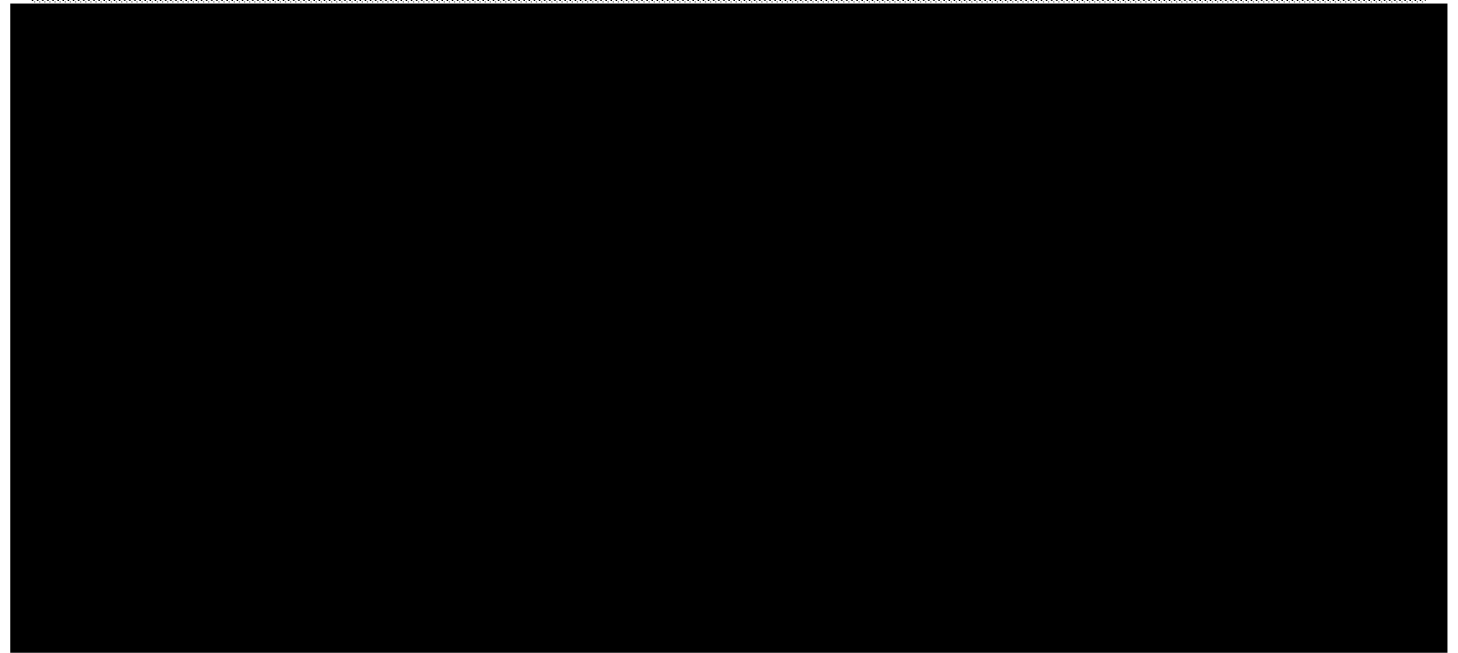




From: David Edwards [REDACTED]
Sent: 20 March 2018 20:31
To: Richard Temple
Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Hi Richard,

Here's some notes together with an extract from the badger survey of 2014 and an overlay of the layout (referenced in the notes).

An interesting one. Generally, the layout appears to follow site constraints however, there are some awkward aspects when breaking down to a greater level of detail. Also, the proposed density is very low while particular areas of the site appear to have been left vacant – possibly for future phases.

Also of interest, the attached overlay broadly shows the proposed layout overlaid onto an aerial and a figure showing the location of main and annex badger setts from 2014. Allowing some tolerance for manually overlaying the figures, if these are active setts they would presumably require 30m buffers, which could have a significant impact on the layout. To determine the extent of any impact, it may be worth asking the Consultants to prepare an overlay of the layout and any applicable ecology constraints.

