

DESIGN AND ACCESS STATEMENT

LAND OFF WANDLEYS LANE,
FONTWELL

RESERVED MATTERS APPLICATION

Revision - 05.10.26



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1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

This Design and Access Statement (DAS) has been prepared in support of a detailed planning application on behalf of Bellway Homes for the development of 95 dwellings at Land off Wandleys Lane, Fontwell. The scheme includes the provision of open space (including allotments, community orchard and play areas), landscaping and access from Wandleys Lane.

This application follows an application on the same site for Outline Permission which was granted at appeal subject to conditions (WA/35/23/OUT) where permission was granted for up to 95 dwellings (including 30% affordable).

1.2 THE PURPOSE OF THIS DOCUMENT

The purpose of this document is to demonstrate that the applicant has fully considered the local context, local and national policy, design code and good practice design as part of the preparation of the scheme prior to submission.

This document will therefore;

- Explain the design principles and concepts that have been applied to proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes the context into account;
- Explains the applicant's approach to access;
- Illustrate how the relevant Local Plan policies have been taken into account;
- Explain how any specific issues relating to the proposed development have been addressed.

95	30%	4
Residential dwellings The site will total 95 units in a mix of sizes from 1 to 5 bedroom dwellings	Affordable housing 30% of the overall total of homes will be affordable tenure	M4(3) housing 4 of the dwellings on site are M4(3) compliant
		
Landscaping The landscaping strategy has been designed to respond to the wider landscape character	2 storey All properties are 2 storeys or less in height, in response to the nearby context	Planting Existing vegetation is being retained where possible, and new native species rich planting is proposed
		
EV charging Each dwelling will be provided with an EV charging point	Cycle parking Secure cycle parking will be provided for every dwelling	Sustainable water management The proposals will utilise sustainable water management features
		
Ecology A range of ecological features will be incorporated into the design	Allotments The proposals include the provision of allotments	Community Orchard A community orchard is provided within the site proposals

1.0 INTRODUCTION

1.3 DESIGN GUIDANCE FRAMEWORK

This Design & Access Statement sets out in detail the various constraints, contextual understanding of the site and the wider area, as well as planning policies that have been considered in the formation of the proposals.

Design work has been measured against various guidelines and policies, including but not limited to:

- Building for a Healthy Life (Design for Homes, 2020)
- The National Design Guide (MHCLG, 2021)
- Arun District Council / West Sussex Policy & SPD
- Arun District Design Guide SPD (2024)
- Walberton Neighbourhood Development Plan (2019-2031)



1.4 THE NATIONAL DESIGN GUIDE

The National Design Guide was published by the Ministry for Housing, Communities and Local Government in September 2019. It is a response to the 'Creating Space for Beauty' interim report by the Building Better Building Beautiful Commission in July 2019.

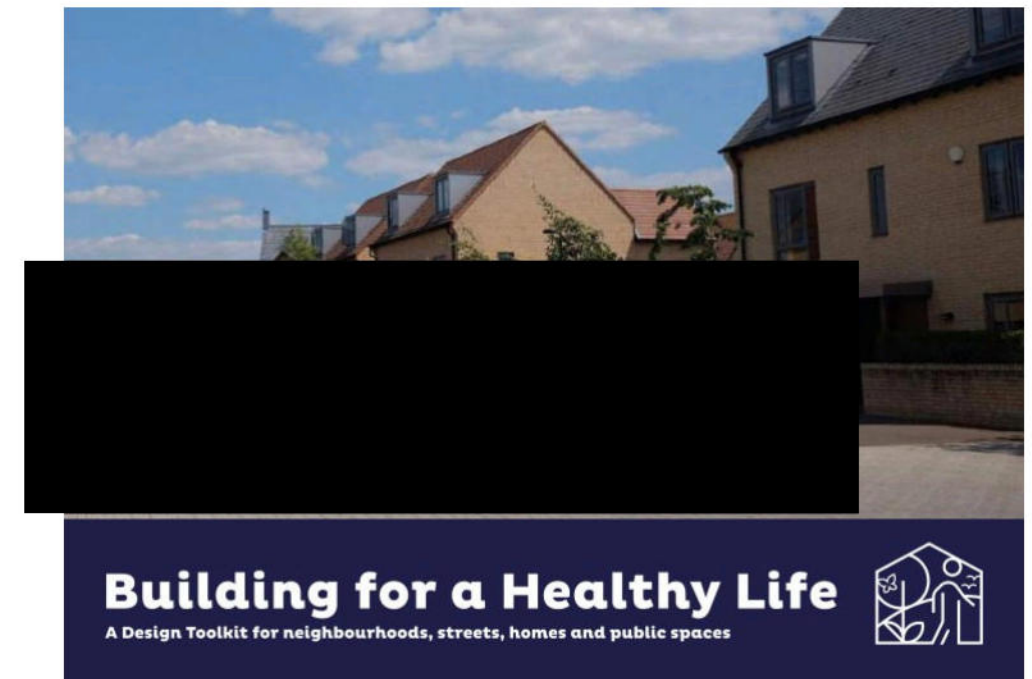
The guide illustrates how well-designed places that are beautiful, enduring and successful, can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



1.5 BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life (BHL) updates England's most widely known and used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

The new name also recognises that this latest edition has been written in partnership with Homes England, NHS England and NHS Improvement. BHL integrates the findings of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement.



1.0 INTRODUCTION

1.6 PLANNING HISTORY

Prior to the subsequent approval in 2025, the application site has seen a previous Outline Planning Application along with a Pre-App. The Pre-App was sought in 2017 ahead of the Outline Planning Application for "up to 170no. residential dwellings including 30% affordable, all matters reserved apart from access". This Pre-App was refused in July 2017. Subsequently, the application was reduced from the previous 170no. dwellings to 157no. dwellings which was also refused.

Outline Planning Permission was sought for Land off Wandleys Lane, Fontwell in May 2023 on behalf of Welbeck Strategic Land. The application was refused in February 2024 and was appealed in November 2024 where permission was approved subject to conditions in April 2025 for 95 dwellings.

