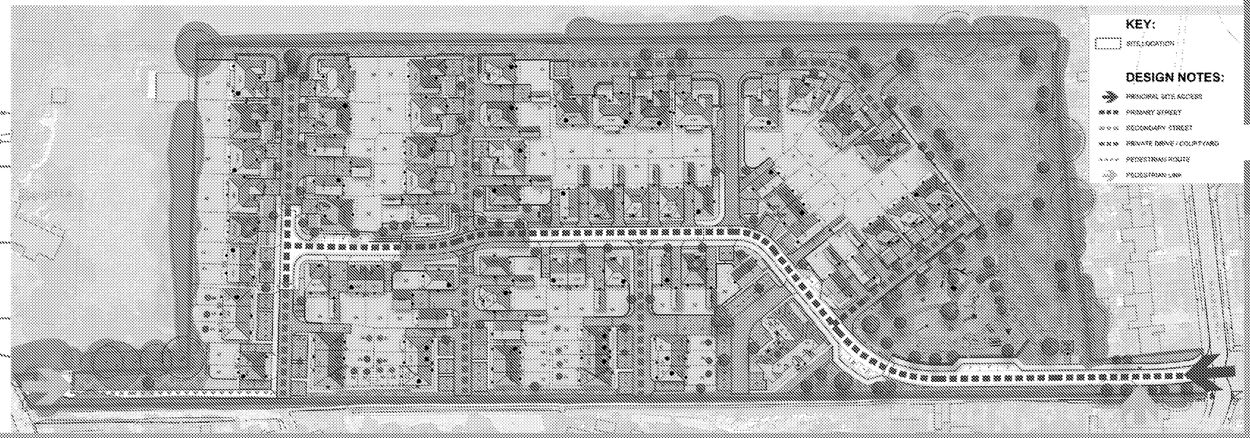
The secondary streets span from the primary routes through the site. These are designed to receive lower levels of traffic than the spine road, with narrower streets.

SHARED STREET

A series of minor streets are created from the primary and secondary streets, linking to a limited number of homes. These shared streets will utilise a different paving typology and define the road where the space is shared equally by pedestrians and vehicles. The use of integral garage houses further widens the street creating an open and spacious streetscape.

PEDESTRIAN LINKS

A new pedestrian/cycle connection linking the site to PROW:299 is located to the southeast of the site. This will provide a safe pedestrian connection between the site and the wider area, enhancing permiability.



SURFACE WATER STRATEGY

Surface water disposal should be managed in view of the SuDS hierarchy;

1. Infiltration
2. Watercourse
3. Public Surface Water Sewer(s)

PROPOSALS

The proposed surface water drainage design replicated the SuDS principles as agreed as part of the outline planning with three stages of water treatment:

