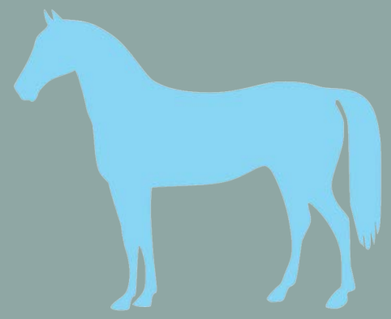


# Fontwell Avenue

Fontwell, West Sussex

## DESIGN & ACCESS STATEMENT
## FULL PLANNING CONSENT

August 2020

r.

ARUN DISTRICT COUNCIL BN/50/20/PL

| | | |
|---|---|---|
| reference | : | Reside Developments \| 29662A \| Reports and Minutes \| 700_Design & Access Statement |
| prepared by | : | Antonis Skitsas |
| checked by | : | Christopher Sherlock-Scougall |
| issued | : | May 2020 / Rev G - 28/08/2020 |

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# Contents


**01** Introduction

| | | |
|---|---|---|
| 1.1 | Summary of proposal | 06 |
| 1.2 | Purpose | 07 |
| 1.3 | Team and Project Introduction | 08 |
| 1.4 | Application-site | 09 |
| 1.5 | Description of Development | 10 |
| 1.6 | Planning Policy | 11 |

**02** Site Context

| | | |
|---|---|---|
| 2.1 | Context & Surrounding Area | 14 |
| 2.2 | Built Fabric & Land Use | 16 |
| 2.3 | Site Photographs | 17 |
| 2.4 | Arboriculture & Drainage / Flood Risk Assessment | 18 |
| 2.5 | Transport & Highways | 19 |
| 2.6 | Connectivity | 20 |
| 2.7 | Opportunities & Constraints | 21 |

**03** Design and Access

| | | |
|---|---|---|
| 3.1 | Local Context & Evolution | 23 |
| 3.2 | Settlement Precedents | 24 |
| 3.3 | Design Strategy | 25 |
| 3.4 | Integrated Approach | 26 |
| 3.5 | Design Principles | 27 |
| 3.6 | Design Guidance | 28 |
| 3.7 | Access for All | 29 |
| 3.8 | Movement | 30 |
| 3.9 | Parking Strategy | 31 |
| 3.10 | Refuse Strategy | 32 |
| 3.11 | Fire Strategy | 33 |
| 3.12 | Sustainability | 34 |

**04** Accommodation

| | | |
|---|---|---|
| 4.1 | Accommodation | 37 |
| 4.2 | Private / Affordable | 38 |

**05** Character and Identity

| | | |
|---|---|---|
| 5.1 | Architectural Language | 41 |
| 5.2 | Architectural Response | 42 |
| 5.3 | Detailed Architectural Studies | 43 |
| 5.4 | Materials Palette | 47 |
| 5.5 | Roof Material Diagram | 47 |

**06** Landscape Design

| | | |
|---|---|---|
| 6.1 | Introduction | 50 |
| 6.2 | Landscape Principles | 51 |
| 6.3 | Landscape Masterplan | 52 |
| 6.4 | Landscape Character Areas Overview | 53 |
| 6.5 | Neighbourhood Quarter Character Area | 54 |
| 6.6 | Village Green Gateway Character Area | 55 |
| 6.7 | Green Interface Character Area | 56 |
| 6.8 | Woodland Edge Character Area | 57 |
| 6.9 | Play Strategy | 58 |
| 6.10 | Soft Landscape Strategy | 60 |
| 6.11 | Tree Strategy | 62 |
| 6.12 | Hard Landscape Strategy | 64 |
| 6.13 | Boundary Treatment Strategy | 66 |
| 6.14 | Lighting Strategy | 68 |
| 6.15 | Landscape Maintenance | 70 |

**07** Conclusion

| | | |
|---|---|---|
| 07.1 | Conclusion | 72 |

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 splays. 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



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# 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 CABE. 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

reside

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"

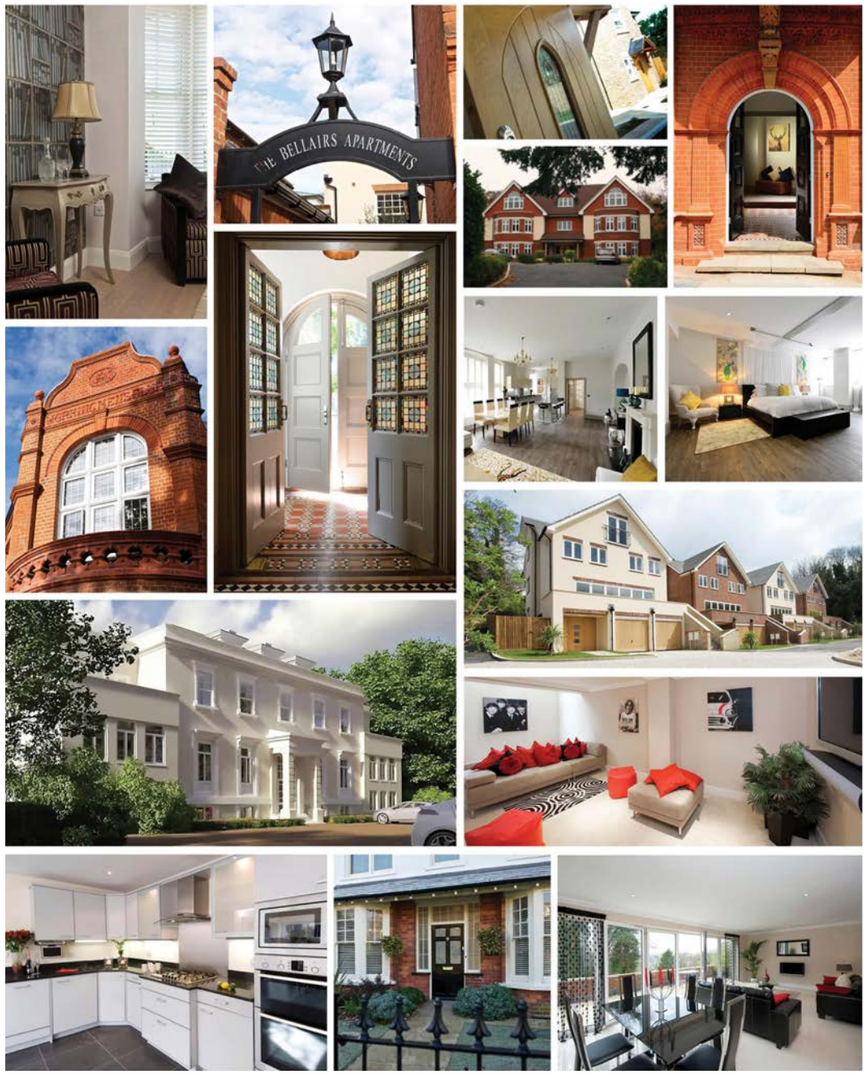
Within the company, the Reside team has a diverse range of professional expertise which it uses constructively to harness relationships with banks, private investors, consultants, architects and a multitude of other professional partners.

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."*



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# 1.4 Application-site

## Site Location

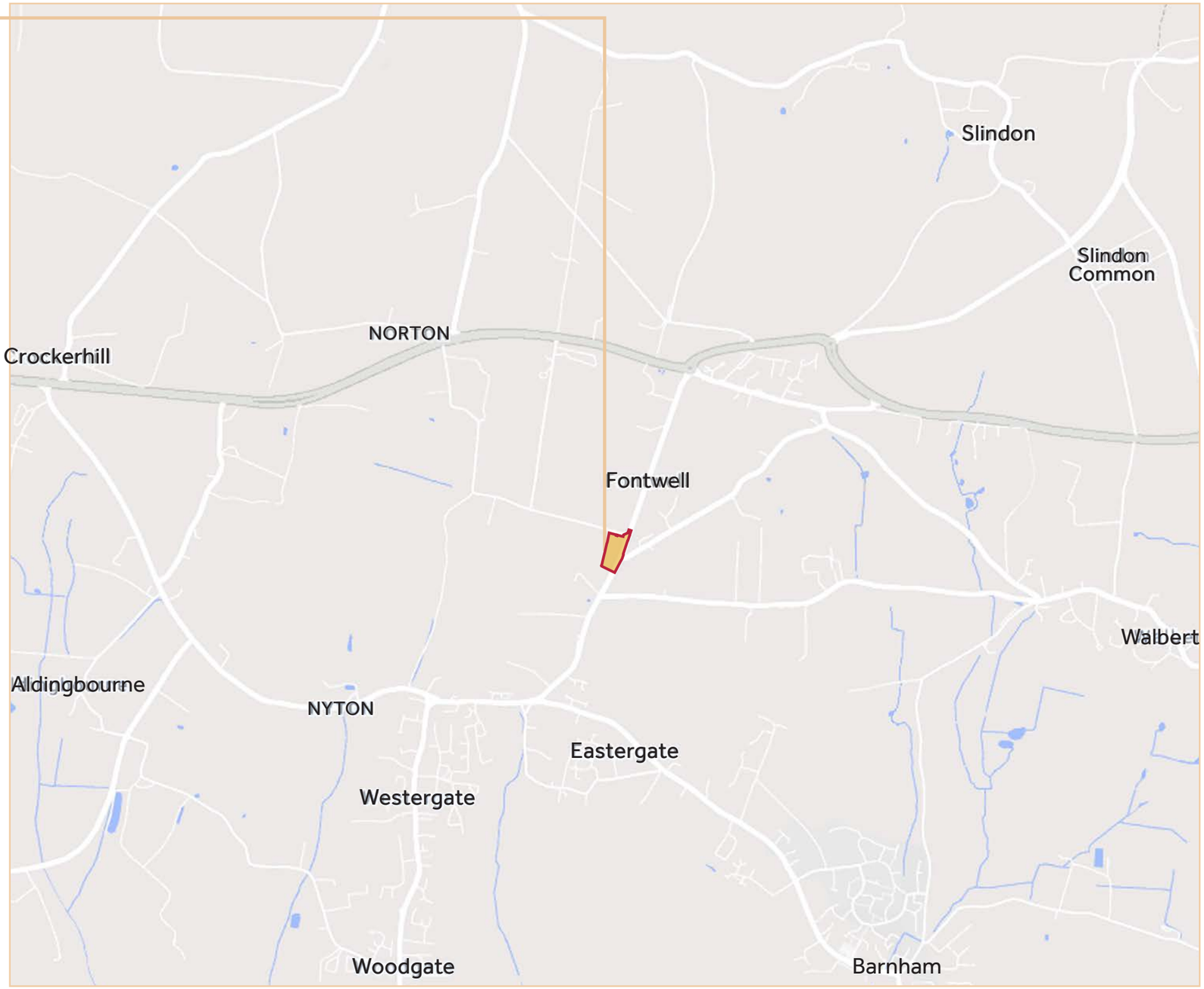
The site is located on the Southern edge of Fontwell, on the site of an equestrian grazing land . The site benefits from direct access onto Fontwell Avenue A29.

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 Avenye lane.




Key Site Section Plan



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# 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 Iceni'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.




© Google Maps 2020

Site Location Plan - NOT TO SCALE



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# 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 aff ected 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 |

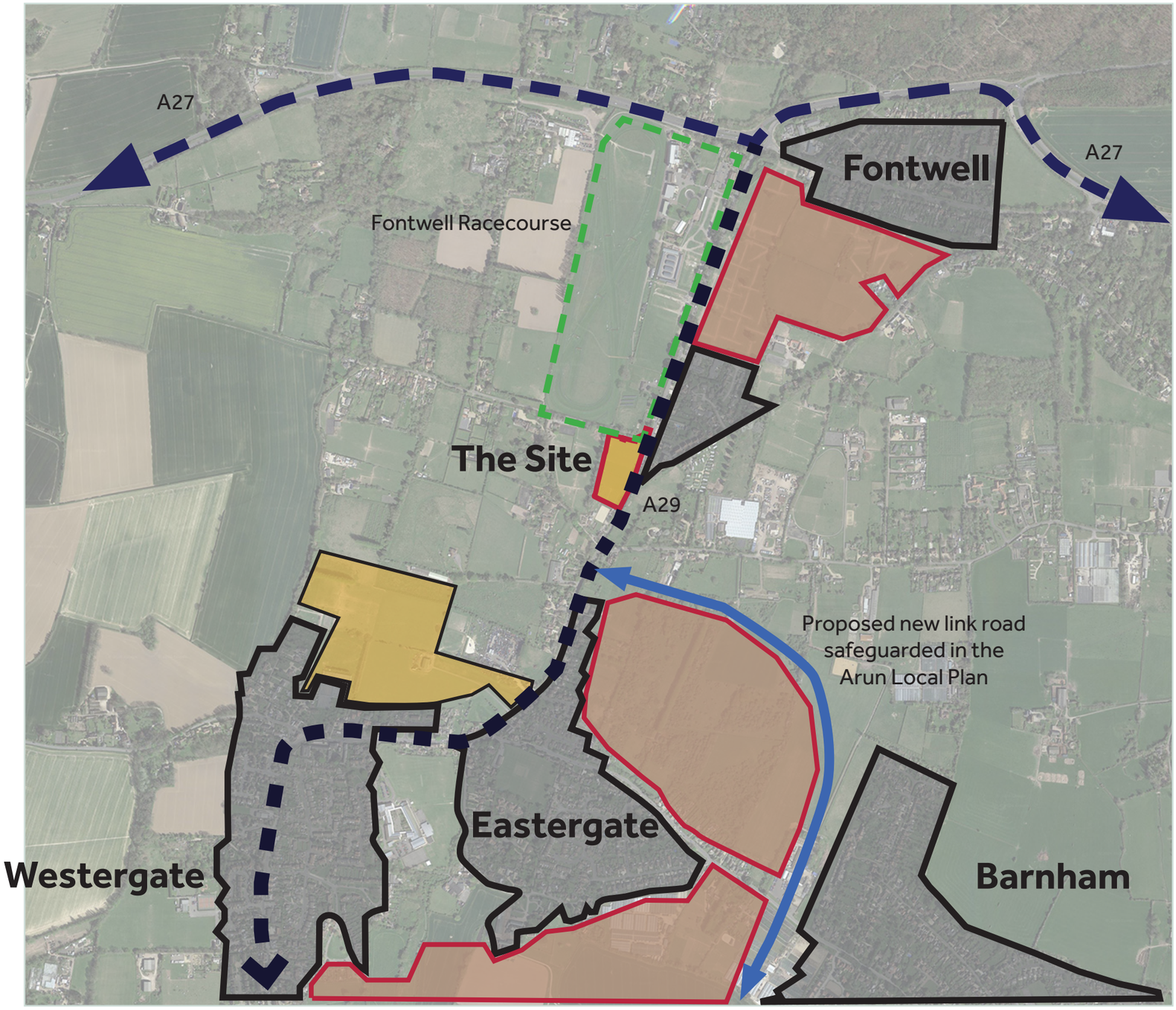
Thus far, 8 planning applications for residential development have been submitted and refused on land which forms part of the allocated site. The majority of applications were for small-scale development on land in different ownerships, with one large scale hybrid application refused for 350 homes in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




