

Thakeham Client Ltd on behalf of Southern Housing Group Ltd

DESIGN & ACCESS STATEMENT

Land at Wings Nursey

Lidsey Road

Woodgate

PO20 3SU

Version 02—2021_05_12



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Communal green space within site

DESIGN & ACCESS STATEMENT



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1 INTRODUCTION



MH Architects Ltd (MHA) have been appointed by Thakeham Client Ltd on behalf of Southern Housing Group Ltd to prepare a detailed application for a residential development on the land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU.

Following an intensive design process and pre-application enquiry with Arun District Council this application seeks permission for the demolition of the existing dwelling and construction of 71 new dwellings, with associated parking and amenity space.

The site is approximately 2.54 hectares and currently contains a single detached house, surrounded by overgrown green space, which has previously functioned as a plant nursery. The existing building is of little architectural merit and will be demolished in order to accommodate the scheme.

The design team at MHA have carefully considered the scheme with regard to the sensitivity of the location which has informed the scale, style, appearance, orientation and amount of accommodation being proposed. This process has ensured that the

development and associated external works are suitably designed to relate to the surrounding area.

The design for the site has considered Government guidance such as the NPPF and the spatial requirements of the units are designed to meet NDSS as a minimum and Part M of the building regulations. Inclusive design is a key aim with the inclusion of a small number of accessible homes for residents with mobility needs.

This document details the process undertaken to get to this stage, highlighting the key rationale and principles for the development of the submitted proposal. The outcomes and findings from this analysis were considered throughout the development of the scheme.

The scheme will provide an allocation of 30% affordable housing which is essential to meet the needs of the local area. The homes will be of high quality design and construction, and the arrangement of the site layout will provide a strong sense of place and community.





2 SITE LOCATION

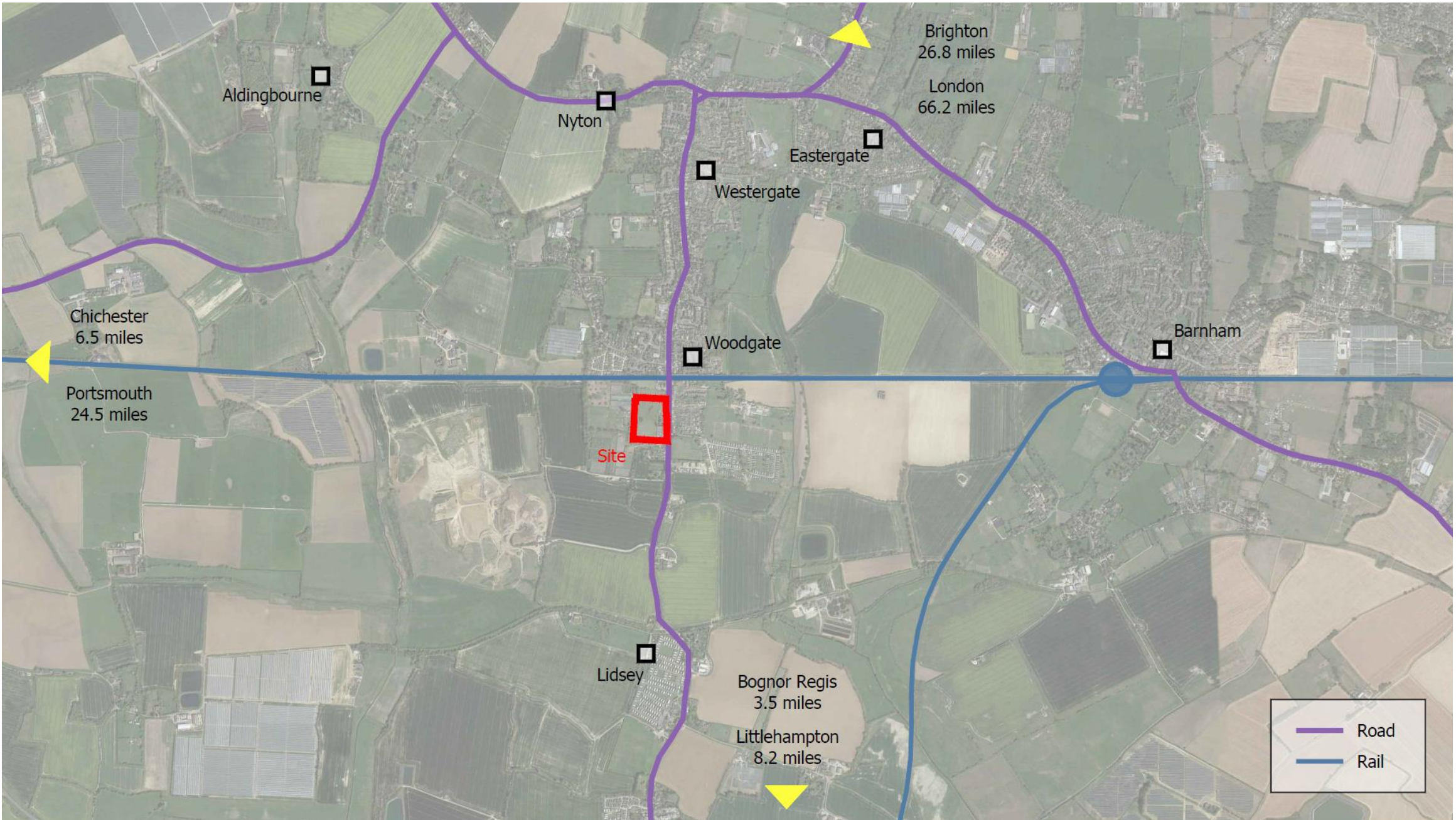
Woodgate forms part of a cluster of villages located 6.5 miles to the east of Chichester city centre, with good connections to the A27 road and M23 Motorway network, as well the A259 coastal road .

The closest Railway Station is located in the neighbouring town of Barnham, 2.5 miles from the site, which provides routes to London, Portsmouth, Brighton and Southampton.

The site is located on the A29 which connects to the A27 to the north and the A259 to the south. To the west exists a belt of agricultural land separating the site from Chichester.

The site is 3.5 miles inland from the south-coast town of Bognor Regis.

The wider area contains a mix of settlements, towns and villages interspersed with agricultural land.