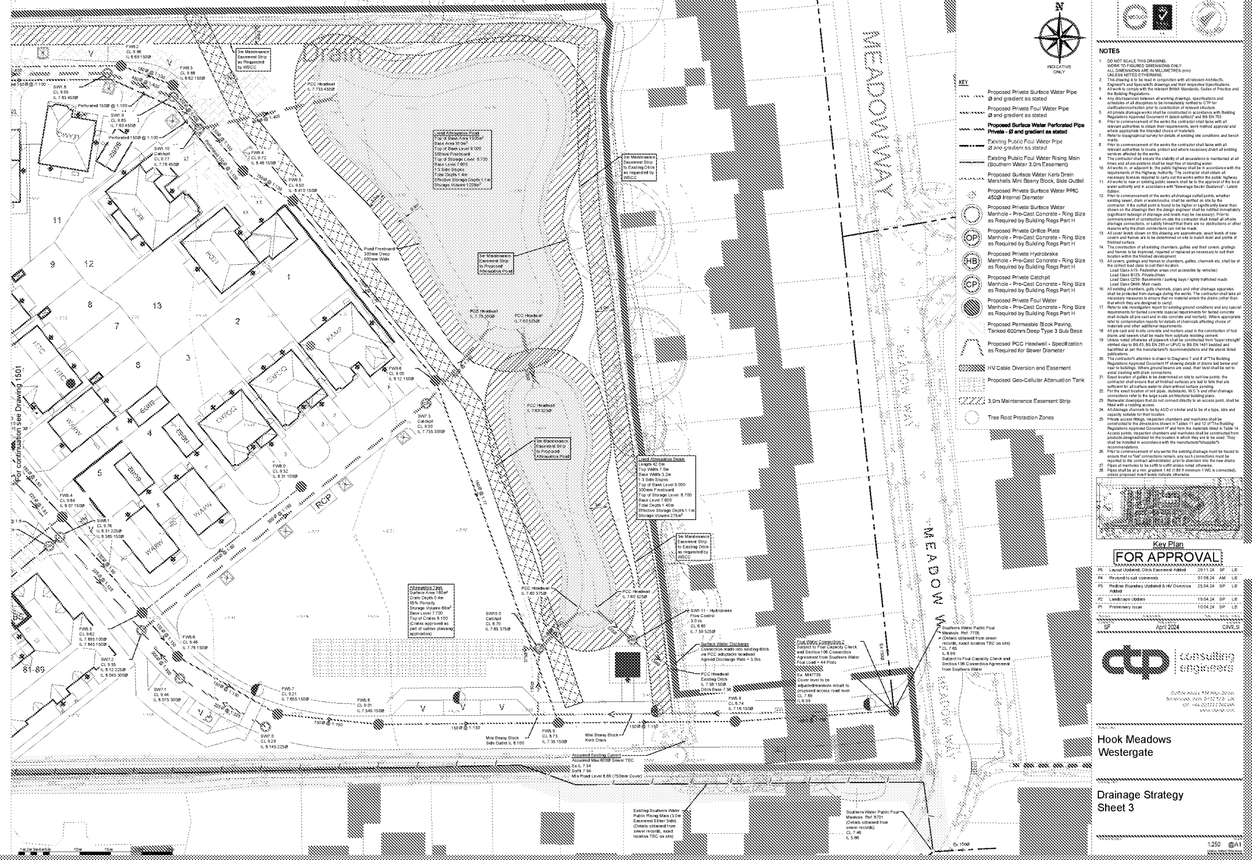
- Lined permeable paving to filter the surface water from roofs and shared parking areas.
- Then disharging into a lined attenuation pond.
- Finally discharging into a lined swale which outfalls at a restricted rate of 3l/s (as approved at Outline Planning stage) up to and including the 1:100 year plus 45% climate change event into the existing ditch on the south-eastern corner of the site. The three stages of treatment are in accordance with the outline Flood Risk Assessment.

A space for an attenuation basin with swale extension is located in the north east corner of the site. The total area of the basin is 1300m² and it is 1.4m in depth, this 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.

Upstream, lined permeable paving provides a further stage of water treatment and additional attenuation storage."

FOUL WATER STRATEGY

As per the Outline Application there are two points of connection separating the site almost equally reducing the load into the chambers, these discharge into existing adopted sewers Manhole 3703 (45 plots) and Manhole 7705 (44 plots). The proposed accompanying foul drainage layout demonstrates the locations of these connections.



CAR PARKING

The scheme proposes car parking to serve the new development in accordance with Arun District Council Parking Standards 2020.

A range of parking solutions are proposed to create variation and reduce the visual impact of the car across the site. This results in a layout which is not dominated by on-street parking.

As a minimum to meet ADC Parking SPD, car parking should be provided:

15 x one-bed dwellings = x2 spaces per one-bed dwelling = 30 spaces
35 x two-bed dwellings = x2 spaces per two-bed dwelling = 70 spaces
29 x three-bed dwellings = x2 spaces per three-bed dwelling = 58 spaces
6 x four-bed dwellings = x3 spaces per four-bed dwelling = 18 spaces
4 x five-bed dwellings = x3 spaces per four-bed dwelling = 12 spaces

A minimum total of 188 allocated parking spaces are therefore required.

In total, 212 allocated car parking spaces are proposed. This equates to a car parking ratio of 2.38 across the site. All of the car parking spaces proposed have been incorporated into the proposed landscape strategy for the site, with trees, planters and boundary treatments proposed between the parking bays to soften the impact of the parked car.

