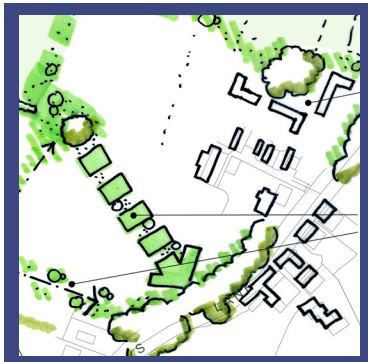
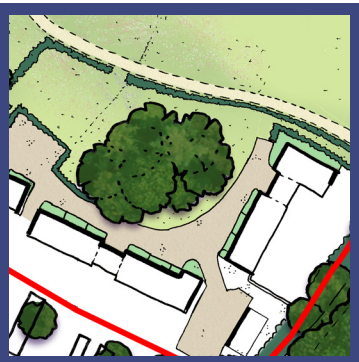
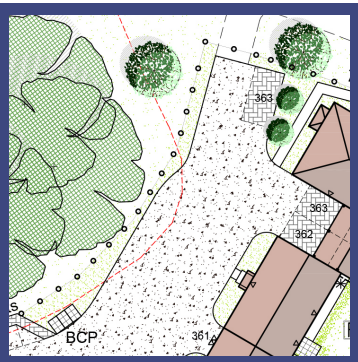








Design & Access Statement
REV B: January 2020

dandara

NEW masterplanning

LAND AT FONTWELL

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ARUN DISTRICT COUNCIL WA/48/19/RES

1

Introduction

This Design & Access Statement has been prepared on behalf of Dandara in support of their reserved matters planning application for land east of Fontwell Avenue, Fontwell, West Sussex, following the outline planning approval (ref: WA/22/15/OUT) granted by the Secretary of State in July 2017.

This reserved matters application seeks approval for:

'400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works'

In accordance with The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, this Design & Access Statement sets out:

- Design principles and concepts that have been applied to the development.
- Steps taken to appraise the context of the development and how the design of the development takes that context into account.
- Policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account.

This Design & Access Statement is structured as follows:

1. Introduction: the remainder of this section introduces the application site and provides an overview of the supportive planning context underpinning this proposal.

2. Site & opportunity: This section explores the site characteristics, constraints and opportunities.

3. Design concept & framework: This section sets out the key principles of the design response and proposed development character.

4. Design details: This section provides further details on key elements of the proposals and demonstrates how the principles of the design concept will be implemented.

In accordance with Condition 7 of the outline permission a Design Code has been prepared and submitted in advance of this reserved matters application. The Design Code is summarised within this Design & Access Statement.

The application is also supported by a series of other technical reports submitted alongside this statement, covering key issues in relation to access, movement, ecology, tree protection, drainage, utilities and planning. These documents should be read in conjunction with each other.

APPLICATION SITE

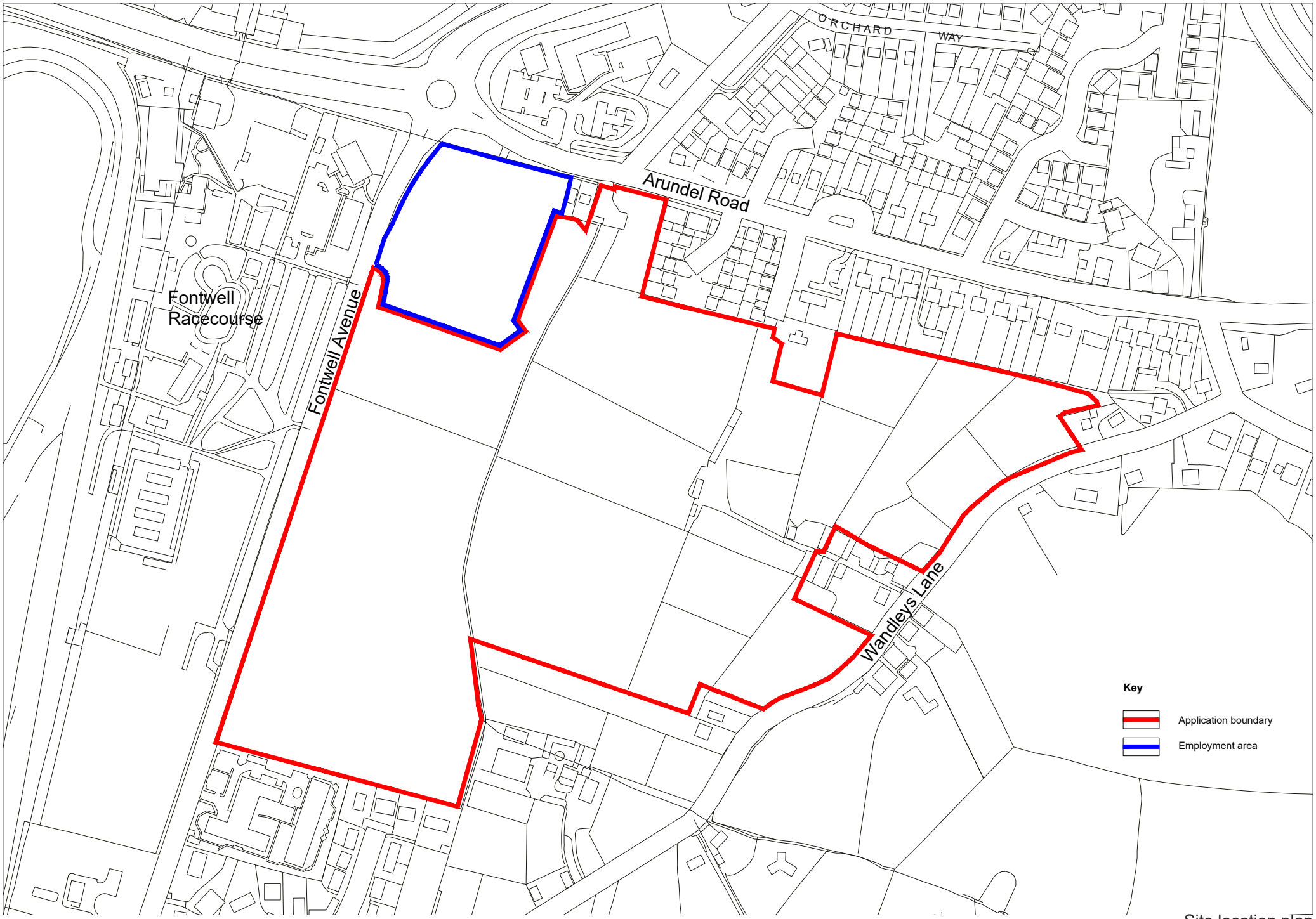
The application site comprises approximately 16 hectares of undeveloped land located in the settlement of Fontwell, which is situated between the South Downs National Park and the south coast. It is about 6 kilometres from Arundel and 10 kilometres from Chichester, the county town of West Sussex. Other villages close to Fontwell, are Walberton, Eastergate, Westergate and Barnham to the south of the site and Slindon to the north east which is situated in the heart of the Downs, all within a 2 kilometre radius of the site.

The site is located to the immediate south of the central part of the village of Fontwell. It is bounded to the north by the A27 Arundel Road and the rear boundaries of residential properties leading off it, and to its west by the A29 Fontwell Avenue, adjacent to the Fontwell Park Racecourse. Its southern boundary abuts existing housing and a retirement village, Claremont Gardens, and a care home, and its eastern boundary adjoins Wandleys Lane, a tree lined rural road extending from Fontwell Avenue south of Claremont Gardens into the south east of the village. A collection of local shops and services are within walkable distance of the application site.

An area adjoining to the north west of the application site has outline planning permission for employment related uses (highlighted in blue on the plan opposite).



Site context plan


ORCHARD WAY
Arundel Road
Fontwell Racecourse
Fontwell Avenue
Wandleys Lane
Key
Application boundary
Employment area

PLANNING CONTEXT

The planning application site is allocated within the adopted Arun District 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 site already benefits from an outline planning approval (ref: WA/22/15/OUT), which was granted at by the Secretary of State on 15 July 2017 for:

'*Up to 400 new dwellings, up to 500 sq.ms of non residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq.ms of light industrial floor space (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*'.

This established the principle of the development and access arrangements only. The following matters were reserved for later determination:

- Layout
- Appearance
- Scale
- Landscaping

It is these elements which this reserved matters application seeks to address in detail.

An illustrative layout (shown on page 9 opposite) with parameter plans covering land use, access and movement and building heights were submitted as part of the outline application to indicatively demonstrate that the proposed development of 400 new dwellings and other uses could be accommodated on the site. The outline approval did not place any specific layout requirements for which the reserved matters would need to adhere to.

Since the illustrative layout was produced, further contextual and technical analysis, stakeholder engagement and design review has been undertaken to inform the design approach as set out in this Design & Access Statement.

LEGEND

- Redline
- Existing contours
- Existing tree canopy
- Root protection area
- (1) Employment Land
- (2) Housing Areas
- (3) Central Green Sport Pitch
- (4) Neighbourhood Play Area
- (5) LAP/Doorstep Play
- (6) Pavilion
- (7) Retained Trees and Landscape
- (8) Green Links
- (9) Main Access to Fontwell Avenue
- (10) Strategic Cycleway
- (11) Emergency Access
- (12) Future Connection to Fontwell – Barnham Cycleway
- (13) Connection to Eastergate and Westergate
- (14) Proposed Feature Parkland Trees
- (15) Proposed Street/Parkland Trees



Outline application illustrative plan

ENGAGEMENT AND EVOLUTION

The proposals have been developed through an on-going engagement process with stakeholders and the local community since the outline approval.

Public exhibition
A public exhibition was held on 28th February 2019 at Fontwell Park Racecourse. The scope and findings of which are the subject of a separate Statement of Community Involvement prepared by Springboard Marketing Ltd.

Design iterations were made following this event to address comments raised, including exploring the parking arrangements for the proposed retail units, the size and shape of rear gardens, and amenity impact of mature trees.

Design review
Pre-application discussions continued with officers in this period. This identified some concerns regarding the evolution of the scheme since the outline approval, and the impression a more urban, uniform character was now being proposed across the site.

It was agreed to undertake a re-appraisal of the site, its context and the design approach to ensure the distinctive features and local identity guided the design process. Through this review character areas were identified and agreed with officers which helped to ensure proposals responded to the busier mixed-use frontage to Fontwell Avenue and created a more successful transition to the rural edges to Wandleys Lane.

A comprehensive local context review was also undertaken to highlight potential built character references for these character areas. This informed the preparation of a specific Design Code for this application, which was submitted separately and is summarised in Section 3 of this Design & Access Statement.

Key considerations and opportunities for the design approach established through the review process with officers are summarised below. A pre-application iteration of the masterplan is also shown opposite with the focus areas for the design review identified.

Strong sense of arrival / community shop
- Main gateway to the scheme needs to have the local shop with a strong frontage and welcoming green space opening up views into the development.
- Remove potential conflicts with vehicular entrances being too close to Fontwell Avenue.
- Separate customer parking from private residential parking courtyards.
- Focus tree lined avenue with strong building frontages framing views to public open space / common and existing mature oak tree.

Clear movement strategy and street hierarchy
- Clear street structure with a loop defined as the primary route for vehicles.
- Create space for green verges and street tree planting.
- Maximise the potential for integration with the surrounding community.
- Introduce a green hedge and tree lined pedestrian path from Arundel Road.
- Introduce a green pedestrian connection through the common to Wandleys Lane.

Other details
- Ensure good privacy between backs of housing and avoids overlooking of gardens.
- Avoid overshadowing of gardens from existing mature trees.

The remaining sections of this Design and Access Statement set out how the design approach has responded to the review findings.

Summary of key review findings:

A Avoid vehicle, shopper and resident parking conflict at entrance

B. Create a strong welcoming sense of arrival

C. Define principal street hierarchy, introduce trees, hedges and appropriate built frontages to define character

D. Avoid dominant use of parking courts as part of street network and parking against open space

E. Explore pedestrian/cyclist connections to integrate existing and new communities to access public facilities

F. Positively incorporate existing mature trees and landscape features to create a network of focal spaces enhancing way-finding across the site.



2

Site & Opportunities

This section of the Design and Access Statement summarises the character of the site, outlining the important site issues and opportunities and explains how they have influenced proposals.

It also considers key technical considerations such as tree retention and protection, drainage and ecology.

SITE CHARACTER AND CONTEXT

The application site is predominantly flat, but with a north-south ridge in the centre and gradual fall on each side to its eastern, western and southern boundaries. It is bounded along its perimeter by hedges and mature trees, and is internally broken up by further field boundaries and tree groupings. To the east, the site addresses Fontwell Avenue, a wide street lined with mature pine trees on both sides.

The immediate built context to the site is defined by Arundel Road, which has a varied and spacious streetscape with dwellings set back behind grass verges. The majority of the settlement was development during the 20th and early 21st centuries with a range of building styles and designs built over this period.

Arundel Road is typified by 2 storey predominantly brick faced houses, set comparatively close to the pavement line. The architectural character changes as you pass east along Arundel Road.

A more generous landscaped set back provides front gardens for a row of gable fronted semi detached homes dating from the c1920's. These dwellings have long gardens which back onto the application site boundary.

The northern side of Arundel Road is more varied in character, with a series of individual homes faced in materials including brickwork, render and tile hangings to the western end.

To the east of the site is Wandleys Lane, a rural lane defined by its narrow carriageway and mature tree and hedgerow edges. A small number of dwellings are access directly from the lane, often set back behind side or front gardens.

Passing south along Wandleys Lane, the approach leads to Wandleys Drive and Close. This is a grouping of largely brick faced bungalows in a spacious Arcadian type setting. Further south by contrast is Holmdale an urban style development of predominantly brick faced townhouses which is largely arranged to face away from Wandleys Lane.



14 Application site: undeveloped land with field boundaries and tree groupings



Fontwell Avenue: Mature pine trees line the street



Arundel Road: 2-storey dwellings set back



Wandleys Lane: Rural barn character addressing the lane


Hotel
Restaurant
Garage
Restaurant
Arundel Road
Local shops
Hotel
Fontwell Avenue
Fontwell Park
Wandleys Lane
Rural buildings
Care home

DESIGN OPPORTUNITIES

The site features and characteristics present opportunities to structure the design response to ensure development integrates successfully and creates a strong identity and sense of place.

The distinctive design opportunities are highlighted on the diagram opposite and following photographs.
















