6.00 LAYOUT

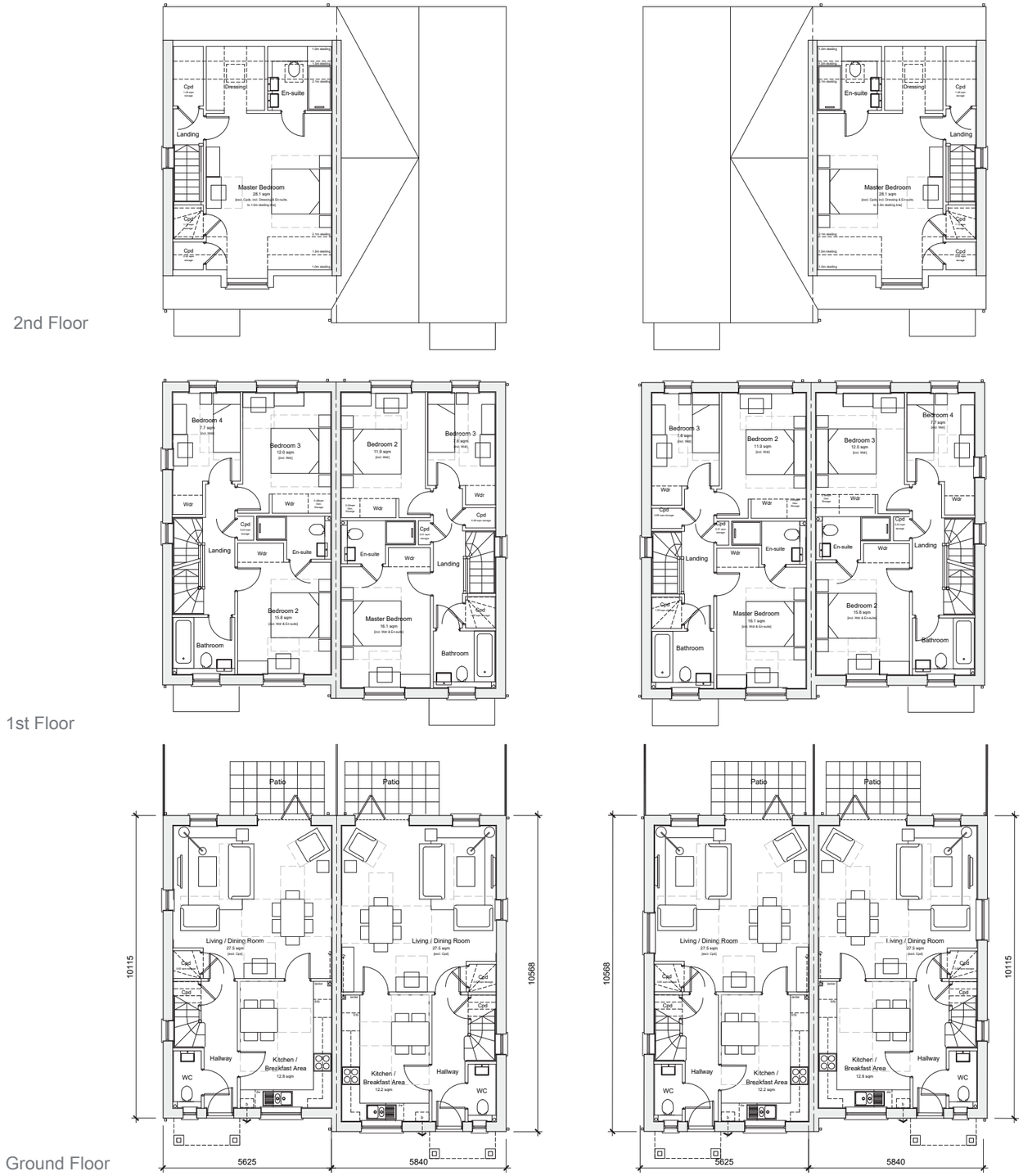
6.06 Plot 17-20

These two properties front onto the public space that faces Shripney Road, as such they will act as the main backdrop to the public space.