3 SITE SURROUNDINGS

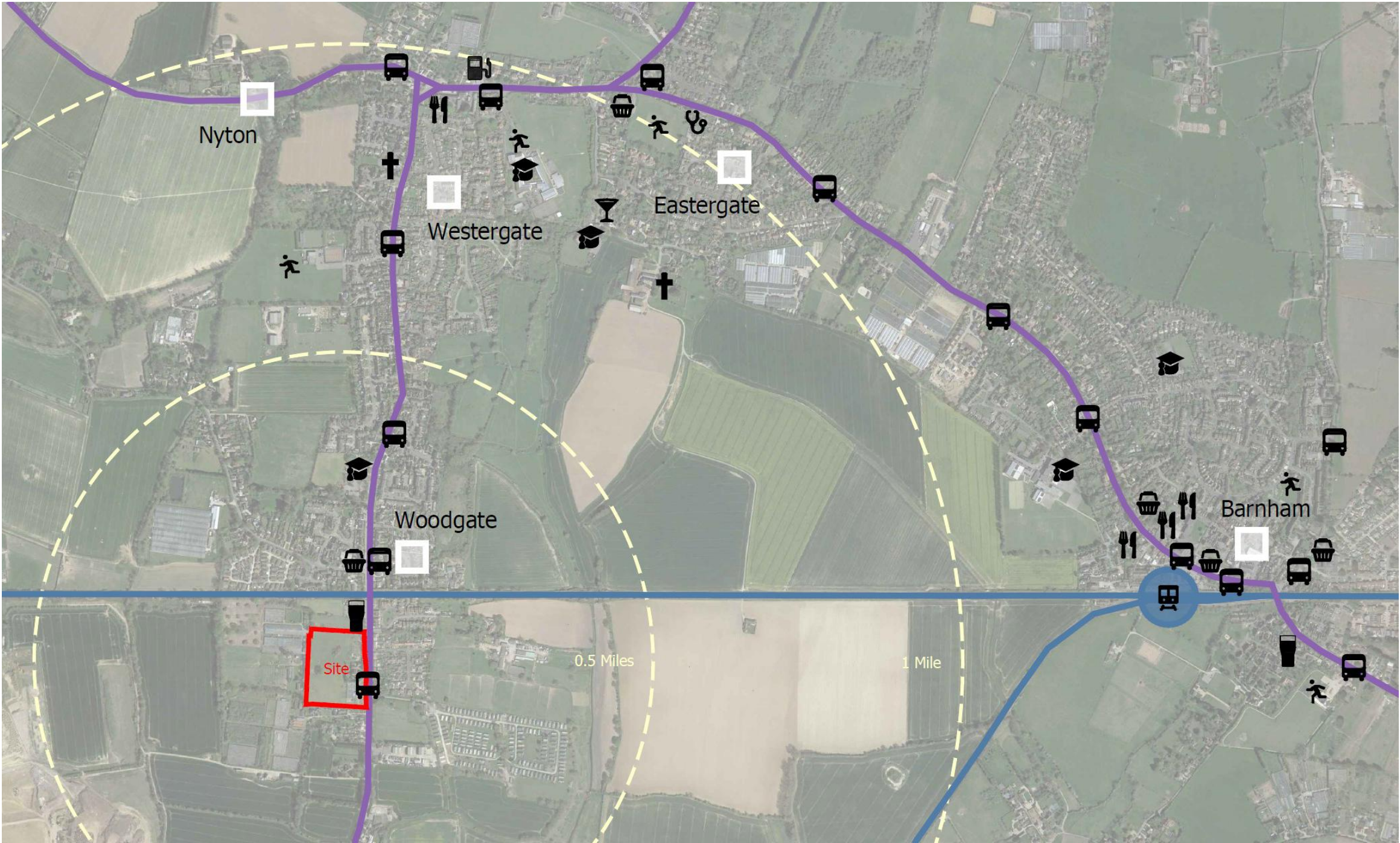


The site is located towards the southern boundary of Woodgate, a village which merges with Westergate to the north. The area is mixed rural and residential, with housing to the east and north of the proposed site. Leading towards Bognor Regis to the south there is a mixture of traditional housing and caravan parks.

The site is sustainably located, in walking distance to bus stops and a number of local amenities. Bus stops are located directly adjacent to the site entrance on Lidsey Road, providing regular services to neighbouring towns of Bognor Regis and Littlehampton and the city of Chichester.

There is a Grocery Store and Post Office located 300m north of the site entrance, and a Medical centre in Eastergate, 1.2 miles from site.

Aldingbourne primary school is located 500m north of the site towards Westergate and Ormiston Six Villages Academy Secondary is 1.2 miles away. Further and higher education facilities are available in Bognor Regis and Chichester.



4 SITE CONTEXT



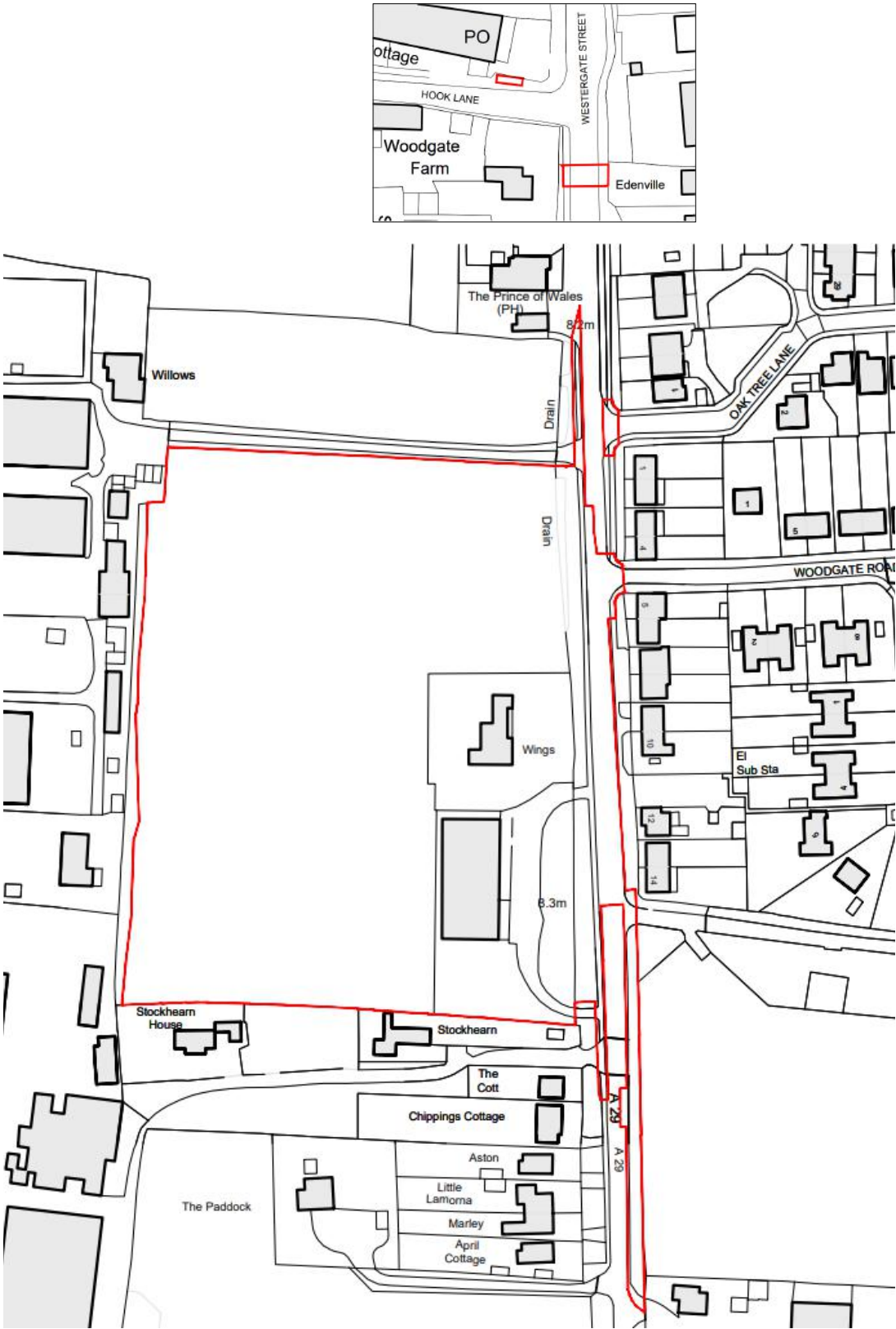
The site is a rectangular parcel of land measuring approximately 2.54 hectares, currently containing a large detached house in the eastern part directly adjacent to Lidsey road.

The building is surrounded on the other three sides by green space, containing several mature trees and overgrown shrubbery. The property previously functioned as a nursery, utilising now demolished greenhouses.

On the opposite side of Lidsey road, facing the site, are a row of bungalows, with modern 2 storey houses to the north. To the south are a number of 1.5 storey bungalows, with a caravan park located to the south-east of the site.

The prince of Wales pub situated 100m to the north-east of the site is constructed of flint with brick quoining, providing a strong visual presence and representing the history of the surrounding area.

The site is relatively flat and has unimpeded vehicular access from Lidsey road.



Site Location Plan



Images of the site and existing building

5 PLANNING POLICY



Planning Policy Context and Planning History

The National Planning Policy Framework 2019 (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF includes national guidance relating to design. Paragraph 124 states “The creation of high-quality 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.”

Planning Practice Guidance (PPG)

Further detailed guidance on design matters outlined within the NPPF are found within the Government's PPG.

Development Plan

In accordance with Part 3, Section 38 (6) of the Planning and Compulsory Purchase Act (PCPA) 2004, these planning applications will be determined in accordance with the

Development Plan, unless material considerations indicate otherwise.

Arun District Council (ADC)'s Development Plan consists of the following documents:

- The Arun Local Plan 2011-2031 (July 2018);
- 'Made' Neighbourhood Plans;
- Supplementary Planning Documents

Aldingbourne Neighbourhood Development Plan (ADNP)

The site was included within the consultation draft ADNP Review as a housing allocation for 55 houses under 'Policy H1 2019'. In the most recent submission version dated November 2020, the ANDP has included the site as a committed site (opposed to an allocated site) for 55 dwellings (due to its extant planning permission). Without the inclusion of the site as a committed site, the ANDP would not meet its requirement of Policy H SP1 in the ALP to allocate at least 70 dwellings.