Ahead of the Reserved Matters Application, Pre-Application advice was sought where feedback was given and adjustments were implemented to reflect the comments from the Planning Officer.



Outline Site Layout - 2017 (157no. dwellings)



Outline Site Layout - 2023 (95no. dwellings)

2.0 SITE CONTEXT

- 2.1 SITE CONTEXT
- 2.2 CONTEXTUAL LOCATION
- 2.3 LOCAL CHARACTER
- 2.4 SITE DESCRIPTION
- 2.5 SITE CONSTRAINTS
- 2.6 SITE OPPORTUNITIES

2.0 SITE CONTEXT

2.1 SITE CONTEXT

The site is located on the eastern outskirts of Fontwell, with the site itself being positioned east of Wandleys Lane, south of West Walberton Lane. The site is situated within the administrative area of Arun District Council. The surrounding area is semi-rural in nature and is predominantly residential, with housing to the north of the site and to the south-west accessed via West Walberton Lane and Wandleys Lane with agricultural land to the south-east.

Directly south and to the east is Wandleys Copse, an area of Ancient Woodland. To the west of Wandleys Lane is a 400 dwelling development which is being built out by Dandara. The proposed development aspires to contribute positively to Fontwell, forming a new settlement boundary that incorporates and enhances the existing edge conditions of the village.

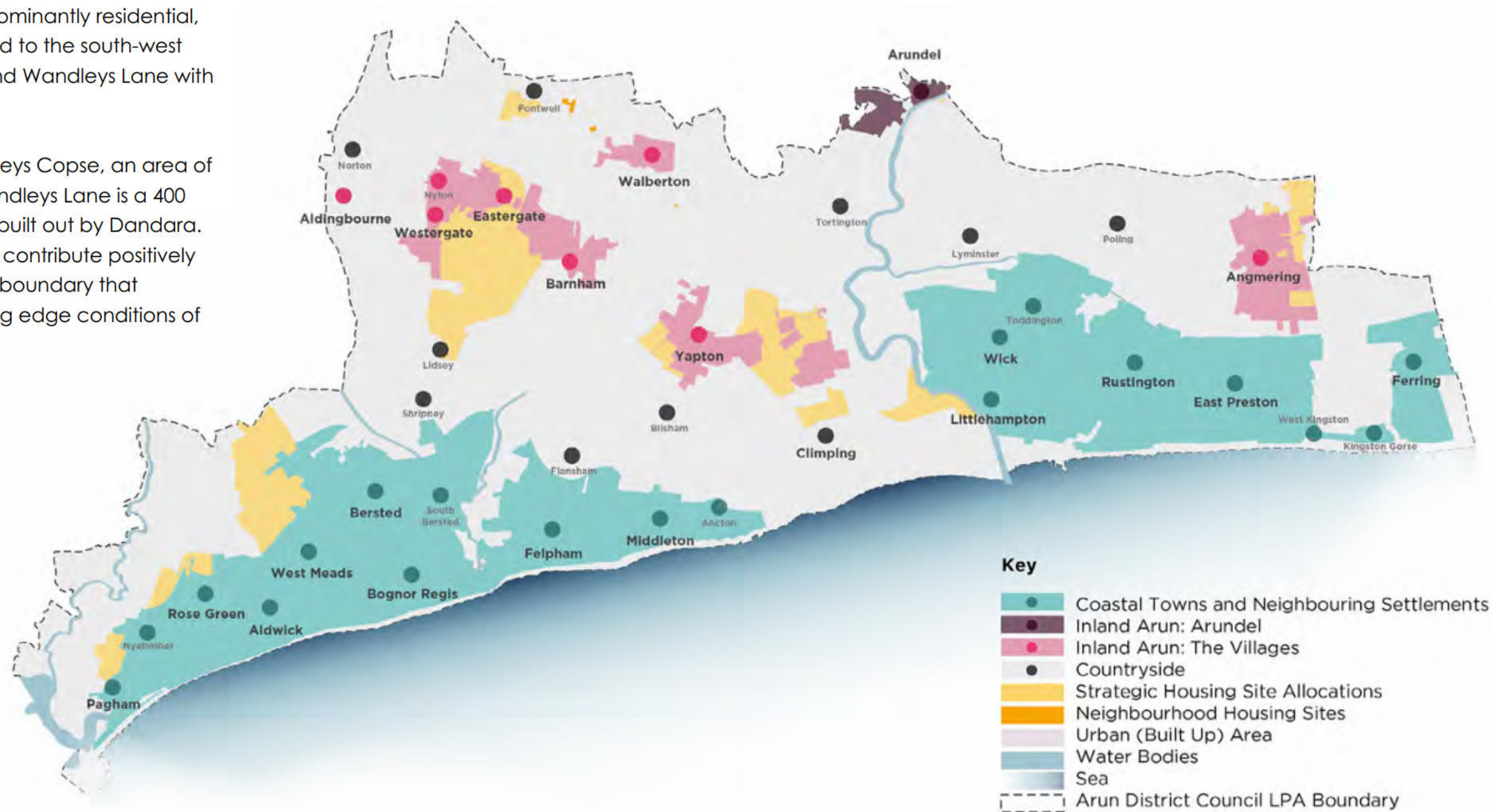


Figure 37: Settlement Character

Settlement Boundary of Fontwell, Arun Design Guide (2024)

