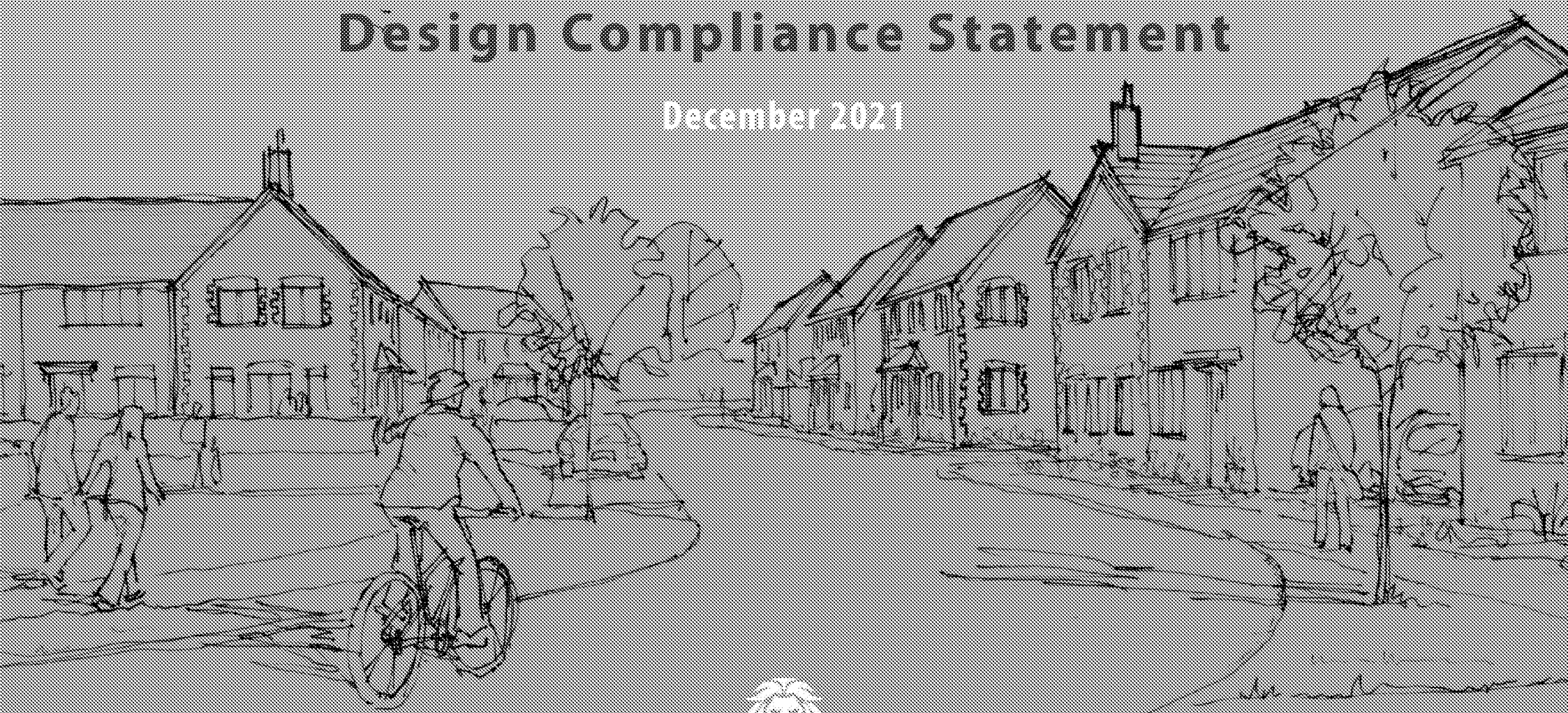


LAND NORTH OF LEE'S YARD, WOODGATE

Design Compliance Statement

December 2021



THAKEHAM

PREFACE

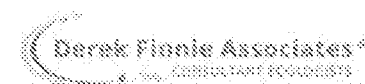
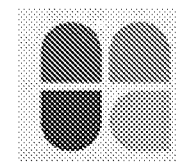
This Design Compliance Statement (DCS) has been prepared by pad Design on behalf of Southern Home Ownership and Thakeham Partnerships Ltd, to support the Reserved Matters submission for 38 residential dwellings and associated infrastructure on Land North of Lee's Yard, Woodgate. It has been produced to show compliance with outline planning permission (AL/21/20/OUT), which was approved by Arun District Council on 30th October 2020.

The Statement includes an overview of the site and context, together with the proposed site layout, development strategies, and street scenes. It has been written in collaboration with a specialist consultant team, comprising:

- Bright Plan Civils (transport, flooding and drainage);
- CSA Environmental (landscape);
- Derek Finnie Associates Ltd (Ecologist); and
- Mark Welby (arboriculture).

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The site sits behind a boundary hedgerow with trees (centre left) alongside the A29 Lidsey Road to the north of Lee's Yard (right) at the southern edge of Woodgate

1

INTRODUCTION



1.1

FOREWORD

This Design Compliance Statement has been prepared by pad Design on behalf of Southern Home Ownership and Thakeham Partnerships Ltd, to support a Reserved Matters (RM) submission to deliver 38 new homes to the north of Lee's Yard, Woodgate.

PLANNING PERMISSION

The site was granted outline planning permission by Arun District Council on 30th October 2020 (Reference: AL/21/20/OUT) hereafter referred to as the 'Outline Permission', for 38 dwellings consisting of 5 four-bed houses, 14 three-bed houses and 19 two-bed houses, alongside associated works and landscaping. The Design and Access Statement (DAS) which supported the application provides context information relating to the site.

RM PROPOSALS

The proposals for the site, which lies to the east of the A29 Lidsey Road which runs through Woodgate, are designed to provide an attractive addition to the village, comprising 38 much-needed new homes following the mix identified within the planning permission. Also included is an appropriate provision of multi-functional Green Infrastructure, to deliver a mix of Public Open Space and strategic landscape, with:

- an equipped play area within a gateway space;
- an area for community growing and an attenuation basin, within an informal open space;
- retained and strengthened green boundaries; and
- new and retained planting.



Page 2 Land North of Lee's Yard, Woodgate

1.2

SITE LOCATION

Woodgate lies within Aldingbourne Civil Parish, West Sussex. It is approximately 5.5 kilometres (km) / 3.5 miles north of Bognor Regis and around 8km / 5 miles east of Chichester. It is linked with Westergate, Eastergate and Barnham, a cluster of settlements set to be expanded through the SD5 strategic housing site (for 3,000 new homes) identified within the adopted Arun Local Plan. To the west of the A29 lies the former Wing's Nursery – a site approved for 71 new homes.

TRANSPORT LINKS & LOCAL FACILITIES

The A29 runs south to Bognor Regis, and links with the A27 – part of the trunk road network – in the north. This links with Chichester, Portsmouth and the M27 in the west and A23 (in-turn to the M23/M25) in the east.

To the north of the site, local highways include pavements linking to facilities to either or both sides of the A29. There is a network of local Public Rights of Way, while the National Cycle Network Route 2 runs through the wider south coast area.

Bus services between Bognor Regis and Yapton run along the A29, with stops (both north and south-bound) lying close to the north-west of the site. Barnham railway station lies to the east, with direct connections including to Brighton, Southampton and London Bridge.

Local facilities are generally found along the A29, and include a public house (the Prince of Wales) a convenience store, and Aldingbourne Primary School, as well as further facilities (such as sports centres, secondary school, shops and restaurants).





