

Land to the East of Fontwell Avenue, Fontwell

Planning Statement May 2019

IN SUPPORT OF A RESERVED MATTERS APPLICATION ON LAND
TO THE EAST OF FONTWELL AVENUE, FONTWELL



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Chapter 1 – Introduction

- 1.1 This planning application is submitted by Fontwell Developments Ltd, a subsidiary of Dandara Ltd (Southern), in respect of the residential led, mixed-use development of land located to the east of Fontwell Avenue in Fontwell, Arun District ('site' hereafter).
- 1.2 Emerging over the last three decades as one of the United Kingdom's most diverse property developers, Dandara is now renowned for award winning quality and landmark developments. With a wealth of experience, encompassing both high-end residential and commercial developments, Dandara has established a reputation for versatility and vision. Dandara is passionate about quality, which is why we undertake every aspect of the development process ourselves, from land buying and planning, to design, build and sales. Dandara has established its regional headquarters in Southampton and is currently overseeing a number of active projects including at Windroos, Arun District; Drayton, Portsmouth; Everton, New Forest; and Overton, Basingstoke.
- 1.3 Outline planning permission was granted by the Secretary of State on 13th July 2017 for the following description of development:

'Up to 400 new dwellings, up to 500 sq m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq m of light industrial floorspace (B1 (b)/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage' (appeal ref. APP/C3810/V/16/3143095 and LPA ref. WA/22/15/OUT).
- 1.4 Condition 1 states that details of the appearance, landscaping, layout, and scale (the Reserved Matters), shall be submitted to and approved in writing by the LPA before any development begins. Condition 2 then specifies that an application for approval of the Reserved Matters shall be made to the LPA not later than three years from the date of the permission being 13th July 2020.
- 1.5 The submission of this planning application follows pre-application engagement with Officers at Arun District Council (ADC). The proposals look to develop and refine the illustrative masterplan established through the outline planning permission and have been shaped and informed through pre-application consultation, including with Walberton Parish Council / Neighbourhood Plan Group and the local community.
- 1.6 This Reserved Matters planning application comprises all residential, retail, community and public open space elements of the original outline planning application. It does not however include the up to 5,000 sq m Class B1 (b) / (c) element which will be submitted by Global Technologies Racing (GTR) under a separate Reserved Matters application.
- 1.7 This Planning Statement is submitted in support of the Reserved Matters planning application. It describes the site and its immediate surroundings in Section 2.0; summarises the description of development in Section 3.0; sets out the Development Plan context and material considerations against which the planning application should be determined in Section 4.0;

and considers the key issues associated with the planning application in Section 5.0, with Section 6.0 then summarising and concluding.

- 1.8 The information included within this Planning Supporting Statement should be considered in the context of all other supporting drawings and documents submitted as part of the planning application.

Chapter 2 – Site Description & Planning History

- 2.1 The planning application site is located to the east of Fontwell Avenue and west of Wandleys Lane in Fontwell, Arun District. The site measures circa 16.8 ha and primarily comprises agricultural fields located to the south of the existing settlement. The entirety of the site which benefits from outline planning permission is edged red in Figure 1 below.

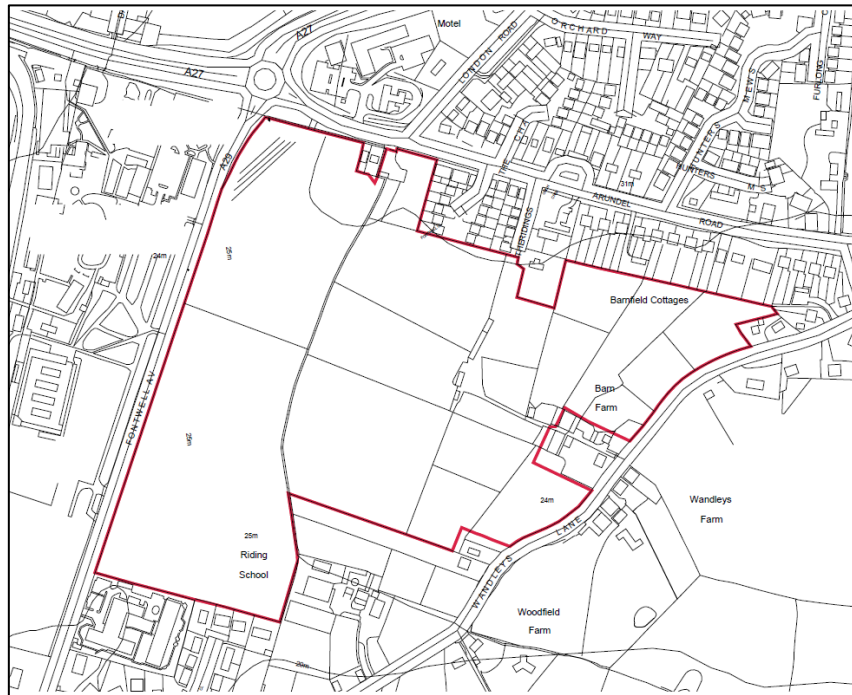


Figure 1: Red Line Site Location Plan (www.google.co.uk/maps)

