3.0 Design Framework

3.5 Pre application consultation

A pre application consultation was submitted to Arun District Council on the 27th November 2018 with a meeting held on 13th December 2018 and a written response was received on 20th February 2019. The officer who dealt with the application was a Mr D Easton.

The Adjacent sketch site layout and street-scene (18256 SK03A) was presented to the council and formed the basis of the pre app consultation. The main points that came out of the consultations are set out below.

- **Character** – The principles established at outline have been broadly carried through but noted that some differences exist with the Framework Plan (7096-L-NBL-01-G).
- **Appearance** – The street scene gives an indication, but further detail will be needed to allow a full assessment to be made.
- **Impact** – Limited impact on the amenity of adjacent neighbours but concerns raised with the block of affordable flats at plots 29 to 34.
- **Innovation** – To be considered as part of the RMA.
- **Adaptability** – Future use of buildings and places to be considered as part of the RMA. Private amenity considered acceptable for houses, but flat amenity requires some thought.
- **Crime prevention** – Scheme considered acceptable with good levels of natural surveillance.
- **Trees and woodland** – Trees consideration in layout positive, consider location of SUDs and tree roots in RMA layout.
- **Public realm** – Open space strategy. It is stated that we would provisionally require 0.352hectares of useable POS, possibly more defined in the centre of the site. A footpath link to the adjacent playing fields should be considered.
- **Layout, movement** – Structure acceptable but wider links should be considered for pedestrian connectivity.
- **Layout, legibility** – Considered well defined with primary and secondary routes legible.
- **Density** – Considered comparable with the existing urban grain.
- **Scale** – Building heights are represented as two storeys in the street scene and considered in keeping with the locality.
- **Drainage** – No details submitted and should be considered with the site layout together. POS to be considered excluding the SUDs basins.
- **Highways and parking** – Parking provision to be calculated utilising the WSCC calculator.

The conclusion states that any RMA submitted is likely to be considered for approval subject to the identified points being addressed.

Sketch Layout - 1:500

Street Scene AA - 1:200

3.0 Design Framework

3.6 Site Opportunities

The design concept has been informed by the framework plan that was submitted as part of the outline application, a detailed understanding of the site constraints and the application of planning policy. This together with the pre application consultation response will deliver a proposal that responds to its environment positively with a development that is well connected and legible. The opportunities identified are;

- Maintaining green buffers around the periphery to ensure that the tree hedge rows and their associated protection areas are not put under pressure.
- Establish a central area of open space to provide an event in the movement through the site.
- Establish hierarchy in the road layout.
- Propose connections into and through the site.
- Identify an area for a SUDs basin that works with the blue and green infrastructure along with the general master planning.
- Establish well proportioned development parcels with good aspect perimeter blocks.
- Identify key frontages and buildings to respond to the setting, viewing corridors and place making.

KEY

- Site boundary
- Site Access
- Development Parcels
- Buffer to Boundary
- Open Space (central)
- Principal Road
- Lanes
- SUDS Basin
- Possible Links
- Elevation Constraints
- Key Buildings

ARUN DISTRICT COUNCIL BE/103/19/RES

4.0
Proposals

ARUN DISTRICT COUNCIL BE/103/19/RES

4.0 Proposals

4.1 Design Overview

The dwellings are designed and orientated to face the public routes and spaces yet would have generous private gardens to prevent overlooking. The proposal will provide the following:

- 50 dwellings.
- Associated car parking, carport and garaging.
- Associated bicycle and refuse storage.
- Additional tree planting and landscape enhancements.
- Retention of as many existing trees and hedges as possible.
- Maintaining a drainage culvert along with a new SUDs system.

The scheme has been designed with an integrated approach to the required-on site public open amenity space provision. The area that is required, (stipulated in the pre application consultations) is 0.352 hectares based on the 'fields in trust' guidance.

We are providing an area of 0.365 hectares across this scheme. Key to the POS is making as much of it useable. Following the Council's preapplication advice, a central green space has been provided as a focal point within the heart of the development to act as a visual amenity and casual activity area. Around the periphery of the site communally managed zones of open space, framed by retained trees, will be multi-functional areas providing visual amenity, activity zones and functional SUDs features. The amenity space is also integrated with the blue infrastructure with a SUD's basin in the southern part of the site (the lowest part) planned as a shallow hollow.

KEY

- Site boundary
- Site entrance
- Existing Hedges
- Existing trees
- Proposed trees
- Open Space
- Frontages
- Key Buildings