



LAND ADJACENT TO WOODGATE NURSERIES ALDINGBOURNE

Reserved Matters Planning Statement (pursuant to AL/129/2/OUT)
(including Affordable Housing Statement)

December 2024

LUKEN & BECK

Document Revisions

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Disclaimer

This document has been prepared by Luken Beck on behalf of our client for the purposes set out in this statement. All drawings within this document are not to scale and only for diagrammatic and illustrative purposes. This document should be read in conjunction with the supporting technical reports, plans and drawings.

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INTRODUCTION

Introduction

This Planning Statement has been prepared on behalf of BDW Southampton by Luken Beck mdp Ltd in respect of their development proposals on land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne with contributions from the wider design and consultant team, setting out the design aspirations for the site including its benefits to the area.

Background to the Scheme

Outline planning permission was granted on this site in August 2022 for residential development for up to 95 dwellings, with public open space, landscaping, drainage, access and other associated works (LPA ref: AL/129/21/OUT).

The above consent approved the principle of the development and access from Lidsey Road. The application seeks consent for the outstanding reserved matters which comprise appearance, layout, scale and landscaping.

The Outline application was also accompanied by a Section 106 legal agreement which secures:

- » The provision of 30% affordable housing
- » Financial contributions towards highway improvements
- » A Travel Plan and its monitoring fee

This application forms part of the wider development at Woodgate Nurseries, where a subsequent outline application was approved in October 2023 for the development of up to 155 dwellings. A separate reserved matters application has been submitted on that land.

Summary of Proposals

This submission seeks consent for the Reserved Matters (appearance, layout, scale and landscaping). The proposals include:

- » 95 dwellings, with a mix of dwelling types and styles to meet a range of housing needs
- » 30% affordable housing, with a mix of tenures
- » A comprehensive landscaping scheme, providing extensive areas of open space, play areas and areas of ecological enhancement
- » Parking provision in line with Arun Parking Standards Requirements

Purpose & Scope

This Planning Statement summarises the planning context for the site and its surroundings, sets out the relevant planning policy and guidance, details of the proposed development and an assessment of the relevant planning considerations.

This includes how the development responds to the requirements of the Outline consent. The design evolution of the proposal has been informed by specialist assessments, the Development Plan policies and other material considerations.

Discharge of Outline Conditions

This application also seeks to address the requirements of a number of Outline Conditions. The table below outlines the conditions, their associated requirements, and the submitted details for review and consideration to facilitate their discharge.

Condition	Requirements	Submitted Detail
4	Compliance with EdA	Landscape General Arrangement GLS_020_I70_PI_1300 Rev A Landscape Illustrative Masterplan GLS_020_I70_PI_1200 Rev A Landscape Specification GLS_020_I70_PI_1801 Landscape Management Plan GLS_020_I70_PI_1802 EVO20029928-LD-001 Rev B EVO20029928-LD-002 Rev B EVO20029928-LD-003 Rev B EVO20029928-LD-004 Rev B Mitigation Method Statement (The Ecology Co-op) Dated 4th November 2024 Version 2 Lighting and Reptile Strategy Addendum (The Ecology Co-op) Dated 31st January 2024 Version 4
7	Provision of Acoustic Fencing	Planning Layout ST-22-01 Rev C Boundary Treatment Plan ST-22-08 Rev A
8	Landscape Details	Landscape General Arrangement GLS_020_I70_PI_1300 Rev A Landscape Illustrative Masterplan GLS_020_I70_PI_1200 Rev A Play Area Proposals GLS_020_I70_PI_2000-series Rev A Landscape Specification GLS_020_I70_PI_1801 Landscape Management Plan GLS_020_I70_PI_1802
9	Details of Public Open Space and Play Areas	Landscape General Arrangement GLS_020_I70_PI_1300 Rev A Landscape Illustrative Masterplan GLS_020_I70_PI_1200 Rev A Play Area Proposals GLS_020_I70_PI_2000-series Rev A Landscape Specification GLS_020_I70_PI_1801 Landscape Management Plan GLS_020_I70_PI_1802
10	Details of provision of electric vehicle charging, existing and proposed levels, vehicle parking, cycle storage and materials schedule	Materials Plan ST-22-09 Rev A Bin and Cycle Storage Plan ST-22-10 Rev A Parking Plan ST-22-11 Rev A Surface Materials Plan ST-22-15 Rev
12	Provision of dwellings to M4(2) and M4(3) standards	Planning Layout (with housing schedule) ST-22-01 Rev C Housetype Portfolio ST-22-03 Rev A



Extent of Site

Application Content

The application provides further details on such matters as drainage, sustainability, arboriculture, biodiversity and lighting to meet the requirements of other outline planning conditions.

In addition to this statement, the following documents have been submitted as part of this application:

Drawings:

- » Site Location Plan
- » Site Layout
- » Housetype Portfolio (including elevations and floor plans)
- » Housing Mix Plan
- » Affordable Housing Plan
- » Building Heights Plan
- » Boundary Treatment Plan
- » Materials Plan
- » Bin and Cycle Storage Plan
- » Parking Plan
- » Street Scenes
- » Boundary Treatment Details
- » Surface Materials Plan
- » Illustrative Landscaping Plan
- » Landscape General Arrangement
- » Play and Open Space Proposals (Sheets 1-3)
- » Lighting Plans (Sheets 1 to 4)
- » Tree Protection Plan
- » Drainage Strategy

Documents

- » Design and Access Statement
- » SI06 Agreement Compliance Statement
- » Reserved Matters Transport Statement
- » Landscape Management Plan
- » Landscape Specification
- » Arboricultural Impact Appraisal and Method Statement
- » Barrell Tree Consultancy Manual For Managing Trees on Development Sites



SITE & SURROUNDINGS

Site Context

Site Location & Description

The site is located adjacent to Woodgate Nurseries, Woodgate, West Sussex, approximately 1 mile to the south of the village of Westergate and 4 miles to the north of the town of Bognor Regis (via the A29 - Lidsey Road). The site covers a total area of approximately 3.5 hectares and comprises three agricultural fields, two to the south of Woodgate House that are regular in shape and one irregular field to the rear and north.

The site benefits from a relatively flat topography and is visible from the A29 which runs along its south eastern boundary as the road runs into Woodgate. The eastern boundary adjoins Woodgate House, whilst the northern and north eastern boundaries abut existing residential dwellings. To the south and west of the site is open countryside and agricultural / horticultural holdings.

The site is not located within the setting of any heritage assets, however, the southern section of the site does lie within a Site of Special Scientific Interest (SSSI) Impact Zone and the northern section of the site sits within the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation (SAC).

Site Context & Local Facilities

Given its location to the south west of Woodgate, the site is defined by its semi-rural character with a variety of residential dwellings, agricultural and horticultural holdings and open fields in the surrounds. The site is well contained sitting behind Woodgate House, whilst dense vegetation defines its boundaries in the south and west. The site is partially visible on its eastern boundary from the A29 as one enters Woodgate from the south.

Lidsey Road runs along the eastern boundary of the site and will provide the access to the site. The site is located within comfortable walking distance of a range of key facilities and services found within Woodgate including a local shop, pub and Aldingbourne Primary School. Additional facilities including a secondary school, medical facilities, recreation ground and village hall are located in nearby Westergate. Public transport services are provided by buses linking Bognor Regis, Westergate and Yapton. More frequent bus services are provided through Westergate to Chichester and Arundel. Below is a table which sets out the proximity of the site to a range of existing services:

Service/Facility	Walk Distance (from main site access)
Prince of Wales public House	450m
Aldingbourne Primary School	800m
Hirange Supermarket	1.4km
Aldingbourne Community Sports Centre	1.6km
Esso Petrol Filling Station including store and car wash	1.9km
Ormiston Six Villages Academy	2.2km
Convenience Store with Posts Office	2.2km
Eastergate CE Primary School	2.5km
The Croft Surgery (GP)	2.5km
Eastergate Parish Hall	2.5km
Chantry House Dental Practice	3.4km



Planning History

Application Site

The principal application relevant to the application site is outline planning permission AL/129/21/OUT that was approved on 22nd August 2022 for the following development:

Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works.

This application is seeking reserved matters consent pursuant to that permission.

Adjacent Site

Outline planning permission AL/70/23/OUT was approved on 25th October 2023 for the adjacent site, approving the following development:

Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works.

A separate reserved matters application has been submitted on that land.