Site Location Plan showing the built fabric of Fortwell

Existing Development
Strategic Housing Allocation
Development under construction
A29 Road
A27 Road
Proposed new link road safeguarded in the Arun local plan


ARUN DISTRICT COUNCIL BN/50/20/PL

# **2.3** Site photographs



1



2



3



4



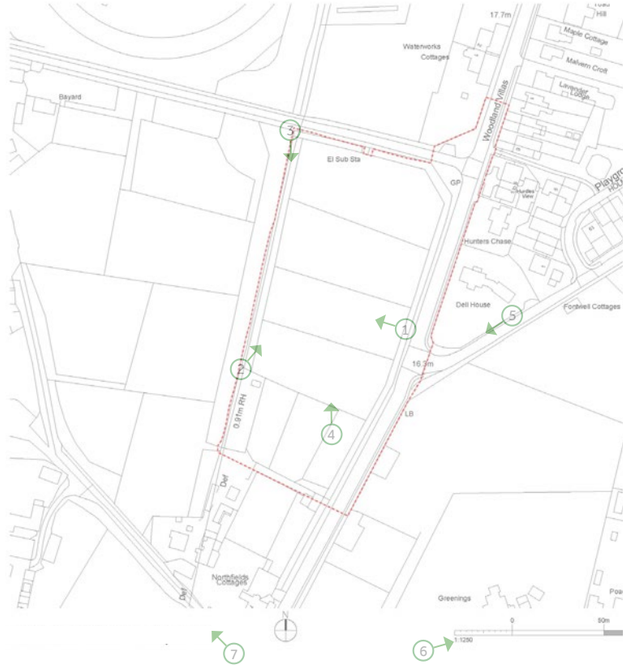
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6



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

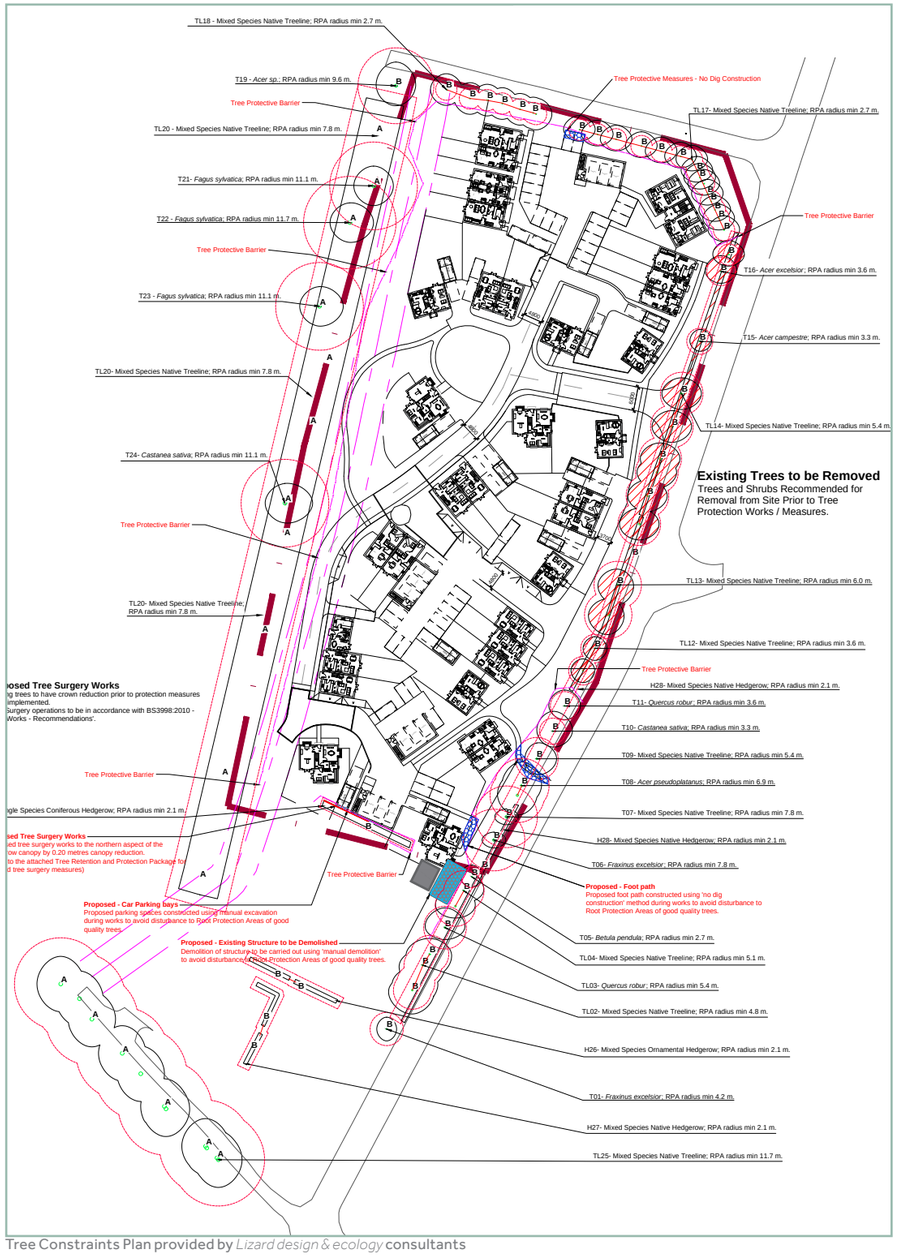
An Arboricultural Survey and assessment of the existing tree and hedges has been carried out by Lizard Landscape Design & Ecology. An extract of their constraints plan is included opposite whilst the full document is submitted in support of the application.

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.




Tree Constraints Plan provided by *Lizard design & ecology* consultants

Key

- **Site Survey Area.**
- **Tree/Tree Group/ Tree Line/Shrub** Identification Label. (T/ TG/ TL/ SH)
- **Tree Root Protection Areas.** Tree Root Protection Areas calculated and specified in accordance with BS 5837:2012 -'Trees in Relation to Design, Demolition and Construction.
- **Category A Trees** Trees of High Quality and Value.
- **Category B Trees** Trees of moderate Quality and Value.
- **Category C Trees** Trees of Low Quality and Value.
- **Existing Hedgerow** Vegetation of High Quality and Value. (A)
- **Existing Hedgerow** Vegetation of Moderate Quality and Value. (B)
- **Existing Trees to be removed.** Tree Surgery operations to be in accordance with *BS3998:2010 - 'Tree Works -Recommendations'.*
- **Tree Protection Barrier** All Tree Protection and Tree Protection Barriers to be in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.* Tree Protective Barrier to be 2.0 metres height 'Heras' Welded Mine Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area, or as specified.
- **Existing Hedgerow to be removed.**
- **Tree Protection Zone - 'No Dig' Construction** A 'No Dig' Construction shall allow for construction to be implemented without intrusion or change of existing ground levels, in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction'.*
- **Tree Protection Zone - Manual Excavation / Demolition** *Limited Manual Excavation / Demolition Zone* shall be implemented, in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction'.* The excavation of bank to enable vehicular access to demolition site shall be undertaken with due care with hand held tools under *Arboricultural Supervision* only.
- **Proposed Tree Surgery Works** Existing trees to have crown reduced prior to protection measures being implemented. Tree Surgery operations to be in accordance with *BS 3998:2010 - 'Tree Works - Recommendations'.*



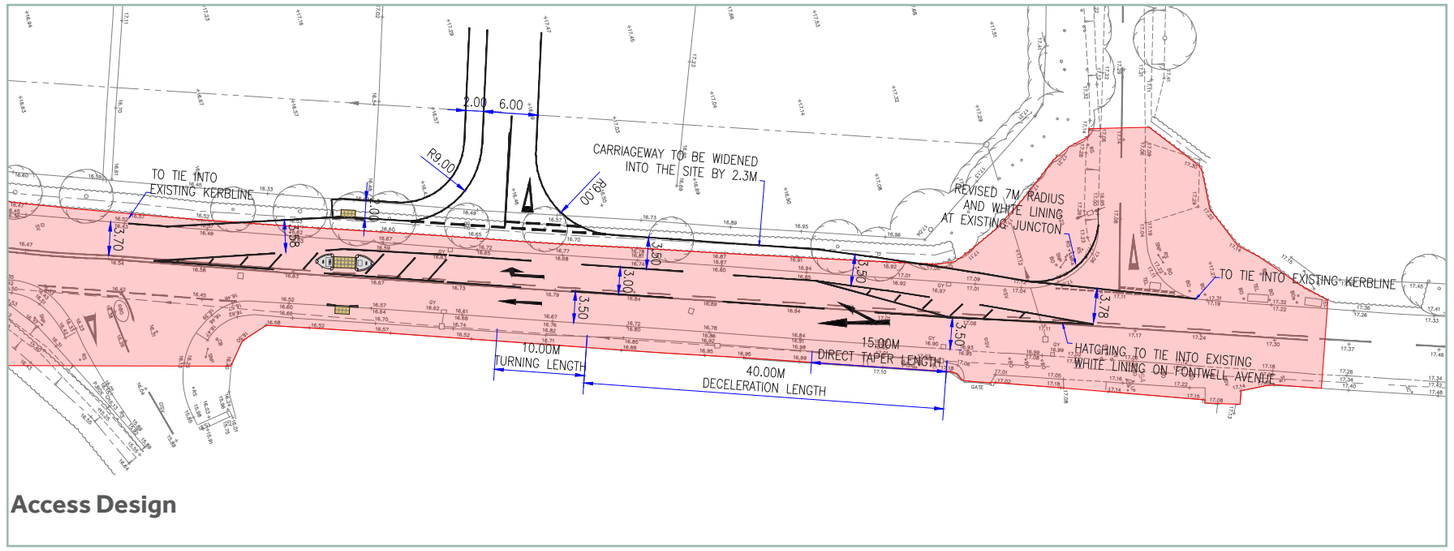
ARUN DISTRICT COUNCIL BN/50/20/PL

# 2.5 Transport & highways

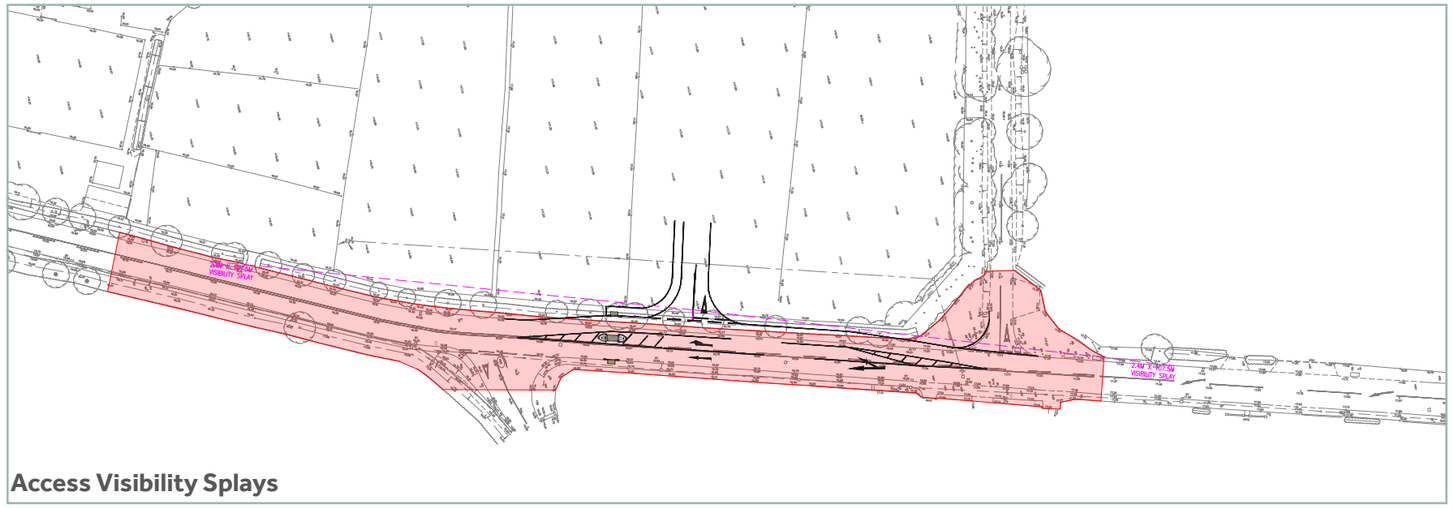
## Transport and Highways

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.