Planning History and this Application

The site benefits from extant planning permission under planning application reference AL/32/19/OUT consented in October 2019. The planning permission is fully implementable, and subject to planning conditions being cleared within 8 weeks, the site could be built out in its entirety before the permission lapses.

As the site has existing planning permission, which was approved by planning committee, the development of the site has been approved in principle. This is further strengthened by the inclusion of the site committed site in the ADNP

This new application incorporates additional land not previously not available, Wings House. The site has been redesigned to incorporate this additional land as a result of the demolition of Wings House, as well as being optimised to make best, most-efficient use of the land as required by policies Policy D SP1 (Design) and Policy D DM1 (Aspects of form and design quality) within the Arun Local Plan and

Paragraph 122 of the NPPF, to increase the dwelling numbers on site by introducing smaller dwelling types.

This redesign and subsequent application has been subject to pre-application discussions with ADC and will allow an additional 16 dwellings to be delivered as a windfall (as supported by paragraph 68 of the NPPF and Policy H6 (Windfall Sites) in the draft Neighbourhood Development Plan). This would make a significant contribution to the local housing need, including the provision of policy-compliant affordable housing.

The Proposed Development proposals would deliver a number of significant benefits that would make a valuable contribution towards achieving the economic, social and environment objectives of sustainable development in a District currently unable to meet its housing need. The Site is suitable, available and achievable therefore considered to be deliverable.

Five Year Housing Land Supply

The Council's Annual Monitoring Report 2019-20 published in December 2020,

states that it is only able to demonstrate a five-year housing land supply of 3.3 years. In accordance with paragraph 11 of the NPPF, as the Council is unable to demonstrate the required five-year housing land supply, the presumption in favour of sustainable development applies. As a result, planning permission should be granted unless material considerations indicate otherwise taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the Policies in the NPPF.

As there are no adverse impacts associated to the application that outweigh the benefits to the application, the planning application should be approved without delay.

6 VIEW ANALYSIS



It is important when considering a new development to analyse both the aesthetic of the surrounding area and the visual impact that any proposed development will have on the existing street scene.

As part of the site analysis a series of important routes around the site were investigated and documented.

The views track a route along Lidsey Road from the north to the south.

This exercise was referred to throughout the design development process to inform and refine the proposal.



6 VIEW ANALYSIS



7 SITE CONSTRAINTS



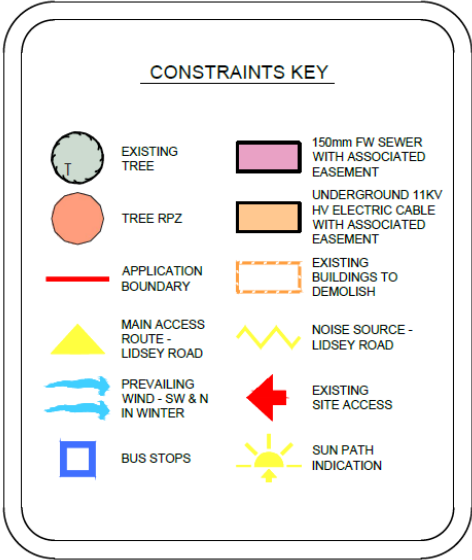
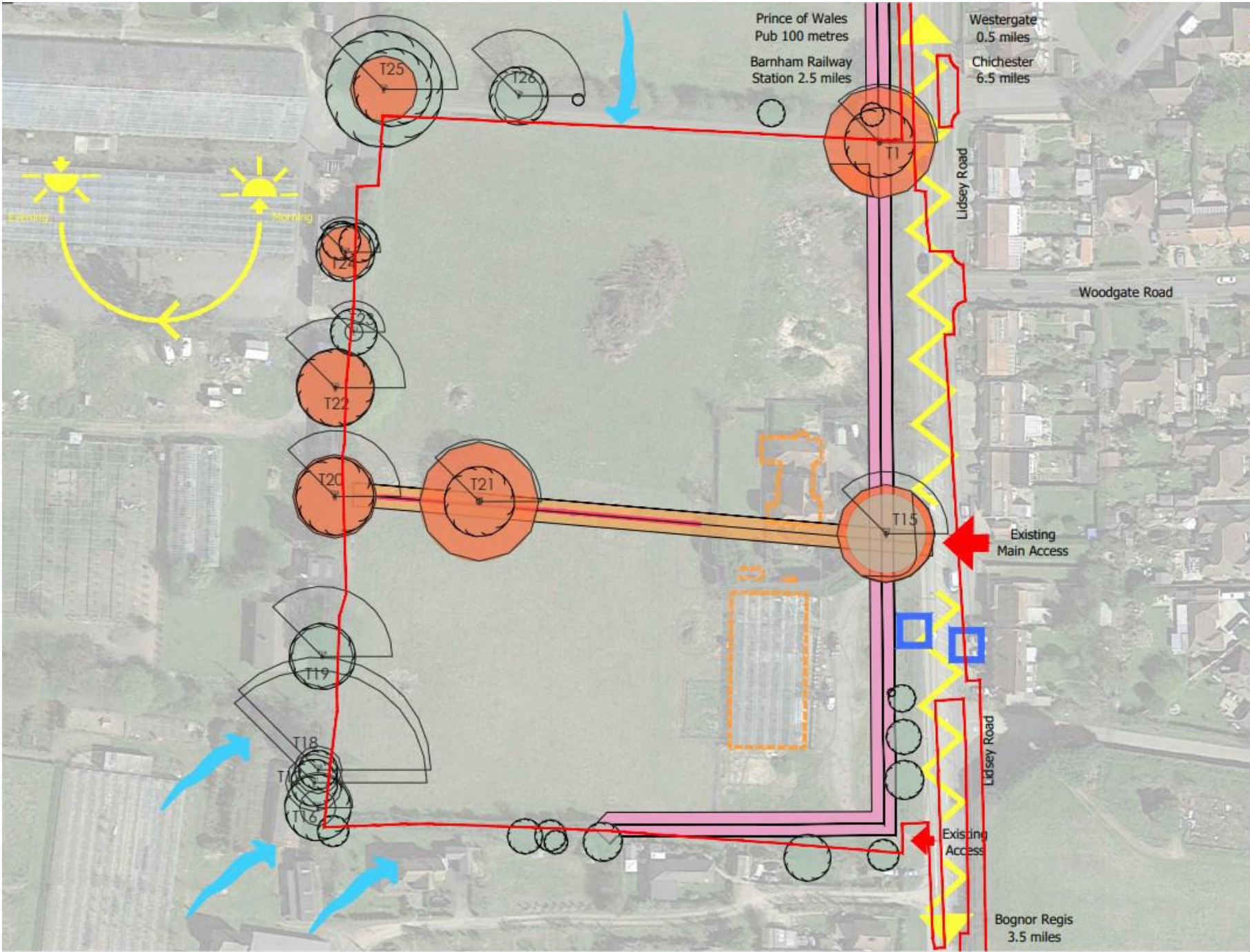
During the site assessment key points were identified which were used to guide the development of this proposal, they are as follows:

Produce a design that responds to the site and surrounding context in terms of scale, considering the general massing and height of the surroundings.

Orientate views from the buildings to avoid undue overlooking of neighbouring land.

Architectural style and detailing will be designed to complement and enhance the existing surroundings.

Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.



8 CONSULTANT INVOLVEMENT

The proposals have undergone multiple design reviews following pre-application advice with ADC and with vital input from relevant external consultants throughout the process leading to this submission. An ecological impact assessment has been commissioned and accompanies this application, which assesses the current ecological value of the site. Bat surveys have been undertaken and the findings accompany the application.

A topographical survey has been commissioned in order to identify important data such as site levels, street furniture, service locations, eave heights and built edges of neighbouring properties and the general characteristics of the application site.

An arboricultural report and plan have been prepared, which assess the impact of the development on existing trees.

The application is also supported by a planning statement which identifies relevant local and national planning policy and guidance relevant to the proposals.



View looking north west from Lidsey Road into site

9 LAYOUT - SITE PLAN



The layout of the scheme has been driven by analysis of the site and the surrounding context and has undergone multiple reviews following pre-application consultation with ADC and the various design team members. The layout presented is considered to be the most efficient use of the site, whilst respecting the neighbouring properties and the pattern of residential development found locally. There are two entrances proposed into the site from Lidsey Road.

