

2.7 Opportunities & constraints

Constraints

- Vehicular access point set by visibility splays and relationship to existing road accessed onto Fontwell Ave
- Site slopes from North-west down to South-east
- Thick existing tree planting to western and northern boundary
- Eastern boundary has hedgerow and tree planting.
- Sub station to north of site on Level Mare Lane
- Pipe runs north south along western boundary with associated easement

Opportunities

- Development can address views down Wandleys Lane from east and along Fontwell Ave
- Maintain views through to Western boundary to keep a visual connection with countryside rather than presenting a wall of development
- Maintain a green frontage by replanting hedgerow along Eastern boundary (where existing is lost to provide visibility splays)
- An informal semi - rural layout in keeping with the early settlement of Eastergate around Church and School Lane

Key

	Red Line Boundary		Existing Vegetation
	Water pipe & 5m offset		Sunpath
	RPS		Prevailing Winds Direction
	Site Slope		Regional Roads
	Noise pollution		Local Roads
	Site Access		Visibility Splays
	Site Contours		Sub-Station Location



Constraints & Opportunities Diagram - NOT TO SCALE



Design and Access 03

3.1 Local context and evolution

Historic maps analysis

An analysis of historic maps has been undertaken to understand the historical setting of the site.

This illustrates how the site has gone from being a rural area of land between the A27 in the north and the B2233 in the South (with the A29 running North-South adjacent to the site) to a piece of land that has been surrounded by development which has expanded north from Eastergate and South from Fontwell to envelop the north, east and south of the site.

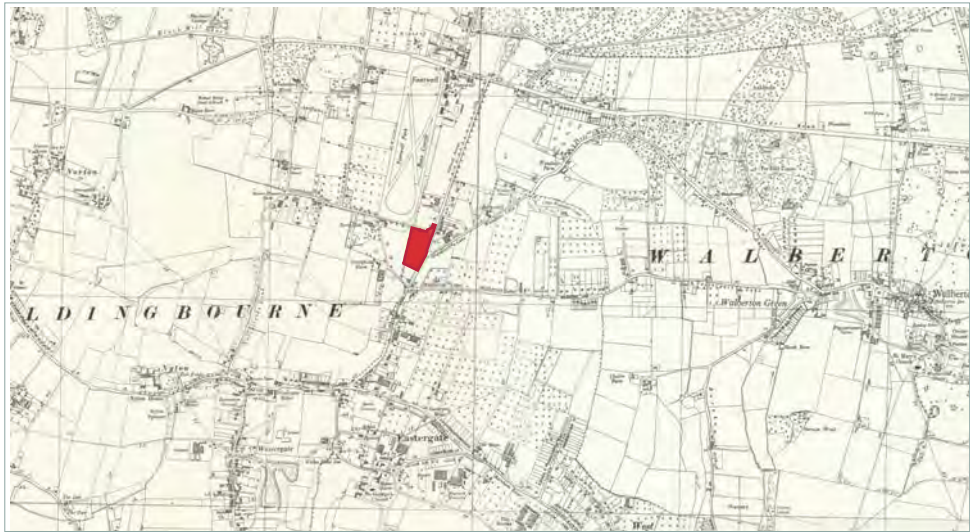
It's development for housing therefore follows this existing pattern of growth.



Map Published in 1913



Map Published in 1937



Map Published in 1969

3.2 Settlement precedents

Local village studies

Eartham is located to the North-west of the site and is a very small village set around its medieval church. The main road into the village from the North wiggles to the West around the church which sets up a key view across a central green space (the graveyard) toward the church. This space is at the heart of the village and is fronted on to by the surrounding houses which creates an intimate and safe character to this key green space. Although its use is primarily as a graveyard the sense of space and light it brings to the centre of the village means it serves the dual purpose of being amenity space.

The proposed site layout plan also picks up on the idea of a central green space as you first enter the development. The background/focal point of this space in the proposed development is the existing mature planting along the Western boundary with units fronting onto this space creating an intimate character. The village green space at the centre of the development also has the opportunity for informal play as well as providing a focal point.

Eartham Village Green



Central green space at the heart of Eartham with the church providing the focal point



Houses front onto the green space creating passive surveillance and a safe and secure character

Walberton is a small village to the east of the site along Eastergate Lane. It exemplifies West Sussex village with a green space at its heart, split by the road that runs through it. The space allows views to the mature trees on the western side of the road whilst the houses are pulled back from Maple Road so that they are viewed across green space.

These themes are picked up in the proposed site layout for the development which allows views to existing mature trees and vegetation on the western boundary and pulls the houses back from Fontwell Avenue so that they are viewed across a green space helping to soften then development and give it a real sense of place.

Walberton Village Green



South view of road junction/houses pulled back from village green

3.3 Design strategy

Landscape Integration & Movement

The landscape and movement strategy has been key to the site layout plan and to creating a true sense of place. A green frontage is proposed with the development pulling back from the eastern boundary behind hedge and tree planting. The access point allows views through the site to the existing mature trees on the western boundary across a village green space. From this central point roads head north and south into small clusters of housing creating an intimate character to the scheme.