The semi detached plots are four and three bedroom properties. The four bed extends into the roof with a large dormer providing light to this space. The four bed provides a generous series of spaces with the extra room on the second floor adding character to the property through its roof location.

The three bed property is similar in layout to plots 14 and 15 providing a continuity across the site.

Plots location



6.00 LAYOUT

6.07 National Design Guide

The site and each plot has been designed with due consideration to the newly implemented National Design Guidance.

The proposed site layout provides two large public spaces that are well located off Shripney Road and make use of the existing large trees on the site. These spaces support social interaction between residents by providing areas on the site for shared communal use.

Alongside the public spaces a green buffer zone has been created to the East of the site with strip extending between plots 13 and 14. These areas will contribute to the natural enhancement of the site ensuring the development does not lose its green appeal with the built forms.

In line with the NDG the site will:

“integrate existing, and incorporate new natural features into a multi functional network that supports quality of place, biodiversity and water management”

Movement around the site has also been carefully considered with a clear line of movement established on the site with one central road. Surface treatment will also ensure a clear hierarchy is established between road and pedestrian use.

The layout of each plot has also been considered in relation to the NDG, each plot benefits from private amenity space, generously sized internal spaces and ample storage often exceeding that required by the National Space Standard.

There aesthetic appearance has also been design to reflect the local area and provided a varied facade treatment that will create a distinct identity and character to the site whilst not alienating it from the existing houses in the area.

ARUN DISTRICT COUNCIL BE/137/19/RES

7.0 SCALE

7.0 SCALE

7.1 Surrounding building Heights

The predominant building height in the surrounding area is two storeys with the height occasional rising to three and four storeys. It is a suitable low scale height that fits with the residential character of the area.

The site is surrounded by residential properties, the only exception is the Robin Hood pub and Premier Inn which operate commercially but even this typology fits well with the residential setting. The dynamic of the area provides good precedent for adding further homes.

KEY

- 1 storey
- 1.5 storey
- 2-2.5 storey

ARUN DISTRICT COUNCIL BE/137/19/RES

7.0 SCALE

7.2 Proposed building Heights

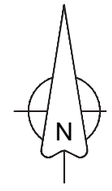
The height of the proposed development has been guided by the study of the existing character of Shripney Village.

The predominant height of the proposal is two storeys, in keeping with the local area. Where the layouts do extend to three we have minimised the visual scale externally by housing these floors in larger roof spaces. This still creates good sized accommodation internally but maintains a consistent appearance externally with a small residential appropriate scale.

Housing height diagram

KEY

- 1 storey
- 2 storey
- 2.5 storey



7.0 SCALE

7.3 Proposed building pitch height

The buildings scale have been carefully considered across the site, a lower scale has been used toward the rear of the site to reflect the more private nature of theses houses away from the road.

Closer to Shripney Road the buildings have a slightly larger scale to help define the site and offer character to the surrounding area. The scale is also more suitable to these larger buildings.

The overall scale is still in keeping with the surrounding area but creates buildings that have an identity through strong traditional pitched forms.

Larger scale building acts as a feature at the front of the site

Consistent roof line at the front of site facing Shripney Road

Further into the site the scale drops to a lower height reflecting the more private nature of these properties away from Shripney Road

ARUN DISTRICT COUNCIL BE/137/19/RES

8.0 APPEARANCE

8.0 APPEARANCE

8.01 Elevations

Through using a variety of building forms and materials the proposed development seeks to reflect the varying character that is typical of a village settlement with modern elements.

Plots 1-6 and 17-20 are situated to create an entrance vista from Shripney Road and act as the beginning of a cul-de-sac. Plots 11-16 are positioned to line the eastern site boundary, creating an attractive street frontage to the west and a soft edge to the east.

Plots 07-10 provide a green edge to the northern boundary of the site which adjoins the car park for the hotel and pub.