Careful consideration has been paid to orientation affording both privacy to the neighbouring dwellings, and views over public spaces such as access routes and pathways. Existing and proposed ground levels were analysed, and pedestrian routes mapped throughout the site to review access and use.

The proposal provides a street frontage onto Lidsey Road, with chalet bungalows reflecting the development on the opposite side of the road. To reduce the visual impact the dwellings are set back from the road, making use of the existing buffer of mature trees which will be further reinforced with supplemental planting of native species.

Within the site the dwellings are distributed around a central focal point in the form of an area of green space which incorporates a LEAP and proposed attenuation basin. In addition, open green spaces have been distributed around the site; immediately at the site entrance, and as buffers to the eastern boundary in particular. Pedestrian footpaths provide interconnectivity between these spaces, the dwellings and Lidsey Road .

The layout responds to the pattern of local development, helping to create a strong sense of place. Separation to neighbouring properties is substantial and adequate.

In order to respect the privacy of both existing and future occupants, the bathroom windows at the ground floor and first floor will be obscured glazing.

A number of trees are to be retained and their root protection zones have been considered in the development of the proposed site layout. Please also refer to the accompanying arboricultural report which provides justification for the removal of certain low quality trees, as well as mitigation measures in support of the trees to be retained.



Key Aspects

- 71 new dwellings comprising a mix of 1 bedroom flats and 2 and 3 bedroom houses
- 30% affordable housing equating to 22 dwellings
- Central green amenity space containing LEAP and attenuation basin
- Landscape buffer between scheme and Lidsey Road
- Chalet bungalows reflecting existing dwellings opposite site entrance
- 2 new access points into site from Lidsey Road

9 LAYOUT - URBAN FORM



Urban Form Diagram

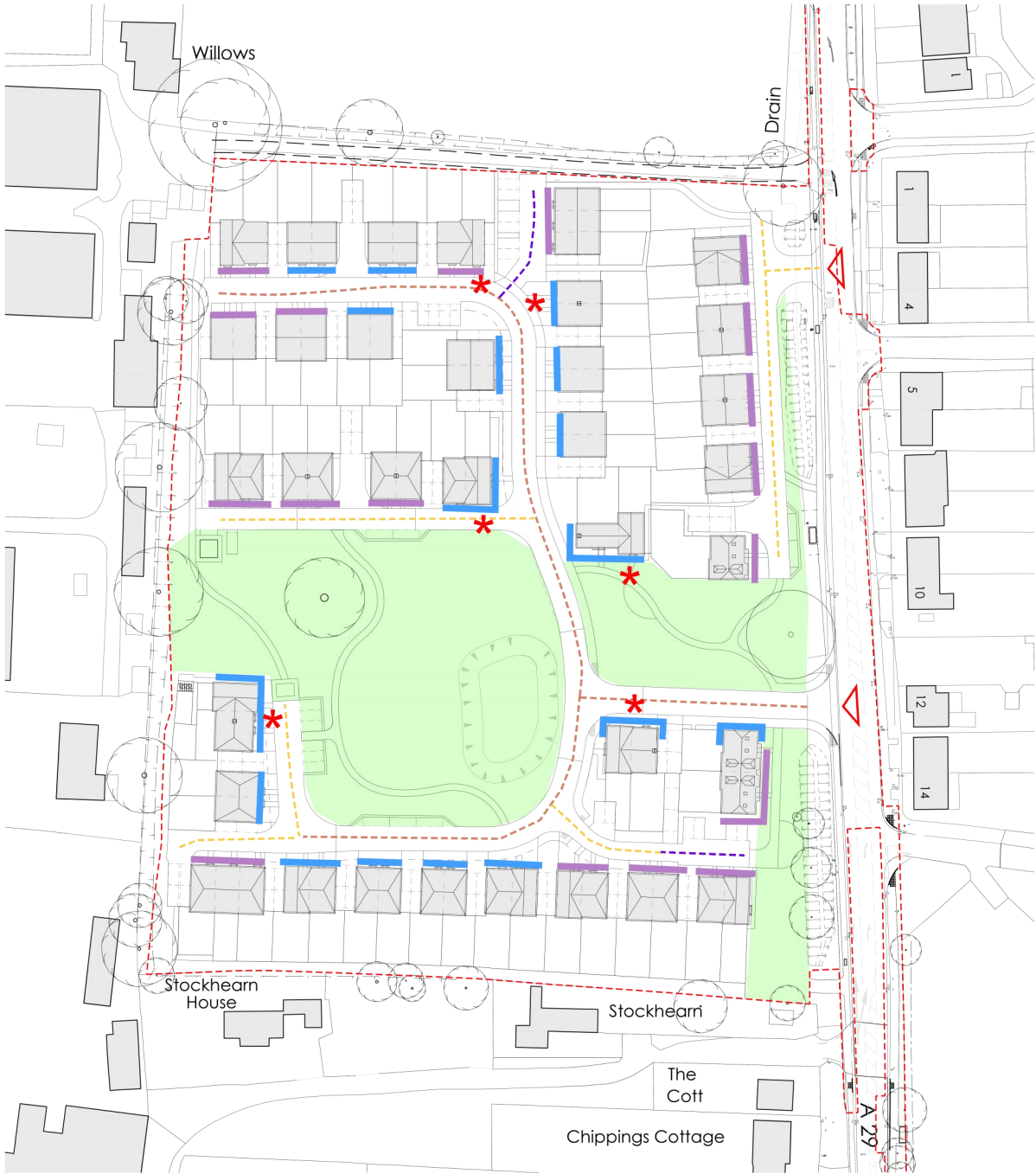
This diagram highlights the different spaces created within the site layout and how these spaces combine to form a strong sense of place within the scheme.

The principle focal spaces are the communal green area in the centre of the site and the frontage onto Lidsey Road.

The routes through the scheme consist of a series of small rows of primarily semi-detached dwellings to the north and south of the central, open green space, and forming small cul-de-sacs at each corner of the site.

Key focal buildings have been picked out with feature tile hanging and flint panelling in order to provide visual interest and reflect the materiality of the surrounding buildings.

There are 2 proposed new access points into the site from Lidsey road.



URBAN FORM KEY

- SITE ENTRANCE
- PRINCIPLE ROUTE
- SECONDARY ROUTE
- PRIVATE DRIVE
- ROUTE FRONTAGE
- HOMESTEAD FRONTAGE
- FOCAL SPACE
- BUILT FORM
- FOCAL BUILDING

9 LAYOUT - AFFORDABLE HOUSING



Tenure Diagram

The proposed scheme incorporates the required policy-compliant provision of affordable housing (30%).

The diagram to the right reveals the location of the Affordable Rent and Shared Ownership dwellings.

There are 22 allocated affordable homes

	Affordable (30%)
1 Bedroom	-
2 Bedroom Bungalow	1 Unit (5%)
2 Bedroom House	11 Units (50%)
3 Bedroom	10 Units (45%)
Total	22