4.
Open up view from
Arundel Road
to common
2.
Building frontages define
entrance green and
frame views to mature trees.
Remove cars from frontage
and link grass verges.
1.
Remove cars and road from
frontage overlooking the common
6. Extend green
to enhance
sense of arrival
7.
Explore opportunity to
create more barn / stable
type buildings reflecting
rural edge character
Open up potential views and
green connection between the
common and Wandleys
Lane mature trees
3.
Reflect the scale of trees
and existing mix of
housing character
fronting Fontwell Avenue
5.
Extend green corridor and
view to group of trees to
create focal point
Primary route through the core
should have informal green verges,
tree planting and hedges to
reflect more village character

TECHNICAL CONSIDERATIONS

Technical considerations have informed the design process. The key influences are highlighted on the plan opposite and summarised below. Further details are contained within the technical reports and surveys submitted in support of this application.

Access
The proposed vehicular access from Fontwell Avenue was established at the outline planning stage, alongside the proposed emergency vehicle access from Arundel Road (See submitted drawings from RCP ref: DAN E4736 - 300 B - Section 278 Works Agreement Layout). In addition to these connection points, six pedestrian and cycle access connections will be established to link to Fontwell Avenue and Wandleys Lane.

Water management
The site drainage strategy will seek to follow the existing baseline hydrology whereby the surface water infiltrates into the ground. Ground investigations have been carried out which included soakage testing to assess the infiltration potential across the site. A combination of using trench soakaways, permeable paving as well as an infiltration basin to be located in the south western corner of the site.

Boundary offsets
Boundary offsets to Wandleys Close to the south side of the development have been established to provide a 6m landscape buffer to the rear gardens and a further 12m garden offset to the most of the dwellings. Elsewhere around the development boundaries to neighbouring residents have been respected by creating a layout that backs on to these boundaries providing a rear garden buffer between 10 – 15m.

Trees and hedgerows
The site consists of existing agricultural land comprising of a number of field parcels to the east of Fontwell Avenue. Tree cover was predominately positioned along to the boundaries of the site and forming internal hedgerows.

A mixture of native species was found with oak, pine and hawthorn being dominant throughout the site along with a number of large oak trees. A number of trees across the site are the subject of a Tree Preservation Order.

Across the site a total of seventy-five trees, thirty-six groups of trees and six hedgerows were surveyed as part of the Arboricultural Assessment. Retention categories consisted of four individual trees and a single group being considered to be high in quality and category A, twenty nine trees and eleven groups were recorded as moderate quality and category B and the remaining thirty eight trees, twenty four groups and a six hedgerows were low in quality and retention category C.

To facilitate the proposed development tree loss will be required to provide two access points, one to the west off Fontwell Avenue and a second to the north. The built development will require the removal of internal hedgerows and the occasional mature tree.

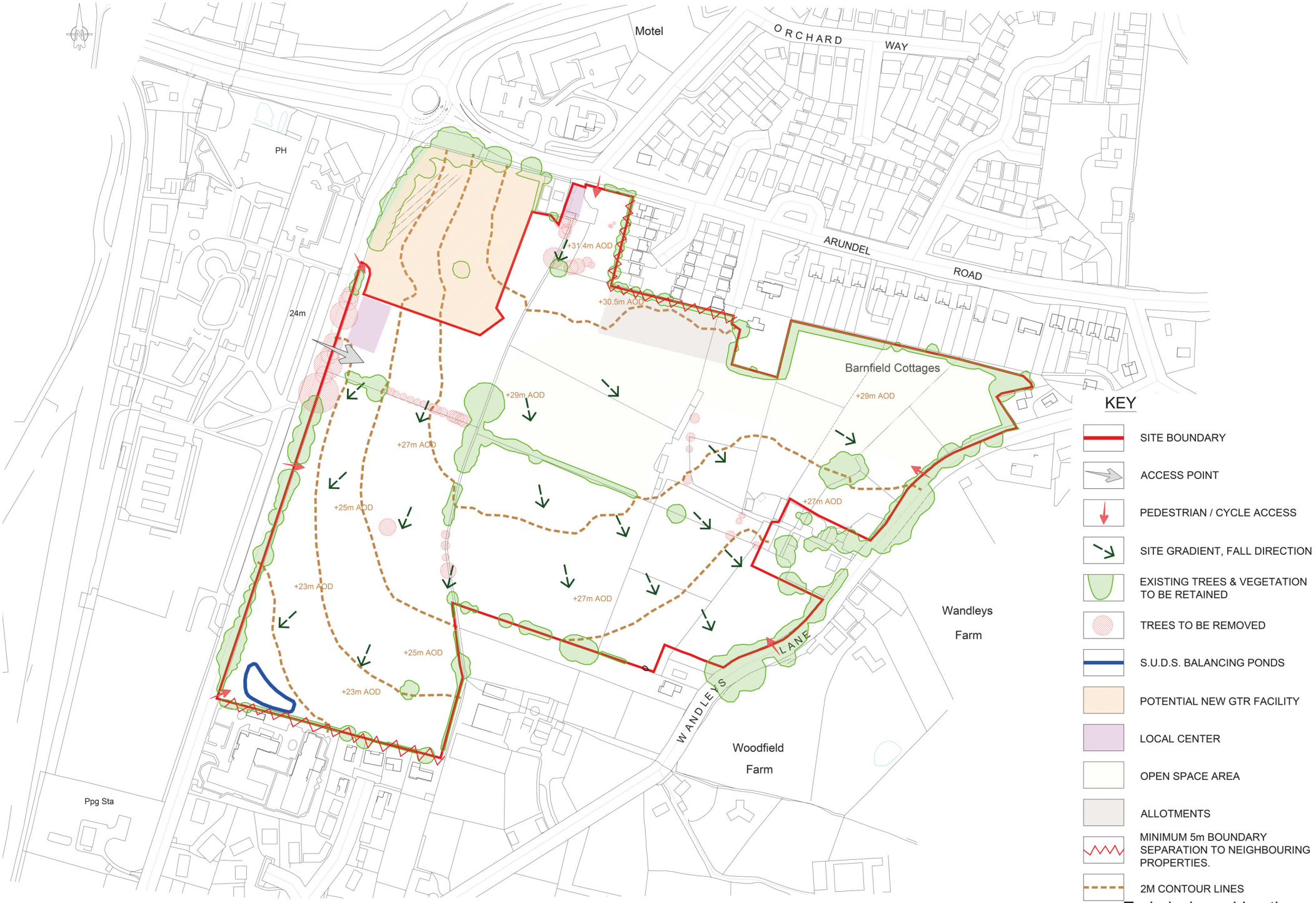
The vast majority of the high quality trees will be retained and incorporated into the proposals within green infrastructure and around the boundaries of the site. The proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.

Ecology
FPCR reports submitted in support of this application identify that the site comprises several fields supporting improved and species-poor semi-improved grassland. Due to the intensive management practices, the grassland has been found to be of low intrinsic interest and nature conservation importance, with no rare or notable species recorded.

Bat activity surveys undertaken monthly in 2014 and 2016, did not identify significant levels of bat activity onsite and comprised mainly common and widespread bat species, with the majority of activity recorded being that of common pipistrelle. No significant areas of foraging or commuting activity were identified from any of the species. A preliminary bat roost assessment identified a brown long-eared maternity roost was identified within a site building, no other bat roosts were recorded during the surveys.

Three dormouse nests were found within the scrub along the north-eastern boundary of the site. In addition, the start of a dormouse nest was identified along the western boundary during the October survey. A low population of grass snake was recorded through presence / likely absence surveys in 2014, within the north-eastern extent of the site. No evidence of GCN were recorded and therefore this species does not pose a constraint to the proposals.

A mitigation strategy has been prepared which centres on the retention of site boundary features, and implementation of a management regime to ensure diversity and structure reaches its optimum. Details of the ecology strategy are set out in Section 4 of this Design & Access Statement.


Motel
ORCHARD WAY
PH
ARUNDEL ROAD
24m
+31.4m AOD
+30.5m AOD
Barnfield Cottages
+29m AOD
+29m AOD
+27m AOD
+25m AOD
+27m AOD
+23m AOD
+27m AOD
+25m AOD
+23m AOD
Wandleys Farm
WANDLEYS LANE
Woodfield Farm
Ppg Sta
KEY
SITE BOUNDARY
ACCESS POINT
PEDESTRIAN / CYCLE ACCESS
SITE GRADIENT, FALL DIRECTION
EXISTING TREES & VEGETATION TO BE RETAINED
TREES TO BE REMOVED
S.U.D.S. BALANCING PONDS
POTENTIAL NEW GTR FACILITY
LOCAL CENTER
OPEN SPACE AREA
ALLOTMENTS
MINIMUM 5m BOUNDARY SEPARATION TO NEIGHBOURING PROPERTIES.
2M CONTOUR LINES

3

DESIGN CONCEPT & FRAMEWORK

This section provides an overview of how the design concept has responded positively to the site, its surroundings and requirements of the outline planning consent.

It highlights the core principles of the design response for a sustainable and integrated new neighbourhood.

DESIGN CONCEPT

The concept for land at Fontwell Avenue is for the creation of a new neighbourhood that positively responds to site features and successfully integrates with the village.

Gateway Arrival
A welcoming arrival will be created to address Fontwell Avenue. The site entrance will be defined by prominent buildings leading into a landscaped avenue street with views through to the group of retained mature oak trees.

A green setting to the arrival space will be created with the building line pulled back to address the entrance. The gateway will become a hub for the local community with provision of a new shop at the entrance which will benefit from the passing trade potential of Fontwell Avenue.

Community common
A new community common space will define the heart of the development providing a significant resource for recreation, play and local food production through allotments and orchards.

Streets and dwellings will be structured and arranged to address the space and provide natural surveillance. The common will open up public access to a network of trails for walking and cycling, with connections out beyond the site.

Focal greens
A series of focal green spaces will be created, often centred around retained mature trees and terminating key view, to provide clear points of reference to aid orientation and legibility. The focal spaces will provide a framing context for new development to respond to and reinforce a strong sense of place and local identity.

Green streets
Retained trees and hedgerows will be complemented with new native planting to create a 'green and leafy' character across the site. Grassed verges and front garden space to new homes will also allow opportunities for further planting to bring added greenery to the street scenes

Connected communities
Routes will be designed to prioritise and encourage pedestrian and cycle movements through the site and integrate with the wider area, including connections to Fontwell Avenue, Arundel Road and Wandleys Lane.

Dedicated footpath connections will be created through the community common and along the green frontage to Fontwell Avenue encouraging more people to walk and cycle rather than relying on the car. All routes will be overlooked by new homes to create safe and welcoming connections.

Key

Development areas

Green streets and spaces


A27
Arundel Road
Hotel
Restaurant
Garage
Restaurant
Local Shops
Hotel
Employment
Arundel Road
Views
Gateway Arrival
Shop
Allotments
Views
Views
Views
Paddocks
Views
Common
Rural Edge
Fontwell Park
Race Course
Fontwell Avenue
Village Edge
Rural Views
Views
Views
Rural Buildings
Rural Views
Rural Buildings

FRAMEWORK MASTERPLAN

A framework plan has been prepared to reflect the core principles of the design concept.

The framework masterplan demonstrates the opportunity to deliver a new central public parkland space, a connecting a network of inviting public routes and residential character areas that collectively provide potential to create a new integrated neighbourhood of up to 400 dwellings.

The remainder of this section provides further explanation of the core design principles underpinning the proposed residential character areas and street characteristics.

Key

1. A gateway building and green space creates a welcoming sense of arrival.
2. A tree lined avenue and strong built edge frames views to the existing Oak Trees opening up to the common.
3. A focal triangular green leads into the village core.
4. East - West residential streets accentuate the slopes across the site opening up views to mature trees on Fontwell Avenue.
5. Mix of housing with some variation in height reflecting the scale of trees along Fontwell Avenue.
6. Cottages front pedestrian environment around the attenuation pond.
7. Green lane with green verges linking to and opening views to groups of tall Pine Trees.
8. Village lane character with a mix of housing overlooking the retained hedge and open space.
9. Proposed large area of ‘Common’ open space at the heart of the community. Defined by existing and new landscape hedges and trees around the edge with a more open grassland centre offering a flexibility of amenity uses.
10. Proposed allotments and play facilities located for easy public access.
11. Tree lined pedestrian route connects Arundel Road to the new ‘common’ parkland.
12. Potential for the paddocks to be accessed via Wandleys Lane. Barns/stables character grouped around the existing Oak Trees.
13. Barn courtyard development with pedestrian frontage onto the ‘common’ announces a change in character towards the rural nature of Wandleys Lane.
14. Proposed green corridor opens up views and links between the ‘common’ parkland and rural character of Wandleys Lane



Masterplan layout

CHARACTER AREAS

The framework masterplan is defined by five broad character areas which respond positively to the distinct qualities and features of the site.

A local context review was undertaken to highlight potential built character references for each of the proposed framework masterplan character areas.

The site lies within the Coastal Plains Landscape Character Area, with a transitional relationship with the adjoining Sussex Downs Landscape Character Area to the north. A number of local settlements within both Landscape Character Areas were explored with the key findings highlighted on the following pages.

1. Gateway arrival

A welcoming gateway defined by a prominent local shop, a grander scale of buildings framing a landscaped avenue, mature trees, green space and improved pedestrian connections.

2. Slopes to Fontwell Avenue

New residential streets which are less formal in character than the Gateway Avenue. Streets that step down the slopes towards Fontwell Avenue, opening up views of focal trees and Fontwell Racecourse.

3. Arundel & London Road

New dwellings that tie in with the existing suburban character of Arundel Road

4. Village

A village character centrally located on the plateau of land framed by hedges and trees. Dwelling frontage to the common parkland space and tree lined avenue.

5. Rural edge

Enclosed ‘rural courtyards’ which respond through scale and form to the existing farm house and barns on Wandleys Lane.


Strong sense of arrival and community focus supporting local shop
Extend existing suburban character with a clear relationship and direct connection with Arundel Road to the public 'common'
Arundel & London Road
Gateway Arrival
'The Common' Public Open Space
Paddocks
Accentuate gentle slopes down to Fontwell Avenue and front the green and treed edges
Rural Edge
Village Core
Slopes to Fontwell Avenue
Rural edge character area should relate to Wandleys Lane, existing field patterns, hedges, mature trees and existing farm / stable buildings
Village character centrally located on plateau of flat land framed by hedges and trees. Expect to see more 2.5-storey terraces overlooking the common

Gateway Arrival



A new access connection to Fontwell Avenue and main approach into the development. A community focus, with mixed use / retail use.

