

> dandara

Design & Access Statement
REV D: August 2020

LAND AT FONTWELL



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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 and Access Statement is provided in support of a resubmission of the reserved matters application previously submitted in January 2020. It incorporates amendments to the design details in response to feedback provided by Arun District Council to the January 2020 submission.

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 to support 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

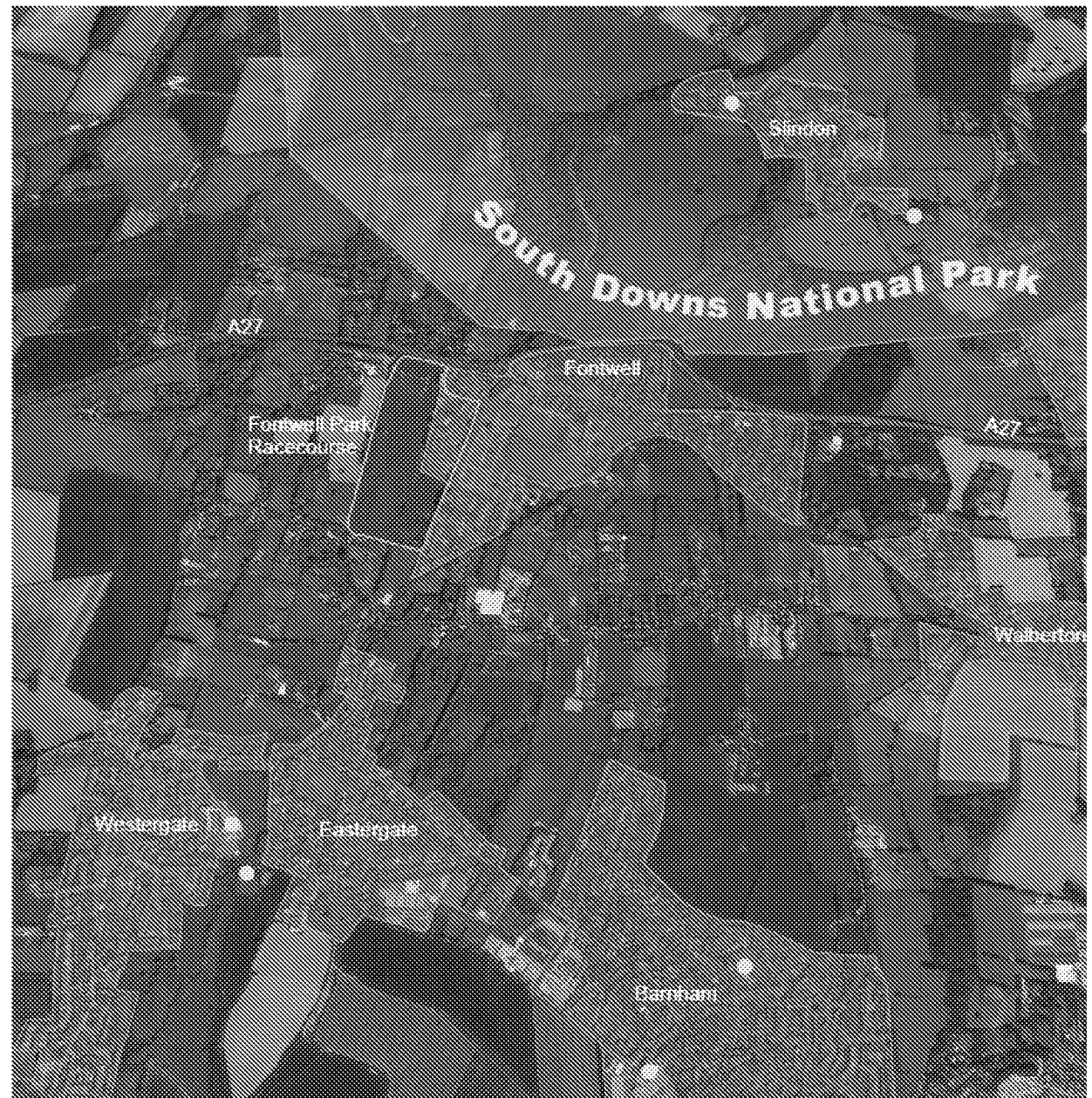
The application site comprises approximately 16 hectares of undeveloped land located in the settlement of Fontwell, which is situated between the South Downs National Park and the south coast. It is about 6 kilometres from Arundel and 10 kilometres from Chichester, the county town of West Sussex. Other 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.

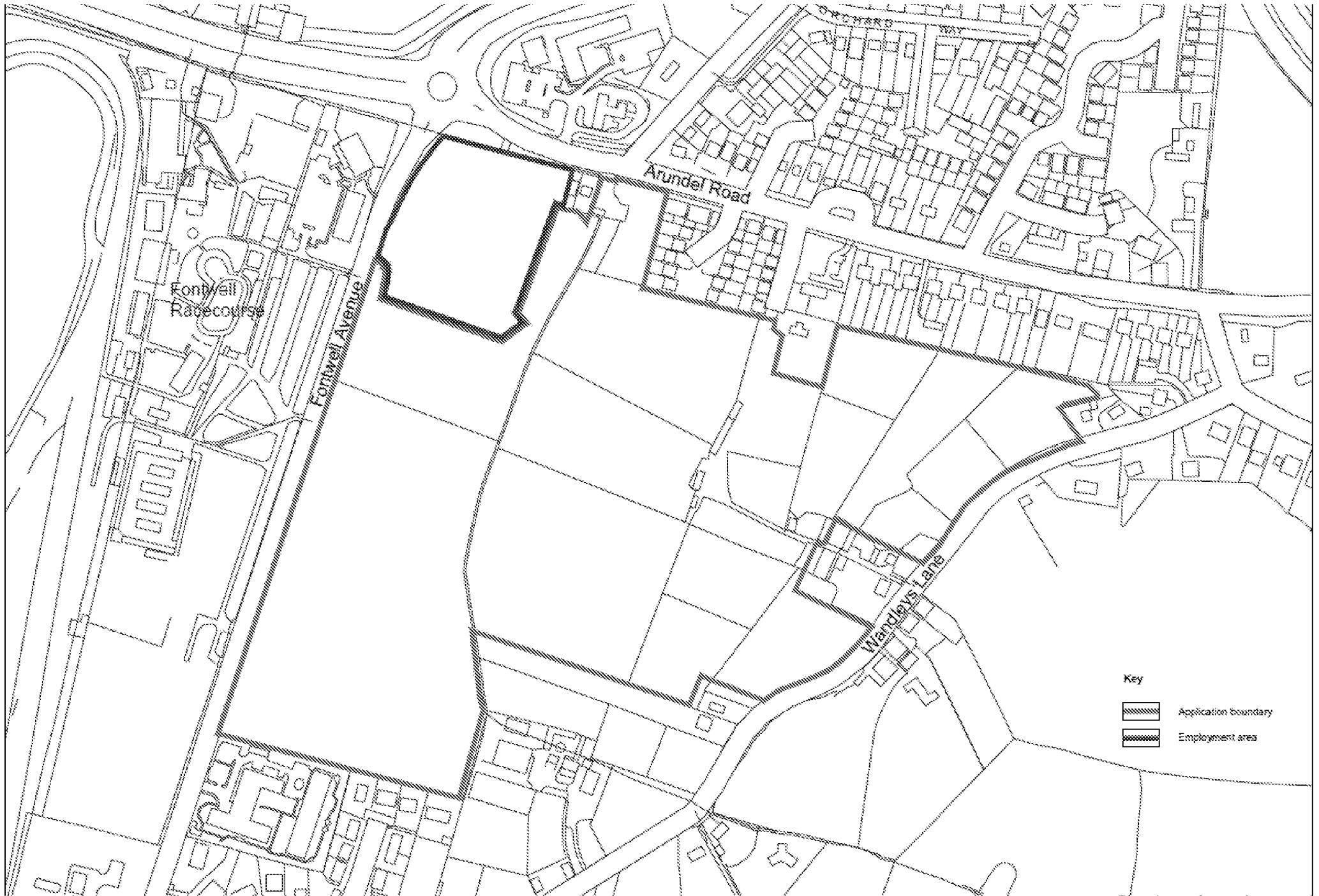
The site is located to the immediate south of the central part of the village of Fontwell. It is bounded to the north by the A27 Arundel Road and the rear boundaries of residential properties leading off it, and to its west by the A29 Fontwell Avenue, adjacent to the Fontwell Park Racecourse. Its southern 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).

Key:

-  Application boundary
-  Settlement areas
-  Local Shops
-  Schools





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 indicate 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.

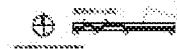
Since the illustrative layout was produced, further contextual and technical analysis, stakeholder engagement and design review has been undertaken to inform the design approach as set out in this Design & Access Statement.

