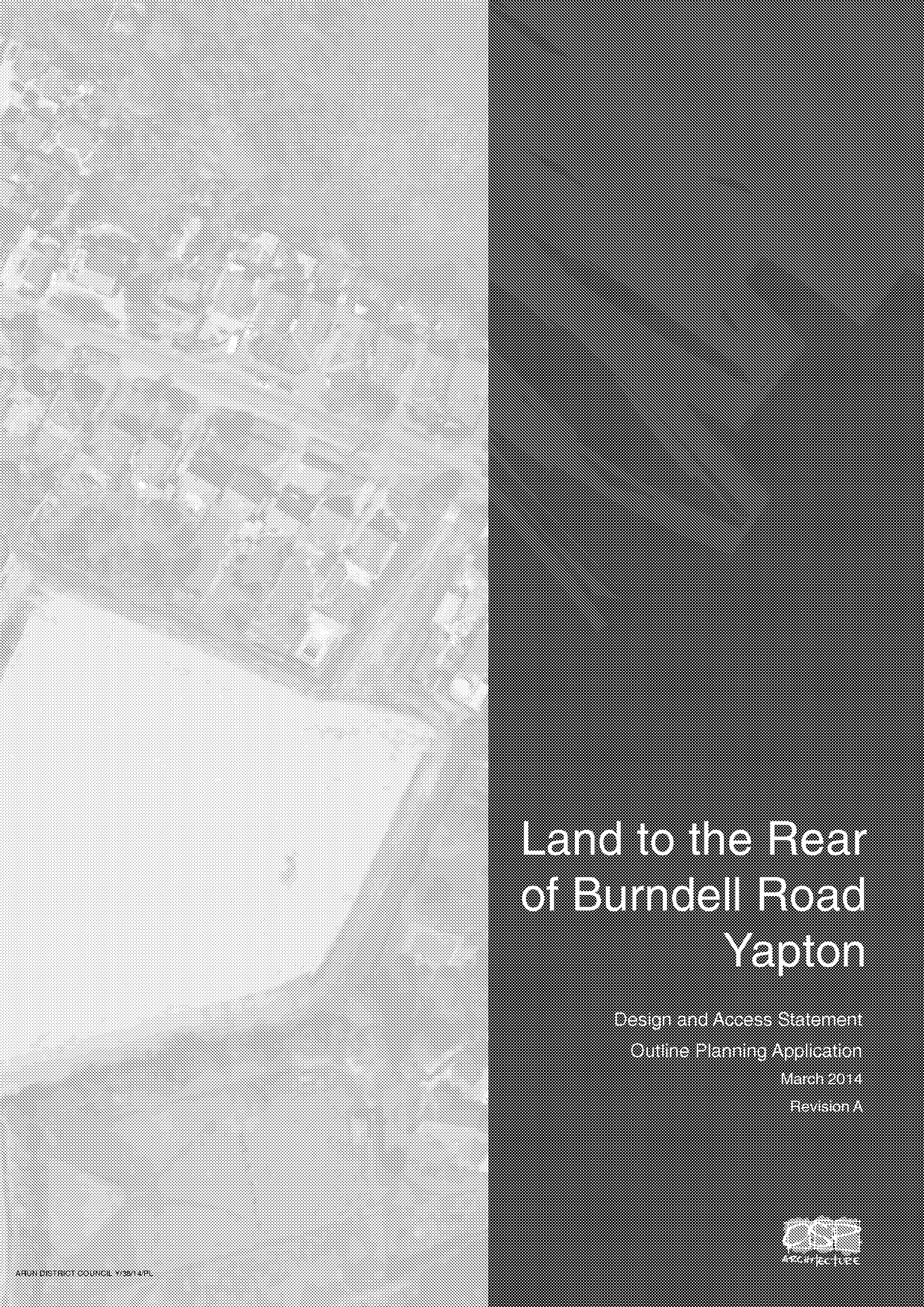




Land to the Rear of Burndell Road Yapton

Design and Access Statement
Outline Planning Application

March 2014

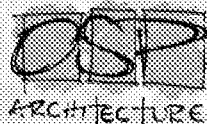
Revision A



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1.0 Background

1.0

1.0

Introduction

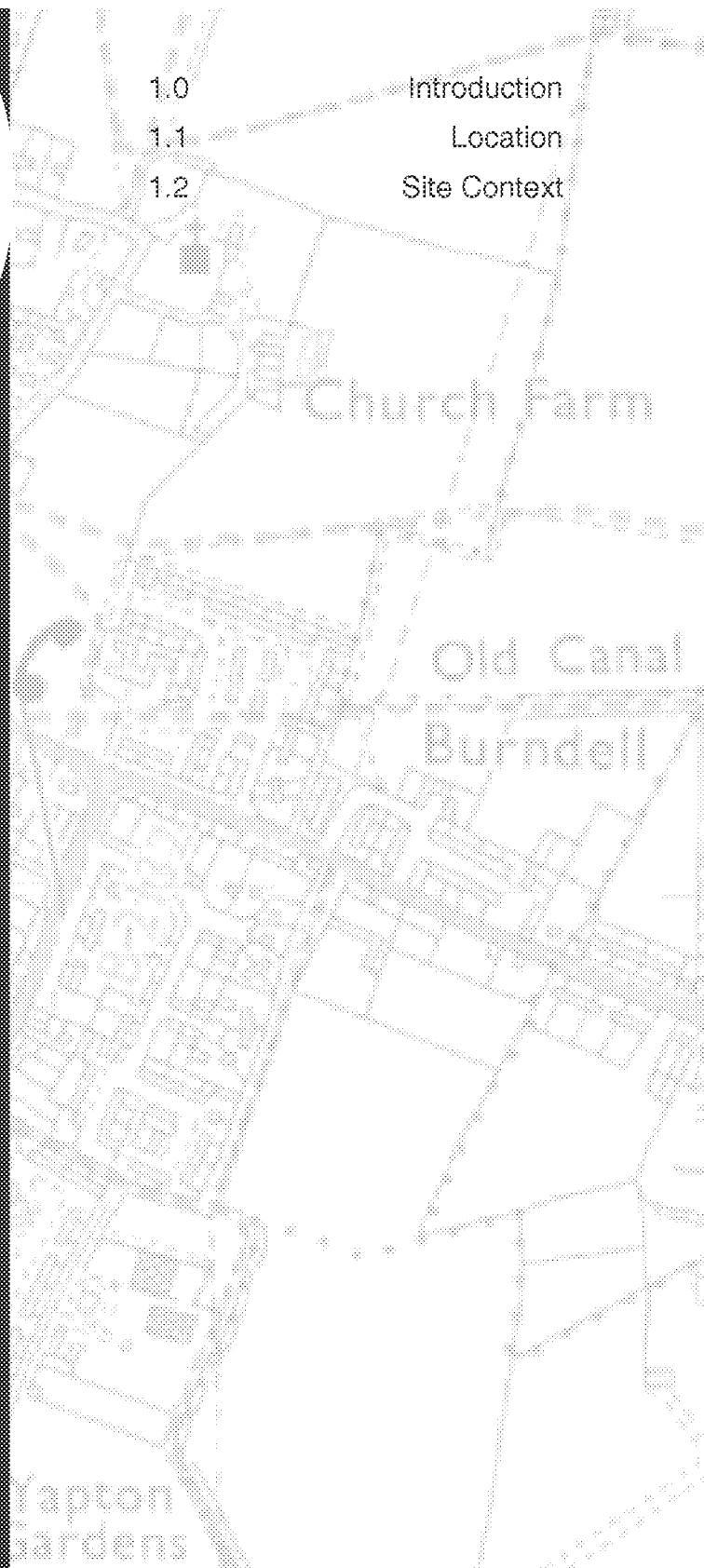
1.1

Location

1.2

Site Context

A synopsis of the Planning Application and the Design and Access Statement.