- 2.2 The site is bounded to the north by residential properties located within Fontwell village and accessed off Arundel Road. To the west lies Fontwell Racecourse, Denmans Garden and some light industrial / warehousing units. To the east are larger properties within generous grounds off Wandleys Lane and to the south further residential properties and Claremont Lodge Retirement Home. The South Downs National Park (SDNP) is located to the north beyond Fontwell village on the other side of the A27 with the Sussex coast to the south.
- 2.3 Fontwell village lies approximately 4.5 miles to the west of Arundel (7 minute drive), 6 miles to the north of Bognor Regis (15 minute drive) and 7 miles to the east of Chichester (15 minutes drive). The site is located just over 2 miles from Barnham Station which represents a 5 minute drive or 10 minute cycle. Barnham station provides a good range of train services to key centres within the south-east including London, Brighton, Southampton, Portsmouth, Littlehampton and Bognor Regis.
- 2.4 Fontwell village benefits from a number of services that would be available to future residents on a day-to-day basis within easy walking distance from the site including an off-licence, newsagent, convenience store, café / restaurant and public house. The site is also located close to leisure opportunities including hotels and Fontwell Racecourse. The site is located within walking distance (1 mile or 20 minutes) and cycling distance (1 mile or 4 minutes) from Eastergate roundabout which includes a post office and convenience store.

- 2.5 A wider range of shops and services is available in Barnham which is circa 2.1 miles from the site (5 minute drive or 10 minute cycle) and includes a post office / local convenience store; pharmacy; bank; hairdressers; cafes / restaurants and public house.
- 2.6 The relevant planning history for the site comprises outline planning permission (appeal ref. APP/C3810/V/16/3143095 and LPA ref. WA/22/15/OUT) which was granted by the Secretary of State on 13th July 2017 for:
- ‘Up to 400 new dwellings, up to 500 sq. m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq. m of light industrial floorspace (B1 (b))/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage’.*
- 2.7 All matters were reserved with the exception of the creation of two vehicular accesses into the site off Fontwell Avenue and Arundel Road. The residential, retail and community element of the development to which this Reserved Matters application relates will be served by a vehicular access off Fontwell Avenue constructed in accordance with details approved on drawing ref. 1186-03 Rev G under Condition 4.
- 2.8 The original outline planning permission was the subject of an Environmental Impact Assessment (EIA) Screening Opinion with the Council confirming on 12th February 2015 that an EIA was not required. The Screening Opinion confirmed the following:
- The proposal is unlikely to cause significant pollution or nuisance which cannot be controlled outside of these regulations;
 - The site is not located within an environmentally sensitive location and no protective designations apply which could be affected by such development;
 - The likely impacts are unlikely to be of a scale or cumulative nature that would require a formal Environmental Impact Assessment; they can be adequately considered through the submission of stand-alone technical assessments.

Chapter 3 – Use and Amount

- 3.1 This is a Reserved Matters application for the residential, retail, community and public open space elements of outline planning permission granted on 13th July 2017 for:

‘Up to 400 new dwellings, up to 500 sq. m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq. m of light industrial floorspace (B1 (b)/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage’ (appeal ref. APP/C3810/V/16/3143095 and LPA ref. WA/22/15/OUT).

- 3.2 This Reserved Matters planning application comprises all of the up to 400 new homes approved under the original outline permission. The proposed development as a whole will deliver 400 Class C3 residential ‘*dwellings*’ under the following mix, broken down by tenure:

	1 Bedroom Apartment	2 Bedroom Apartment	2 Bedroom House	3 Bedroom House	4 Bedroom House	Total
Private Market Housing	0	31	88	127	34	280
Affordable Rent	21	17	16	3	3	60
Intermediate	9	12	21	18	0	60
Total	30 (8%)	60 (15%)	125 (31%)	148 (37%)	37 (9%)	400 (100%)

Table 1 – RM Proposed Dwellings

- 3.3 This Reserved Matters application also delivers 360 sq m of flexible Class A1 ‘*shop*’, Class A2 ‘*financial and professional service*’ and Class A3 ‘*café and restaurant*’ space. Whilst this Reserved Matters application retains flexibility to allow occupation of the space across the A1-A3 use classes, it is envisaged that the space will be occupied by a single convenience store under Class A1.
- 3.4 The retail unit sits at the base of the apartment building located immediately to the north of the principal site access off Fontwell Avenue. It benefits from eleven car parking spaces reserved for customers alongside a dedicated loading bay accessed off the main site approach road.

- 3.5 The Reserved Matters application also delivers a 152 sq m flexible Class D1 *'non-residential institution'* / Class D2 *'assembly and leisure'* building which includes the conversion of the existing 'Old Smithy' as referred to in the Secretary of State decision (n.b. converted building comprises 12 sq m). This building would be located on the northern boundary of the site adjacent to Arundel Road. Its location will integrate the site with the existing community of Fontwell and will provide a community focal point for the village.
- 3.6 This Reserved Matters application delivers a significant amount of public open space which includes the entirety of the northern (central and eastern) part of the site. The principal area of public open space, which will be transferred to Walberton Parish Council as per the provisions of the Section 106 legal agreement entered into associated with the outline planning permission, measures circa 4.63 ha and corresponds with the red line plan included at Appendix 1 (plan no. 6) of the S106. The entirety of public open space to be delivered across the site equates to circa 5.72 ha.
- 3.7 The public open space offer of the site has been subject to close engagement with Walberton Parish Council, Walberton Neighbourhood Plan Group and the local community. This includes a LEAP, MUGA, adult gym, allotments, orchard and paddock set within a landscape-led context including amenity grassland, wildflower planting and new / retained trees and hedgerows.