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 LA&P Doorstep Play
-  ⑥ Pavilion
-  ⑦ Retained Trees and Landscapes
-  ⑧ Green Links
-  ⑨ Main Access to Fonthwell Avenue
-  ⑩ Strategic Cycleway
-  ⑪ Emergency Access
-  ⑫ Future Connection to Fonthwell - Barnham Cycleway
-  ⑬ Connection to Eastergate and Westergate
-  ⑭ Proposed Festive Parkland Trees
-  ⑮ Proposed Street/Parkland Trees

MORRIS COOPER

DEFINE



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

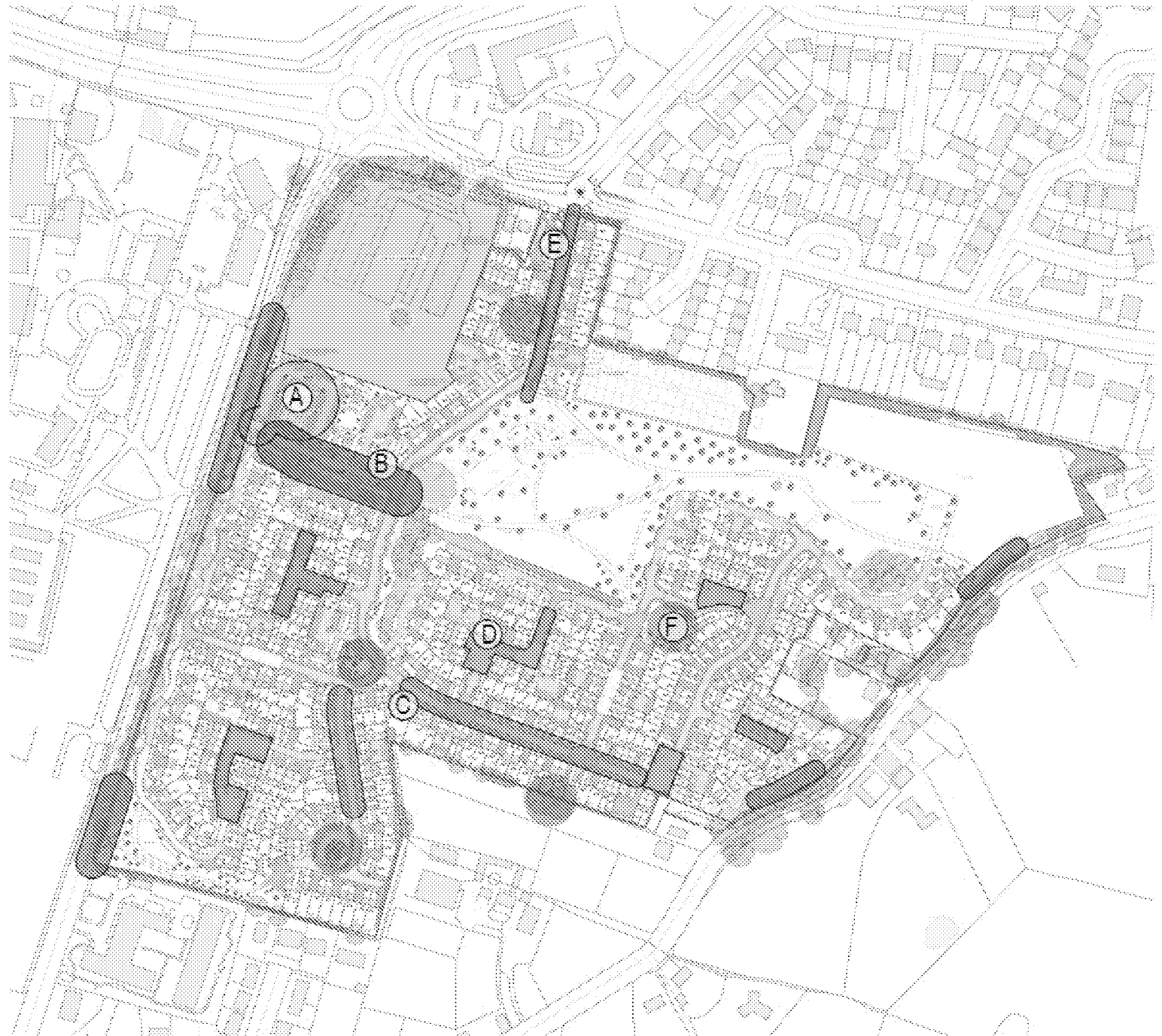
- Ensure good privacy between backs of housing and avoids overlooking of gardens.

- 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.



Reserved matters submission (January 2020)

Following the design review process, and a subsequent restructure of the proposed masterplan response, a reserved matters application submission was made to Arun District Council in January 2020 (detailed layout shown on this page).

Feedback from Arun District Council following this submission identified support for the restructured design approach, noting a positive evolution from previous iterations. In particular, the layout now proposes:

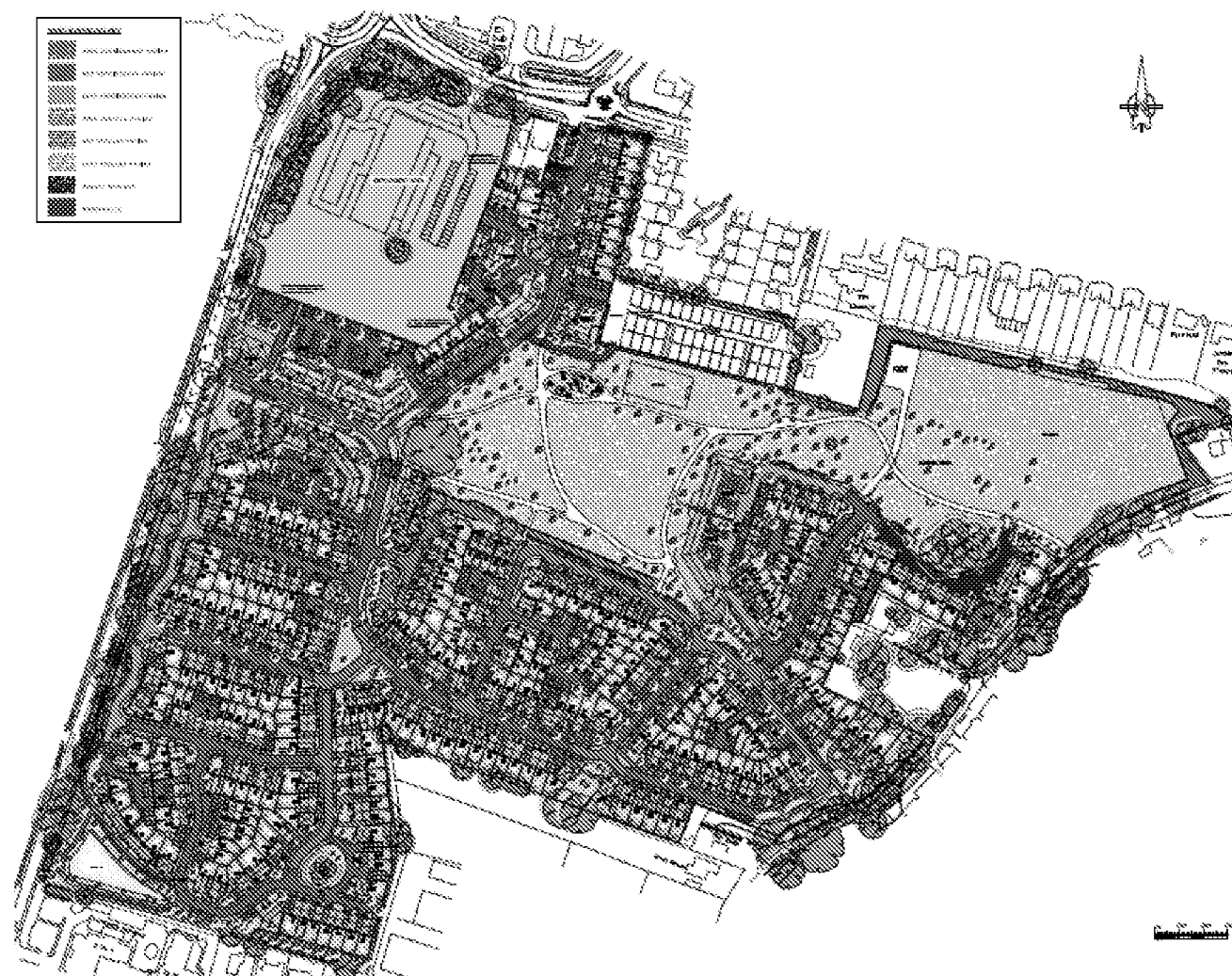
- a clearly defined and legible street hierarchy,
- a high level of permeability with a choice of pedestrian and cycle routes,
- an acceptable division into five different character areas,
- an acceptable provision of public open space,
- a scale of proposed buildings appropriate for their location

Arun District Council highlighted some detailed layout considerations remained to be addressed, in regard to refuse collection, parking arrangements and residential amenity, which this updated submission now seeks to respond to.

In this feedback, the appearance of the proposed buildings was identified as a key area for further consideration to ensure the proposals accord with high quality design objectives of Policy D DM1 of the Arun Local Plan, the policies of the neighbourhood plans, the National Design Guide and the draft Arun District Design guide.

A meeting between Dandara and Arun District Council held on 9th June 2020 explored this issue in more detail, with a number of detailed design amendment recommendations being made by Arun District Council in regard to the design and appearance of the proposed buildings.

The proposed response is now incorporated into this submission. Further details of the revised response are also provided within Section 4 of this Design and Access Statement.



January 2020 Reserved Matters Layout by AAP (drawing reference: P1549.11, P1549.21, P1549.31)

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 with hipped roofs.

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 accessed 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.