Drawing upon the vernacular context, plots 07-16 are similar in scale and utilise both materiality and form to create a varying character. Plots 1-6 and 17-20 take their form and scale from the series of buildings to the north that form the hotel, pub and restaurant. Their fenestration has been designed to limit their visual impact and give them a domestic scale.

To limit the visual impact on the adjoining properties, houses have been limited to two storeys and spaced away from the west, north and east boundaries.

Plots 1-6 are designed to ‘turn the corner’ helping to link the spaces within the movement routes and continuing activity.

A planting strategy will ensure that the site has a rural and verdant character to harmoniously fit into the surrounding agricultural context.

The public open space is provided on-site for the intended use of both the proposed and existing residents of Shripney Road, and adds to the open character of the site.

Street Scene 4

Street Scene 3

Street Scene 1

ARUN DISTRICT COUNCIL BE/137/19/RES

8.0 APPEARANCE

Green spaces help break up the building forms across the street scene.

Strong gabled elements help add a traditional character to the site.

The Car ports help to break up the spaces between buildings.

A consistent slate grey roof is used across each to dwelling to help unify the collection of dwellings.

8.02 Street Composition

The material palette is varied across the site to provide an interesting street scene. There are unifying features such as grey brick banding and cill details which are replicated on each property. The roofs also maintain a consistent slate appearance across the scheme.

The main variation is created with timber and red brick, these help to separate the street scene and avoid creating a monotonous appearance.

Intersecting the houses are lower level car ports which break up the space between buildings and have the same timber material.

Further definition is given to the street by the strong pitched roof forms that provide a traditional style appearance and help create a defining character to the site.

In addition to the larger aesthetic moves there are smaller subtle details added to the buildings to add interest and individual character to the each building.

Other street features include timber fencing and varied hard surfacing to create a hierarchy of street uses. Green public spaces also help to break up the site and soften the building edges, ensuring the site retains a rural feel.

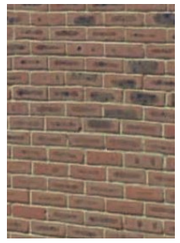
8.0 APPEARANCE

8.03 Materials

The introduction of a variety of high quality built forms and materiality within the scheme ensures that interaction with the public realm is maximized, helping to create a site-specific sense of place throughout.

The material palette has been inspired by the surrounding and historic built forms in the village. There is a variety of styles and materials, some of which have inspired the scheme. The hotel and pub to the north of the site use a variety of domestic materials to integrate the larger buildings and enrich the local fabric of the village.

The scheme uses local vernacular materials to create a rich textured environment that merges into the village landscape. By using a palette of materials the fenestrations of the houses can have a varying character without seeming alien to one another.


1.

2.

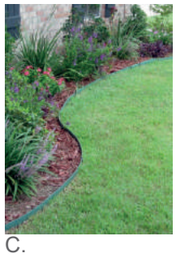
2.

3.

4.

A.

B.


C.

1. LOCAL BRICK BLEND
2. LIGHT GREY BRICK
3. FEATURE BRICKWORK
4 HORIZONTAL TIMBER BLACK BOARDING
5. TIMBER DOOR
6 PLAIN CLAY ROOF TILE
A. PLANTING TO PUBLIC REALM.
B. PERMEABLE BLOCK PAVING
C. GRASS AREAS TO GARDENS AND PUBLIC OPEN SPACE.

ARUN DISTRICT COUNCIL BE/137/19/RES

9.0 LANDSCAPING

9.0 LANDSCAPING

9.01 Landscape Strategy

A hard and soft landscaping plan has been submitted with this planning application.
The landscape architecture responds to the rural location of the site in several ways to create a space that is sympathetic to the setting.

There are 3 core aspects to the project:

1. Site Boundaries
The site is naturally screened by the surrounding planting and hedgerows on the perimeter of the site. To blend the scheme into its green setting the existing boundary line on the east of the site has been reinforced with clusters of native planting.

2. Public Open Spaces
The public amenity spaces will form a vibrant focal point for the development, and will create an expanse of publicly accessible land that will become an asset for both existing and proposed residents.