1.3 LOCAL CHARACTER

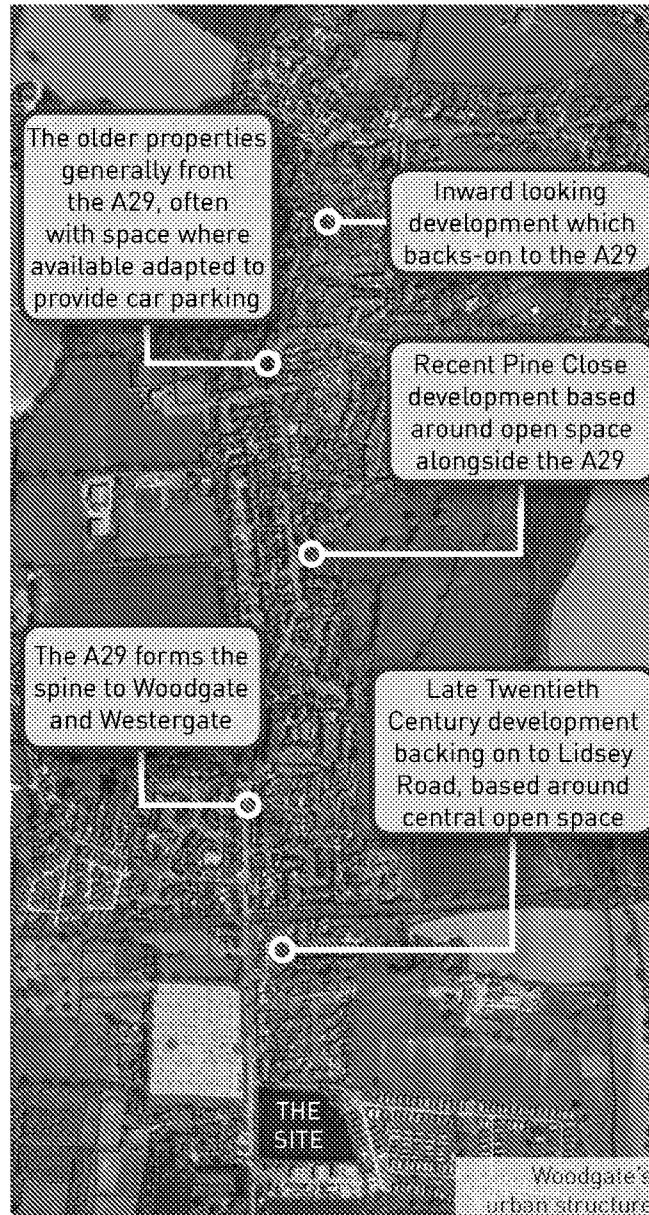
Woodgate and the adjoining village of Westergate have expanded around the north-south highway (today's A29 known as Lidsey Road alongside the site) which forms their spine. Together with the neighbouring Eastergate and Barnham, they display a variety of architectural styles, materials and development structures. Together with the material provided within the DAS associated with the Outline Permission,, a further review of the local character has been undertaken to inform the detailed design.

URBAN FORM

- Organic expansion of land along and subsequently behind the primary north-south street
- Traditionally dwellings have faced onto the primary street, with increasing unsympathetic backing-on behind fencing and traffic increased and access to parking became a requirement
- Recent development at Pine Close with housing looking across an open space with planting (c.36x40m) towards the A29

BUILT FORM / MATERIALS

- Predominantly two storey buildings, with some bungalows within the vicinity of the site, and a few two-and-a-half and three storey homes elsewhere
- Generally eaves -fronted dual-pitched roof forms
- Occasional gable-fronted forms create a local focus
- The wide variety of materials include widespread use of red / buff brick and render, occasional flint / painted brick (and even flint), and some red/grey tile hanging and weatherboarding
- General flat red clay/concrete tiles or grey/slate
- Boundary treatments include flint/brick walls, fences, planting



Housing along Lidsey Road, opposite the site, a mix of one-and-a-half and single storey in brick and render



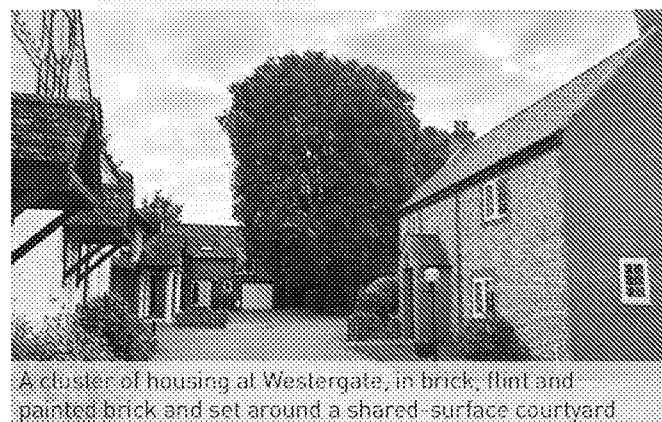
Simple, short eaves-fronted brick terraces between Woodgate and Westergate generally without on-plot parking



The occasional use of gable elevations (here in a pair, and one of the few three-storey dwellings) provide local focus



Streetscape analysis of Drovers Way, Barnham





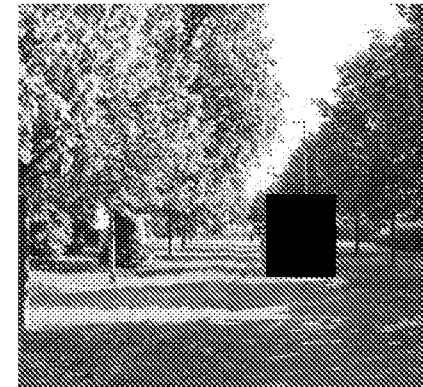
Our vision is to create a high quality and sustainable addition to Woodgate and the existing community

The development offers a opportunity to integrate the site with the immediate area, providing new homes and valuable green infrastructure to support the wider community. The proposals are designed to be both distinctive and responsive to the local character.

The proposed development provides a mix of two, three and four-bed dwellings, contributing to much needed housing in the local area.

This scheme will provide:

- 28 new homes, with associated access, parking, landscaping and infrastructure works;
- EV charging provision on site;
- attractive and usable open space, including a new equipped play area and community growing space; and
- new and retained planting, including along the western boundary with Lidsey Road.



The proposals have been designed not only for future residents, but as a legacy for the whole community. They are underpinned by the following eight design principles:

PLACEMAKING

A development which places as much importance on the space between buildings as the buildings themselves.

LOCAL VERNACULAR

Buildings that reflect the best in local architecture from materials which are prevalent locally.

CONNECTIVITY

A place where everyone finds it easy to get around, with good accessibility to local facilities.

CHARACTER & IDENTITY

A place that is memorable and engaging, but integrates with its surroundings.

HIGH QUALITY DEVELOPMENT

A neighbourhood with well-designed streets, landscaping and homes.

SUSTAINABILITY

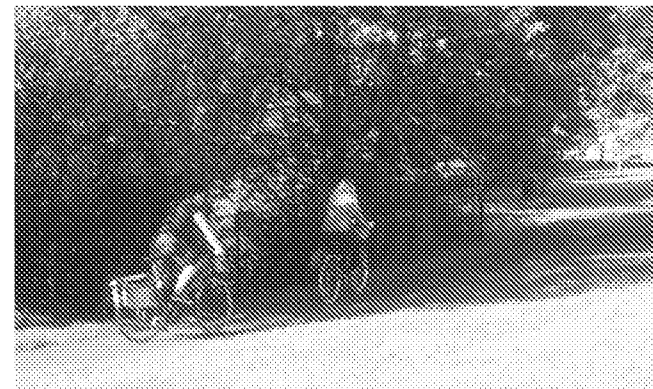
A development which encourages sustainable living through resource efficiency and sustainable transport options.

LANDSCAPING

A development which enhances the existing landscape and biodiversity to define attractive spaces.

SAFETY & SECURITY

A place that feels safe at all times with overlooked streets and spaces.