Fontwell Avenue: Claremont Gardens



Wandleys Lane: Rural barn character addressing the lane



Arundel Road: 2-storey dwellings set back



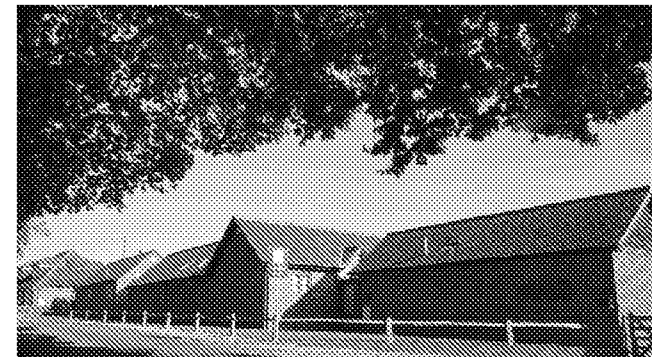
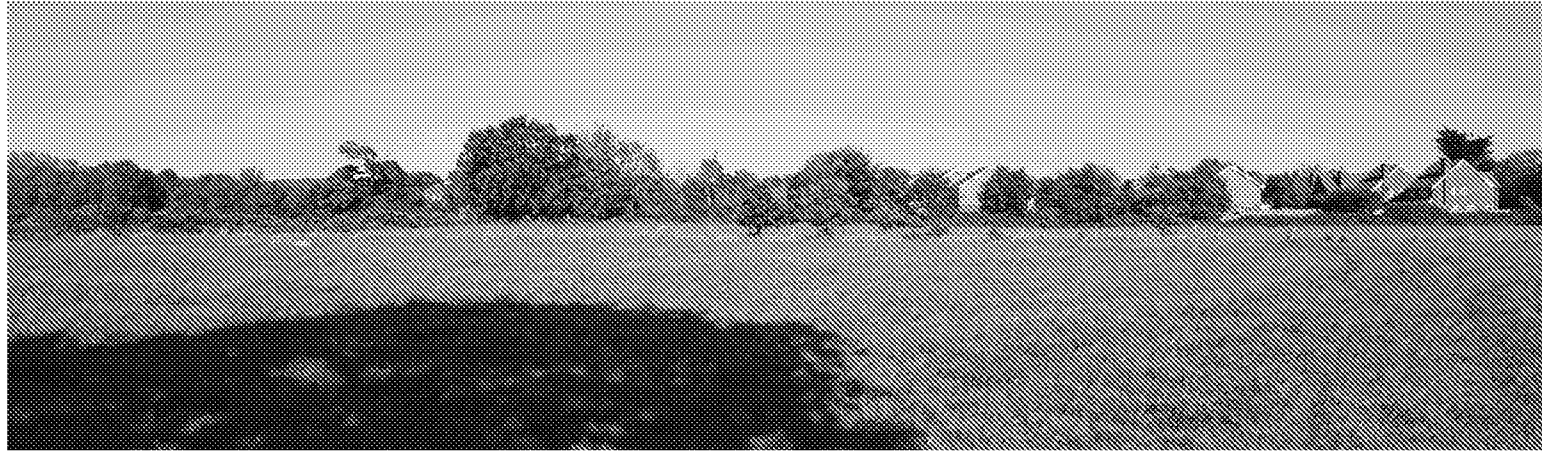
Application site: undeveloped land with field boundaries and tree groupings

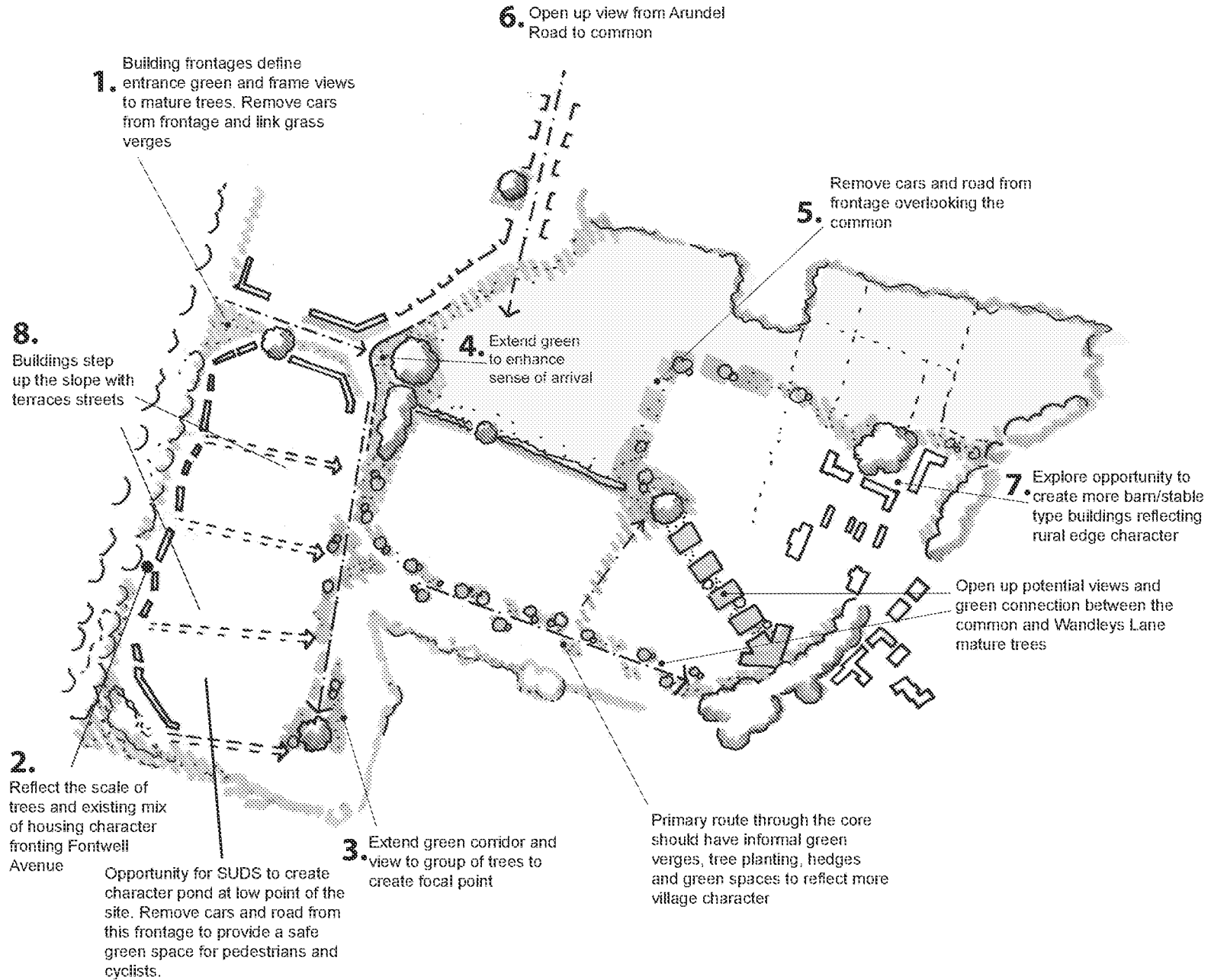


DESIGN OPPORTUNITIES

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.





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, numerous 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 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 generally greater than 12m.

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 hedge-rows 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.

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.

Surveys have been ongoing, with the most recent walkover being carried out in August 2020.



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.

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



FRAMEWORK MASTERPLAN

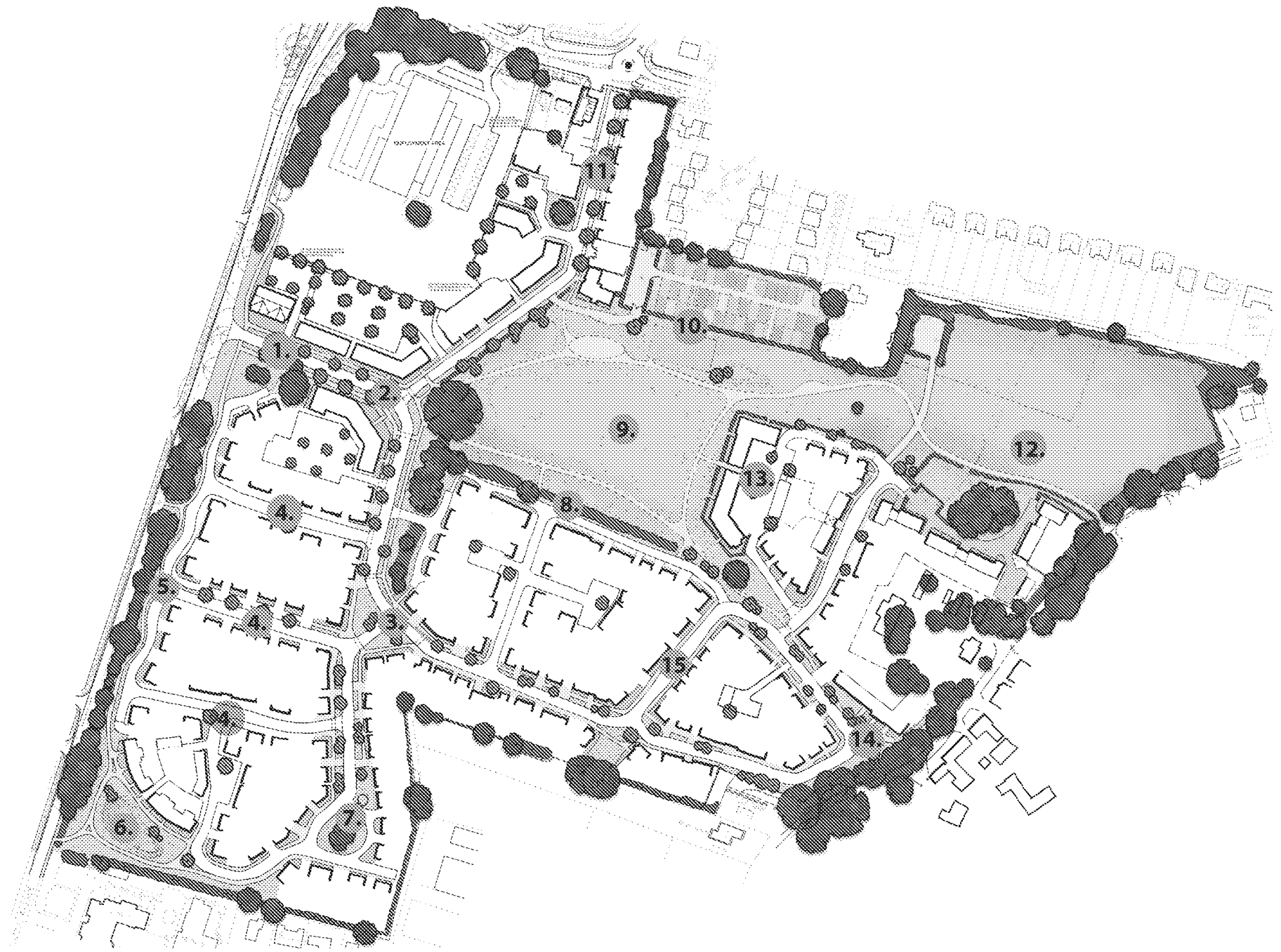
A framework plan has been prepared to reflect the core principles of the design concept.

