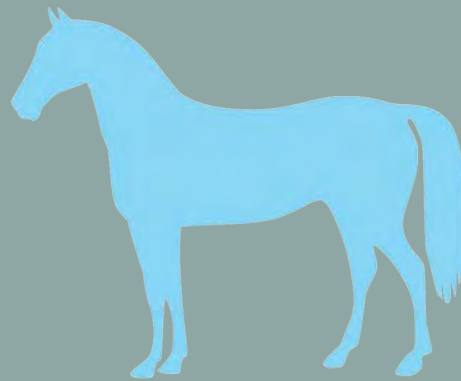


reside.

Land west of Fontwell Avenue, Eastergate

Design and Access Statement

r.



Fontwell Avenue

Fontwell, West Sussex

DESIGN & ACCESS STATEMENT
FULL PLANNING CONSENT

May 2020

r.

reference	: Reside Developments 29662A Reports and Minutes 700_Design & Access Statement
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Document colour palette



Notes

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1.0 Introduction

1.1 Summary of proposal

Description of Development

Full planning application for the erection of 42 No. dwellings with access, parking, landscaping, demolition of existing structures onsite and associated works.

Site Area

The area of the site is 1.55hectares / 3.84 acres.

Open Space

The layout shows retention of the majority of existing trees and hedges along the edge of the site excepting where the proposed new access necessitates their removal for visibility plays. The open space strategy envisages providing incidental pockets of open space throughout the development with a central public open space (POS) area serving the site, providing a green heart and creating sense of place. Additionally, a linear green space is provided to the west of the site. The total amount of public open space is 0.43 ha.

Residential mix

- 42 residential dwellings,
- A site-wide density of 27 dph,
- Mix of private and affordable houses (designed in a tenure blind scheme) with rear gardens
- The majority of the housing will be 2 storeys in height.

Access

The development will provide a new junction off Fontwell Avenue (A29) to simplify the existing access into the application site (which is a field access and not suitably located for residential development). The junction will be sized to accommodate the traffic volume and capacity of the application site.

Appearance and Materials

The proposed scheme will use a simplified palette of materials to create a unified character to the development rather than proposing a ‘pick and mix’ approach to materials.

The main material will be brick, mostly traditional stock red brick, and white weatherboard. However, certain buildings will be picked out in painted brick with complementary toned window frames. The building form is traditional with good quality simple brick detailing picked up in plinths, coursing details and banding adjacent to windows and front doors.

Detailing is pared back at eaves and windows frames have traditional profiles. Roof materials will be red/brown tiles and grey reconstituted slate.



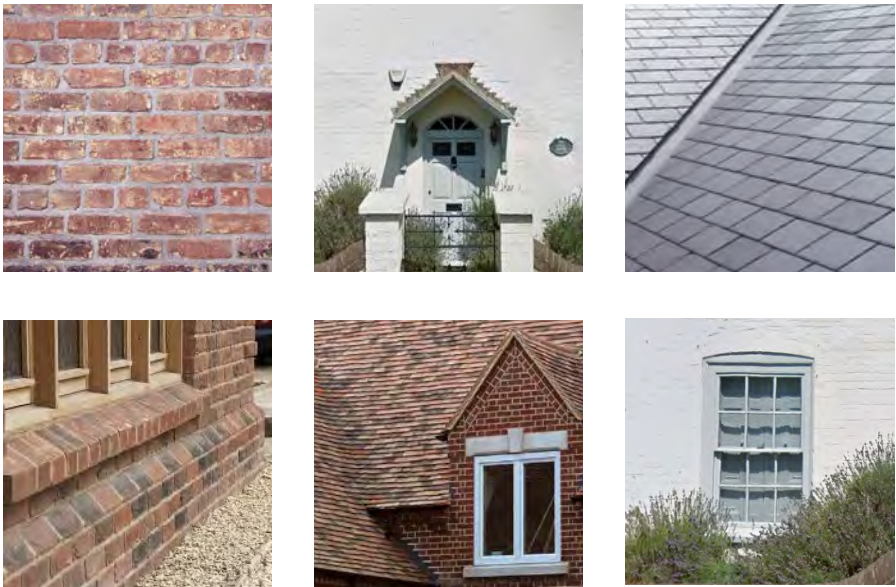
Sketch view of the development along Fontwell Avenue

Parking

Parking will mostly be in accordance with the Arun District Council car parking standards. The current Borough’s parking standards indicates the following:

- 1 bed = 2 allocated parking space
- 2 bed = 2 allocated parking spaces
- 3 bed = 2 allocated parking spaces
- 4+ bed = 3 allocated parking spaces

Where these levels can not be achieve a Travel Plan is provided in mitigation.



Materials Palette

1.2 Purpose

This Design and Access Statement has been prepared to be compliant with the principles of sustainable development which are expressed within the Government's National Planning Policy Framework (2019) and outlines the proposed scheme in accordance with the criteria set out in Circular 01/2006 and guidance produced by CABI. It sets out the design process that has informed the evolution of the development proposals and in doing so provides details of the site context, alongside the key design and architectural principles that have underpinned the scale and configuration of the built form, together with full details of the proposed scheme and access arrangements.

This Design and Access Statement (DAS) has been prepared on behalf of Reside Developments Ltd in support of proposals for land at Fontwell Avenue, Eastergate.