Of these 212 spaces, 45 spaces are located in detached or integral garage.

A further 18 unallocated visitor spaces are provided at a ratio of approx. 1 per 5 dwelling, with 7 of these visitor spaces being M4(3) compliant. Paths are provided linking all disabled visitor spaces to nearby properites, to ensure safe movement without the need to enter the road.

5.13 CYCLE PARKING

Cycling to and from the site as an alternative to travel by private motor vehicle should be actively encouraged.

Bicycle parking is typically in garages where properties have a garage. When a garage is not present, space will be provided for a designated cycle store in the rear gardens enabling homeowners to securely store bicycles etc.

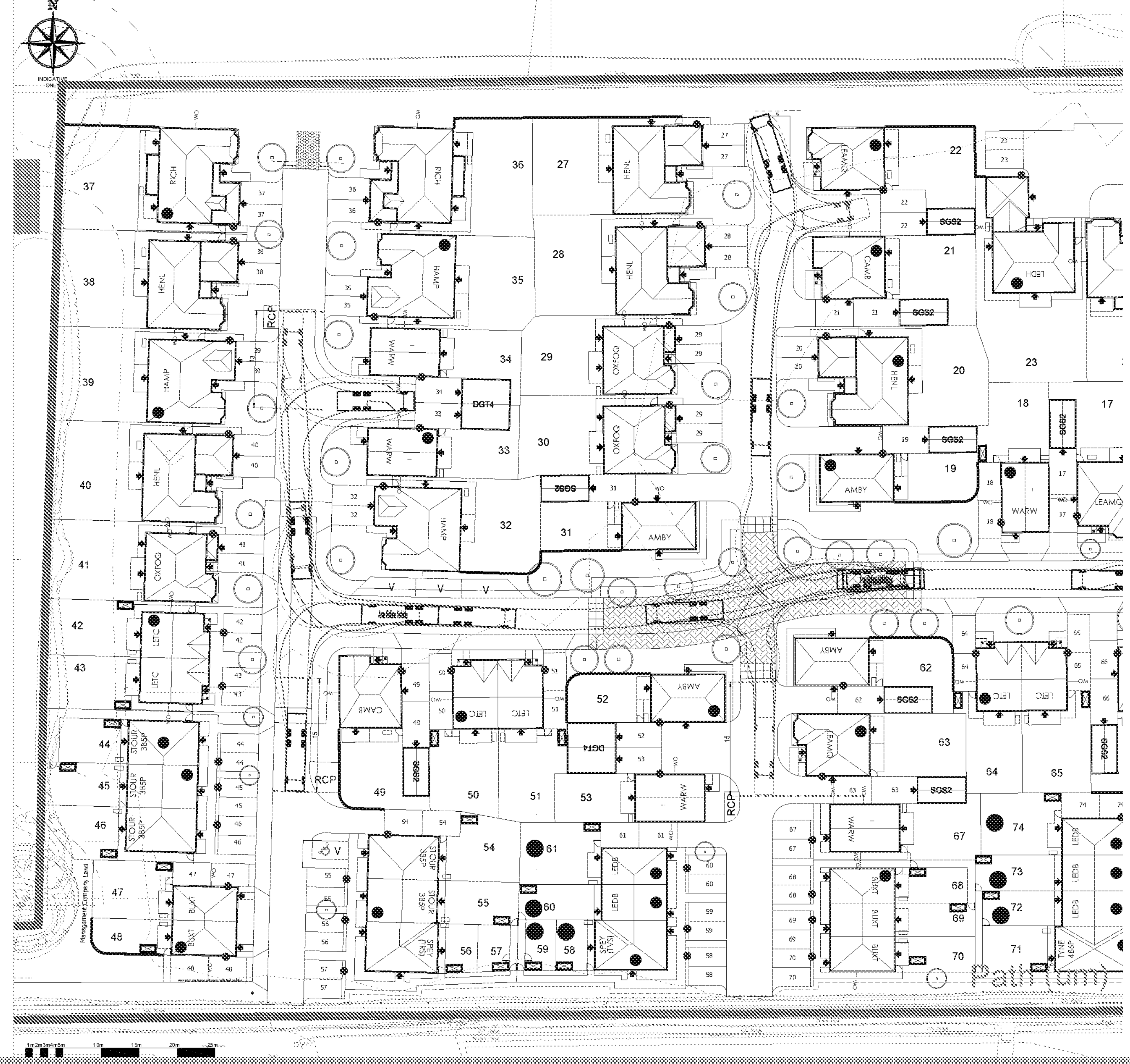
The provision for cycle parking is for one cycle storage space per bedroom unit for the flats, in accordance with Principle 6: 2.19c) of ADC Parking SPD. Therefore 9 cycle parking spaces are required and are provided in a secure communal cycle storage located at ground floor level (as detailed on the enclosed floorplans).