- Site with outline planning permission in an appropriate location, development of which will help support a sustainable community



- A range of high-quality homes, with a mix of tenures to reflect the planning permission and encourage an inclusive community



- Support for environmental sustainability through the layout, transport and building design



- Development close to existing bus stops



- Community facilities in the form of a play area and growing space, in place of a community hub which is not seen as a local need



- Support for active travel through the delivery of a low-speed environment with on-plot cycle storage



- Making efficient use of the available land



- Incorporation of multi-functional green infrastructure, with high quality public space, a play area and community growing space



- A legible and connected development which supports good placemaking and community safety



- The protection and enhancement of the site's planted boundaries and scots pine tree as a local landmark



The site boundaries are marked by planting, this maturing scots pine sits just inside the northern edge – classified category B it is a potential feature for the development

2

EVALUATION



2.1 SITE OVERVIEW

A thorough assessment of the broadly rectangular site has been undertaken, identifying constraints as well as the opportunities for a successful development. These considerations are set out below.

CONSTRAINTS

- The site is crossed by several utilities to which development will respond
- Noise from the adjoining Lee's Yard to the south will be mitigated by an acoustic fence
- The site is bound by planting, with root protection zones to be accommodated for that to be retained
- The site requires an attenuation basin on site, for surface water – the gentle gradient sloping down towards the adjoining caravan park suggests that this is best placed to the east

OPPORTUNITIES

- Access for pedestrians, cyclists and vehicles will be taken from the A29 Lidsey Road at the north-west corner of the site
- The maturing scots pine tree close to the northern boundary offers an opportunity to be retained as an attractive feature close to the site access
- The boundary planting can be largely retained to provide a strong landscape framework within which the development can be delivered



1. Access will be taken off the A29 Lidsey Road via the existing Willows Caravan Park junction (centre off to left)



2. The category B Scots pine will be retained, with potential to form an attractive feature within the development



3. The site is surrounded by vegetation and falls gently to the eastern boundary where it adjoins the Willows Caravan Park



- Key:
- Site Application Boundary
- ### CONSTRAINTS
- Building (Existing)
 - Contours
 - Existing Planting & RPA
 - Existing Field
 - Extent of Flooding from Surface Water
 - Existing Watercourse & Bank
 - Indicative attenuation Pond TBC
 - BT Openreach Cabling with Pole
 - Electric Cable (3m easement to either side) TBC
 - Overhead Cable
 - Existing Water Main
 - Existing Foul Water Main
 - Potential Noise Source
 - Unknown Utility (TBC)
- ### OPPORTUNITIES
- Proposed Vehicular Access
 - Proposed Pedestrian Access
 - Bus Stop
 - Indicative LEAP Position with 20m Offset Proposed Green
 - Entrance
 - Proposed Green Entrance

Constraints & Opportunities Plan

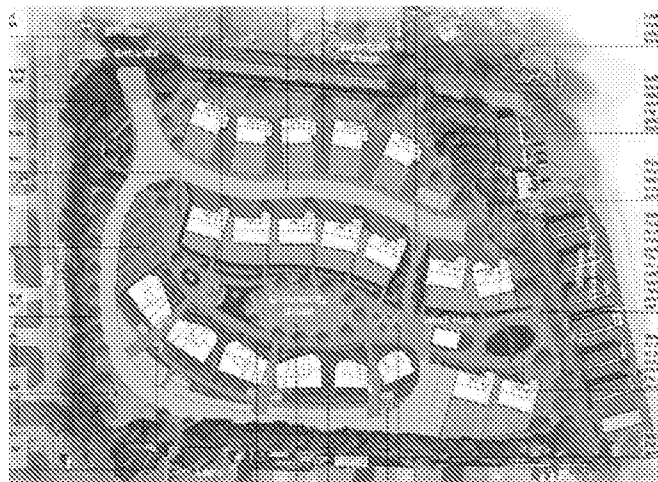


2.2 DESIGN EVOLUTION

The reserved matters proposals are the result of an extensive design process, which builds on the work undertaken as part of the outline planning permission and shaped by more detailed technical advice.

MASTERPLAN (SEPTEMBER 2017)

Initial layout design was undertaken to inform the outline application and included a masterplan (below) accessed from the north-western corner. The plan shows around 25 homes (largely detached or maisonettes) and community hub set around a central Community Green, and with a residents' orchard and food garden. It should be noted that the plan also proposes an equipped play area alongside the green, but this does not reflect either the recognised size for such a facility or the required offset to surrounding housing. The attenuation basin is also significantly undersized.



Illustrative Masterplan (Lizard, 2017) shows around 25 new homes on the Lidsey Road site

INDICATIVE LAYOUT (FEBRUARY 2020)

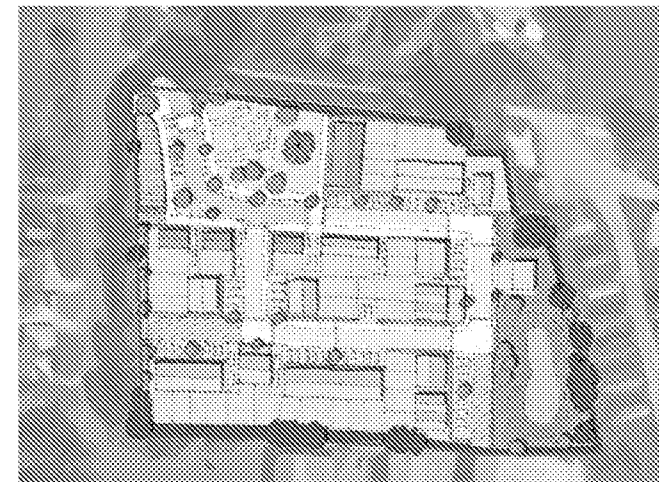
The DAS which supports the Outline Permission includes the Indicative Layout (below) for 38 dwellings. The access is shown in broadly the same location as in 2017, and a community hub, green (with play) and attenuation feature in a broadly central location. The housing is generally in semi-detached and terraced forms, although these seem to be provided with insufficient parking and in a number of instances back-on to the streets which serve them – which can create a poor environment. The issues relating to offset from the play area and pond/basin size remain. As the design of the site moved into the detailed stage, following granting of outline planning permission, the requirements and technical constraints became clearer and informed the detailed layout.



Indicative Layout (Whaleback, 2020) shows a revised 38 new-home proposal supporting the planning application

MASTERPLAN (OCTOBER 2021)

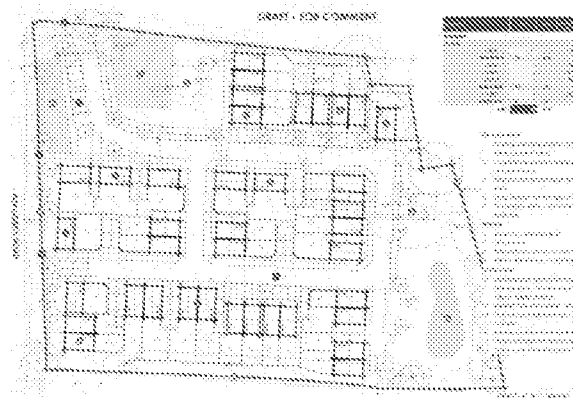
Key amongst the requirements are the mix and number of houses to be delivered on the site, while two other key influences became more resolved – the size of the play area and the surface water attenuation basin. The type and size of play area identified requires a 20m offset to habitable rooms, to protect the amenity of residents – needing a much larger space than had been shown on previous plans – and the size of the basin is also larger. An attractive green space, protecting the existing Scots pine, was envisaged as an attractive gateway into the site. This can also efficiently accommodate the play area and its required offset, while the attenuation basin is suited to the lower lying eastern area. Adequate parking provision and positive building frontage to streets also help to ensure that the layout is well-resolved.