The application is submitted on behalf of Reside Developments Ltd and comprises the following key documents:

- *Application Forms*
- *Site Location Plan*
- *Site Access Proposals*
- *Application Fee*
- *Site Layout Plan*
- *Architectural Drawings of house types*
- *Site sections/ Street Elevations*
- *Design & Access Statement*

A further suite of specialist reports is also submitted in support of the application.

Reside Developments Ltd are committed to creating a sensitive, sustainable development which has a true sense of place unique to the site.

This DAS is a supporting document which describes the design process of the proposals and should be read in conjunction with the other formal plans and documents, which constitute the planning application.



Buckston Browne Farm, Downe - Clague



The Square, Hadlow, Kent - Clague



Stonegate Place, Wye, Kent - Clague



Horsted Park, Chatham, Kent - Clague

1.3 Team & project introduction

Applicant and Design Team

Master Planners/Architects/Historic Consultants: Clague

Clague are a multi-disciplinary practice of architects, master planners, conservation architects and interior designers based in a number of offices in the south of England. The practice has accumulated extensive experience in master planning large-scale residential and mixed development schemes along with works to historic buildings.

Project Team

Reside	Applicant
Iceni	Planning Consultants
Clague	Master planners Architects
Paul Basham Associates	Transport
Paul Basham Associates	Drainage
Fabrik	Landscape Architects

CLAGUE ARCHITECTS



Applicant: Reside Developments

Reside Developments, incorporating Reside Construction, is a multi-disciplined company with the clear objective of being recognised for both the precision and innovation behind its property designs and its ability to provide a 'one brand' solution for all aspects of land acquisition and build.

The Company, which was established in 2004 and has to date developed a collection of well thought out properties across the South East, is renowned for its skill in adding value to sites through its extensive knowledge of the planning system.

Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- 2019 Surrey Property Awards "Best New Apartment Scheme"
- 2019 Surrey Property Awards "Best New Homes Interior Design"

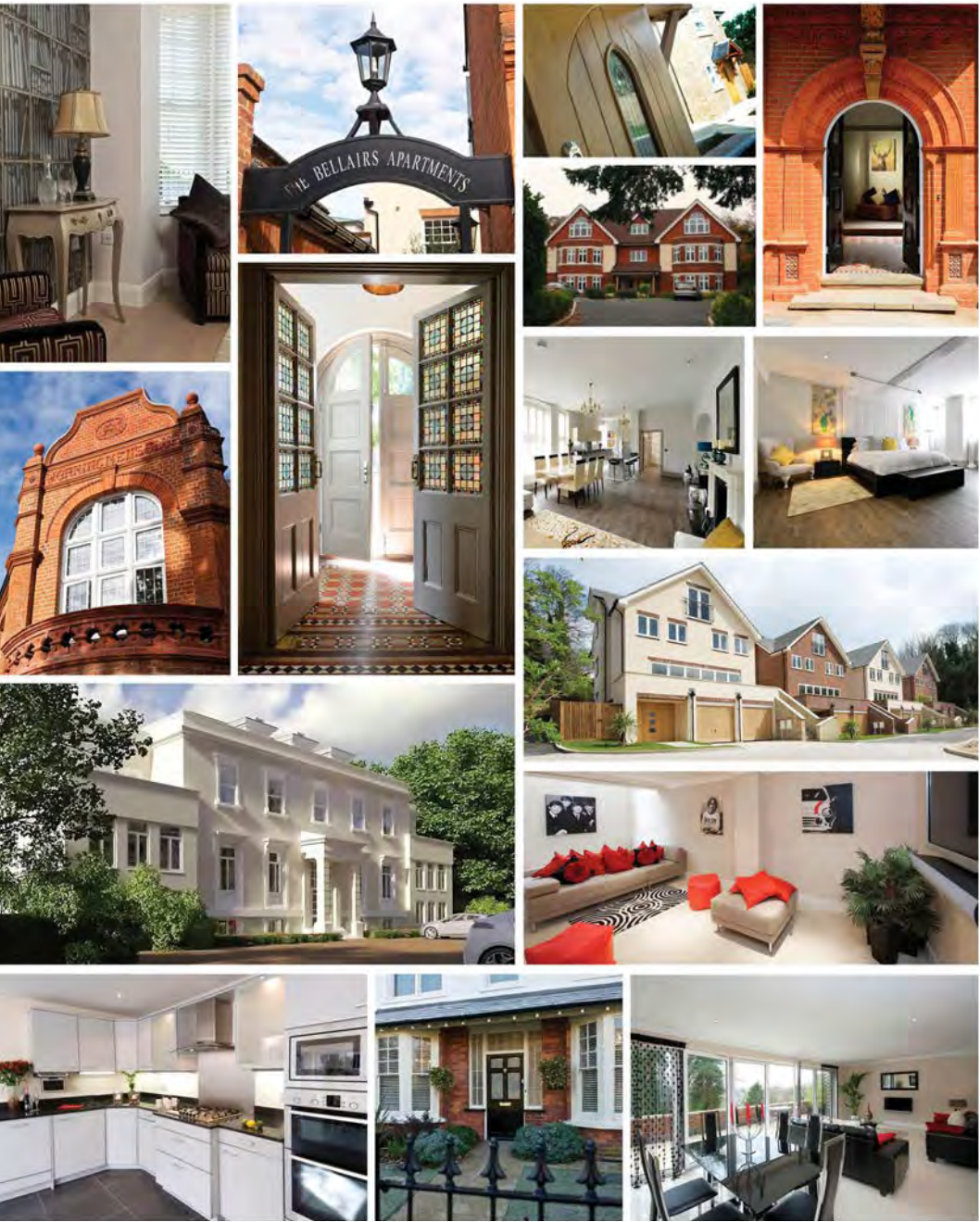
Within the company, the Reside team has a diverse range of professional expertise which it uses constructively to harness relationships with banks, private investors, consultants, architects and a multitude of other professional partners.