2.0 SITE CONTEXT

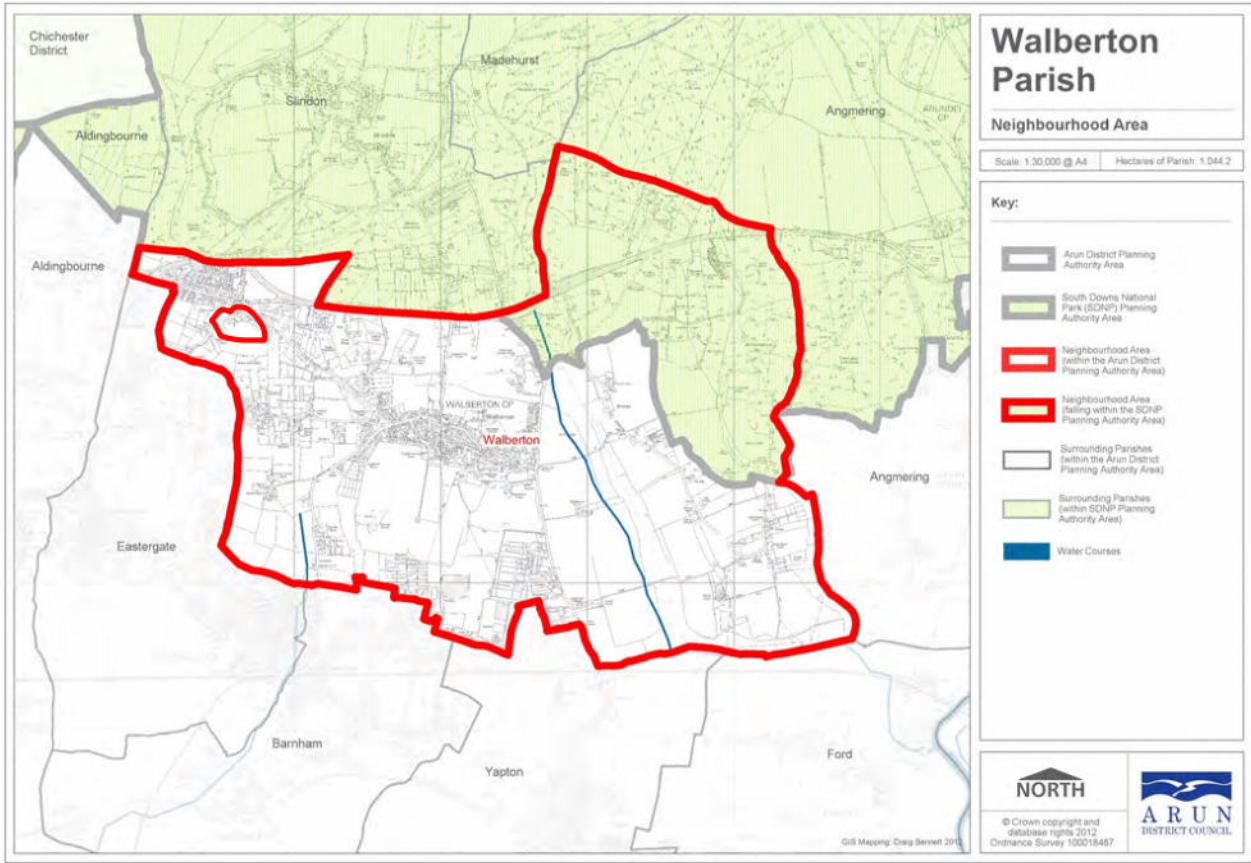
2.2 CONTEXTUAL LOCATION

The application site adjoins the south-eastern edge of the Fontwell built-up area. The site is situated approximately 8 miles east of Chichester, which is the nearest major town or city.

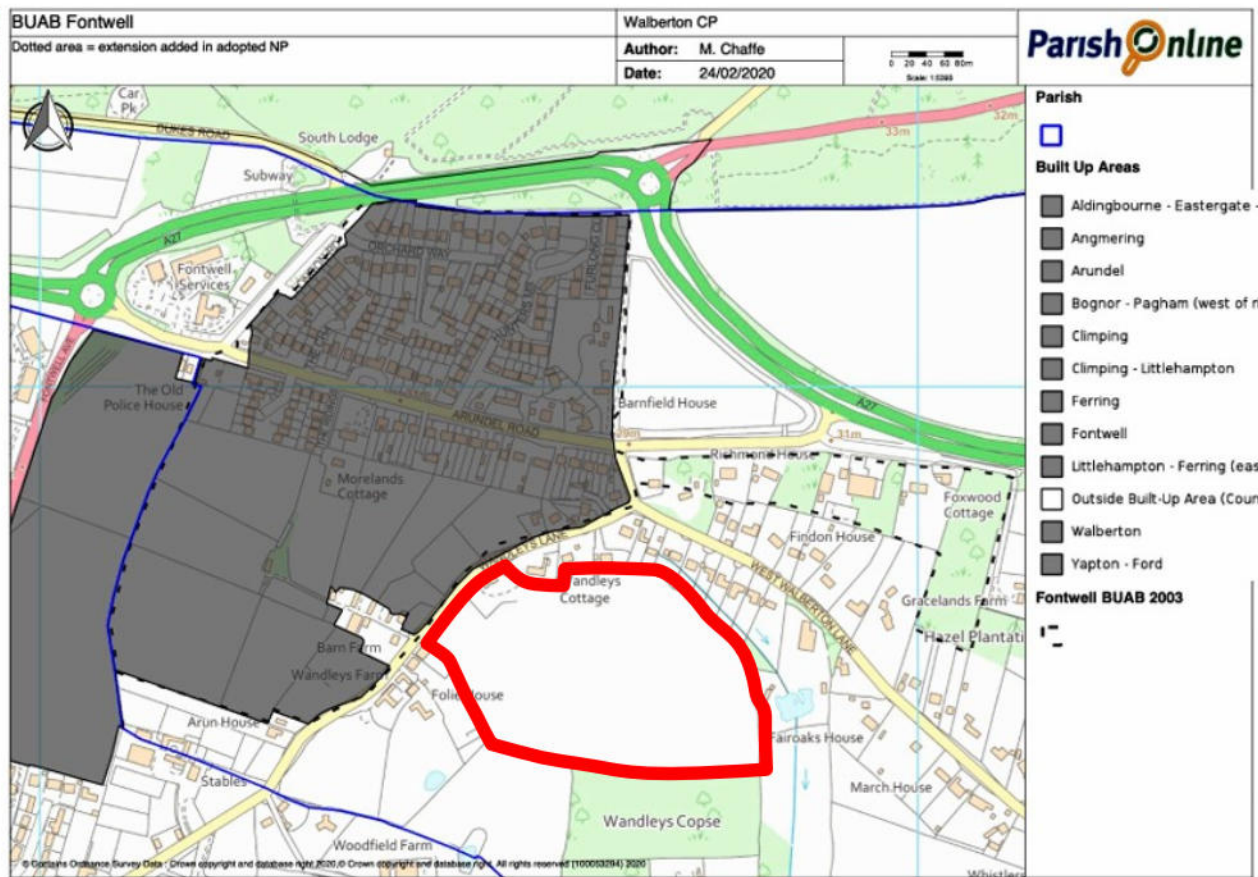
To the north of the site, approximately 500m lies the A27 which provides access towards Chichester (8 miles), Portsmouth (25 miles) and Southampton (40 miles) to the west, and Brighton (25 miles) to the east. Access to these settlements, and the further road network is provided by Wandleys Lane, located directly outside the site.