Illustrative Masterplan (October 2021) shows 38 new-homes and a range of green space within an efficient structure

SKETCH LAYOUT (OCTOBER 2021)

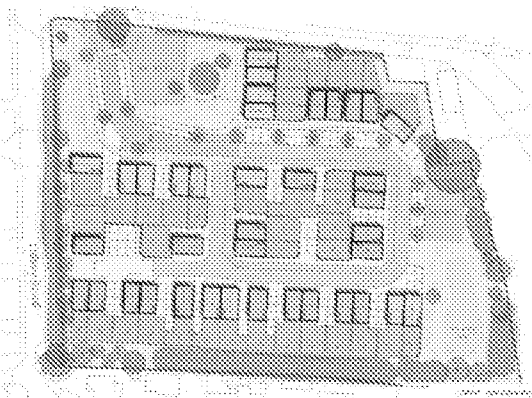
Following discussion amongst the development team, a more detailed sketch layout was produced based on the Illustrative Masterplan. Of particular note was the wish to investigate incorporating frontage on to the Lidsey Road and to reduce the level of frontage parking – which is convenient and helps to provide activity, but needs to be incorporated at an appropriate level. The changes retained a pair of focal buildings positioned when looking from the open space towards along the central north-south street, while enabling the Scots pine to become the focus when looking in the return direction.



Sketch Layout (October 2021) based on the Illustrative Masterplan, with frontage to the Lidsey Road

REFINED LAYOUT (NOV 2021)

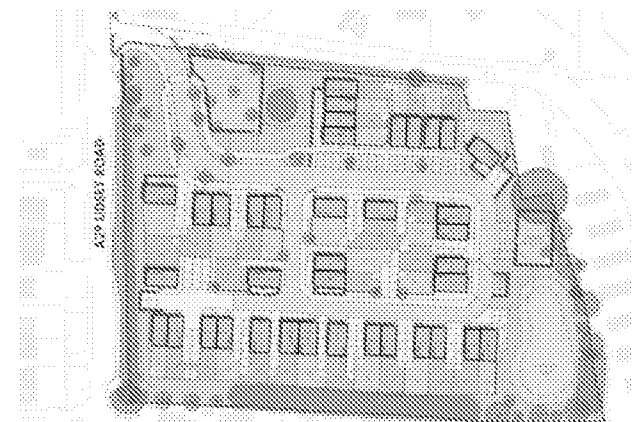
As the technical constraints were clarified, so the difficulties of either connecting through the western boundary hedgerow or providing frontage in this direction became clearer. The Parish Council wish to see the hedgerow, which lies outside of the site boundary, to be retained to maintain the green character of this part of the A29, while no pavement exists on this side of the highway. In addition, the hedgerow includes some significant maturing trees, particularly an oak tree at the south-western corner. It is felt that housing which has its side elevations to the hedgerow will best protecting the hedgerow and helping to provide housing elevations to positively address the internal roads, and gardens best orientated for solar gain/control. Windows will be incorporated into these side elevations to provide filtered surveillance.



Refined Layout (November 2021) responded to clearer constraints and sought to best protect the western hedgerow

PLANNING LAYOUT (DECEMBER 2021)

The proposals were refined to create the layout for reserved matters submission. It accommodates the permitted 38 new homes, in a mix of two, three and four-bed as required, and a variety of tenures to help deliver an inclusive community. This is delivered within a framework of green infrastructure and with an efficient and functional structure. Further detail is provided within the following section.



Planning Layout (December 2021) which incorporated further minor refinements to resolve detailed elements



A high quality addition to Woodgate is proposed

3

DESIGN PROPOSALS



The proposals are designed to provide an attractive addition to Woodgate.

Key features include:

DEVELOPMENT

- Dwellings to enclose gateway space and help to create a sense of arrival
- Focal buildings within the streetscape to aid legibility and placemaking
- Attractive and inclusive mix of dwellings fronting public realm
- Fuel pumping station, with cordon sanitaire, within landscape

ACCESS

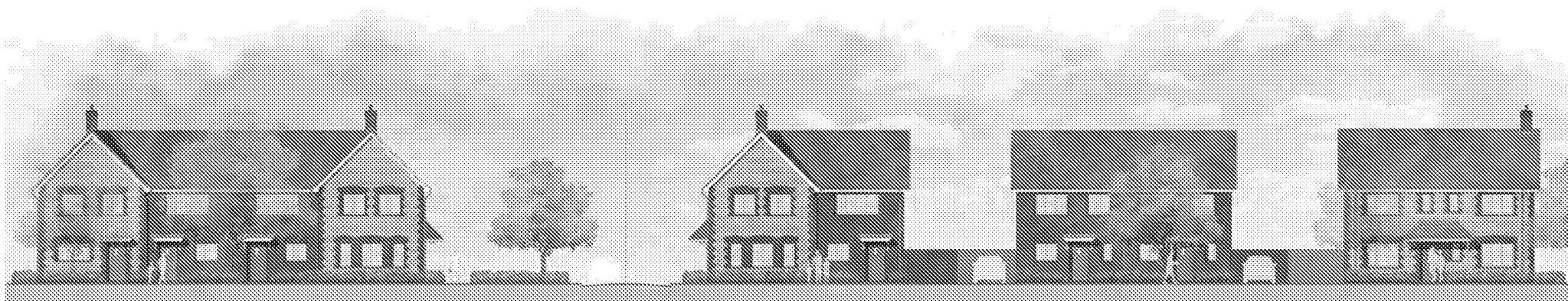
- Access from A27 Lidsey Road
- Visitor parking
- Internal vehicular loop to aid servicing and functionality

LANDSCAPE

- Community Growing Space within landscape edge
- Gateway space, including play area
- Retained Scots Pine together with new planting
- Enhanced boundary planting to maintain green street character
- Retained boundary planting within landscape edges
- Surface water attenuation pond/basin

Key

	Application boundary
	Highway (see Engineers details)
	Footpath (see Engineers details)
	Private Path
	Private Drive
	Private Front gardens
	Grass Verge (see Landscape Architects details)
	Proposed Planting (see Landscape Architects details)
	Proposed Native Hedge (see Landscape Architects details)
	Proposed Trees (see Landscape Architects details)
	Boundary Walling
	Boundary Fencing
	Boundary hedge (see Landscape Architects details)
	Shed - Cycle Storage