Land owners and agents who have experienced Reside's suite of services comment:

"Reside is by far one of the most knowledgeable and approachable companies; they're a pleasure to do business with."

Reside Construction operates from offices in Hampshire, adding a further dimension to the group's aim to provide a committed, unique and enjoyable construction experience.

The business places a strong emphasis on sustainability and progressive working practice, and provides a total construction service, from cost planning potential schemes through to the design, build and handover of a range of construction projects from £100k to upwards of £5m.



"Reside has a wealth of experience in land acquisition, development, and maximising planning consents. As a private land owner, I have enjoyed not only the friendly rapport but have also been impressed by their ability to think outside the box and find new angles to resolve specific planning issues."

1.4 Application-site

Site Location

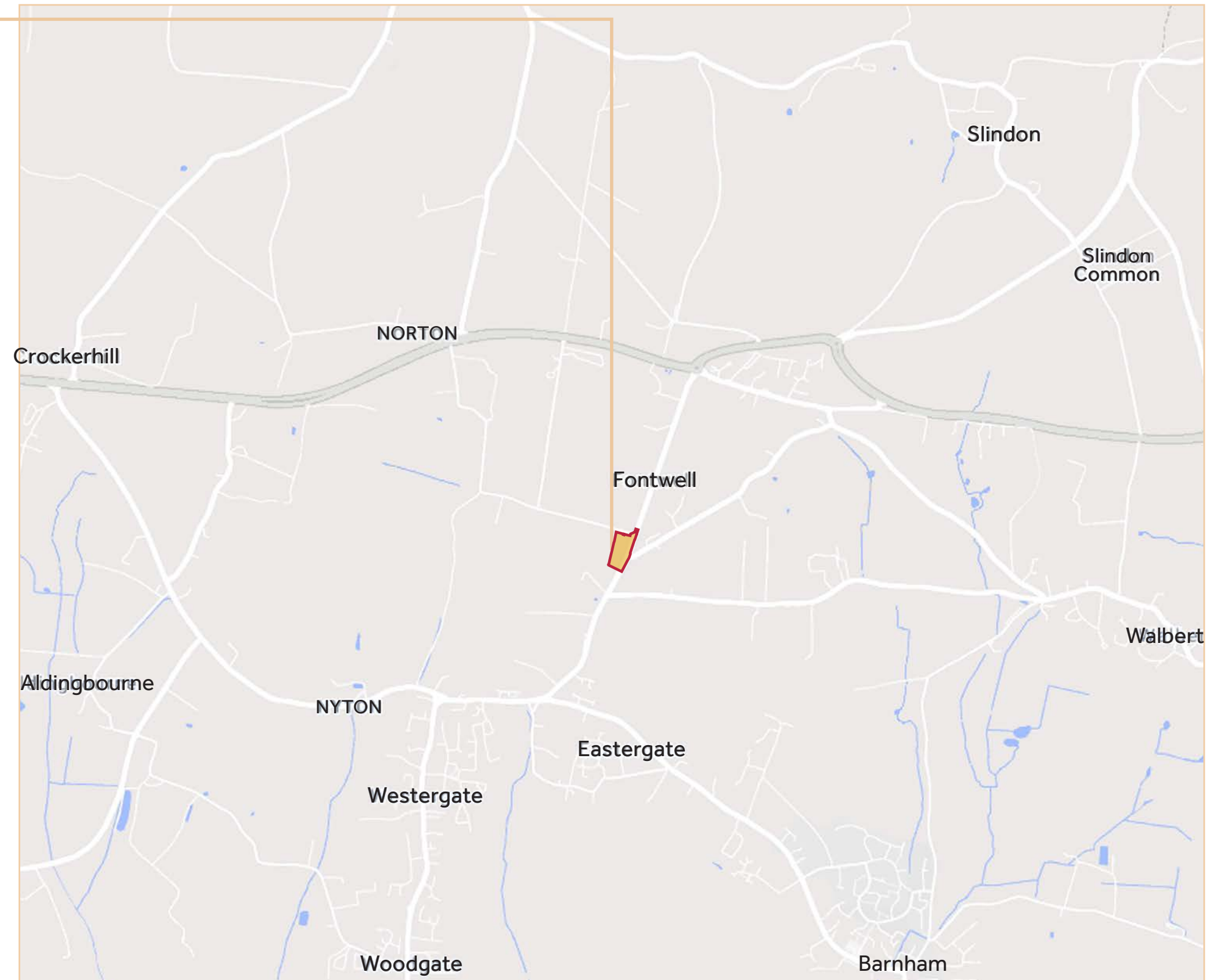
The site is located on the Southern edge of Fontwell, on the site of an equestrian grazing land . The site benefits from direct access onto Fontwell Avenue A29.