This space will have a green character, providing opportunities for informal recreation. See section 5.02.

3. Private Gardens
Children's play is an important part of the site's legacy. It is appropriate to create space for activity which can bind communities. The aim is to create a public realm that is genuinely child-friendly and inclusive to ensure that all children have safe access to good quality, well-designed, secure and stimulating play and informal recreation.

Natural play space was preferred to traditional play equipment as it is better suited to the rural character and confines of the site.

The scheme design will encompass substantial soft landscaping through the provision of new structural and low level planting areas.

As part of the proposal a planted hedgerow will be established along the boundaries of the area of public open space incorporating a mixture of wild flower and grasses, which will provide a seasonal interest and create suitable habitat for local wildlife.

Planting to garden frontages will create a clear definition between private and public spaces for residents and provide a cohesive character to the development as well as reinforcing the edge of the built form where it lies against the surrounding semi-rural landscape.

It is proposed that all of the new hedgerows on the site are to be only native species from UK stock and a variety of UK native trees will be used throughout the site.
Hedging, bold blocks of shrub planting and trees will be selected to enhance the retained vegetation, form a strong landscape structure with year-round seasonal interest and create a high quality living environment.

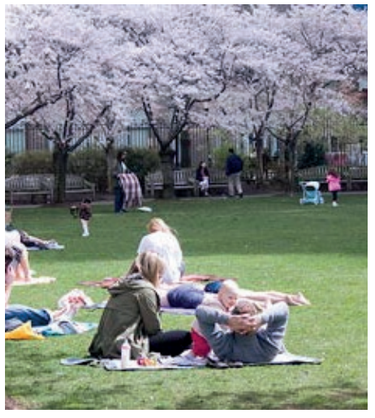
A selection of blocks and colours are proposed for the access roads throughout the scheme, creating a sense of shared space. These materials are to be permeable in key locations to enhance the drainage strategy.

Soft landscaping

Example of tree planting

Hard Landscaping encouraging play

Landscaping to encourage play


Public open space

Public / private boundary demarcations

ARUN DISTRICT COUNCIL BE/137/19/RES

9.0 LANDSCAPING

9.02 Landscape Materials

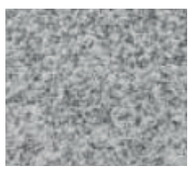
The landscape architect has used a variety of materials to help create a high quality and interesting landscaping arrangement.

The materials are all sympathetic to the surrounding area and design to help the site retain a rural feel. Each surface has different paving colour to give hierarchy between the road, pavement and turning areas.

For details of the material locations please refer to the landscape documentation provide with this application.

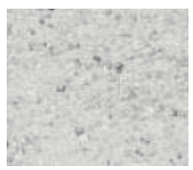
Proposed entrance and patio- 'Conservation Paving' by Marshalls Colour: Heather

Proposed Block Paving to be 'Myriad Priora permeable paving'. Midnight



Proposed Block Paving to be 'Myriad Priora permeable paving' Colour: Twilights

Proposed Block Paving to be 'Myriad Priora permeable paving' Colour: Morning lights



Proposed Block Paving to be 'Myriad Priora permeable paving' Colour: Moonlights

Proposed Lawns to be seeded with A6 (Supreme Shade)

Proposed fencing to the front garden plots 1-6 - Chestnut cleft fencing

Proposed 1.8m high flat top Fencing

Proposed- Ornamental bulb planting

Proposed- Feature Trees

9.0 LANDSCAPING

9.03 Open Space Strategy

The fundamental aim of the design strategy for the site has been to adopt a landscape-led approach that will create an attractive and distinctive new residential development.

A green amenity space along the edge of Shripney Road has been provided as a contribution to the requirement of the open space policy, its close proximity to the road means it is not ideally located for further residential development. The proposed amenity space will inform a vibrant focal point for the development, and will create an expanse of publicly accessible land that will become an asset for both existing and proposed residents.