9 LAYOUT - PARKING



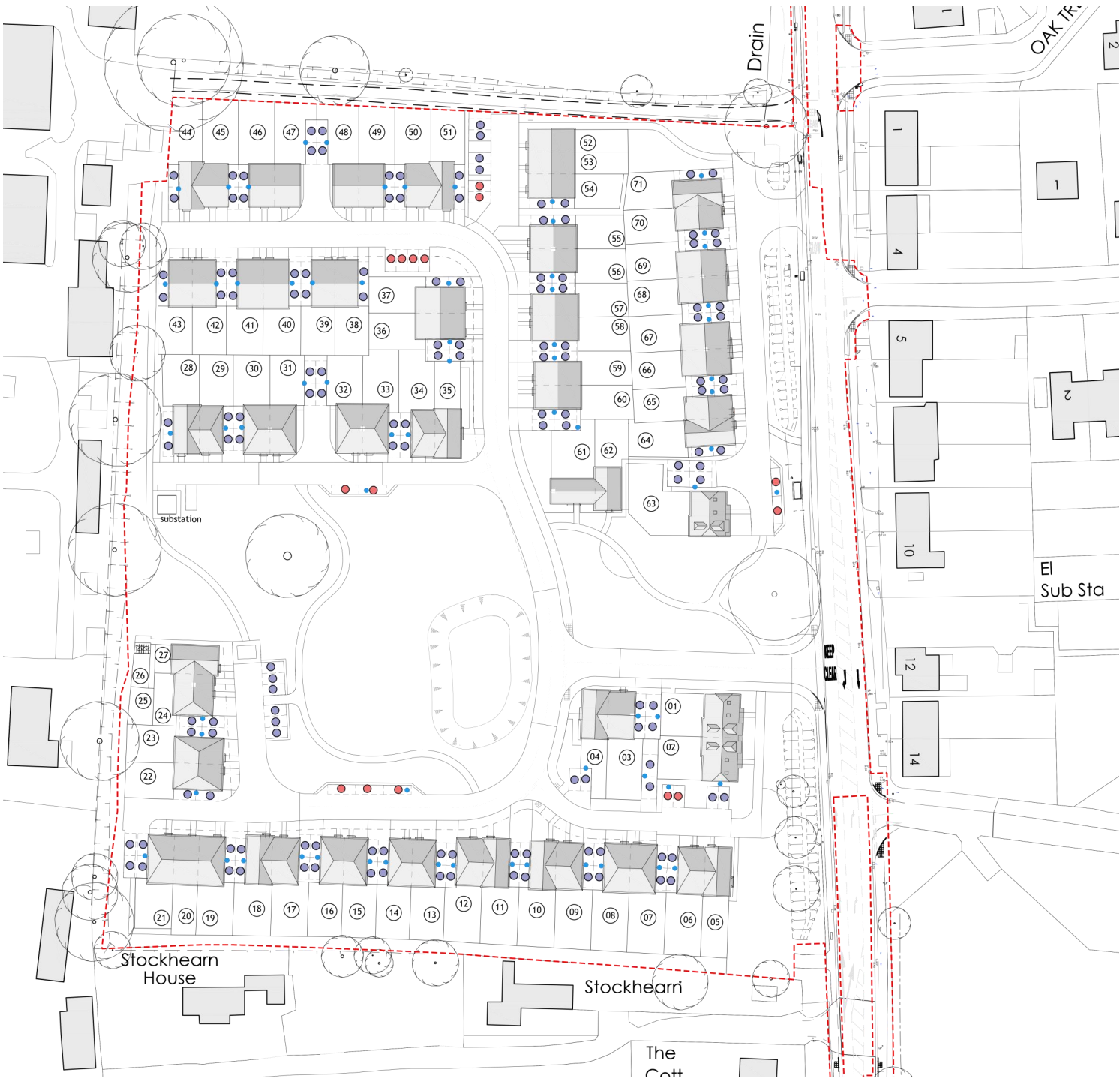
Parking Strategy Diagram

In accordance with West Sussex County Council (WSCC) requirements two private parking spaces are allocated for each dwelling.

The allocated spaces have been deliberately located immediately in front of or to the side of the property where possible, with a focus on minimising parking courts .

There are a further 15 unallocated visitor spaces strategically located throughout the site, again in line with WSCC requirements.

In line with policy all dwellings with driveways are provided with EV charging points, alongside a further 30% of the remaining allocated and visitor spaces.



PARKING STRATEGY KEY

- ALLOATED PARKING SPACE - 142no
- VISITOR PARKING SPACE - 15no
- INDICATIVE LOCATION OF CAR CHARGING POINT



9 LAYOUT - FIRE STRATEGY

Fire Appliance Strategy Diagram

Fire truck access for the proposed scheme has been analysed by the highways consultant.

The diagram to the right shows details of the vehicular tracking, turning spaces and access distances, confirming the compliance of the proposed scheme with regulations.

All of the dwellings are within the maximum 45m travel distance allowed under building regulations from the pumping appliance to the furthest point within the dwelling.

The vehicular tracking confirms that a fire truck is able to enter, turn and exit all parts of the site in forward gear.



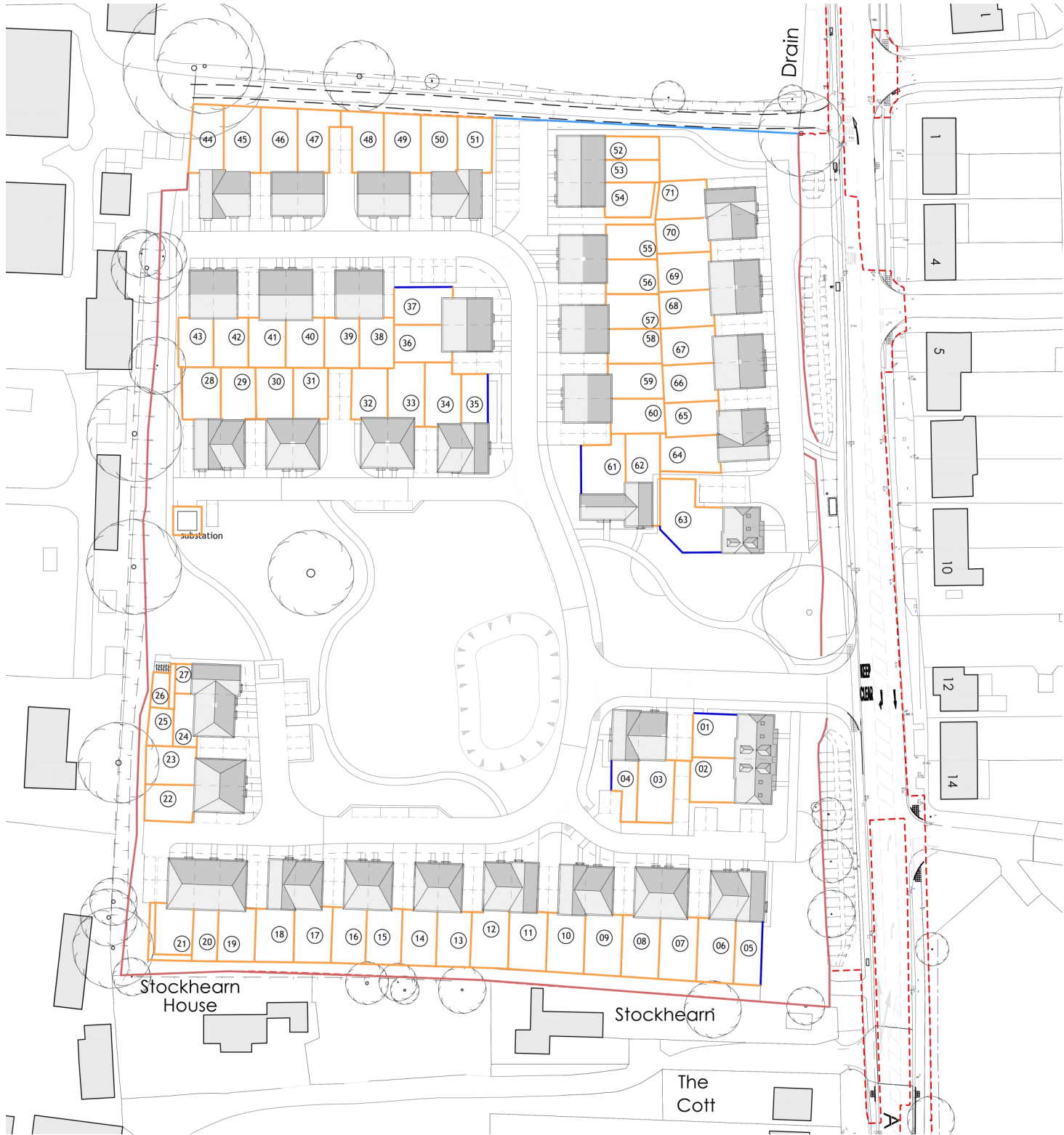
9 LAYOUT - FENCING & BOUNDARIES

Boundaries Diagram

The diagram to the right highlights the divisions between the public and private spaces and between the individual dwellings.

The private gardens will be separated with close board fencing, with brick walling in selected key areas.

The northern boundary of the site will be reinforced with open fencing.



BOUNDARIES KEY

- Close board fence
- Post and rail fence
- Fence 1.2m ht.
- Wall - max 1.8m ht.