Fontwell Avenue (A29) is a principle road within West Sussex and Surrey that runs for circa 34 miles. Barham railway station lies approximately 1.5 miles to the South of the site along Barham Road (B2233) which has a direct junction with Fontwell Avenue and provides access to Gatwick Airport and southern rail services.

The motorway can be accessed by junction M25 to the North-east approximately 43 miles away

The area is generally characterised by its mixed-uses developments along Fontwell Avenue with hotels, commercial and storage units alongside residential properties.

To the North of the site is located the horse racing venue, Fontwell Park, which has associated shops and commercial units. To the west the site is bounded by fields, with residential development to the east on the opposite side of Fontwell Avenue. The southern boundary of the site has equestrian uses including a riding school/ manege.



Site Location Plan showing the site in relation to Cheshunt and Bullsmoor - NOT TO SCALE

1.5 Description of development

The planning application description is:

Full planning application for the erection of 42 No. dwellings with access, parking, landscaping, demolition of existing structures onsite and associated works.

The site is located to the west of Fontwell Avenue (A29), 450m south of Fontwell, 1.3km north of Eastergate and 1.6km north of Westergate.

The 1.55 hectare site comprises Grade 3a agricultural land, which is currently used as paddocks for horses. In terms of topography, the site is generally flat. The site has vehicle access from Fontwell Avenue (A29) and an unmade access from Level Mare Lane, which borders the site to the north. Mature and semi-mature trees line north, east and west site boundaries.

In terms of designations, the site is located within the Sharp Sand and Gravel Minerals Safeguarding Area. The site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. There are no ecological designations within the immediate local landscape.

The site is located within Flood Zone 1, which is an area with the lowest probability of flooding.

The site is within an accessible location and is within walking distance of local amenities and facilities. Numerous facilities are accessible within a 20-minute walk or 10 minute cycle such as a post office, medical centre, nursery and secondary school. The proposed site benefits from regular bus services and rail services from Barnham Station, allowing for both local travel and travel further afield.

The surrounding area is semi-rural in character with low density development. There are clusters of residential development to the north-east of the site and to the south along Fontwell Avenue. Fontwell Racecourse is located to the north. Northfields and Folly Foot Farm are located to the south and south-east respectively. Northfields and Fontwell Farm is located to the west. The land to the east of Fontwell Avenue is undeveloped.

The site falls gradually from the northwest to the southeast.

The site is not within or adjacent to a Conservation Area.

Eastergate benefits from a range of facilities and services including retail uses, a doctor's surgery, a village hall, public houses, places of worship, restaurants a number of employment opportunities whilst maintaining its predominantly suburban character with views of rural land beyond.



Site Section along Fontwell Avenue lane.



Key Site Section Plan

1.6 Planning policy

Planning Policy Context

National Planning Policy Guidance

The Government’s policies on different aspects of planning are set out in the National Planning Policy Framework (NPPF) 2019. The NPPF states that the ‘presumption in favour of sustainable development’ is at the heart of the planning system, and that:

*“For decision-taking this means
c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The following chapters of the NPPF are considered to be relevant to the proposed development:
Chapter 5 – Delivering a sufficient supply of homes.
Chapter 11 – Making efficient use of land.
Chapter 12 – Achieving well-designed places.
Chapter 15 - Conserving and enhancing the natural environment.

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless materials considerations dictate otherwise.”

Paragraph 48 of the NPPF advises that:
“Local Planning Authorities may give weight to relevant policies in emerging plans according to:
The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

The development plan context is therefore considered to be provided by:

Adoption Arun Local Plan 2018 (2011 - 2031)

There are a number of policies within these documents which could be of relevance to the determination of this planning application, they are as follows:

SDSP1	Sustainable Development Principles
C SP1	Criteria Relating to the Types of Development
H SP1	The Housing Requirement
H DM1	The Housing Mix
AH SP2	Affordable Housing
D SP1	Design from and Quality
ECC SP1	Adapting to Climate Change
T SP1	Transport and Development
W SP1	Water

A more detailed break down of the relevant planning policies and how these are addressed are set out in Icení’s Planning Statement which is submitted in support of this application.



1



2



3



4

- 1 Horsebridge Arts & Community Centre | Clague
- 2 Horsted Park | Clague
- 3 Lacuna, Kings Hill | Clague
- 4 Horsham Jackaw Lane | Reside

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Site Context 02

2.1 Context and surrounding area

Site Local Context

Fontwell Avenue is located within West Sussex and falls under the authority of Arun District. The Site is located just outside the boundary of Fontwell but within the Eastergate Village boundary. Eastergate is located five miles east of Chichester with a population of about 3,400 people. In 2019 Eastergate was merged with Barnham.

Situated between Fontwell Avenue and Eastergate, South of the M25 motorway, the village nonetheless has the character of a semi-rural location. It is located close to Barham Station with frequent trains by Southern rail to Brighton, Portsmouth, Littlehampton and London Victoria via Horsham.



2.1 Context and surrounding area

Site location character and local landmarks

The site sits between the two small settlements with Fontwell to the north and Eastergate to the South-east which is the larger of the two villages.