Site Density

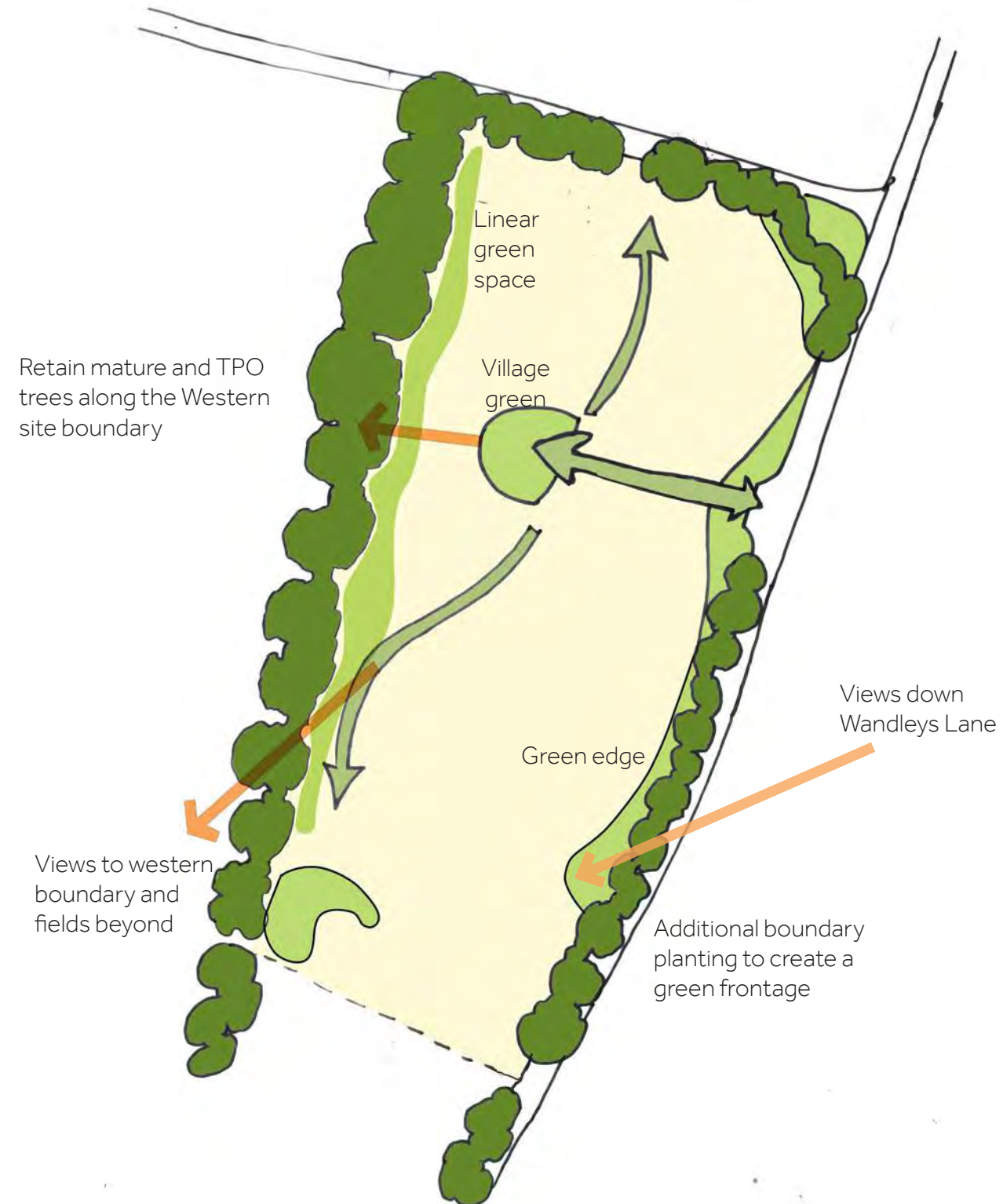
Much of the site is retained as open green space and the site has an overall low density of 27DPH which is in keeping with a semi - rural location.

Key Views & Prominent Buildings

The key view is from the access point and doesn't focus on a building but rather on the existing mature tree vegetation on the western boundary. Large more prominent buildings form the gateway into the site and front onto the village green space or address corner plots or views at the ends of roads.

SuDS

A sustainable drainage strategy will be integrated into the scheme and a separate report is submitted in support of the application. The SuDS strategy focusses mostly on providing storage/attenuation under parking court areas.



Concept green space & Movement diagram - NOT TO SCALE

3.4 Integrated approach

Landscape Led Design

The landscape framework provides the structure for the proposed development with the built form helping to reinforce the spaces created within the scheme.