The proposed public open space will provide opportunities for informal recreation and a quiet area for residents to enjoy. Any vegetation cleared during construction will be reused where appropriate.

POS1 will be an informal wooded area that will provide a visual and acoustic buffer. POS 2 will be more open and enable a visual connection between the public foot path and the pathway along Shripney Road. It will provide a more formal public area.

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The strategy will look to utilise the existing public foot path to the south of the site boundary as an access point for the open space and as an extension of the public realm.

Building materials, external furniture and boundary treatments will complement and enhance the architecture, reflecting the local vernacular of Shripney. The use of different surface materials will define a hierarchy of vehicular and pedestrian movement and create a safe and accessible environment.

The scheme seeks to reinforce landscaped boundaries through the provision of high quality vegetation. The boundary planting will provide a verdant backdrop to the development, whilst assisting in screening potential views of the site.

The boundary vegetation will be retained and enhanced to conserve and improve the effectiveness of the existing ecological habitats and corridors. The increased range of native planting will incorporate existing routes for wildlife and increase nature conservation interest.

The schemes aims for the provision of open space within the scheme are as follows:

- Be accessible to people from both the existing Shripney residents and future residents
- Create safe environments for play
- Increase biodiversity and create or enhance wildlife habitats throughout the site
- Encourage outdoor activities and healthy living
- Provide an attractive setting for residential properties
- Take advantage of the public foot path and extend the public realm.

Diagram - Public Open Space

ARUN DISTRICT COUNCIL BE/137/19/RES

10.0 ACCESS

10.0 ACCESS

10.01 Development Access

The proposed development site has one direct access onto Shripney Road, which provides access south to the A29 Bognor Regis and the wider road network beyond.

The site access is the same as that which was approved in Outline Application BE/63/17/OUT. The location of the access road was considered appropriate for the scale of development.

Careful consideration has been given to the access point into the site for vehicles in order to provide the required visibility and an appropriate road width for access into the development.

It has been concluded, following the preparation of the supporting Transport Statement, that the relocated vehicular junction with Shripney Road will be acceptable to provide the single vehicular, cycle and pedestrian access into the site. The access road forms a small cul-de-sac serving the site.

Once within the site, a variable width [4.8m wide generally] vehicular access road with pedestrian walk ways and priority shared surface in places will be provided, which will be bounded by grassed verges, formal hedge and tree planting, establishing the pedestrian oriented and semi-rural character sought for the development. Surface materials will be utilized that also reinforce the pedestrian oriented nature of the site.

The shared-surface roads are for vehicular, cycle and pedestrian access; all roads have been accurately tracked to allow for large vehicles, to provide good forward visibility and to minimize visual impact on the street-scene.

Importantly, the varying width and surfacing proposed will actively discourage vehicle speeds and promote the use of the public open space.

Please see the Transport Statement for full details of the access strategy and compliance with highway requirements.

10.02 Accessibility

Inclusive access to the site will be provided from Shripney Road and in the wider setting via the A259 Worthing Road.

For pedestrian and cycle accessibility flush dropped kerbs and tactile paving are used where appropriate. Shared surface roads are generally laid level with low kerbs to grassed verges and paths to dwellings to resolve the falls on the site.

Full mobility access will be provided to the main entrance of each new dwelling in accordance with Part M of the Building Regulations and small ramps or compliant steps provided only where necessary on the site to respond to more significant existing changes in level.

Each dwelling has private gated access to rear garden areas either direct or via the adjoining car barn and private paths to front doors. Refuse storage areas within gardens are accessible to wheelchair users. The apartments have shared stores for refuse, recycling and cycles.

Within the dwellings, WC facilities will be provided on ground floors where required and door widths are designed to be accessible for both wheelchair users and ambulant disabled users.

10.03 Car Parking & Cycle Storage

Each house has a minimum of two car parking spaces provided next to the property, with plots 11-12 and 17-20 allocated 1no. space within the car barn and the remaining space positioned in front of the car barn. Each apartment benefits from one car parking space. 4 unallocated visitors car parking spaces are provided within the development in appropriate locations to meet parking requirements.