Within Fontwell the principle landmark is Fontwell Park (No. 6 opposite) the horse racing venue which features the UK's last remaining figure of eight track. The architecture of the main stand is modern with glass, brick and cladding and a contemporary flat roofed design. The grounds have various other commercial buildings including food outlets, a pub, bar and a Travelodge hotel. Equestrian buildings are also present including timber stables for the horses.

Within Fontwell is the large country house of Northfields (No. 5 opposite) which provides over night accommodation and facilities for conferences, weddings and social gatherings. The Edwardian house is built from red brick with buff stone features including window and door surrounds, mullions and gable parapets and roofed with red clay tiles.

A modern single storey care home called Claremont Lodge (No. 3 opposite) made of red/orange brick and concrete tiles and Denmans Garden (No. 4 opposite) are other notable facilities close to the site.

Within Eastergate much off the development is post war, however the original medieval structure of St George's Church (No. 1 opposite) and associated tithe and granary barns feature along Church Lane opposite School Lane. Made of local flint and stone (sometimes in a herringbone pattern) the church walls are mostly roughcast and features a steep pitched clay tiled roof.

The Eastergate Parish Hall (No. 2 opposite), located along Barnham Road, is another prominent local building. Constructed in the early 1900s the building is built from a similar red brick as Northfields House with buff stone window surrounds and a mock tudor half timbered upper floor of blackwood and white render/roughcast. The roof is of concrete pan tile with half round hips and ridge tiles.

Site levels

The land gently slopes from Level Mare Lane (circa 18.6m AOD in the North-west corner down to Fontwell Avenue in the South-east at 16.3m AOD. Over a distance of some 195m this leads to an approximate gradient of 1:85.



1



2



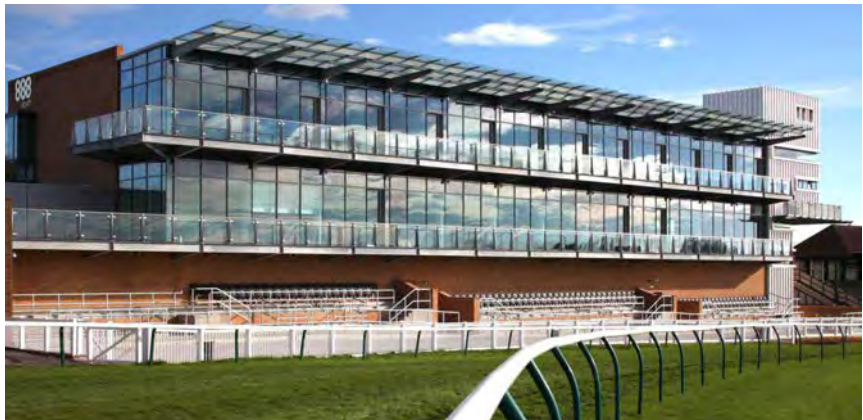
3



4



5



6

- 1 St Georges church Eastergate
- 2 Eastergate Parish Hall
- 3 Claremont Lodge Care Home
- 4 Denmans garden
- 5 Northfields House
- 6 Fontwell park racing and events

2.2 Built fabric & land use

The site lies circa 500m to the south of the village centre of Eastergate at the Northern edge of the settlement. The village centre is at the convergence of Fontwell Avenue and Barnham Road and within a paved walking distance to the town centre where the commercial and social amenities of the village are concentrated.

The new development will be within the building fabric of the surrounding context as illustrated on the diagram opposite and is not affected by Tree Preservation Order constraints.

Barnham, Eastergate and Westergate Strategic Allocation Status:

A site-wide illustrative masterplan has been prepared for the village of Fontwell, which shows how around 4,000 new homes could be accommodated within the settlement. It was displayed at a public consultation exercise in February 2019 planned by West Sussex County Council, where people had the opportunity to view plans for the realignment of the A29. The A29 realignment scheme will be delivered in 2 phases:

- Phase 1 – From the A29 south of Eastergate Lane to a new junction with Barnham Road
- Phase 2 – From Barnham Road to a new junction on the A29 south of Lidsey bends.

The proposed phase 1 timescales for the A29 realignment scheme are as follows:

Start of detailed design	January 2020
Submission of planning application	Summer 2020
Finish of detailed design	Winter 2020
Start of construction	Spring 2021