5.14 NATIONAL SPACE STANDARDS

All dwellings across the site are designed to National Space Standards, and meet the minimum requirements of the extract below:

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



REFUSE & RECYCLING

The development has been tracked for a 10.1m refuse vehicle.

The residential apartment block has a dedicated bin store located at ground floor level (as detailed on the enclosed floorplans). The bin store is located close to the main circulation spaces and communal access points to properties to enable residents to dispose of their waste conveniently. The bin store has been located within 15m carry distance of a refuse vehicle and within 25m from resident's properties. Refuse collection points are provided where the 15m distances are not achievable for road side collection.

A hard standing area will be provided to all houses to ensure refuse and recycling are stored within the garden with the provision of a side gate to provide access to the street.

- 100 litres of general waste per household per week
- 50 litres of recycling per household per week

APPEARANCE AND CHARACTER

Following a detailed assessment of Westergate and its environs; street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local vernacular, and these have been incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects traditional local character.

The northern edge establishes an organic form in response to its rural edge location. This is demonstrated in curved roads and a verdant green character. The built form will be more similar in scale to Hook Lane and will incorporate predominantly detached dwellings set within large plots. Dwellings will be set within curved and staggered building lines behind the back edge of the pavement.

The southern parcels have a more regular grid-like block structure with a mix of detached, semi-detached and terraced properties more akin to the residential properties opposite the tree belt and along Meadow Way.

ARCHITECTURAL DESIGN

The development draws inspiration from the locality, in particular from Hook Lane and Meadow Way. The principles of the development will comprise the following:

DESIGN CHARACTER

- Strong landscape structure of retained trees and hedgerows will provide an echo of previous rural character, supplimented by informal, irregularly placed street trees.
- Development to have character of large village, rather than more urban character.
- Street to have significant green setbacks with landscaping, low density, 2 storey, continuous frontage.
- Southern side streets medium density, with character of back streets on edge of village. Tighter enclosure, 2 storey with more regular building lines but retaining green set-backs with front gardens.
- Northern side streets low density with irregular building lines and large set-backs retaining larger front gardens with character befitting the rural openness beyond the site boundary.
- Boundary treatments in side streets to include walls, and native hedge planting.

APARTMENT DESIGN

The approved Parameters Plan stated that all residential development should be a maximum of height of 2.5 storeys (up to 11.5m). The proposed flat block is 2.5 storeys in height, with a ridge height 11m.

The previous reserved matters application raised concerns with the design, scale and character of the flat block at the entrance of the site. The design has been addressed since and during the pre-app enquiry.

Changes to the flat block design included:

- Introduction of render to break up the key/prominent elevations to break up mass of the block.
- Full render to entrance gable to express more as a prominent entrance feature.
- Larger gabled porch to principal entrance with smaller feature porches to separate ground floor flats.
- Introduction of a brick plinth on all elevations with additonal brick band coursing.
- Window style to match rest of the site.
- Gabled dormers with tile hanging infill.
- A lower roof form provided to the rear wing to break up the massing and create a subservient wing.

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

Revised Flat Block

MATERIALS AND DETAILING

ARCHITECTURAL DETAILING

The residential development will adopt a traditional design approach which has been established as appropriate for the site during analysis of the locality. The appearance of nearby housing has been considered to create an overall development that seamlessly amalgamates together.

Units will utilise traditional materials and detailing including;

- Red, Red/Brown & Buff brick;
- Render;
- Tile hanging & boarding;
- Variation of roof styles to create visually interesting roofscapes;
- Feature porches;
- Integral garages.