If it would help to discuss, just let me know.

Best,
David

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 12 March 2018 14:54
To: 'David Edwards'
Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Many thanks.

Richard Temple | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: David Edwards [REDACTED]
Sent: 12 March 2018 14:54
To: Richard Temple
Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Hi Richard,

All clear. I'll get something back to you then by the 23rd, if not sooner.

Best,
David

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 12 March 2018 14:30
To: 'David Edwards'
Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Hi David,

Thanks for reply.

By 23rd March 2018, if possible.

We're just looking for the same kind of response you have given before, on our strategic applications.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk



From:
David

Edwards [REDACTED]

Sent: 12 March 2018 14:27

To: Richard Temple

Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Hi Richard,

Aha, that makes more sense! I'm looking at the plans and details now. Two quick questions:

- * When do you need a response by?
- * Are you looking for a general review of the reserved matters aspects or building details also?

Best,
David

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]

Sent: 12 March 2018 13:06

To: 'David Edwards'

Subject: RE: EG/6/18/RES. Eastergate Fruit Farm, Barnham Road

Apologies, David. The reference in the subject line was incorrect. EG/6/18/RES.

Richard Temple | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



From: David Edwards [REDACTED]

Sent: 12 March 2018 13:03

To: Richard Temple

Subject: RE: EG/99/17/PL Eastergate Fruit Farm, Barnham Road

Hello Richard,

I'm looking at the DAS that was submitted for reserved matters now. Have you got a few minutes to discuss briefly?

Best,
David

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]

Sent: 12 March 2018 09:55

Subject: EG/99/17/PL Eastergate Fruit Farm, Barnham Road

Dear Mr Edwards,

Further to your email exchanges and conversations with my Team Leader, Daniel Vick and our subsequent order. May we have your comments on the above scheme?

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for

viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Site: Eastergate Fruit Farm, Barnham
Status: Reserved Matters
App. No: EG/6/18/RES
By: D. Edwards
Date: 20th March, 2018

General:

- Area: 6.4 ha
- Quantum: 60 homes
- Density: 9.4 dph
- Mix: Residential with public open space (LEAP), allotments, SUDS and parking
- Tenure: 70% market/ 30% affordable
- Height; Maximum of 2 floors (excluding apartments). However, with steep roofs up to 9m, which would allow a half level in the roof space. Thus, more akin to 2.5 floors.
- Location: Edge of settlement, semi rural context with an urban southern edge and a rural northern edge.

Comments:

No.	Item	Comment
1	Quantum	
		35% 2 beds and 31% 4 beds seems a little high while 26% 3 beds and 6% 1 beds a little low. It would be interesting to see how this relates to the Core Strategy/ housing requirements - possibly a reduction in the amount of 2 beds and 4 beds and an increase in the allowance of 3 beds and 1 beds may be applicable.
2	Density	
		Presently, the density is less than 10 dwellings per hectare, which is significantly low for a new development and also, considering the site's potential to accommodate future housing needs.
		Some areas of the site don't appear to be constrained by planting or badger setts – this suggests future development phases.
		To help to understand the approach to density and the arrangement of this, possibly a landscape plan for the full

