

12 MATERIALS & DETAILS

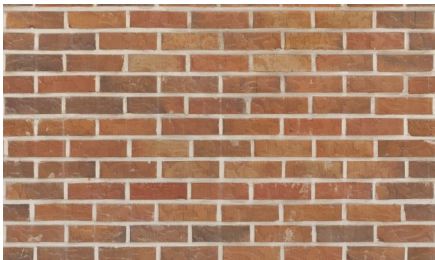
Proposed materials have been carefully selected to ensure coherence with the traditional aesthetic of the surrounding area.

The Prince of Wales pub has particular prominence on Lidsey Road as one of a number of historic buildings formed of traditional flint walls with brick quoining. The significance of this aesthetic has been recognised and incorporated into the scheme with a number of dwellings in key locations possessing similar flint panel detailing on the elevations.

The proposed materials are as follows:

- Brick
- Tile-hanging
- Flint panel feature walls
- White UPVC casement windows
- Concrete tiles

The materials and style applied to the scheme will ensure a cohesive relationship with the surrounding area. The new homes will enliven the street scene and greatly improve the current outlook into the site.



Proposed materials (left) and view from open green space within site (above)



12 MATERIALS

Materials Diagram

The proposed scheme contains a range of elevations treatments including brick, tile-hanging and feature flint panels in order to provide a varied character to the street scene, and reflect the local context.

The materials have been carefully selected to reflect the existing built environment ensuring that the new dwellings blend into the local surroundings.

Material Allocation

- 50 plots Brick
- 13 plots Brick and tile hanging
- 8 plots Brick with flint panels



MATERIALS KEY

- BRICK
- TILE
- FLINT



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Introduction

This report has been prepared by Allen Pyke Associates for Thakeham Client Ltd on behalf of Southern Housing Group.

The purpose of this report is to convey the landscape proposals to the private frontages and public open spaces of this residential development on former nursery grounds on Lidsey Road, Woodgate.

The development consists of 71 residential units ranging from bungalows to 2 storey accommodation as well as generous open space provision within the centre and around the site.

The site is bounded by existing vegetation to the east, south and west and features a number of large broadleaved trees within. The majority of existing vegetation will be retained to provide a mature setting to the new buildings.

This report should also be read in conjunction with the general arrangement plans 2949-LA-01 & 02.

Landscape Planning Policy

At a National Scale, the National Planning Policy Framework (NPPF) gives details of the national policy context. It was published in July 2018 and last updated in February 2019. The document provides the framework within which locally-prepared plans for housing and other development can be produced.

At a District Scale the site is regulated by the Arun Local Plan 2011-2031 (July 2018). The policies relevant to this development includes:

- Policy LAN DM1: Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- Policy OSR DM1: It requires housing development to contribute towards provision of new open space or quality improvements.
- Policy W DM3: Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies.

There are no conservation areas in the vicinity of the site. There are several listed building along Lidsey Road north of the railwayline, nearest being 500m from the site. There is no inter-visibility and the development will have no impact on those listed buildings.

Arun District Council's Supplementary Planning Document: Open Space, Playing Pitches, Indoor and Built Sports Facilities (January 2020) states that open space, playing pitches, indoor and built sports facilities should be designed as an integral part of a development in order to ensure the delivery of usable forms of open space, playing pitches, indoor and built sports facilities provision.

Supplementary Planning Document: Arun District Design Guide (To be adopted in January 2021) will provide further guidance on design policies contained within Arun's Local Plan.

Arun's Green Infrastructure Study (June 2012) identifies the village of Woodgate as one of the opportunity areas to implement SuDS schemes to alleviate flood risk and contribute towards more sustainable water resource management in the area and contributing to the enhancement of Arun's GI network.

With the central open space at the heart of the new development, open space and play provision are considered well integrated and within easy reach of all residents.

Through the creation of pocket greens as well as the retention of existing boundary vegetation, the landscape proposals improve the neighbourhood's green infrastructure.

Flood alleviation measures and the incorporation of SUDS features, namely permeable block paving to parking courts as well as a large open attenuation basis within the central green, allow for a more sustainable rainwater management in line with Arun's Green Infrastructure Study.

Landscape Character

At a local scale the site falls within the West Sussex Landscape Character area SC9: Chichester to Yapton Coastal Plain LCA. The key characteristics relevant to the site include:

- Low lying flat open landscape
- Straight drainage ditch systems, with associated unimproved grassland and edged by reed beds
- Low density of hedgerows and hedgerow trees
- Clusters of glasshouses
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone
- The relatively open character of much of the area allows long views to landmarks.