Wider Site

A separate outline application has been submitted by Hanbury Properties Ltd. on further land adjacent to this application site that is currently under consideration by the Council (Ref. AL/89/24/OUT). This application proposes:

Outline application application with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of residential development with up to 130no. Dwellings, informal and formal public open space, landscaping, drainage and other associated works.



PLANNING POLICY

National Policy

National Planning Policy Framework (NPPF)

Guidance is provided in the form of the NPPF, published in December 2023, which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

An Economic Objective: "to help build a strong, sustainable and competitive economy, and to ensure sufficient land of the right types is available for the right kind of development to support growth, investment, improved competitiveness and job creation, and to contribute to the sustainable development of the economy."

A Social Objective: "to support strong, vibrant and healthy communities, including that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and to foster well-designed, beautiful and safe places with accessible and sustainable transport links, sufficient facilities and amenities, and a good quality of life, including for cultural and leisure purposes."

An Environmental Objective: "to contribute to protect and enhance the natural, cultural and historical environment, and to support the sustainable use of natural resources, including through the reduction of environmental impacts, while also ensuring sustainable development and addressing climate change, including through the delivery of net zero."

Paragraph 10 continues;

"So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development..."

It confirms in Paragraph 11 that in decision-taking this means (inter alia);

"c) approving development proposals that accord with an up-to-date development plan without delay

d) 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;

i) 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

ii) 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"

With respect to decision-making, Paragraph 39 of the NPPF advises;

"Local planning authorities should approach decisions to proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

On pre-application engagement, Paragraph 40 states;

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties..."

Paragraph 42 continues;

"The more issues that can be resolved at pre-application stage [...] the greater the benefits."

Paragraph 48 states;

"applications for planning permission [should] be determined in accordance with the development plan, unless material considerations indicate otherwise"

On the status of Emerging Plans, paragraph 50 is of relevance;

"in the context of [...] the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in [...]

limited circumstances"

On delivering and maintaining a sufficient supply of new homes, Paragraph 61 sets out;

"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"

Paragraph 77 continues;

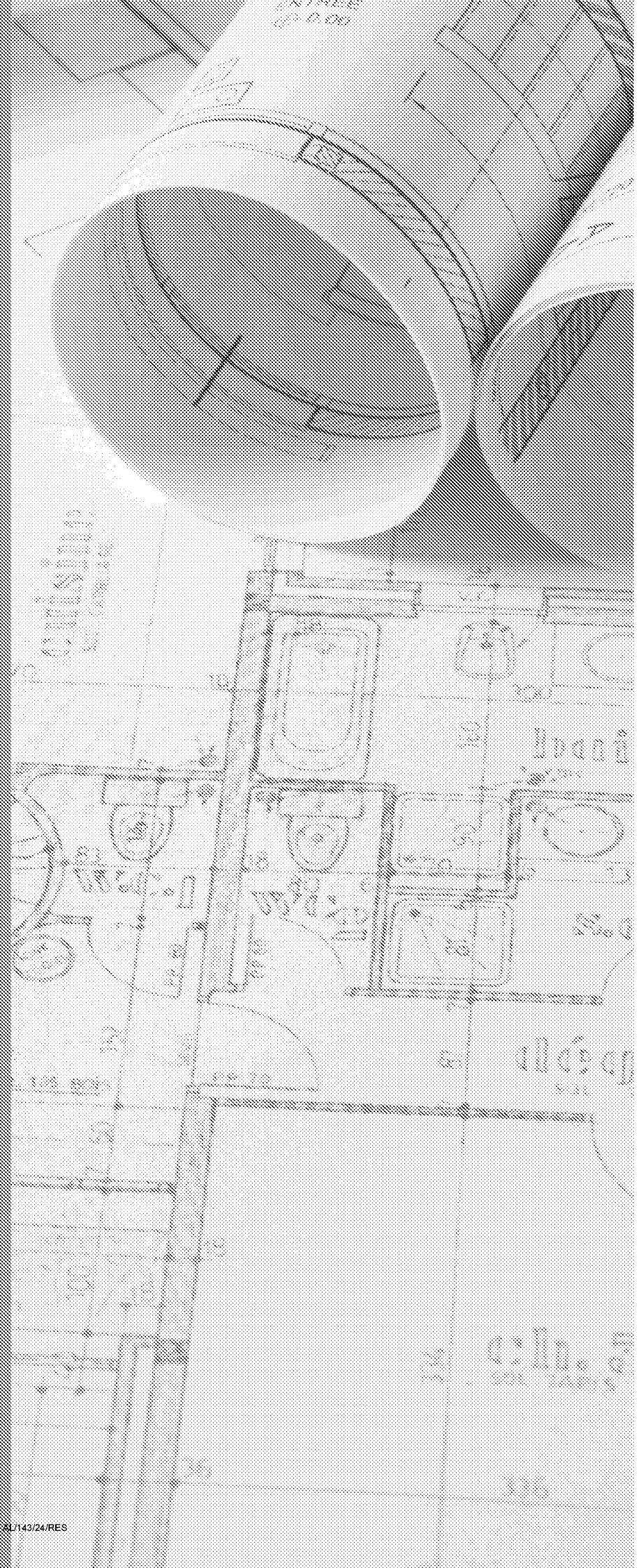
"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way..."

Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The supply of specific deliverable sites should in addition include a buffer of;

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or



c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

With respect to design of any proposals, the NPPF provides guidance in its chapter 'Achieving Well-Designed Places' in which Paragraph 131 sets out that:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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."

Paragraphs 135, 136, 137 and 139 provide additional advice:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments..., that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible..."

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

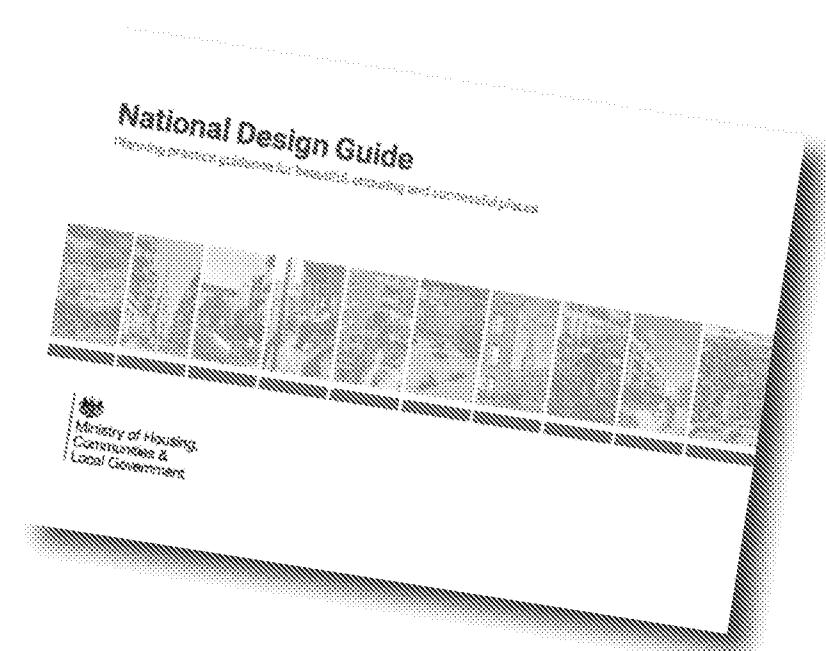
National Design Guide (NDG)

Additional guidance by national government is provided within the National Design Guide, amended in January 2021, and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

The National Planning Policy Framework states that creating high-quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide aims to make places safe and sustainable, places that are beautiful, meaningful and distinctive and successful, places that are well-integrated and reflect the needs of the Government's climate and planning policies, and places that are good for people and the environment, places that are sustainable, places that are good to live in.

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

Context is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.



Identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking.

Movement patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality.

Nature contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

Public Spaces are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.