**Access Design**



**Access Visibility Splays**

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

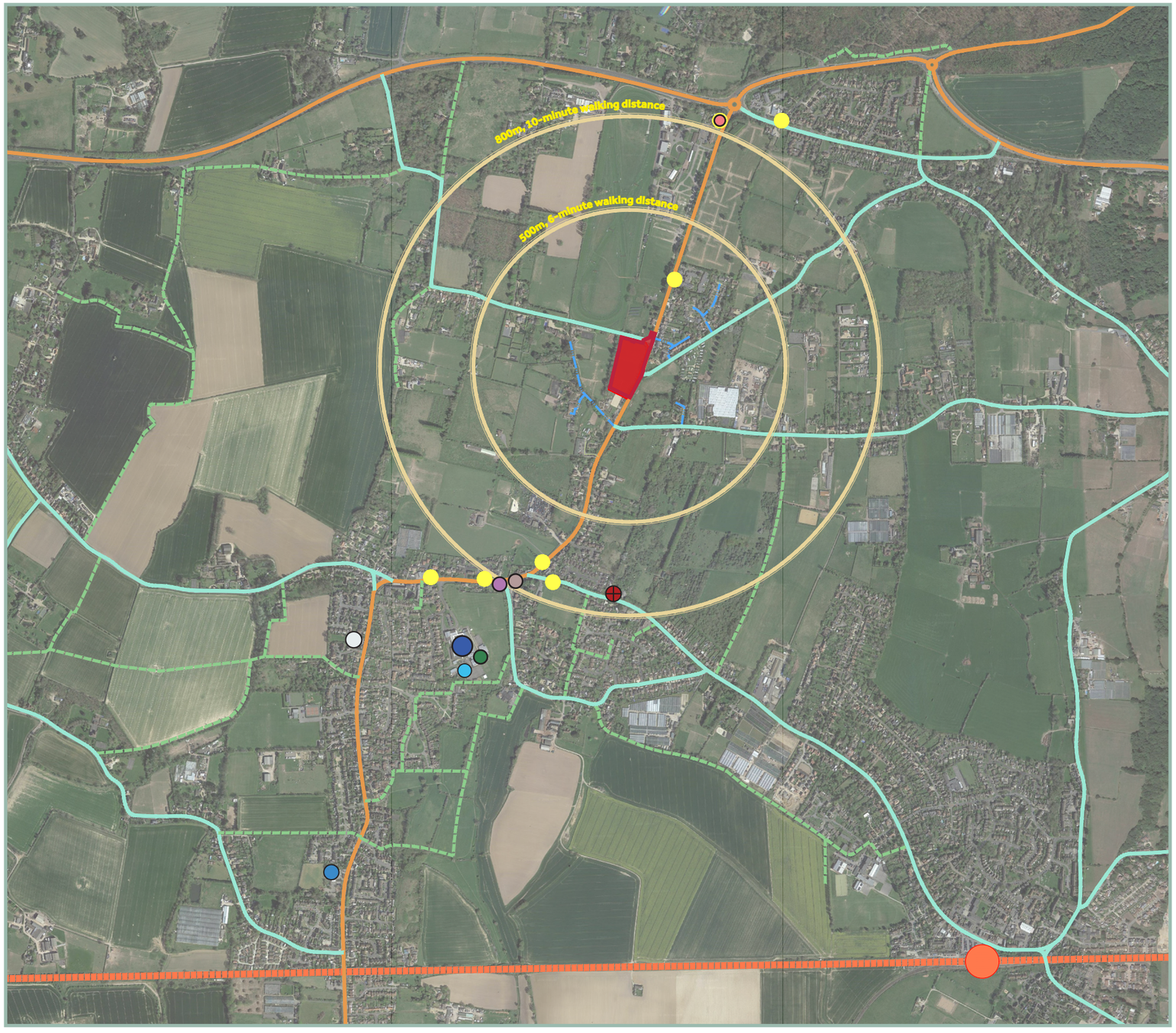
# 2.6 Connectivity

## 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).




Site Connectivity - NOT TO SCALE

### 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 From (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

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



ARUN DISTRICT COUNCIL BN/50/20/PL

# 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




Constrains & Opportunities Diagram - NOT TO SCALE





ARUN DISTRICT COUNCIL BN/50/20/PL

# 3.1 Local context and evolution

## Historic maps analysis

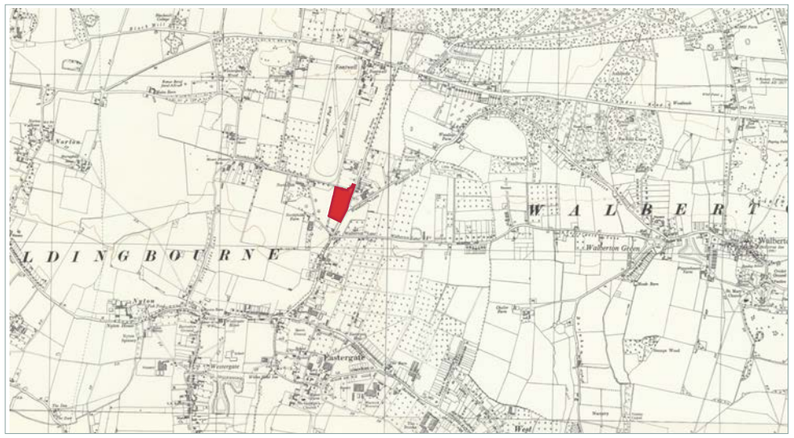
An analysis of historic maps has been undertaken to understand the historical setting of the site.

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.

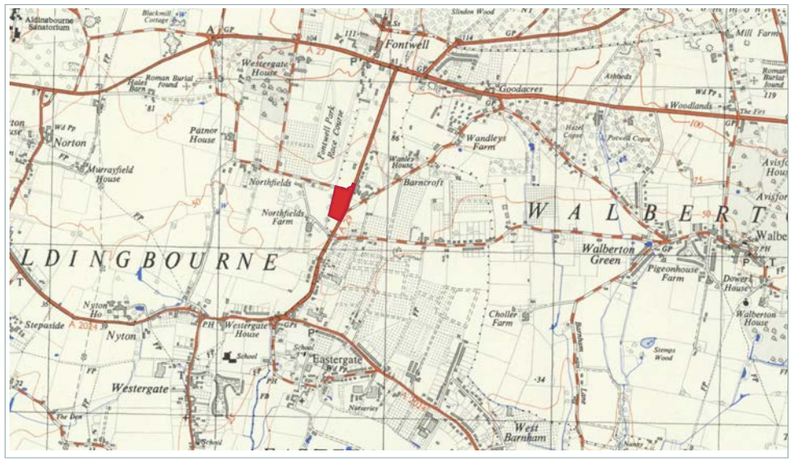
It's development for housing therefore follows this existing pattern of growth.




Map Published in 1913




Map Published in 1969




Map Published in 1937

Maps are extracted from: https://maps.nls.uk/

# 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 it's 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 a t 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 it's 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 it's 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 house 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

All maps are extracts from Google Maps© 2019



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# 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

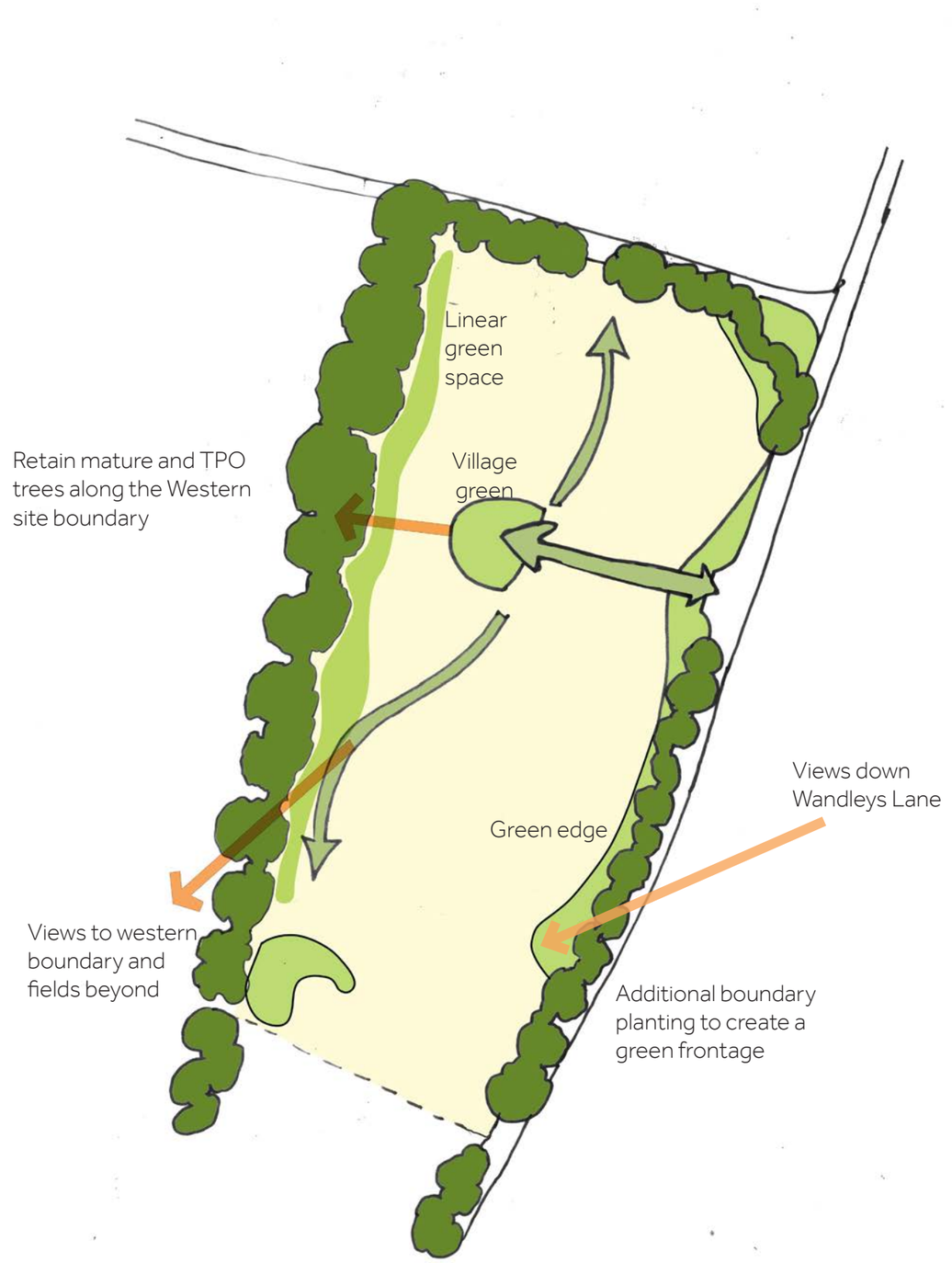
Much of the site is retained as open green space and the site has an overall low density of 27DPH which is in keeping with a semi - rural location.

## 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.

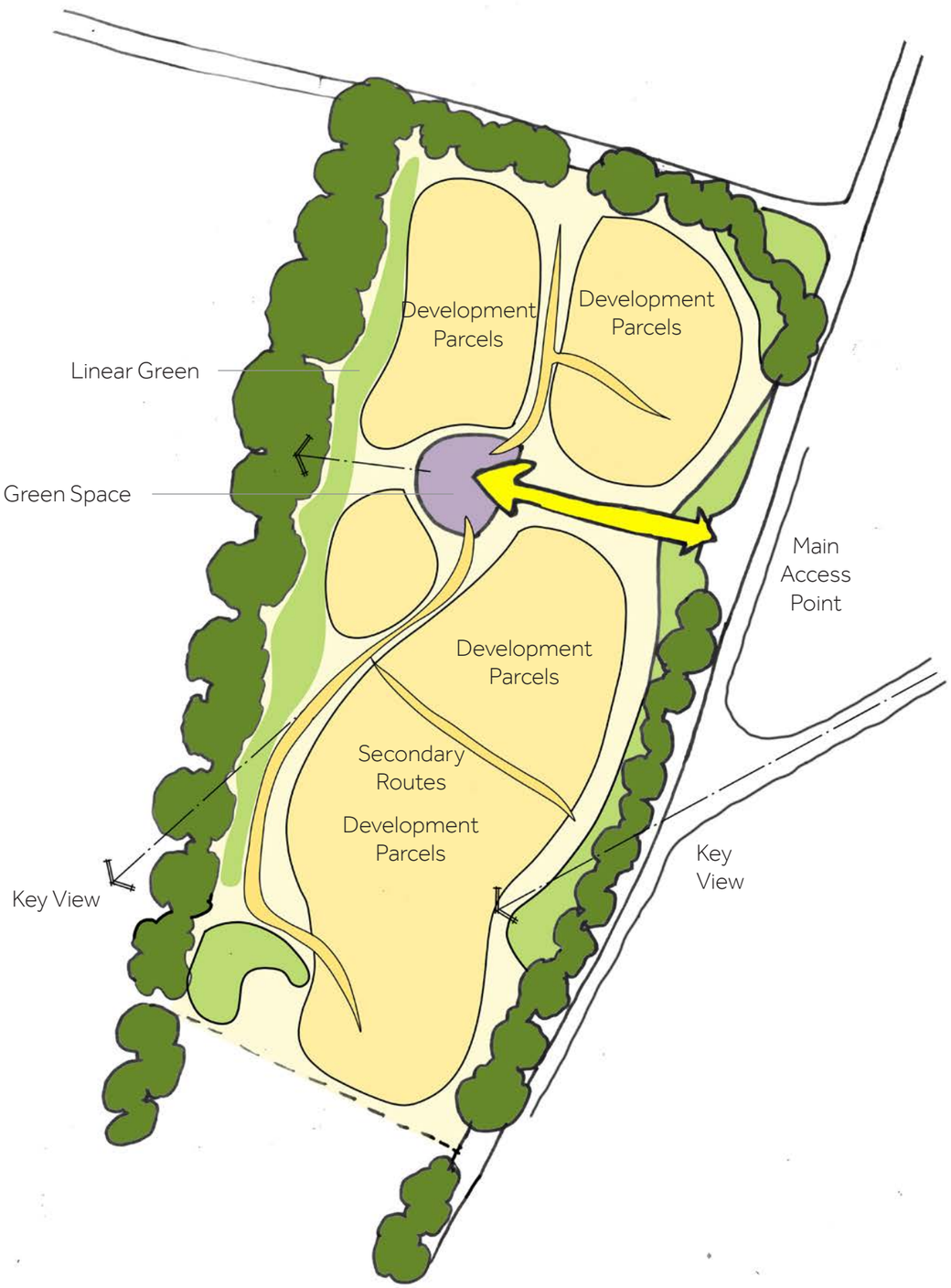
The main access follows the linear green from the north of the site to the south with a focal point in the centre of the site. Towards this central green to the east and the west of the road, the built form becomes more concentrated creating a 'nucleus'. To the south of this space, the two detached houses 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