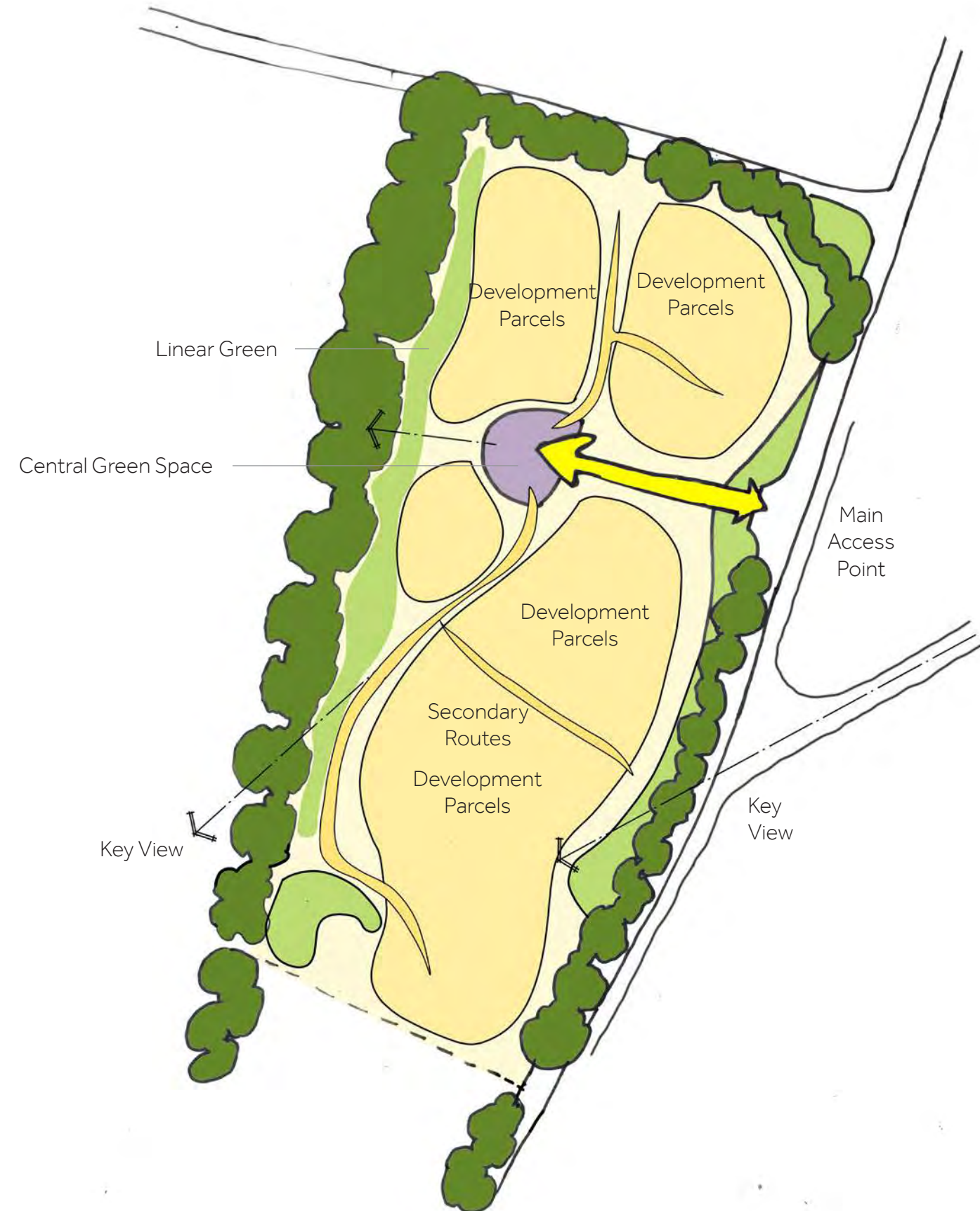
The main access follows the linear green from the north of the site to the south with a focal point in the centre of the site. Towards this central green to the east and the west of the road, the built form becomes more concentrated creating a 'nucleus'. To the south of this space, the two detached houses create a more open aspect which allows southern light to flood into this space but also allows views to the southeast, south (to the low-density housing along this edge) and west (to the public open space). The mature vegetation on the eastern and western boundaries create a backdrop to the houses creating a layering of landscaping.

The two detached units on the central space act as a gateway to the southern housing parcel with the view down to the south and to the west terminated by a wide fronted unit.

To the west, units are pulled back on the south side of the street to allow space for front gardens that will create a green street scene which in turn leads to the public open space which features a 'natural play' area and SuDS feature.

Houses do not strictly follow the road geometry but instead respond to viewpoints or else pull back from roads to create green space within the street scene. Small parking areas create rear lanes, a familiar form in rural settlements, providing linages to the west of the site.

The landscape led design of the development creates a harmonious, integrated approach with SuDS features working with the landscaping with the character of the spaces reinforced by the built form, road geometry and layout.