The approach to car parking ensures that an over-dominance of car parking is avoided but also that there will not be pressure for on-street parking within the development. Parking restrictions and the scheme management company will provide further control.

The car parking is a mixture of bay parking, car barns, and on-street parallel parking, with all parking locations limited in size. Landscaping has been carefully utilised to soften their appearance.

Delineation is provided between access roads and parking areas through the use of either setts or colour variation to define a more private curtilage. This works together with the hard and soft landscaping approach to create a high quality setting for the dwellings.

Two cycle parking spaces are provided per house and one per apartment. For each house these are located within the rear garden or the car barn which will have a bar to lock the bike to. Plots 1- 6 have a shared bike store adjacent to their car parking spaces.

ARUN DISTRICT COUNCIL BE/157/17/RES

10.0 ACCESS

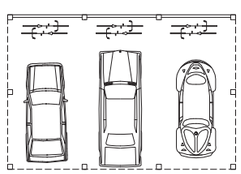
10.04 Vehicle/Cycle/Pedestrian Diagram

Vehicle movement is all through one access route from Shripney Road, the road runs centrally through the site and splits at the rear to facilitate access to the two corner properties and car barns.

Cycle storage is located in a purpose built unit for the apartment block and each house will have a shed that can house bicycle.

The pedestrian route runs the same as the road but there are separate access paths for certain houses.

Cycle & Pedestrian Access Diagram



Car Barn - Cycle & Car storage

Image 6

10.0 ACCESS

10.05 Movement Diagram

Bin and recycle storage locations have provided at the rear of each house and the waste removal plan will be for these to dragged by residents to the kerb side. The flat block has a purpose built bin unit that can easily access by the waste removal vehicle.

The access road has been design so a large vehicle can access the rear of the site and use the turning head to manoeuvre back out of the site.

Refuse Storage Diagram

KEY

- Site Boundary
- Litter Bin
- Dog Waste Bin
- Bin Stores for Houses
- Central Bin Stores For Apartments
- Access for Refuse Vehicle
- Drag - Local Authority
- Drag - Private
- Bin Zone For Collection Days

ARUN DISTRICT COUNCIL BE/137/19/RES

10.0 SUSTAINABILITY

10.06 Sustainability

The site is conveniently located within walking distance of local amenities and near to a regular bus service. The site is considered to be in a sustainable location, accessible for employment given its relationship with Bognor Regis.

Within the site, secure cycle storage will be provided for each new dwelling. By providing private gardens for all houses and communal gardens for apartments, individual external clothes drying facilities and composting facilities can be provided away from the street frontage.

Due to the nature of the site, recycling and refuse will be in wheelie bins kept within the back gardens of each dwelling and within shared bin stores for the apartments. From there position bins can be brought to the designated areas or stores accessed on collection days.

Traditional locally-sourced sustainable materials are intended to be used, traditional blend facing brickwork, locally sourced clay tiles and timber boarding.

With regard to energy performance, the site will deliver in accordance with current Building Regulations. All boilers and appliances within the dwellings will be energy efficient and all units will undergo a full SAP assessment to ensure energy efficiency within the building envelope. A ‘fabric first approach’ will be adopted for the dwellings. High levels of insulation, air tightness and solar gain will aim to keep as much heat inside the homes as possible. In line with Arun district policy we will also be using highly insulated external fabric and low energy lighting.

The orientation of buildings and layout of the dwellings maximises the potential for daylight, with natural ventilation provided to all habitable rooms. Dual flush toilets and flow restrictor taps will be provided to all bathroom areas to minimise water usage. Sustainable drainage techniques will be used where possible to fully disperse surface water, including the use of permeable paving and soakaways. Please see supporting Drainage Strategy for further information.

Lastly the SAP investigation will conclude if PV is viable on the scheme, if so we will look install these on each house. If it is not viable we will seek an alternative supply of sustainable energy for the houses.