Chapter 4 – Development Plan

- 4.1 Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for ADC currently comprises the following documents:
- Adopted Arun Local Plan, 2018;
 - Made Walberton Neighbourhood Development Plan, 2017;
 - Made Barnham and Eastergate Neighbourhood Development Plan, 2014.
- 4.3 The planning application site is allocated within the adopted Local Plan under Policy H SP2c, SD6. The policy states that “... *this Strategic Allocation will provide at least 400 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements ... the design and layout shall integrate Fontwell with the existing urban area at Wandleys Close*”. The Proposals Map extract for SD6 is reproduced in Figure 2 below.

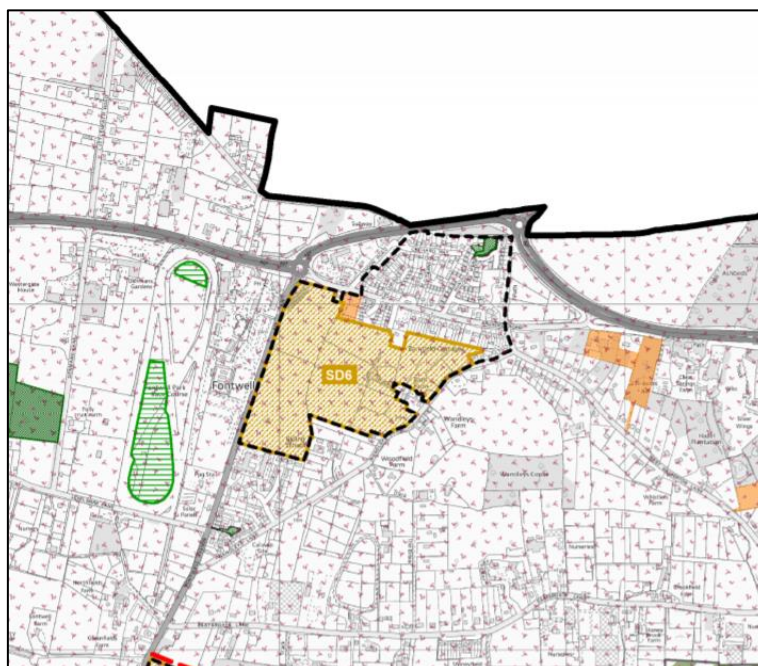


Figure 2: Local Plan Proposals Map Extract

- 4.4 Whilst not allocated within the made Walberton Neighbourhood Development Plan, Policy HP1 states that “*the PC supports the grant of planning permission at Fontwell Meadows for the revised Dandara proposals and the transfer of 4.5 hectares of Open Public Space to the Parish*”.
- 4.5 Regard will be had to other planning policy documents which, whilst not forming part of the Development Plan, are taken into account as ‘material considerations’ in the determination of planning applications. This includes the 2018 National Planning Policy Framework (NPPF)

and associated Planning Practice Guidance (PPG) as well as Supplementary Planning Guidance and Documents (SPGs / SPDs) published by ADC.

- 4.6 Regard will also be had to formal pre-application advice received from ADC during the preparation of this Reserved Matters application dated 28th August 2018 (ref. PAA/95/18) and 4th February 2019.

Chapter 5 - Proposed Development

Principle of Development

- 5.1 The principle of development has been established by the outline planning permission granted for the site on 13th July 2017 (ref. appeal ref. APP/C3810/V/16/3143095 and LPA ref. WA/22/15/OUT). This application has been informed by those drawings formally approved under Condition 5 of the outline planning permission as well as the general principles established within the parameter plans (access & movement, land use and building heights) and illustrative Masterplan which is reproduced in Figure 3 below.



Figure 3: Illustrative Masterplan

Phasing

- 5.2 This Reserved Matters planning application comprises the entirety of the up to 400 new homes and up to 500 sq m of flexible retail / community space allowed for under the outline planning permission. Whilst the site will be constructed in phases, which will be detailed under Condition 5 of the outline planning permission, for the purposes of planning, the residential, retail and community elements of the development will be delivered as a single Reserved Matters application.
- 5.3 Please note that a separate Reserved Matters application will be submitted for the up to 5,000 sq m of employment space allowed for under the outline planning permission by Global Technologies Racing (GTR).

Housing Mix

5.4 This planning application provides for the following mix of housing as per Table 2:

	1 Bedroom Apartment	2 Bedroom Apartment	2 Bedroom House	3 Bedroom House	4 Bedroom House	Total
Private Market Housing	0	31	88	127	34	280
Affordable Rent	21	17	16	3	3	60
Intermediate	9	12	21	18	0	60
Total	30 (8%)	60 (15%)	125 (31%)	148 (37%)	37 (9%)	400 (100%)

Table 2 – Proposed Dwelling Mix

5.5 Policy H DM1 states that *“for developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations”*. In accordance with Policy H DM1, the market mix has had regard to the most up-to-date evidence of housing need in Arun contained within the GL Hearn *‘Updated Housing Needs Evidence Report’*, September 2016.

5.6 Table 29 of the report sets out a ‘suggested’ broad mix of housing by size and tenure. For market housing, a comparison between the broad mix suggested by the report and this Reserved Matters application is set out in Table 3 below.

	1 Bed	2 Bed	3 Bed	4 Bed
GL Hearn Report	5-10%	40-45%	35-40%	10-15%
RM Application	0%	43%	45%	12%

Table 3: Market Housing Mix Comparison

5.7 As can be seen from the comparison exercise undertaken in Table 3 above, the proportion of two and four bedroom properties proposed as part of this Reserved Matters planning application almost exactly mirrors the suggested percentages set out in the *‘Housing Needs Evidence Report’*. The overall percentage of one and two bedroom properties, across both market and affordable tenures, equates to circa 54% of the total in accordance with the first bullet point of Policy H3 of the made Barnham and Eastergate Neighbourhood Development Plan.