The framework masterplan demonstrates the opportunity to deliver a new central public park land 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 commercial 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 creates a sense of place, with 2-2.5 storey enclosure leading into further character areas
4. East - West residential streets accentuate the slopes across the site opening up views to mature trees on Fontwell Avenue.
5. Mix of detached housing with some feature gables and splayed feature bays reflecting the scale of trees along Fontwell Avenue.
6. Semi detached cottages with reduced eave height and feature gablets front pedestrian environment around the proposed pond uses the sustainable urban drainage system (SUDS) to create an attractive multi purpose space.
7. Green lane that opens up views with green verges linking to groups of tall Pine Trees.
8. Mix of housing of up to 2.5 storeys 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. Community use building will integrate the existing community with the new.
12. Potential for the paddocks use to be accessed via Wandley's Lane. Barns/stables character grouped around the existing Oak Trees, overlooking proposed paddocks.
13. Barn courtyard development with pedestrian access onto the 'common' announces a change in character towards the rural nature of Wandley's Lane.
14. Proposed green corridor opens up views and links between the 'common' parkland and rural character of Wandley's Lane.
15. This tree lined residential road is top and tailed with two large trees, which then opens up onto the 'common' parkland.



FRAMEWORK MASTERPLAN

The framework masterplan is defined by six 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.

This process informed the preparation of a Design Code submitted in support of this application. The Design Code applies local character precedents for building, materials and architectural details to ensure proposals respond positively to the defining built qualities of the area.

A summary of the key design objectives and design code specifications for each of the proposed character areas are also set out within the Design Code, which should be viewed in conjunction with this document.

Please find the rest of this section within the Design Code, pages 14-49 and Street Structure on pages 52-60.

1. Gateway Arrival

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

2. The Avenue

Larger detached units respond to the mature trees along Fontwell Avenue and adopt the architectural styles from existing properties to the South.

3. The Slopes

Streets that step down the slopes towards Fontwell Avenue, opening up views of focal trees and Fontwell Racecourse.

4. Arundel Road

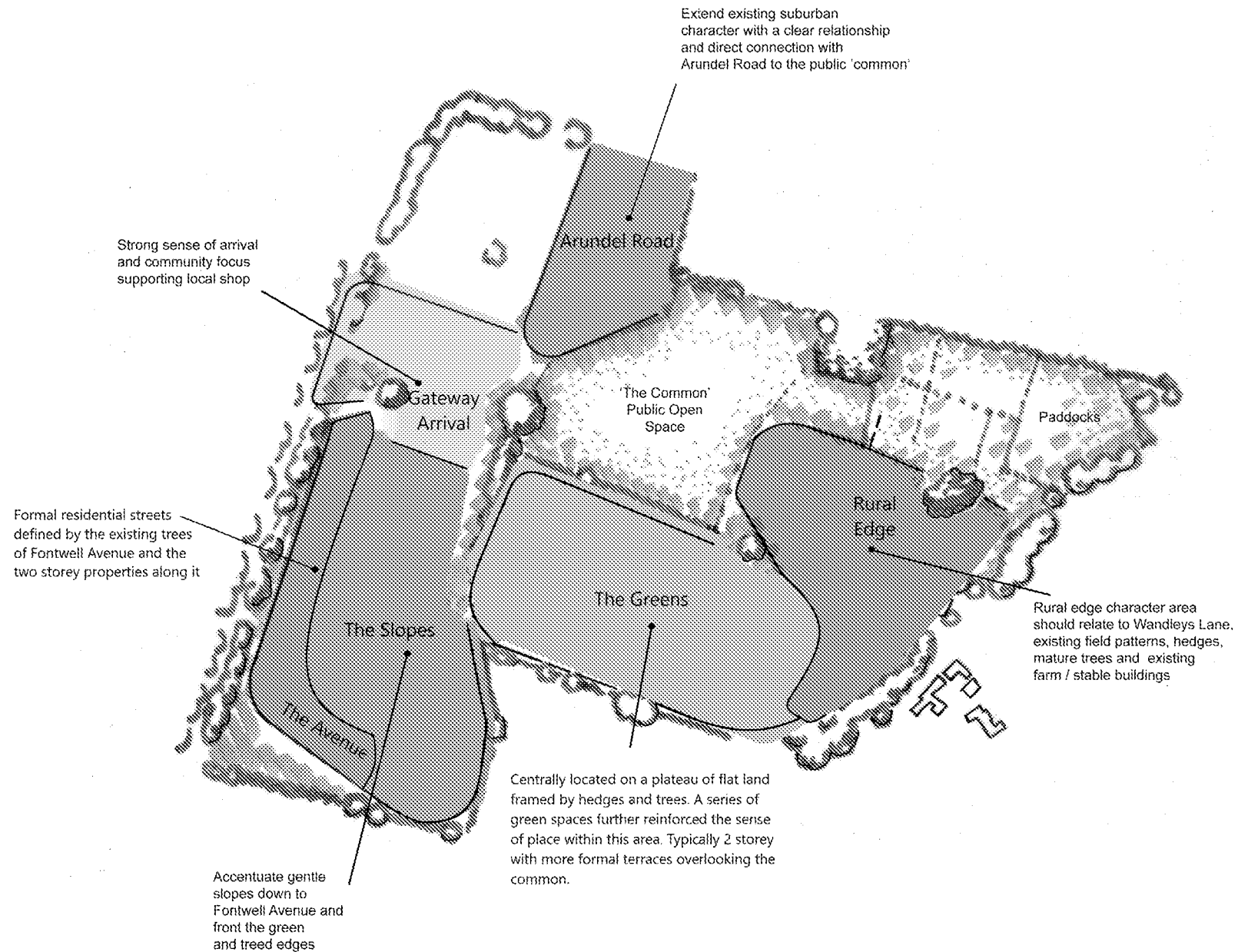
New dwellings that tie in with the existing suburban character of Arundel Road. Integrates existing community with the new.

5. The Greens

A village character centrally located on the plateau of land framed by hedges and trees. Dwellings generally front onto common parklands, with green routes incorporated into the existing landscape in order to provide visual amenity to cater for the needs of all users.

6. Rural Edge

Enclosed 'rural courtyards' which respond through scale and form to the existing farm house and barns on Wandley's Lane.



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 140 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

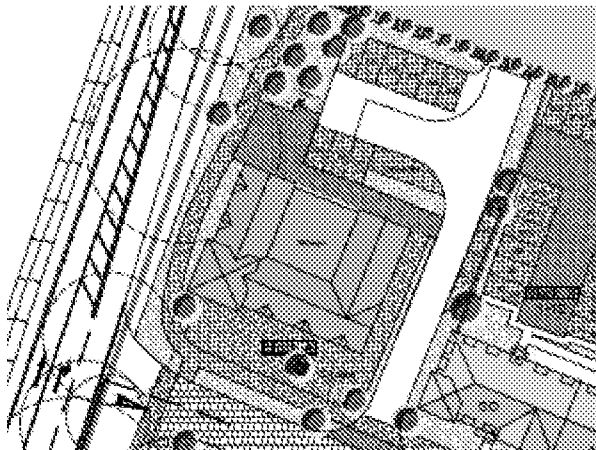
	GTR Employment land
	Site Area
	Development area incl. infrastructure, residential and commercial uses
Overall open space	
	Amenity greenspaces incl. focal spaces, verges and private front gardens
	Parks & gardens
	Natural
	Semi-natural
	Paddocks
	Allotments
	Play Space incl. Playground and MUGA



Local Shop

A use Class A1/A2/A3 retail unit is proposed, immediately adjacent to the site across 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 for its most likely use, that of a convenience store. The unit can also be readily subdivided should be required following marketing.