ARUN DISTRICT COUNCIL BN/50/20/PL

# **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.

**Figure 122: Variety of Uses & Users**



Open spaces should provide variety for users with inclusive design and diverse features




**Figure 121: Open Spaces Plan Example**

NOT TO SCALE

Civic space
Local Green centre
Green buffer zone
Community space
Paved area
Communal space
Site boundary

Pedestrian priority
SUDS network
Pedestrian movement
River enhancement
Wetland creation
Play & wellbeing space
Water feature

Retained TPOs
Retained hedges
Tree type 1
Tree type 2
Street planting



## 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.

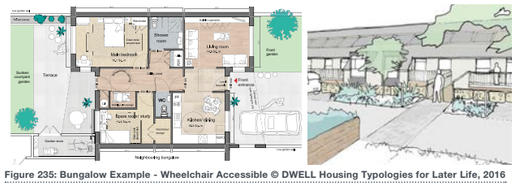


**Figure 235: Bungalow Example - Wheelchair Accessible © DWELL Housing Typologies for Later Life, 2016**

**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 |
| 2b | 3p | 61 | 70 | - | 2.0 |
| | 4p | 70 | 79 | - | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

**Figure 236: Technical Housing Space Standards (GIAsqm) - 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.**

Extracts from the emerging Arun District Council Design Guide SPD



ARUN DISTRICT COUNCIL BN/50/20/PL

# 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



ARUN DISTRICT COUNCIL BN/50/20/PL

# 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<br>Garage / Car Port |
| 42 | Allocated Parking<br>On plot/driveway |
| 5 | Affordable Allocated Parking<br>On driveway / Garage |
| 19 | Affordable Allocated Parking<br>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



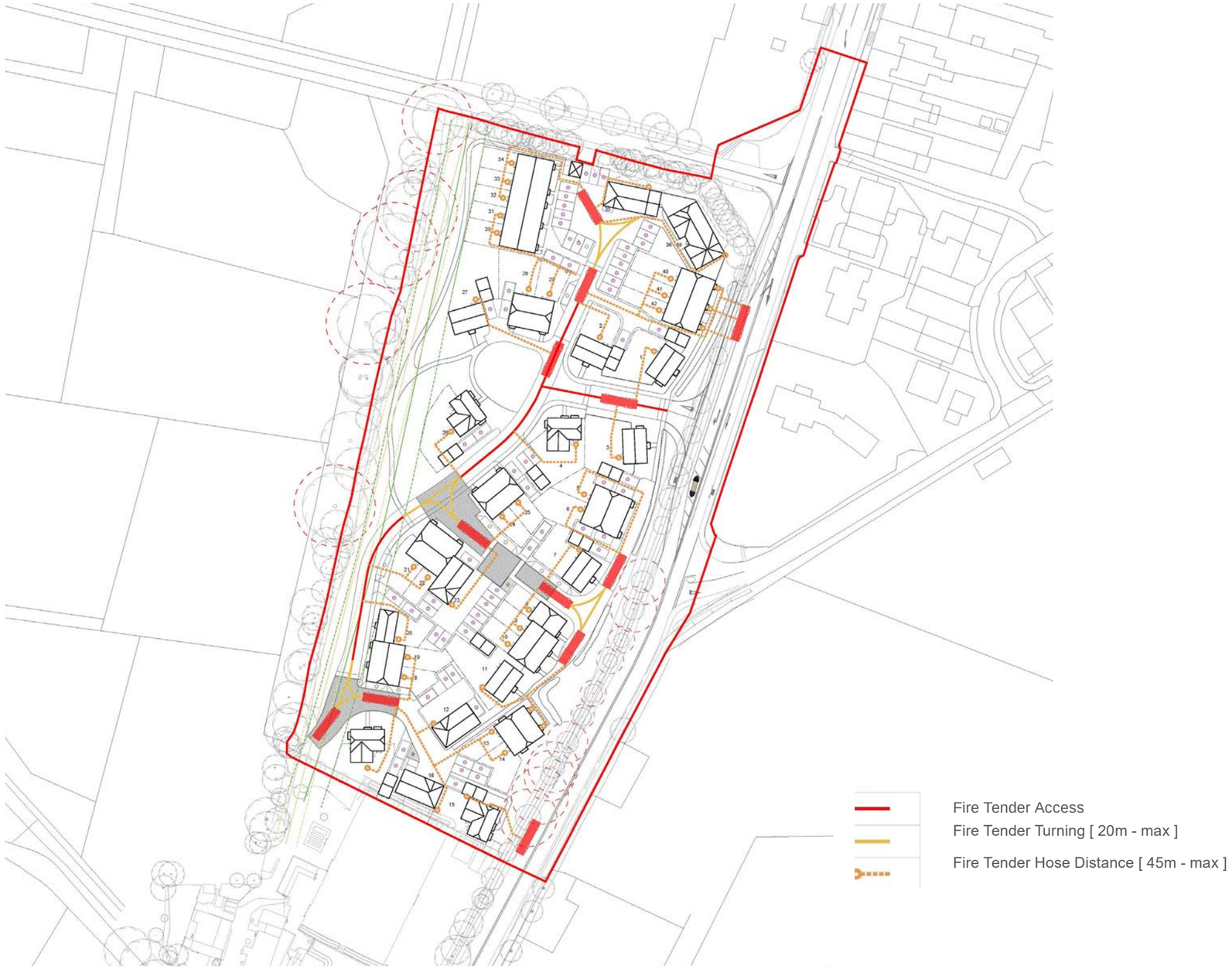
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# 3.11 Fire strategy

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 $CO_2$ 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.









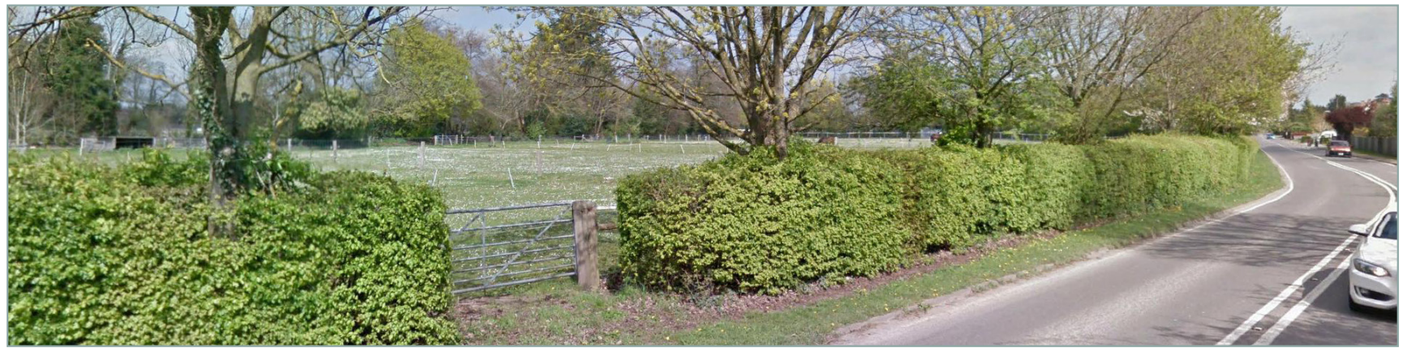






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# 3.13 Visual impact



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

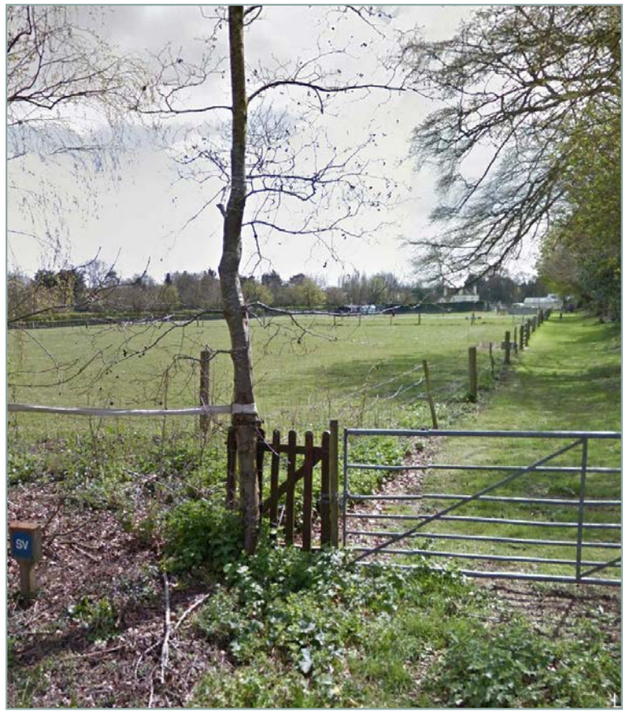


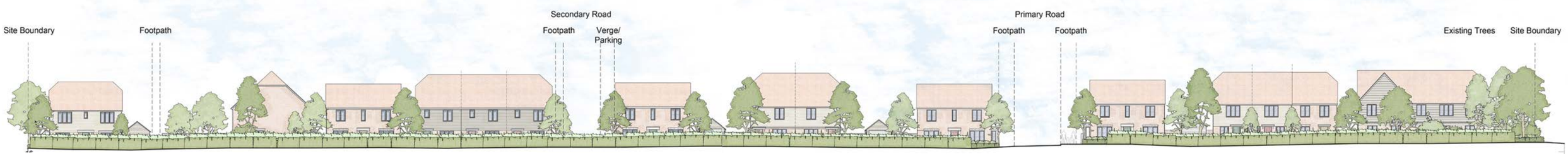
Photo from Level Mare Lane looking south along the site's Western boundary

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.




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



## Accommodation **04**



ARUN DISTRICT COUNCIL BN/50/20/PL

# 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

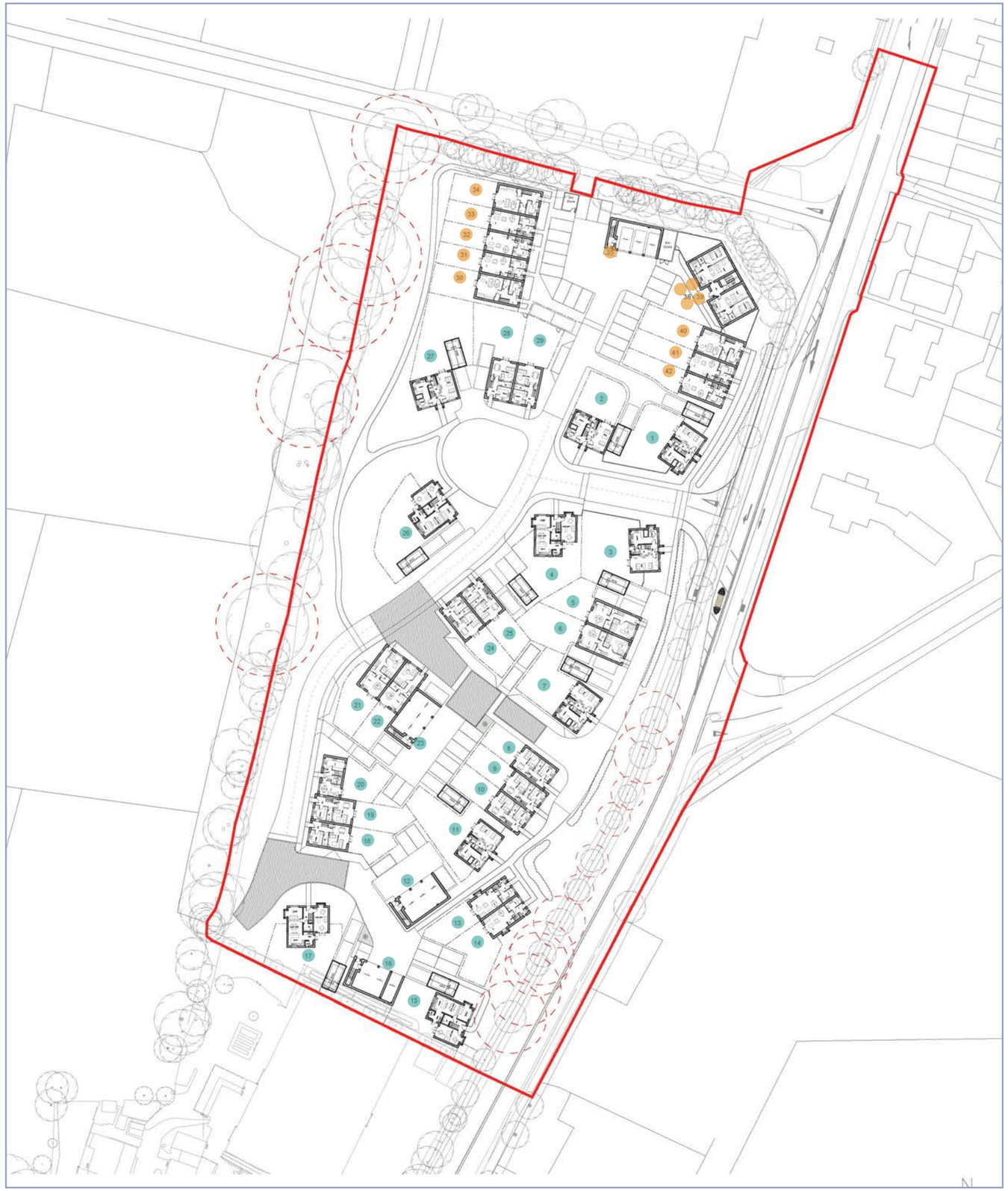
Affordable units are provided (as illustrated opposite and on the following page) with 30% of the proposed units being affordable tenure types.

| 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



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# **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 |

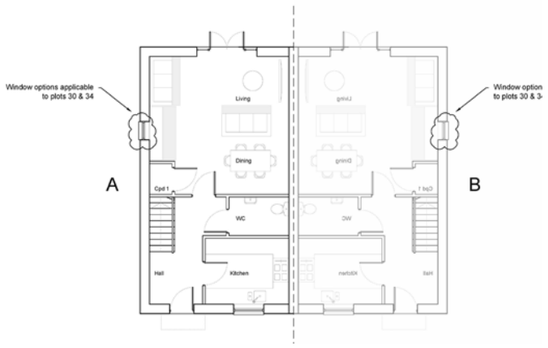
Shown opposite are proposed housetypes for the private and affordable units.