5.8 The only material difference between the market housing mix proposed by this Reserved Matters planning application and the GL Hearn '*Housing Needs Evidence Report*' is the decision to deliver a greater proportion of three bedroom units and a lesser proportion of one bedroom units. This approach is justified as follows:

- The surrounding area principally comprises larger family homes with a high concentration of one bedroom market apartments considered to be out-of-character with Fontwell village and somewhat incongruous from an urban design perspective;
- The scheme is required to deliver a total of 59 one and two bedroom affordable apartments to address identified need;
- There is potential for developments within existing urban areas, particularly Littlehampton and Bognor, to deliver a higher proportion of one bedroom market units which would see the relatively modest District-wide 5-10% target achieved.

5.9 The affordable housing mix and tenure was established at outline planning application stage as set out within the definitions of 'affordable rent units' and 'intermediate housing units' within the signed S106 legal agreement. The affordable housing mix and tenure contained within this Reserved Matters planning application is set out in Table 4 below.

	Affordable Rent	Intermediate	Affordable Rent	Intermediate	Total	Diff.
1-Bed Flat	35%	15%	21	9	30	0
2-Bed Flat	28%	20%	17	12	29	1
2-Bed House	27%	35%	16	21	37	-1
3-Bed House	5%	30%	3	18	21	0
4-Bed House	5%	0%	3	0	3	0
	100%	100%	60	60	120	0

Table 4: Affordable Housing Mix

5.10 The affordable housing mix and tenure contained within this Reserved Matters planning application fully accords with that established within the signed S106 legal agreement associated with the original outline planning permission. The only difference relates to there being one less two bedroom house for affordable rent which is to be provided as a two bedroom apartment. As per the provisions of the S106 legal agreement, any change to the mix or tenure is to be agreed in writing with the Council. As set out in Appendix 1 of this Supporting Statement, this minor change in two bedroom affordable rent provision has been agreed in writing with ADC's Interim Housing Strategy and Enabling Manager on 2nd February 2019.

Housing Standards

5.11 In accordance with Policy D DM2 of the adopted Local Plan, all proposed dwellings are sized to accord with nationally described space standards as a minimum. In addition, having regard to para. 1.3 of schedule 2 of the signed S106 legal agreement associated with the

outline planning permission, 10% of the affordable housing will be designed to accord with Lifetime Home standards being Part M4(2) Accessible and Adaptable Dwellings equivalent.

- 5.12 Whilst the Council does not currently benefit from external space standards as per para. 13.3.5 of the adopted Local Plan, in accordance with advice provided at pre-application stage, all rear gardens achieve a minimum length of 10 metres. Whilst all properties benefit from a significant quantum of on-site public open space, those apartments to the north adjacent to the main access off Fontwell Avenue also benefit from a sizable communal open space as shown on the Landscape Masterplan prepared by Define.

Retail Provision

- 5.13 In accordance with the outline planning permission, it is proposed to locate a 360 sq m flexible use Class A1 / A2 / A3 retail unit at the base of the apartment building which sits immediately adjacent to the main site access off Fontwell Avenue. This location is considered to be most suitable as it provides any future occupier with excellent visual presence from Fontwell Avenue and allows for a high quality, mixed-use entrance to the site to be created, adjacent to the GTR employment area.
- 5.14 Whilst the unit has been sized and designed to be attractive to a single, large occupier, likely to be a convenience store, it is ultimately flexible and can be sub-divided subject to market demand. The retail unit is provided with eleven dedicated car parking spaces within a dedicated car parking area separated from residential spaces by intervening landscaping. The quantum of car parking is justified within a Technical Note prepared by PJA which accompanies this Reserved Matters planning application. The unit is also provided with a dedicated loading bay which is located immediately adjacent off the principal site access road.

Community Building

- 5.15 To the north of the site adjacent to Arundel Road it is proposed to deliver a 152 sq m flexible use community building under Class D1 / D2. This is considered to be an appropriate location for the building being easily accessible to existing and future residents of Fontwell and on the main pedestrian / cycle access between the development site and the village. The 152 sq m includes the conversion of the 12 sq m 'Old Smithy' which the Inspector made clear at para. 5.50 of his report "*whether the building should be demolished or retained is for the Reserved Matters stage*". This is in accordance with Policy VE5 of the Walberton Neighbourhood Development Plan.
- 5.16 Following engagement with the local community, Parish Council and Neighbourhood Plan Group, and as detailed in the accompanying Statement of Community Involvement, the building has been designed to accommodate a range of community activities within a central space that can be sub-divided as necessary.
- 5.17 As shown on the accompanying AAP proposed community building floorplan, the building is provided with kitchen, storage and WC facilities of a standard that would allow an ancillary café / catering function as well as a single, open-plan space for a variety of community related activities. This could include creche / nursery, yoga, pilates, community groups, Parish Council meetings, adult education, elderly activities and many more. The space also opens out onto a

generous external area as an extension to the main communal space, such as outdoor space associated with a creche / nursery, or for outdoor seating. Given the scale of the retained and refurbished 'Old Smithy', it is envisaged that this space could either be given over to exhibitions or could be an office for the Parish Council or community building management. The community building is provided with two disabled car parking spaces alongside ten dedicated visitor parking spaces and cycle parking provision.