1.0 Background

1.0 Introduction

This Design and Access Statement has been submitted for an outline application for development which proposes erection of 45 dwellings on the site.

The application site extends to 2.4 hectares and comprises an area of grassland with an existing frontage onto Burndell Road, Yapton.

1.1 Location

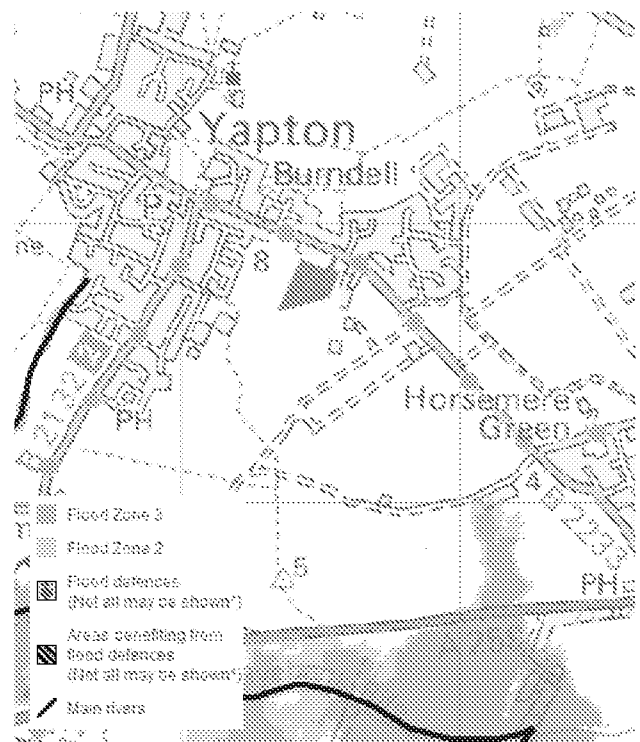
The village of Yapton is located between the South Downs and the sea. It is three miles to the North East of Bognor Regis.

The application site is located off Burndell Road approximately 500 m to the south east of Yapton Village Centre. The site has direct access to public transport on Burndell Road and is within walking distance of local shops and facilities in the Village Centre.

The site is relatively level from front to back and from side to side. The north boundary backs onto the rear gardens of properties on Burndell Road. The site is generally screened by some mature trees and shrubs and offers views onto open grassland.

The application site is located outside of, but immediately abutting, the settlement boundary of Yapton.

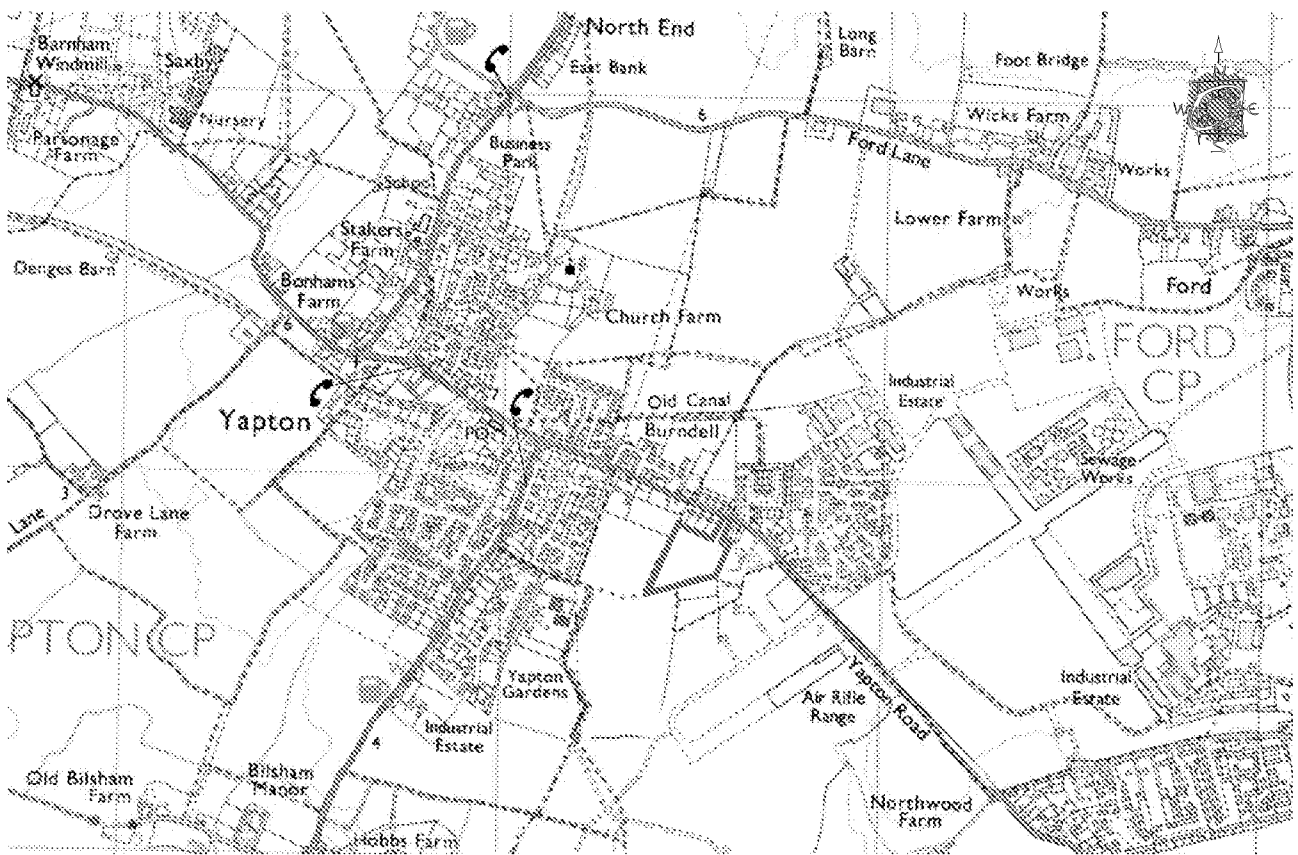
The Environment Agency Flood Map indicates the site being outside the flood zones.