10.07 Crime Prevention

Crime prevention measures have been provided within the scheme design to achieve a development that responds to the key principles of ‘Secured-by-Design’.

The scheme has one point of vehicular entry which has excellent natural surveillance from active edges of a number of the proposed dwellings, in particular plots 1-9 and 22-31, which create a strong vista overlooking the access points.

All dwellings have a defensible amenity space at the front of properties, creating a safe feel for residents and visitors. The main pedestrian thoroughfares through the site are also substantially overlooked by numerous dwellings.

Public open space and associated landscaped areas are considered to be an appropriate size, well positioned and will be fully maintained by a nominated management company in perpetuity.

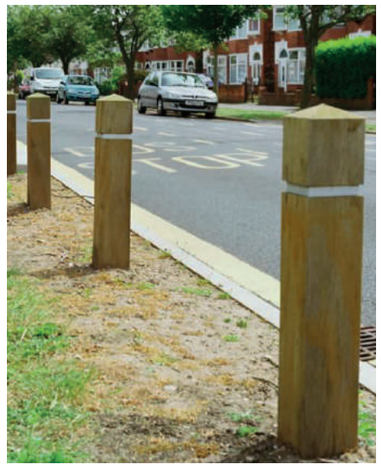
Lighting of the public realm will be minimized whilst remaining in accordance with current British Standards where required for safety reasons, with only bollard lighting intended to be used along roadways and in courtyard parking areas.

Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst all ground and first floor windows will also have locks to the relevant British Standard.

Public and private spaces within the development are clearly defined and are separated by fencing and /or walls. Parking of vehicles within the development has been designed to have natural surveillance from dwellings and to feel safe for homeowners.

Rain water collection

Private bin store



Parking control method

Boundary treatment

11.0 ARUN DESIGN GUIDE

11.0 ARUN DESIGN GUIDE

11.01 Design Guide Criteria Assessment

The Arun design guide is a new policy guide written by Arun District Council that will soon be implemented to advise on the design characteristics of projects within the Arun region.

In designing our scheme we have reviewed our design and layout against the guide to ensure our scheme follows the advice and precedents set. These pages are broken down into each of the sections contained in the report and we have reviewed the proposed scheme against the design guide.

Local Distinctiveness, Character & Identity

When designing the scheme we have taken reference from the surrounding design to help the scheme assimilate into the local character but not repeat it. We have used brick and timber as predominate materials, similar to the neighbouring hotel but differing in colour to help give the site it's own unique identity.

Cohesive and Vibrant Neighbourhoods

The housing is significantly set back at the front of the site with two large green spaces for communal use, fostering interaction between the residents. The singular access road creates one route for every resident meaning natural interaction will be required as residents pass to their homes.

There is no marked difference between the private and affordable units with the same style of architecture being employed throughout.

Diversity

The scheme offers a range of housing from 1 and 2 bedroom flats to houses raging from 2 to 4 bedrooms. This mix of housing appeals to a wider group of people and should ensure a mix of residents use the site. It can provide for those looking to down size or large and small families.

Ease of Movement

One central road is used for the access to every house creating a clear route for traffic. Each house has off road parking and there are road side spaces for visitors, every house also benefits from a shed to store bikes. The flat block has a separate parking area and lockable bike store. To further enhance the movement through the site every surface is given a different colour to create a clear hierarchy between each use.

The bin stores are all located off the road in specifically housed units to aid safe storage and create easy access for bin removals. The turning head at the end of the main entrance road provides ample space for larger vehicles, like a bin lorry, to manoeuvre in the site.

Legibility and Integration

The orientation of the houses changes throughout the site meaning natural overlooking is promoted. The apartment block also as dual aspect apartments meaning they have views out over multiple areas of the site.

Plots that have a road at their rear are backed by car barns, meaning these areas are in use at different times by different uses creating active areas.

The green public areas at the front of the site are all faced by houses giving the area natural overlooking but a clear boundary between the public and private areas of the site.