- 5.18 Please note that alongside this Reserved Matters planning application comprising the retention and refurbishment of the 'Old Smithy', it also proposes the demolition of those *ad hoc* commercial buildings that are currently located on the northern part of the site within the area allocated under Policy HP2 of the made Walberton Neighbourhood Development Plan.

Density

- 5.19 Policy D DM1 of the adopted Local Plan states that *"the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness"*. Policy H SP2c which relates specifically to the Reserved Matters site then goes on to require the delivery of *"at least 400 dwellings over the plan period"*. The Local Plan was adopted in July 2018, over 12 months following the grant of outline planning permission, with Policy H SP2c therefore being fully informed by the illustrative Masterplan and signed S106 legal agreement which included the approved quantum of public open space.
- 5.20 The Inspector recognised at para. 2.2 of his decision that the residential component would have a net development area of some 11.4 ha with a maximum density of 35 dwellings per hectare (dph) which would equate to 400 homes (11.4 x 35). He also notes at para. 5.70 that *"... the scheme provides an appropriate **average** density of 35 dph"* which is considered to accord with Policy HP11 of the made Walberton Neighbourhood Development Plan.
- 5.21 Whilst the accompanying Design and Access Statement explains how densities differ across the site to respond positively to the surrounding built context and to avoid homogeneity of development, it is considered that the overall density of the proposed development at 35 dph is in accordance with adopted policy, the call-in decision and para. 123 of the NPPF which states that *"where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site"*.

Urban Design and Architecture

- 5.22 The Design and Access Statement and Design Code which accompany this Reserved Matters planning application explain in detail the urban design rationale which has informed the development. The evolution of the layout and character areas has been informed by para. 57 of the NPPF which reiterates the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. It also has regard to adopted Local Plan Policies D SP1 and D DM1 with specific regard to the following:

- (a) The Design and Access Statement and Design Code go into significant detail to explain how the **character** of the development has been informed by the surrounding context from a scale, massing, layout, density and materiality perspective but simultaneously recognising that given the architectural diversity of Fontwell village coupled with the scale of development proposed, there is an opportunity to introduce new architectural forms and references to create a distinct place that complements but adds additional variety to the existing contextual vernacular;
- (b) The Design and Access Statement and Design Code demonstrate a high standard of architectural principles, use of building materials and hard and soft landscaping to ensure inherent **appearance / attractiveness**. As with character above, these draw reference and inspiration from Fontwell village whilst simultaneously recognising that the scale of development proposed offers a unique opportunity to introduce new materials that create a distinct sense of place which, whilst a comfortable addition to the village, does introduce a distinct, individual architectural language;
- (c) The Design and Access Statement and Design Code give careful consideration to **impact** and the objective of avoiding loss of amenity to existing properties which surround the site. This has been achieved in various ways by ensuring that properties on boundaries are no more than two storeys in height; introducing appropriate off-sets from sensitive boundaries through the creation of garden-to-garden relationships; and having careful regard to boundary treatments (n.b. see Define boundary treatment drawing ref. DE-352-01-007);
- (d) **Innovation** will be covered separately below;
- (e) The development has incorporated the principles of accessibility and **adaptability** throughout both the urban realm and public open spaces as well as within the houses themselves with 10% of the affordable housing being designed to achieve Lifetime Home standards. The proposed retail unit and community building are designed to be fully accessible;
- (f) The Design and Access Statement and Design Code explain how **crime prevention** has been taken into account throughout the development of the layout including in respect of passive surveillance, making a clear distinction between the public and private realm and having regard to Secured by Design principles;
- (g) This Reserved Matters planning application is accompanied by a suite of arboricultural technical reports which demonstrate how development can be accommodated on the site without undue harm to **trees and woodland** including those subject to individual or group TPO. Following pre-application advice, the Arboricultural Method Statement contains a dedicated section which demonstrates that there is no conflict between retained trees and garden usability following the careful siting of dwellings and associated canopy management;
- (h) The layout has been informed by the objective of maximising **sunlight and passive solar energy** which was recognised within pre-application feedback received from ADC dated 28th August 2018 (ref. PAA/95/18/);
- (i) The Design and Access Statement and Design Code explain how the layout has sought to deliver **public realm** that is attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting and street furniture;

- (j) This Planning Supporting Statement considers under the ‘legibility and **movement**’ heading below how the layout has evolved to optimise pedestrian and cycle movements through the site, connecting with Fontwell village and more distant destinations;
- (k) The Design and Access Statement and Design Code explain how the development of character areas and within these individual ‘place setting areas’ has developed a language of **legibility** for the development. These individual areas, whilst having a perceptibly distinct character, nevertheless retain a shared communality with the remainder of the development to ensure a consistent and coherent scheme-wide character is retained. The built form also plays an important part, with key nodal buildings acting as markers within the scheme alongside the careful consideration of the role of landscaping and surface materials in enhancing legibility;
- (l) It is proposed that **public art** would be approved via Condition, with Dandara Ltd keen to explore with future suppliers of public realm furniture opportunities to incorporate the famous Fontwell racecourse ‘figure of 8’ into the design;
- (m) The Design and Access Statement and Design Code explain how different parts of the site accommodate different **densities** depending upon their specific context and in order to aid legibility and the creation of distinct character areas. This includes lower density housing adjacent to sensitive residential edges and public open spaces prior to transitioning to medium density within the heart of the scheme. Higher densities are achieved adjacent to the main access where the proximity of the highway network (A27 / A29) and non-residential uses (Fontwell racecourse / GTR) allow an exploration of higher residential densities and apartment typologies;
- (n) The Design and Access Statement and Design Code explain how changes in **scale** have been employed to ensure that no more than two storeys are introduced adjacent to sensitive boundaries, in accordance with the outline parameter plan, whilst recognising the benefit of 2.5 / 3 storey properties to facilitate legibility and waymarking.