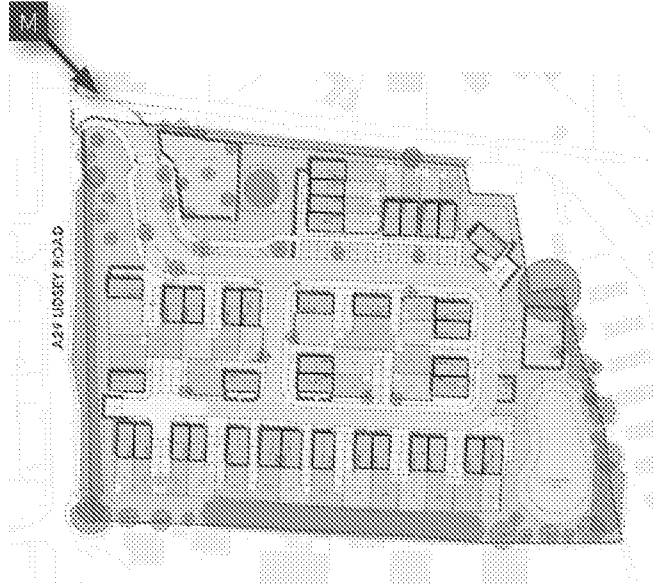




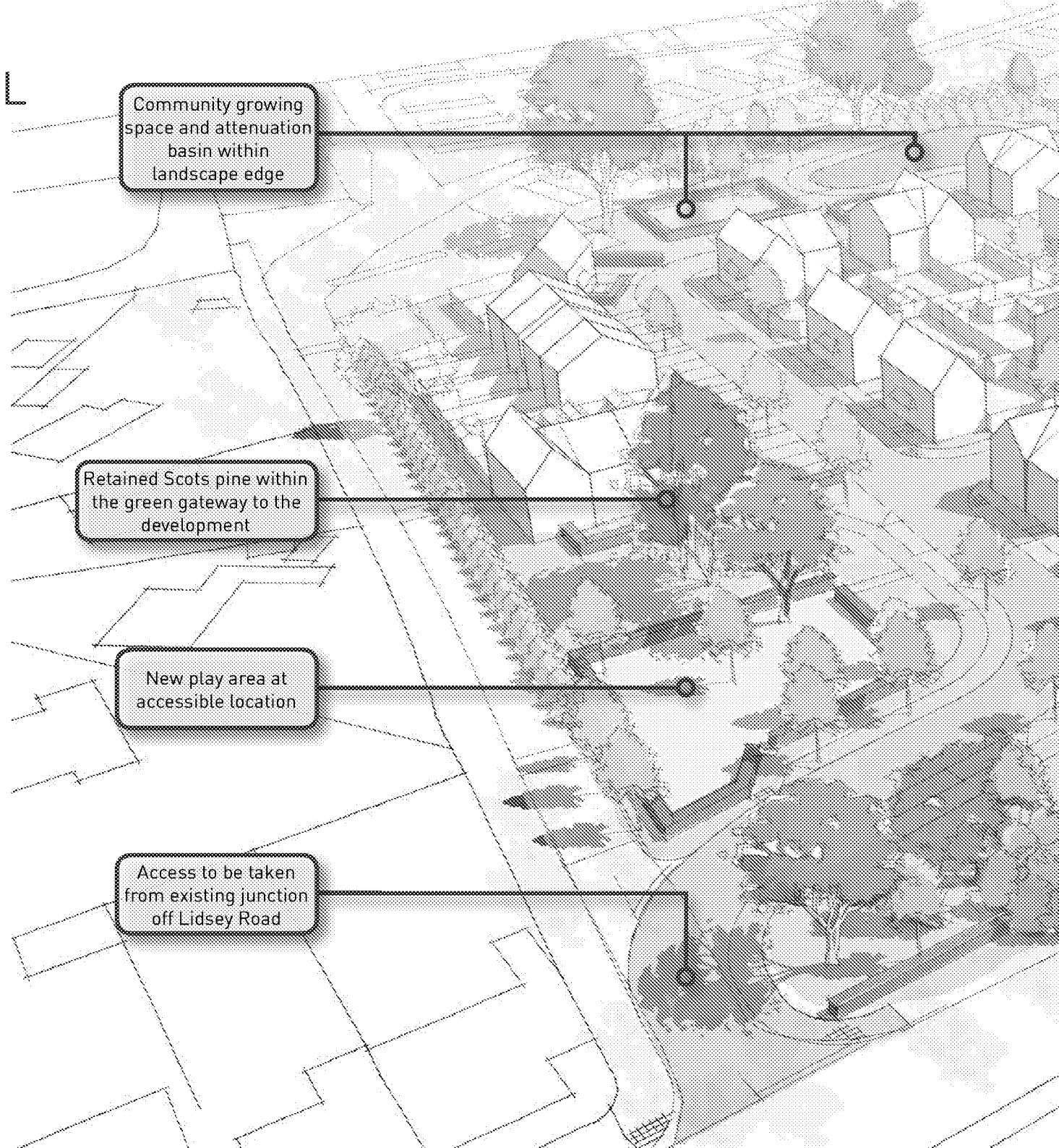


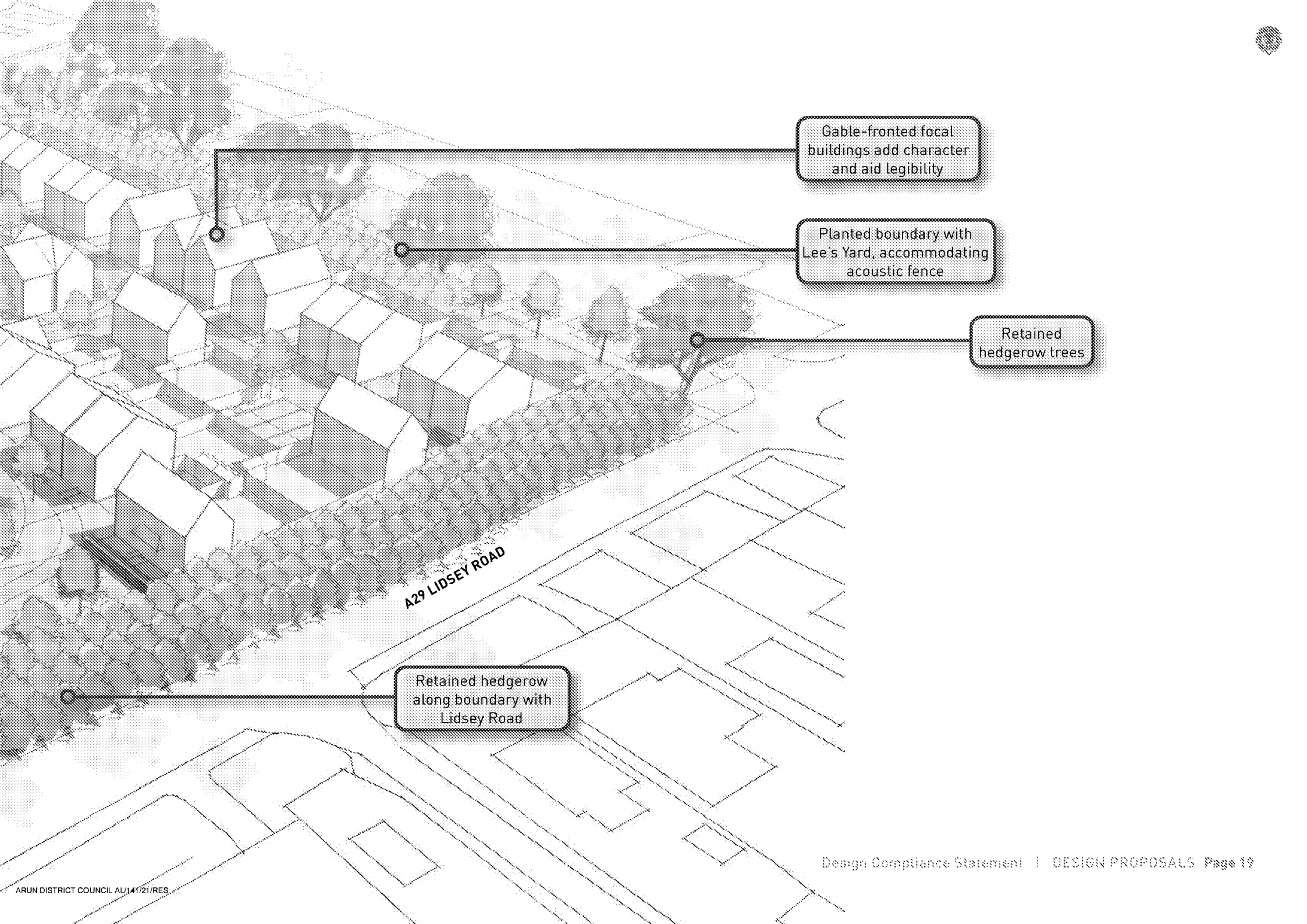
3.2 MASSING MODEL

The development will sit within a framework of new and retained planting, with a gateway space acting as a new green node along Lidsey Road, as illustrated in this aerial view.



Position of massing model image (M)





Gable-fronted focal buildings add character and aid legibility

Planted boundary with Lee's Yard, accommodating acoustic fence

Retained hedgerow trees

A29 LIDSEY ROAD

Retained hedgerow along boundary with Lidsey Road



3.3 LAND USE

The total site area measures approximately 1.5 hectares (ha) / 3.71 acres (ac). It will deliver 38 new homes.