9 LAYOUT - TECHNICAL PLAN

Technical Plan Diagram

The technical plan summarises several aspects of the scheme including:

- Parking strategy - breakdown of private allocated and visitor spaces
- Refuse provision
- Refuse vehicle tracking confirming sufficient space for truck to enter, turn and exit in forward gear

The majority of dwellings are provided with private bin and cycle storage in the rear gardens, with the bins located within 20m from the kerbside collection point. A small number of plots have the bin storage located at the front of the dwellings where this is not possible.

The block of 4 flats on the western edge of the site (plots 24-27) are provided with shared bin and secure cycle storage.





10 AMOUNT & SCHEDULE OF ACCOMMODATION

Accommodation

The proposal will provide 71 dwellings of varying size, including a mix of detached, semi-detached, short terraces, chalet bungalows, and flats.

The dwellings are no more than two storeys in height, with 3no one-and-a-half storey chalet bungalows. The proposed accommodation includes 1, 2, and 3 bedroom homes. The range of accommodation and storey heights proposed is in context to the local area and makes optimum use of the site.

The scheme will provide well-designed, sustainable homes that fit in sympathetically with the surrounding area, which is of mixed residential and rural use.

The amount of development proposed on the application site provides for spacious dwellings with generous private amenity space for all flats and houses.

Parking

As previously mentioned, the parking proposed is in accordance with WSCC requirements, in providing 2no spaces per dwelling, generally within

driveways. Again, a focus on minimising parking courts has been a major design factor.

Amenity

Each dwelling will be provided with a private garden.

Four areas of communal space have been proposed, including the LEAP to the central green.

Waste

Bins will be located within rear gardens.

Vehicle tracking analysis has been undertaken which confirms that there is sufficient access for a bin lorry to enter, turn and exit the site in forward gear.

Cycle storage

Cycle storage has been considered throughout the scheme in order to promote sustainable transport. The houses will be provided with secure cycle storage in the rear gardens.

The flats will be provided with a secure communal cycle storage shed.

Schedule of Accommodation

The proposed scheme consists of the following:

- 4 x 1 Bed dwellings
- 34 x 2 Bed dwellings
- 33 x 3 Bed dwellings

The total internal area of the proposed development is 6,122 sqm.

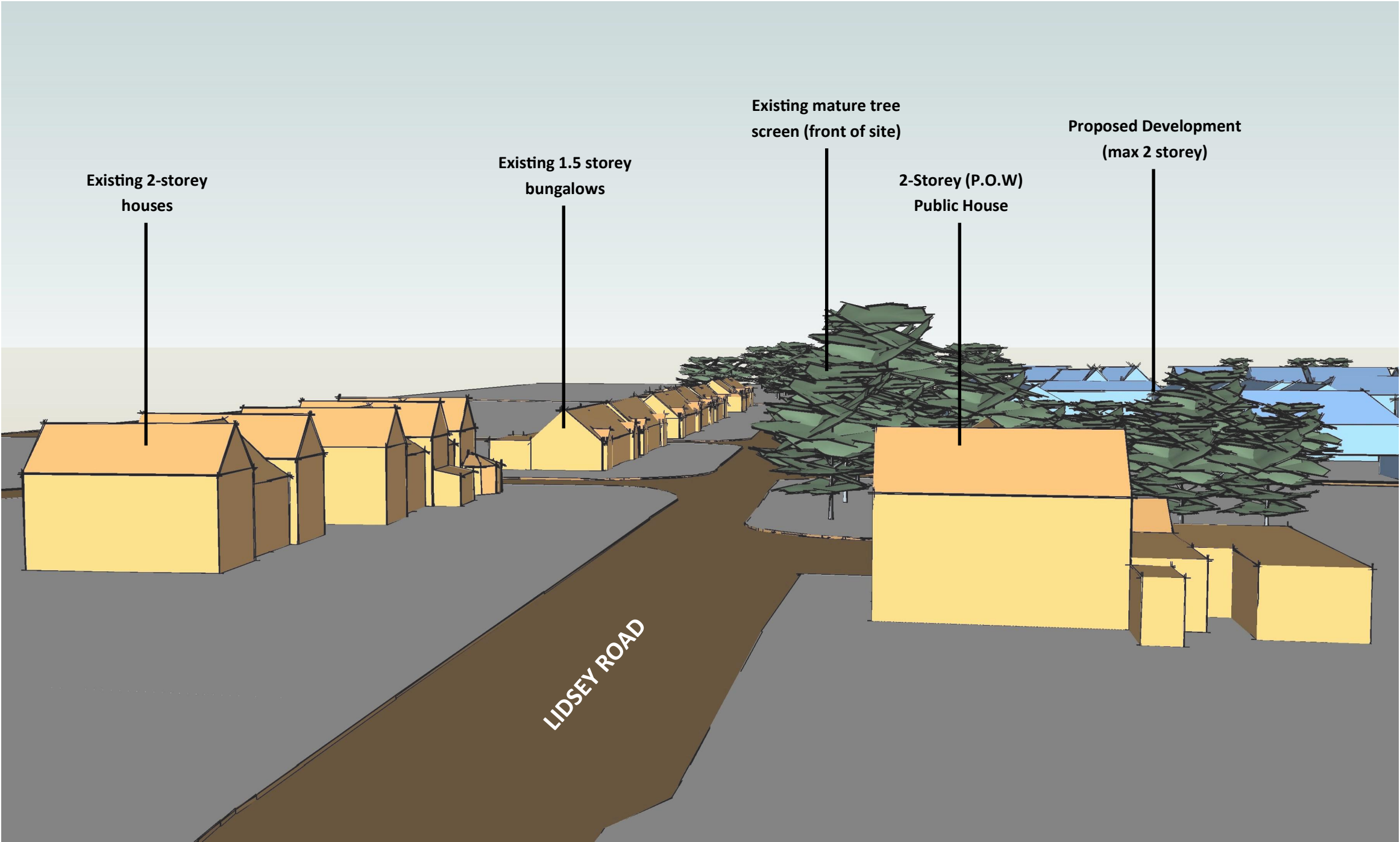
11 SCALE & APPEARANCE

The proposal has been designed to compliment the surrounding buildings, following a detailed analysis of the existing forms and their relationship with the environment. We believe that the proposal will provide well designed housing, maximising the potential of this site while addressing the specific constraints of the location.

The development has been kept a maximum of two-storeys to reflect the dwellings found locally. Directly opposite the site on the other side of Lidsey Road are a series of bungalows, with a development of modern two-storey houses to the north.

The proposed dwellings either side of the main entrance will be chalet bungalows to reflect the existing bungalows on the opposite side of the road.

The scale of the proposed dwellings are appropriate accounting for the constraints on the site.