Innovation

5.23 Policy D DM1 of the adopted Local Plan looks to encourage innovation in development by embracing appropriate innovative design, new technologies and construction techniques. Our landscape consultant, Define, are advising on the Ebbsfleet Garden City project which has launched an associated Digital Movement Project to encourage residents and workers in the development to take control of exercise, health and sustainable movement. The Digital Movement Project involves the creation of an APP which:

- Promotes opportunities to live a healthier lifestyle; walk, cycle and explore the local area;
- Be an active part of the project – share ideas, get outdoors invite other members to join you;
- Get to know other people in the project, join support networks or set one up yourself – do active healthy things that interest you, and meet like-minded people to give you support to sustain your activity;

- Attend quarterly meetings to review the progress of the project and to give views and experiences which assist in the design, improvement and evolution of the APP as it changes to meet the needs of its users;
- Attending walks, talks, activities and workshops to explore healthier living in the new community.

5.24 The Digital Movement Project effectively comprises the development of an APP which is bespoke to the development. It draws upon site specific opportunities to promote fitness, exercise and wellbeing alongside more general local information, coordinating with likeminded applications including NHS initiatives, Parish Council and social media - <https://ebbsfleetdc.org.uk/2018/03/20/ebbsfleet-garden-city-residents-can-now-be-rewarded-for-keeping-fit/>.

5.25 It is considered that the Fontwell development is particularly suited to such an initiative:

- The scale of development allows the creation of a meaningful community to communicate through the APP;
- The mixed-use nature of the development allows for the consideration of some exciting initiatives between the residential community and the employment element;
- The on-site community building provides a physical space for the promotion and improvement of the APP;
- The development already includes sustainable initiatives such as pedestrian / cycle routes, site shuttle bus, Travel Plan;
- The on-site allotments allow for the development of some unique initiatives around education, involvement in food growing and a potential produce market place;
- The public open space provides a range of opportunities for active participation including the MUGA, adult gym and LEAP.

5.26 Dandara Ltd would like the opportunity to consider these themes further and it is recommended that if planning permission is granted, a Condition is attached to require the submission of a Digital Movement Project strategy or similar.

Landscape and Open Space

5.27 This Reserved Matters planning application is accompanied by a Landscape Masterplan prepared by Define which shows the delivery of 5.72 ha of public open space associated with the development. This includes a 4.63 ha parcel which will be transferred to Walberton Parish Council under the provisions of the signed S106 associated with the outline planning permission and edged red on plan no. 6 at Appendix 1 of the legal agreement.

5.28 The location of the principal open space area has been purposefully located to the north of the site to act as a community park for both existing residents of Fontwell and those that will live in the new development. Dandara Ltd has engaged extensively and proactively with the local community, Parish Council and Neighbourhood Plan Group to design the main public open space to deliver those community benefits that are considered most desirable for a

village that does not currently benefit from a communal park or green space. The main features of the public open space offer of the development are as follows:

i. Pedestrian and Cycle Routes

- 5.29 The main public open space is traversed by a variety of pedestrian and cycle routes that connect with the new development and adjacent existing communities. This includes a pedestrian and cycle route which runs from Wandleys Lane to the east, through the public open space, and connecting either with Fontwell Avenue to the west or Arundel Road to the north. These routes have been designed and sited to ensure both ease of access to the public open space and the facilities it contains for existing and new residents of Fontwell but also to facilitate wider journeys across the site (i.e. Eastergate to Walberton). This approach is in accordance with Policies GA 1 and GA 2 of the Walberton Neighbourhood Development Plan.

ii. LEAP and MUGA

- 5.30 The main public open space will include a Locally Equipped Area for Play (LEAP) located to the north-western part of the site and thus readily accessible to existing and new residents of Fontwell. As set out in greater detail on drawing ref. DE-352-01-004 'playground plan' prepared by Define, the LEAP would contain 12 individual play items designed to be fully accessible and to appeal to a range of children of different ages. The MUGA is located adjacent to the LEAP and will comprise a macadam sports surface and low noise impact weld mesh fencing suitable for a range of activities including football, basketball and tennis. It is not proposed that the MUGA would be lit in accordance with Policy VE8 of the Walberton Neighbourhood Development Plan.

iii. Adult Gym

- 5.31 Adult gym equipment is provided to the south of the LEAP and MUGA in a linear arrangement. This would comprise approximately six pieces of equipment which could include cross trainer, recumbent bike, bench, leg press bench, overhead ladders or double push up bar.

iv. Allotments

- 5.32 The public open space provides for new allotments to the northernmost part of the site closest to the existing community of Fontwell. It is intended to provide allotment provision for new and existing residents in a village that does not currently benefit from a dedicated allotment site. This is in accordance with Policy CL8 of the Walberton Neighbourhood Development Plan. The allotment site allows for the delivery of 45 plots measuring 6 m by 10 m. The size and number of plots is indicative only and it would be at the discretion of the Parish Council whether demand existed for larger or smaller plots subject to demand.
- 5.33 The allotments are provided with eight dedicated car parking spaces, accessed via a secure gate, in recognition that whilst most plot users will walk or cycle to the site, there is a requirement for limited car parking when transporting tools and equipment. A single lane

track runs the length of the allotments with an associated turning circle to allow for larger deliveries such as topsoil, fertiliser or equipment (n.b. both the car parking spaces and track will be Grasscrete). All fencing to the allotment will be specified as deer proof and the allotments will be provided with requisite water supplies.