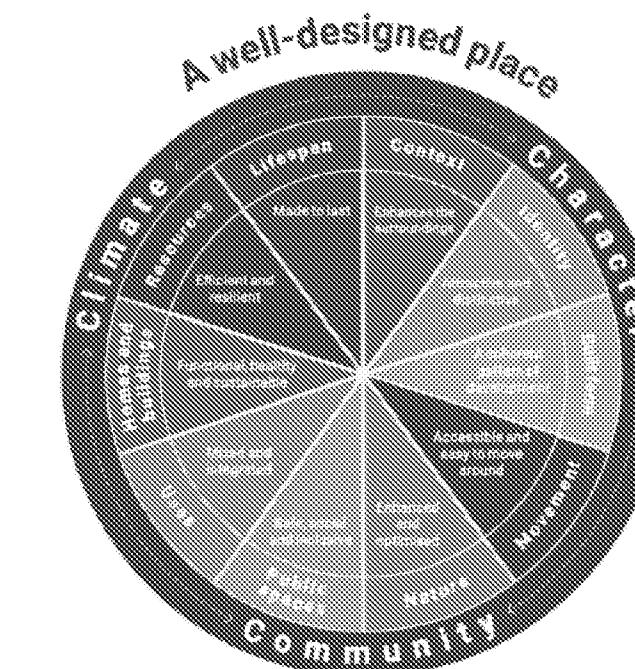
Uses mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlights well-designed places as having a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure

neutral and socially inclusive.

Homes and Buildings are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

Resources that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

Lifespan of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.

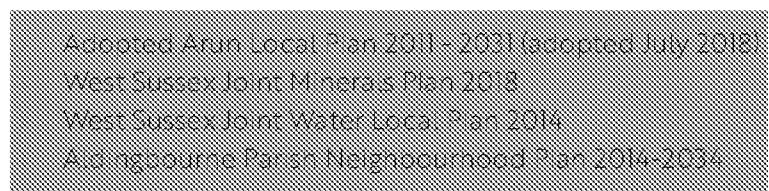


The ten characteristics of well-designed places

Local Planning Policy

Arun Local Development Framework

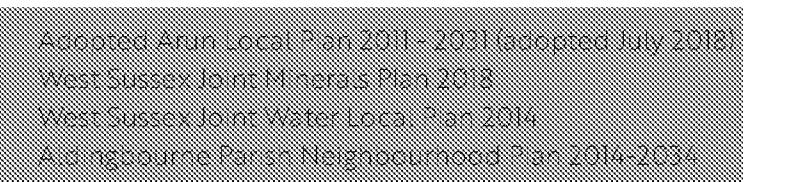
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun District Council (ADC) comprises various documents and guidance which form material planning considerations. These include:



Adopted Arun Local Plan 2011 - 2031 (July 2018)

Arun Local Development Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun District Council (ADC) comprises various documents and guidance which form material planning considerations. These include;



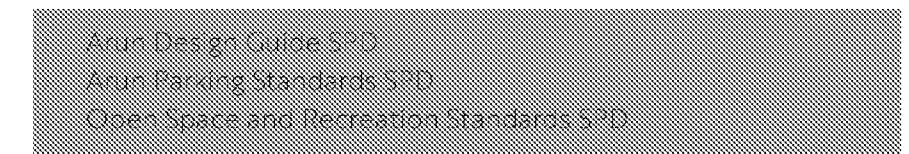
Adopted Arun Local Plan 2011 - 2031 (July 2018)

- **Policy SD SPI – Sustainable Development:** Indicates a positive approach by the Council in favour of sustainable development, as required by the NPPF, to secure development that will contribute to the social, economic and environmental conditions of the district.
- **Policy SD SPIa – Strategic Approach:** Highlights the aspirations to maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services including through providing for growth of the sustainable villages whilst maintaining their setting within the open countryside; providing for the housing needs of the community by delivering 20,000 homes; and support development which protects, conserves and enhances the built environment.
- **Policy SDSP2– Built-Up Area Boundary:** States that development should be focused within Built-Up Area Boundaries, and these will be supported subject to consideration of other policies.
- **Policy GI SPI–Green Infrastructure and Development:** Requires all major development proposals to protect and enhance the existing Green Infrastructure assets and the connections between them, to provide a joined up Green Infrastructure Network, which should be protected from light pollution.
- **Policy LAN DM1 – Protection of Landscape Character:** Requires development to respect the landscape, with special regard to the South Downs National Park, and the historic character and development pattern of settlements of the locality.
- **Policy H SPI – The Housing Requirement:** States that within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated within Arun District, including 1,120 dwellings per annum in 2020/21 and 1,310 dwellings per annum in 2025/26. In Yapton, 500 units are allocated in strategic housing sites whilst additional non-strategic allocations will be made in the Neighbourhood Plan.
- **Policy H DM1 – Housing Mix:** Specifies that a mix of dwelling types and sizes are required. Developments of 11 units or more should include a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Tenure mix shall be negotiated on a case by case basis having regard to the SHMA. The housing provided should take account of the needs of older people.
- **Policy D SPI – Design:** Seeks the efficient use of land that reflects the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural detailing which should be derived from a thorough site analysis and context appraisal.
- **Policy D DM1 – Aspects of Form and Design Quality:** Requires development proposals to be assessed regarding character, appearance/attractiveness, impact on neighbours' amenity, innovation, adaptability, crime prevention, trees/woodland, solar gain, public realm, layout in terms of movement and legibility, public art, density and scale. Development should also comply with the Arun Design Guide.
- **Policy AH SP2 – Affordable Housing:** For developments of 11 units or more a minimum of 30% affordable housing will be required, with an affordable mix of 75% rent and 25% intermediate housing. Affordable housing should be visually indistinguishable from market housing with large groups of single tenure dwellings or property types avoided. Affordable housing mix should comprise the following;
 - 1 bedroom 35-40%
 - 2 bedroom 35-40%
 - 3 bedroom 15-20%
 - 4+ bedroom 5-10%
- **Policy D DM2 – Internal Space Standards:** Requires the provision of internal spaces of an appropriate size to meet the requirements of all occupants and their changing needs.
- **Policy ECC SPI – Adapting to Climate Change:** Development will be supported which is located and designed to adapt to climate change impacts, notably flooding, water stress, health impacts from extreme temperatures and richness of biodiversity, taking account of location, water efficiency, shade/ solar gain, green infrastructure connectivity, layout and massing, building resilience to extreme weather events and capacity of drainage systems.
- **Policy ECC SP2 – Energy and Climate Change Mitigation:** New residential development will be expected to be energy efficient, reflecting current standards. Design and layout should promote energy efficiency and incorporate decentralised, renewable and low carbon energy systems, such as solar panels. All major developments must produce 10% of total predicted energy requirements from renewable or low carbon sources, unless demonstrated to be unviable.
- **Policy HWB SP1 – Health and Wellbeing:** All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.

- **Policy OSR DM1 – Open Space, Sport and Recreation:** Housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. Developments should have regard to Secure by Design guidance.
- **Policy T SPI – Transport and Development:** States that all new development should provide safe access on to the highway network, reduces congestion, works to tackle climate change and promote healthy lifestyles, contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- **Policy T DM1 – Sustainable Travel and Public Rights of Way:** New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks must be available and accessible to all members of the community.
- **Policy ENV SPI – Natural Environment:** States that the preservation, restoration and enhancement of biodiversity and the natural environment through the development process will be encouraged, and where possible the creation of new habitats and areas for species will be supported.
- **Policy ENV DM4 – Protection of Trees:** Ensures that tree that are subject to Tree Preservation Orders, located within a Conservation Area or contribute to local amenity are protected.
- **Policy ENV DM5 – Development and Biodiversity:** Seeks to achieve a net gain in biodiversity and protect existing habitats on site, through incorporating elements of biodiversity and establishing links between habitat areas and open spaces.
- **Policy W SPI – Water:** States that water efficiency measures will be encouraged in order to protect water resources and enhance the quality of the water environment. Developments will be encouraged to make active use of surface water as a design feature.
- **Policy W DM1 – Water Supply and Quality:** Requires sufficient water supplies to be available prior to occupation of a development and that adequate foul drainage capacity exists or can be provided to meet the needs of a development.
- **Policy W DM3 – Sustainable Urban Drainage Systems:** Requires development to incorporate SuDS drainage, appropriate to the size of development. Potential source control features include; green roofs; permeable driveways and parking; soakaways; water harvesting and storage.
- **Policy QE SPI – Quality of the Environment:** All development should contribute positively to environmental quality and not have a negative impact on residential amenity.
- **Policy QE DM2 – Light Pollution:** Outdoor lighting must not adversely impact neighbouring uses or the wider landscape, particularly the South Downs Dark Sky Reserve.
- **Policy QE DM3 – Air Pollution:** Major development proposals must mitigate negative impacts on air quality by maximising provision of cycling and pedestrian facilities and encouraging cleaner transport fuels such as by electric car charging points.