The site is currently unmanaged grassland enclosed by hedges and intermittent trees in a suburban residential area. The boundary vegetation and ditches along Lidsey Road will be retained and enhanced.

The proposals include a large opening and vista from the entrance of the development along the central open space towards the west of the site.

The green infrastructure including the existing boundary vegetation will be enhanced by smaller ancillary open spaces and landscaped frontages of the new development.

Through the use of building materials, green open spaces, vistas and vegetation, some of the existing characteristics will be enhanced through the proposals and it is considered in keeping with the character.

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Masterplan

The site is located to the west of Lidsey Road - one of the main routes into Woodgate. Existing mature boundary vegetation associated with the existing swales will be retained to create an instant screen between the road and the new development.

The residential development is set around a generous central open space featuring rainwater attenuation, open green space, play provision as well as wildlife and amenity planting including meadow grassland.

Existing mature trees will be retained where possible and will further improve the integration of the new development into the existing townscape.

Ancillary open spaces to the North, South and East provide doorstep play opportunities, fitness stations and seating, creating a network of green spaces, connected by footpaths.

All residential frontages will be set back from the road with defensible planting in between.

The majority of boundary fences and flank walls will also be screened by native and wildlife beneficial planting, enhancing the green structure of the estate.

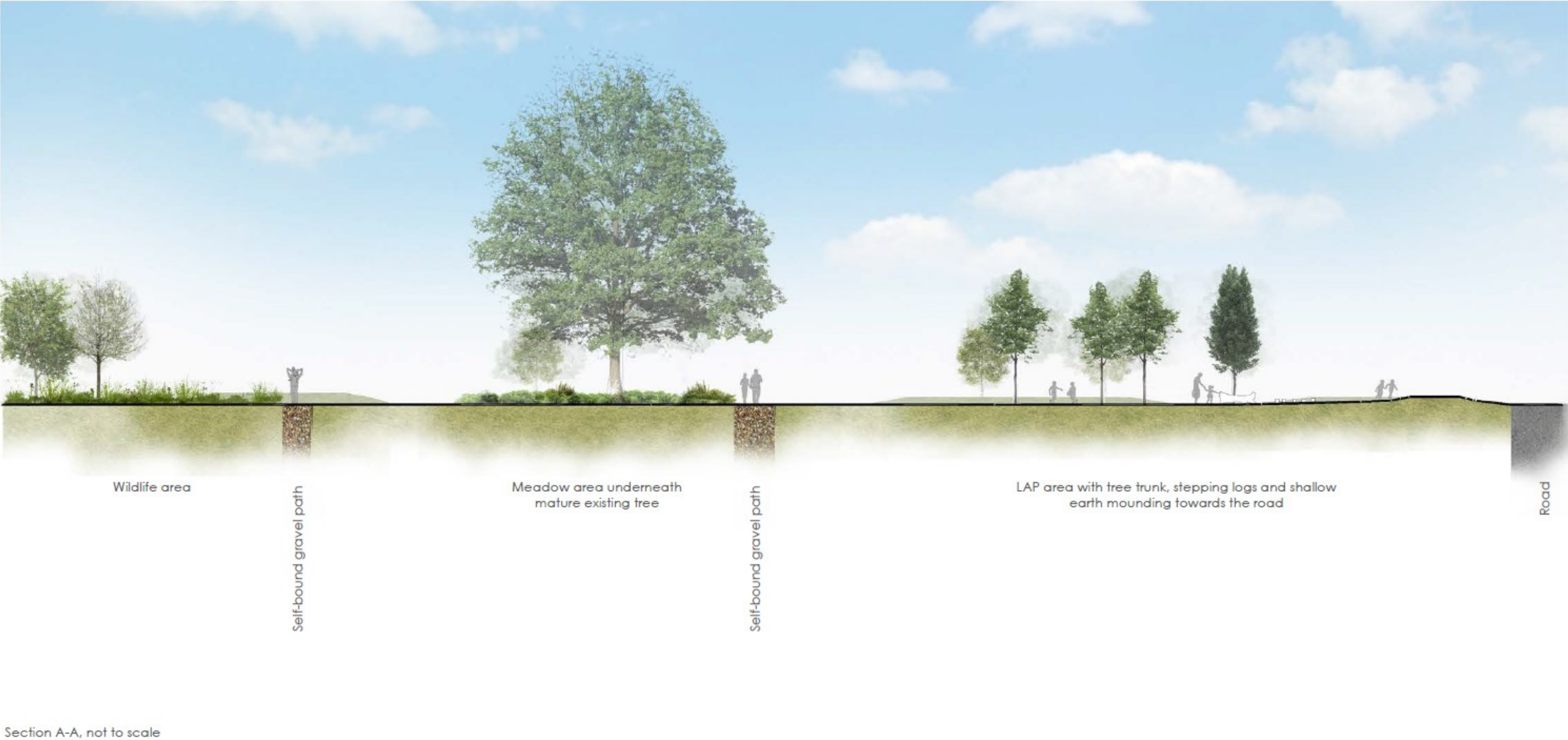
Where parking bays are arranged within parking courts, the hard surface will be broken up by planting bays with narrow crowned, standard trees to aid green infrastructure permeating the site.