		area, inclusion of potential future phases or adjustment of the application area may be considered.
		The overall approach to the arrangement of density appears to be based on a gradual increase from south to north - thereby, creating a low density edge to Barham Road and higher densities facing Eastergate Lane. However, as new development represents the extension of the existing village, the inverse strategy could be applicable (a greater density closer to the village centre/ Barnham Road and lower densities towards the rural fringe). Such an arrangement would also reduce traffic through the site.
		Currently, the greater allowance of affordable homes is clustered in the north-west corner of the site (the cul-de-sac in the north west corner is almost exclusively affordable homes). Coupled with a greater provision of 2 bed homes, this area appears significantly denser than other areas.
		Rather than reinforcing a particular character area (suggested in the DAS), the resultant impact is segregation between market and affordable homes and potentially, a lower quality environment in an area that is furthest from Barnham Road and adjacent to a rural outlook. Ultimately, given such a low site density, the intent for reinforcing a more urban character at such a sensitive location is unclear.
3	Access	
		The location of the entrance is presumably determined by visibility splays along the curve of Barnham Road, which appears to be justified.
		The layout has evolved from the location of this and the alignment of the north-south hedgerow.
4	Arrangement	
		Generally, proposed development is distributed in three parcels; two to the east of the open space and a linear parcel to the west of this.
		Owing to a higher concentration of attached homes in the north-west area, there are particular difficulties here regarding overlooking, privacy, views and circulation; • Presently, the affordable cluster is connected by a footpath between market homes no. 22 and 23. While this link may work in an evenly distributed mix, given the separation of tenure, it could easily become an opportunity for anti-social behaviour. This is more likely as the footpath is not overlooked. • As the footpath does not connect to Barnham Road (or would significantly improve pedestrian access if connected), potentially this could be removed to maintain defensible space and increase the gardens of the adjoining homes. • Presently, the cul-de-sac terminates abruptly with a view of the sheds of homes 21 and 22. Potentially, the turning area that is between no. 43 and 44 may be relocated to the end of the cul-de-sac to provide a more

		conventional arrangement with some planting to screen a view to the back of units 43 and 44. • Rear views for no. 23, 24 and 19 are obstructed by the sides of no. 41 and 42 respectively. • Equally, there are privacy concerns if any side windows are proposed in no. 41 and 42. • Owing to the reduced width of attached homes, on-end parking is provided along both sides of the road to achieve parking rates. As a result, this appears more akin to a parking court than a conventional street/home zone. • The third road to the west appears to accommodate a future extension behind no's 42 – 45. If this were the intent, a cluster of dense, affordable homes would reduce the attraction of potential development at this location.
		At present, the entrance aligns to the side of the affordable apartments building. As such, this becomes a focal building that is glimpsed from Barnham Road through a gap in boundary planting for the entrance. Given the prominence of this building, a dual aspect facing towards the open space and the entrance is recommended. Rather than a single aspect point block, perhaps a more linear building typology than provides enclosure and overlooking around the corner may be considered.
		The geometry of the junctions to the roads parallel to Barnham Road appears excessive. Potentially, these could become regular junctions that intersect with the north-south roads at 90 degrees.
		The first road to the west terminates at a dead-end. However, the interface with the open space/ SUDS allows for a widening for turning at the end of this. Potentially, this could be integrated with an extension of the footpath to Barnham Road. Alternately, the end of the road may be terminated as a private drive for no. 5.
		Equally, the north-south road to the west of the open space terminates abruptly as a dead end. Possibly this is to accommodate a future connection/ extension. However, for the purpose of the application development, there is sufficient space to allow a turning head at the end of this, integrating with a pedestrian path across the open space. If the intent were to terminate the road, this could be achieved through a private drive to the end home (number 60)
		While it is encouraging to see SUDS incorporated as part of the design approach, it is presently unclear from the DAS if these are optimally located according to the site's topography and surface drainage flows.
		At present, 24 parking spaces appear to be designated for the allotments. While it is unclear if such provision is needed, the car park currently extends into the open space with the impact of separating the allotments from the LEAP. Furthermore, access to the car park requires removal of an additional section of the hedgerow. Potential a more sensitive allowance and arrangement of parking may be considered to maintain the hedgerow and the