v. Orchard

- 5.34 To the south of the allotment it is proposed to plant a community orchard comprising 26 individual trees of apple, plum and cherry. Unlike the allotment, which is a managed space with allocated plots, it is intended that the orchard would provide the entire community with an unencumbered opportunity to partake in horticultural learning.

vi. Paddocks

- 5.35 In recognition of the past use of the site for the grazing of horses, and the equestrian history of the village which includes Fontwell racecourse and the dedicated subway to the National Park, it is proposed that the open space would accommodate an area for Paddocks in the north-east corner of the site. It would be at the discretion of the Parish Council how many individual paddocks are provided and the formalities of use. The paddocks are provided with an area of Grasscrete to allow for access by horse boxes and any associated deliveries and will be provided with a water source.

vii. Other

- 5.36 These specific public open space uses sit within a landscape-led parkland context which is open and accessible to all. This includes large swathes of amenity grassland, meadow grassland, wildflower planting, ornamental planting and significant new tree coverage. This is intended to provide a multi-purpose space whether for leisure, recreation, relaxation, exercise or play. The open space is provided with a range of ancillary infrastructure including benches, bins and dog waste bins.
- 5.37 Importantly, and in addition to the main area of public open space to be transferred to Walberton Parish Council, the site also delivers a network of localised intermediary public spaces. These are dispersed across the site and comprises a range of spaces of different characters whether providing an open green aspect into the site off Fontwell Avenue to the south-west corner; allowing the retention of a TPO tree; or accommodating SUDs infrastructure. They act to provide a sense of openness and greening to those parts of the development which are principally residential in character and aid with legibility / wayfinding.

Legibility and Movement

- 5.38 We note that access was approved in full in association with the grant of outline planning permission and as per those drawings approved under Condition 4. This includes the main vehicular access into the site off Fontwell Avenue as well as significant off-site works of

signalisation to Fontwell roundabout. Please note that details of emergency access from the site onto Arundel Road are to be approved separately under Condition 27.

- 5.39 In accordance with adopted Local Plan Policy D DM1, criteria 11 the development has had regard to improving and facilitating local legibility through the improvement and provision of pedestrian and cycle routes through the site. These routes can be divided into three separate categories:

- (1) **Wider Strategic Routes** – The Landscape Masterplan facilitates a number of strategic pedestrian and cycle routes through the site connecting with the existing village. These include facilitating pedestrian and cycle connections from Eastergate, entering the site in the south-west corner, following a route north beneath the trees adjacent to Fontwell Avenue and then east to Fontwell village or across the parkland to Wandleys Lane. It also facilitates a range of connections between Fontwell village, Wandleys Lane and south to Eastergate and Barnham.
- (2) **Internal Connections** – The Landscape Masterplan incorporates pedestrian linkages within the site which connect and integrate the residential areas. These include connections between individual residential areas, localised green spaces and the principal public open space beyond;
- (3) **Public Open Space Footpath Network** – As well as pedestrian routes which are premised on existing and future desire lines linking the development with the village, the Landscape Masterplan also develops a network of leisure and recreation footpaths through the entirety of the public open space. These footpaths not only link the various elements of public open space being delivered within the development but also provide access to more formal facilities including the MUGA, LEAP and paddocks. The public open space is also traversed by cycle connections as explained previously.

- 5.40 This Reserved Matters planning application is accompanied by a suite of hard landscaping drawings which present the internal road network, surfacing strategy and associated vehicle tracking. It also indicates a pick-up and drop-off location for the site shuttle bus which is to be delivered in accordance with the signed S106 legal agreement associated with the grant of outline planning permission.

Car and Cycle Parking

- 5.41 In accordance with Policy T SP1(d) of the adopted Local Plan, car parking has been provided with regard to the West Sussex County Council parking demand calculator. Following advice received at pre-application stage, careful regard has been had to the treatment of car parking to ensure that sufficient levels are delivered but in a manner that does not dominate the street scene. The Design Code which accompanies this Reserved Matters planning application and has been submitted separately under Condition 7, explains the range of parking solutions employed at the site including on-plot including garages, front court and hardstanding; off-plot including parallel and courts; unallocated and visitor. A full car parking schedule for the site is included alongside this Reserved Matters planning application and is reproduced in Table 4 below.

Parking Schedule				
Private				
Code	Housetype	Number of Allocated Spaces	No. of Units	Total number of Allocated Spaces
408	4 Bed House	3	15	45
407	4 Bed House	3	18	54
406	4 Bed House	3	1	3
305	3 Bed House	2	42	84
303	3 Bed House	2	6	12
302A	3 Bed House	2	79	158
204	2 Bed F.O.G.	2	6	12
203	2 Bed House	2	88	176
J	2 Bed Maisonette	2	10	20
2BF	2 Bed Flat	2	15	30
			280	594
Affordable				
Code	Housetype	Number of Allocated Spaces	No. of Units	Total number of Allocated Spaces
203	2 Bed House	2	37	74
204	2 Bed F.O.G.	2	6	12
302	3 Bed House	2	18	36
303	3 Bed House	2	3	6
406	4 Bed House	3	3	9
1BF	1 Bed Flat	1	27	27
2BF	2 Bed Flat	2	26	52
			120	216
TOTAL			400	810

Table 4: Car Parking Schedule

5.42 Cycle parking will be provided for the new housing at a standard of one space for one and two bedroom properties and two spaces for three bed properties plus. Cycle parking for the houses will be provided in garages or garden sheds with cycle parking for the retail and community uses provided in external racks.