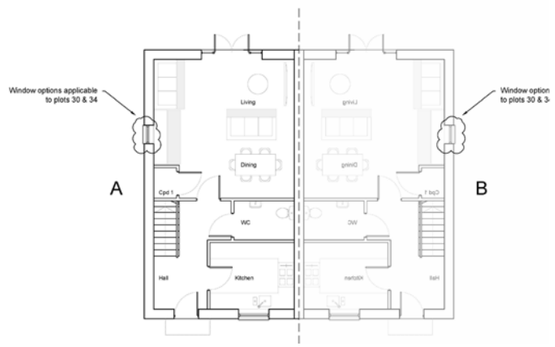
Illustrative Front Elevation of 3 Bedroom Private Unit



Illustrative Front Elevation of 3 Bedroom Affordable Unit




First Floor Plan 3 Bedroom Private Unit




First Floor Plan 3 Bedroom Affordable Unit





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# **5.1** Architectural language

## Local vernacular

Good architecture should be fit for purpose, durable, well-built, take into account its context and surroundings and be pleasing to the mind and the eye. Successful architecture is not a question of style – and this Design & Access Statement for the development at Fontwell Avenue does not envision a restrictive architectural approach.

The important matter is that buildings should take account of their location in the overall setting of the place and the adjacent context in their architecture. Buildings must positively address the routes and spaces adjacent to them in a manner which reflects the hierarchy of those routes and spaces. Corners in the layout should be strongly addressed, buildings and their ancillary elements such as garaging and boundary walls should be clearly defined. Buildings and boundary treatments should be designed in an integrated way and not left to chance.

Such detailing may be a different interpretation of the standard details mentioned above or it may be in the use of other especially well-crafted features such as entrance door surrounds, corner windows, bay windows, oriel windows, a sculptural chimney or a special connection to a boundary wall or gateway which responds to an adjacent view, a sunny aspect or the presence of passers-by etc. Such features can enrich not just the experience of the homeowner but when well-integrated will benefit the wider streetscape and some examples of this are illustrated opposite.

Shown opposite are some key local buildings which give a strong flavour of the building materials proposed including red stock brick, painted brick and red roof tiles along with features familiar to a West Sussex location including barn hipped roofs.



Painted brick cottage on Nyton Road



Former Granary outside St George's Church - Eastergate



Manor Farm - Eastergate



Northfields House - Eastergate

Images depicting the Architectural character of Fontwell

# **5.2** Architectural response

## Location

The proposed development responds to the local context both with regards to its internal layout and with how it addresses external view points.

Dwellings are located to provide an active frontage to Fontwell Avenue but are arranged in an informal way to create a semi-rural character but also to address a key view point up Wandley Lane and to ensure the houses are viewed across a landscaped green space. A clear visual gap is created in the built form allowing views through the development to the Western boundary over a village green space which forms the heart of the development. Within the site houses are located to address certain view points or to turn corners with architectural features such as bay windows allowing units to 'turn comers' and address both aspects of the road layout. The western edge retains an informal character through the organic form off the road and the relationship between the units and the road whilst also providing access to the more intimate mews courts within the centre of the development parcels.



Proposed Landscape Site Layout Plan in context



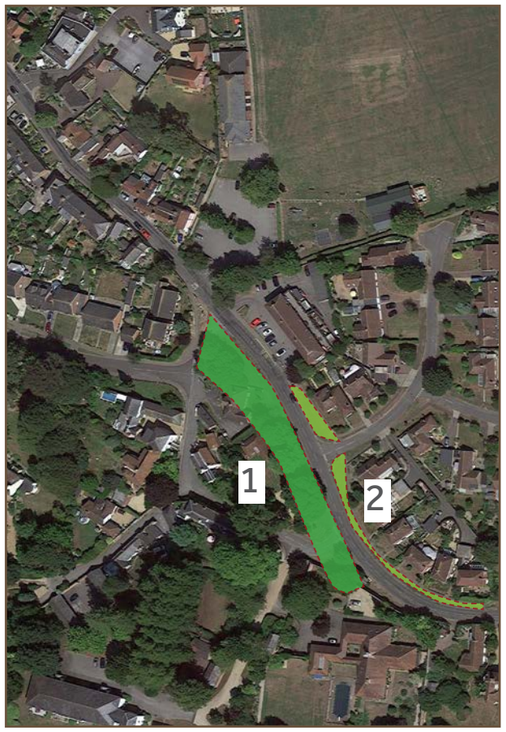
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# **5.3** Detail architectural studies

## Fontwell Avenue

The Fontwell Avenue boundary picks up on the centre of Walberton, pulling development back from the edge and creating a green space over which the houses are viewed. The primary access point also allows views through to the Western boundary to the mature trees in similar fashion to the views towards the mature trees on he western side of the road in Walberton.

This has the effect of creating a much softer edge to Fontwell Avenue retaining a green character along this edge. To the south of the Eastern boundary the houses peel back from the edge creating a small green space and allowing two of the plots to twist so that they front onto Wandley Lane helping to terminate this key view into the site.




Walberton Village Green




1. Illustrative Plan showing entrance gateway to the site showing set-back behind green space and reinforcing the village character of local precedents.




2. Illustrative Plan showing Green space created by pulling back housing like Wallberton Village

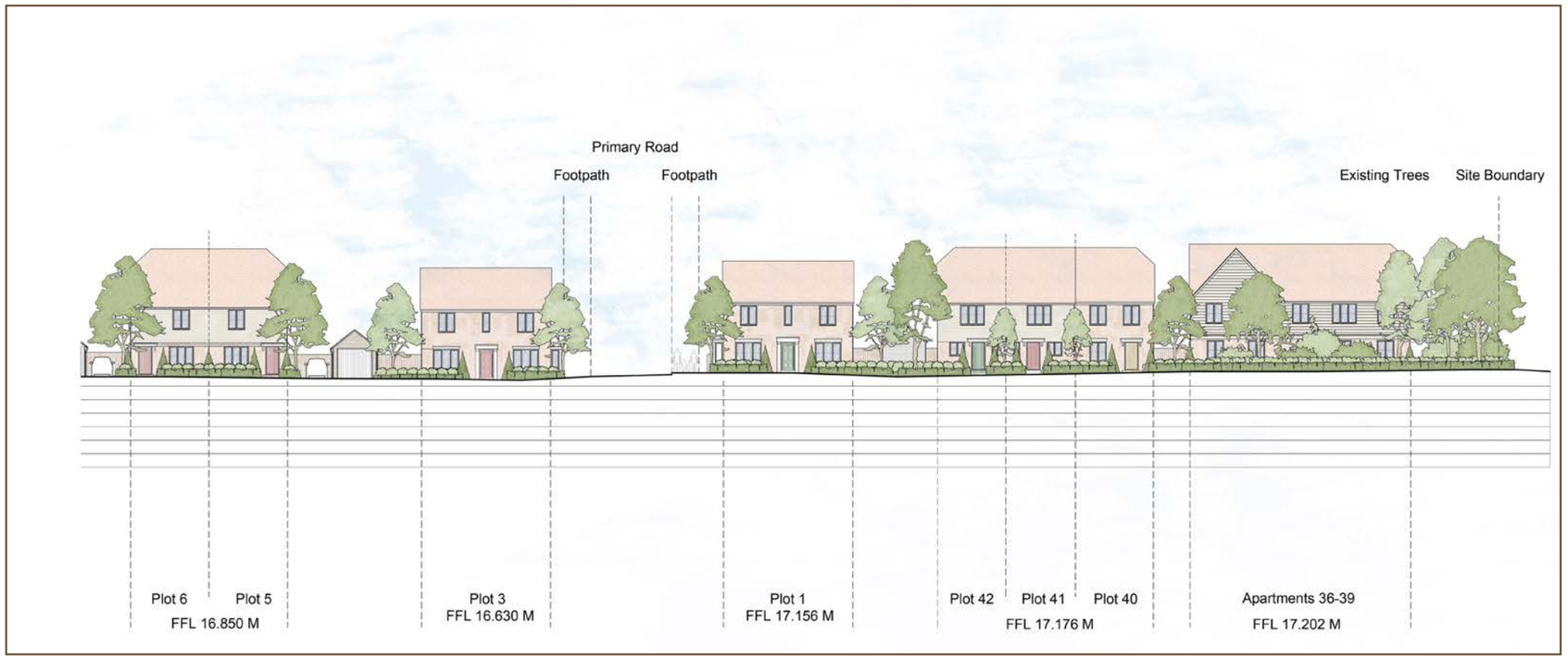


Illustrative hand drawn vignette showing green space addressing Wandley Lane and Fontwell Avenue

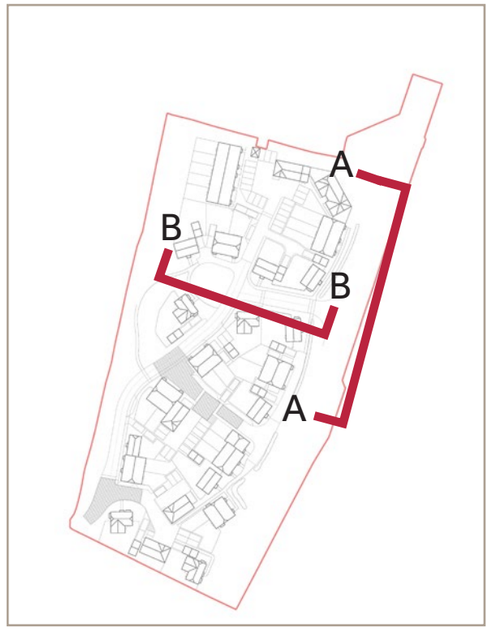
# **5.3** Detail architectural studies

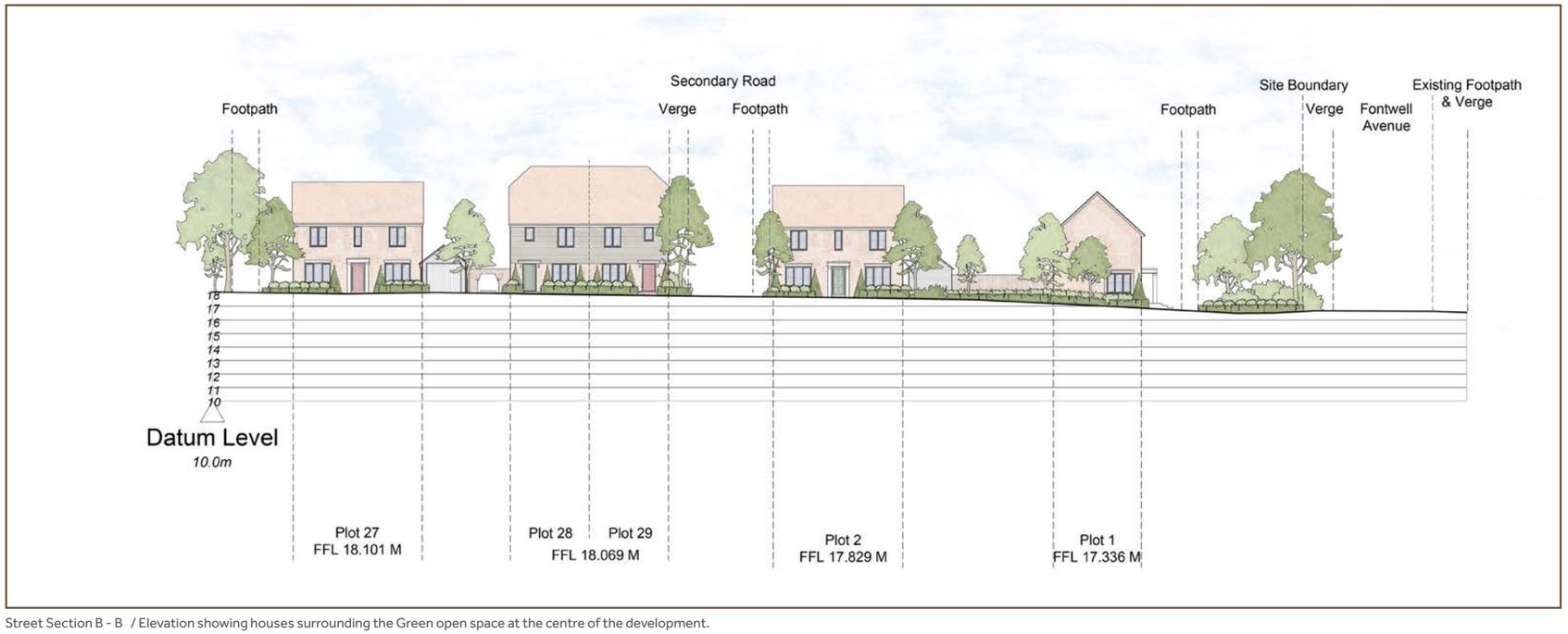
## Entering from Fontwell Avenue

At the entrance two symmetrical and identical houses sit either side of the road signalling the main access into the development. They are twisted on their plot to create a softer less rigid approach into the scheme from Fontwell Avenue. Boundary walls will follow the edge of plots 1 and 3 leading into the site and further reinforcing the view point across the central village green space to the mature vegetation on the Western boundary.