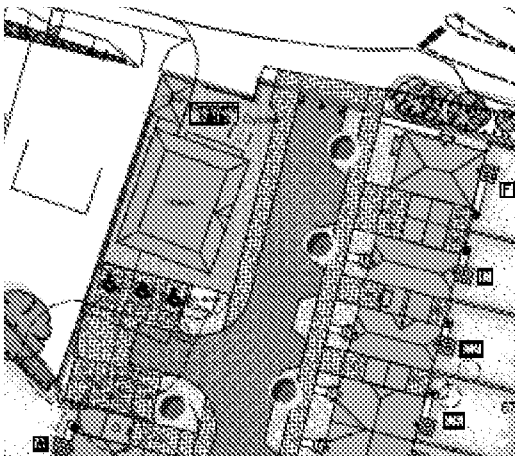


Community Space

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 140 sq.ms single storey building incorporates the conversion of the 12 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



LAYOUT AND 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 by 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.

The layout and placement of car parking ensures that frontages are not car dominated, and quality of frontage is assured through appropriate building and landscape design.

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 291 houses, comprising a mix of 2 to 4 bed terraces, semi-detached, and detached homes. 109 apartments, comprising a mix of 1 to 2 bed apartments and flats over garages.

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'.

KEY

 PRIVATE UNITS

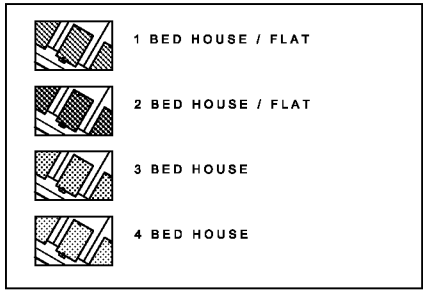
 AFFORDABLE RENTED UNITS

 SHARED OWNERSHIP UNITS

Affordable Mix		
Beds	AR	SO
2 Bed House	18	18
3 Bed House	4	17
4 Bed House	3	0
1 Bed Flat	21	9
2 Bed Flat	15	15
Total	61	59



Tenure mix plan by AAP (drawing referene P1549.1.04.J Tenure Layout)



Dwelling mix plan by AAP (drawing reference P1549.1.09.H Bedroom Number Layout) 34

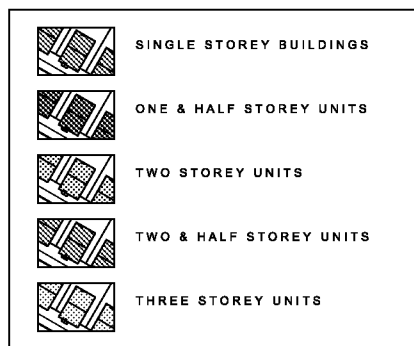
BUILDING HEIGHTS

Proposed dwellings will predominantly be at a scale of 2 storeys. Interest and variety in the street scene and roofscape is provided with use of features such as 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.

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



Building heights plan by AAP (drawing reference: P1549.1.03.U Heights Layout) 36

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 and surrounding settlements.

Within the character areas the architectural response to proposed elevation treatment, through façade design, materials and detailing, will predominantly be of a more informal or semi-formal nature overall, reflecting the site's context and rural transition position. However, a more formal response will also be appropriate to reinforce design objectives for certain parts of the site.

This approach will reflect the structuring elements established by the framework masterplan in response to the physical form, features and characteristics of the site.

At the site frontage and arrival point from Fontwell Avenue the combination of tall mature trees, the existing avenue qualities of Fontwell Avenue, and the prominence of Fontwell Racecourse opposite create the context for a more formal development response. Grander scale buildings up to 3 storeys will define this gateway and frame a landscaped boulevard, with views up the rising slope towards the mature trees and public common space.

Around the proposed Common, development will respond positively to the higher ground position and the formation of a large public space, with some taller buildings providing a greater sense of enclosure and overlooking for natural surveillance.

Towards the east at Wandleys Lane the development responds to the more rural edge context.

At the south western corners to Fontwell Avenue, development responds to key landscape features such as the proposed pond. These areas are also on the lower ground parts of the site, where a reduction in development scale to 1.5 to 2 storeys will help achieve an appropriate transition from the arrival points and central parts.

The appearance and materials vary between character areas to ensure that each area is distinctive.

Across the development the design of dwellings seeks to ensure that positive frontages help to address key focal spaces and turn corners to aid legibility. Front doors are clearly positioned and provide an obvious address to the street or space.

Use of architectural details such as prominent gables and bay windows help to define a character to key streets and terminate views.

The arrangement of façade elements reflects the Arun District Design Guide, with a more vertical and symmetrical emphasis in elevation treatment more suited to formal and semi-formal treatments of prominent frontages, while a more horizontal emphasis is suited to the informal areas and rural contexts. A careful balance of the components will be important overall, with an overarching principle to be simply organised and aligned.

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 submitted as part of this application.

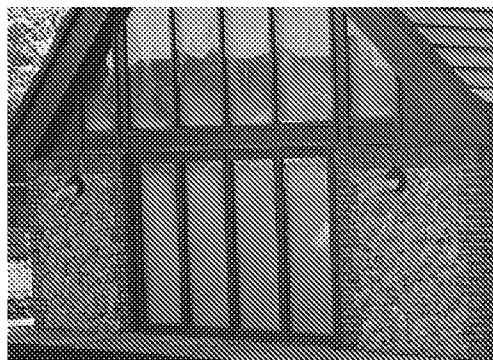
The proposals also respond to address the feedback on appearance provided by Arun District Council to the reserved matters submission in January 2020.

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. Buildings designed to step up the slope from Fontwell Avenue entrance, with a strong formal regular rhythm created by repeated vertical emphasis with strong projecting gables with king trusses to break the frontage massing.

Consistent and simple materials palette with red brick combining with pale boarding at upper floors with strong brick base. 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.

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.





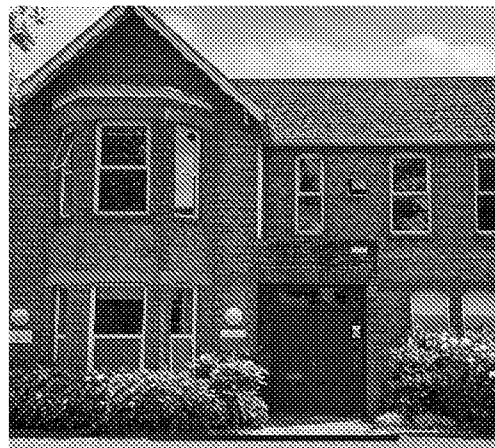
The Avenue and The Slopes

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 storey in height and formed of detached, semi-detached and occasional terraced dwellings.

A more regular rhythm of dwellings with facades having vertical emphasis will overlook the Fontwell Avenue frontage. Feature splay bay windows to occasional dwellings, with sash window detailing.

Roofs will generally be simple double pitched gable ends, occasional hipped roofs that articulate the building form, some steeper pitches (45°-50°). Dropped eaves will be provided to the cottages to reinforce rural edge character around the 'village pond'.

Materials will offer some variety to reinforce an informal character with light red brick, tile hanging and flint façades. Buff brick with contrasting red quoins along Fontwell Avenue frontage. Red with occasional grey tiles on gabled and hipped roofs.





Arundel 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.

Occasional unified pairs of dwellings with central gables, and a semi-informal character to the new street linking to Arundel Road. Predominantly hipped roofs with occasional gables.

The apartment block enclosing the common space provides a more vertical emphasis with larger scale windows to reinforce a formal character to the common edge.

Materials will consist of red / orange brick with cream render to upper floor features to provide for more semi formality to the street. Coloured doors to provide some variety. Tile hung hipped fronted dormers to overlook common. Red / brown roof tiles.



Proposed streetscene: 'Arundel / London Road: Core'





The Greens

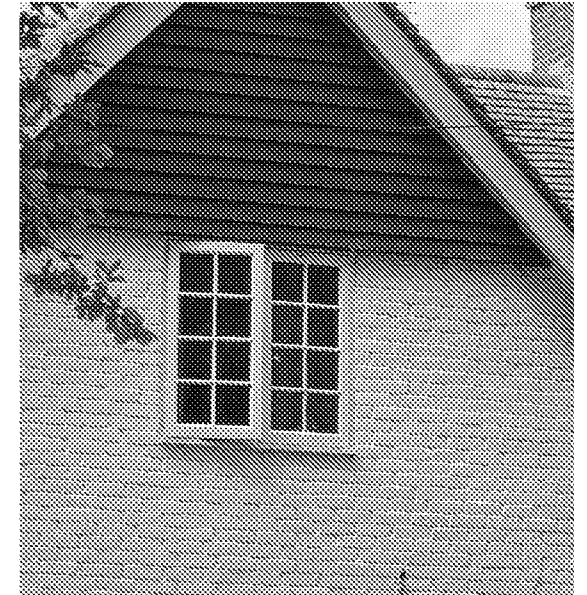
This character area forms the heart of the development. This area respects the form of existing development to the south of the site, being 1.5-2.5 storey in height and formed of detached, semi-detached and occasional terraced dwellings.

Generally informal character with a mix of wide frontage and narrow gabled dwellings. A more regular rhythm of paired taller dwellings with vertical emphasis overlooking the common space.

A variety of roofscape with varying eaves heights, some gables and occasional hipped roofs. Window sizes are generally wider to provide horizontal emphasis.

Variety in the materials to reinforce informal character with different colour tone bricks, and occasional painted brick and weather boarding. A mix of brown and red tiles, on gabled and hipped roofs.





Rural Edge

This area respects the form of existing development to the east of the site along Wandleys Lane. 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.