The proposals deliver a play area of 460sqm as secured through the Outline Permission, and exceeds the required Public Open Space provision.

Land Use Strategy

- Development Area
- Strategic Landscape
- Public Open Space (2745sqm)
- Attenuation Basin (724sqm)
- LEAP (460sqm)



3.4 BUILDING HEIGHTS STRATEGY

It is proposed to deliver a cohesive two-storey development. This is a scale of building which reflects the general character of Woodgate, and is appropriate within the local context.

The layout is designed to provide enclosure to streets and landscape areas, with a legible structure with an appropriate level of permeability.

Storey Heights Strategy

 Two Storey





3.5 DEVELOPMENT MIX

The mix of accommodation reflects the split defined within the Outline Permission and caters for a wide demographic profile. This includes an inclusive range of housing typologies with two, three and four-bedroom homes.

HOUSE TYPE	NO.	MIX
2 BED	19	50%
3 BED	14	37%
4 BED	5	13%
TOTAL		38

Housing Mix Strategy

-  Two-Bed House
-  Three-Bed House
-  Four-Bed House



3.6 ACCESS & PARKING

An improved vehicular access is proposed from Lidsey Road. A safe, low-speed internal environment is proposed to help encourage walking and cycling, with an internal loop road ensuring vehicles, including refuse and fire tenders, can access the majority of dwellings in forward gear.

PARKING

A variety of on-plot and frontage parking (softened by trees and planting) is proposed, in convenient, overlooked locations which avoid a dominance of parked vehicles. This is provided in accordance with parking standards. Eight visitor spaces (1 in 5) are provided in line with policy. These are typically on street parallel bays interspersed with street trees and bounded by planting and are well distributed throughout the scheme. Additionally, a further 2 parking spaces have been accommodated to serve the community growing area.

All houses are provided with secure, covered cycle storage in line with policy. This includes either a suitably sized shed within the curtilage of the property.

EV CHARGING

Electric vehicle charging will be provided in accordance with ADG guidance.





3.7 FIRE STRATEGY

The layout has been designed to comply with the Approved Document Part B requirements for fire tender access, ensuring that access routes and hardstandings are provided for a pumping appliance to access within 45m of all points within a dwelling house. This includes the provision of adequate turning facilities to ensure Fire and rescue service vehicles do not have to reverse more than 20m from the end of an access road.

The strategy plan demonstrates adherence with these principles and that adequate manoeuvrability is achieved.

Fire Tender Strategy

- Existing Road Markings
- Bin Drag Distance
- Swept Path Wheel Track
- Over Swing



For houses this includes convenient storage points concealed in rear gardens, to ensure bins do not clutter the street scene, obstruct access or compromise the residential amenity of the scheme. All properties will be provided with secure, gated access to their rear garden, with refuse moved to the kerb side on collection day.

Refuse Strategy

-  Recyclable Waste
-  Non-recyclable Waste
-  Bin Collection Point

Note: Vehicle tracking provided by Bright Plan





3.9 SUSTAINABILITY & SPACE STANDARDS

The orientation of the houses has been arranged where possible to maximise solar gains to the main living spaces and thus reduce loadings on heating equipment. Summer overheating will be addressed by the inclusion of opening areas to the windows. All rooms are provided with opening lights and trickle vents to allow for natural ventilation.

The building envelope fabric will provide the required thermal and air leakage rates to comply with the requirements of the current Part L of the Building Regulations. Efficient fabric design combined with low ventilation heat loss and passive solar gains can reduce demand for heating.

In addition to the above, condition 14 of the outline planning permission requires submission of further details in relation the use of decentralised and renewable or low carbon energy sources:

'At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable to be retained as operational thereafter'

Further details will therefore be submitted pursuant to condition 14 in due course.

SUSTAINABLE TRANSPORT

The proposals will support public transport and sustainable modes, as set out within the accompanying travel statements. This will help to reduce carbon emissions, improve air quality, and increase community interaction. In addition, electric car charging sockets will be provided as required.

SPACE STANDARDS

All 38 proposed dwellings have been designed to fully comply with the Nationally Described Space Standards (2015) as shown in the table below.

PROPOSED TYPE	FLAT	HOUSE	NATIONALLY DESCRIBED SPACE STANDARDS (2015)					NATIONALLY DESCRIBED SPACE STANDARDS (2015) - MINIMUM SPACE REQUIREMENTS (m ²)								
			NUMBER OF BEDROOMS	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF BATHROOMS	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF TOILETS	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF KITCHENS	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF LIVING/DINING AREAS	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF STUDIES	MINIMUM SPACE REQUIREMENTS (m ²)	NUMBER OF CLOAKS	MINIMUM SPACE REQUIREMENTS (m ²)
C2H4		14	2	2		70	2									
C2H3-P		2	2	3		70	2									
C2H4-P		1	2	3		70	2									
C2H5		4	2	3		84	2.5									
C2H5-P		2	2	3		84	2.5									
C2H10-P		5	2	3		84	2.5									
C4H2		5	2	4		93	2.5									
Total		38														



3.10 BUILDING FOR A HEALTHY LIFE

The proposals have been designed in accordance with the core principles of 'Building for a Healthy Life'.

Integrated Neighbourhoods

1 Natural Connections: The proposals are designed to integrate with the local context. This includes retaining the hedgerow along the frontage with Lidsey Road, and existing junction with the highway.

2 Walking, Cycling and Public transport: Bus services run along the A29 with stops within walking distance from the site, while low-speed development is proposed.

3 Facilities and services: Woodgate and the adjoining settlements of Westergate and Eastergate include a range of local facilities, while the site will deliver a new play area and community growing space.

4 Homes for Everyone: The proposals include a mix of housing, from two to four bed homes as set out by the planning permission, to help encourage an inclusive community.

Distinctive Places

5 Making the Most of What's There: The proposals retain the majority of the site's key hedgerows and trees.

6 A Memorable Character: The proposals have a clear design structure, with an attractive architectural style and landscape approach aimed at creating a characterful development.

7 Well defined streets and spaces: The development structure is designed to front on to streets and open spaces, with corner turning dwellings including windows onto the public realm.

8 Easy to find your way around: A legible development is proposed with a simple structure and a sequence of green spaces, including one at the gateway to the site with new and retained planting.

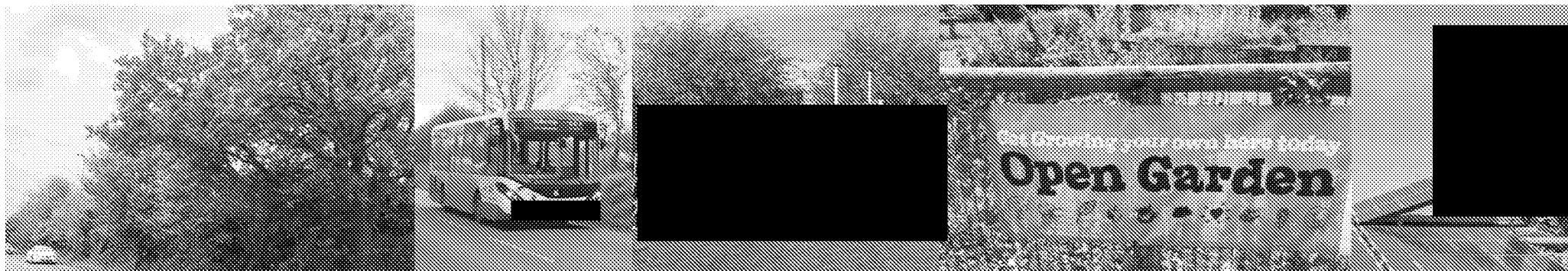
Streets for All

9 Healthy Streets: A simple street structure and hierarchy is proposed, including a shared surface internal loop, and designed to encourage a safe, low speed environment.