Environment Agency Flood Map



Aerial photograph (Google Maps)



Location of site in Yapton (Bing Maps)



Birds eye view of the site (Bing Maps)

1.0 Background

1.2 Surrounding Context

Yapton is mainly a residential settlement, the north of the site along Burndell Road is bordered by detached bungalows. While the remaining East, South and West sides are bordered by grassland.

There are several residential areas in Yapton that are comprised of low density detached housing and detached bungalows.

A few higher density developments have been recently granted planning consent, including the land to the south of Fellows Gardens which is located adjacent to the site on the West boundary (ref: Y/30/13/).

The residential areas to the north and west of the site are comprised of predominantly mid 20th Century suburban style dwellings, set within generous plots and set back from the wide streets. The houses are predominantly 2 storey detached and semi detached dwellings, of a conservative architectural style. Materials include brickwork, render, clay tiles, hanging tiles, timber boarding and white timber framed windows.



1. Burnham Road



2. Fordwater Gardens



3. Sproule Close



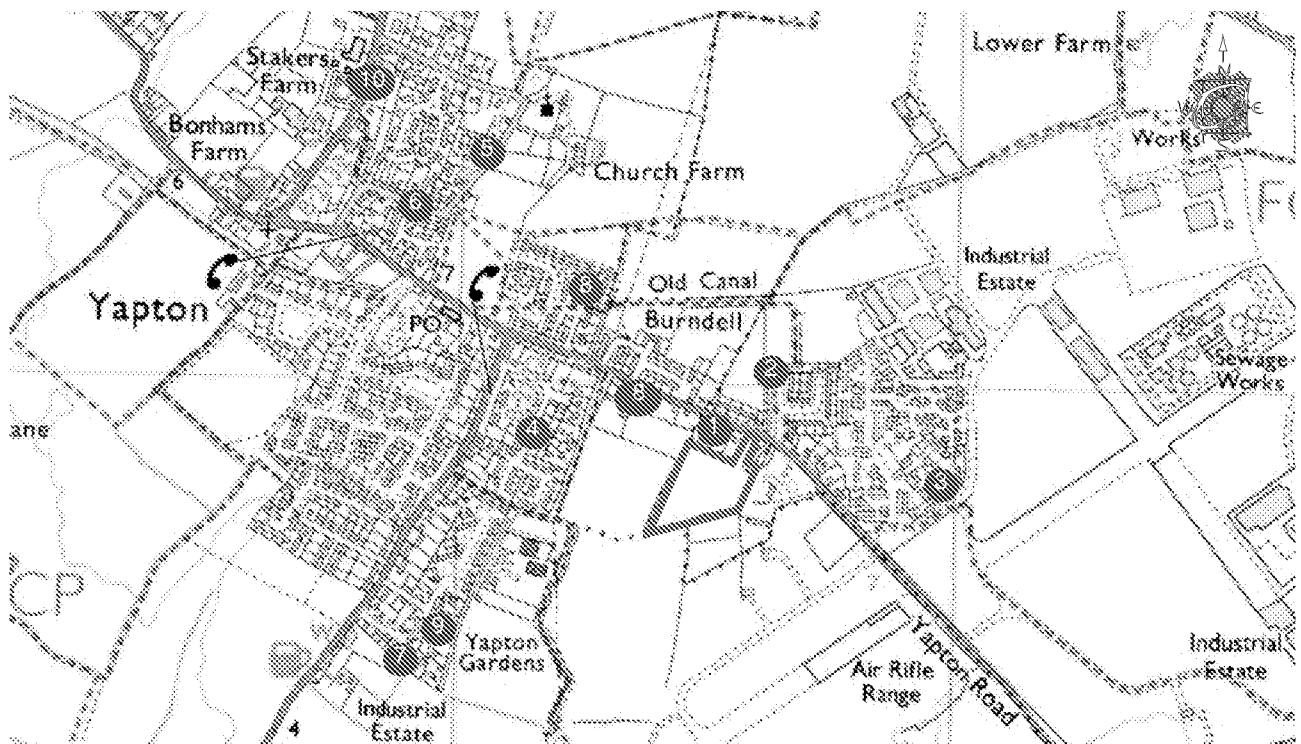
4. Park Drive



5. Church Road



6. Church Road.



Location plan



7. Taylors Close



8. Burnham Road



9. West View Drive.



10. North End Road



2.0

2.0

Design Policies

A synopsis of the Planning policies implemented.

2.0 Planning Policy- Design

The Design objectives set out in the Development Plan which comprises the Arun Local Plan 2003 have been considered in this scheme.

A Planning Statement prepared by Robinson Escott Planning Consultants is also being submitted with this application. The statement reviews all relevant planning policies in the Development Plan.

Arun's Local Plan strategic objectives for Design are:

"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."

"To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities."

"To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities."

Policy objectives are to:

Promote development which is of high quality

Create locally distinctive, sustainable and functional development that works ecologically, socially and aesthetically to positively enrich the environment.

Seek to create a sense of identity through the form and pattern of new development;

Encourage appropriate innovation and new technologies;

Seek to create safe, pleasant spaces and a sense of welcome through improved lighting and signage;

Seek to create opportunities for ease of movement for pedestrians and cyclists while ensuring road users are equally designed for;

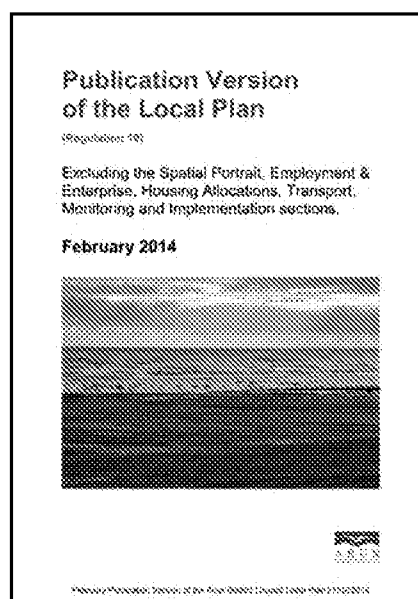
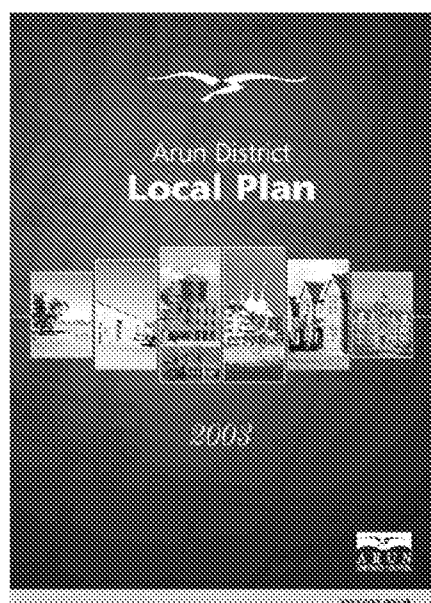
Make good use of the natural and built environment conserving and improving it as required; and

Seek to achieve inclusive design for the lifetime of the development.