Street Section A - A / Elevation showing the entrance to the site off Fontwell Avenue (with hedge line along Fontwell Avenue removed for clarity)




Street Section B - B / Elevation showing houses surrounding the Green open space at the centre of the development.



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# **5.3** Detail architectural studies

## Green spaces

Within the development, there are small pockets of green space leading from the main entrance which not only provides a setting for the housing that forms the backdrop, but also allow visual ‘breathing space’ in the scheme so that it doesn’t feel as if you are in the middle of a suburban residential scheme.

The key green space is the central ‘village green’ space which allows views through the site but also acts as a focal point within the scheme similar to Eartham.

Green spaces are covered in more detail within Section 6.

Eartham Village Green





Illustrative Plan showing second key central village green space.



Illustrative hand drawn vignette showing housing fronting onto the central green space of the site

# **5.3** Detail architectural studies

## Mews Courts

The mews courts provide intimate settings for clusters of houses often overlooked by Flat Over Garage house types to ensure passive surveillance of these spaces and create a safe and secure character. These shared surface areas create informal, intimate spaces reinforcing the village feel within the proposed scheme and create a clear sense of identity and place as each is different depending on its location off of the main route and the way light enters each space.

The mews courts add variation in character areas within the scheme and when entered it will be clear that the shared surface nature and proximity of houses to roads that this is a more sedate area, where kids can play on the street safely without fast-moving traffic passing.



Illustrative plan showing the internal mews court accessed off the principal road creating a different character within the development



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Roof Materials Diagram- NOT TO SCALE



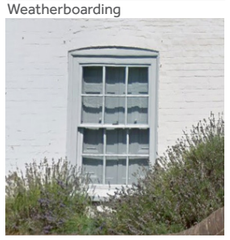
Red stock brick



Light painted brickwork



Weatherboarding



Painted window frames



Plain clay tiles



Reconstituted slate tiles

# 5.4 Materials Palette

The materials used throughout the scheme are based on existing walling and roofing types found within the surrounding context in order to help the scheme to blend into the context.

Primarily, red stock brick combined with plain clay tiles will be used for the majority of the external finishes, with painted brick used on key buildings to aid wayfinding. Some reconstituted slate roofing and weatherboarding is also proposed in keeping with a West Sussex rural locale.

# 5.5 Roof material diagram

The strategy for the roof materials is to have a mix of materials that reflect the materials used locally. The predominant roof covering will be red tile.

Along Fontwell Avenue the majority are red tile with the apartment building to the North-east in slate, addressing the corner, and one of the runs of terraces opposite Wandley Lane also in slate (signalling an internal tertiary street.

Around the green space is a further cluster of slate roofed houses helping aid wayfinding and setting this space slightly visually apart from the other houses.

Within the northern mews court the longest terrace is also in slate which mimics the roofs of the long stable block roofs within Fontwell Park.

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# Landscape Design **06**

# 6.1 Introduction

## Introduction

The creation of a carefully considered and high-quality landscape proposal has been integral to the planning and layout of the site within the wider setting of Fontwell. The proposals will provide the opportunity for the enhancement of both the ecological diversity and landscape which will allow public access into the site.

Master planners Clague have worked closely with the Landscape Architects at fabrik and Paul Basham Associates, authors of the Road and Drainage solutions for the proposals that are included in the supporting documentation as part of this application.

## LVAIS Summary

fabrik carried out an LVAIS for the site in November 2019. The following conclusions can be taken from this LVAIS in regards to the Site.

The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. There are a range of heritage assets (Listed Buildings, Sites of Special Scientific Interest, Scheduled Ancient Monuments) in the wider study area. But there is no physical or visual relationship with these heritage assets from within the Site. There are no ecological designations within the immediate local landscape.

The Site is visually well contained in the landscape and the Site on its own does not perform a significant role in providing the landscape setting to the settlement of Fontwell.




Figure 6.1 Site Location Plan (Fabrik, 2020)



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# **6.2** Landscape Principles

## Design Concept

The design concept for a new residential development at Fontwell Avenue, Eastergate seeks to regenerate an edge of settlement site, through the creation of an exemplar housing scheme, focused on creating a high quality place with community integration.

The retention of the strong site boundary vegetative framework is key to enabling the integration and assimilation of the development. The scheme seeks to develop and reinforce these site boundaries, linking them where possible, to the wider landscape and internally through the site.

## Precedent Images

The proposed landscape character areas will help to create unique, differing destinations within the site.

These spaces will be distinguished by their soft vegetative form and hard materiality. The play strategy will have a strong focus on natural play with a dominant village green space at the heart of the site.

These precedent images help to express the overall landscape character of the site and help to give an idea of spatial relationships within the site.



Wildflower Meadows



Central Village Green Space



Neighbourhood Quarter / Green Interface Character Example



Natural Play Spaces



Wildflower Meadow Planting Dominating Roadside Planting

# 6.3 Landscape Masterplan

## Landscape Masterplan Principles

The masterplan comprises of the following areas:

1. **Woodland Edge** - This unique woodland edge habitat will create a publicly accessible adventure playground trail with a strong focus on natural play. Colourful woodland edge glades will guide users through the landscape, each providing differing natural play opportunities. Increased levels of wildflower planting will help to increase biodiversity levels within this area.
2. **Green Streets Scene**- Street tree planting throughout the scheme with a focus on robust, low maintenance shrub under-planting.
3. **Village Green** - This proposed central space will provide a strong green heart for the site. The central village green will provide an open expansive space for community events and areas for informal play.
4. **Green Interface** - This natural corridor will create a strong green interface to the surrounding off site vehicular infrastructure. A mixture of native and non-native plant mixes will provide seasonal interest and support a diverse range of animal species. A dominant native hedgerow with additional native tree planting will provide a strong green barrier to the edge of Fontwell Avenue.




Figure 6.2 Illustrative Landscape Masterplan (Fabrik, 2020)



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# **6.4** Landscape Character Areas Overview

## Landscape Character Areas

The landscape character areas within the site comprises of the following areas:

1. Neighbourhood Quarter
2. Village Green Gateway
3. Green Interface
4. Woodland Edge




**Legend**

- Neighbourhood Quarter
- Village Green Gateway
- Green Interface
- Woodland Edge

Figure 6.3 Landscape Character Areas (Fabrik, 2020)

# **6.5** Neighbourhood Quarter Character Area

## Neighbourhood Quarter

The ‘Neighbourhood Quarter’ character area will provide a structured and sophisticated planting palette for the residential aspect of the site.

The planting palette will contain a strong mixture of shrubs, both native and non-native. The addtion of high impact perennials will add seasonal colour and help to diversify the planting scheme.

Mature street tree planting will create green corridors through this character area, helping to increase biodiversity levels. The planting species selected will also contain a variety of evergreen shrubs helping to produce a low maintenance landscape.



Neighbourhood Quarter Tree Lined Residential Street

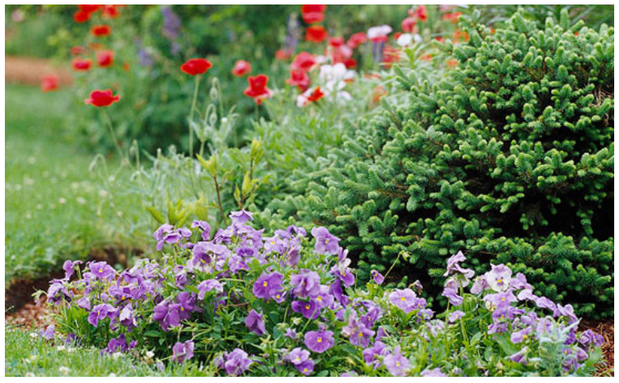


Neighbourhood Quarter Street Character Example




Indicative Section A-A



Neighbourhood Quarter Planting Character



The Neighbourhood Quarter Street & Planting Character



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# **6.6** Village Green Gateway Character Area

## Village Green Gateway

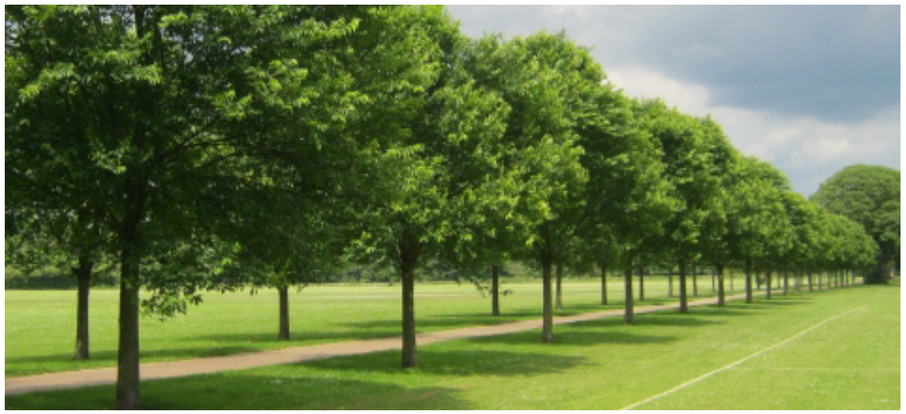
The ‘Village Green Gateway’ character area within the site will provide strong biodiverse and ecological enhancements to the central green space and entrance.

This proposed character area will create a strong green entrance for the site, which will lead to a key central green community space. Regimented, uniformed tree planting will guide users towards the village green. The inclusion of natural play will create a creative, natural adventure trail which will guide users from the central village green to the nearby woodland edge character area.

Ecological enhancements will include native shrub, amenity grass, herbaceous and wildflower mixes. These enhancements will help to boost and maintain habitat growth and biodiversity levels.



Village Green Ecological Corridors

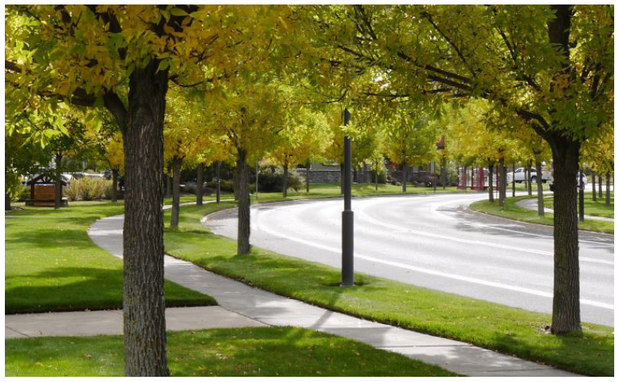


Village Green Uniformed Tree Planting




Indicative Section B-B



Tree Lined Park Edges Along the Road Interface



Village Green Social Spaces for Residents

# **6.7** Green Interface Character Area

## Green Interface

The ‘Green Interface’ character area within the site will provide biodiverse and ecological enhancements to the north, eastern and north eastern site boundary.

This wild, naturalistic corridor will create a strong green interface to the surrounding off site vehicular infrastructure. A mixture of native and non-native plant mixes will provide bursts of seasonally changing colour supporting a diverse range of animal species. A dominant native hedgerow with additional native trees will provide a strong green barrier to the edge of Fontwell Avenue. Colorful planting mixes will dominate the eastern edge of the development and provide seasonally colour variations.

Ecological enhancements will include a mixture of native and non-native tree and shrub planting. A colourful wildflower and bulb mix that will provide a seasonally changing colour. Maintenance aspects of this character area will be low with a strong focus on low maintenance and self seeding vegetation species.





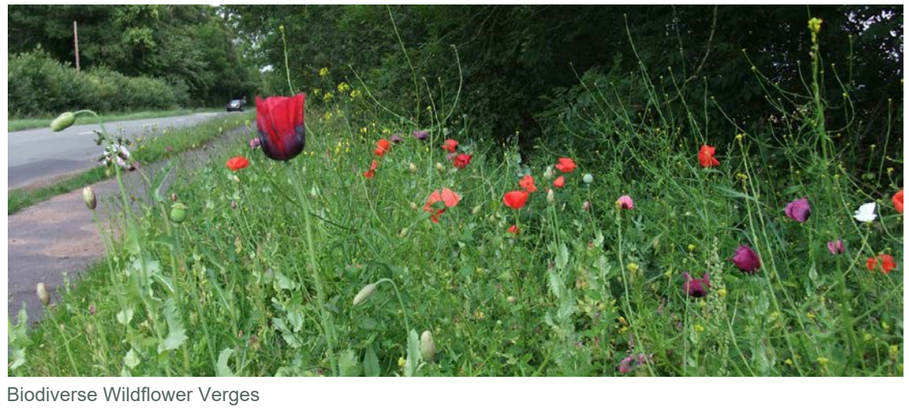
Native Tree & Hedgerow Green Interface Boundary


Green Interface Native Planting Mixes



Indicative Section C-C


Formal Tree Planting


Biodiverse Wildflower Verges



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# **6.8** Woodland Edge Character Area

## Woodland Edge

The ‘Woodland Edge’ character area within the site will provide biodiverse and ecological enhancements to the western site boundary.

This unique woodland edge habitat will create a publicly accessible adventure playground trail with a strong focus on natural play. Colourful woodland edge glades will guide users through the landscape, each providing unique play opportunities.

Ecological enhancements will include native shrub planting and a colourful woodland understory matrix planting scheme. Ornate tree trunks and tree stumps will offer opportunities for informal play. Scattered log piles, bug/insect hotels and bat boxes within trees will boost and maintain habitat growth and biodiversity levels.



Woodland Edge Areas of Wildflower with Mown Paths



Woodland Edge Areas of Natural Play




Indicative Section D-D






Woodland Edge Areas of Native & Ornamental Planting



Woodland Edge Areas of Natural Play and Exploration

# **6.9** Play Strategy

## Play Strategy

The play strategy for Fontwell has a strong focus on natural play. A unique woodland edge habitat will be created providing unique play opportunities for all age ranges.