Character Summary

Buildings	
Land use	Retail, residential and community
Type (predominant)	A strong sense of arrival will be created through prominent frontages to the main street and arrival green space, with views terminating on the retained Oak tree.
Height	1.5 - 3 storeys (allowing for commercial ground floor use on gateway building)
Plot frontage	-Variety of small front gardens, hedges and privacy strips -Grassed verge and footway edge to carriageway -Sequence street tree planting to form an 'avenue', with low hedge planting to base of trees
Parking	Rear courtyard and some defined bay on-street parking.
Architectural Character	Distinctive architectural treatment for prominent corners at site gateways to Fontwell Avenue to announce commercial buildings. Strong gable frontages to the street.

Local built character references

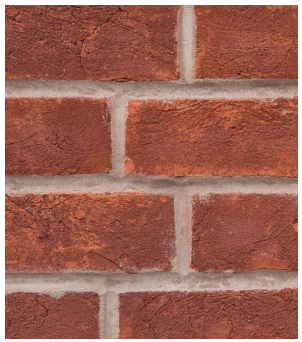


Westhampnett: Prominent gable frontages addressing tree lined street with small front garden spaces



Bersted Park: A landscaped avenue street leading in with sequenced tree planting. A variation in building height, roof forms and facade treatment adds interest to the street scene.

Local materials character references



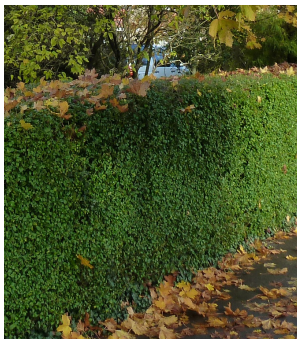
Warm red bricks
e.g..... Warnham Red Stock



Plain style roof tiles and vertical hanging tiles



Pale weatherboard cladding



Boundary hedging

Fontwell Avenue



Residential frontages to Fontwell Avenue, east-west access streets with key views to feature trees along Fontwell Avenue and the Racecourse.

Character Summary

Buildings	
Land use	Residential
Type (predominant)	Larger detached / semi detached 'villas' fronting Fontwell Avenue Detached / semi detached dwellings gently stepping up the south facing residential streets Group of cottages overlooking landscaped pond
Height	1.5 - 3 storeys. Lower scale cottages address the pond
Plot frontage	Front gardens space to 'villas' along Fontwell Avenue frontage Variety of small front gardens, walls, hedges and privacy strips on the slope streets
Parking	Predominantly on plot parking with some small rear courtyards. Visitor spaces on street
Architectural Character	More formal villas fronting Fontwell Avenue. Grouping of cottages around pond with dropped eaves to 1.5 storey and feature chimneys in views into the site across the pond

Local built character references



Westhampnett: Prominent paired gable frontages address street



Bersted: Larger villa dwellings set back to front tree lined street



Oving: Group of lower scale terrace cottages with feature chimneys

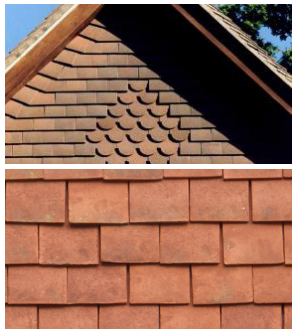


Eastergate: Shared private drive parallel to a main through route, set behind existing trees

Local materials character references



Warm, pale red bricks
e.g. general brick- Maplehurst Light Multi Stock. Quoins in Red Stock.



Terracotta and darker roof tiles and decorative hanging tile



Occasional flint with red brick quoins and grey roof tiles



Low rise flint and brick headed boundary wall

Arundel / London Road



Extending the established suburban residential character from Arundel and London Road.

Community uses and connections through to the common parkland space.

Character Summary	
Buildings	
Land use	Residential
Type (predominant)	A mix of detached, semi-detached, apartment properties. Opportunity for focal apartment building overlooking the common.
Height	2 - 3 storeys
Plot frontage	Variety of small front gardens, hedges and privacy strips.
Parking	Predominantly on-plot parking with some small rear courtyards. Visitor spaces on-street.
Architectural Character	Predominant suburban identity, characterised by houses set back from the road with front gardens, with gaps between the buildings. Opportunity for semi-detached 'pairs' with unifying features such as central gables

Local built character references



Fontwell: Semi-detached houses set back behind hedge lined private gardens.



Fontwell: Suburban residential character with dwellings set back with private driveways and street greenery from front gardens



Boxgrove: Feature new build semi-detached houses that respond to the local vernacular of form and materials to a high quality.

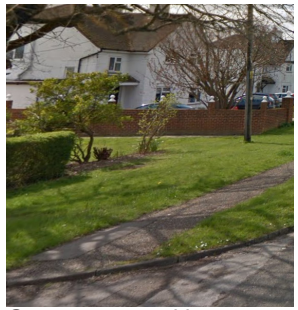
Local materials character references



Pale red / orange brick e.g Orange Multi Gilt



Occasional render



Grass verges with street trees and footways



Hedge boundaries

Village



A ‘village’ character centrally located on the plateau of land framed by hedges and trees. Dwelling frontages to the tree lined ‘residential avenue’ and streets that lead to the ‘common’. Dwelling frontages to the ‘common’ parkland with feature detached dwellings, semi-detached and terraces with gables look over the existing hedgerow into the parkland.

Character Summary

Buildings	
Land use	Residential
Type (predominant)	A variety of detached, semi-detached, terrace and apartment properties.
Height	2 to 3 storeys. Interest and variety in roofscape with varying eaves height and gables and dormers.
Plot frontage	Variety of small front gardens, hedges and privacy strips.
Parking	Predominantly on-plot parking with some small rear courtyards. Visitor spaces on-street.
Architectural Character	‘Cottage’ style appearance – occasional wide frontages - ‘coach houses’ with archways to street Stepping in building line to bring informality Opportunity for taller dwellings and prominent gables to overlook common space.

Local built character references





Westhampnett (above) and Eastergate (above right): Wide frontage dwellings addressing the street, with views aligned to a retained feature tree



Westhampnett: Prominent gable frontage to open space



Oving: Cottage style dwellings with feature elements (flint gable, chimney and picket fence boundary)



Oving: Street rhythm of gable frontages set behind hedgerow boundaries

Local materials character references



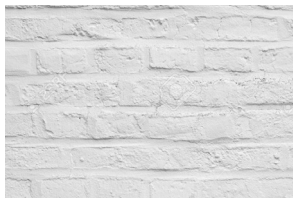








Brick with variety of colour tones - occasional purple



White colour painted brick and Sail-cloth coloured boarding



Orange and brown roof plain tiles with occasional use of grey coloured roof tiles

Hedge and picket fence boundaries

e.g. General - New Red Multi Gilt Stock
Occasional - Maplehurst Light Multi Stock

Rural Edge - Houses



A ‘rural’ character focused around the existing lane, field patterns, hedges, mature trees and existing stables and barns

Character Summary

Buildings	
Land use	Residential
Type (predominant)	‘Cottage’ style dwellings – occasional wide frontages.
Height	1 to 2 storeys
Plot frontage	Hedge or wall boundaries. ‘Sussex cleft chestnut’ fencing to paddocks and green space. Shared surface internal courtyards with specimen tree planting
Parking	Parking predominantly within shared courtyard
Architectural Character	Simple architectural forms Enclosed ‘rural courtyards’ with modern terrace barn typology Varying building lines Communal space and private gardens

Local built character references



Oving: Cottage style dwellings with varying building lines and shared gravel driveways



Oving: A series of terrace cottages framing shared courtyard space

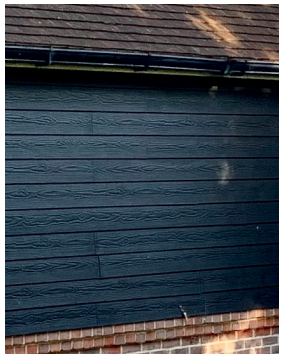


Westhampnett: Feature dwellings defined by local flint and brick detailing address the site entrance and main route through the village. Linked ‘car barn’ creates a rural character.

Local materials character references



A variety of colour tones - with a Warm Red Brick and some flint e.g. Maplehurst Light Multi Stock



Black weatherboard cladding with brick plinth



Red and grey plain roof tiles



Sussex cleft fencing



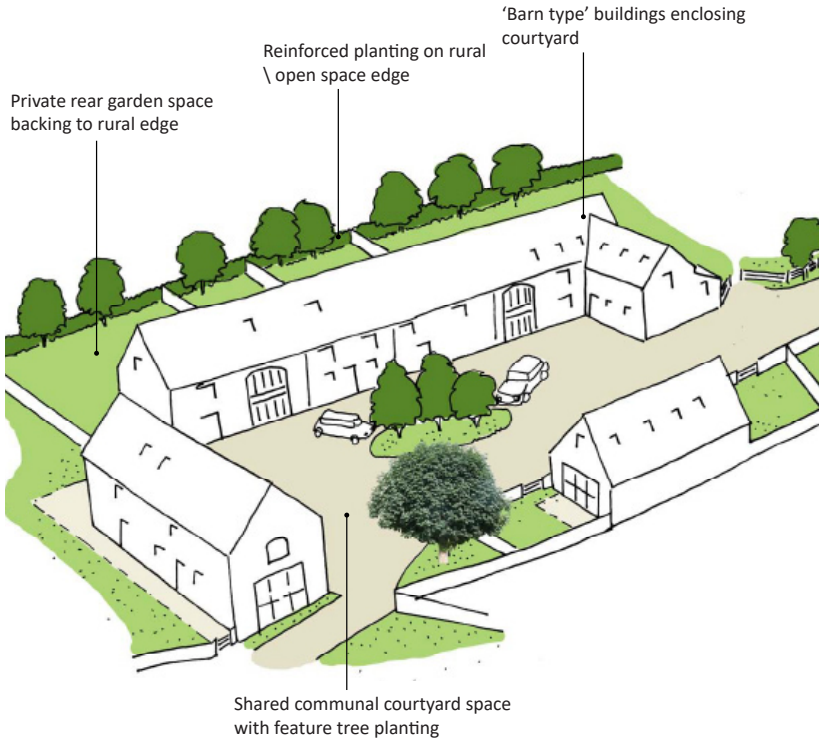
Hedge boundaries and gravel surfaces

Rural Edge - Barns



A ‘rural’ character focused around the existing lane, field patterns, hedges, mature trees and existing stables and barns

Local built character ‘barn / courtyard’ references



Local character ‘barn’ references



East Dean: Subdivided barn cottages with flint and brick detailing, overlooking an enclosed courtyard garden



Tangmere: Barn style drive-through to the inner courtyard, with archway and feature clock





Boxgrove and East Dean: Hedges and Sussex fencing forming rural character boundaries



Tangmere: Access driveway to courtyard enclosed by open side elevation to barn



Tangmere: Private courtyard garden spaces enclosed from the public realm by low flint and brick headed walls.

STREET STRUCTURE

The movement framework presents a connected network of routes, focal and arrival spaces. Five types of residential streets, with a hierarchy defined by key design principles for the design speed, street width, pavement width, parking arrangement, building setbacks, plot boundaries, materials and tree planting.

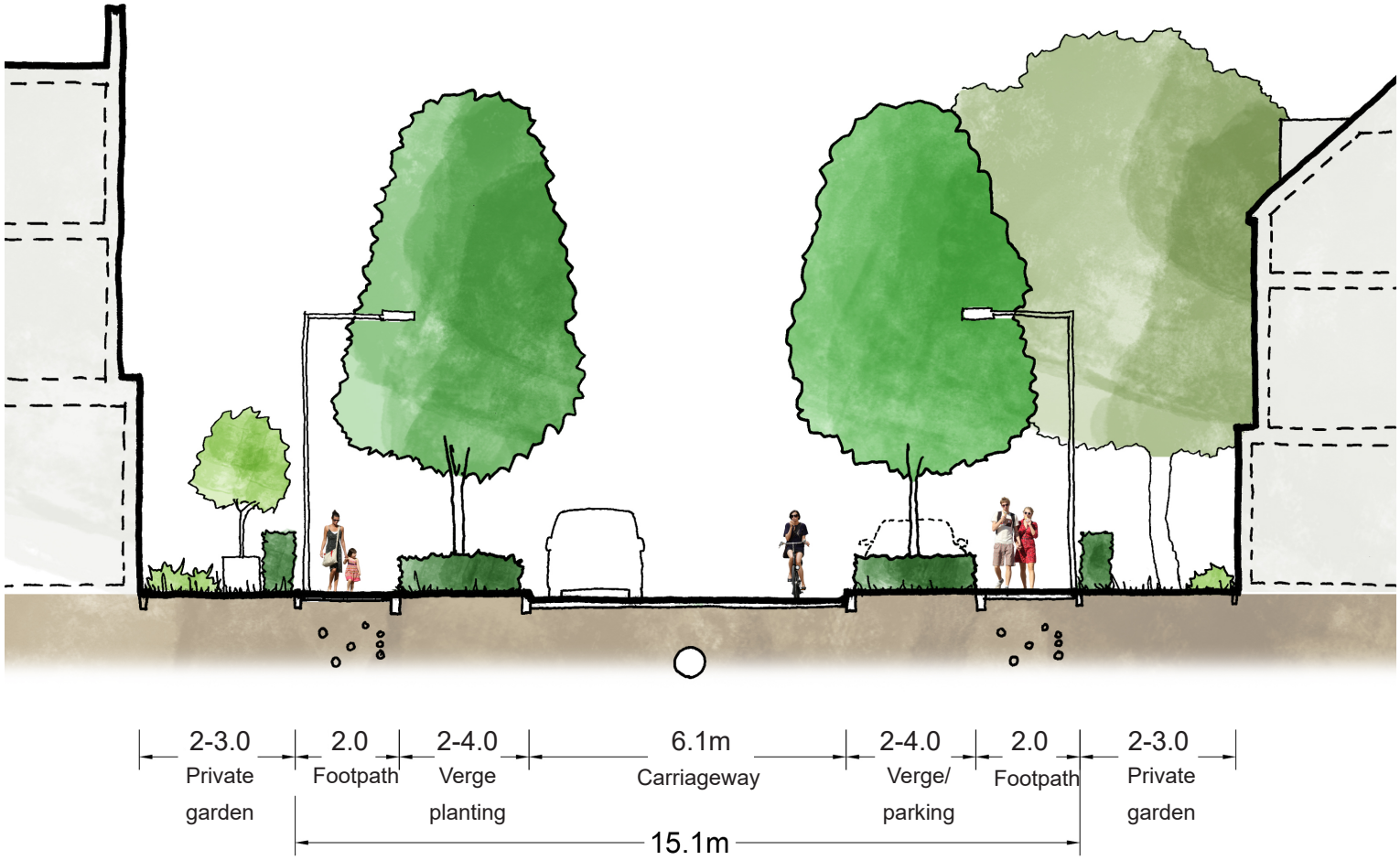
The character principles for these routes are highlighted in the typical section arrangements..