Policy D SP1

Design

All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.



Policy D DM1

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/ attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/ over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

4. Innovation

Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout- movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well.

11. Layout- legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies.

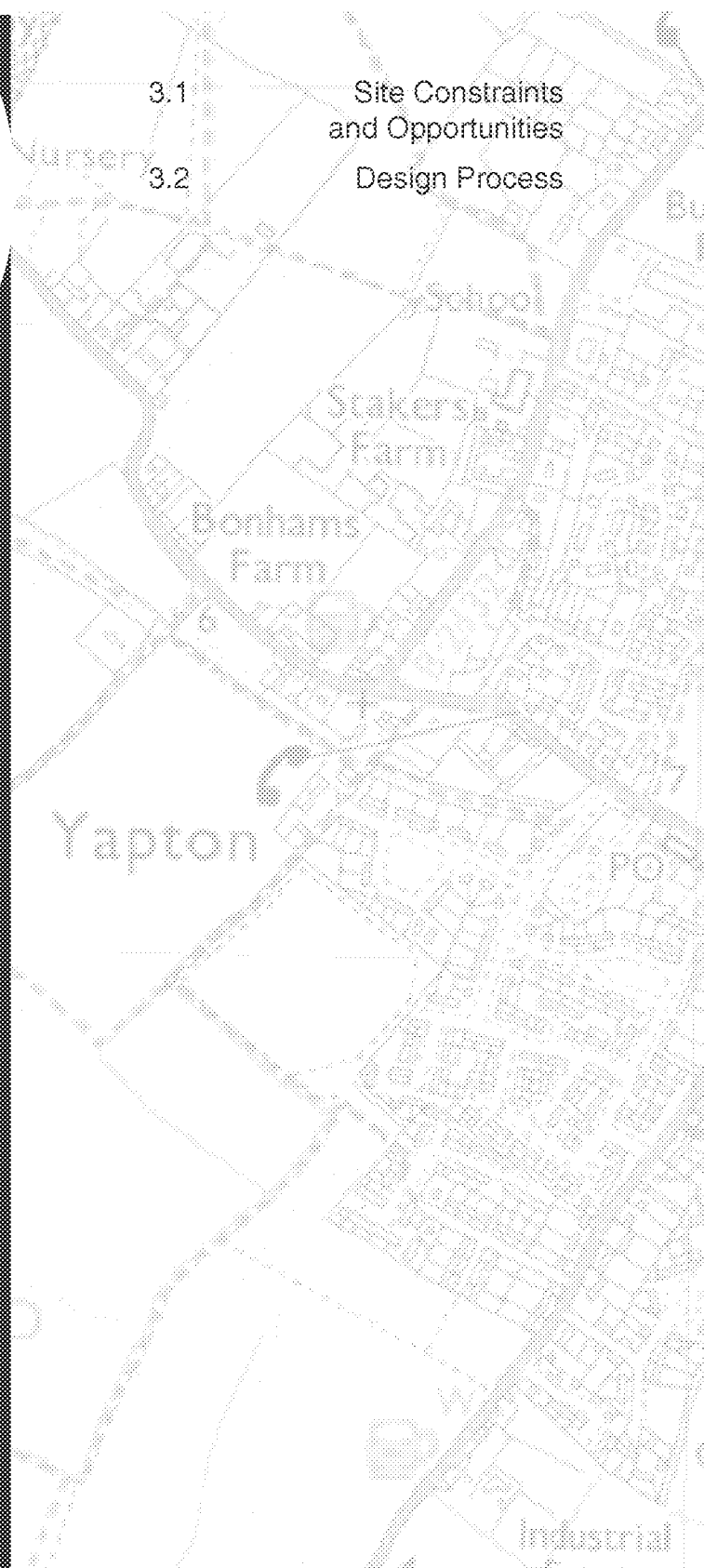
Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions.

Developments with respect to all of the above shall also be consistent with all other Local Plan policies.



3.0

This section records the process of involvement of the consultant team and Local Authority in developing the proposals from the Design Framework, which in turn was evolved from the analysis of the existing site and context.



3.0 Design Process

3.1 Site Constraints and Opportunities

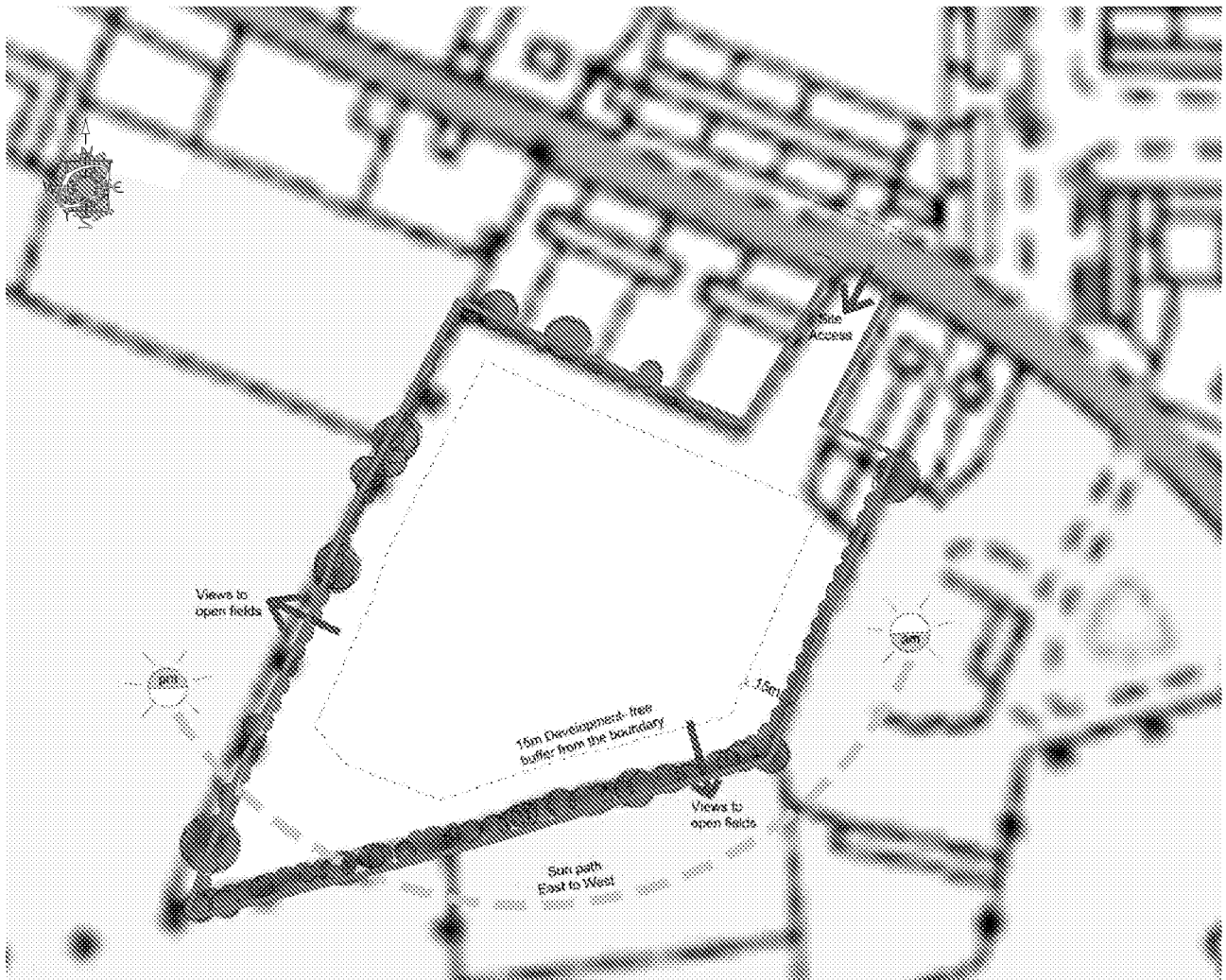
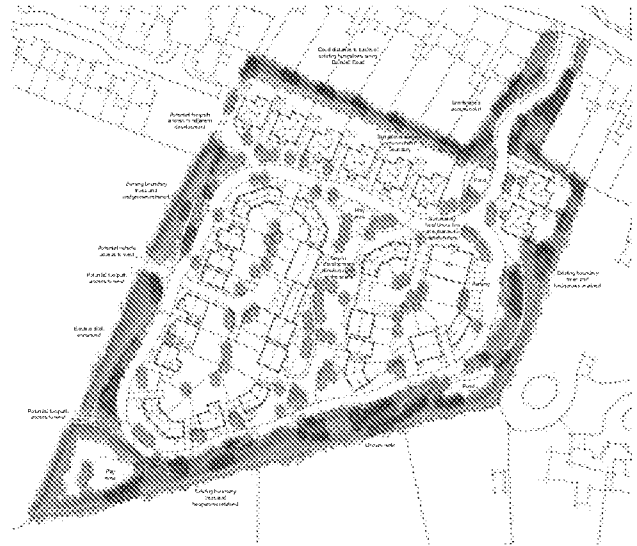
The constraints and opportunities plan shows the existing site features such as the form, layout and proximity of surrounding properties, landscape features, views and orientation which will inform and restrict the layout of the proposed scheme.