10 Cycle and Car parking: A variety of parking scenarios are utilised to help create attractive streetscenes. Parking includes on-plot to the front and side, as well as limited courtyard parking. Visitor parking is to be provided in designated bays.

11 Green and Blue Infrastructure: A generous supply of green space is proposed, including a children's play area and community growing space, together with an attenuation basin.

12 Back of pavement; front of home: A perimeter block is typically utilised with a clear distinction between public and private space. Boundaries will be clearly marked, with overlooking of the public realm wherever possible. Storage is provided for bicycles and bins.





3.11 ARCHITECTURAL STRATEGY

The proposed architecture has been designed to create a visually impressive and high-quality addition to Woodgate, which is both distinctive and responsive to the local built character of the village.

The form and elevational treatment are derived from the context analysis begun at the outline planning application stage and refined through detailed design. The mix of housing sizes complies with the outline planning permission and are designed to integrate with the village. They utilise a variety of reoccurring architecture features and materials.

ENTRANCE CANOPIES

The architectural response incorporates a range of features prevalent in the locality, including flat entrance canopies supported on gallows brackets and hipped entrance canopies on timber posts.

ROOF FORMS

Typically, eaves fronted configurations with occasional use of gables for visual interest and to punctuate the street scene.



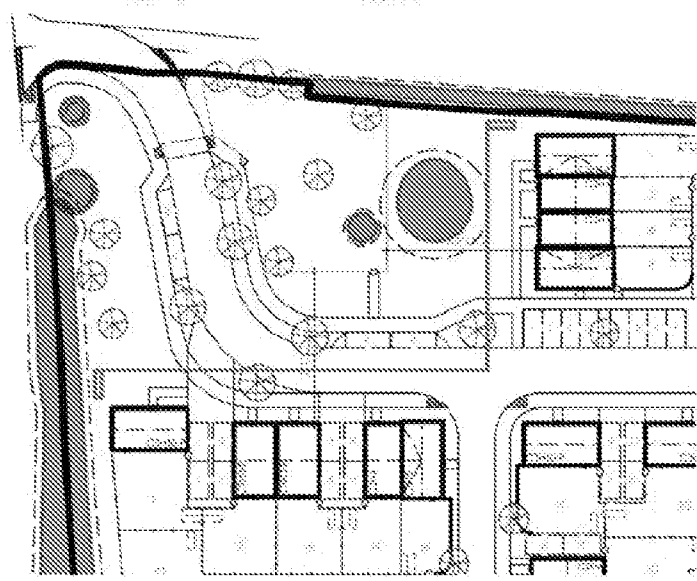
DETAILS

A variety of contextually appropriate architectural details are proposed to introduce an additional layer of decorative embellishment. These include elements characteristic of the local vernacular such as brick corbelling, brick quoins, brick window surrounds, projecting brick sills and chimneys.

OPENINGS & FENESTRATION PATTERNS

Swept arch headers and brick sills feature on brick elevations, with scalloped lead flashing proposed in areas of flint and tile hanging.

A variety of fenestration patterns have been used to introduce an additional layer of visual interest and reflect a more evolved streetscape.



LOCATION PLAN @ 1:1000



3.12 EXTERNAL MATERIALS

The buildings are proposed to be faced in a cohesive palette of materials to help create a distinctive character which is reflective of the local context and aids placemaking and legibility. Typical housetypes in flint, tile-hanging and brick are shown opposite, together with images of the local context taken from the DAS.

Facing treatments are proposed to help integrate the scheme into the settlement, whilst offering the necessary level of durability to withstand the effects of weathering. This includes the predominant use of red brickwork supplemented with tile hanging and flint on key plots, as is prominent in the local area.

Roofs will be finished in a consistent brown tile.

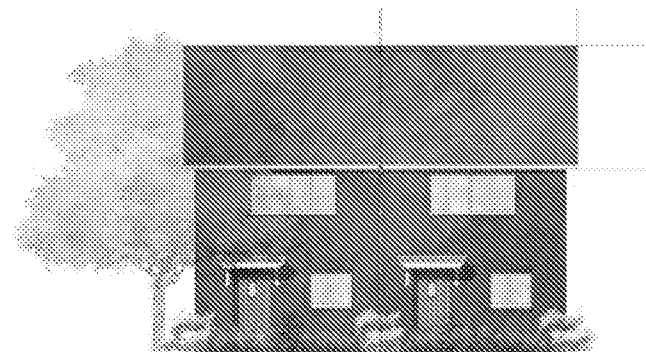
Materials Strategy

-  Brick (Red Multi Stock) TBC
-  Flint Stone Panel
-  Tile Hanging to First Floor (Antique Red) TBC
-  Roof Tiles (Antique Brown) TBC
-  Chimney Location

Note: to be read in conjunction with house type drawings 6000 series



Materials Strategy Plan





3.13 LANDSCAPE STRATEGY

1. GATEWAY SPACE

A gateway space set around the retained pine tree, will be framed by built form. It will include entrance feature planting to the west of the new access road and accommodate a new Local Equipped Area of Play (LEAP) east of the highway, aimed at providing a safe, well overlooked play space for residents and the local community.

The equipment will be constructed of timber with naturalistic character, suiting the site's edge-of-settlement location. The play area will provide a range of play elements aimed at younger children (5-12 years of age) as well as grassed areas and planting to provide informal play experiences.

2. LANDSCAPE FRAMEWORK

A good proportion of the existing trees and hedgerows on site will be retained, providing an established landscape framework which will be further enhanced with new native planting. The majority of the vegetation on the Lidsey Road frontage will be retained, with extensive new planting to augment the boundary, using appropriate native species to create a robust buffer between the road and the site.

3. EASTERN OPEN SPACE

A multi-functional open space in the east of the Site will include a Community Growing Space. This will be both a resource for residents and an opportunity for the community to come together and engage with the outdoor space.

The attenuation basin will be landscaped to form an attractive part of the eastern open space. The basin will be sown with a wildflower / grass mix and appropriate species which are tolerant of periodic wet conditions and will benefit local wildlife.

PROPOSED ECOLOGICAL ENHANCEMENTS

An Ecological Impact Assessment (EclA) was approved as part of the Outline Permission and included a number of proposed ecological enhancements which will be included as part of development. These include:

- The seeding of leftover areas of the site and open spaces with a wildflower mix appropriate to the local soil and hydrology;
- The use of flowering shrubs as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates;
- Incorporation of native trees and shrubs within the development proposals which reflect the trees and habitats found in the surrounding area, and foraging resource for birds, bats and invertebrates;
- Reinforcement of existing native hedgerows with native species with those of greater ecological value;
- Incorporation of bird boxes within retained trees or buildings themselves, to provide nesting opportunities for birds. Species present locally which shall be considered include swifts (*Apus apus*); house sparrow (*Passer domesticus*); wren (*Troglodytes troglodytes*);
- Incorporation of bats boxes to buildings and trees, to provide potential roosting habitat for bats;
- Incorporation of green spaces beneficial to wildlife within the development, which shall include wetland spaces due to the damp nature of part of the site. This shall provide new local habitat for invertebrates, amphibians, and birds such as reed bunting (*Emberiza schoeniclus*) and warblers (*Phylloscopus spp.*)





3.14 AFFORDABLE STRATEGY

The mix of open market and affordable accommodation reflects the split defined within the outline application.