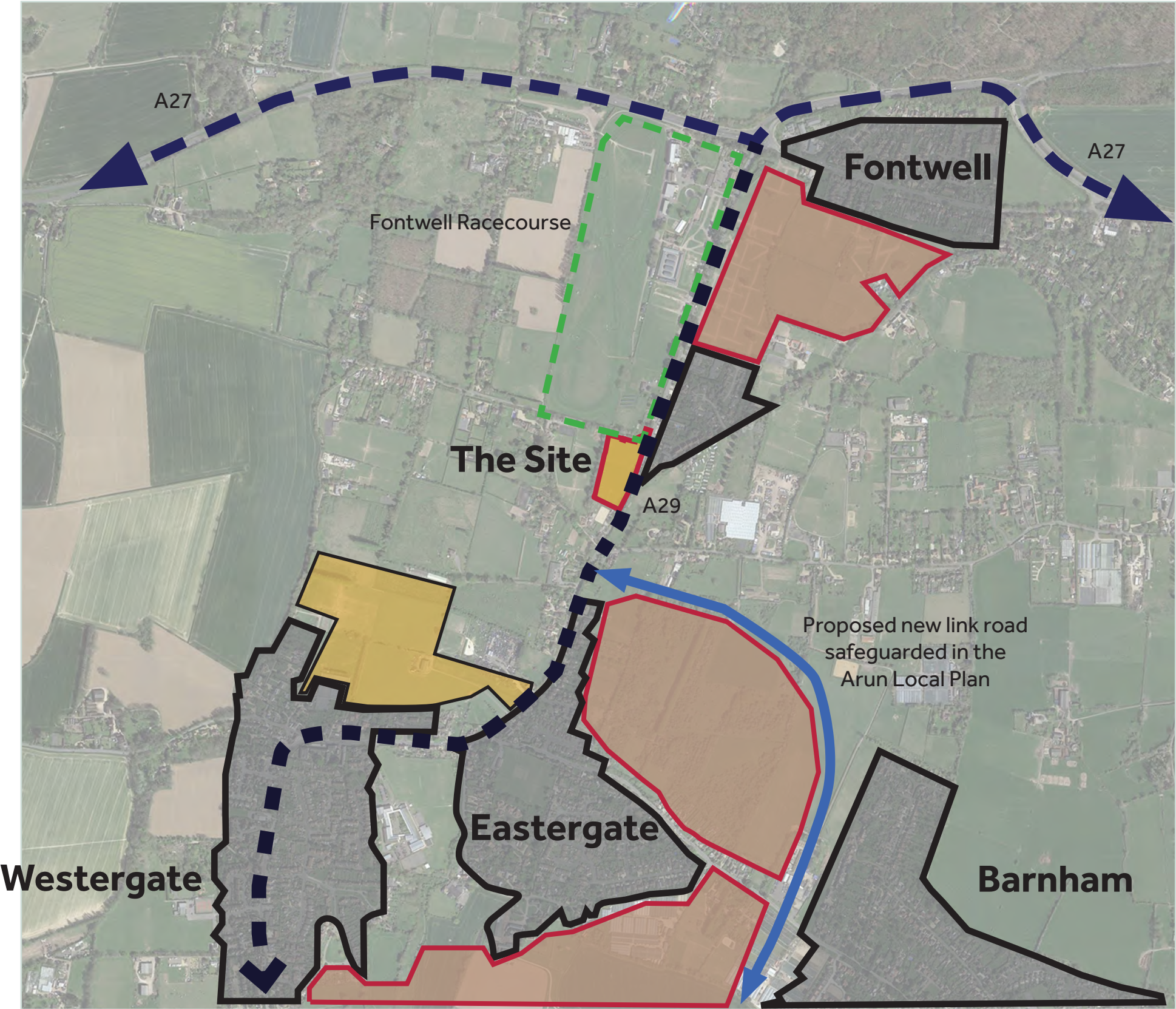
Thus far, 8 planning applications for residential development have been submitted and refused on land which forms part of the allocated site. The majority of applications were for small-scale development on land in different ownerships, with one large scale hybrid application refused for 350 homes in March 2020.

All applications were refused predominantly due to lack of infrastructure to support development.

Fontwell Strategic Allocation Status:

An outline application was submitted for 400 homes by Fontwell Estates and was allowed at appeal in July 2017.

At May 2019 a reserved matters application was received although is yet to be determined.



2.3 Site photographs



1



2



3



4



5



6



7



Key Site plan - Not to Scale

- 1 View looking SE over adjacent field
- 2 View inside site looking NE
- 3 View inside site looking NW
- 4 View inside site looking W
- 5 View inside site looking N
- 6 View inside site looking NE
- 7 View inside site looking N

2.4 Arboriculture & drainage / flood risk assessment

Arboriculture

An Arboricultural Survey and assessment of the existing tree and hedges has been carried out by Lizard Landscape Design & Ecology. An extract of their constraints plan is included opposite whilst the full document is submitted in support of the application.

The general premise has been to retain as much of the existing vegetation on site as possible. Due to it's current nature as grazing land for horses this means that much of the vegetation is located around the boundaries of the site. Where existing trees and hedges have to be removed to allow access into the site they will be replaced with native hedgerow and tree species out with the visibility splays.

Drainage & Flood Risk

The site sits within Zone 1 (low possibility of flooding due to rivers and sea) based on the Environment Agencies Flood Risk Map for Planning.

Paul Bashram Associates have undertaken an analysis of drainage including Sustainable Drainage Systems across the site and this is submitted as a separate report which illustrates compliance with the principles of SuDS.