Collectively the play experiences across the woodland edge play space will provide a range of stimulating and challenging play opportunities and will include some of the following: balancing, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials.

A central ‘Village Green’ space will also be created which will allow for sizable scale play activities.




**Legend**

Areas of Natural Play
1488 m ²

Figure 6.4 Landscape Play Strategy (Fabrik, 2020)



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# **6.9** Play Strategy

## Play Strategy Precedents

1. Natural Play Image Woodland Edge Workshops
2. Woodland Edge Natural Play Structures
3. Village Green Gateway Children Playing Ball Games
4. Woodland Edge Bug Hotels
5. Natural Play Woodland Edge Den Building
6. Village Green Gateway Children Playing

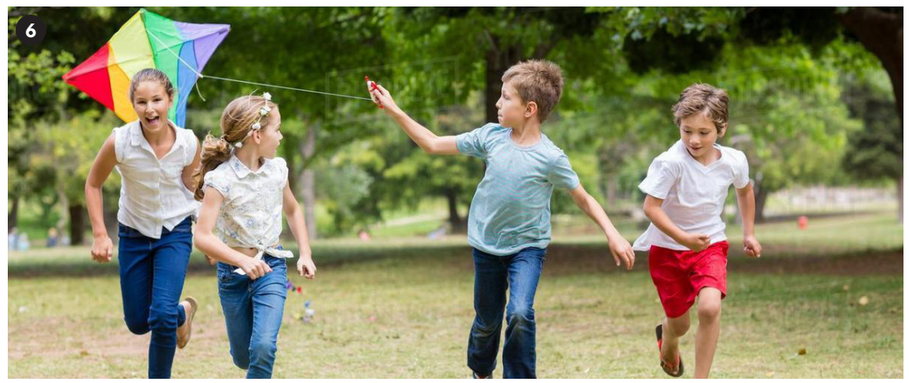










# **6.10** Soft Landscape Strategy

## Soft Landscape Strategy

The soft landscape strategy will be separated into 4 planting groups which will create functional and logical typologies to provide seasonal colour, new habitats, defensive barriers and ornamental interest. These groups are:

**1. Neighbourhood Quarter Species** - This group will contain a combination of structural shrubs, ornamental grasses and colourful perennials. The shrubs will create structured seasonal interest whilst the ornamental grasses and perennials will provide sensory experiences with contrasting architectural form and colour to soften and subdivide the planting groups. The combined species will also help to soften the residential architecture in turn, creating a smart and sophisticated planting palette.

**2. Village Green Gateway Species** - This group will contain a mixture of native wildflower and native ornamental shrub and tree species. The central 'Village Green' will be transformed with a high impactful, native wildflower and bulb mixes, providing seasonally changing colour variations. The central 'Gateway' avenue will be planted with regimented street trees helping to guide residents and visitors through the Site. To the western edge of the green the plantng will include edible species such as *Sambucus nigra, Rubus fruticosus and Rubus idaeus.*

**3. Woodland Edge Species** - This group will be strongly influenced by the concept of natural play. Woodland tree species will be accompanied by a unique ornamental woodland understory.This understory planting will contain a mixture of bold architectural forms with soft, bright flora which in turn, will help to guide users through this playful, woodland edge landscape. High impact native wildflower and bulb mixes will also be planted, providing seasonally changing colour variations.

**4. Green Interface Species** - This group will contain a mixture of native tree and shrub species. Colourful bulb and seed mixes will dominate this landscape helping to maintain and enhance the ecological corridors along the subsequent road corridors. Appropriate species will be selected to add colour and texture to provide year round interest.

**Legend**

1. Neighbourhood Quarter
2. Village Green Gateway
3. Woodland Edge
4. Green Interface




Figure 6.5 Soft Landscape Strategy (Fabrik, 2020)

# **6.10** Soft Landscape Strategy

## Key Soft Landscape Species

**1. Neighbourhood Quarter Example Species -** *Calamagrostis x acutiflora* 'Karl Foerster', *Echinacea Purpurea* 'White Swan', *Perovskia a.* 'Blue Spire', *Euonymus fortunei* 'Silver Queen', *Hebe* 'Red Edge'

**2. Village Green Gateway Example Species -** *Rubus idaeus*, *leucanthemum vulgare, Crocus* 'Ruby Giant', *Tulipa* 'Queen of Night'

**3. Green Interface Example Species -** *Cornus sanguinea, Viburnum opulus* 'Compactus', *Carex* 'Ice Dance', *Ligustrum vulgare*

**4. Woodland Edge Example Species -** *Crataegus monogyna, Dryopteris felix-mas, Acanthus mollis, Brunnera macrophylla* 'Jack Frost'



# **6.11** Tree Strategy

## Tree Strategy

The tree strategy throughout the site can be defined into 4 varying categories that will form a coherent mix of native and non-native species:

**1. Street Trees** - Compact, neat and tidy, pyramidal species such as, *Carpinus betulus* 'Frans Fontaine' provide structured street form, whilst the *Pyrus calleryana* 'Chanticleer' contrast with their dazzling display of spring flowers.

**2. Feature Trees** - Native trees such as *Platanus x hispanica* and *Quercus robur* will provide structual form. In contrast the *Liquidambar styraciflua* trees contrast with their irregular spreading branches and strong autumnal colours.

**3. Green Interface Trees** - This grouping of native trees will contain a mixture of forms and species that will provide a suitable replacement for those proposed for removal. The majority of this will be *Acer campestre* in a standard from with accent trees such as *Quercus robur* and *Tilia × euchlora.*

**4. Woodland Edge Trees** - This mix will combine native woodland tree species. Tree form will vary with both standard and multi-stem species. Species such as *Corylus avellana* and *Betula pendula* will provide dominant structure and strong autumn colour. Species such as *Aesculus hippocastanum* will provide summer flower colour and autumn fruit interest.

**5. Fruit Trees** - Fruit bearing trees will include robust apple varieties and sweet cherry species adding to the edible narrative at the edge of the village green. Prunus avium cultivars such as *Prunus avium 'Sweetheart'* and Apple species *Malus domestica 'Charles Ross'.*

### Legend

- Existing Trees to be Retained
- Street Trees
- Feature Trees
- Fruit Bearing Trees
- Woodland Edge Trees
- Green Interface Trees

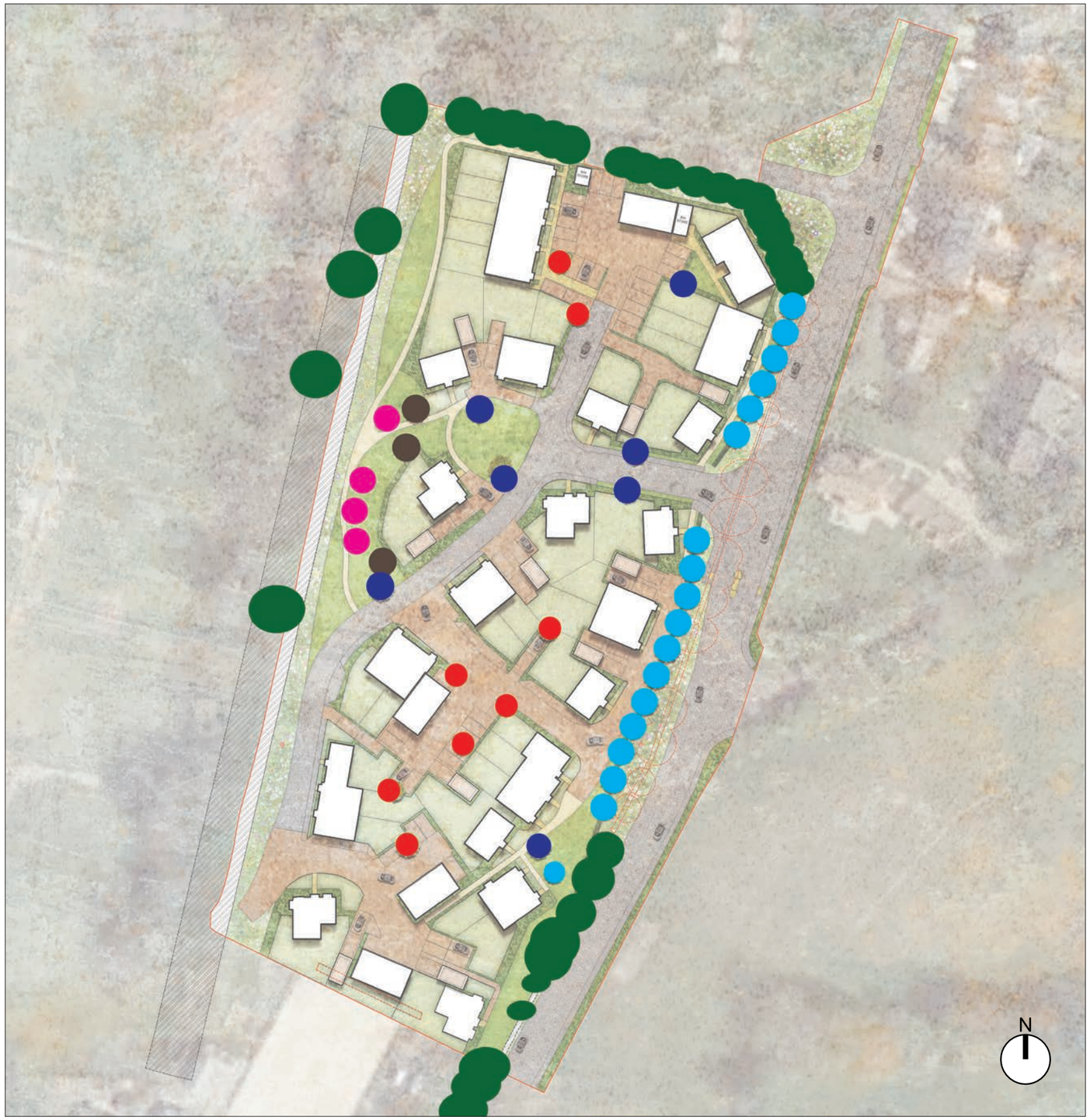



Figure 6.6 Tree Strategy (Fabrik, 2020)



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# **6.11** Tree Strategy

## Key Tree Species

1. Street Trees - *Carpinus betulus* ‘Frans Fontaine’
2. Street Trees - *Pyrus calleryana* ‘Chanticleer’
3. Feature Trees - *Liquidambar styraciflua*
4. Feature Trees - *Platanus x hispanica*
5. Woodland Edge Trees - *Aesculus hippocastanum*
6. Woodland Edge Trees - *Corylus avellana*
7. Green Interface Trees - *Tilia × euchlora.*
8. Green Interface Trees - *Acer campestre*






# **6.12** Hard Landscape Strategy

## Hard Landscape Strategy

The hard landscape strategy is governed by a series of differing typologies:

**1. Neighbourhood Quarter -** A mix of different block paving design to create a pedestrian oriented scheme. Permeable Block paving will be incorporated into the scheme where required.

**2. Spine Road -** The pedestrian footways and associated vehicular roads will be composed of tarmac.

**3. Property Entrance Thresholds -** The ground floor property entrances will consist of concrete slab paving.

**4. Parking -** Tarmac will make up the majority of the parking bays along the major spine road. Block paving and permebale block paving where required will be used within designated areas of the 'Neighbourhood Quarter' to distinguish private parking.

**5. Pedestrian Connection -** The major pedestrian thoroughfares  will consist of resin bound gravel.




Figure 6.7 Hard Landscape Strategy (Fabrik, 2020)



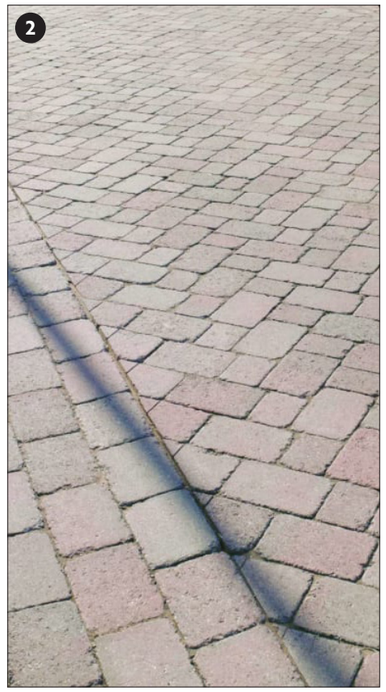
ARUN DISTRICT COUNCIL BN/50/20/PL

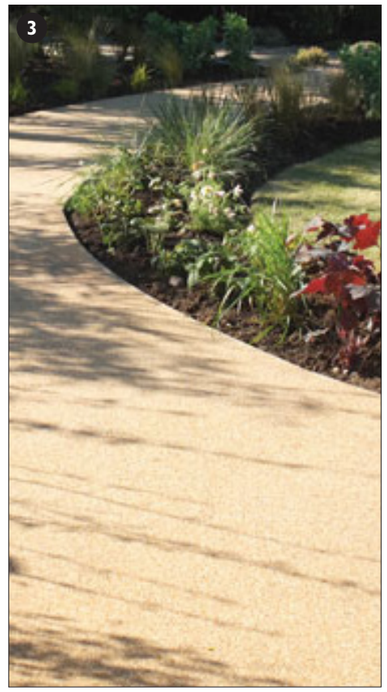
# **6.12** Hard Landscape Strategy

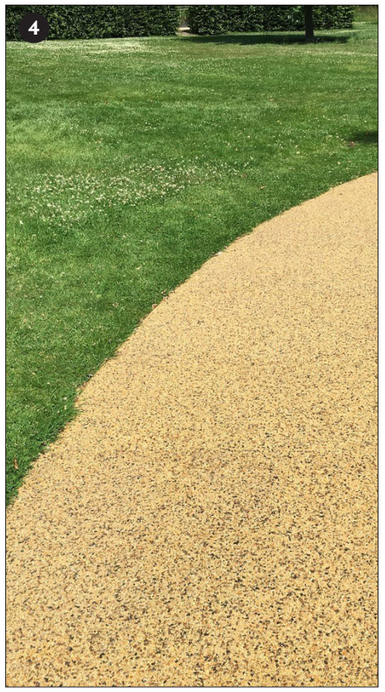
## Hard Landscape Precedents

1. Precedent Image Block Paving within a Residential Scheme
2. Precedent Image Block Paving
3. Precedent Image Resin Bound Gravel Pedestrian Paths with Planting
4. Precedent Image Resin Bound Gravel Pedestrian Paths with amenity grass
5. Precedent Image Tarmac Roadway and Footpaths Residential
6. Precedent Image Tarmac Roadway and Footpaths
7. Precedent Image Concrete Slab Paving
8. Precedent Image Concrete Slab Paving with Associated Planting