Waste and Recycling

5.43 Provision for waste and recycling is covered in Section 5.11 of the accompanying Design and Access Statement.

Biodiversity

This Reserved Matters planning application is accompanied by a Technical Note prepared by FPCR which demonstrates that development would deliver a net gain in biodiversity as per Policy ENV DM5 of the adopted Local Plan. It also contains an updated suite of arboricultural information which demonstrates the retention, reinforcement and supplementation of the majority of existing trees and hedgerows on the site in accordance with Policy VE3 of the Walberton Neighbourhood Development Plan.

Sustainability and Building Performance

Scheme sustainability and building performance will be set out within details submitted in association with Condition 22 attached to the outline Decision Notice.

APPENDIX ONE

AFFORDABLE HOUSING EMAIL

Jude,

Thank you for your email.

Based upon the information which you have provided I confirm that the proposed mix is acceptable.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk

From: Jude Connor [<mailto:jconnor@pioneerps.co.uk>]

Sent: 07 February 2019 14:18

To: Arjan De Jong

Subject: RE: Land East of Fontwell Avenue, Fontwell (WA/22/15/OUT)

Arjan,

Apologies for the delay in getting back to you.

I can confirm the affordable housing 2-bed units sizes are as follows:

2-bed flats 657sqft / 61.0sqm and 759sqft / 70.5sqm

2-bed houses 753sqft / 70.0sqm

The S106 for the outline consent does not stipulate the dwelling sizes or person numbers only the mix of units to be provided but you will note that some of the 2-bed flats are approximately the same size as the 2-bed houses so in terms of person numbers it is essentially a like for like substitution.

I would be grateful if you can confirm that the proposed mix is acceptable so the reserved matters application can be finalised.

If you have any queries please do let me know.

Kind regards,

Jude Connor
Development Manager

t: 01225 899598

m:07786 261133



Pioneer Property Services Ltd. Registered in England No: 3800761.

From: Arjan De Jong <Arjan.DeJong@arun.gov.uk>

Sent: 29 January 2019 16:05

To: Jude Connor <jconnor@pioneerps.co.uk>

Subject: RE: Land East of Fontwell Avenue, Fontwell (WA/22/15/OUT)

Dear Jude,

Thank you for your email.

Please could you confirm the size of the house and flat which you wish to switch? IE are they both 4 person units?

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk

From: Jude Connor [<mailto:jconnor@pioneerps.co.uk>]

Sent: 29 January 2019 15:48

To: Arjan De Jong

Subject: Land East of Fontwell Avenue, Fontwell (WA/22/15/OUT)

Arjan,

Further to our telephone conversation I am writing on behalf of Dandara who are finalising the reserved matters planning application for land East of Fontwell Avenue, Fontwell where outline consent was granted in December 2016 (reference: WA/22/15/OUT). The signed S106 for the outline consent sets out the affordable housing provision as follows:

- 30% provided as Affordable Rent and Intermediate Housing
- Affordable Rent units being 50% of the affordable housing to be provided as follows (or such other tenure split or mix to be agreed in writing with the Council):
 - 35% 1-bed flats
 - 27% 2-bed flats
 - 28% 2-bed houses
 - 5% 3-bed houses
 - 5% 4-bed houses
- Intermediate Housing being 50% of the affordable housing to be provided as follows (or such other tenure split or mix to be agreed in writing with the Council):
 - 15% 1-bed flats
 - 20% 2-bed flats
 - 35% 2-bed houses
 - 30% 3-bed houses

The outline consent is for up to 400no. dwellings and the reserved matters is for this number therefore the affordable housing equates to 120no. dwellings. Based on the S106 requirements noted above the following table sets out the affordable housing provision:

	Affordable Rent	Intermediate		Affordable Rent	Intermediate	Total
1-Bed Flat	35%	15%		21	9	30
2-Bed Flat	27%	20%		16	12	28
2-Bed House	28%	35%		17	21	38
3-Bed House	5%	30%		3	18	21
4-Bed House	5%	0%		3	0	3
	100%	100%		60	60	120

Dandara have worked in detail with their architects to incorporate the required affordable housing within the development layout and are proposing the following affordable mix:

	Affordable Rent	Intermediate		Affordable Rent	Intermediate	Total	Diff.
1-Bed Flat	35%	15%		21	9	30	0
2-Bed Flat	28%	20%		17	12	29	1
2-Bed House	27%	35%		16	21	37	-1
3-Bed House	5%	30%		3	18	21	0
4-Bed House	5%	0%		3	0	3	0
	100%	100%		60	60	120	0

The only difference between the S106 mix and the mix proposed is the provision of 1no. additional 2-bed flat for Affordable Rent rather than a 2-bed house because the number of flats have been determined by the blocks all being 3-storey and the number of flats that fall within each block.

I would be grateful if you can confirm whether the proposed mix is acceptable.

If you have any queries please do let me know.

Kind regards,

Jude Connor
Development Manager

t: 01225 899598

m:07786 261133



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