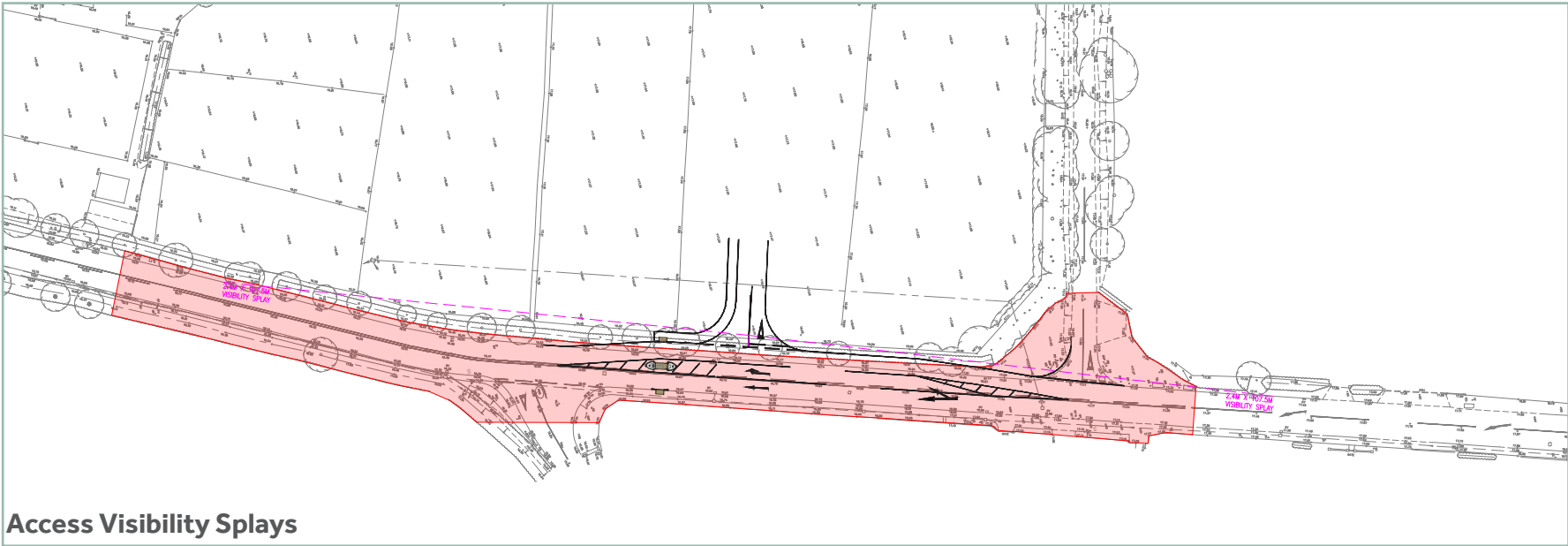
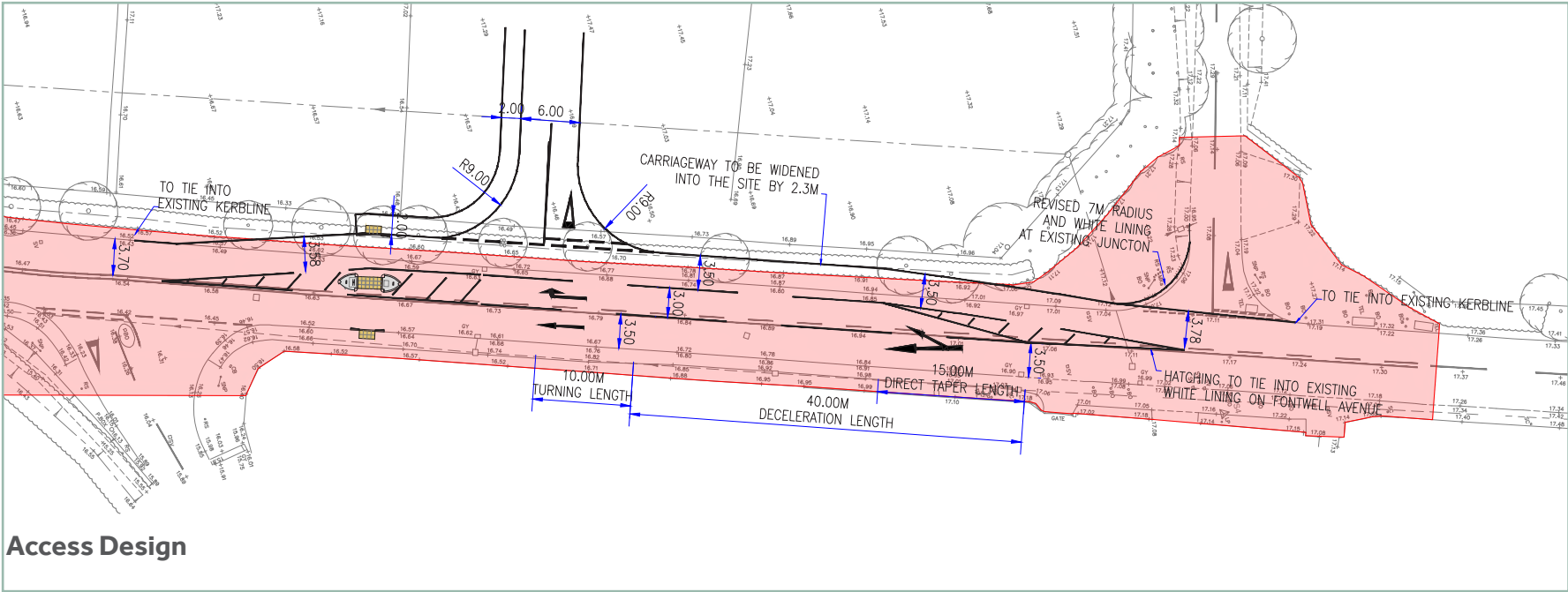


2.5 Transport & highways

Transport and Highways

Paul Bashram Associates have produced a comprehensive review of the proposed site access along with detailed studies of parking numbers and tracking within the site.