Locally there are a number of sustainable travel opportunities with bus stops located along Arundel Road (approximately 200m from the site entrance) where bus 85/85A provides onward travel between Arundel and Chichester. The nearest railway station is located in Barnham, 2 miles to the south, which is a junction station and popular interchange, providing regular services to London Victoria, Brighton, Chichester Portsmouth and Southampton.

The South Downs National Park (SDNP) boundary is located north of Fontwell, on the opposite side of the A27.



Walberton Parish Neighbourhood Area, Walberton Neighbourhood Development Plan (2019-2031)



Fontwell Built Up Areas Plan, Walberton Neighbourhood Development Plan (2019-2031)

2.0 SITE CONTEXT

2.3 LOCAL CHARACTER

To the north-west of the site is the town of Fontwell. Within the immediate vicinity of the site, there are predominantly residential dwellings and land used for pasture/agricultural purposes.

The style and age of properties located within Fontwell vary from the newer Dandara development to the north-east of the proposed development, with older residential dwellings generally located on Arundel Road. Most of the dwellings within Fontwell appear to be 20th century, thus not adding any architectural quality similar to that of the immediate surrounding built form.

Adjacent the site there are a number of two storey dwellings with some bungalows and chalet style properties in addition. There are very few 2.5 to 3 storey dwellings within the village, most of which are within the Dandara development to the north-west.

Within Fontwell brown/red brick facades are prevalent with render being a common feature material. Other feature materials include the use of tile hanging, flint and dark boarding. Most commonly, roof tiles appear as red/brown with a small number of slate/grey roofs (particularly across the Dandara development)

Roof forms across Fontwell vary with existing residential dwellings, typically having hipped roofs and newer developments having gable roofs.



Properties in Fontwell and Surrounding Areas, Google Street View

2.0 SITE CONTEXT

2.4 SITE DESCRIPTION

The site is approximately 6.93 hectares (17.12 acres) in size and comprises land used for mainly agricultural purposes, with the present use being primarily grazing land.

The site topography is at it's highest point in the north-western corner, circa +28 AOD. The lowest point in the south-eastern corner falls to +21 AOD.

The site is well screened by a number of mature trees and hedgerows to the site boundaries which will be retained within the proposals.

Directly south of the site is Wandleys Copse, an area of Ancient Woodland with residential properties to the north and north-east which are accessed off West Walberton Lane. Dwellings to the south west are accessed via Wandleys Lane.



Aerial View, Google Earth



Site Images

2.0 SITE CONTEXT

2.5 SITE CONSTRAINTS

Noise:
Potential noise source from the A27 located approximately 500m to the north.

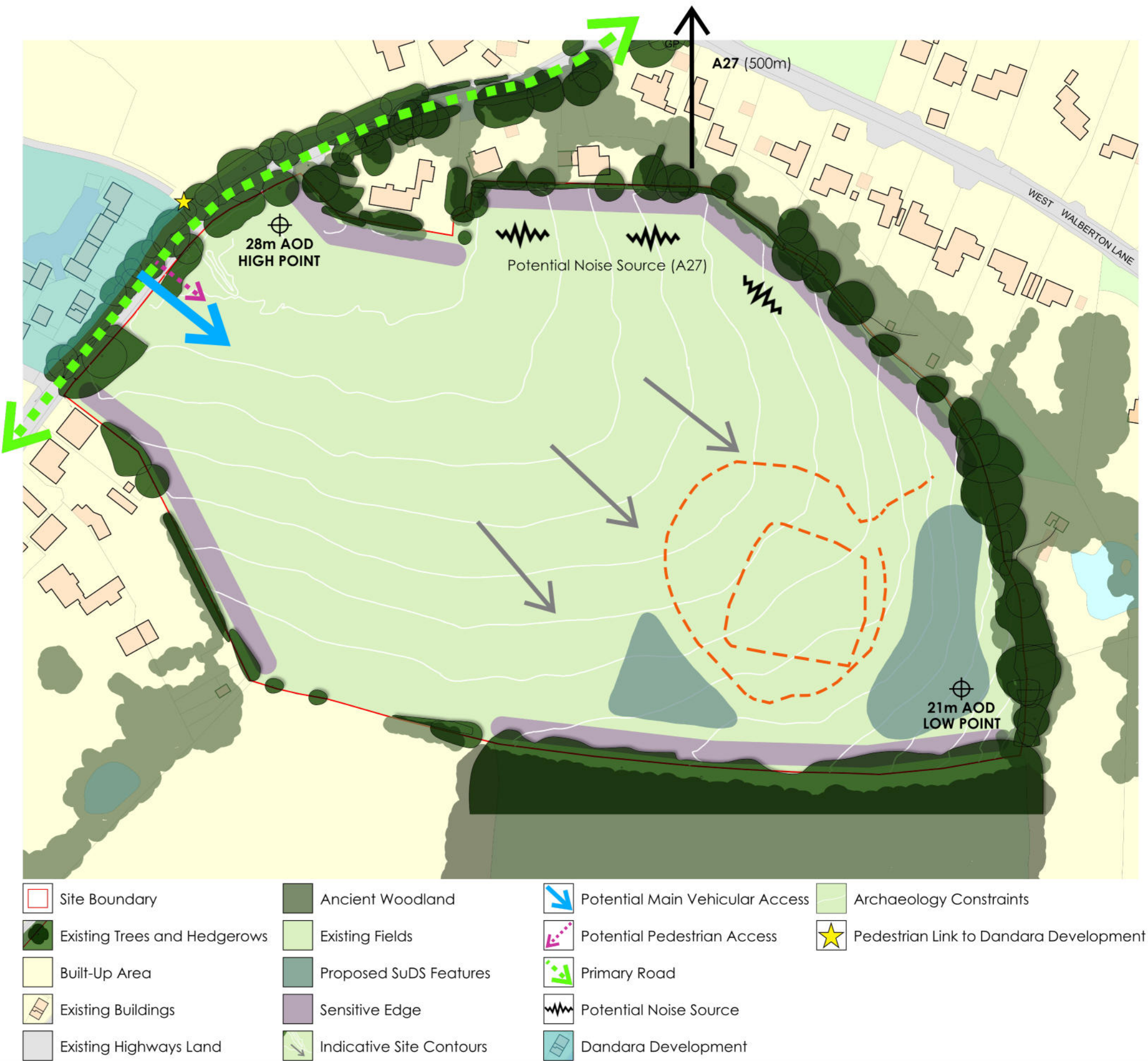
Archaeology:
The archaeological significance of the site was assessed at outline planning stage. The archaeological interest (non-designated heritage assets) on the site require protection from development.