Buff brick, tile hanging, feature brick.

Dwelling fronting onto open space.

Red brick.

Render, gable porches, variation of roofscapes.

Half render, waney edge boarding.

Render, tile hanging, red /brown brick, red / grey roof tiles.

Buff brick, feature brick, render, tile hanging.

ARUN DISTRICT DESIGN GUIDE REVIEW

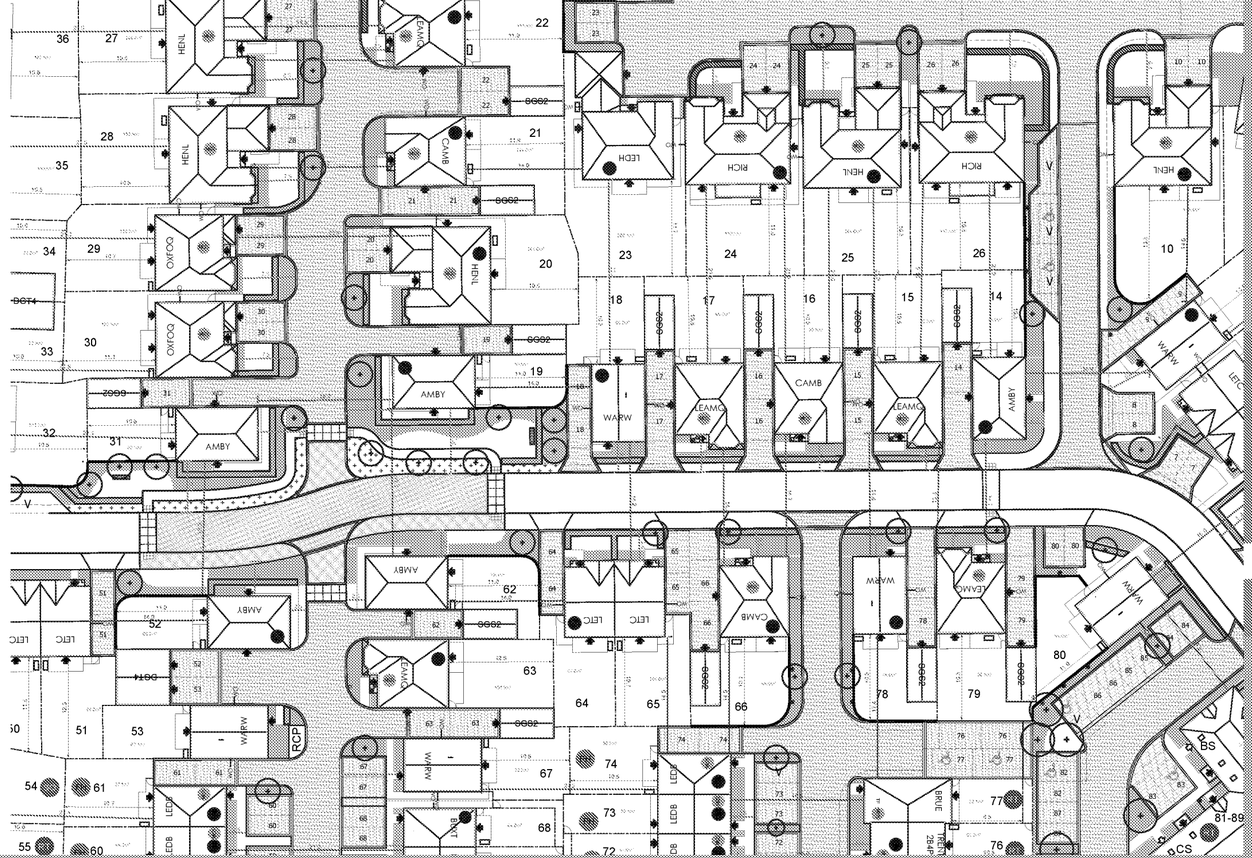
The scheme has been reviewed against the Arun District Design Guide 2024, with an extensive review undertaken to ensure full compliance.