3.2 Design Process

The design process has evolved through close liaison with Brookworth Homes Ltd and the Local Authority, part of the process is summarised through stages A-E on the following pages. the principle aim was to produce:

- 45 dwellings of mixed character and sizes.
- A safe and inviting access into the site.
- A residential development of high quality contemporary design incorporating references to the local vernacular.
- A safe and secure environment achieved by the layout and design of the scheme.

Design Process A



Site constraints and opportunities plan

An aerial photograph of a residential development. The development features a central green space with a winding path. Buildings are arranged around the perimeter of this central area. The surrounding landscape is hilly and appears to be a mix of natural vegetation and some infrastructure.

A pre-application meeting was held at the Council's offices and written advice was provided dated 04 November 2013, based on Scheme D. The development proposed a density of approximately 20 dph.





4.0 Proposals

4.0

- 4.1 Design
- 4.2 Layout
- 4.3 Amount
- 4.4 Use
- 4.5 Scale
- 4.6 Landscaping
- 4.7 Appearance
- 4.8 Access
- 4.9 Sustainability
- 4.10 Crime Prevention and Community Safety
- 4.11 Inclusiveness - Access for All

The Proposals follow on from the Design Framework, informed by the analysis and developed through the Design Process.

4.0 Proposals

4.1 Design

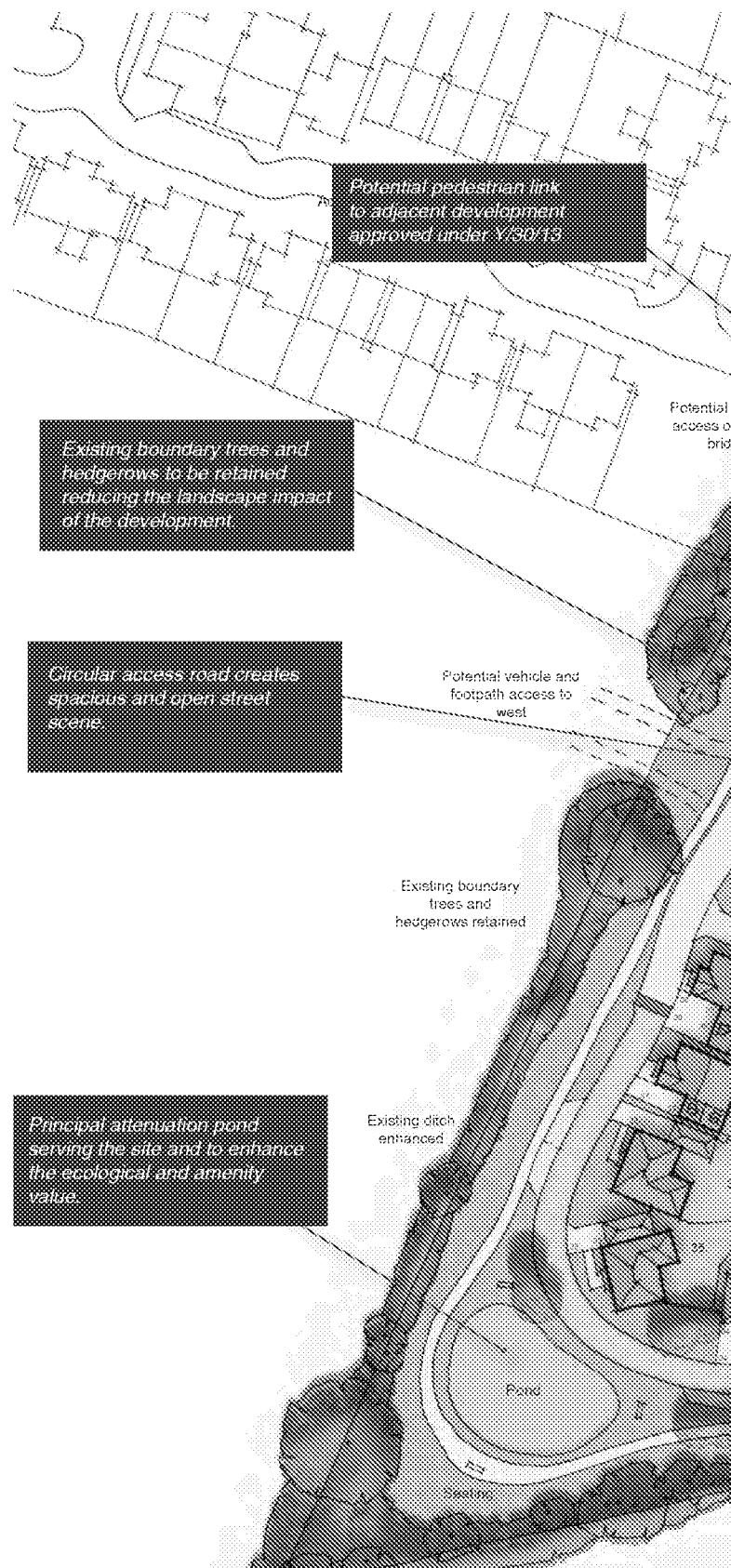
Following the analysis of the existing site, its context, the guidance and parameters of the Design Framework, the residential proposals have been developed with the following objectives in mind:

- Achieve a high quality development.
- Be an efficient use of land.
- Comply with national and local government guidelines.
- Be design led, ie. not of standard design, but respecting the character of the area.
- Create sustainable living.
- Good links between the site and the surrounding area.
- Form a complete sense of place where people want to live.
- Provide a safe and secure environment achieved by the design and layout of the scheme.
- Minimise the impact of accommodating parking.
- Consider the relationship between existing adjacent dwellings, retained trees and proposed dwellings.
- The proposed development should blend into its landscape setting, and that the features of landscape value on the site should be retained and enhanced where possible.
- The design should be of high quality and provide for all the modern facilities and building techniques, and have regard to current efficient / sustainable requirements.
- Housing mix to respond to local need and character, with 30% affordable housing.

4.2 Pre-application advice

The latest scheme shown to the right of this page addresses the matters raised in the pre-application advised dated 4 November 2013. The following comments have been incorporated into this scheme:

- The proposal now better relates to the approved development at Fellows Gardens and includes public open space in the south east corner of the site linked to the adjacent development.
- The open space in the south-west corner has been re-designed to allow natural surveillance. A drainage report is being submitted with this application which addresses technical drainage matters. A traffic report is being submitted with this application which addresses the parking arrangements and vehicular and pedestrian access into the site.
- The proposed site plan incorporates the recommendations set out in the drainage and traffic reports.





Proposed residential site plan

4.0 Proposals

The overall layout for the site will provide the following:

- 45 new dwellings of varying scale.
- A high quality environment with an accommodation mix including 1, 2, 3, and 4 bedroom houses and bungalows.
- 13 affordable homes.
- A density ratio of 20 dwellings per hectare (gross).
- Minimise any potential impact on existing neighbouring properties.
- Retention and enhancement of the existing trees and vegetation along the boundaries.
- Achieve a high quality environment with good amenity space.
- Provide a sustainable development.
- Form a complete sense of place.
- A scheme where the new buildings respect and reflect the pattern and form of the existing surrounding properties together with the building lines to prevent overlooking or overshadowing.
- Provide a safe and secure environment.
- Informal open spaces within and surrounding the development together with enhanced landscaping.
- Street frontages facing onto the new open spaces.
- Provide a generous level of parking in accordance with the requirements of Arun District Council within a landscaped setting.
- A new pedestrian link between the development and public open space to the west.
- Create appropriate spaces between buildings.
- Easy access to existing nearby facilities and amenities.
- Limited impact on views from open spaces, residential properties and public footpaths surrounding the site.

4.3 Amount

The proposed site will accommodate a varied mix of accommodation types from 1 bedroom dwellings to 4 bedroom detached houses including some bungalows. The proposed development of 45 dwellings will provide a density of 20 dwellings per hectare (gross). This density is considered appropriate for the site given its location and the developable area of the site due to the retention of the existing trees and planting.

Of the 45 dwellings, 13 will be affordable.

4.4 Use

The proposal is for residential use. The site is on the edge of an established residential area, which is within easy reach of local amenities and will allow for the occupants to have full use of the facilities Yapton has to offer.

4.5 Scale

The proposed dwellings will be 2 storeys in height with frontages of a similar width to the existing neighbouring properties. Some of the dwellings will be bungalows. The type of buildings will include detached, semi-detached and terraced properties in keeping with the character of the local area.

4.6 Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture.

Following consideration of the surrounding context analysis, the proposed scheme will complement the Yapton vernacular, by the use of similar and established materials, details and features. The development will use a unifying palette of materials, but variations in form, size and style will create a distinctive character area appropriate to the village.

The materials will reflect those of the local area. Features such as hipped roofs, gables, bay windows, porches and chimneys will be included.

The proposed properties include a mixture of terraced, semi-detached and detached housing of high quality design to complement the nature of the site. All housing on the site will be no more than two storeys in height.



4.7 Landscape

The site is contained by boundary trees and shrubs along the southern, western and eastern boundaries.

The landscape strategy for the site includes the following principles and features:

- The retention of the mature trees and shrubs along the western, eastern and southern boundaries that will reduce the landscape impact of the development.
- The retention and enhancement of the vegetation along the boundaries of the site in order to reduce any effects of the development on the views from the neighbouring areas.
- Provision of a new pedestrian link between the proposed development and public open space to the west.
- The use of hard and soft landscape features within the development which complement the architectural forms and which reflect the character and appearance of this part of Yapton.
- To introduce locally indigenous planting within the scheme to enhance the nature conservation value of the site.
- Plants will comprise locally indigenous species which will be agreed with the local authority.

Hard Landscaping

The hardstanding areas will be designed to be robust and of a quality appropriate to the site physically and which also conveys a unifying character to the development within its local context.

Importance will be given to the appropriateness of the materials with regard to place making and considering their long-term performance. The hard landscape strategy will be as follows:

- The suite of materials selected will seek to provide cohesion to the landscape and communal areas within the development.
- The design and placement of all the elements will respond to the architecture of the development through sympathetic, appropriate and consistent materials, textures and scales.
- The combined suite of hard landscaping will help to create a positive, inclusive and high quality residential environment.
- The designed components of the dwelling frontage will provide a pedestrian dominated street scene and contribute to the creation of a secure environment by minimising the potential for concealment. The provision of an appropriate level of lighting will also assist achieving a secure development.
- All elements will provide a sufficient level of comfort and amenity but will also minimise clutter and visual confusion.