Existing Trees and Hedgerows:
The site boundary is heavily screened by existing trees and hedgerows with Wandleys Copse to the south. The boundary planting is extensive and well established and should be retained where possible.

Access:
Opportunities for access into the site are limited due to the dense existing planting.

Views:
Views into the site are typically limited due to the extensive existing trees and hedgerows. Where existing landscaping is limited infill planting should be considered.

Existing Dwellings:
Proximity to existing dwellings towards the north, north-east and south-western boundaries requires consideration. Management of existing planting and opportunity to add additional infill buffer planting to boundaries where appropriate.



2.0 SITE CONTEXT

2.6 SITE OPPORTUNITIES

Existing Trees and Hedgerows:

Strong presence of existing trees and hedgerows on the site boundaries which provide significant opportunities for enhanced visual buffers to existing dwellings.

Landscaping Opportunities:

Opportunities across the site to incorporate additional proposed tree planting along with ecological enhancement areas to the site boundaries with allotments and orchard within the site.

Access:

The proposed access vehicular access point from Wandleys Lane gives opportunities for widening works to be carried out. Opportunity to create a pedestrian/cycle connection into the Dandara development.

Location:

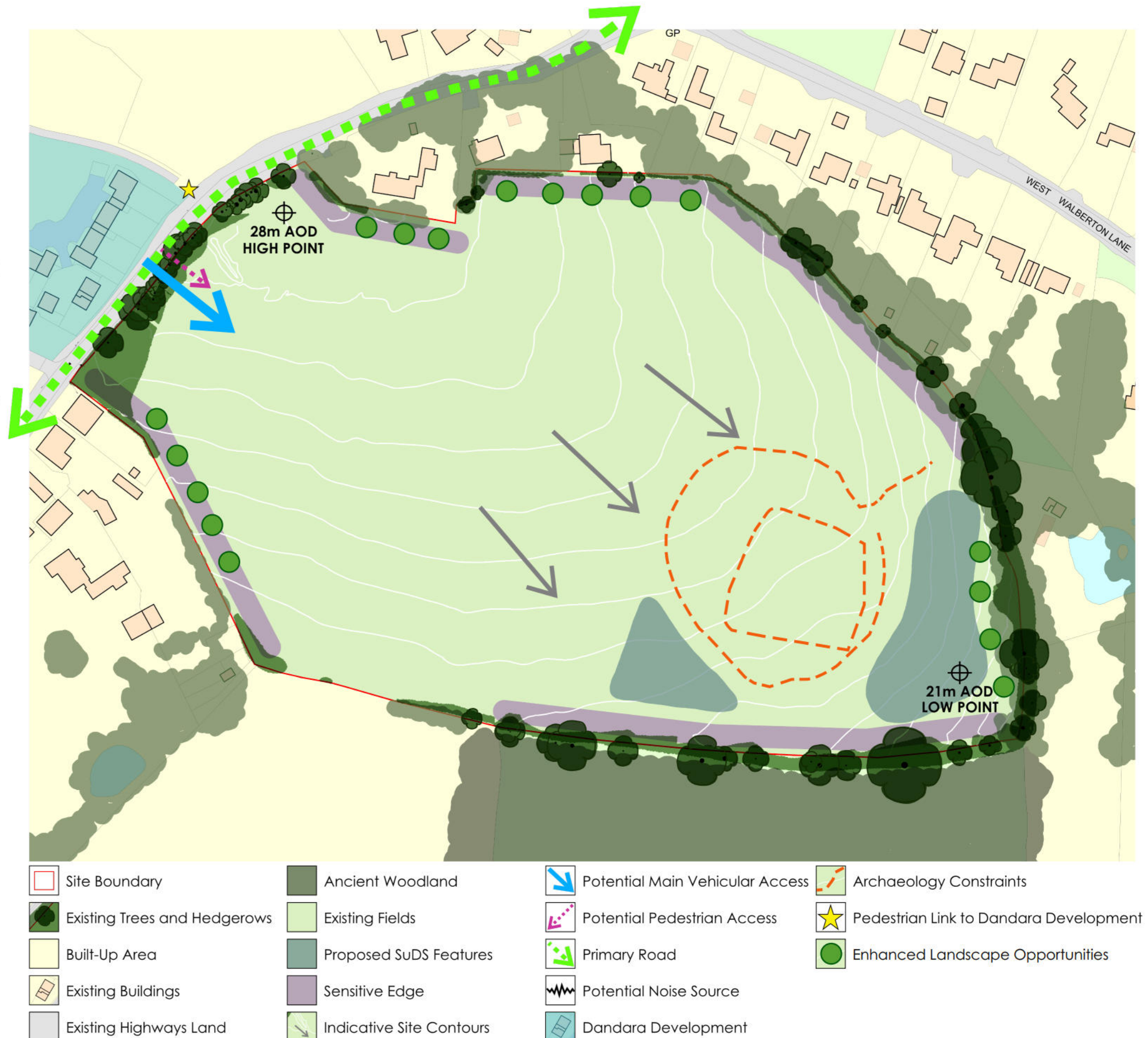
The site is located in a sustainable location within Fontwell. Local facilities and services are within walking distance and there is a safe alternative route into Fontwell for non-car users through the Dandara development.