Concept Plan - NOT TO SCALE

3.5 Design principles

The Key Principles underlying the Design Proposals

- 1

The proposal for the scheme is landscape led, with key views to the Western boundary maintained and housing pulled back from the Eastern boundary.
- 2

A green space forms the heart of the scheme with housing fronting onto it and informal play within it.
- 3

Viewpoints down Wandleys Lane are addressed by the position and orientation of the buildings.
- 4

Native planting to the Eastern boundary (where the existing has to be remove for visibility splays) of the site will be reinforced to create a natural visual buffer along Fontwell Avenue
- 5

The building lines on the site do not follow the geometry of the roads creating an informal semi-rural character.
- 6

Affordable homes are in a mixture of forms (apartments and houses) and are designed to be tenure blind.
- 7

The Western edge of the site is maintained as a linear green space.
- 8

The architectural approach is in keeping with West Sussex vernacular to create a sense of place based on the surrounding context in Fontwell and Eastergate.

3.6 Design guidance

As part of the Design Team’s review of this site, it set out a series of clear design objectives which sought to acknowledge its location, features of the site and the design aspirations and qualities that believe should be imbued in the development and against which further design development would be tested.

In setting the design principles for the scheme the team sought to draw design guidance documents whilst weaving into this framework a series of values judged specific to this site and against which subsequent design developments would be tested. The key guide used to inform the design was Arun’s emerging Design Guide SPD which include guidance on layout, space standards and amenity space.

Site Analysis

The particular character of the site has been dealt with earlier in this document and in particular the sensitivity of various boundaries, the need to reflect connection and movement in a safe and visually coherent manner.

In addition, there are a series of key features and views that the scheme should seek to capitalise on through its design development.

Good site analysis is key to creating a true sense of place based on the unique circumstances of each site. In combination with good Design Guides these help to form the backbone of good design to which this development adheres.

H Welcoming Streets & Spaces
H.03 Open Spaces

Create a network of open spaces of diverse size, scale and character, which have a clear purpose and are accessible to a wide range of potential users.

All development should **enhance the provision, quality or accessibility of open spaces, sports, community and leisure facilities**, whether by appropriate contribution through planning obligations, or direct provision.

These spaces should be **designed positively**, providing a **high level of amenity** with building frontages creating **clear definition, appropriate natural surveillance** through enclosure and overlooking, and should be **accessible for all**.

Open spaces should be **developed around existing natural features** on the site, **linked with the existing network of green infrastructure** throughout the District in order to **increase the visual amenity, recreational use and biodiversity features** of this network; and should incorporate SUDS in line with the drainage strategy for the site. Depending on the context, either a **direct link or green route** along existing walking and cycling paths and incorporating tree planting and soft landscaping may be appropriate. All residential development should have **open spaces and sports facilities** provided in **close proximity** as per Arun’s Public Open Space, Playing Pitches and Built Facilities SPD (2019 draft).

Most open spaces should have a **primary role** or function to prevent them from becoming unused or neglected, while also offering choice within and between open spaces to cater for the needs of all users. This may include facilities and features such as formal or informal sports pitches, outdoor gym equipment, play areas, community gardens, vertical gardens or quiet spaces. The appropriate function of a space will **depend on the local needs** of the surrounding area. In particular, the provision of play spaces should consider the intended age of the children using the space, and should be accessible to all within this age bracket. These spaces may be formal (marked and laid out for recreational activities, including athletics tracks, sports pitches or play equipment, likely to be age-targeted) or informal (casual spaces for children of all ages).

Consideration should be given to the **maintenance and management of open spaces**, making provision for ongoing costs. This is particularly important for smaller spaces and soft landscaping such as verges which play an important role in ensuring the connectivity of the District’s green infrastructure network but are often overlooked, with no clearly defined sense of ownership or responsibility for their upkeep.



J Building Design
J.08 Internal Space Standards

Utilise a design-led approach to building space standards, providing homes which are liveable for residents now and in the future.

Homes must provide sufficient internal space to **meet occupants’ requirements now and in the future**. Arun District Council has produced guidance on accommodation for older people and people with disabilities, to be used alongside this Design Guide. This has been prepared in line with paragraph 61 of the NPPF which states that plan-making should **reflect the housing needs of different groups**.

All new dwellings will be required to follow the **Government’s Technical Housing Standards** (MHCLG, 2015), which set out the minimum gross internal floor areas for various dwelling sizes and occupancies. Buildings must also ensure compliance with Part M of the Building Regulations, whereby **all new homes must be ‘visitable’** dwellings as per **requirement M4(1)** of the standards. This includes making reasonable provision for most people, including wheelchair users, to **approach and enter** the dwelling, **access habitable rooms and sanitary facilities** on the principal storey, and reasonably access wall-mounted controls.