Arrival Avenue

- Main access street and connection to Fontwell Avenue
- Formal tree lined street
- 6.1m width carriageway
- Consistent width grass verge and footway to each side
- 2.5 - 3 storey building frontage enclosing street
- Landscape / hedge planting defines plot frontage
- Some defined on-street parking bays

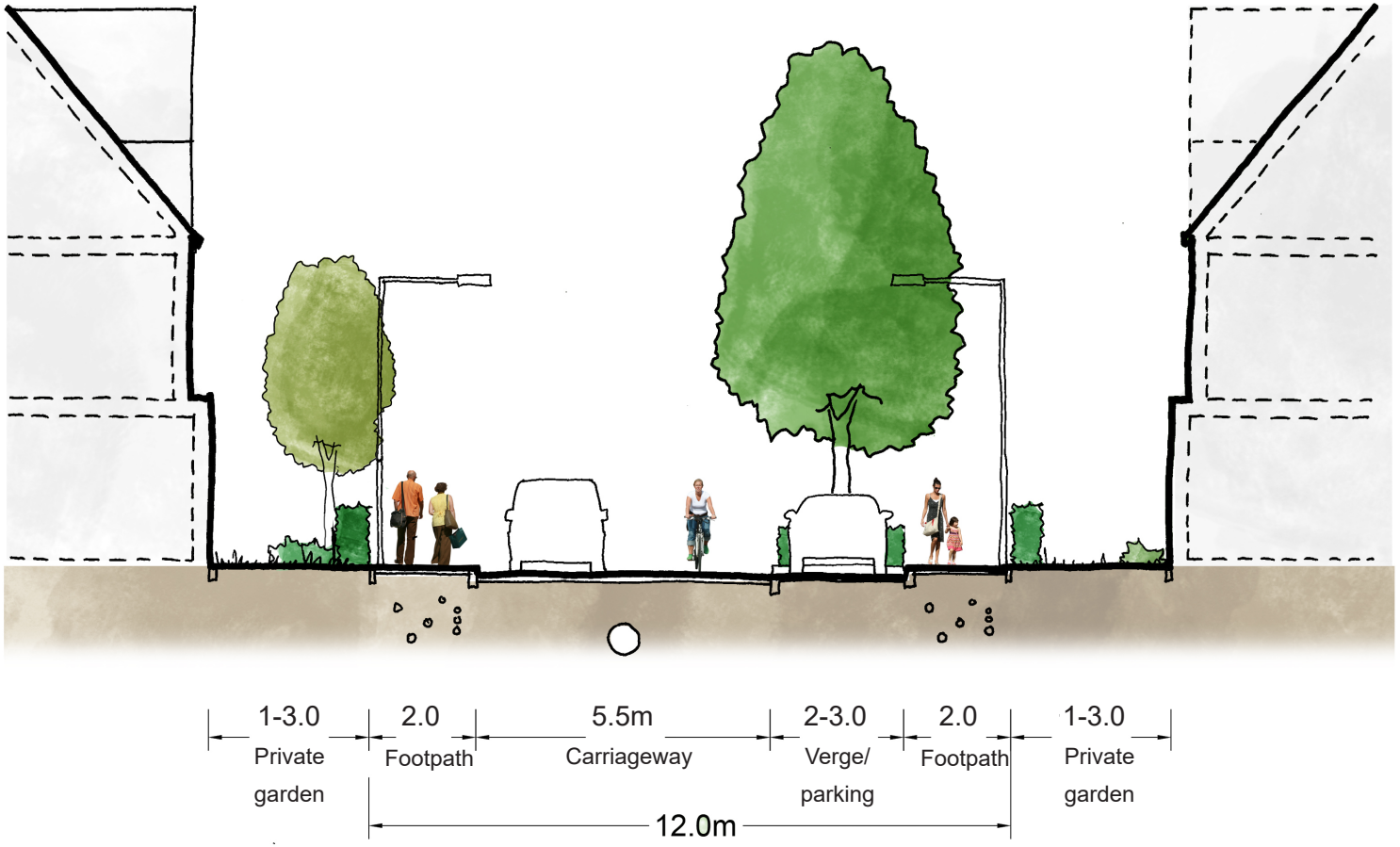




Residential Avenue

- Secondary residential streets leading from the Arrival Avenue
- Tree lined (typically to one side of street but can alternate side)
- 5.5m width carriageway
- Grass verge (typically to one side of street)
- Footway to each side
- Small private plot frontage defined by hedges
- Defined on-street parking bays

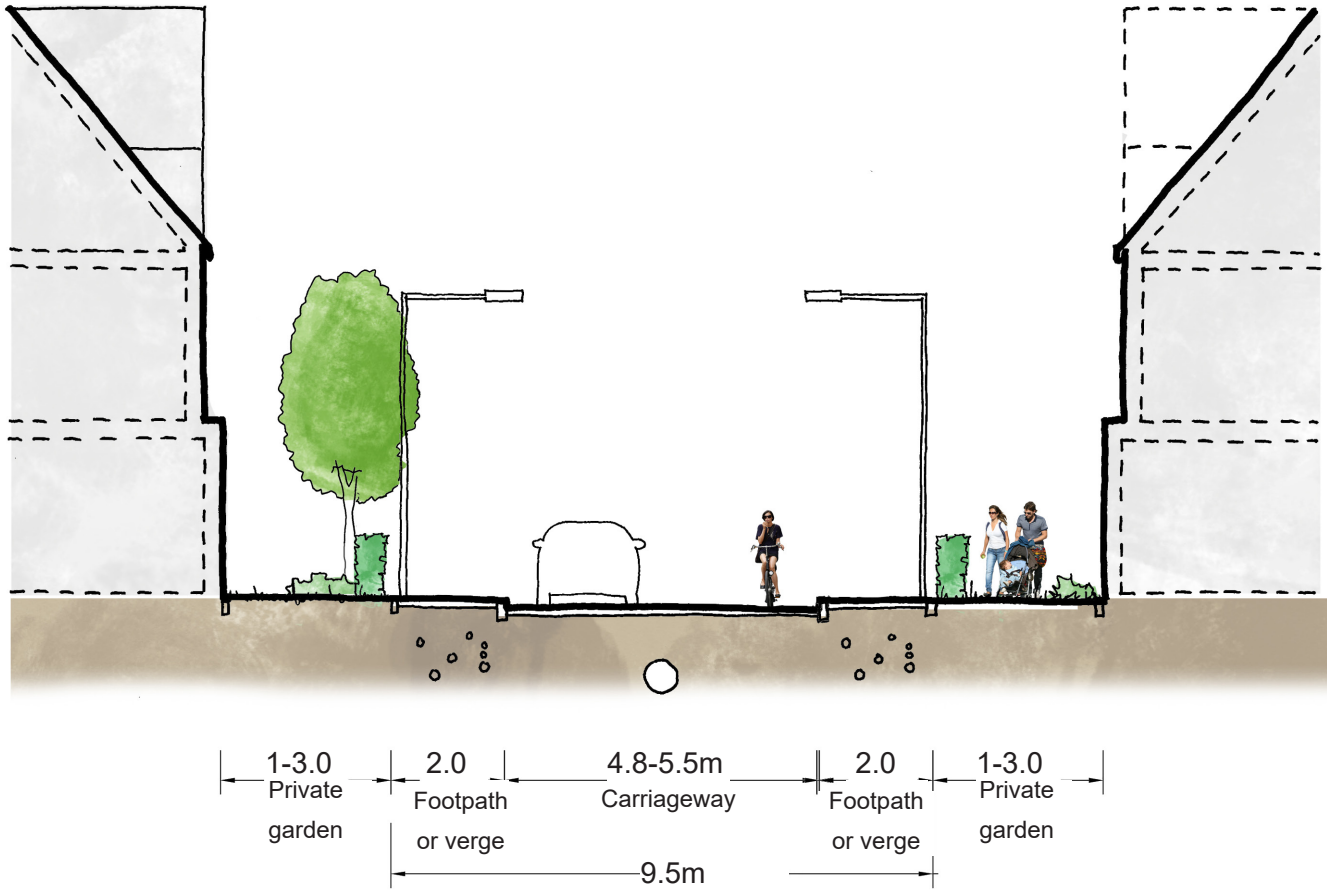




Residential Street

- Tertiary residential streets
- Occasional tree planting or verge edge
- 5.5m width carriageways
- Footway to each side
- Variable private plot frontage with a mix of hedges, low walls define plot boundary
- Occasional on-street parking bays

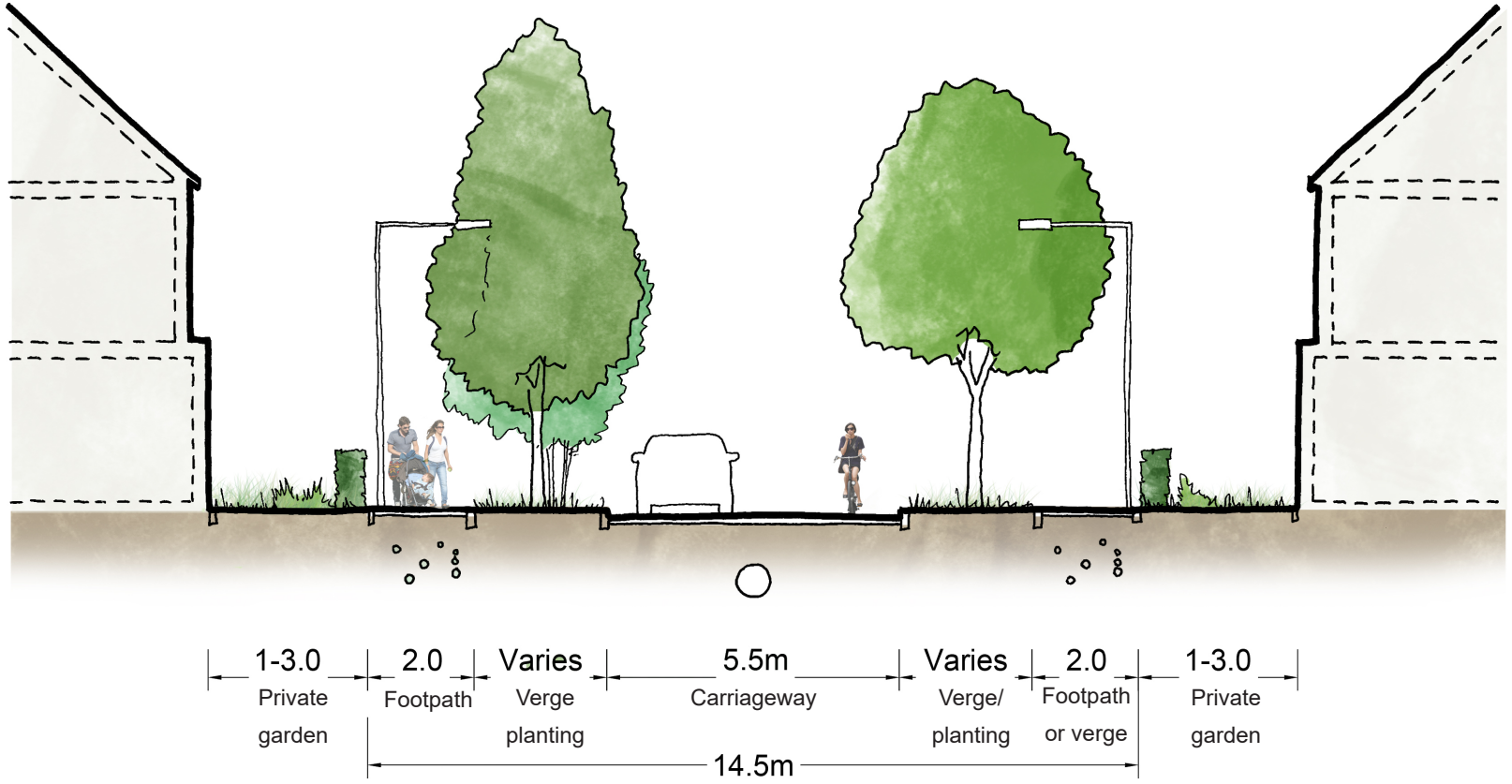




Stray Street

- Green corridor providing visual and physical transition between the central common and rural edges
- Varying width green space and informal tree planting clusters (to either side)
- 5.5m width carriageway
- Verge or footway to each side
- Variable private plot frontage defined by hedges
- Private plot parking