Shown opposite are drawings of the proposed access illustrating that visibility splays can be achieved in both directions along with the detailed design of the new access including introducing a right hand turning lane coming south on Fontwell Avenue and a pedestrian crossing point.



Transport and highway Access Design drawing showing proposed access details to the site

2.6 Connectivity

Connectivity

As noted previously the site is well serviced in terms of road and rail access with the A27 to the north providing access to Brighton and Hove to the east and Chichester in the West.

A rail service runs from Barnham Station and regular bus services are provided along the A29 with bus stops within walking distance of the site as illustrated opposite.

Shops and local services within Eastergate are within walking distance to the south of the site including a Post Office/Londis and doctors surgery (The Croft Surgery).

Key

- Public House (The Old Stables)

Post Office

Convenience Store (Central convenience store)

Medical surgery (The croft Surgery)

Nursery (Brigh Starts Day Nursery)

Primary School (Aldingbourne Primary School)

Secondary School & Sixth Form (Ormiston Six Villages Academy)

Sports Centre (Six Villages Sports Centre)

Church (Westergate Christian Fellowship)
- Bus Stops along A29

Railway Station

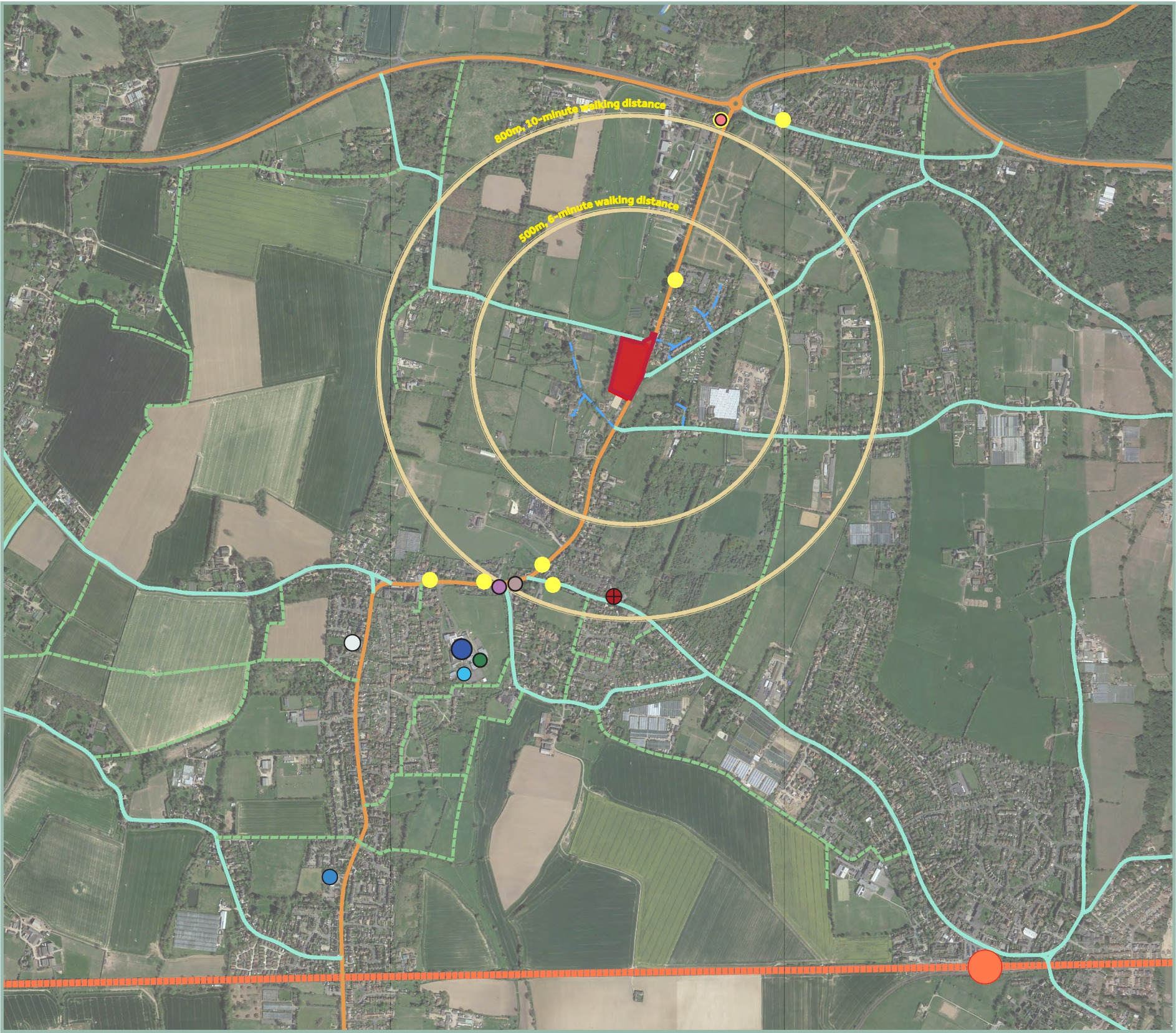
Radial Walking Distance

Local Access Lanes close

Local Roads

Regional Roads

PROW



Site Connectivity - NOT TO SCALE

*Information extracted from **Paulbasham associates** TA document. see table 1 for more information