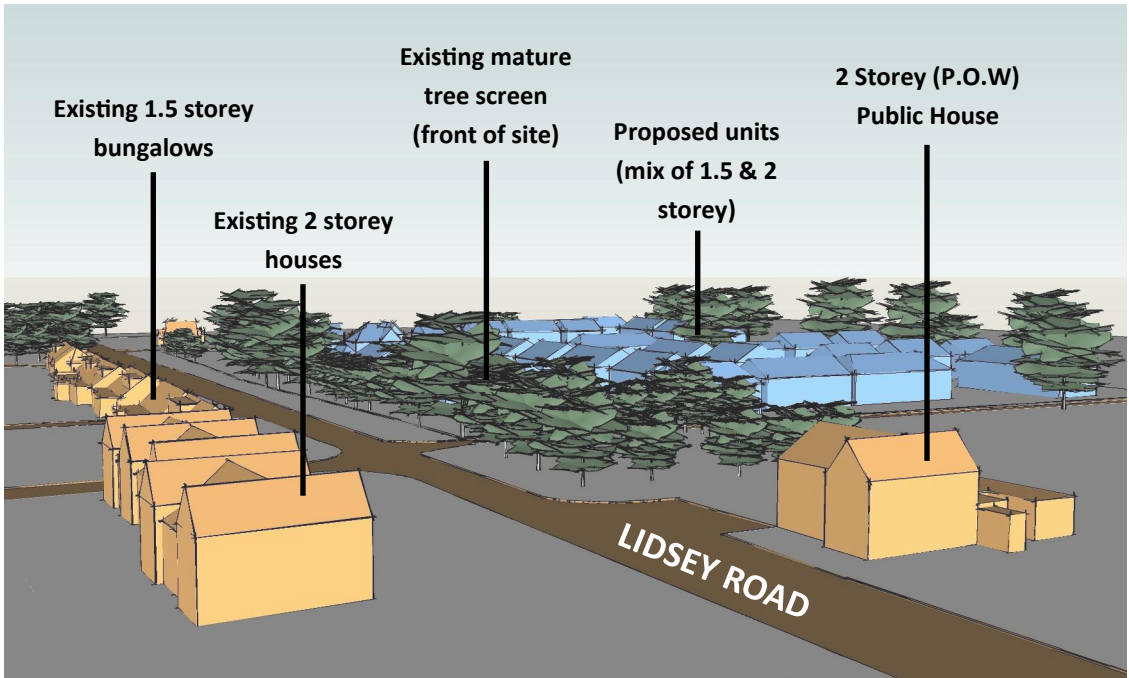
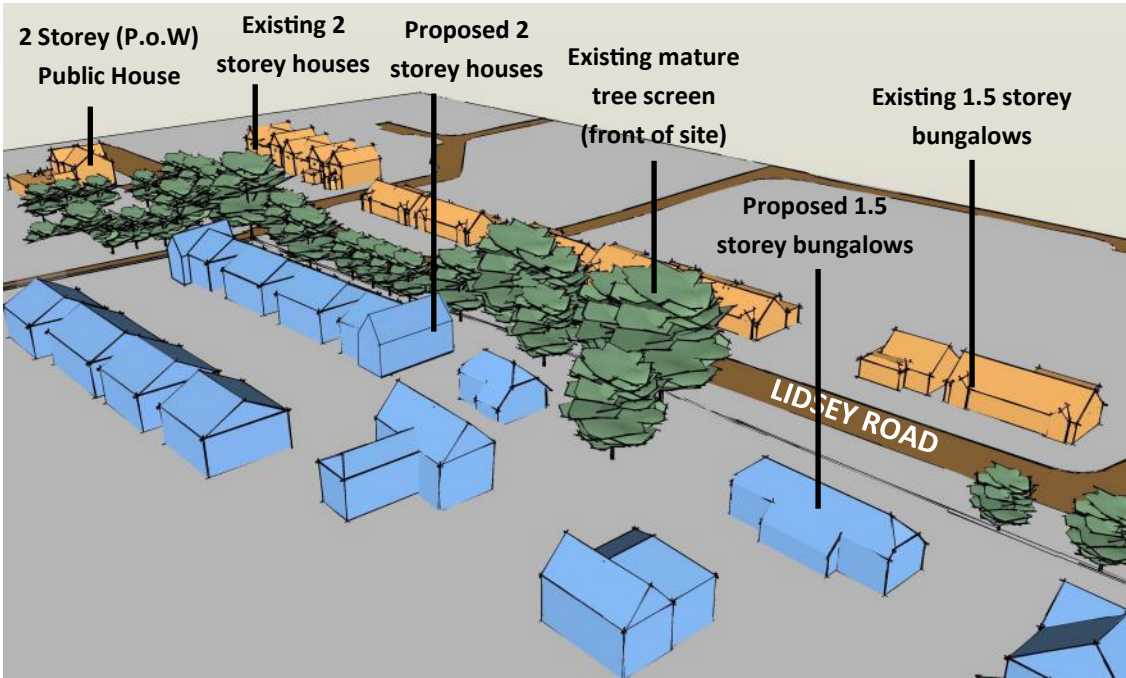
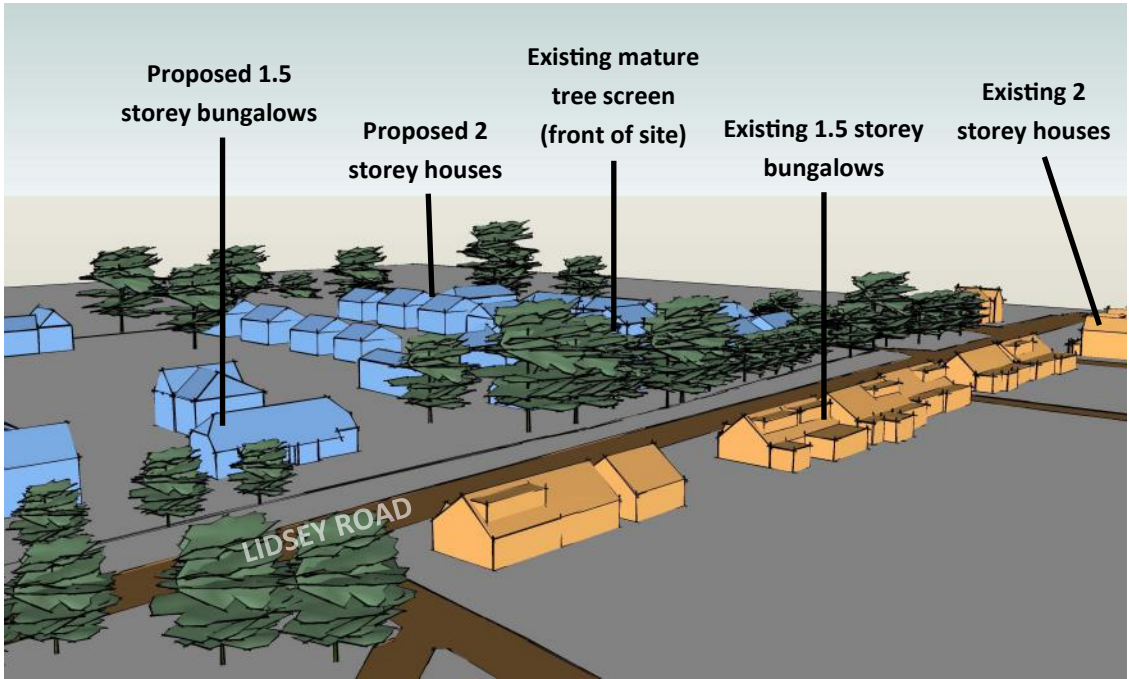
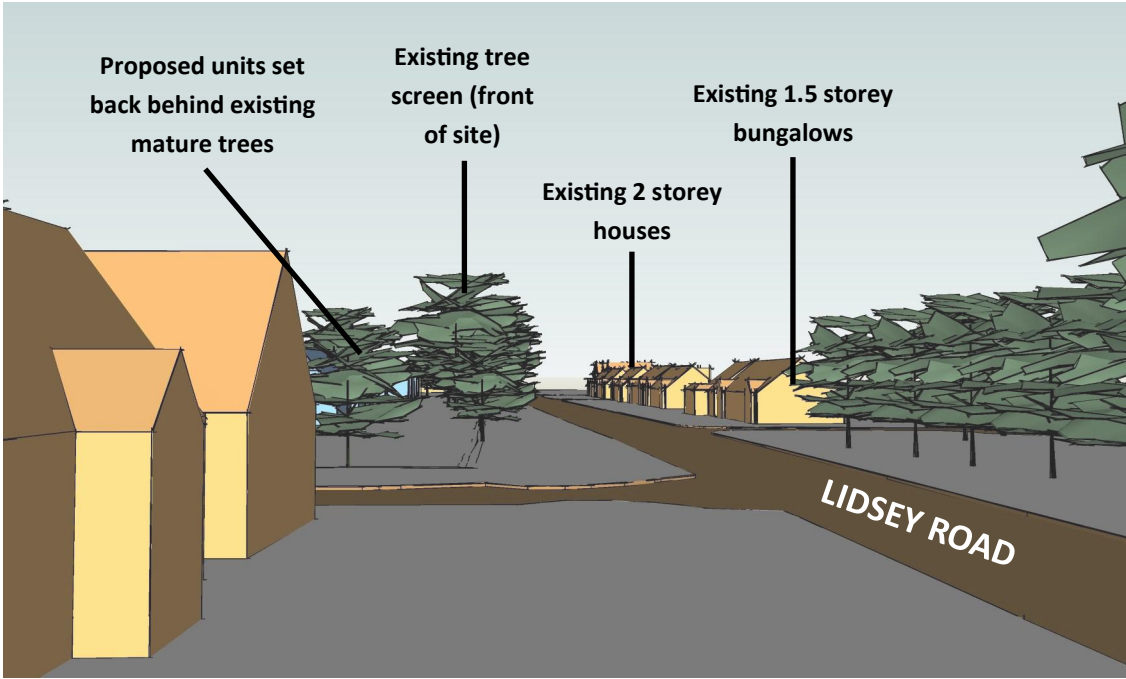


Right: View looking south down Lidsey Road showing massing of surrounding buildings

11 SCALE & APPEARANCE



The form, style, size and materiality of the new development is in keeping with dwellings in the local area allowing the building to blend into the surrounding environment.