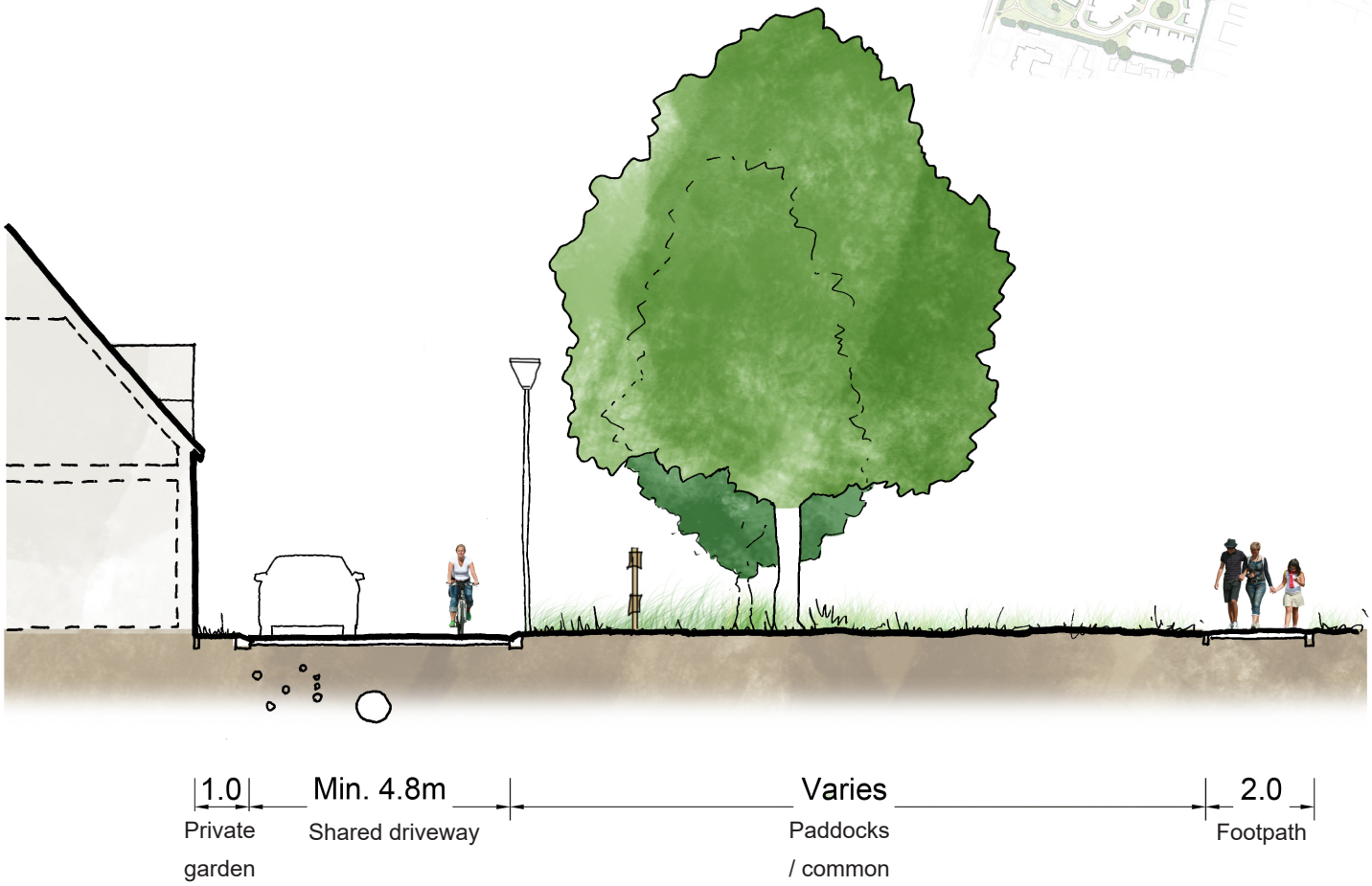




Edge Lanes - Barns

- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Occasional footway or grass verge edge
- Private plot parking

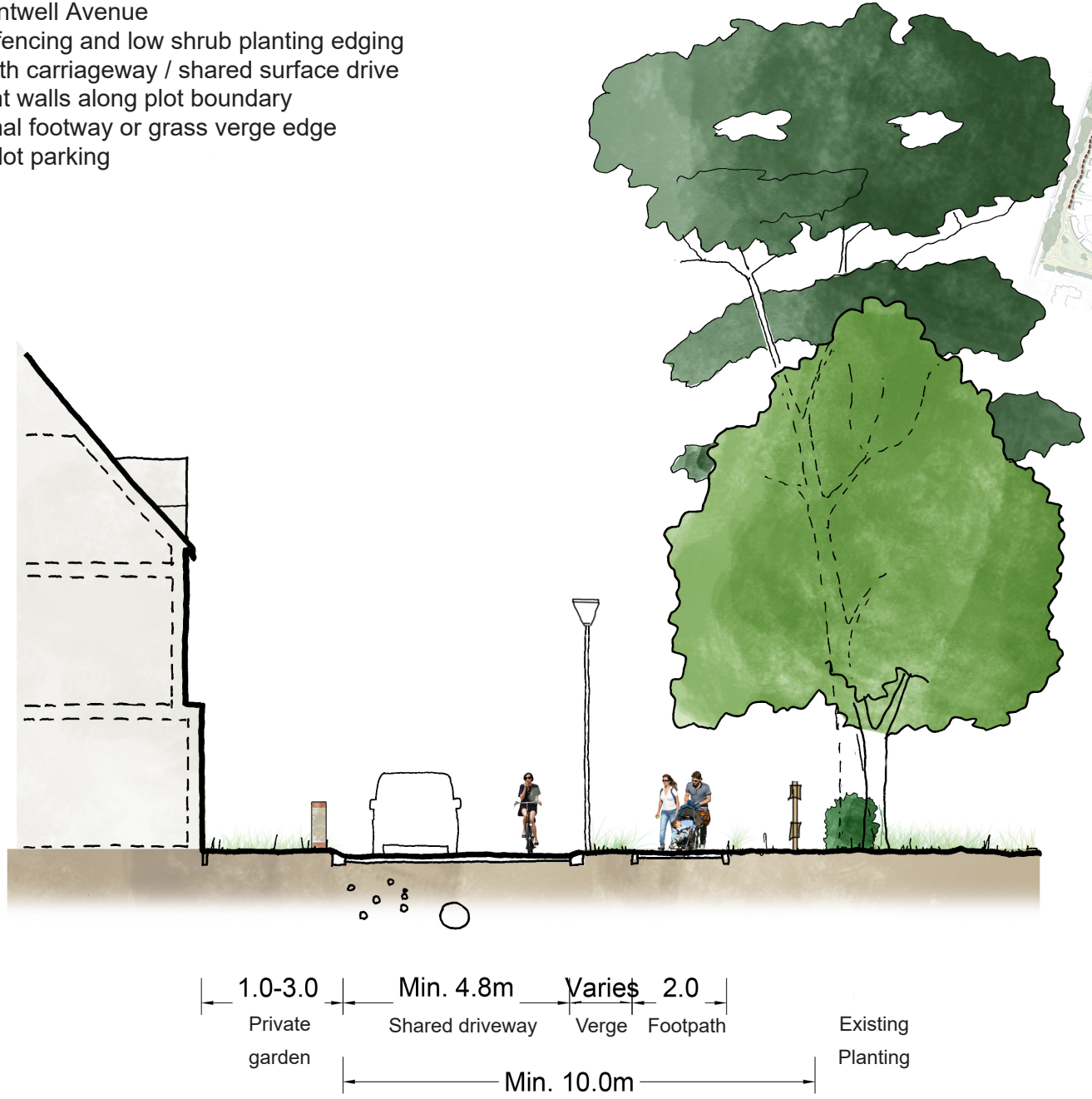




Edge Lanes - Fontwell Avenue

- Single sided access routes overlooking existing mature trees along Fontwell Avenue
- ‘Sussex fencing and low shrub planting edging
- 4.8m width carriageway / shared surface drive
- Stone/flint walls along plot boundary
- Occasional footway or grass verge edge
- Private plot parking





Edge Lanes - Common

- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Occasional footway or grass verge edge
- Private plot parking





4

Design details

This section outlines the design details for the application site in taking forward the development concept.

This section considers:

- Land use and areas
- Layout and frontages
- Dwelling mix
- Building heights
- Appearance and materials
- Boundary treatments
- Access and street typology
- Pedestrian and cycle network
- Refuse strategy
- Parking strategy
- Drainage strategy
- Ecology strategy
- Landscape and planting strategy

LAND USE & AREAS

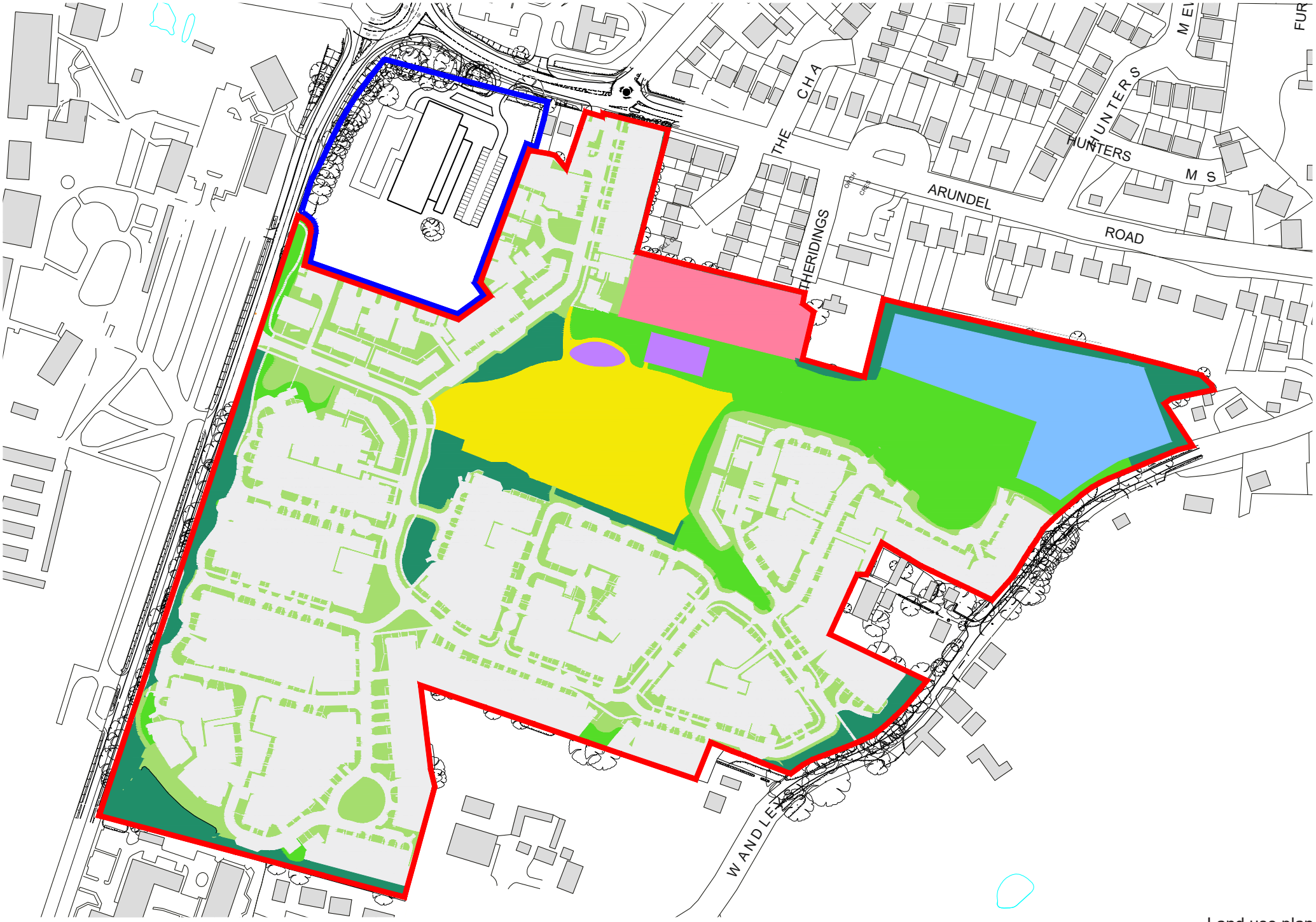
Land budget
The proposed layout provides (approximate measurements):

- 9 hectares of development area providing 400 dwellings and 360 sqm of retail space and 152 sqm of community space (including retention of 12sqm ‘old smithy’)

- 7 hectares of publicly accessible green space incorporating, parkland, allotments, natural/ semi-natural green space supporting existing landscape features, and space for new planting, biodiversity improvements and drainage requirements

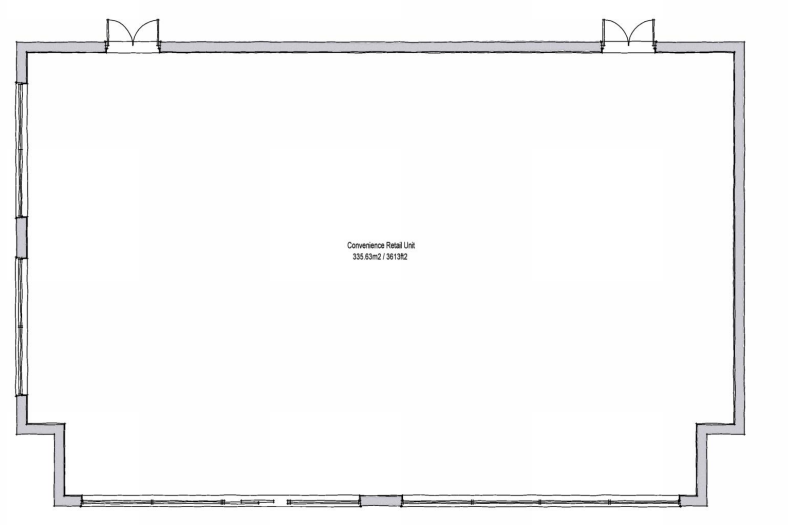
Key

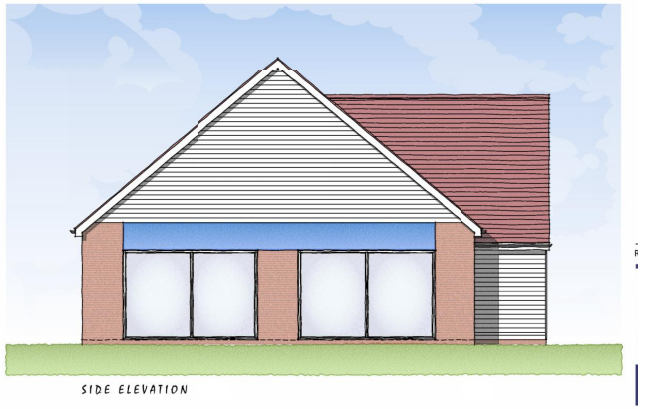
	GTR Employment land	
	Site Area	162,130m^2 / 16.21ha
	Development area incl. infrastructure, residential and commercial uses	**88,916m^2 / 8.89ha**
Overall open space		
	Amenity greenspaces incl. focal spaces, verges and private front gardens	18,475m^2 / 1.85ha
	Parks & gardens	11,970m^2 / 1.19ha
	Natural	12,595m^2 / 1.26ha
	Semi-natural	15,231m^2 / 1.52ha
	Paddocks	9346m² / 0.93ha
	Allotments	4490m² / 0.45ha
	Play Space incl Playground and MUGA	1107m² / 0.11ha
	SUB TOTAL	**73,214m² / 7.32ha**


THE CHA
HERIDINGS
ARUNDEL
ROAD
HUNTERS
HUNTERS
M S
WANDLEY

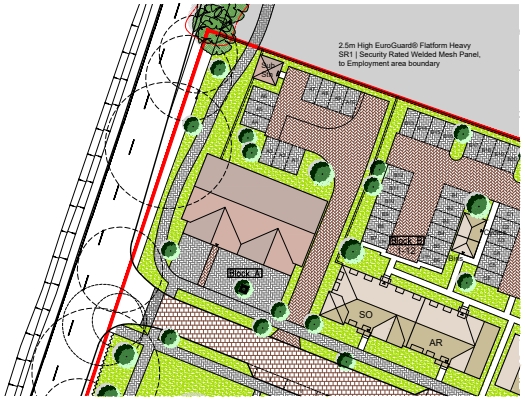
Local shop
A use Class A1/A2/A3 retail unit is proposed within the ground floor of a block of apartments, immediately adjacent to the site access from Fontwell Avenue.