Land at Wings Nursery, Lidsey Road, Woodgate / **MH Architects**



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Soft landscape proposals

Entering the site from Lidsey Road, the main access road will wrap around the centre of the site. A single, narrow habit tree species - Carpinus 'Frans Fontaine' - will be utilised to create an avenue along this spine and unify the appearance of the development.

Parking courts will be distinguished by a key tree species set in a bed of robust, largely evergreen planting to provide year-round greening.

Various native tree species will be introduced to the public open spaces to support the open grassland character and provide ecological and bio-diversity benefits.



Acer campestre



Prunus avium 'Plena'



Carpinus 'Frans Fontaine'



Betula pendula



Sorbus aucuparia



Prunus x saraentii



Betula jacquemontii



Maanolia kobus





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Largely laid to species rich, flowering lawn, the central green will include pockets of native and flowering shrubs as well as meadow areas to aid habitat creation and biodiversity especially around the base of existing mature trees.

A main focal point of the green will be the large depression of the attenuation basin opposite the entrance to the site. This will be predominantly dry but may contain up to 1.5m of water during and after heavy rain events.

The planting treatment of the banks and bottom of the basin will include meadow grasses suitable for periodically flooding soils, broken up by groups of native and The generous street frontages will provide defensible planting towards the building façades with private lawns towards the road thus allowing good separation between private and public demise.

The swales and existing vegetation along the eastern edge will be retained for screening and ecological purposes and improved with native infill planting and a meadow verge where required. Additional native trees set within this buffer zone will add to the existing tree stock.

The existing hedgerows along the southern and western edges will also be retained and in-filled where required, further improving site-wide habitat connectivity and green infrastructure.



Trees in soft landscape to parking courts



Species rich grassland & pockets of planting



Dry attenuation basin



Robust, evergreen frontage planting



Native trees within hedge planting



Vegetated ditch



Climbers to substation on support trellis



Bird box in existing tree



Hedgehog friendly fencing

Site-wide ecology and biodiversity

As a former plant nursery, the boundaries of the site comprise existing hedgerow vegetation which would have been established for protecting the growing areas from prevailing winds. Now matured, these belts provide important habitats and connectivity around the development.

The proposed central open space with a variety of grassland and meadow areas will strengthen the ecological value of the established green network and create additional foraging habitat for numerous species.

Existing and proposed trees will provide nesting sites for native birds and bats. This will be supported through the inclusion of appropriate bird and bat boxes on buildings and in mature trees.

To allow uninterrupted migration of small ground dwelling mammals, it is proposed to equip gravel boards of rear fencing with openings of approximately 10cm2 to also prevent their use by larger pets.

Throughout the site native and wildlife friendly plant species will be used to optimise ecological value and biodiversity. Where appropriate, training climbers onto support structures on walls and fences will introduce additional opportunities for wildlife habitats and foraging as well as provide green screening.

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Wildlife Areas

Due to the nature of the site with constraints and surveillance, there are two locations which will provide the opportunity to be developed into wildlife pockets away from the main path network.

These areas will implement focussed biodiversity enhancement measures set within areas of extensively managed meadow grass. These measures will include stone and log piles to be used for hibernating and sunbathing by reptiles and insects. Furthermore, bird and bat boxes will be installed in these areas to minimise disturbance and maximise foraging habitat nearby.



Species rich meadow grass



Species rich meadow grass



Naturalised native Daffodils



Bat box in mature tree



Log pile refugia



Rock hibernacula



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Public Open Space & Play

The final SPD for Open Space, adopted by Arun District Council in January 2020, and its associated play and open space calculator set the required quantum of open space and play space.

The site layout has been designed using guidance set out in the SPD to maximise the amount of usable open space and playspace.