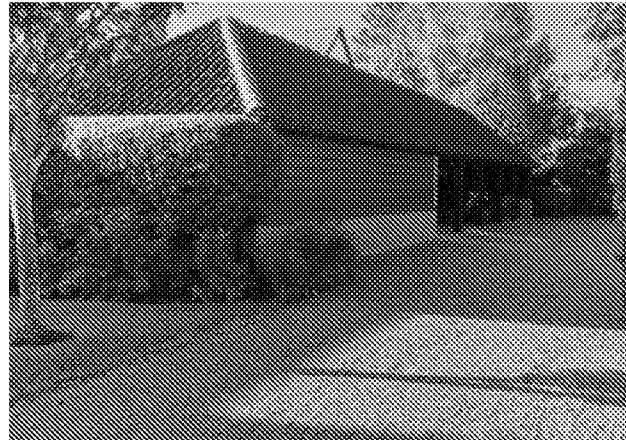
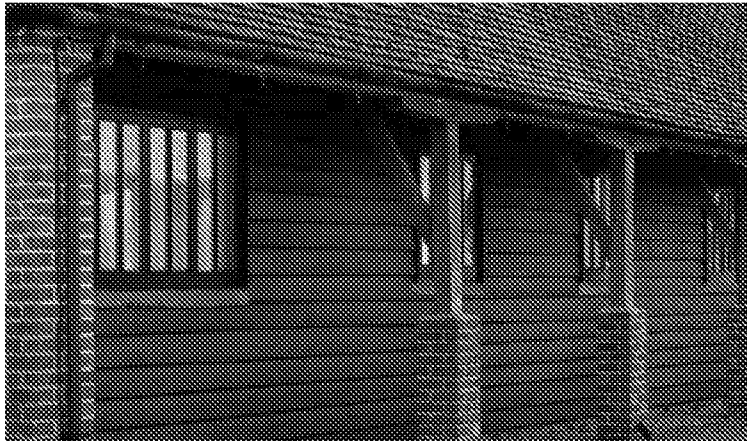
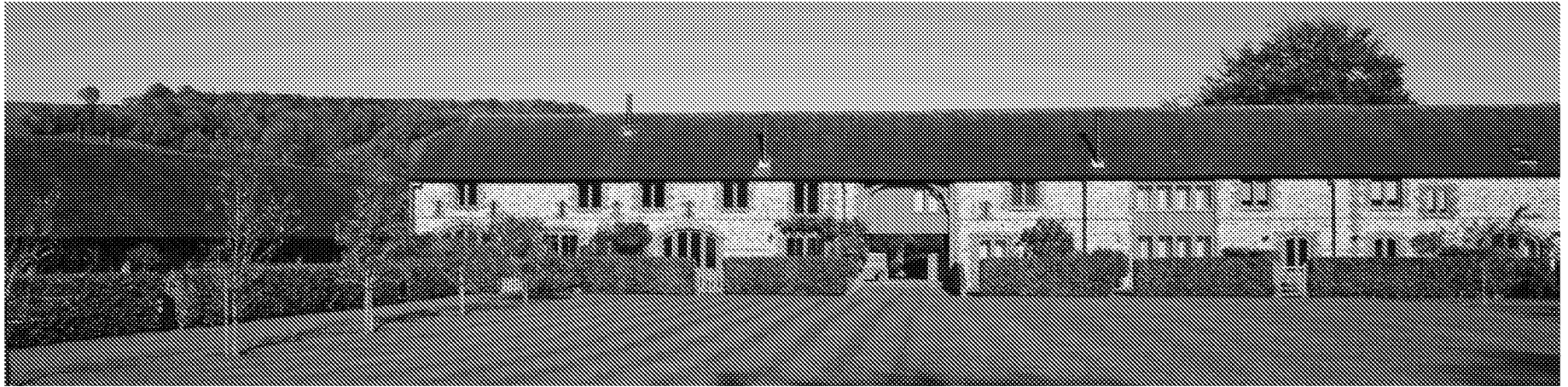
A more horizontal emphasis with lower scale, longer building forms, and occasional vertical emphasis on prominent corners with gables or hipped features.

Simple low pitch barn roofs, with eaves generally parallel to street and common edges. Larger, wider windows to ground floor and narrower openings at first floor, and occasional 2 storey glazed wall feature to reinforce barn character.

Mid bar windows and rustic doors and covered archways and doorways to relate with surrounding rural context.

Simple material palette with red brick plinth, dark weatherboard and occasional flint to reflect rural edge and barn character. Occasional use of decorative brick banding and quoins on feature dwellings and occasional flint. Red with occasional grey tiles.





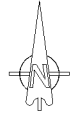
BOUNDARY TREATMENTS

Dwellings have been positioned at least 2.0m, 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 or an established hedge and fence 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
-  1.8m CLOSE BOARD FENCE & HEDGE
-  1.2m 3 BAR CLEFT RAIL FENCE
-  1.2m PICKET FENCE
-  1.8m FLINT WALL
-  1.2m FLINT WALL
-  0.6m FLINT DWARF WALL
-  0.6m HIGH TIMBER POSTS
-  1.2m HIGH STOCK PROOF FENCE
-  1.2m METAL RAILINGS
-  LINE OF BOLLARDS
-  GATE



ACCESS & STREET TYPOLOGY

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

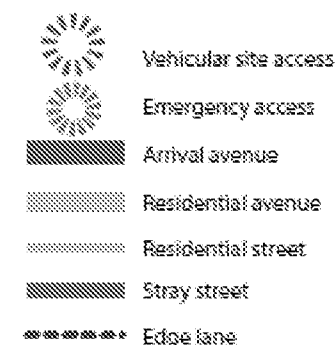
A vehicular access connection will be created from Fontwell Avenue positioned to the north west of the site. A further emergency vehicle access point is created to the north at the proposed pedestrian and cycle connection to Arundel Road (as per S278).

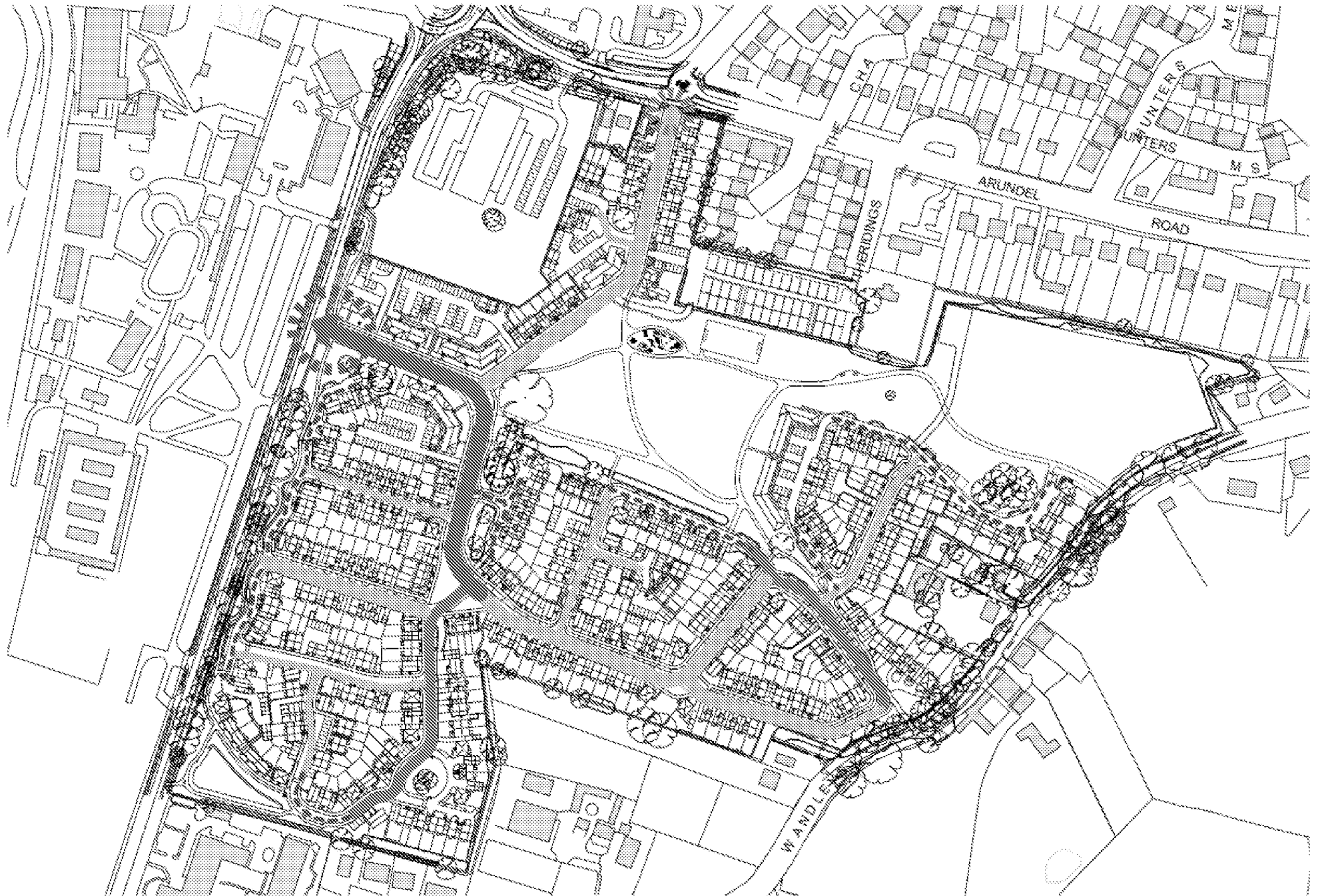
A connected network of streets will integrate the community character areas. Five types of residential streets, with a hierarchy defined by key design principles for the design speed, street width, pavement width, parking arrangement, building setbacks, plot boundaries, materials and tree planting, as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

Key





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.