Applicants are however encouraged to **exceed these minimum standards wherever possible** in order to **meet occupants’ changing requirements**, from family homes to those downsizing or adapting their homes. Applicants should also **refer to the Council’s evidence on future needs** of the growing **older population with a likelihood of increased disability and health-related problems** and the local context of **general housing need** to be met. The standards above are not adequate to accommodate full circulation and functionality required by those with mobility impairments including wheelchair users, or to incorporate Lifetime Homes Standards. Lifetime Home principles include accessible, well-lit thresholds; adequate space to move in a wheelchair; entrance-level living spaces and WCs; and provision for a future stair lift.

These features may be provided by meeting optional requirements **M4(2) ‘Accessible & Adaptable Dwellings’** or **M4(3) ‘Wheelchair User Dwellings’** of the Building Regulations as explained on the following pages.

Figure 235: Bungalow Example - Wheelchair Accessible © DWELL Housing Typologies for Later Life, 2016

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S2 D E F G H I J K L

National Housing Space Standards - Minimum GIA & Storage (sqm)

Number of Bedrooms	Number of Bed Spaces	1 Storey Dwellings	2 Storey Dwellings	3 Storey Dwellings	Built-in Storage
1b	1p	39	-	-	1.0
	2p	50	58	-	1.5
	3p	61	70	-	2.0
2b	4p	70	79	-	2.0
	4p	74	84	90	-
	5p	86	93	99	2.5
3b	6p	95	102	108	-
	5p	90	97	103	-
	6p	99	106	112	3.0
4b	7p	108	115	121	-
	8p	117	124	130	-
	6p	103	110	116	-
5b	7p	112	119	125	3.5
	8p	121	128	134	-
	6p	116	123	129	4.0
6b	7p	125	132	138	-
	8p	125	132	138	-

Figure 236: Technical Housing Space Standards (GIA/sqm) - Nationally Described Space Standards, MHCLG2015

Any area with a headroom of **less than 1.5m** is not counted within the Gross Internal Area (GIA) unless used solely for storage (if the area under the stairs is used for storage, assume a general floor area of 1sq.m. within the GIA)

Any other area used solely for storage with a **headroom of 900-1500mm** (as under eaves) is **counted at 50%** of its floor area, and any area **lower than 900mm** is not counted at all.

A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths, set out above. The **built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom** counts towards the built-in storage requirement.

The minimum ceiling height should be **2.5m**.

3.7 Access for all

Introduction

- Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not be seen as something that has been considered late in the overall process or as a mere add on to other design inputs.
- In view of this the objectives established for the proposed development are that it should be:
- Inclusive (so that everyone can use it safely)
- Responsive (everyone's views have been considered and taken into account)
- Flexible (different people are able to use it in a variety of different ways)
- Convenient (development is open for everyone to use without too much effort or separation)
- Accommodating (open to all people, regardless of their age, gender, mobility, ethnicity or circumstances)
- Welcoming (no disable barriers that might exclude some people)
- Realistic (balancing everyone's needs)
- In practice, the proposed development is considered unlikely to be discriminatory as a range of house sizes and tenures are provided and the relatively low gradient across the site means that all units should be accessible.

Design Approach

- The design of the scheme reflects the requirements under DDA – Access for the Disabled – with level thresholds into the entrances and level access to gardens beyond, all of which is achievable acknowledging the character of the site.
- Externally, acknowledging the strategy for the scheme, kerbs and changes of level within the highway and pedestrian environment have been kept to an absolute minimum. This maintains ease of access throughout the scheme whilst maintaining clear definition and distinction between various zones within the scheme which has been achieved through textural changes and changes in materials.



3.8 Movement

Main Access Road

This route has a carriageway width of 6.0m as it first enters the site which reduces to 5.5m once within the site.

Secondary Roads

Secondary roads are designed to be narrower and more intimate in character and are generally 4.8m wide.

Tertiary Roads/Mews Courts

Small mews courts are provided which vary in size and shape but are designed to accommodate vehicle turning as illustrate in Paul Bashram Associates' report.



Movement Strategy Diagram - NOT TO SCALE

3.9 Parking strategy

Parking Provision and Arrangements

Parking provision is based Arun District Council's standard with a mixture of on plot parking, on street parking and courtyard parking provided to further reinforce the different characters within the site layout plan.

A Travel Plan is provided within the submitted documents forming the application whilst the Transport Assessment sets out the exact levels of parking within different parts of the site.



Parking Strategy Diagram - NOT TO SCALE

20	Allocated Parking Garage / Car Port
42	Allocated Parking On plot/driveway
5	Affordable Allocated Parking On driveway / Garage
19	Affordable Allocated Parking On Street/courtyard
9	Visitors Parking

Total Number of Parking = 95

3.10 Refuse strategy

The site plan and road layout have been tracked by Paul Bashram Associates for a refuse vehicle swept path.

The refuse strategy is a mixture of kerb side collection, bin collection points (where residents drag their bins to a designated spot on bin collection day then return them to their gardens) and bin stores (where bins are permanently stored and refuse workers take the bins fro on bin collection day).