HOUSE TYPE	BEDS	PERSONS	NO.
AFFORDABLE			
C2H4	2	4	9
C3H5	3	5	2
C3H10-P	3	5	1
OPEN MARKET			
C2H4	2	4	10
C3H3-P	3	5	2
C3H4-P	3	5	1
C3H5	3	5	2
C3H5-P	3	5	2
C3H10-P	3	5	4
C4H2	4	6	5
TOTAL			38

Affordable Strategy

-  Affordable - 12 Dwellings (30%)
-  Open Market - 26 Dwellings (70%)

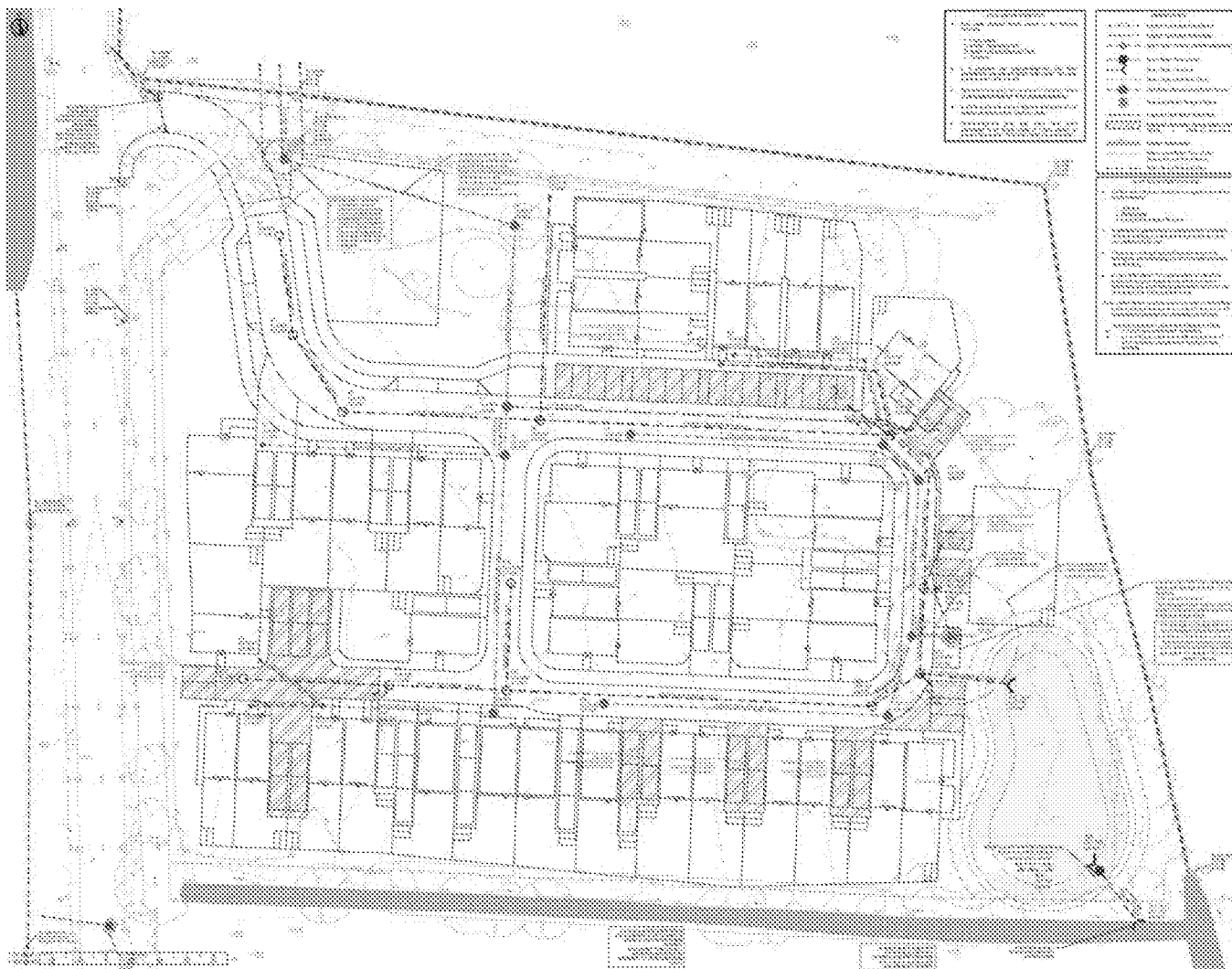


3.15 SURFACE WATER MANAGEMENT STRATEGY

The proposal incorporates a Sustainable Drainage System (SuDS). The surface water management strategy involves surface water being conveyed through the site using a combination of sewers and permeable pavements, discharging to a final attenuation basin in the open space in the east of the site. The final attenuation basin includes a shallow (in the order of 200 mm) excavation in its base which will be planted and will promote a longer term water presence. These methods will improve the quality of the run off by filtering out silt, heavy metals and other pollutants to benefit the local ecology.

Surface water storage will be provided on-site and is sized to manage up to the 1 in 100 year storm, including an allowance of 10% for urban creep and 40% for climate change.

Currently the site discharges run off at "greenfield" rates. The run off from the development will be attenuated by installing SuDS compliant features such as flow restrictions, to reduce the rate of discharge to mimic greenfield rates.





3.16 HARD LANDSCAPE

The application of hard surface treatments has been considered in order to reinforce the spatial structure, enhance legibility, and define the public/private interface. Highways will be macadamised, with private driveways and parking areas block paved.

Hard Landscaping Strategy

-  Block Paving
-  Paving Slabs
-  Highway (see Engineers Details)
-  Footpath (see Engineers Details)



3.17 BOUNDARY STRATEGY

A variety of boundary treatments are proposed to reflect the street hierarchy and help to create an attractive development.

Front gardens will typically be open or bounded by low ornamental hedge planting.

Rear internal plot boundaries to gardens will be defined by timber fencing, with brick screen walling to match the dwelling on exposed public facing boundaries. Prominent boundaries will be supplemented with additional planting to visually soften enclosure and enhance the street scene.

Boundary Strategy

-  2.0m Acoustic Fencing
-  1.8m Boundary Walling
-  1.8m Timber Fencing
-  1.2m Fencing
-  1.2m Rustic Post & Rail Fence
-  Ornamental Hedge





A locally distinctive development set within new and retained planting is proposed for Woodgate

4

CONCLUSION



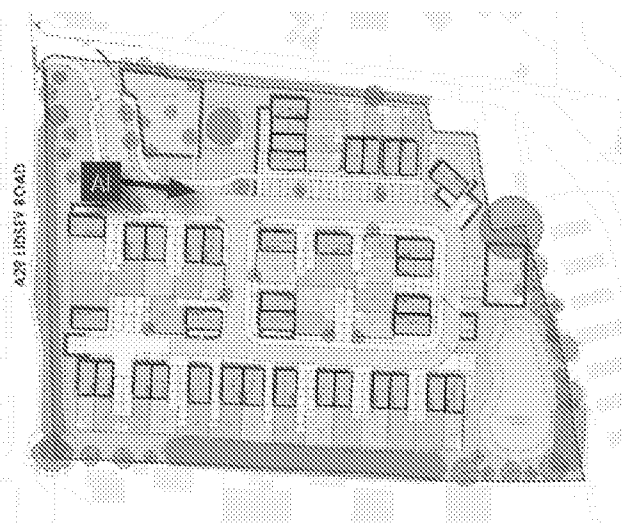
This Design Compliance Statement supports a RM submission for 38 new homes, for the site north of Lee's Yard at Woodgate. The site received outline planning permission in October 2020 and this submission is in compliance with the established principles.

The scheme will deliver a new high-quality addition to the existing community that responds to its setting whilst embracing modern best practice design standards. This includes:

- 38 new homes, with associated access, parking, landscaping and infrastructure;
- EV charging provision on site; and
- significant Green Infrastructure, including a new equipped play area and community growing space.



Artist's impression of the proposals



Location of artist's impression (AI)

Thakeham House

Summers Place

Stane Street

Billingshurst

West Sussex

RH14 9DN



THAKEHAM