- Clockwise from top left:
- 1) Looking north up Lidsey Road
 - 2) Aerial view looking north-west over Lidsey Road into site
 - 3) Looking south-west down Lidsey Road
 - 4) Aerial view looking over site and out across Lidsey Road

11 SCALE & APPEARANCE - STOREY HEIGHTS

Storey Height Diagram

The diagram to the right highlights the relationship between the proposed dwellings and the existing built environment.

The scheme has been restricted to 2 storeys in order to compliment the surrounding area, with a small number of 1.5 storey bungalows around the site entrance reflecting the existing dwellings on the opposite side of Lidsey Road.



STOREY HEIGHT KEY

- 1.5 STOREY
- 2 STOREY

11 SCALE & APPEARANCE



The immediate surroundings contain a mixture of detached and semi-detached houses, predominantly red brick built, with a variety of architectural styles.

The proposed dwellings are designed to fit contextually with the surrounding buildings through use of a complementary palette of materials and similar design features.

The use of red brick will ensure that the scheme blends in with the existing built environment. Other common materials used on the surrounding buildings include flint walls and tile-hanging.

The window apertures allow ample light into the property and provide interest and order to the elevations whilst minimising the potential of overlooking neighbouring properties.

The images on this and the following page show a selection of the proposed dwellings and the elevational treatments incorporated into the scheme alongside local precedence.



Semi-detached, flint feature detailing



Semi-detached mixture of brick and tile hanging



Local precedence, Public House 100m from site



Local precedence, modern development to north-east of site on Lidsey Road

11 SCALE & APPEARANCE



Semi-detached, brick and tile hanging with feature gable and bay window



Chalet bungalow with barn-hips, dormer windows and catslide roof forming porch



Local precedence, bungalow on Lidsey Road



Semi-detached, brick frontage



Semi-detached, brick and tile hanging



Local precedence, semi-detached brick and tile hanging on Lidsey Road

11 SCALE & APPEARANCE



View of proposed dwellings from Lidsey Road



11 SCALE & APPEARANCE

Street Scenes

A selection of the street scenes accompanying the application showing the scale and appearance of the proposed scheme in context.

The view on this page taken South/ North through the site looking West towards plots 21 to 51



11 SCALE & APPEARANCE

Street Scenes

A selection of the street scenes accompanying the application showing the scale and appearance of the proposed scheme in context.

Here taken south/north looking west towards plots 1,2,5, and 63 to 71



12 MATERIALS & DETAILS

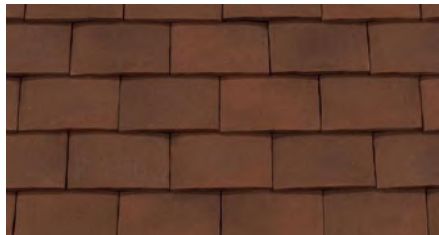
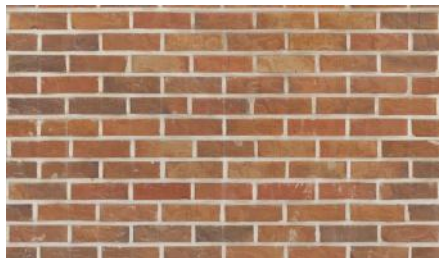
Proposed materials have been carefully selected to ensure coherence with the traditional aesthetic of the surrounding area.

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



13 LANDSCAPING STATEMENT PROVIDED BY ALLEN PYKE

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.

13 LANDSCAPING STATEMENT PROVIDED BY ALLEN PYKE



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.

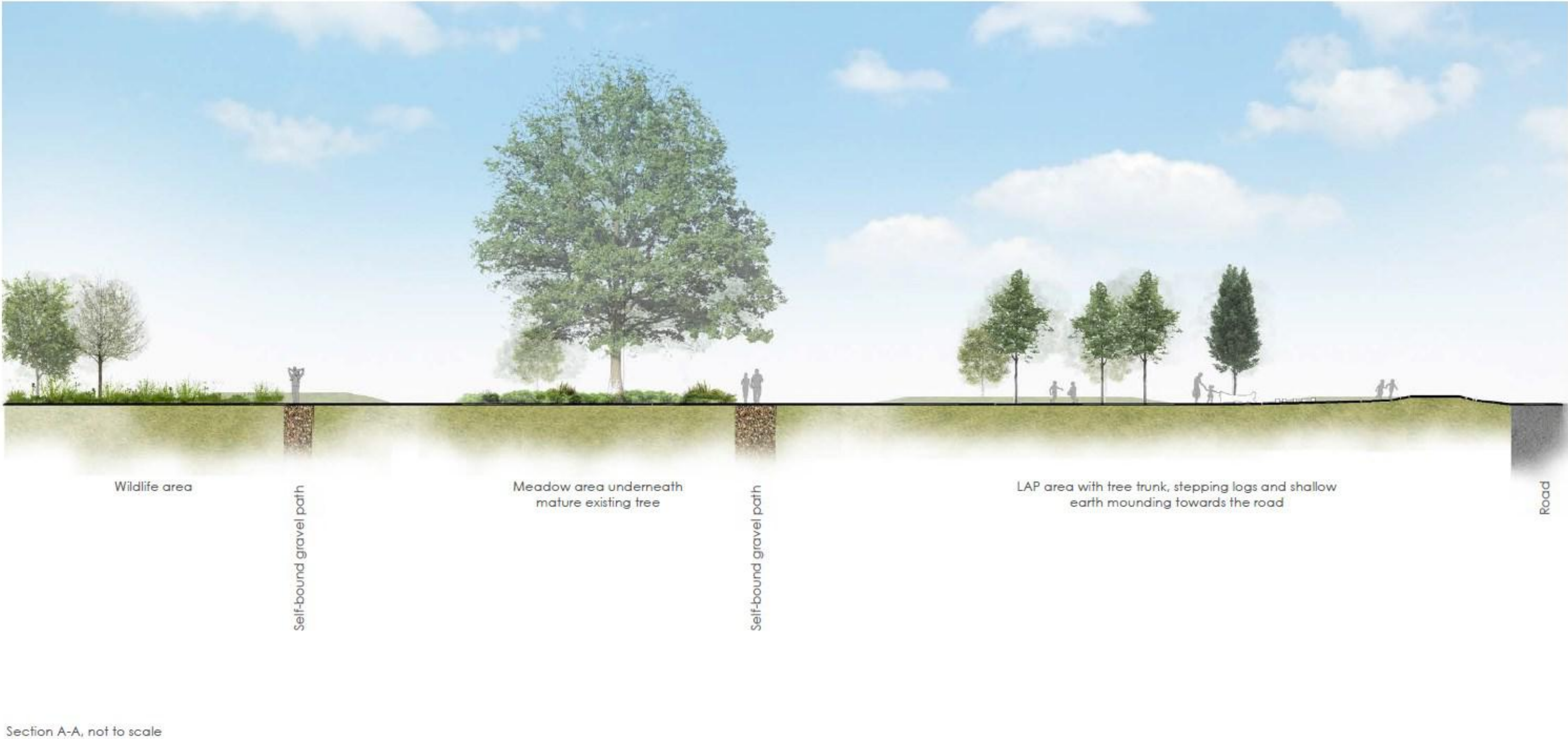


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Soft landscape proposals

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 iacauemontii



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



Bat box in mature tree



Species rich meadow grass



Log pile refugia



Naturalised native Daffodils



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.



15 SUMMARY

The proposed scheme, which has been submitted for full planning permission, has been carefully considered in relation to the surrounding context and the needs of the community.

The architectural team has worked in conjunction with ADC officers and various consultants and advisors to create a new design which responds respectfully and appropriately to the surrounding context, whilst ensuring the most efficient use of land.

The sensitively designed proposal will enhance the character of the site and benefit the local community by providing much needed new affordable housing.

It is respectfully requested that Officers and Members of the Council look favourably on this proposal and grant full planning permission.