The location of the building serves as a gateway symbolising the entrance to the development and a transition from the residential development to the adjacent employment area to the north.
The unit has been designed as a single unit to accommodate the most likely use, that of a convenience store. The unit can also be readily subdivided should this be required following marketing.




SIDE ELEVATION

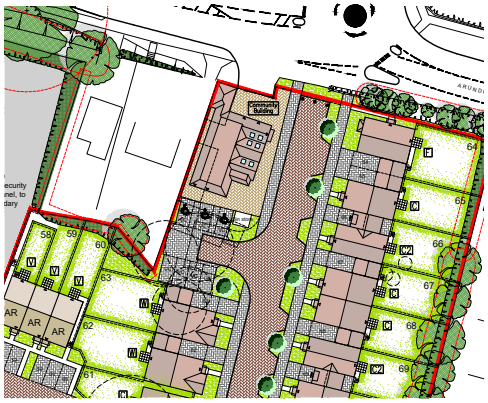

FRONT ELEVATION

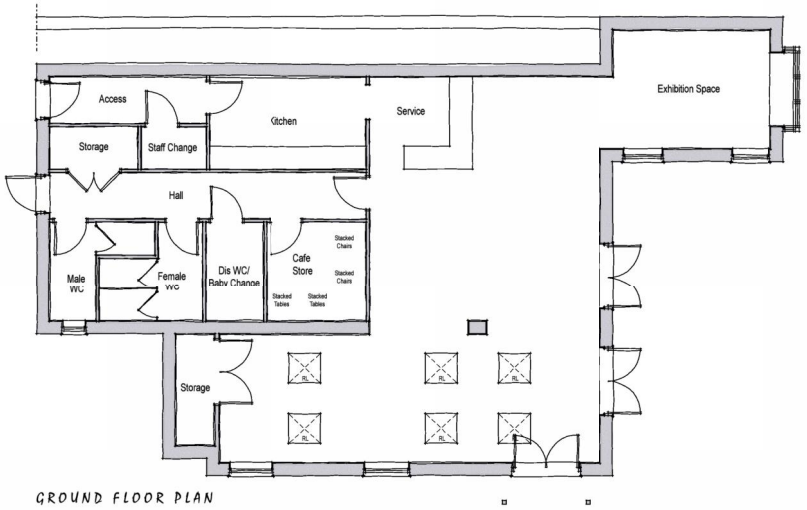


Community space

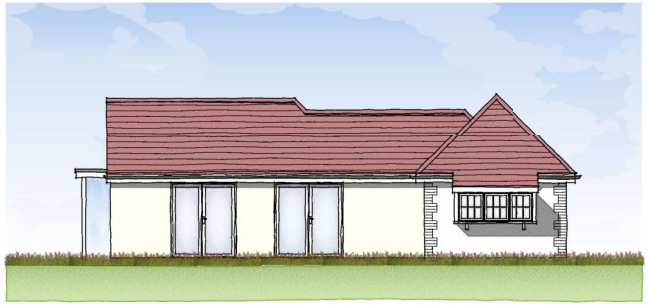
The proposed community building use Class D1/ D2 is positioned to the north of the site, adjacent to Arundel Road providing easy accessibility for existing and new residents of Fontwell.

This 150 sq.ms single storey building incorporates the conversion of the 13 sq.ms of “The Old Smithy” which is one of a few relics of the past history of Fontwell recorded in 1677 and is covered under Policy GEN22 Buildings or Structures of Character. The building accommodates a large flexible space, kitchen, storage and wc facilities to support a variety of community related activities

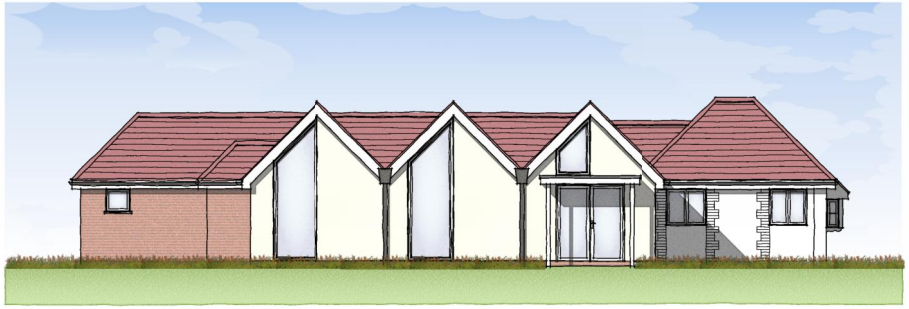




GROUND FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION

LAYOUT & FRONTAGES

The proposed layout for the residential area is structured to respond positively to the streets, spaces and landscape setting.

Perimeter blocks are arranged to provide:

- Buildings with frontages to streets /spaces.
- Plots with a clear front boundary between public and private space.
- Depth sufficient to enable plots to provide useable rear garden space.
- More secure environment be reducing exposed back boundaries.

Key frontages include the dwelling arrangement to front Fontwell Avenue and overlook the footpath to create a safe and inviting route alongside the retained mature trees edging the street.

Frontages will also be provided to the community space with overlooking often provided at upper floors with the outlook being above new or retained tree and hedgerow boundaries.

The new shop will mark the gateway arrival and provide a welcoming frontage to the avenue street connection into the development, with side elevation windows creating an active edge to Fontwell Avenue.

Key



Active frontages


THE CHA
HUNTERS
HUNTERS M S
M EW
ARUNDEL
ROAD
THERIDINGS
ORCH
CRES
TWELL CL
WANDLEYS
LANE

DWELLING MIX

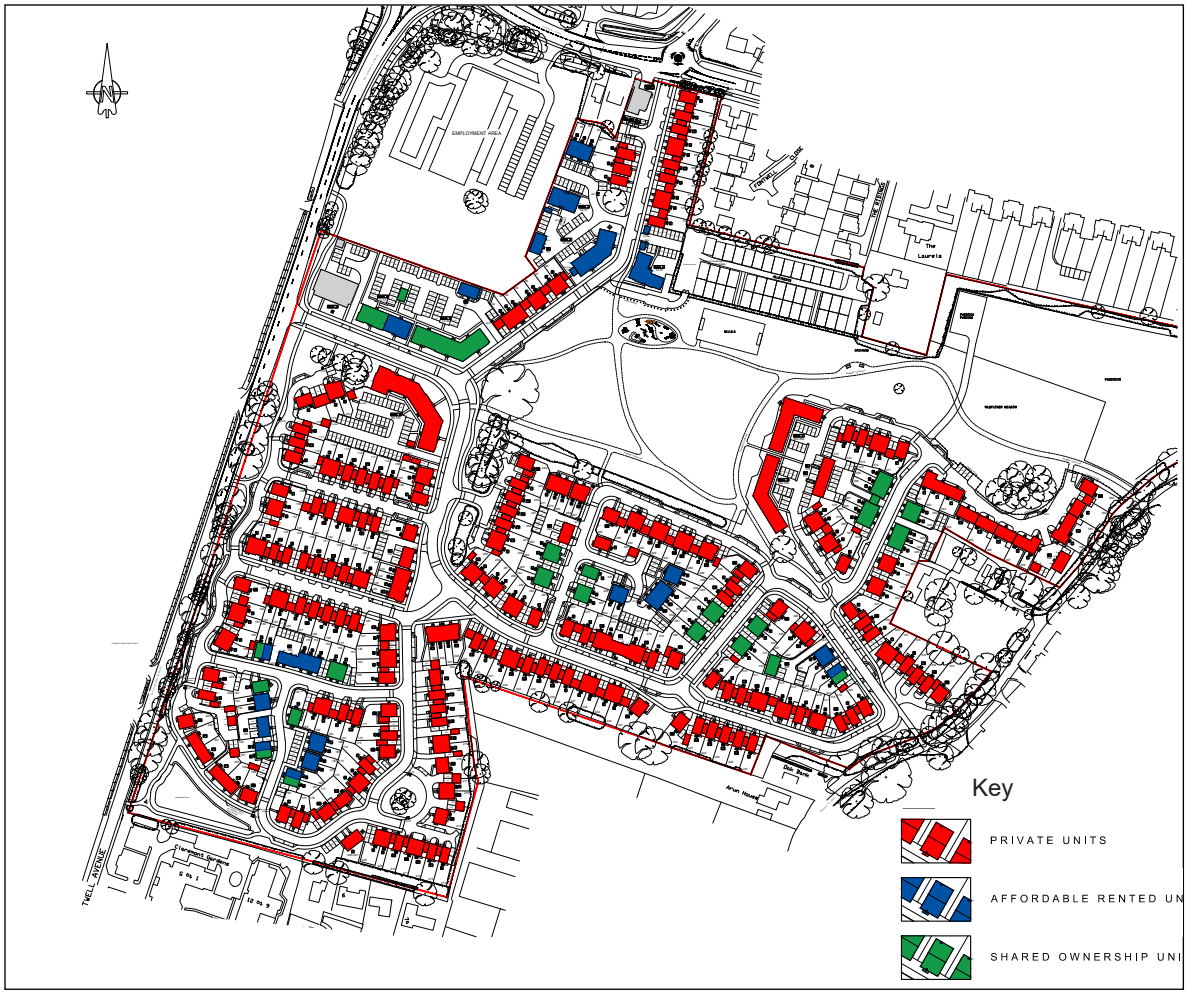
The development will provide a wide variety of dwelling types and sizes to provide a balanced and mixed community. This will enable people to remain in the neighbourhood through the changing circumstances of their lives.

The scheme includes smaller 1 bed and 2 bed dwellings to cater for single people, first time buyers and couples together with larger 3 to 4 bed houses for families.

The proposals in total will deliver 288 (72%) houses, comprising a mix of 2 to 4 bed terraces, semi-detached, and detached homes. 112 (28%) apartments, comprising a mix of 1 to 2 bed apartments.

A total of 30% (120) affordable houses are proposed for the scheme. In the interests of providing socially integrated communities, the design allows for affordable housing to be interspersed with private market housing.

The affordable housing will be designed to be the same external specification and will be visually indistinguishable from the private market housing and is therefore 'tenure blind'.



Tenure mix plan by AAP (drawing reference: P1549.1.03.B.Heights Layout



Key

1 BED HOUSE / FLAT	30
2 BED HOUSE / FLAT	140
3 BED HOUSE	200
4 BED HOUSE	30

ARUN DISTRICT COUNCIL WA/48/19/RES total 400 homes

Dwelling mix plan by AAP (drawing reference: P1549.1.09.Bedroom Number Layout) 51

BUILDING HEIGHTS

Proposed dwellings will predominately be at a scale of 2 storeys Interest and variety in the street scene and roofscape is provided by some gables, bay windows, porch canopies and chimneys.

Further variety will be created by variation in the eaves line, with linking elements between properties often dropping to 1.5 storeys. All carports will be single storey.

This domestic scale relates well with existing context and in making a successful transition to the surrounding rural context.

There is the occasional use of 2.5 storey buildings at key locations, in defining focal spaces or addressing the large community common space to provide a sense of enclosure. The arrival avenue street from the entrance at Fontwell Avenue will be defined by taller apartment buildings rising to 3 storeys.

Key





Building heights plan by AAP (drawing reference: P1549.1.03.B.Heights Layout)

APPEARANCE & MATERIALS

The architectural form and character of the development, the design of the buildings and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area, but set within a more sustainable context.

The layout provides a series of character areas which lend themselves to their contextual surroundings, these include a relationship with streets and landscape edges. This in turn leads itself to well-proportioned housing with simple roof forms in a traditional style.

Buildings are intended to incorporate elements of symmetry along with feature gables, hipped roofs, projecting bays, flat roof or gabled dormers and porch canopy details to create a high quality of visual interest within the streetscene.

A palette of building materials is incorporated within the scheme design, all of which are reflective of the traditional Sussex vernacular and utilised within Fontwell. The plan opposite provides an overview of the materials proposed.

The following pages provide an overview of the variations proposed for each of the different character areas, which are prepared in compliance with the Design Code already submitted as part of this application.

Key

- Brick - New Red Multi Guilt Stock or similar
- Brick - Red / Orange multi Guilt Stock or similar
- Brick - Maplehurst Light Multi Stock or similar
- Brick - Warnham Red Stock or similar
- Boarding - Black (Area R)
- Boarding - White (Area G)
- Flint (Areas F & R)
- Boarding - Cream (Area V)
- Painted Brick - White (Area V)
- Tile Hanging - Brown (Area F)
- Render - Cream (Area A)
- Tile - Brown
- Tile - Grey
- Tile - Red
- Front door colour - Red
- Front door colour - Blue
- Front door colour - Green
- Front door colour - Brown
- Front door colour - Glazed



Materials plan by AAP (drawing reference: P1549.1.02.B.Materials Layout)

Gateway Arrival

Area located at the entrance to the site and characterised by built form from predominantly 3 storey apartment blocks, creating a prominent frontage to the main street with views terminating at the retained Oak tree and retained open space beyond. Materials to consist of a red brick (Maplehurst Light Multi Stock or similar) with white boarding. There will also be occasional use of brick detailing to highlight feature elements. Roofs will be in red tiles with both hips and gables, with entrances covered by flat roof porches. Windows will have a contemporary vertical emphasis with straight contrasting brick heads.