Supplementary Planning Guidance

In addition to the Arun Local Plan, the following Supplementary Planning Documents (SPDs) are considered to be relevant to the proposals:



The **Arun Design Guide SPD** advises on the design of new residential developments in the District. For density, the guidance advises in villages locations developers should aim for between 15-25 dwellings per hectare, with lower densities positively relating to the edges of built up areas. A minimum back to back dimension of 21m is advised, with building orientations maximising solar gain and a minimum rear garden depth of 10.5m.

The **Arun Parking Standards SPD** sets out requirements for the provision of car parking spaces, cycle parking spaces and electric vehicle charging spaces in residential developments.

The **Open Space and Recreation Standards SPD** calculator, confirms the requirements for Public Open Space (POS) within residential developments. The amount of POS required to serve 130 dwellings would be 0.98 hectares and 0.17 hectares of dedicated play spaces.

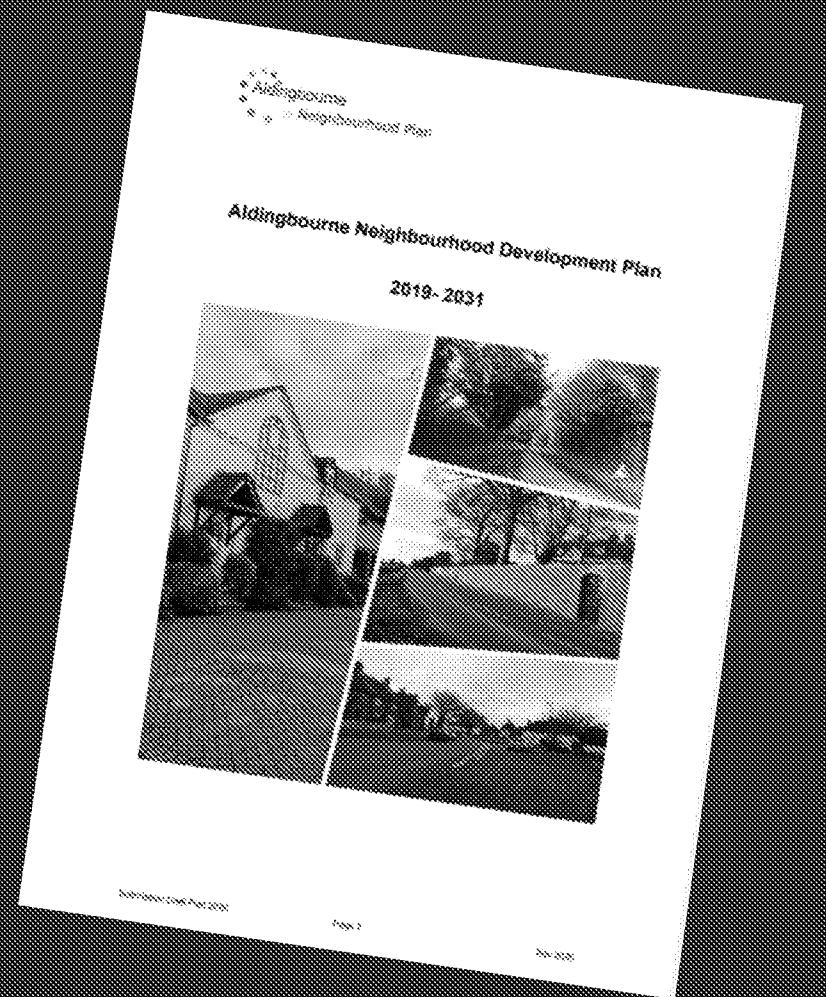
As set out within the standards the above figures are expectations for exclusive recreational use of the space and should not include multi-functioning areas (for example including SuDS).

Neighbourhood Policy

Aldingbourne Parish Neighbourhood Plan 2014-2034

The site sits within the Aldingbourne Parish, which benefits from a Neighbourhood Plan. The Aldingbourne Neighbourhood Plan was 'Made' in November 2016, and as such the plan is a material consideration in any planning determination within the Parish. Relevant policies to this scheme include:

- **Policy EH6 - Protection of Trees and Hedgerows:** Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless need and benefits clearly outweigh the loss. Development proposals, where appropriate, must be designed to incorporate biodiversity and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.
- **Policy H1 - Quality of Design:** Proposals for new housing or extending or altering existing dwellings should be of a high-quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan.
- **Policy H2 - Housing Mix:** Proposals for new housing must deliver a range of house types, sizes and tenures and demonstrate they will meet local needs. 25% of homes shall meet (the now defunct) Lifetime Homes standard, or equivalent.
- **Policy H3 - Housing Density:** The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- **Policy H4 - Affordable Housing:** Any proposal for 10 or more new dwellings should include 40% affordable units, unless this can be demonstrated to make the scheme unviable. The size and tenure of affordable units should reflect latest available housing needs evidence.
- **Policy H8 - Outdoor Space:** All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area. **Policy H9 - Attention to Detail:** The following must be considered early in the design process and be integrated into the scheme: bin stores and recycling facilities; cycle stores; meter boxes; lighting; flues and ventilation, gutters and pipes; and other features.
- **Policy EH2 - Green Infrastructure:** New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.
- **Policy GA1 - Promoting Sustainable Movement:** Development proposals that increase travel demand will be supported where they can demonstrate that they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy, they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services; they do not result in the loss of any existing footpaths or cycle paths.
- **Policy GA3 - Parking and New Development:** Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.
- **Policy EH1 - Built-Up Area Boundary:** Proposals for development of land located outside of the BUAB will not be supported. Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met; otherwise development outside the BUAB will be resisted:
 - i. the scale of development is proportionate;
 - ii. protects local landscape character and wider setting of South Downs National Park and support the dark skies policy;
 - iii. is sensitively designed and located and respects the character and built heritage of neighbouring settlements;
 - iv. there would be no significant harm to biodiversity, including species, associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;
 - v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;
 - vi. would have no unacceptable environmental, amenity or traffic implications including increased risk of groundwater flooding;
 - vii. is not within 50 metres of the biodiversity corridors where these are used by roosting or feeding or commuting bats.





THE DEVELOPMENT

The Development

This application seeks reserved matters consent for the following details associated with the development of the site with 95 new homes with associated parking, internal access roads, landscaping open spaces (including play areas), infrastructure and works, pursuant to the outline Condition 1:

- Layout
- Scale
- Appearance
- Landscaping

The outline permission also includes conditions which seek to guide the design of the proposals and this statement sets out how the proposals comply with the principles secured at outline stage.

This Planning Statement includes an Affordable Housing Statement that sets out the overall proposed housing mix and tenure.

These proposals should be read in conjunction with the relevant documentation submitted as part of the outline planning application and the adjacent development site.

Layout

The site area extends to around 3.5 hectares, with the proposals having an overall density of 27 dwellings per hectare (as approved by the outline consent). This scheme follows the principles shown on the indicative layout submitted as part of the outline application, to create an attractive landscape-led development.

Car and cycle parking is provided in accordance with Arun District Council's Parking Standards, with electric vehicle charging points provided for each dwelling.