The diagram opposite illustrates the different strategies on a plot by plot basis.



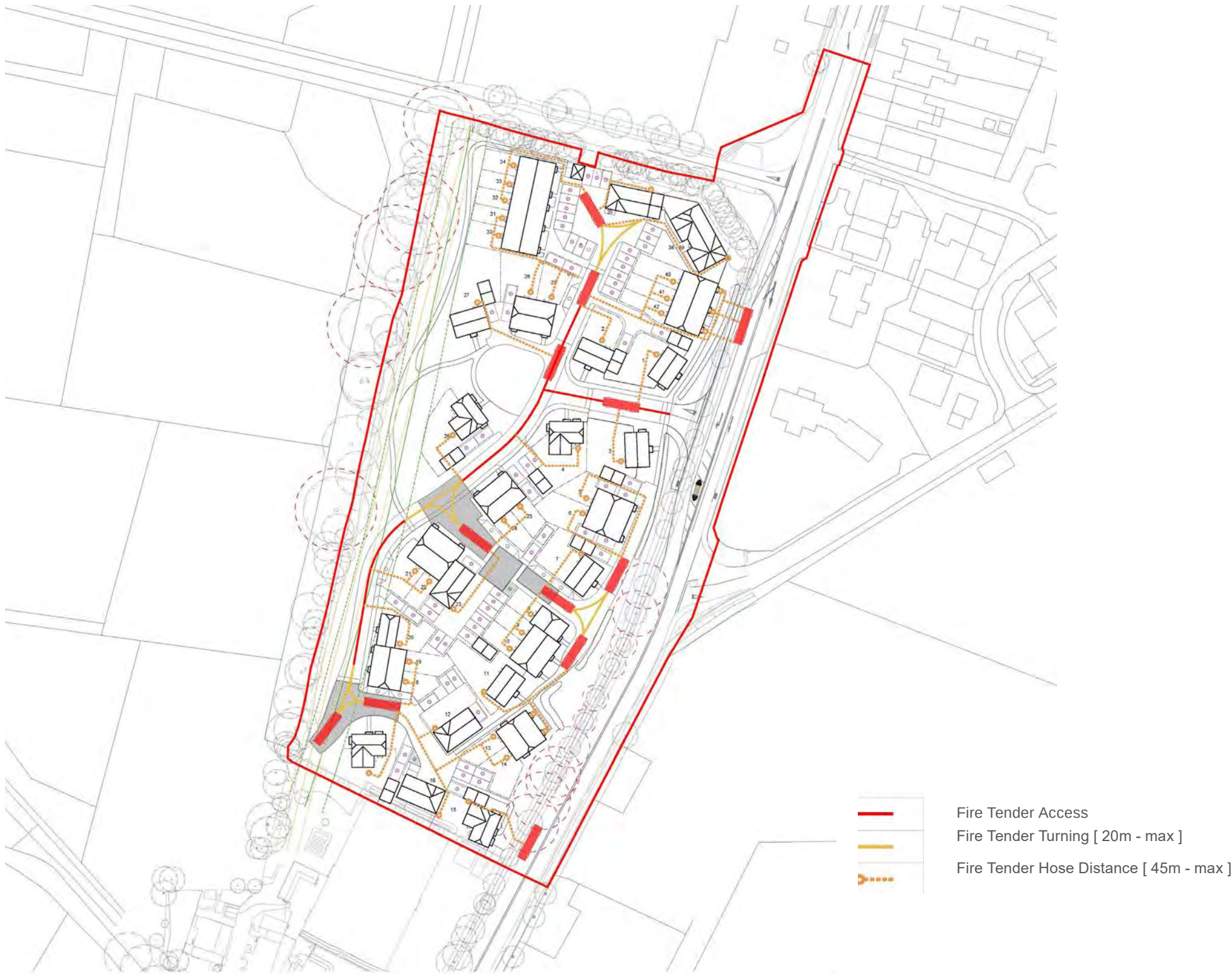
Refuse Diagram - NOT TO SCALE

3.11 Fire strategy

The fire strategy, similar to the refuse strategy, is based on the swept path tracking supplied by Paul Bashram Associates. The aim is to allow fire tender access as close to the properties as possible without introducing large areas of hard-standing. This approach allows the secondary and tertiary roads a degree of intimacy in keeping with a village or settlement edge.

The fire tender requires a turning head of 20m and must have a maximum hose drag distance of 45m.

The diagram opposite illustrates the strategy for allowing fire tender and hose access on a plot by plot basis.