Density:

Density is generally lower to the development edge with larger properties fronting onto these areas, corresponding with the existing dwellings with smaller dwellings located centrally within the site.

Topography:

The gentle slope of the site allows for uninterrupted development opportunities. SuDS features provided to the south-eastern boundary allowing for a natural buffer and improved visual amenity.



3.0 DESIGN PROPOSALS

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- 3.2 DEVELOPMENT FRAMEWORK
- 3.3 PROPOSED LAYOUT
- 3.4 LANDSCAPE
- 3.5 ECOLOGY
- 3.6 DRAINAGE
- 3.7 ARCHAEOLOGY
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- 3.10 USE & AMOUNT
- 3.11 SCALE & DENSITY
- 3.12 MATERIALS
- 3.13 APPEARANCE

3.0 DESIGN PROPOSALS

3.1 DESIGN EVOLUTION

The plans combine elements identified as key opportunities and take into consideration those identified as constraints. Development is pulled back from neighbouring dwellings along the northern edge, providing a green buffer of landscaped open space. Development is also pulled back from Wandleys Lane, preserving the rural character from that approach into Fontwell, whilst also creating a landscaped edge and opening views to the development.

Key features of the site layout are as follows:

- New vehicular and pedestrian site access off Wandleys Lane.
- Density is lower at the development edge and open space areas, with housing being mainly detached or semi-detached in nature.
- Smaller properties generally located along the internal streets, with use of semi-detached housing.
- Retention of hedgerows and mature trees where possible to enable an established landscape setting throughout the site.
- Sustainable drainage features (SuDS) incorporated within the open spaces at the low part of the site towards the south-eastern boundary.



Outline Site Layout



Initial Framework Plan



Evolved Framework Plan



Current Site Layout

3.0 DESIGN PROPOSALS

3.2 DEVELOPMENT FRAMEWORK

Vehicular access to the development site is located at the new access from Wandleys Lane with the pedestrian access located further to the north. The main spine road spurs off serving the development to the north and south, with secondary access roads, shared surfaces and private drives providing access for the remaining dwellings located towards the edge of the development.

Potential pedestrian connections from within the site lead to the western boundary, passing through landscaped areas of open space and the central spine road further connecting into the existing road network. The proposed pedestrian route would connect directly across Wandleys Lane into the Dandara site, providing a safe alternative route into Fontwell for non-car users.

Density is generally lower to the development edge with larger properties fronting onto these areas. Smaller properties are generally located centrally within the development, away from the development edge and are located along the internal streets.

SuDS features are accommodated in the south-eastern corner of the development.

Play facilities can be accommodated within the Open Space to the west of the site, located adjacent to proposed footpath connections. Allotments are located along the south-western boundary with the community orchard area being located to the east close to the site entrance.