Scale and Appearance

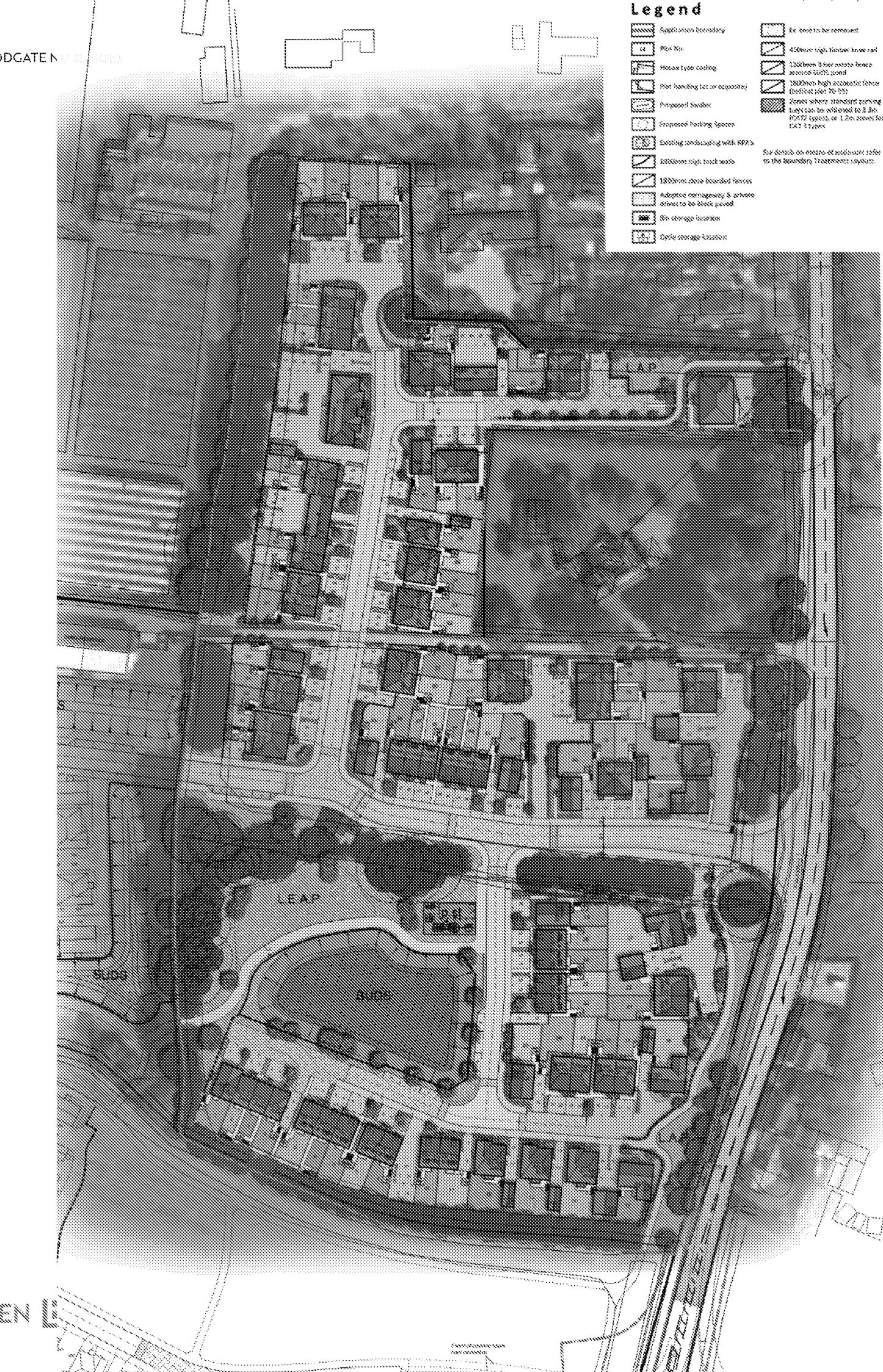
The proposals include a mix of dwelling types and styles, including detached, semi-detached and terraced houses and flats, to provide a varied mix of dwellings to meet a range of housing needs.

The proposed new homes are principally two storeys in height, although a limited amount of two and half-storey and three storey buildings are proposed to provide a varied street scene and roof pattern.

A varied materials palette is also proposed, including a mix of red brick with appropriate use of painted render and tile hanging detailing to add visual interest and character within the street scene.

All dwellings will feature detailing to windows and doors such as porches, eaves and soffits detailing, cills and headers to windows and dormers, which will provide variety and interest to each dwelling.

The accompanying Design and Access Statement describes how the development positively responds to its context.



Landscaping

The proposed development include a comprehensive landscaping scheme to create an attractive appearance, setting and connectivity with the wider site. This includes retention of existing landscaping features where possible and creation of new landscaped areas with substantial levels of new planting, including planting to front gardens, to provide an attractive landscape-led approach to the development with good quality street scenes and help to encourage biodiversity.

A large area of public open space (POS) is proposed towards the south-west of the site for recreational use, including a Locally Equipped Area of Play (LEAP) and SuDS features. Further areas of POS is proposed to the north and south east of the site, each including an equipped Local Area for Play (LAP).

Access

The development will be accessed from Lidsey Road, in accordance with the details approved by the outline consent.

The scheme has been designed to ensure that sufficient access and turning space is provided for emergency and service vehicles, to ensure that it is accessible by all necessary vehicles.

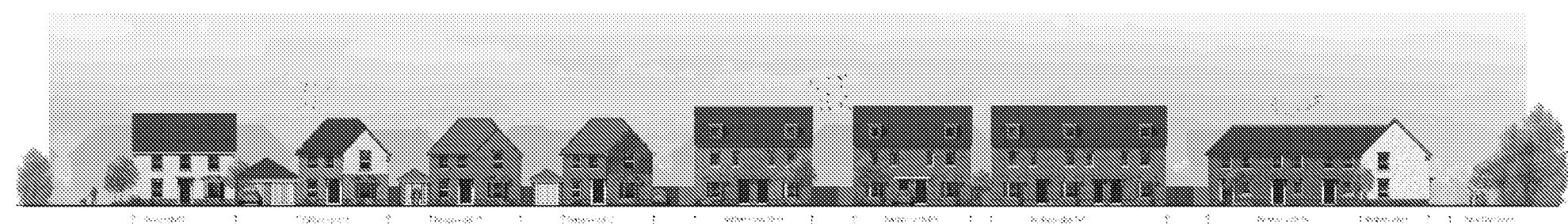
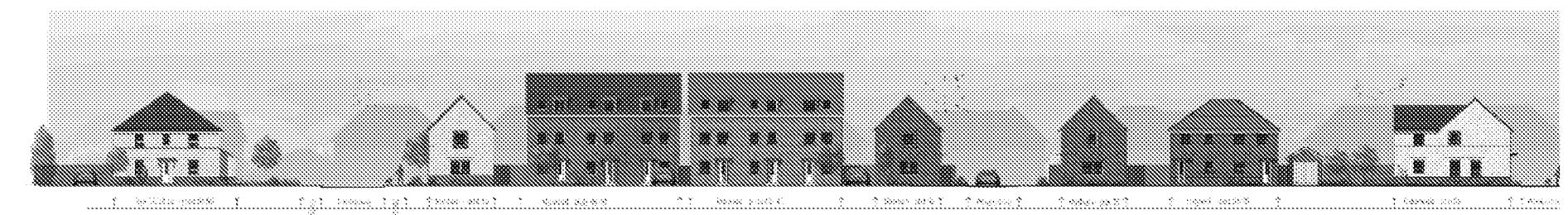
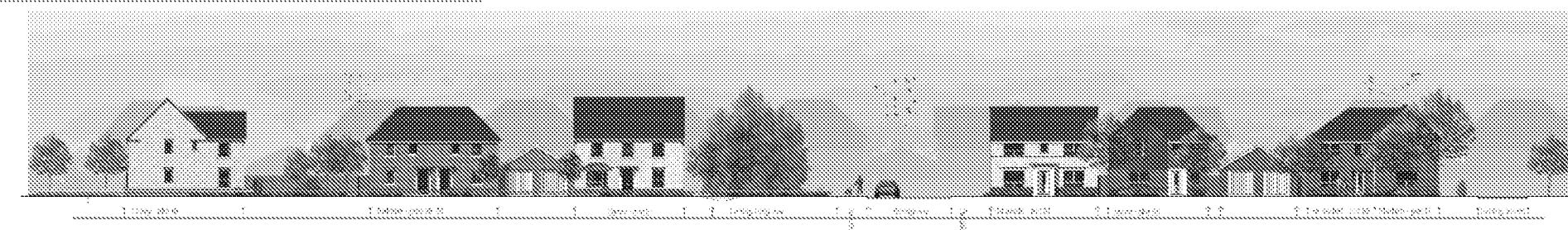
Pedestrian and cycle access points are proposed around the site to maximise sustainable connections and permeability.

Summary

The proposals include:

- 93 dwellings, of which 30% is provided as Affordable Housing
- A varied mix of dwelling types, sizes and style appropriate to meeting local needs
- A comprehensive landscaping scheme with areas of POS including LEAPs and LAPs and new and enhanced planting
- A permeable layout which encourages walking and cycling through the development
- Car parking and cycle storage in accordance with Arun Park 08 Standards
- Electric vehicle charging points to be provided to every new home, in accordance with Building Regulations
- Sustainable construction and energy efficient homes which prioritise a fabric first approach
- Contributions to infrastructure via CIL

Typical Street Scenes



Affordable and Market Housing Statement

Policy Context

ADC Local Plan Policy AH SP2 requires 30% affordable housing in developments of this size. In addition, the Council will negotiate the affordable housing tenure mix from an initial position of 75% rent and 25% intermediate housing. The policy requires the following affordable dwelling mix:

- » 1 bedroom 35-40%
- » 2 bedroom 35-40%
- » 3 bedroom 15-20%
- » 4+ bedroom 5-10%

Policy H2 of the Neighbourhood Plan requires developments to deliver a mix of housing needs and for 25% to meet Lifetimes Homes standards.