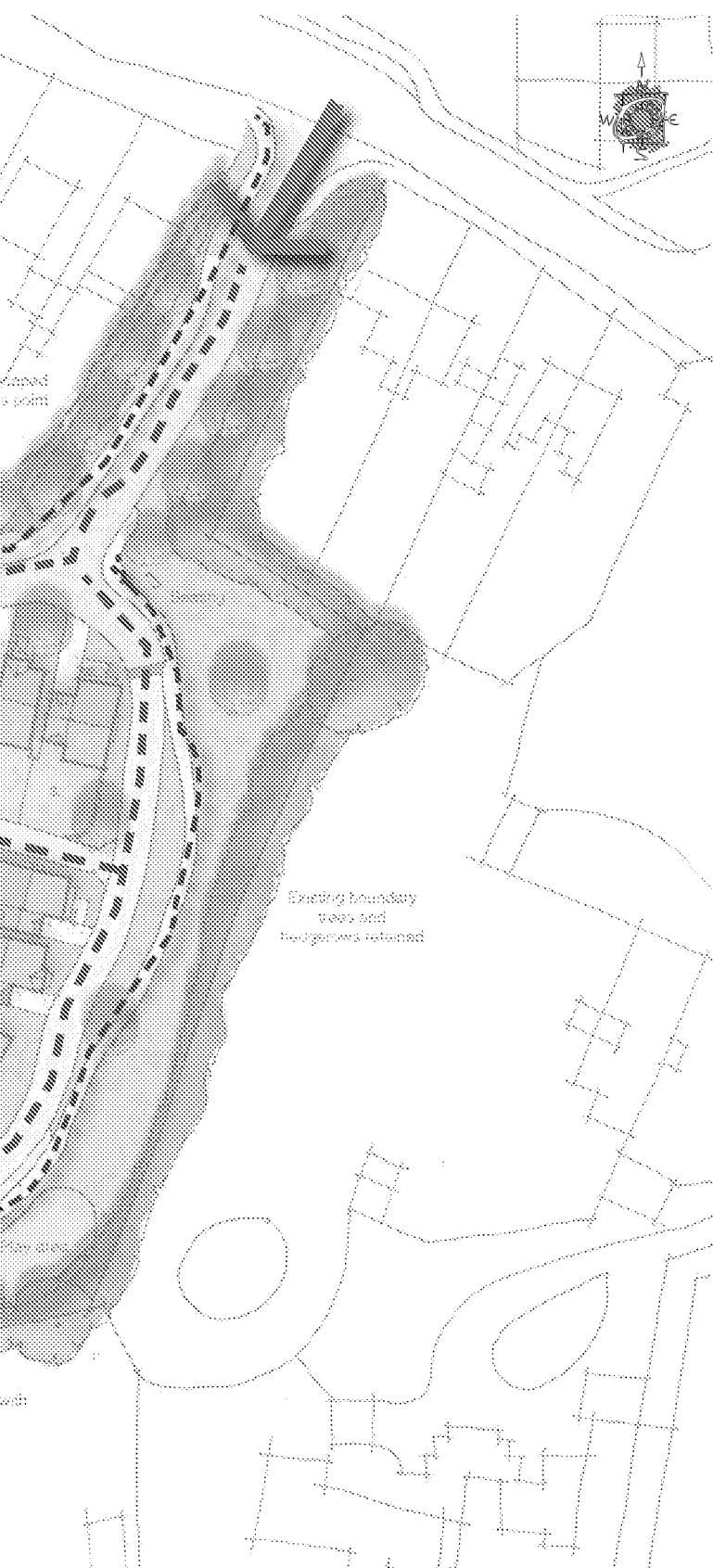


Proposed Street Scene - Plots 3 to 18

4.0 Proposals



Proposed site layout plan showing access routes



4.8 Access

Access to the site will be from the existing access at Burndell Road.

Movement through the site has been designed to create a well-structured street pattern with a good vehicular connection and excellent pedestrian links to Burndell Road and open space to the west. A clear demarcation of public and private realm will create a high quality space.

Requirements of the Equality Act (2010) and Planning and Access for Disabled People, providing dwellings that are safe, easy to move through and are accessible to all. The dwellings will be designed to comply with Approved Document Part M of the Building Regulations (2004).

The main access into the site is designed to accommodate all types of predicted traffic movements by private vehicles, residential service vehicles (including those for waste collection and emergency vehicles), pedestrians and disabled persons including those requiring specific design features.

Refuse storage/ collection has been considered with regard to the requirements of Arun District Council and turning heads have been designed to meet the appropriate standards. The number and types of refuse bins and recycling boxes will comply with the requirements of the local authority. The refuse provision will be in the form of bins kept in the rear garden for houses with a mixture of front and rear collection points.

A variety of car parking options will be provided. Visitors will be able to park in bays off the street whilst home owners will have either parking off the street adjacent to their property, in parking courts or in stand-alone garages. The number of car parking spaces provided across the site will meet with the requirements of Arun District Council. This will include a number of visitor spaces.

Formal paved footpaths are provided within the site linking to Burndell Road. Shared surfaces are anticipated to some areas of the site.

There are several bus stops on Burndell Road only 200 metres from the site. The nearest railway stations are Barnham to the West and Littlehampton 4 miles to the East with direct lines to London Victoria.

The site is approximately 500m east of Yapton town centre. Yapton has a good range of local facilities.

Key

-  Main access point from Burndell Road
-  Access within site
-  Footpath links
-  Existing pedestrian links surrounding the site

4.0 Proposals

4.9 Sustainability

It is the aim to lead and encourage sustainable ideas and philosophies during the design process. In preparing the proposals for the site, the following principles will be considered to create a sustainable development. The development will be designed to a minimum of Level 3 of the Code for Sustainable Homes.

Sustainable Energy

A Sustainability Statement is included with the application and has an Energy Strategy which demonstrates that the climate change mitigation measures included within the scheme form an integral part of the scheme's design and that they are appropriate to the context of the development.

The philosophy used in the design of the development follows the energy hierarchy: Be Lean, Be Clean and Be Green.

All homes will achieve Code for Sustainable Homes Level 3 as detailed in the Sustainability and Energy Statements.

Community

The impact of the new development will be assessed in terms of local health and education provision. The provision of new houses in this location will assist in supporting existing community facilities.

A Home Owners Pack will be provided with each dwelling which will contain at least the following information:

- Local transport services
- Utility suppliers
- Energy efficiency
- Local amenities
- Refuse collection
- Recycling facilities
- Local organisations and community groups
- Environmental technologies installed in the home
- Water efficiency information

Passive Solar Gain

The houses will be orientated predominantly to the south, west and east. This maximises the solar orientation with habitable rooms with south, west or easterly aspects. Windows on these elevations will be maximised. This also allows the dwellings to have maximised penetration of natural daylight.

Amenity Space

The development will be carefully designed to ensure the layout creates an attractive area for the new residents to live in.

The provision of outside space is considered important for all sustainable developments. Adequate areas of private amenity space have been provided for the development.

Adaptability

The houses will be designed to provide the opportunity for residents to work from home, having sufficient space and facilities within the second bedroom or living room. These rooms will be equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies as required by the Code for Sustainable Homes.

Crime

The design has regard to the principles of Secured by Design. This will help to create a layout, which puts occupants safety at the forefront, which in turn will help to achieve a high quality environment for the long term.

Lighting

External security lighting will be restricted to energy efficient bulbs and appropriate height and siting to minimise nuisance and light pollution.

Public Transport

The railway station is located 4 miles to the east. The site has easy access bus services in all directions.

Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided will be appropriate for the profile of the prospective residents and the location of the site.