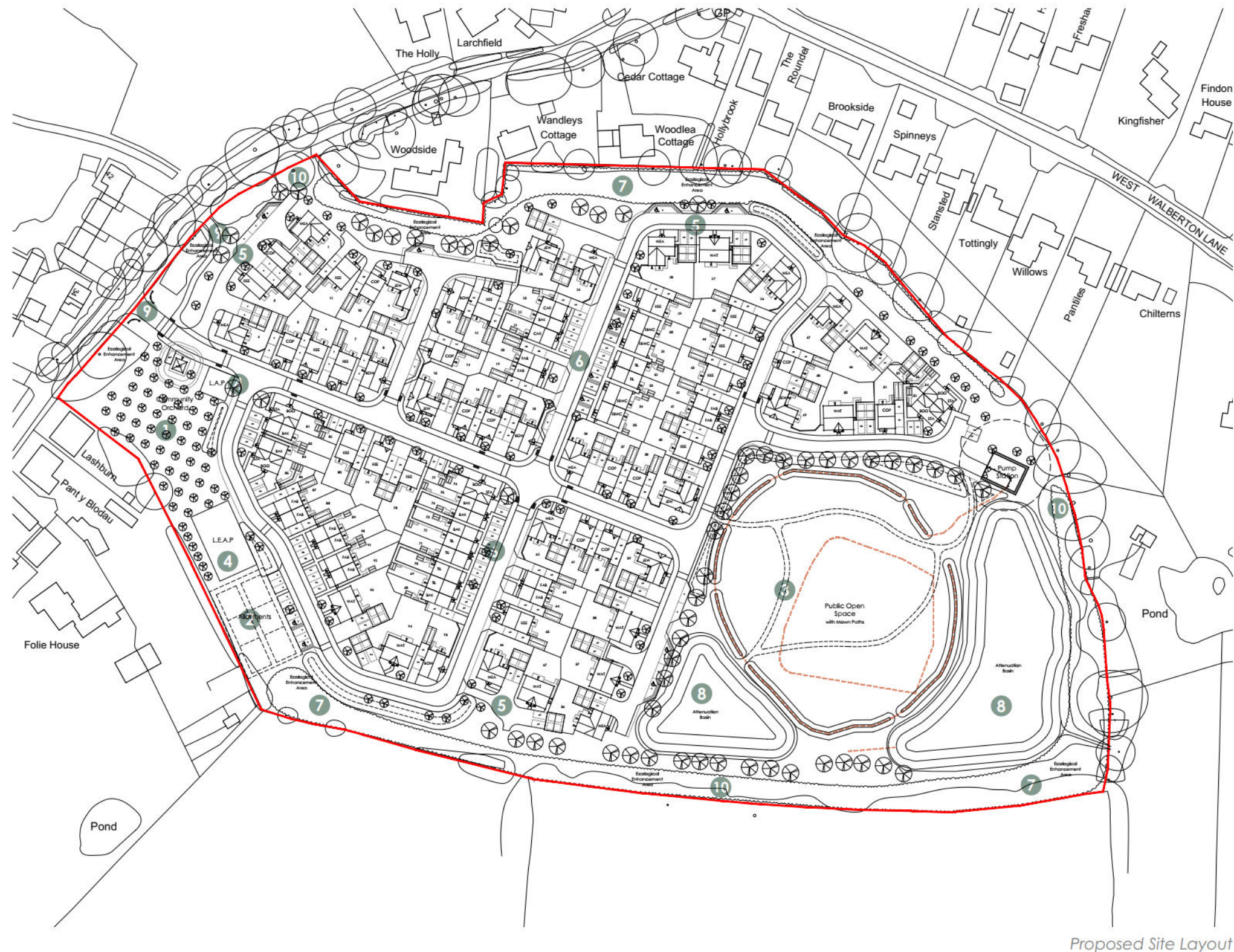
3.0 DESIGN PROPOSALS

3.3 PROPOSED LAYOUT

The proposed layout has been developed to reflect and build upon the objectives set out within the Outline Planning Permission (reference WA/35/23/OUT). The layout represents a considered and cohesive design response to the site's context and vision.

The vision for the site is to create a high quality, attractive and sustainable neighbourhood that responds positively to the surrounding areas of Fontwell and the wider area.

- 1 Community orchard provided to the southern boundary to bring community interaction to the site.
- 2 Allotments provided to the north western boundary of the site with 5no. parking spaces provided to serve the allotments.
- 3 Open space is provided within the scheme allowing for areas of increased landscaping and public amenity for residents.
- 4 Two dedicated areas of play area accommodated within the scheme.
- 5 Lower density development is located towards the perimeter of the development.
- 6 Higher density development is located centrally within the development away from the site boundaries.
- 7 Ecological enhancement areas/corridors are around the boundaries of the site which will provide opportunities for new landscaping and creation of wildlife habitat.
- 8 2no. SuDS drainage ponds located in the lowest area of the site in the south eastern corner along with rain gardens located throughout the site.
- 9 Vehicular and pedestrian access accommodated off Wandleys Lane.
- 10 Green buffers provided to the site boundary with existing and proposed landscaping features.



Proposed Site Layout

3.0 DESIGN PROPOSALS

3.4 LANDSCAPE

The majority of existing on-site trees and boundary hedges will be retained, with hedges punctuated where necessary at entrances. All trees and hedgerows are intended to be preserved with space given around them to allow for growth and maintenance.

New landscaping is to be provided in the form of street tree planting where space for growth is provided, larger trees in the open space areas and low-level frontage planting to front gardens.

Refer to arboricultural report and landscaping proposals for further details.



3.0 DESIGN PROPOSALS

3.5 ECOLOGY

The site location comprises of a grazed parcel of grassland, with areas of bracken and scrub, buildings, and treelines/hedgerow which border the site. The site is adjacent Ancient Woodland, known as Wandleys Copse, at the south-east. Boundary habitats provide linear connectivity to this ancient woodland.

Protected species surveys have identified the presence of:

- Hazel Dormice (*Muscardinus avellanarius*);
- Common Reptile species;
- Various bat species using the site, including the Annex II species Barbastelle (*Barbastella barbastellus*).

The site has been sympathetically designed to avoid features of high value. Boundary vegetation within the development is focused within areas of low-value modified grassland.

To mitigate potential adverse impacts during construction and operational phases, the following will be implemented:

- A European Protected Species Licence will be obtained of Hazel Dormice. A translocation of common reptile species will be undertaken to protect species from harm.
- A minimum 15-metre buffer zone is provided to the Ancient Woodland from the southern boundary.
- Orchards will be created on site, which will include species-rich grassland and fruiting trees, this will benefit invertebrate species on site and further improve foraging resources for bats.
- Numerous enhancements for various species such as Dormice Boxes, Swift and Bat Boxes.

Refer to ecology report for further details.

Legend

- Site Boundary
- Hedgehog Highway
- No. Hedgehog Home
- 2 No. Log Piles
- 4 No. Bat Box on Tree
- 48 No. Bat Bricks
- 4 No. Bird Box on Trees
- 48 No. Swift Bricks
- 2 No. Dormouse Box as Mitigation
- 3 No. Dormouse Box as Enhancements



Proposed Colour Site Layout

3.0 DESIGN PROPOSALS

3.6 DRAINAGE

The drainage strategy utilises a range of SuDS features, including permeable paving, attenuation basins and rain gardens, which work together to manage surface water runoff in a sustainable and integrated manner.

The surface water drainage system has been designed to accommodate all rainfall events up to and including the 1 in 100-year storm event with an appropriate allowance for climate change. This design standard ensures that the development remains resilient to both current and future rainfall conditions, reducing the risk of flooding to residents, neighbouring properties and downstream receptors.

The SuDS strategy also delivers significant water quality benefits through the use of permeable paving, rain gardens and vegetated basins. Improving water quality is an important objective of sustainable drainage as it helps protect receiving watercourses, groundwater resources and local ecosystems.

The proposed SuDS network provides a range of wider benefits beyond flood risk management. These include enhanced biodiversity through the incorporation of landscaped drainage features, improved visual amenity and placemaking, opportunities for urban greening, reduced pressure on existing drainage infrastructure, improved water quality, groundwater recharge where appropriate, and increased resilience to climate change.

Foul drainage from the development will be discharged to the existing Southern Water sewer network via a pumped connection. Discussions and capacity assessments have confirmed that the receiving sewer has sufficient capacity to accommodate the proposed foul flows generated by the development.

Refer to drainage report for further details.



3.0 DESIGN PROPOSALS

3.7 ARCHAEOLOGY

The area of potential archaeological interest was initially treated as a key constraint, shaping the early design approach for the site. Through ongoing dialogue between the project's archaeological consultant and the Council's Archaeology Officer, a strategy was agreed that avoided fixed built development within this zone of interest. Instead, the layout was designed to incorporate flexible uses such as public open space and landscaping, ensuring and respecting any potential heritage assets where necessary. This early integration of archaeological considerations into the masterplanning process allowed the scheme to respond sensitively to uncertainties at the time.