Policy HDMI of the Local Plan seeks a variety of dwelling types and sizes, including family homes, based on the latest SHMA recommendations. It also requires that a portion of homes meet the needs of older residents, with specific features for accessibility within the mix of one- and two-bedroom units

Outline Planning Permission

The S106 accompanying the OPP secures the delivery of 30% affordable housing, with a mix of tenures, to include rented and affordable home ownership to be provided as follows:

- » 67% Affordable Rented (19 Units, based on 95 dwellings)
- » 8% Intermediate Housing (3 Units, based on 95 dwellings)
- » 25% First Homes (7 Units, based on 95 dwellings)

The S106 allows for an alternative mix to be agreed as part of a reserved matters application.

Proposed Scheme

The application includes the provision of 29 dwellings as affordable housing (30%), in accordance with the S106 Agreement, with a mix of tenures as set out in Table 2. The remaining 66 homes will be delivered as market housing.

Affordable Housing

The 29 affordable dwellings will be provided as a mix of tenures, which are broadly compliant with the S106, as follows:

- » 68% Affordable Rented Units (20 Units)
- » 7% Intermediate Housing Units (2 Units)
- » 25% First Homes (7 Units)

The affordable housing is 'pepper-potted' within the development in small clusters of an appropriate size to enable efficient management by an affordable housing provider, to achieve social integration and cohesion.

Response to Local Need

The latest Strategic Housing Market Assessment (SHMA) was published in September 2016 and has identified a requirement in Arun for:

- » 1 bedroom 5-10%
- » 2 bedroom 40-45%
- » 3 bedroom 35-40%
- » 4+ bedroom 10-15%

Market Housing

The proposal includes 66 market units, with a range of housing sizes, types and styles proposed that is broadly consistent with the aims of the SHMA and meets a range of housing needs, but which responds effectively to market demand.

Housing Standards

Consistent with Policy H2 of the Aldingbourne Neighbourhood Plan, the proposals are designed to meet a range of housing needs, with 65 dwellings (68% overall) designed to meet M4(2) standards (accessible and adaptable), with an additional 2 dwellings (2%) designed to M4(3) standards (wheelchair accessible), as shown on the site layout and in addition all dwellings meet Nationally Described Space Standards (NDSS). This accords with Policy D DM1, ensuring buildings are adaptable to changing needs, and Policy D DM2, which requires appropriate internal space sizing. While ADC's Accommodation for Older People and People with Disabilities guidance (November 2019) is advisory rather than policy, this proposal substantially meets its recommendations and complies with Outline Condition 12.

Table 1: Overall Housing Mix

Tenure	Dwelling (size)	Dwelling Type	No.
Affordable	1 Bedroom	House	4
Affordable	1 Bedroom	Apartment	6
Market	1 Bedroom	House	0
Affordable	2 Bedroom	House	9
Affordable	2 Bedroom	Apartment	4
Market	2 Bedroom	House	29
Affordable	3 Bedroom	House	5
Market	3 Bedroom	House	25
Affordable	4 Bedroom	House	1
Market	4 Bedroom	House	12
		TOTAL	95

Table 2: Affordable Mix

	Affordable Mix			
	AH SP2		Scheme Response	
	Number	% Of 29	Number	% Of 29
1 bed	10-12	35-40%	10	35%
2 bed	10-12	35-40%	13	44%
3 bed	5-6	15-20%	5	17%
4 bed	2-3	5-10%	1	4%
Total	29	100%	29	100%

Table 3: Market Mix

	Market Mix			
	SHMA		Scheme Response	
	Number	% Of 66	Number	% Of 66
1 bed	3-7	5-10%	0	0%
2 bed	26-30	40-45%	29	44%
3 bed	23-26	35-40%	29	44%
4 bed	7-10	10-15%	8	12%
Total	66	100%	66	100%

Public Open Space

Context & Policy Requirements

Chapter 14 of the ALP (2018): Health, Recreation and Leisure, sets out the Council's approach, priorities and policies relating to open space, sport and recreation provision. In particular, Policy OSR DM1 'Open space, sport & recreation' requires that all new developments contribute appropriate forms of provision and/or enhancement as identified via the Open Spaces, Playing Pitches and Indoor Sports & Leisure Facilities Strategies. These are evidence studies which identify the need for hub provision in certain locations and the need for a new leisure centre in the west of the district.

Policy HWB SPI states: *"All development should be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:-*

- a. *providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
- b. *Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
- c. *Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District".*

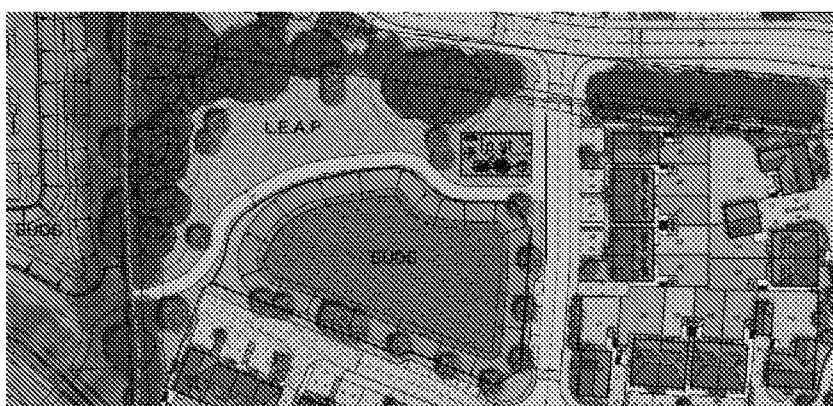
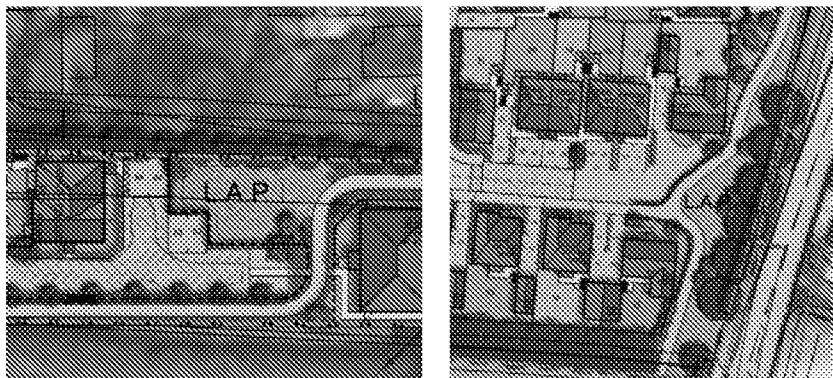
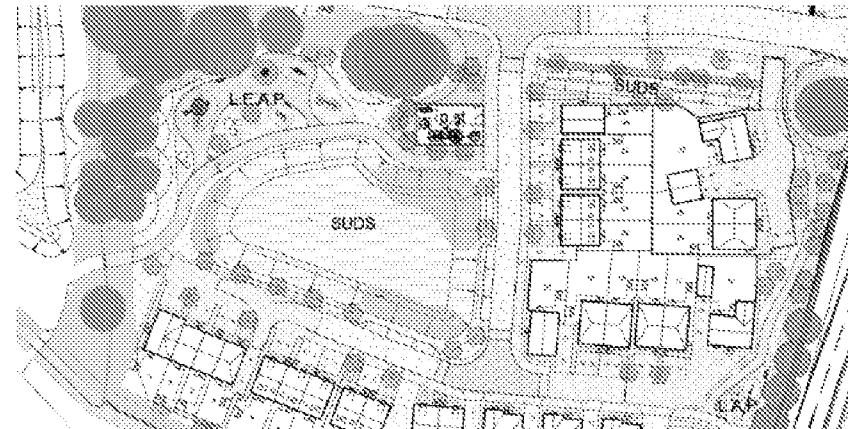
ADC adopted their Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD in January 2020. The document sets out the ADC requirements for the provision of such space and facilities within new developments and provides a calculator to determine the quantum required.

As a medium scale residential scheme, public open space (POS) is expected to be provided on site in accordance with the Local Plan Policies and in a manner that meets the expectations expanded in the adopted SPD.