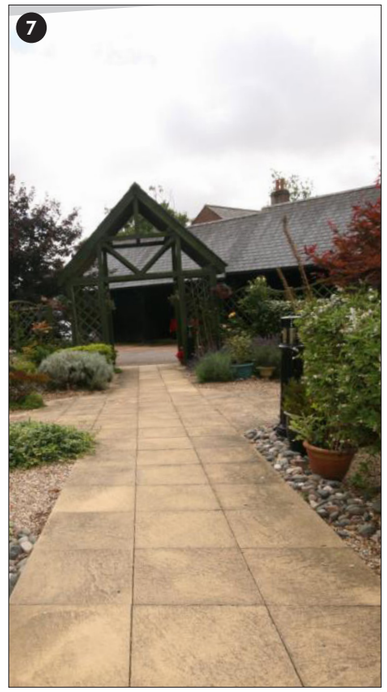



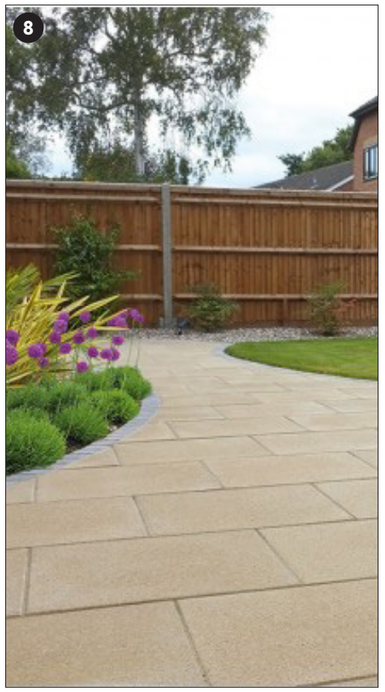









# **6.13** Boundary Treatment Strategy

## Boundary Treatment Strategy

The boundaries to the properties on the site will be secured by a series of timber and brick structures.

Brick walls are to be located where property plots face onto the external public realm. This will help to provide extra privacy and security for residents. Timber fencing will provide separation between each plots internally. The timber fencing should be treated to help reduce future rot and limit future long term maintenance requirements.

Following the Road Traffic Noise Assessment carried out by Hepworth Acoustics in April 2020 (Report Reference Number - P20-188-R01v1) a recommended wall height is required for the brick walls adjoining the properties fronting onto the A29 Fontwell Avenue. The assessment has highlighted that these brick walls should range between 1.8m to 2.3m. For the detailed wall height location plan refer to the Hepworth Acoustic Road Traffic Noise Assessment (April 2020).

**Legend**

Timber Fence
Approximately 772m Required

Brick Wall
Approximately 182m Required




Figure 6.8 Boundary Treatments Strategy (Fabrik, 2020)

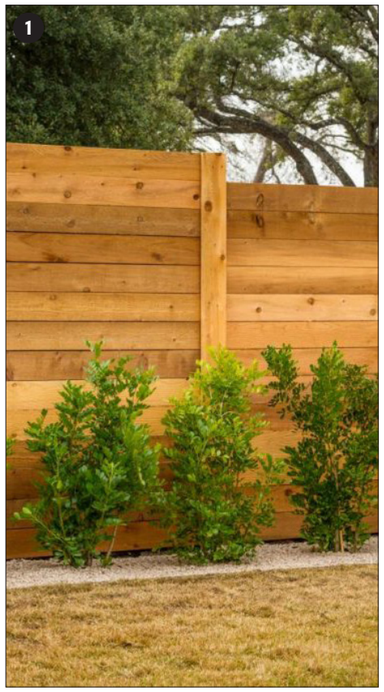


ARUN DISTRICT COUNCIL BN/50/20/PL

# **6.13** Boundary Treatment Strategy

## Boundary Treatment Strategy Precedents

1. Precedent Image Timber Fencing with Shrub Planting
2. Precedent Image Timber Fencing with Shrub Planting
3. Precedent Image Timber Fencing with Amenity Grass
4. Precedent Image Timber Fencing with Matrix Planting
5. Precedent Image Brick Wall & with Concrete Copping
6. Precedent Image Brick Wall with Timber Panelling
7. Precedent Image Brick Wall & Brick Pier
8. Precedent Image Brick Wall with Timber Trellis









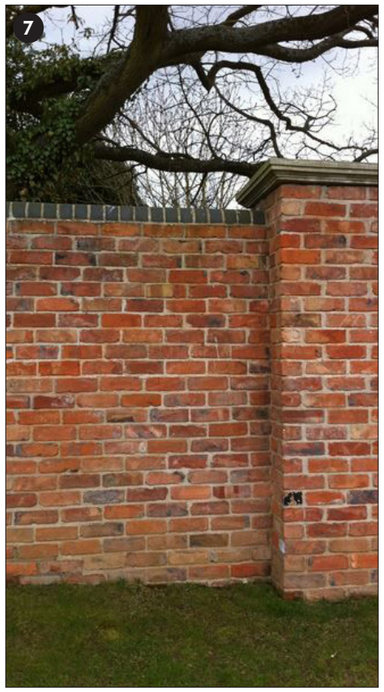


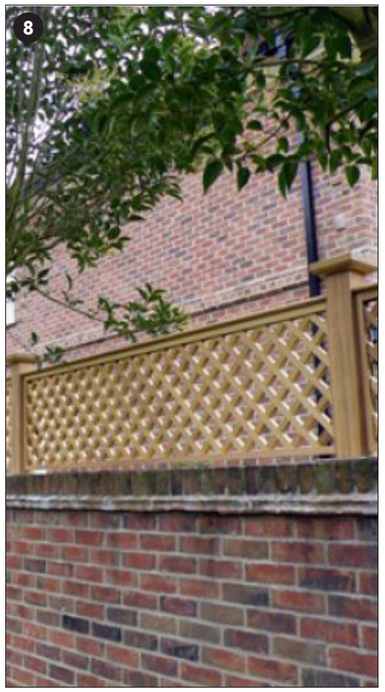










# **6.14** Lighting Strategy

## Lighting Strategy

The lighting strategy is formulated around the provision of a range of tough and proven illumination products providing a safe light levels across the site whilst leaving some latitude for feature lighting.

The streets will be provided with 6m column lights adjacent to all the primary movement routes which drop to 4m columns in parking courts and pedestrian only routes. Key trees identified in the diagram will be uplit to accentuate important locations in the site for example pedestrian gateways, pocket squares and feature trees.

All of the above is to be clarified through a detailed lighting design.




**Legend**

- Pole Mounted Light 6m
- Pole Mounted Light 4m
- Bollard Mounted Light
- Tree Uplighter

Figure 6.9 Lighting Strategy (Fabrik, 2020)



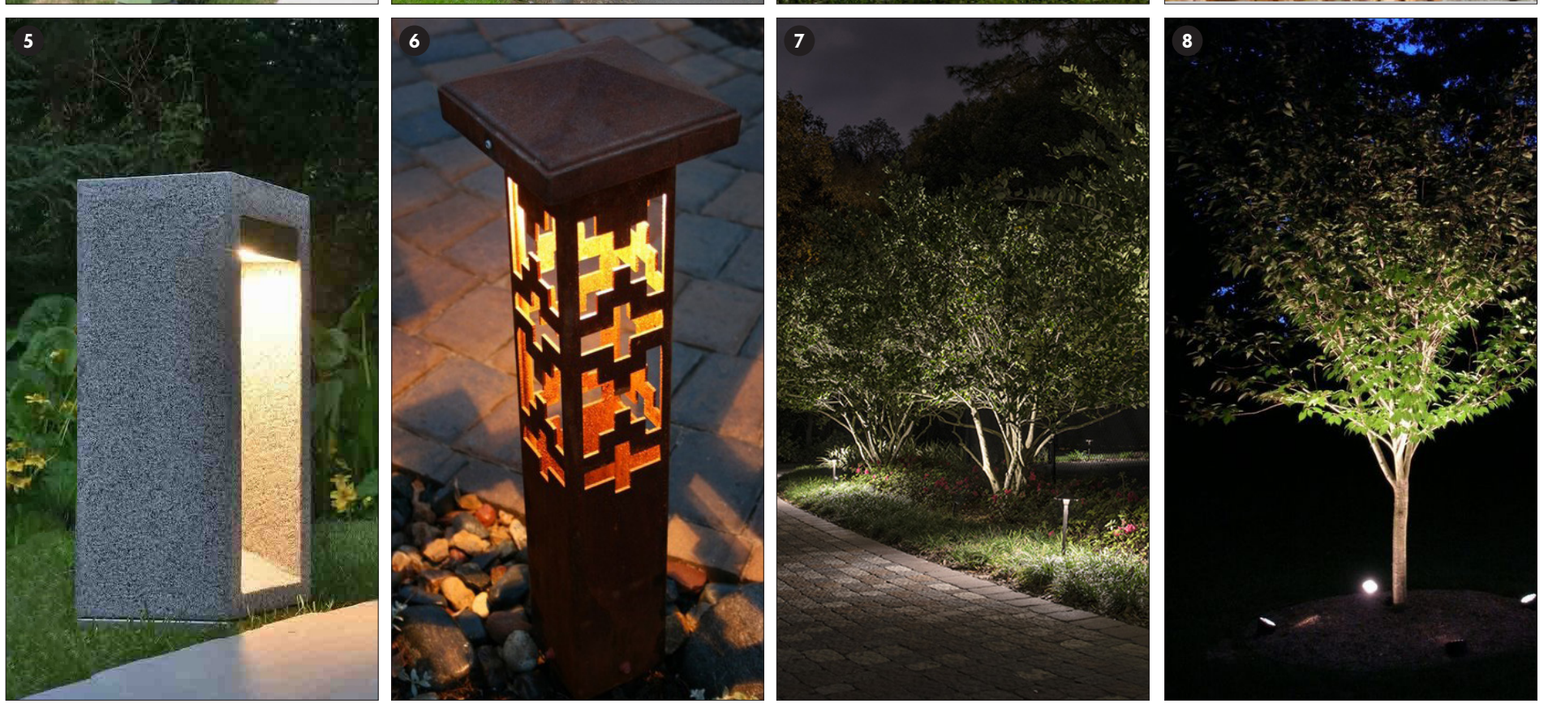
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# **6.14** Lighting Strategy

## Lighting Strategy Precedents

1. Precedent Image Pole Mounted Lighting
2. Precedent Image Pole Mounted Lighting
3. Precedent Image Bollard Mounted Lighting
4. Precedent Image Bollard Mounted Lighting
5. Precedent Image Contemporary Bollard Mounted Lighting
6. Precedent Image Artisan Bollard Mounted Lighting
7. Precedent Image Tree Uplighters for Mult-Stem Trees
8. Precedent Image Tree Uplighter



# **6.15** Landscape Maintenance

## Landscape Maintenance Strategy

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At the Masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will be submitted and they will encompass the following:

**Review Procedure**
Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

**General Operations**
The following principles will need to be established:
Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.

The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, grass cuttings to an approved tip, tree roots and stumps to an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

**Existing Established Trees**
Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees
The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

**Ornamental Shrub Planting**
The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

**Amenity Grass Areas**
The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.










ARUN DISTRICT COUNCIL BN/50/20/PL



# Conclusion **07**

# **7.1** Conclusion

The proposal for land West of Fontwell Avenue comply with the strategies and objectives which underpinned the exhaustive design process.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive landscape led development with an identifiable sense of place, based on the context of the sites and the precedence studies of local villages.

The scheme creates an informal Semi- rural layout on the Western edge of Fontwell Avenue creating a new entrance space linked visually to the central green space and mature tree planting on the Western boundary beyond. Small incidental green spaces along Fontwell Avenue reinforce this character whilst the linear green space along the Western boundary provides a different woodland landscape character and opportunities for biodiversity enhancement.

The scheme proposes a new layout of 42 units including 30% affordable and has the following key design principles at it's heart:

- The proposal for the scheme is landscape led, with key views to the Western boundary maintained and housing pulled back from the Eastern boundary.
- A green space forms the heart of the scheme with housing fronting onto it and informal play within it.
- Viewpoints down Wandleys Lane are addressed by the position and orientation of the buildings.
- 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.
- The building lines on the site do not follow the geometry of the roads creating an informal semi - rural character.
- Affordable homes are in a mixture of forms (apartments and houses) and are designed to be tenure blind.
- The Western edge of the site is maintained as a linear green space.
- 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.

In conclusion, the scheme helps to provide much needed housing in a sustainable location and is designed sensitively to create a true sense of place.



Illustrative hand drawn vignette showing the village character of the proposed development



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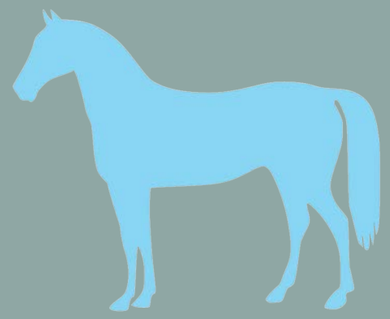
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