Fire Strategy Diagram - NOT TO SCALE

3.12 Sustainability

Approach to Energy Efficiency

Reside Developments advocate a policy of minimising energy demand by using a Fabric First approach. The aim is Carbon Reduction by passive measures. This approach is summarised by the hierarchy below;

- Homes are provided with embedded efficiency resulting in improvements to the fabric and the use of simple technologies
- The building actually delivers the efficiencies and carbon savings which are designed in
- Reducing the carbon from ‘unregulated emissions’ such as cooking and appliances which makes up around 50% of the carbon used in houses by installing A rated appliances
- Prioritises the need to reduce energy demand
- The approach to design energy-efficient buildings, therefore, centres on minimising heat losses and using energy efficient fittings and appliances

Further details of the exact Energy Reduction Strategies are included in a separate Energy Statement. Sections 5 and 6 of this statement demonstrate that the siting and design of the proposals support relevant policy relating to sustainable development. This shows that the proposed development:

- Will promote walking and cycling, and deter private car ownership;
- Will minimise internal water consumption to 105 litres per person per day;
- Will incorporate measures to maintain and improve site biodiversity, including retaining the existing boundary vegetation and including biodiverse planting;
- Will reduce surface water runoff rates through the use of sustainable drainage measures, including permeable paving, soakaways;
- Will minimise energy demand through the specification of low U-values, low air permeability and low thermal bridging to reduce heat loss;
- The site has been assessed on the basis of Air Source Heat Pump (ASHP) technology to serve the space and water heating demands of the proposed dwellings. However other technologies could also be applied in the future i.e PV, Ground Source Heat Pump and Solar to achieve the same results. The situation is fluid and different technologies can improve quickly and, as such, flexibility needs to be retained for the final technology to be used;
- Will exceed the Arun District Council carbon dioxide emissions reduction requirements through on-site means alone, with a minimum 13.7% reduction in CO2 emissions following the Energy Hierarchy methodology.

The new dwellings shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the new houses will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter. the Reason is to ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan

Overall, the proposals for the scheme are in line with the principles of sustainable development, as well as the policy requirements of the NPPF and Arun District Council, and will provide a development that seeks to promote these principles in operation.

Crime Prevention

The principles of Secured by Design have been integrated within the site layout. In particular the principle of creating distinct housing areas and having some control over vehicular and pedestrian permeability to help generate micro areas of the community.

All housing should front onto the proposed movement network so as to enrich and animate the routes through the site. Where possible buildings front onto green space and parking areas or alternatively there is passive surveillance into public open spaces and parking areas so as to minimise anti-social behaviour. Flat Over Garage (FOGs) are positioned within parking courtyards to ensure these are always overlooked by passive surveillance from these unit types.



3.13 Visual impact



The site is well screened by existing mature tree and hedge planting along it's eastern boundary which will be replaced with native species where it has to be removed to allow access to the site

The site is well screened on the north, east and western boundaries. It is proposed to retain the vegetation along these boundaries or replace it where it needs to be removed in order to achieve visibility splays from the proposed new access. Where necessary the planting along the boundaries with be reinforced to further aid screening of the site.

The site will mainly be visible from Fontwell Avenue which already has semi-rural/suburban character due to the houses on the east side of the road. The introduction of housing to the west of the road, pulled back from the road and set behind green landscaping will therefore not have a great visual impact on the character of the area. The proposed houses are mainly two storeys in height and so are in keeping with the surrounding of two/two and a half storey dwellings already located along Fontwell Avenue.

To the north is Level Mare Lane which is a small rural road which provides access to Northfields House and a small number of dwellings to the west. Immediately to the north of the site are buildings and land associated with Fontwell Park. Views into the site from this view point are therefore restricted and again are unlikely to be greatly impacted.

To the west the site is bounded by fields with a small country track providing access between Northfields Country House and Northfields Farm House, although this is not a Public Right of Way and is therefore presumably only accessible to the residents of these properties. The substantial existing tree buffer on the Western boundary of the site will be retained so again the visual impact will not be great from this very restricted view point.



The planting at the junction of Fontwell Avenue and Level Mare Lane could be reinforced to reduce



Photo from Level Mare Lane looking south along the site's Western boundary



Illustrative Site section A - A showing the hedge screening which runs along the adjacent Fontwell Avenue A29 road



Accommodation **04**

4.1 Accommodation

Scale & Density

The site area approx. **1.55** hectares, over which **42** dwellings would give a density of **27** dwellings per hectare. Localised areas of higher density occur around the mews courts to create a different character to these areas.

Residential Mix

Proposals are for 42 new homes, within which there is a broad mixture of 1, 2, 3 and 4 bed homes. These are also provided in a variety of forms from apartments to terraced units and semi-detached and detached units.

The overall mix of property sizes across the proposals are shown on the Accommodation Schedule (opposite).

Tenure

Affordable units are provided (as illustrated opposite and on the following page) with 30% of the proposed units being affordable tenure types.