Adaptability and Future Needs

The house designs take into account the future needs of occupants by providing room for expansion and adaptable spaces. The larger four bed houses have secondary lounges on the ground floor, allowing families to use a variety of spaces and in future the room could be converted to assist ground floor living.

Safety, Security and Crime Prevention

As previously mentioned there are many active areas created through placing car parking at the rear of houses. The differing orientations of the houses creates more opportunities for natural overlooking and the houses and apartment fronting on the green spaces ensures these areas are overlooked.

All the houses and the apartment block have recognisable defensible space on their frontages, every resident has lockable bike storage and all the houses have off road parking.

The pleasant green entrance to the site promotes a sense of well being and open space but crucially creates a buffer zone between the very public road and the private residential site.

Efficient Use of Natural Resources

The layout of the site has sought to protect some of the larger species of trees and maintain a green frontage to the site. The public green areas ensure the site still retains preamble footprint to reduce flooding. There is a also natural buffer zone a the rear of the site to provide areas for natural growth and habitats.

Appropriating local design styles but with a revised character.

Top: Existing neighbouring hotel

Bottom: Proposed houses showing the same material split but with different material styles.

10.0 ARUN DESIGN GUIDE

11.01 Design Guide Criteria Assessment

Innovation

The proposed housing adopts a modern style and is therefore more efficient in its construction. There are different house types to create variety but they use similar layouts ensuring a level of repetition across the scheme and therefore reducing the amount of bespoke processes during construction.

Climate, Change and Sustainability

The scheme will adopt a fabric first approach by creating efficient building envelopes that reduce the amount of heating required and provide natural opportunities for ventilation.

The site is also well located for buses with two stops nearby and cycle parking is provided for every plot, encouraging more sustainable modes of transport.

Good Streets and Spaces

The road and street are clearly differentiated with alternate colours of paving denoting car and pedestrian routes. Turning areas are further highlighted in a different colour to ensure the junction is well marked.

The site also has a range of green and public spaces. The large communal spaces at the front of the site mark clear green areas for public use. There is a green buffer zone at the rear of the site as well. Alongside this there are a number of green strips and planting areas incorporated into the layout to provide more opportunities for planting and softening the development.

There is also a new public footpath being created to the South of the site ensuring the development offers new connections for the public and is not just inwardly focused.

Well Designed Buildings

The buildings all offer a variety of spaces that go above the standard house layouts. Some are provided with small rear extensions to create alternate living spaces. Others have Juliet balconies to offer different dynamics to the internal living areas. All the houses are have large openings to allow plenty of natural light. All the internal spaces that meet national guidance and provide a range of storage options. Materially the buildings predominantly use brick throughout which ages well and is extremely durable.

Summary

In addition to the points raised we have reviewed the scheme against each chapter of the Arun Design Guide and have ensured each chapter has been considered in some capacity in the design.

We have sought to create a scheme that provides and array of public and private spaces, with a strong green feel to the site created through the communal areas and multiple small planted areas.

The buildings themselves are well designed and considered in relation to the surrounding context with a mix of accommodation provided to enhance interaction between social groups.

Key:

Simple clear route through the site

Different orientation creates natural overlooking and active frontages in different areas

Large communal spaces fronting the site

ARUN DISTRICT COUNCIL BE/137/19/RES

12.0 CONCLUSION

12.01 Conclusion

Overall, this reserved matters Application provides an opportunity to create bespoke and high-quality residential development that can act as interesting precedent for future development in the area.

The design process resulting from this application has been rigorous and carefully considered to create the optimum design solution which respects the surrounding developments whilst providing a development that architecturally enhances the character of the area.

The applicant has taken time to review the outline approval and ensure this reserved matters application reflects the approval well and provides a scheme that will enhance the area.

It offers much needed housing with and affordable element alongside a series of public spaces and vegetation areas to ensure the development does not alter the rural feel of the existing site.

The scheme that has been created that pays substantial reference to the local vernacular and creates a thoughtfully designed building, providing high quality homes for generous living.

ARUN DISTRICT COUNCIL BE/137/19/RES

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