Connection 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.

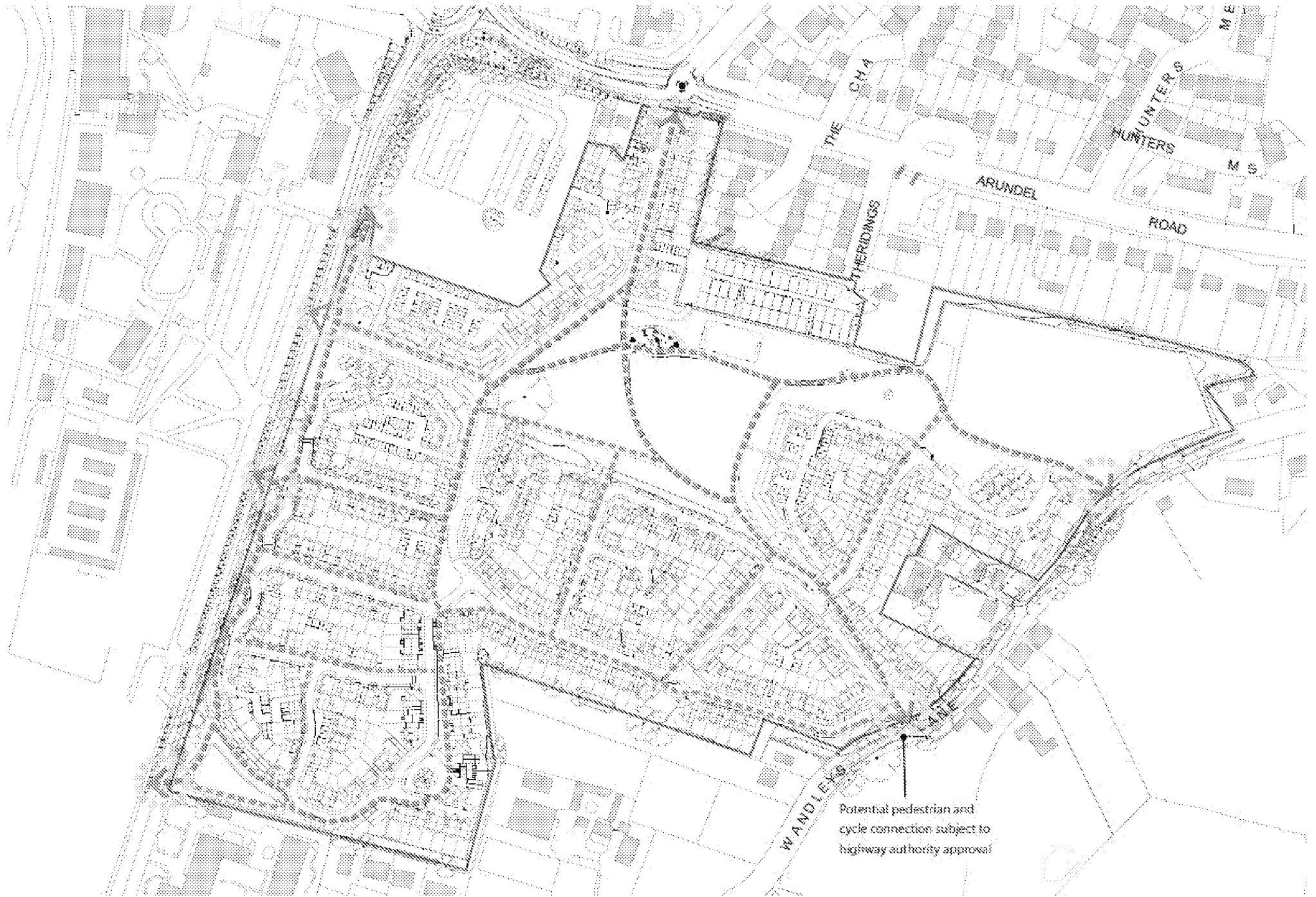
Key



Pedestrian and cycle routes



Access points



Potential pedestrian and
cycle connection subject to
highway authority approval

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 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.

Refuse Collection 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 collection can be undertaken from the adoptable public road network at the front of properties.

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Refuse collection points are situated such that refuse collection vehicles are not expected to reverse more than 15 metres. Also, where the refuse collection vehicle is unable to achieve direct access for waste collection a maximum distance of 20 metres for the transporting of waste to the refuse collection vehicle will not be exceeded.

The on plot storage capacity is fundamental in ensuring that residents have sufficient space to undertake segregation at the point of waste production. As such, an appropriate quantity of internal storage capacity will be provided within the stores of every dwelling.

Strategy for Flats
Occupants of the flats are to carry their refuse to an enclosed refuse store located adjacent to the building. All occupants will have access to the refuse store through the walk.

Two strategies will be employed for houses

Houses refuse collection strategy 1: Houses that are to share a refuse collection point will have a designated area (BCP) from which the refuse service providers will collect refuse from. Occupants of these houses are to store their bins in their own private amenity space, moving their bins to the designated collection point on the day of collection only, and returning it to their property afterwards.

Houses refuse collection strategy 2: Houses that are to have their bins collected from the front of their property will store their bins in the rear garden and move them to the road side at the front of their property on collection days and return them to the rear garden once emptied.

Access for the refuse collection vehicles has been carefully planned and the necessary junctions have been marked so that a refuse vehicle can enter and exit safely and the turning areas are also designed to accommodate the manoeuvring arrangement for refuse vehicles.

As part of the handover packs for all new owners there will be information provided on the approved waste collection strategy for their property which they must adhere to, including contact details of the council's refuse department.

REFUSE STRATEGY

Private Refuse Storage for houses is located in rear gardens and moved by residents on collection day, to kerbside (or 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.S Refuse Layout) 55

PARKING STRATEGY

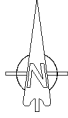
Parking has been provided across the development and local to the plots. Generally at 1.5 spaces per 1 bedroom dwelling, 2 for 2 & 3 bedroom dwellings and 3 for 4 bedroom and above.

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.

All garages will be provided with an internal dimension of 6m x 3m, car ports of 6m x 3m, and car parking spaces of 2.5m x 4.8m.



KEY

-  288 ALLOCATED PARKING SPACE
-  256 ALLOCATED DRIVEWAY PARKING SPACE
-  90 ALLOCATED CARBARN (6x3). PARKING SPACE
-  25 ALLOCATED GARAGE PARKING SPACE
-  63 ALLOCATED BENEATH 'ROOF LINK' SPACE.
-  106 ALLOCATED BENEATH 'DRIVE THROUGH' SPACE
-  56 UNALLOCATED PARKING SPACE
-  11 RETAIL PARKING SPACE
-  30 UNALLOCATED CASUAL PARKING

925 Spaces Total

CYCLE STORAGE TO REAR GARDEN IN THE FORM OF TIMBER SHED TO PROVIDE 1 SPACE FOR TWO BEDROOM HOUSES AND 2 SPACES FOR THREE AND FOUR BEDROOM HOUSES. SECURE CYCLE STORE PROVIDED FOR APARTMENTS AT THE RATIO OF 1 SPACE PER FLAT.



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.

Key

- runoff redirection
- soakaways
- infiltration basin



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 heathscrub, 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