 POS (4,885m2 total excl. play areas)
2,745m2 (central OS excl. basin)
1,275m2 (entrance OS)
470m2 (southern OS)
395m2 (northern OS)

 Fitness Trail (4 no stations)

 LAP (450m2 total)
120m2 (western)
200m2 (central)
85m2 (entrance)
50m2 (southern)

 LEAP
475m2

OPEN SPACE AND PLAY CALCULATOR			
Number of dwellings	71		
Population	156		
Onsite contribution requirements (SqM)	Public Open Space	Play Space	Allotments
	4,998	859	0
Offsite contribution requirements (£)	Public Open Space	Play Space	Allotments
	0	0	1,367





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Public open space



With over 2,500m2, the central green provides the majority of the required public open space and will be accessed through a number of interconnecting, meandering paths. Smaller 'pocket greens' will be established at the entrance, to the north-east and south-east of the site and as a whole will provide the required open space. Trim trail stations as well as play areas will be well-connected within the green spaces.

Benches at regular intervals will present opportunities to rest and for carers and parents to supervise playing children and to socialise.



Green space with play and meandering paths

LAP



In order to utilise ancillary open spaces efficiently, toddler play provision has been included around the site in small pockets. These doorstep play spaces will feature undulating earth mounds with natural play elements such as timber stepping logs, balancing beams and boulders for climbing.



Balancing beam suspended



Natural play space in landscape setting



Natural play elements

Fitness Trail



In addition to formal play provision, a fitness trail with four stations is proposed within the site to allow older kids and adults to accommodate a healthier lifestyle.

The stations will be set on a hard surface and include a sign setting out the use of the item. The equipment will be chosen to provide varying levels of difficulty.



Outdoor fitness station

LEAP



Play provision for all children between 4 and 8 years of age will be catered for within the LEAP as part of the central green space.

It will contain equipment that allows a number of activities such as balancing, rocking, climbing, sliding and swinging in a way that encourages social play. Play opportunities will be provided through at least two formal play items as well as the use of landscaping, levels and natural elements.

The space will be fully accessible with inclusive play features and contain seating opportunities and bins in suitable locations.



Natural play in residential setting



Play area in landscape setting



Undulating playscape with natural items



Natural play space framed by mounding



Live Willow structure

14 SUSTAINABILITY



The following section summarises the sustainability credentials to be delivered by the development.

Sustainable Energy Demand and Energy Efficiency Measures

To reduce demand for energy, the scheme has been designed with a Fabric-First approach as far as possible through thermally efficient, easily controlled, well designed and oriented buildings. Many of the buildings are specifically oriented to face in a southerly orientation, which is important in maximising natural energy gain into the property but maintaining comfortable temperatures and low energy bills will also require a well-constructed and thermally efficient building envelope. The scheme also incorporates photovoltaic (PV) panels.

As demonstrated by the submitted Energy Statement prepared as part of this application, the scheme reduces the carbon emissions in line with the requirements of Arun District Council's planning policy (10%) and standards within Part L1a of The Building Regulations 2010 (2013 edition

incorporating 2016 amendments).

The scheme will deliver a 10.01% reduction in carbon dioxide emissions using energy efficient design and renewable technology in the form of PV panels.

Materials and Waste

While a major consideration in materials selection is maintaining a distinct and local architectural style, from a sustainability perspective, the Applicant is equally committed to minimising the environmental impact of materials used. We will focus on increasing the products with recycled content, supporting the circular economy, and reducing waste.

Thermal Specification

The integration of energy efficiency specifications throughout the main external walls, roof, ground floor and windows will increase the thermal performance of a building, but they are also a key consideration at design stage because they last the whole life of the building.

In addition, the air tightness of a building is important in reducing heat loss, but also in the prevention of drafts. The target for the development will be to ensure domestic properties are built with a design air permeability of 5 m3/hm2 or less.

Lighting, Fixtures and Fitting

Additional energy savings can be made by maximising the efficiency of appliances, lighting, fixtures and fittings.

All internal and external lighting will be energy efficient and some external lighting will be controlled through PIR sensors or daylight cut-off devices to minimise use and promote the security of the development. Fixtures and fittings will be specified that reduce water and energy consumption with low and/or aerated flows to 110l/person/day.

Sustainable Transport

To provide new sustainable transport modes, fast electric car charging sockets will be provided to all houses with a driveway, removing a common barrier to the adoption of electric vehicles, making it easier for new

residents to make the decision that they have already bought their last ever fossil fuel-powered vehicle. The smart charging provided will also allow new residents to understand their energy consumption. In addition, cycle storage is proposed for each dwelling either in the private curtilages of houses, or in a communal cycle store for the flats.