Cycling

Cycling is an important alternative to the car, particularly for journeys of less than 5km. Government policy on cycling is to provide practical facilities for the safe and convenient movement of cyclists and to give high priority to associated user facilities and local links to the cycle network.



Ecology

The enhancement of the existing site will provide an opportunity for ecological enhancement Biodiversity Action Plan objectives.

Landscape design and the presence of nature are critical to the quality of the urban environment and its role is to fundamentally influence the form of the development whilst also greening the urban environment. Nature and landscape is important for improving the quality of life within the development and is a key component to the sustainability agenda by:

- Ecologically – affecting microclimate, creating wildlife habitats
- Socially – making places more likeable, heightening the sense of ownership, counteracting stress and improving the quality of life
- Economically – retaining property values because of the perceived better quality of life

Landscape and vegetation influence the immediate microclimate by binding airborne particles, raising humidity and minimising temperature fluctuations as well as reducing wind speeds. Trees and plants form a contrast to the development and provide a calmer environment for life.

Materials

In the design process, materials and systems will be selected that include an environmental assessment using the BRE Green Guide to Specification for Buildings. Preference will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Wherever possible 'A' rated materials will be used.

These selections will include evaluations of cost and performance as well as environmental considerations. In addition, timber will be sourced, where practical, certified by FSC/ PEFC or an equivalent approved certification body. Site timber used within the construction process will be recycled.

All insulation materials will have a zero ozone depleting potential.

Refuse Composting

It is proposed to provide the houses with their own composting facilities to allow occupants to compost kitchen and garden waste.



Water Resource Planning

Throughout the design process for the development the following will be considered as part of the proposal:

- Reductions in the use of water within the house
- Integrated approach to water demand and rainwater disposal
- Suitability of sustainable drainage systems
- Reduction of water use in construction

Water efficient devices will be fully evaluated, and installed, wherever possible. The specification of such devices will be considered at detailed design stage and each will be subject to an evaluation based on technical performance, cost and market appeal, together with compliance with the water use regulations.

The following devices will be incorporated within the houses:

- Water efficient taps.
- Water efficient toilets.
- Low output showers.
- Flow restrictors to manage water pressures to achieve optimum levels.
- Water meters to all premises with guidance on water consumption and savings.
- Rainwater butts will be provided.

Construction Waste

A strategy for construction waste management will be investigated. The strategy will indicate the setting of targets to promote resource efficiency in accordance with guidance from WRAP, Envirowise, BRE and DEFRA.

The overarching principle of waste management is that waste should be treated or disposed of within the region where it is produced. Construction operations generate waste materials as a result of general handling losses and surpluses. These wastes can be reduced through appropriate selection of the construction method, good site management practices and spotting opportunities to avoid creating unnecessary waste. A Construction Strategy will be developed, once planning consent has been secured which will explore these issues, some of which are set out below:

- Proper handling and storage of all materials to avoid damage
- Efficient purchasing arrangements to minimise over ordering
- Segregation of construction waste to maximise potential for reuse/recycling
- Suppliers who collect and reuse/ recycle packaging materials

Construction waste is a key element to be considered in achieving a reduction in all waste – it is estimated that some 40% of all waste is construction related.

4.0 Proposals

Domestic Waste and Recycling

Internal recycling bins will be provided to the kitchen in the proposed houses. External space will be provided for storing recyclable materials, for collection by the Authority, within the boundary of the site. The external space for recyclable material will be of sufficient size to accord with Local Authority procedures and internal storage for recyclables will be provided.

Construction Process

Where best practice guidance is available dealing with construction methods and standards these will be adopted.

A draft Construction Management Plan will be prepared in order to demonstrate how these methods and standards will be applied. The Draft Plan will be based upon the applicants Zero Waste Policy. The proposed development will be registered under the Considerate Constructors Scheme which addresses both limiting the effect on the community and the effects on the environment.

To ensure good relations with the local community, the developers will ensure that they keep local people informed of works which might affect them, and provide a method for comments, complaints and required remedial action to be communicated to the developer.

Energy Use and Emissions

Brookworth Homes are committed to providing homes with very high standards of insulation and draught proofing. The performance of the enhanced building fabric is combined with the use of highly efficient thermal installations to minimise energy use and carbon emissions.



Proposed Street Scene - Plots 34 & 33

4.10 Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places -- the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- An internal access that is overlooked by the surrounding houses so that it feels safe, both in the daytime and at night.
- Traditional streets and parking courts that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back gardens are avoided (to both the proposed house and neighbouring dwellings) to minimise the risk of unauthorized entry to properties from the rear.
- The proposed development is arranged around a loop system, limiting access through the site to residents and their visitors.
- Secured by Design principles to be adopted across the site.

4.11 Inclusiveness - Access for All

In accordance with the guidance and requirements for access, highlighted in Section 4 of this document, the houses will be designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

- The proposed development will place an emphasis on pedestrian, mobility impaired and cycle use over car travel.
- The development has been designed to allow movement choice. Means of travel other than the car will be encouraged.
- Parking will not dominate the development.
- The internal layout of the dwellings will allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2004).



Proposed Site Layout



5.0 Conclusions

5.0

This section summarises the proposed scheme in relation to the analysis of the site and context, the Design Framework, the Design Process and the resulting Proposals.

5.1

Conclusions

5.0 Conclusions

5.1 Conclusions

- The proposed development has been given due regard to local and central government design policies. It has also evolved out of a clear understanding of the character of the surrounding area and through consultation with Arun District Council.
- 45 new dwellings will be provided together with associated garages, parking and landscaping.
- The proposed development is in a sustainable and accessible location near to local amenities / facilities and bus services.
- The mix of housing types (including 30% affordable) will reflect local need, create a high quality environment in which to live and complement the character of the existing surrounding area.
- The dwellings will enhance the character and setting of the area.
- Housing on this site can help contribute to the economic viability of the area supporting local businesses and shops.
- The proposed development will seek to preserve the privacy and amenity of adjacent residents. The proposed buildings, in scale, style, design and materials, will be appropriate and sympathetic to the surrounding area.

- Introduce a high quality, sensitively designed development which creates its own character within the site whilst respecting and reflecting the existing surrounding residential development.
- Materials will be sourced locally, where practical, to reduce transport impacts.
- A wide range of sustainable methods will be put in place to encourage environmentally friendly living, such as recycling receptacles and water efficient white goods. Low carbon technologies will also be provided to all of the dwellings.
- The landscape character of the site will be preserved by the retention of existing trees and shrubs.
- New landscape features, including tree planting, mixed shrub planting and areas of amenity space, will improve the appearance of the site and surrounding area.
- Views towards the site will be protected by the retention and enhancement of the boundary trees and hedges. New planting will contain and provide an appropriate landscape setting for the new development.
- A new pedestrian link will be provided from the development to the public open space to the west together with a foot link to Burnell Road.





Proposed Street Scene plots 33-34



Proposed Street Scene plots 25 to 30



Proposed Street Scene plots 3 to 18