		integrity of a continuous landscape corridor/ green infrastructure through the site.
5	Scale and Massing	
		While two floors are proposed, the proposed ridge height is between 8 and 9 metres owing to relatively steep roof pitches. As a result, new homes almost appear as 2.5 floors with the potential for an additional room in the attic.
		Currently, roof lights or dormers are not shown on proposed street impressions. Unless steep roofs are a particular design feature, possibly these can be reduced to lower the overall scale of new homes and minimise visual impact.
		A Design Code may help to explain the proposed roofscape (and other aspects related to building style and treatment) in relation to the wider built form context.
		Generally, proposed garages are independent from homes. However, if these could be integrated as part of the dwelling, it would maintain a degree of uniformity in the street scene, maximise private open space and potentially, reduce building footprints and height through accommodating habitable rooms above garages.
6	Form and Appearance	
		According to the DAS, the intent is for a mix of styles and materials to strengthen different character areas. While a positive ambition, there is little reference to existing building forms within the wider context. For instance, low pitched roofs with dormer window and front-facing gable ends are prevalent along Barnham Road. However, while some gables are apparent in the proposed street scenes, new homes generally have quite high, steeply pitched roofs facing the street.
		As noted above, the proposed street scenes appear strongly interspersed with garages and potentially, these could be integrated with the dwelling.
		Where homes are attached, the street is dominated by on-end parking. However, through a greater allowance of 3 bed homes and a more even distribution of 2 and 4 bed homes, parking may be more sensitively treated to reduce the emphasis of this and support the intent of active street frontages (as referenced in the DAS).
7	Landscape and ecology	
		According to the Badger Survey (2014), main and annex setts are located across the site (see attached figures). It is unknown if furthers surveys have occurred since this time however, if active, these may require 30m buffers, which would appear to impact the current layout.
		Additionally, where buffers are provided around setts, these should be sensitively treated with no built form and

		limited access – potentially informal footpaths are possible (through discussion with the EA). Greater clarification of the location of setts and required buffers would be required to determine if these have been considered within the proposed layout.
		Generally, the layout seeks to respond to existing planting, in particular, the hedgerow that crosses the site from north to south. At present, there are three crossings through the hedgerow, which will require sections to be removed. Potentially, the southern crossing may be avoided through a continuation of the shared surface road that is to the east of the hedgerow in order to access no. 1 – 5.

Summary:

- Despite a low density of less than 10 dwellings per ha, the north-west corner of proposed development appears quite compact and urban in character.
- Conversely, some areas of the site appear to be vacant and not constrained (particularly along the eastern edge). Through this, the proposed mix and arrangement of homes appears disproportionate to the overall site area.
- If such areas were available for development, either the proposed density may be more evenly distributed to achieve a more rural character or, the quantum may be increased to maximise the site's potential to accommodate future housing requirements. This could be resolved through the preparation of a landscape/ planting plan, a reduction in the application area or, indication of future development phases within the application.
- A greater allowance of 1 and 3 bed homes would achieve a more balanced mix of typologies and residents – it would be interesting to compare the proposed mix to the Core Strategy/ housing needs assessment.
- A more even distribution of tenure and density is recommended to avoid segregation between market and affordable homes while also, maintaining a more rural/ less urban character.

- While the scale and appearance of proposed homes appears to have been selected to strengthen particular character areas, there is little reference to existing building styles and treatment. Potentially, a Design Code may be submitted to explain the general approach to building form, style and treatment and any local references that have been considered.



KEY

- Site boundary
- Buildings
- Fence
- Main Sett
- Annex Sett
- Outlier Sett
- Badger path
- Badger dropping
- Badger foraging signs
- Area of dense scrub with limited access for survey

Suitability of Habitat for Badgers

- Good
- Moderate
- Poor

CLIENT:
Linden Homes

PROJECT:
Eastergate Ecology

TITLE:
Badger Survey Plan

SCALE AT A3:
1:2,500

DATE:
February 2014

2136.9 / 06

Based on Ordnance Survey mapping with permission of Her Majesty's Stationary Office
Licence no. AR187372

© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology

hda