This area will be of a higher density than the rest of the development. Parking will be in rear courts with communal amenity around the apartment buildings.

The local retail unit will be located at the entrance of the development finished and detailed in line with the adjacent apartments to give cohesions to the character area.







Local character references







Fontwell Avenue

This character area forms the south western part of the site fronting the tree lined Fontwell Avenue and adjacent Claremont Gardens to the southern boundary. This area respects the form of existing development to the south of the site, being 1.5-2.5 storey in height and formed of detached, semi-detached and occasional terraced dwellings.

Materials will consist of red brick (Maplehurst Light multi stock or similar), brown tile hanging to first floors, with club tiled feature band and occasional, considered use or traditional flint elevations and cottage style elevations overlooking the southern water feature. Roofs will be a mix of red and grey tiles on gabled and hipped roofs with gablets to the more modest flint dwellings. Entrance will be in a traditional style covered by either gabled or lean-to porches with tiles to match the main roof. Windows will be traditional cross bar casements with contrasting brick heads and cills.

This part of the site will be of a lower density formed predominantly of 2 storey domestic scale houses in semi-detached or linked–detached form. Parking will be located to the side of house or in rear parking courts. This will provide a character area that reflects the local vernacular along Fontwell Avenue and further to the south of the site.











Local character references







Arundel / London Road

Area located to the north of site and characterised by built form from 2 to 3 storeys with a predominant height of 2 storeys, formed by detached and semi-detached dwellings, apartment blocks and a single storey community facility. Materials will consist of a lighter red brick (Orange Multi Guilt Stock or similar) with the use of occasional cream render to highlight gables within the street scene. All plots will have a feature contrasting brick band at ground floor window head. Roofs will be a mix of red and brown tiles on gabled roofs and tile high gable feature dormers. Entrances will be in a traditional style covered by either gabled or lean-to porch canopies with tiles to match the main roof. Windows will be traditional plain casements with contrasting arched brick heads and cills.

This part of the site will be of lower density than the Gateway Arrival, formed predominantly of 2 storey domestic scale houses in semi-detached or linked–detached form. Parking will be located to the side of house or within rear parking courts to apartments. This will provide a character area that reflects the local vernacular along Arundel & London Roads creating a transition into the heart of the development.



Local character references









Village

This character area with the community common forms the heart of the development. This area respects the form of existing development to the south of the site, being 1.5-2.5 storey in height and formed of detached, semi-detached and occasional terraced dwellings. Materials will consist red brick (New Multi Guilt stock or similar) and occasional painted brick elevations in key locations. Roofs will be a mix of red, brown and grey tiles on gabled and hipped roofs with tile hung and flat roof dormers to 2.5 storey dwellings. Entrance will be in a traditional style covered by either gabled or lean-to porch canopies with tiles to match the main roof. Windows will be traditional plain casements with contrasting brick heads and cills.

This part of the site will be of a lower density formed predominantly of 2 storey domestic scale houses in semi-detached or linked–detached form. Parking will be located to the side of house or in small rear parking courts. This will provide a character area that reflects the local vernacular of Fontwell and a foundation to the wider character of the development.



Local character references











Rural Edge

This character area forms the eastern part of the development. This area respects the form of existing development to the east of the site along Wandleys Lane, being 2 storey in height and formed of detached, semi-detached and occasional terraced dwellings. Materials will consist of red brick (Maplehurst Light Multi stock or similar), the use of black boarding, flint and brick detailing. Roofs will be a mix of red and grey tiles on gabled and hipped roofs with tile hung and flat roof dormers to 2.5 storey dwellings. Entrance will be in a traditional style covered by either gabled or lean-to porch canopies with tiles to match the main roof. Windows will be traditional mid-bar casements with contrasting brick heads and cills.

This part of the site will be of a lower density formed predominantly of 2 storey dwellings many in a wide fronted shallow plan form to keep a rustic barn type character, suitable for the more rural edge of the development. Parking will be located to the side of house or in small rear parking courts. This will provide a character area that reflects the local vernacular found in the more rural parts of Fontwell



Local character references













BOUNDARY TREATMENTS

Dwellings have been positioned at least 0.5m, often greater distance, from the back of a public footpath or street to ensure that all plots have a defensible space to the front. This is commonly defined by front garden space and hedgerow planting.

Private plot boundaries will be defined primarily by brick walling where a boundary adjoins the public realm. Closed board timber fencing will be used between adjoining rear and or side gardens to provide privacy.

At the site boundary to Fontwell Avenue a Sussex Cleft fence will reinforce the rural edge characteristics found locally. The occasional use of low rise flint walls in this area will continue this character reference into the site. Sussex Cleft fencing will also be used at points around the community common space.

Key

- 1.8m BRICK SCREEN WALL
- 1.8m CLOSE BOARD FENCE
- 1.2m 3 BAR CLEFT RAIL FENCE
- 0.6m FLINT DWARF WALL
- 0.6m HIGH TIMBER POSTS
- GATE



ARUN DISTRICT COUNCIL WA/48/19/RES

Boundary treatments plan by AAP (drawing reference P1549.1.07.B.Enclosures Layout) 67

ACCESS & STREET TYPOLOGY

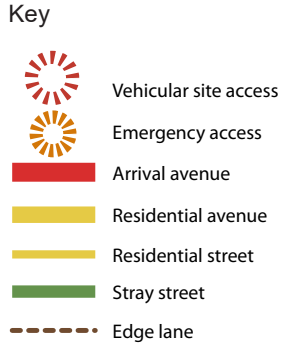
The principle for the access arrangements was established at the outline planning stage.

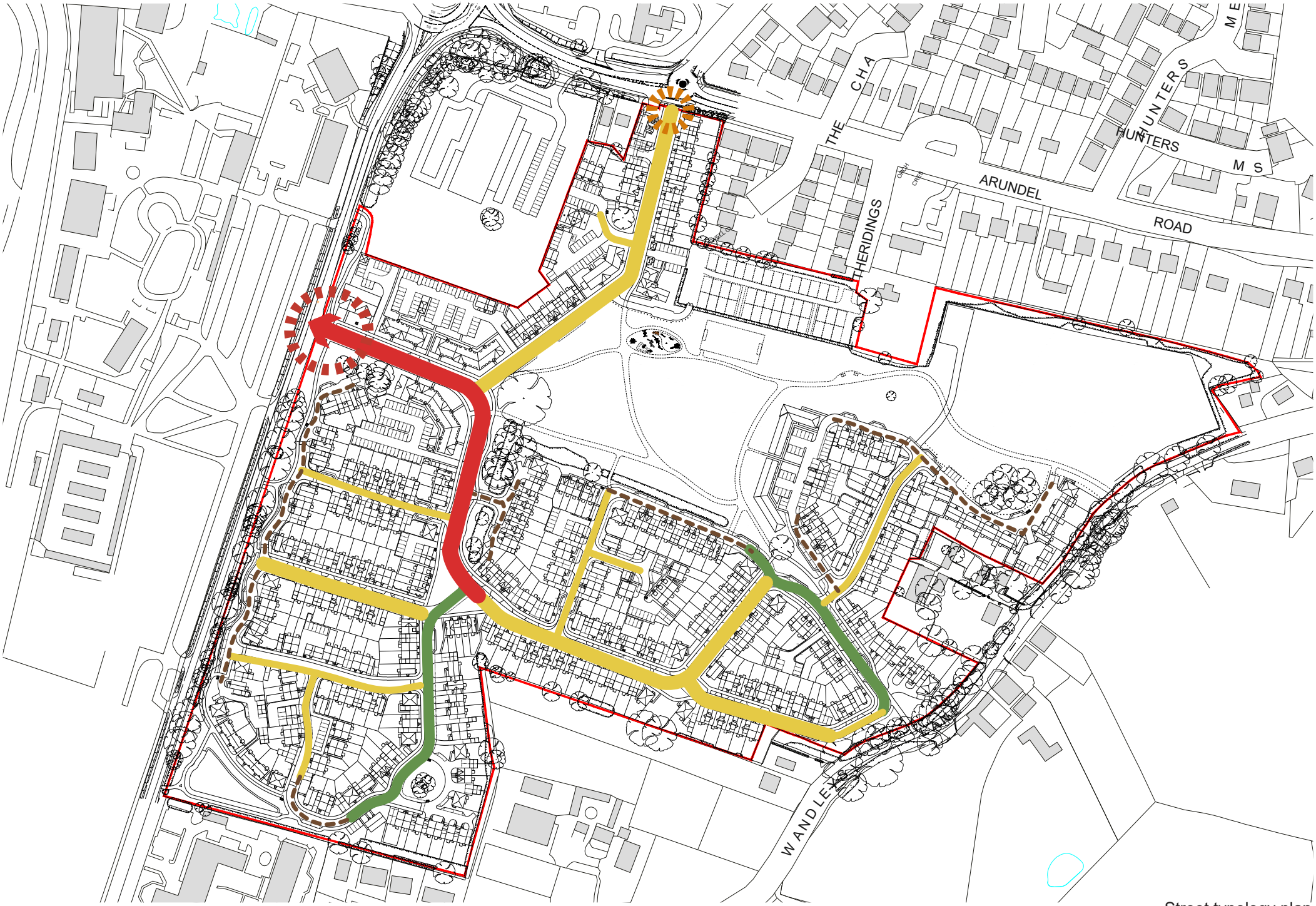
A vehicular access connection will be created from Fontwell Avenue positioned to the north west of the site. A further emergency vehicle access point is created to the north at the proposed pedestrian and cycle connection to Arundel Road (as per S278).

A connected network of streets will integrate the community character areas. Five types of residential streets, with a hierarchy defined by key design principles for the design speed, street width, pavement width, parking arrangement, building setbacks, plot boundaries, materials and tree planting, as summarised in Section 3 of this Design & Access Statement.

The main access design has been prepared in accordance with the approved Transport assessment and Access design by PJA undertaken at the outline planning stage and has been revised to incorporate a taper to aid heavy goods vehicles leaving the site (see RCP drawing DAN/E4736/300 B)

The emergency access design has been prepared in accordance with the approved PJA access design at the outline planning stage which has been revised with the crossing point relocated west in order to provide sufficient visibility splays for pedestrians and negates the requirement for the existing bus stop to be relocated (see RCP drawing DAN/E4736/321 B).




THE CHA
THERIDINGS
ARUNDEL
ROAD
HUNTERS
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W AND LEY

PEDESTRIAN AND CYCLE NETWORK

Pedestrian and cycle connections will be created as part of the proposed vehicular connection to Fontwell Avenue and the emergency vehicle access connection to Arundel Road. In addition to these, further connection points will be created along Fontwell Avenue, linking through the attractive landscaped edge characterised by the retained mature pine trees.

Two connections will also be created to Wandleys Lane along the east edge, linking through the community common. Internal streets are designed to ensure a connected network of routes offers easy, safe and inviting movement choice for pedestrians and cyclists to help reduce reliance on car based travel.

Key

Pedestrian and cycle routes

Access points



Pedestrian and cycle routes plan 71

REFUSE STRATEGY

The storage and collection of refuse and materials associated with recycling has been carefully considered in the design of the scheme. The site layout has been designed to ensure that refuse and recycling collections can be undertaken from the adoptable public road network at the front of properties.

The private streets have been designed to accommodate refuse vehicles and to ensure that the necessary standards relating to turning areas and roadway construction have been met. So as not to visually or physically detract from the appearance of the development, it is proposed that all dwelling houses will be provided with the necessary space to store their wheeled bins in rear gardens, with appropriate alleyways provided to enable bins to be brought to the fronts of properties for refuse collection area (BCP) on the day of collection.

Key

Private Refuse Storage for houses is located in rear gardens and moved by residents on collection day, to kerbside (on curtilage) or collection points.
Private Refuse Collection is from kerbside, adjacent to the dwelling boundary or from collection points.
Communal Refuse Storage is provided for apartments.

Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.

Kerbside refuse collection points for individual houses.

Travel Distances

Operatives - Generally 3-5m (25m max.)

Residents - Where possible <30m

Refuse Provision for Houses

One 240 ltr. Wheeled Bin (Refuse)
One 240 ltr. Wheeled Bin (Recycling)
One 25 ltr. Kitchen Bin (Not Shown)



Refuse strategy plan by AAP (drawing reference P1549.1.06.B.Refuse Layout)

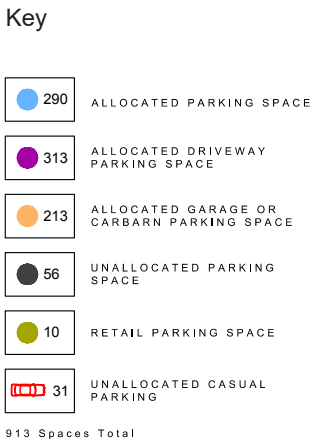
PARKING STRATEGY

Parking has been provided across the development and local to the plots at 1.5 spaces per 1 bedroom dwelling, 2 for 2 & 3 bedroom dwellings and 3 for 4 bedroom and above.

In addition, visitor and casual parking has been provided in excess of 20% of the dwellings. On-street parking opportunities are provided.

Formal visitor parking has been distributed across the site to offer spaces close to areas of need. Off street parking has been provided in parking courts and on plot, with many on plot locations benefiting from carports.

In places where small courtyards are provided, the spaces will relate well to the dwellings, be overlooked and sensitively integrated into the space.





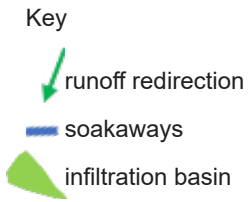
Parking strategy plan by AAP (drawing reference P1549.1.05.B.Parking Layout)

DRAINAGE STRATEGY

The on-site drainage solution has been developed in consultation with Drainage Officers at Arun District Council and in conjunction with the outputs of the extensive geotechnical investigations.

As a result, the drainage solution for the site includes a combination of using trench soakaways, permeable paving as well as an infiltration basin to be located in the south western corner of the site.

Whilst the drainage solution has sought to mimic the existing hydrology as closely as reasonably possible, where the infiltration rates have been too low, the run-off from these parts of the site have been directed (per the green arrows in diagram) to the new basin.




El Sub Sta
EMPLOYMENT AREA
FONTWELL CLOSE
THE PADDOCKS
The Laurels
Fairland
Jardin Des Fleurs
Larchfield
Arun House
Oak Bank
Claremont Gardens
FONTWELL AVENUE

ECOLOGY STRATEGY

A comprehensive ecological mitigation strategy has been prepared by FPCR to support the application proposals. This is summarised below and on the plan opposite.