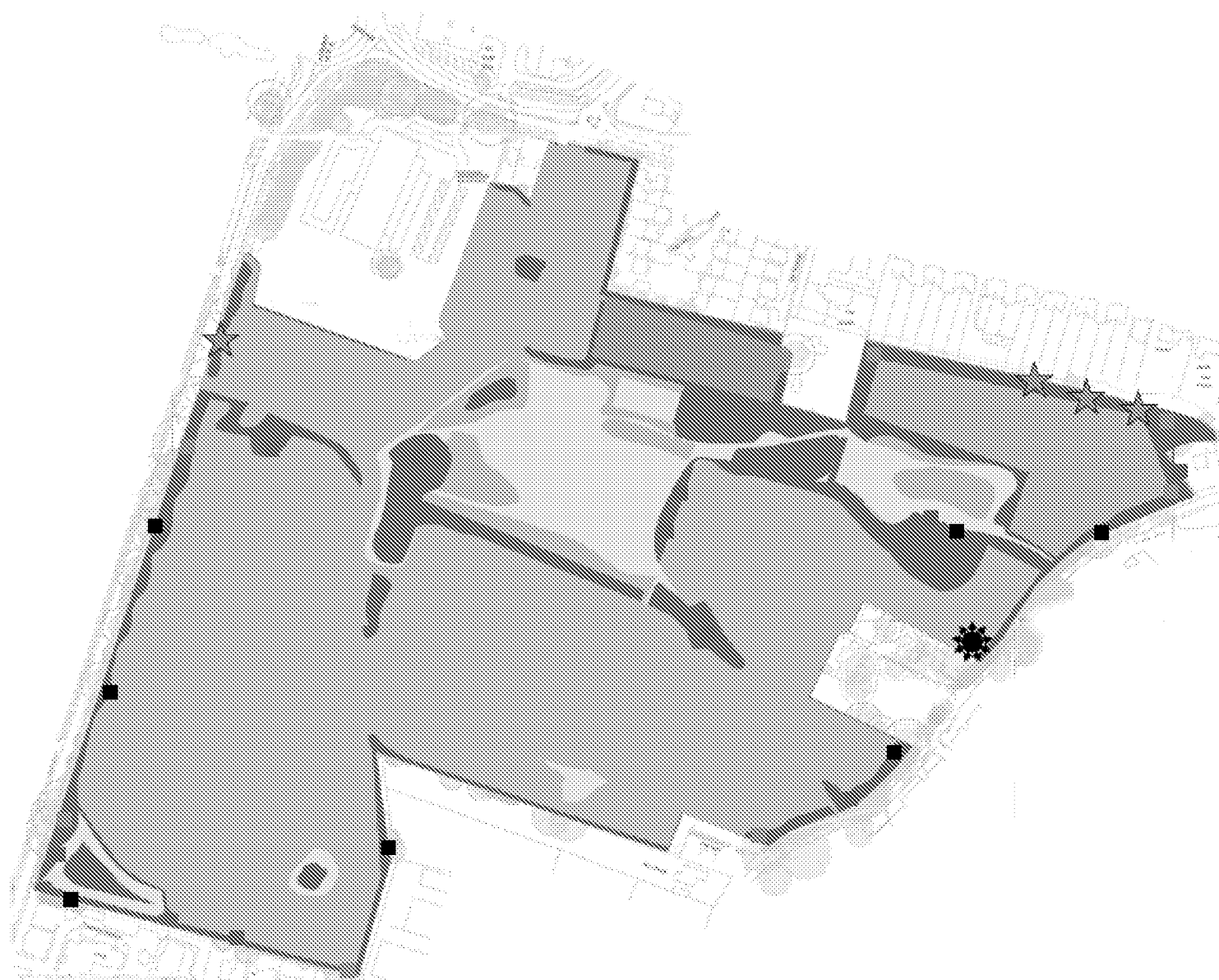
Native wetland meadow

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



LANDSCAPE STRATEGY

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 boulevard into the development, for pedestrians, cyclists and cars. 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, play area, LEAP and LAP, outdoor fitness equipment, an orchard, wildflower meadows, picnic benches and litter.

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 12 no 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 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 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. The Greens 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.

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.

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 more 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.

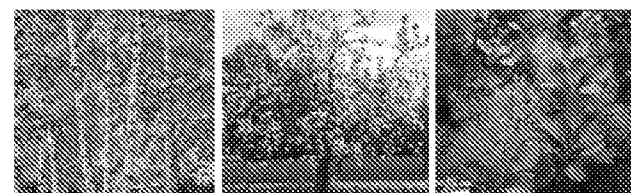
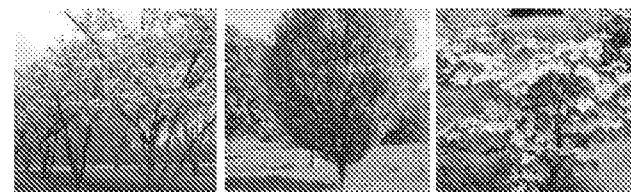
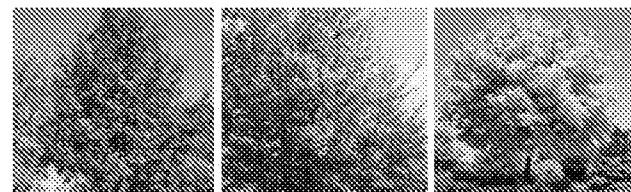
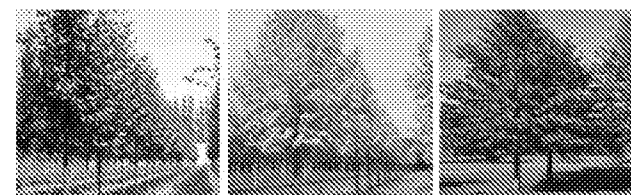
The Slopes: Trees with a narrow habitat have been selected to respond to the density of the built form such as *Carpinus betulus* and *Prunus acrolade*. These species will provide seasonal colour that contrasts with the building materials.

The Avenue: The pale tones of these flowers will stand out against the red and brown tones of the brickwork and flint. Large specimen shrubs *Cornus kousa* and *Viburnum opulus* create floral displays along these streets.

Arundel 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.

The Greens: 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 *Cotinus 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 campestre* 'Elsrijk' and *Prunus padus*. Native shrubs will be selected such as *Corylus avellana*, *Ilex aquifolium* and *Crataegus monogyna* to create a rural character.



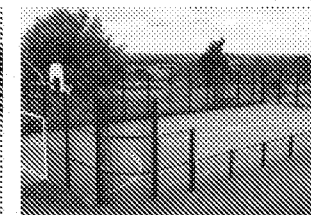
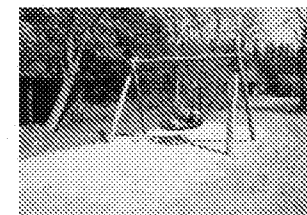
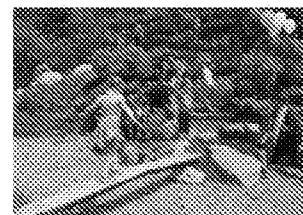
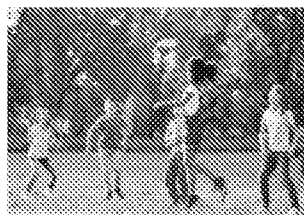
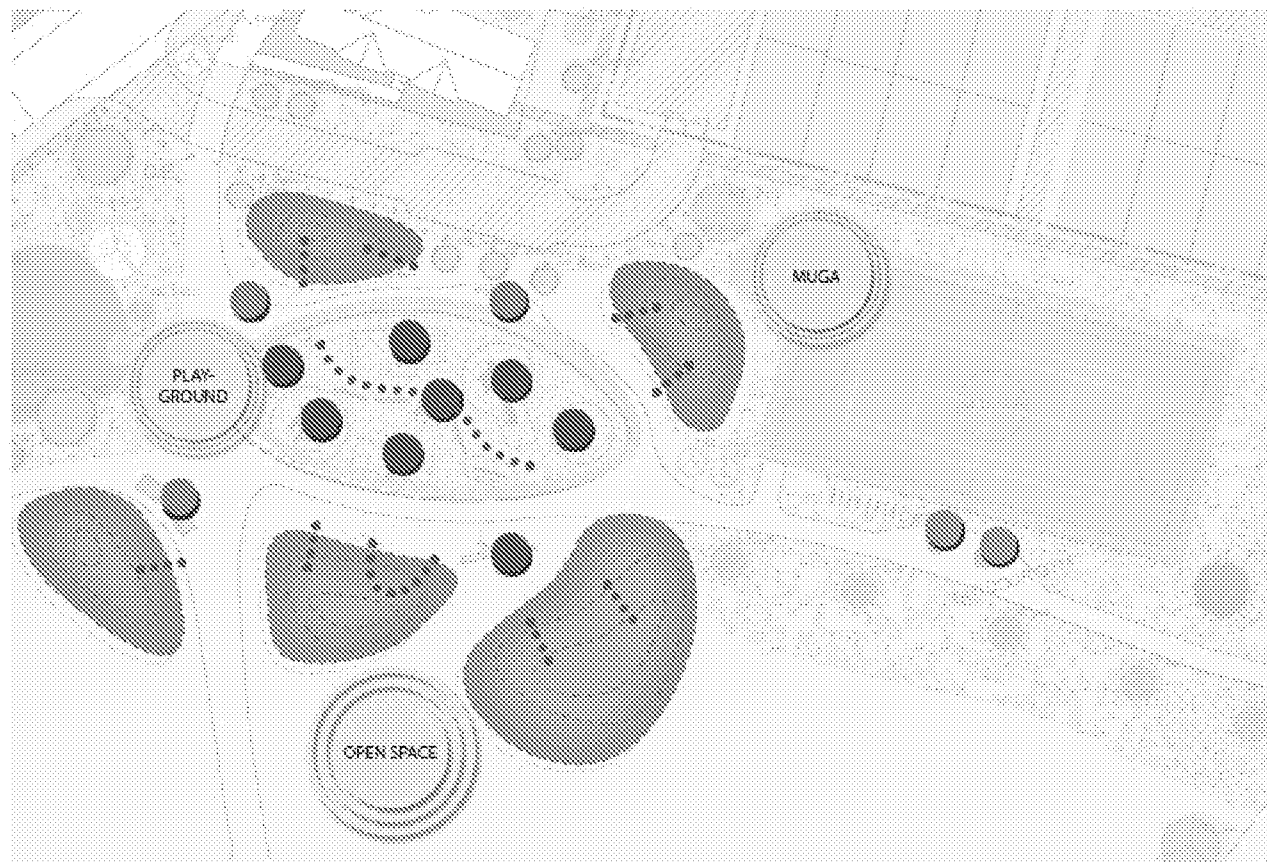
Play strategy

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 MultiUseGames 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
-  Play opportunities

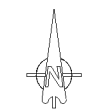
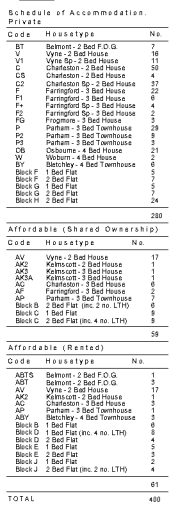
5

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

[illegible]

Client	 dandara design & architecture		
Project	Land south of Arundel Road, Fontwell, West Sussex.		
Drawing Title	Whole Site Planning Layout		
Scale	1:1000 @ A1	Drawn	DGP
Date	October 2018	File	P1549 Layout
Org/Rev	P1549.001	Rev	V
		Checked	AAP
		Drawing Status	PLANNING