The Arun online calculator referenced in the SPD requires a provision of 0.67ha (6688m²) public open space and 0.12ha (1150m²) play space. This is then further refined applying the 'threshold

triggers' set out within the 2020 ADC Open Space SPD. This removes the requirement for the Parks and Gardens element of the Public Open Space, reducing the required quantum to 0.50ha (5016m²). The play space quantum remains the same.

The S106 requires development not to be commenced until an Open Space Scheme (including details of play areas) has been submitted and approved by the Council. This is submitted as part of the RM application.



Proposed Scheme

The level of Public Open Space provided in this application meets the requirements of the local plan policies and Adopted SPD.

Three play spaces will be provided, comprising of 1 x Locally Equipped Area of Play (LEAP) and 2 x Local Areas of Play (LAPs). These are detailed on the Landscape Masterplan and submitted Play and Open Space Plans.

Sustainable Urban Drainage Systems (SUDS)

The Green Infrastructure of the proposed development is designed to incorporate drainage, particularly in the form of SuDS, with an attenuation basin forming part of the wider open space area. The development also includes swales as part of the drainage scheme, which are designed carefully into the landscape.

Enhancement and Biodiversity Net Gain (BNG)

The NPPF seeks development to provide a net gain towards biodiversity, although there is no requirement identified in Development Plan policies or planning conditions for this development and no requirement for such provision under the Environment Act.

The proposals are however accompanied by an ecological enhancement scheme which incorporates measures to protect and enhance biodiversity.

Summary

The scheme provides a compliant amount of green infrastructure in accordance with local plan policy and the adopted SPD. The landscaping proposals have been holistically designed and co-ordinated closely, including with infrastructure provision, site drainage, tree protection and biodiversity.

Renewable, Low Carbon & Sustainability Statement

Introduction

Paragraph 159 of the NPPF 2023 sets out that new development should be planned to (inter alia) help reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

The National Planning Guidance (PPG para: 012 Reference ID: 6-012-20190315) reinforces that residential development must not be subjected to higher energy performance standards than those allowed for by national planning policy.

ECC SPI of the Arun Local Plan sets out development will be supported 'which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity'. In order to achieve this, the Council requires development to be designed to take into account the following issues:

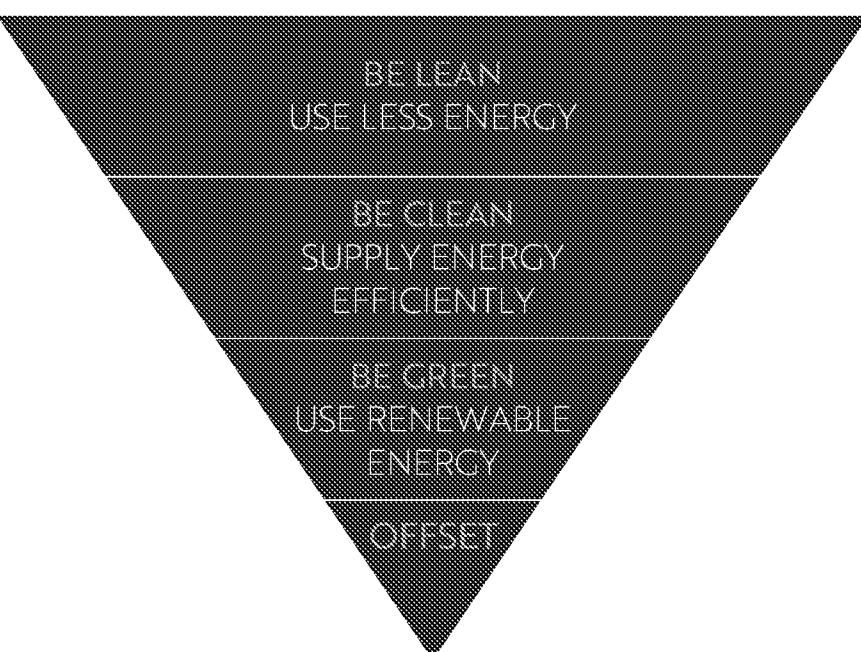
- › Location
- › Water efficiency
- › Shade, cooling, ventilation, solar gain
- › Connectivity to the green infrastructure network
- › Layout and massing
- › Resilience of building and building materials to extreme weather events
- › Capacity of drainage systems and incorporation of SuDS

Policy ECC SP2 requires new development to be energy efficient and to demonstrate how they will achieve that through design and layout and incorporate decentralised, renewable and low carbon energy supply systems. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site (unless it can be demonstrated that this is not viable).

Energy Hierarchy & Strategy

Using established methodology there are three stages of priority in reducing energy use:

- › **Be Lean** - Reducing energy needs through improved design and construction.
- › **Be Clean** - Supply energy efficiently through the use of decentralised energy where feasible.
- › **Be Green** - Further reduce CO₂ emissions through the use of on-site renewable sources, where practical.



The design process for this proposal has considered sustainability and sustainable design, layout and construction, to identify key principles for the development.

The layout has also been designed to meet high quality urban design principles, addressing climate change and minimising energy usage set out by policy, with the layout designed to maximise solar gain.

The next stage of assessment seeks to maximise the efficiency of the dwellings / minimising their energy demand, to meet Building Regulations requirements. This approach is referred to as 'fabric first' and concentrates on improving U-values, reducing thermal bridging, improving airtightness and installing energy efficient ventilation and heating services.

The scheme will utilise a 'fabric first' approach in the first instance to meet policy, with additional/top up provision then provided by way of sensibly deployed solar photovoltaic panels or other technological solutions as appropriate to meet Building Regulations requirements.

The performance measures will secure at least 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, or equivalent when taking account of fabric improvements.

Water Efficiency

The development will be subject to meeting the current technical standards in the Building Regulations. A water consumption standard of 110 litres per person per day per the 'Housing: optional technical standards' guidance and (regulation 36(2)(b) of) the Building Regulations 2010) will be adopted by the development.

Transport

The development seeks to promote sustainable forms of travel. In the first instance, the site is sustainably located. The development incorporates cycle parking to meet the Council's standards and will implement a Travel Plan to promote and encourage new residents to use sustainable forms of travel.

In addition to promoting sustainable forms of travel, all houses will be provided with electric vehicle charging points and occupants of flats will have access to charging points, in accordance with Building Regulations.

STATEMENT OF COMMUNITY INVOLVEMENT

Statement of Community Involvement

This Statement of Community Involvement (SCI) details the strategy undertaken to consult the local residents and key stakeholders on the proposals prior to submission of the application.

This section demonstrates that the applicant has actively informed and involved the local community during the pre-application for the site, in accordance with the NPPF (2023), and the Localism Act (2011).

The applicants are committed to community engagement and have sought to ensure that the proposals were exhibited clearly and conveniently for local residents before this application was submitted.

Policy Considerations

Localism Act (2011)

The Localism Act (2011) encourages pre-application consultation and suggests developers inform nearby residents of their proposals, allowing local people an opportunity to provide feedback.

NPPF (2023)

The NPPF identifies the role of local authorities in encouraging high quality pre-application consultation by applicants and developers.

Paragraph 132 of the NPPF states that:

"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

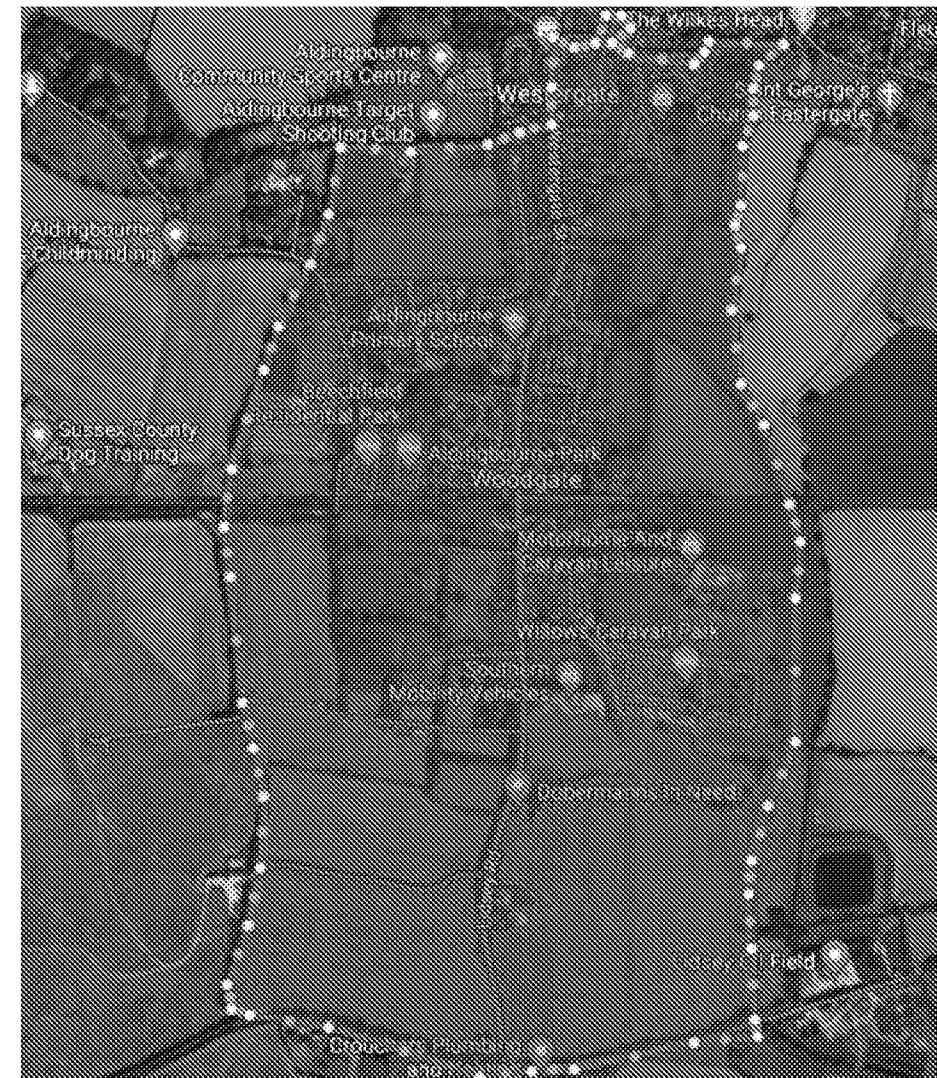
Paragraph 40 of the NPPF states local authorities,

"cannot require that a developer engages with them before submitting a planning application, but they should take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non- statutory consultees, before submitting their applications"

Community Engagement

As part of the pre-application community consultation process, residents and other key stakeholders, including Aldingbourne Parish Council and local ward Councillors, were contacted and given the opportunity to view and provide feedback on the draft proposals before they were submitted.

This process included a drop-in session held on 4th November 2024 as well as information being posted on the applicant's consultation website. Details of the event and information of how to view the proposals were communicated to the community by a flyer that was posted to 1,031 addresses in the local area (see map below showing the consultation area).



The comments received at the drop-in session are summarised as follows:

- Traffic impacts associated with new development
- Lack of school places and GP surgery provision
- There is a significant level of development in the area which is impacting on local infrastructure, including the availability of school places
- Comment from immediately adjoining neighbours with concern about overlooking, with boundary treatments important to protect amenity
- The Community Land Trust encourages the occupation of affordable housing by local people
- Roof lights should be kept to a minimum to protect dark skies
- Energy efficient new homes are important
- Support for the provision of affordable housing and a mix of tenures
- The provision of cycle routes through the site were welcomed
- Biodiversity net gain and ecological enhancement is important
- Parking provision should meet the Council's adopted standards
- General architectural appearance was welcomed, providing variety that is appropriate to the area

CONCLUSIONS

Conclusions

The principle of the development of 95 new homes on land at Woodgate Nurseries, Lidsey Road, Aldingbourne with access from Lidsey Road has already been established by the site's outline planning permission. This reserved matters application seeks consent for the development details established by the outline consent and has sought to progress the principles identified on the outline illustrative layout.

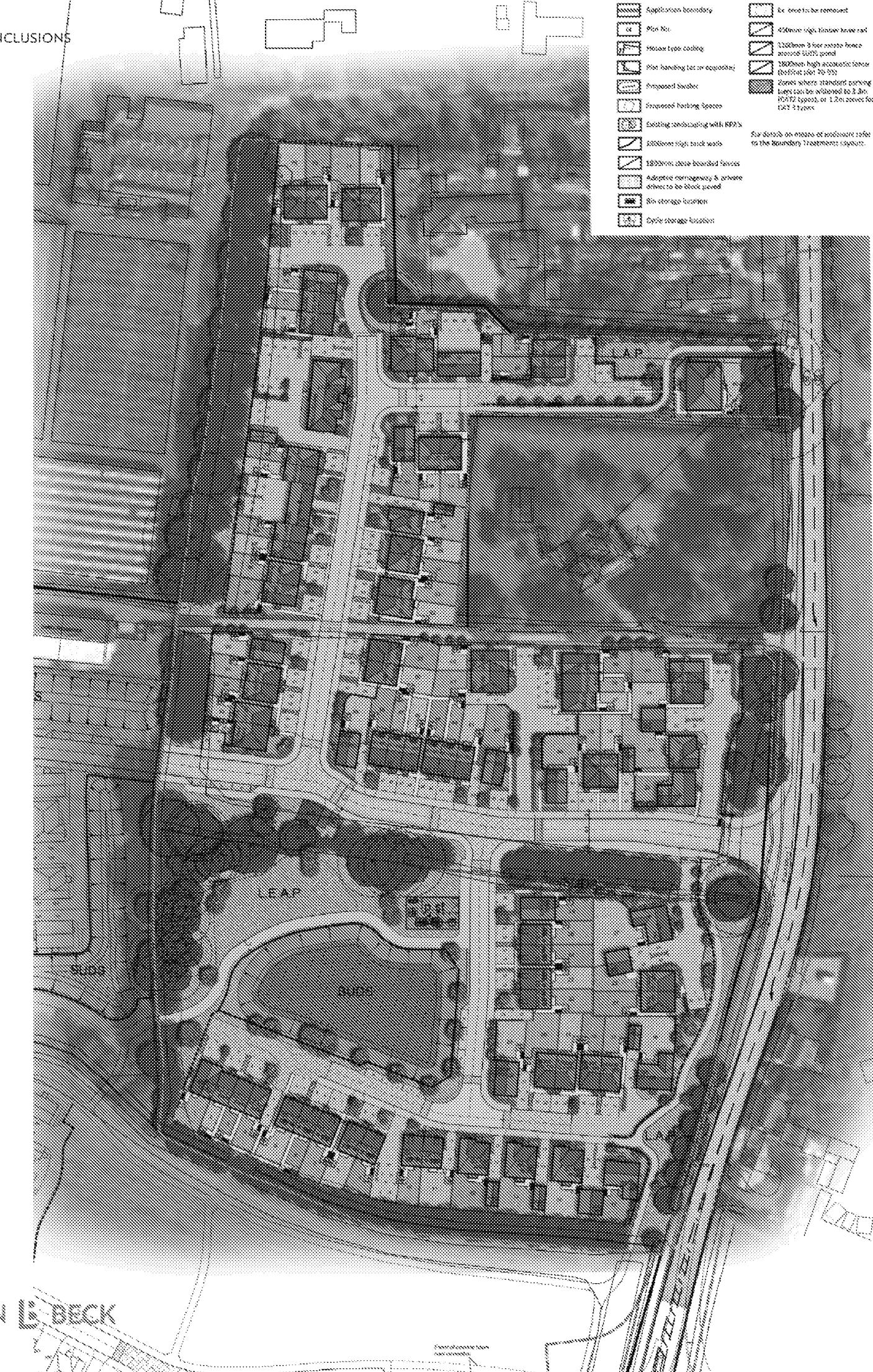
The scheme has been sensitively designed to respond positively to the site's opportunities and constraints, respecting and retaining existing features of landscape importance and includes new areas of open space, to create an attractive and landscape-led development, whilst delivering a varied mix of new homes, including affordable housing, to meet a range of local housing needs.

The scheme will deliver a well-designed development that helps to meet the current identified housing shortfall. This includes:

- » A mix of dwellings types, sizes and styles, including 30% affordable housing
- » A well-designed development, to create an attractive appearance, character and appearance which responds positively to its surroundings
- » Provision of extensive area of new open spaces, including play areas for new and existing residents
- » Energy efficient new homes, which meet current Building Regulations
- » Parking and cycling provision, in accordance with local standards, including provision of electric vehicle charging points
- » A mixed palette of building materials, which respond the local vernacular and create attractive street scenes
- » Ecological enhancements to promote biodiversity



CONCLUSIONS



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