Habitats
The proposed development will retain site boundary features, such as the hedgerows, woodland and scrub belts, and these will be enhanced through native shrub and tree planting and implementation of an appropriate management regime to ensure diversity and structure reaches its optimum. Sections of hedgerow will be lost within the centre of the site, however these are largely short sections with limited value. A short stretch of tree loss will be required on the western boundary of the site, to facilitate access, however this will be replanted behind the visibility splay to ensure connectivity is maintained.

To compensate for the loss of hedgerow, wooded features and scrub, a considerable amount of new hedgerows, trees and scrub belts, particularly in the public open space to be created in the northern extent of the site, will be planted. Through retention of the most valuable features, and creation of new woody habitats, the scheme will provide enhanced structural variation and diversity, and these resources will provide fruiting bodies for forage, refuge for a range of wildlife, and connections into the wider environment. In addition, an array of further valuable resources will be created, including flower rich native meadows (species rich meadow, wetland and bulb mixes), an orchard and allotments. The boundaries will be buffered in order to maintain discreet dark corridors for bat species, dormice, reptiles, birds and invertebrates.

Bats
To facilitate the proposals for building demolition a European Protected Species Mitigation Licence from Natural England and a new bat roost will be created within the roof void above a garage within close proximity to the existing roost, to ensure the favourable conservation status of brown long-eared bats is maintained in the future.

Dormice
A European Protected Species Mitigation Licence will be sought from Natural England to legitimise the vegetation removal onsite to protect Dormice. The habitat creation (particularly native hedgerows and shrub), enhancement and management as well as installation of dormouse boxes will increase foraging and nesting opportunities for dormice as well as maintaining connectivity around the site and into the wider landscape.

Reptiles
Habitat creation, enhancement and management as well as the provision of hibernacula will increase the foraging, commuting and hibernating opportunities onsite for reptiles.

Birds
The retention of the majority of boundary features and creation of new hedgerows, scrub and woodland, along with provision of nest boxes will ensure continued use of the site by local bird populations.



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KEY

- Built development: buildings, gardens and roads - with areas of ornamental shrub and hedgerow planting
- Native hedgerow, scrub, trees and woodland; native bulb planting in some areas
- Wildflower meadow with scattered native trees; native bulb planting in some areas
- Amenity grassland, tracks, play areas and recreation facilities
- Native wetland meadow
- Paddocks: retained grassland
- Traditional orchard
- Allotments
- Confirmed dormouse nest
- Location of existing and proposed new bat roost
- Proposed dormouse box location
- Proposed bird box location
- Proposed bat box location

Dandara Ltd

Land East of Fontwell Avenue

Ecological Mitigation Plan

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NTS @ A3 HES January 2020

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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture ■

J:\6200\6233\ECO\DAS\6233 Ecological Mitigation Plan.cdr

Open Space
The open space network within the development has been designed and located to reflect consultation with the local community and Arun District Council. The open space network will consist of a park running through the site, providing important green infrastructure between Fontwell Avenue and Wandleys Lane and is located in this position to provide a green buffer between Arundel Road. The park will also provide community assets to the new and existing residents of Fontwell.

Sustainable Movement
The development will provide new improved access for pedestrians and cyclists, with new footpath and cycleway links connecting Fontwell Avenue along the western boundary through to the more rural Wandleys Lane along the eastern boundary. Both of these connections tie together within the central park, which then provides a further link to the north onto Arundel Road. This approach will provide both the existing community and the new residents with a safe and legible route to the green spaces, the recreational facilities and the play area within.

Main Entrance
The Main Entrance, located off Fontwell Avenue provides a formal avenue into the development, for pedestrians, cyclists and cars. The alignment is located alongside the existing line of mature hedgerow and trees that run through the site in this location. The main entrance road will be planted with an avenue of specimen avenue trees to reflect the avenue found alongside Fontwell Avenue.

Park_Fontwell Common
Connected to this green infrastructure is the park situated in the centre of the development. The park will include footpaths and cycle connections, a play area (LEAP), outdoor fitness equipment, an orchard, wildflower meadows, picnic benches and litter bins.

Park_Play Area and MUGA
Within the park, the Play Area will provide at least 8 pieces of play equipment that are suitable for a range of children. These will include smaller pieces for younger children and imaginative play, with larger pieces providing for children who can go out and play independently. The minimum activity zone will be 400m2 and consist of suitable play surfacing. The area around the activity zone will also include land modelling to provide alternative play provision. Adjacent to the play area there will be a Multi-Use Games Area (MUGA) that will provide a suitable location for impact sports. This will be provided with a weld mesh fence and gate.

Park_Allotments
Following consultation with the existing community of Fontwell, there will be an area provided for allotments in the north section of the park, Fontwell Common. There will be 12no full size (250m2) plots that can be divided up into smaller plots thereafter if required. There will also be parking provision for a minimum of 5 cars with a turning area at the eastern end. The allotments will be secured around the whole perimeter with a wire mesh fence with gated vehicular access at the western end.

Park_Orchard
Along the northern boundary there will be an orchard provided that will include a minimum of 6 different species of apple tree and several fruiting plum trees (to be sourced by a local fruit tree supplier).

Park_Paddocks
Within the eastern part of the site an area has been provided for horse riding paddocks (At the request of the existing local community). This area will be a large grass area that be secured through a timber post and rail fence. Vehicular access will be provided via the housing development, with sufficient space to park adjacent to the main gate to the enclosure.

Site Boundaries
The boundaries of the site will retain existing vegetation (where ownership makes it possible) and be planted with a variety of native tree and shrub species and wildflower meadow edges. This natural approach will help to assimilate the development within the local surroundings and provide important opportunities for wildlife. Within the southern boundary a surface water attenuation basin will be provided that can attenuate surface water runoff and provide an additional new habitat within the development.

The landscape concept has been created as a response to the existing features within the site and public consultation. The development areas have been divided into several distinct character areas that respond to the site's context. The landscape responds to this with a variety of different tree species (see Planting Strategy in following page).

1. Existing oak tree at the end of the entrance vista
2. Proposed wetland area provides SUDS centrally to the site as a feature and important wetland habitat
3. Fontwell Common: with MUGA, play area, allotments, paddocks and a large areas of mown grass but for recreation
4. Orchard: with a picnic spot
5. Existing stand of trees as a key part of development
6. Existing oak tree used as a main focal point to the green corridor
7. Access to Wandleys Lane denoted with feature tree planting
8. Proposed feature tree planting at the end of the avenue
9. Village Green feature along main access road
10. Existing pine trees retained as key part of the development
11. Proposed wetland area in the bottom corner of the site creates an important ecological feature



Site Existing Vegetation

Existing mature trees and hedgerows will be protected and retained where possible within the site. The residential layout will be designed around existing trees, providing a series of Incidental green pockets within the development and a pleasant view over established trees. Boundary vegetation will be cut back and enhanced to form a more defined and manageable boundary and make the most use of the land within the site.

Street Trees_ Main Avenue

Street Trees along the main avenue will be large avenue specimens, suitable for an urban environment with a formal habit and 2m clear stem. These will provide a strong formal identity to the site entrance and be appropriately sized to match the adjacent apartment buildings. Further into the scheme, street trees will provide a range of sizes and habits depending on location, providing ornamental qualities and seasonal interest.

Street Trees_ Residential

Trees being planted within the residential areas will be of a low to medium water demand species and ultimately need to be located alongside adjacent service runs and installed with appropriate root barriers where required. Larger, more native trees will be planted in the parkland area away from the constraints caused by residential houses, lighting and highways.

Parkland Trees

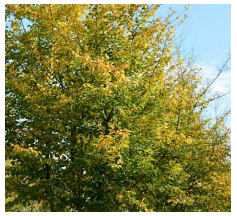
There will be a range of parkland trees providing a variety of colours and shapes. These trees will be made up of ornamental varieties of native trees chosen for particular seasonal displays, as well as larger parkland trees that are problematic near to houses or in streets. Native trees and shrub planting will be provided around the eastern edges to enhance the site wide ecology and to assimilate into the rural character of Wandleys Lane.

Gateway Arrival - Tilia cordata will be planted along Fontwell Avenue to replace the trees lost in the existing avenue. Within the main entrance of the site, the formality continues with an avenue of Quercus palustris that will lead you into the development.





Arundel & London Road - Sorbus aucuparia 'Joseph Rock' and Acer platanoides 'Drummondii' have been selected to provide seasonal interest. A mixture of semi native shrubs will be planted in the verges to reflect the location of the historical hedgerow.

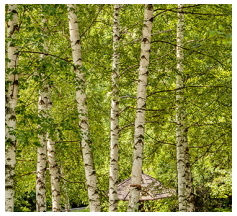




Slopes to Fontwell Avenue - Trees with a narrow habitat have been selected to respond to the density of the built form such as Carpinus betulus and Prunus accolade. These species will provide seasonal colour that contrasts with the building materials. Large specimen shrubs Cornus kousa and Virbirnum opulus create floral displays along these streets. The pale tones of these flowers will stand out against the red and brown tones of the brickwork.





Village Core - This has an informal character and therefore trees such as Betula pendula and Malus sylvestris have been selected to help create the informality. The white colour of these trees will contrast well with the darker architectural materials of the character area. Specimen shrubs Cottinus coggygria and Amelanchier lamarckii have been chosen as a perfect accent colour to provide structure.





Rural Edge - To reflect the rural edge, varieties of native species have been selected that are suitable for residential streets. These include Acer campastre 'Elsrijk' and Prunus padus. Native shrubs will be selected such as Corylus avellana, Ilex aquifolium and Crataegus monogyna to create a rural character.





Fontwell Common - A new local park for the community to enjoy. The space will be planted with large native trees such as Quercus robur and Tilia cordata, orchard trees and some ornamental parkland specimens.





Play strategy

The equipped Play Area will provide at least 8 pieces of play equipment that are suitable for a range of children. These will include smaller pieces for younger children and imaginative play, with larger pieces providing for children who can go out and play independently. The minimum activity zone will be 400m2 and consist of suitable play surfacing.

The area around the activity zone will also include sculptural land modelling to provide alternative play provision. Stepping logs and boulders can be used as routes to climb up the land modelling, creating a natural play opportunity.

Adjacent to the play area there will be a MultiUse Games Area (MUGA) that will provide impact sports such as tennis and basketball. This will be provided with a weld mesh fence and gate. The sports area and outdoor gym equipment pieces located around Fontwell Common can be used for play by teenagers and adults.

The openspace within Fontwell Common can be enjoyed by families and groups of friends for leisurely picnics, a game of frisbee as well as having a kick about or game of rounders.











LEGEND

- Key play areas
- Play equipment
- Seating areas
- Outdoor gym equipment
- Land modelling

5

Conclusion

In conclusion, the proposals will create a new neighbourhood for Fontwell, which integrates successfully with the existing settlement and the defining characteristics of the site and local area.

The proposals follow the policies of the NPPF, Local Policy Site Allocation and the established outline planning approval, providing access to the following benefits:

- 400 new homes
- Mix of dwelling types, tenures and sizes
- 30% affordable homes
- Local shop
- Community hub space
- Common parkland space
- Play areas
- Allotments
- New trees and hedgerow planting



Schedule of Accommodation.

Private

Code	Housetype	No.
BT	Belmont - 2 Bed F.O.G.	6
V	Vyne - 2 Bed House	23
V1	Vyne Sp - 3 Bed House	10
C	Charleston - 3 Bed House	57
C2	Charleston Sp. - 3 Bed House	40
F	Farringford - 3 Bed House	22
F1	Farringford - 3 Bed House	4
F+	Farringford Sp - 3 Bed House	4
F2	Farringford Sp - 3 Bed House	2
P	Parham - 3 Bed Townhouse	31
P2	Parham - 3 Bed Townhouse	9
QB	Osbourne - 4 Bed House	19
W	Woburn - 4 Bed House	2
BY	Bletchley - 4 Bed Townhouse	6
J	2 Bed Maisonette	2
Block F	2 Bed Flat	8
Block G	2 Bed Flat	11
Block H	2 Bed Flat (inc. 4 no. LTH)	24
		280

Affordable (Shared Ownership)

Code	Housetype	No.
BT	Belmont - 2 Bed F.O.G.	1
V	Vyne - 2 Bed House	17
C	Charleston - 3 Bed House	9
F	Farringford - 3 Bed House	3
P	Parham - 3 Bed Townhouse	6
Block B	2 Bed Flat (inc. 2 no. LTH)	6
Block C	1 Bed Flat	9
Block C	2 Bed Flat	9
		60

Affordable (Rented)

Code	Housetype	No.
BT	Belmont - 2 Bed F.O.G.	4
V	Vyne - 2 Bed House	18
C	Charleston - 3 Bed House	1
P	Parham - 3 Bed Townhouse	2
BY	Bletchley - 4 Bed Townhouse	3
Block B	1 Bed Flat	6
Block D	1 Bed Flat (inc. 4 no. LTH)	8
Block D	2 Bed Flat	4
Block E	1 Bed Flat	5
Block E	2 Bed Flat	3
Block J	1 Bed Flat	2
Block J	2 Bed Flat (inc. 2 no. LTH)	4
		60
TOTAL		400

KEY

- SITE BOUNDARY
- 1.8m BRICK SCREEN WALL
- 1.8m CLOSE BOARD FENCE
- 1.2m 3 BAR CLEFT RAIL FENCE
- 1.2m RAILINGS
- 0.6m HIGH TIMBER POSTS
- TURF TO GARDENS
- BLOCK PAVED SURFACE (REFER TO HARD SURFACING KEY)
- INDICATIVE TREE PLANTING
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- ROOT PROTECTION AREA
- EXISTING SHRUB PLANTING
- INDICATIVE SHRUB PLANTING
- GATE
- DOOR AND PATIO TO REAR ACCESS
- DOOR/LEVEL THRESHOLD AND PATH IN CONCRETE SLABS
- INTEGRAL GARAGE PARKING
- ACTIVE FRONTAGE / ADDITIONAL WINDOW
- PRIVATE UNITS
- AFFORDABLE UNITS
- BUILDING TO BE REMOVED

ARUN DISTRICT COUNCIL WA/48/19/RES

Layout by AAP (drawing reference: P1549.11, P1549.21, P1549.3185