Section H: Welcoming Streets & Spaces states:

- Back to Back seperation distance: minimum requirement of 21m between habitable rooms.
  - All units have minimum distance of 21m
- Back/Front to Flank seperation distance: minimum requirement of 14m between habitable rooms & flank of adjacent property.
  - All units have minimum distance of 14m
- Back to Boundary: minimum requirment of 12m between habitable rooms and site boundary to existing landscaping.
  - Only applicable to units along the western boundary. Units along the western boundary meet this requirment. Additional buffer created with plots 47-48 moved away from the high value off site tree and its area of shading.
- Private Rear Garden: minimum requirment of 10.5m depth (smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified).
  - All detached and semi-detached units have a minimum depth of 10.5m. Five terraced dwelling gardens fall slightly short where a rear path is required for access.
- Private Front Garden: minimum requirement of 2m depth which will act as a defensible zone and privacy strip.
  - All units have minimum 2m front gardens.
- Residential Communal Shared Spaces: minimum requirement of 40sqm plus 10sqm for each unit.
  - An area of 120sqm of communal shared space is provided for 9 flats, seperated from the public realm by boundary hedging.

Section I: Parking Strategy states:

- Standard parking spaces must be 5m by 2.5m
  - All spaces meet this requirement.
- Wheelchair parking spaces must be a minimum of 6m by 3.6m
  - All wheelchair compliant spaces meet this requirement.



6.0 CONCLUSION

This Design and Access Statement is submitted in support of the Reserved Matters application for the Land at Hook Meadow, Westergate. This statement has explained the design rationale behind the planning application and examined the context within which the proposals have been formulated. The assessment of local context and character along with the evaluation of the various constraints, assets and opportunities arising from the analysis of the site has resulted in a sensitive scheme that recognises the traditional settlement patterns, responds to the local character and creates a strong sense of place.

This planning application proposes the delivery of 89 residential units. The overall number of units is considered proportionate to the size of the application site and results in a density which accords to the principles advocated during the outline application. The proposed development will create housing choice and new amenity spaces for the existing and new community whilst improving public access across the site and to the wider pedestrian and cycle network.

Starting with the initial sketch layout, further layout plans were prepared for consideration and discussion. Comments received from a variety of consulted parties has culminated in the submitted proposed layout. The resulting design seeks to provide a positive and integrated addition to the local area.

The scheme has evolved since the refusal of the Reserved Matter application AL/50/24/RES, taking on board comments and revising the scheme to address the reasons for refusal. The result is a robust and well thought-through revised scheme that addresses all the key issues raised and adheres to the approved Parameters Plan.

Based on principles established under outline and the apportionment of uses identified on the approved parameter plan, a large section of the overall site (3.83Ha) is to remain as landscape and open space, with developable area amouting to 2.7Ha and contained to the western two-thirds of the site, with a landscape node in the centre of the site creating a natural break in the streetscene. The remaining land offers a significant green buffer to the adjacent properties along Meadow Way. This open space will also provide opportunities for a net biodiversity gain through retentions of existing natural habitats being supplemented with new opportunities in the form of native trees and wildlife friendly planting.

The site currently has no public access, with an existing PROW passing along the southern boundary. The development proposes recreational footpaths through the site linking with this existing route, improving connectivity to the surrounding areas. A new pedestrian access is located in the southeast corner which connects directly to the existing PROW, and a 3m cyclepath to the southwest corner. These links provide permeability with the wider footpath network.

Existing boundary planting is proposed for retention with the TPOs to the west of the site respected with a greater degree of separation provided as part of this revised submission. Tree planting is also proposed within the layout to assist with breaking up the street scenes and creating a welcoming environment. These are intended to contribute to a development with strong sense of place within a rural setting.

Other considerations incorporated into the layout are set out below:

- Parking requirements in accordance with Arun District Council Adopted Parking Standards 2020;
- SuDS ponds provided;
- Play facilities in the form of an equipped LEAP, catering for children of a range of ages and abilities. LEAP benefits from natural surveillance and will be enclosed with hedging & fencing to provide a safe place for children to play, with seating for adults.
- Landscape enhancements on site result in the ability to demonstrate a Biodiversity Net Gain in excess of 10%.