Plot	D /SD / T	BEDS	Private / Affordable	Person Sizes	SQ. FT.	SQ. M.
1	D	3	Private	5	1141	106
2	D	3	Private	5	1141	106
3	D	3	Private	5	1141	106
4	D	4	Private	7	1399	130
5	SD	3	Private	5	1119	104
6	SD	3	Private	5	1119	104
7	D	3	Private	5	1141	106
8	T	3	Private	4	915	85
9	T	3	Private	4	915	85
10	T	3	Private	4	915	85
11	D	3	Private	5	1141	106
12	FOG	2	Private	3	753	70
13	SD	2	Private	3	872	81
14	SD	2	Private	3	872	81
15	D	4	Private	7	1399	130
16	FOG	2	Private	3	753	70
17	D	4	Private	7	1399	130
18	T	3	Private	4	915	85
19	T	3	Private	4	915	85
20	T	2	Private	3	786	73
21	SD	3	Private	5	1119	104
22	SD	3	Private	5	1119	104
23	FOG	2	Private	3	753	70
24	SD	3	Private	4	915	85
25	SD	3	Private	4	915	85
26	D	4	Private	7	1399	130
27	D	3	Private	5	1141	106
28	SD	3	Private	4	915	85
29	SD	3	Private	4	915	85
30	T	3	Affordable	5	1055	98
31	T	2	Affordable	3	872	81
32	T	2	Affordable	3	872	81
33	T	2	Affordable	3	872	81
34	T	3	Affordable	5	1055	98
35	FOG	2	Affordable	3	753	70
36	APT	1	Affordable	2	538	50
37	APT	1	Affordable	2	538	50
38	APT	1	Affordable	2	538	50
39	APT	1	Affordable	2	538	50
40	T	3	Affordable	5	1055	98
41	T	2	Affordable	3	872	81
42	T	2	Affordable	3	872	81
		110		173	40,376	3,751

4.2 Private / Affordable

The site layout plan has been designed to be tenure blind between private and affordable units. The affordable units are clustered together in the north of the site which allows for easier maintenance by an Housing Association but the mews court approach is also reflected in the private housing areas to the south of the site which includes terraced housing and Flats Over Garage units (to provide passive surveillance of parking courts). The design philosophy is based on creating smaller more intimate spaces off of the primary and secondary access roads and this approach is not based on tenure.

Further the scheme seeks to match if not exceed the Gross Internal Areas of the Nationally Described Space Standards and this is applicable to both private an affordable house types which are designed to be tenure blind.

Site Plan Showing Tenure Mix - NOT TO SCALE

- Private Units
- Affordable Units



4.2 Private / Affordable

The units have similar detailing, materiality and form regardless of tenure with terraced units provided across the site.

The area of affordable housing comprises the following levels accommodation:

Affordable (13)	
4 x 1 bed apartments	538 ft2
5 x 2 bed houses	872 ft2
1 x 2 bed F.O.G	753 ft2
3 x 3 bed houses	1055 ft2

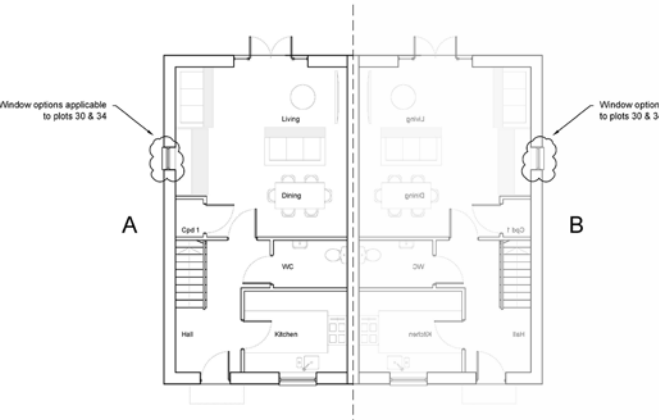
Shown opposite are proposed housetypes for the private and affordable units.



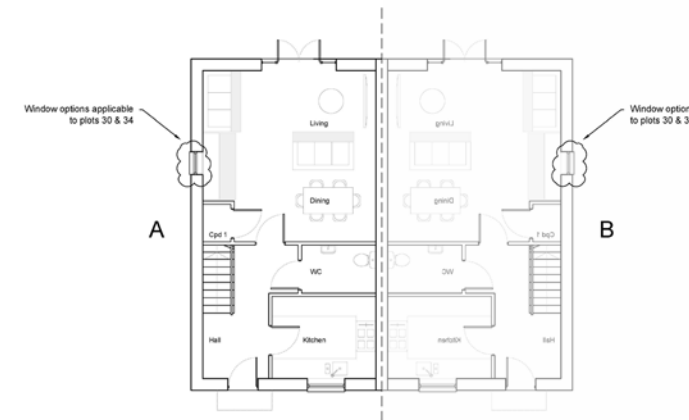
Illustrative Front Elevation of 3 Bedroom Private Unit



Illustrative Front Elevation of 3 Bedroom Affordable Unit



First Floor Plan 3 Bedroom Private Unit



First Floor Plan 3 Bedroom Affordable Unit