As the project progressed, archaeological investigations were undertaken to better understand the significance of the site. Although the findings were inconclusive, emerging theories regarding possible historic activity provided an opportunity to positively influence the design. Rather than being a limitation, the archaeological potential informed the landscape strategy, allowing creative interpretation of the site's past. Features such as landform modelling, planting, and potential bunding have been incorporated to subtly reflect this heritage narrative, helping to embed a sense of place and identity within the development.

The approach demonstrates how archaeological constraints can be transformed into place-making opportunities. The scheme includes provision for interpretative signage and physical features to communicate the site's potential history, cultural and community value to future users whilst creating a well-informed and distinctive environment.



3.0 DESIGN PROPOSALS

3.8 ACCESS

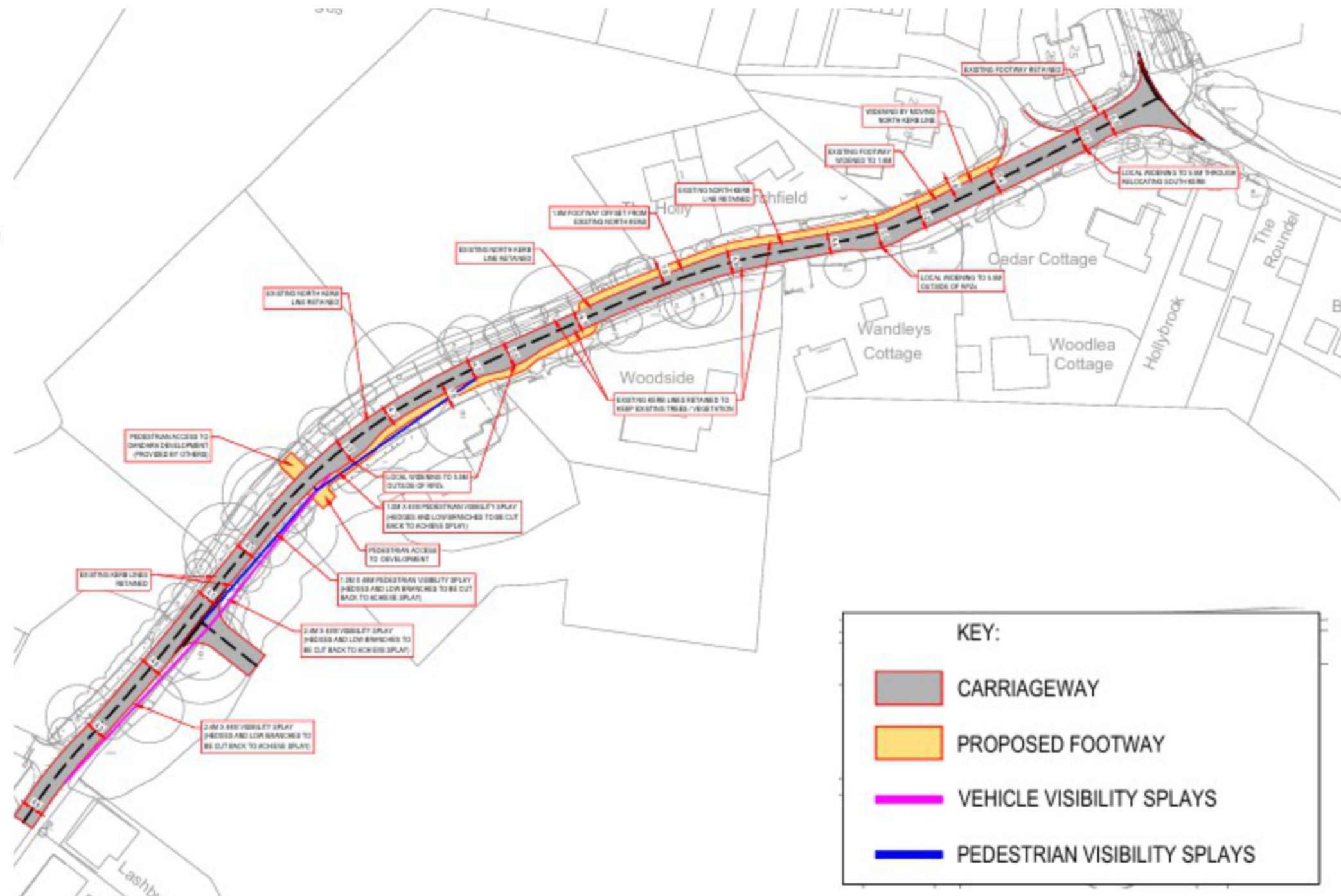
A new vehicular and pedestrian entrance is provided off Wandleys Lane which was approved at Outline Planning.

As mentioned within the Transport Assessment provided at Outline Planning Application;

"The proposed development will deliver an upgrade scheme for Wandleys Lane to the east of the site access. This comprises the addition of a footway to link the site with West Walberton Lane".

The proposed pedestrian route would connect directly across Wandleys Lane into the Dandara site, providing a safe alternative route into Fontwell for non-car users.

Refer to transport report for further details.



Proposed Technical Access Arrangement (Outline Design and Access Statement)

3.0 DESIGN PROPOSALS

3.9 PARKING

Parking across the site will be provided in accordance with Arun District Council Parking Standard SPD. Car parking across the site is provided in the form of frontage and on curtilage parking ensuring there is an appropriate mix of parking methods.

Residential parking is located as close to the associated dwelling as possible with good passive surveillance over the spaces. Each dwelling will be provided with an electric vehicle (EV) charging point.

The parking provision across the scheme is as follows;

- 1 bedroom maisonettes - 1 allocated parking space
- 1 bedroom M4(3) dwellings - 2 allocated parking spaces
- 2 & 3 bedroom dwellings - 2 allocated parking spaces
- 4+ bedroom dwellings - 3 allocated parking spaces

In accordance with guidance, garages which are larger than 6m x 3m internally are classified as 0.5 towards an allocated parking space.

At least 50% of the dwellings on site are designed to meet the M4(2) accessibility standards as found in Approved Document M. Across the site we are providing 55 M4(2) compliant dwellings with associated M4(2) parking. 4 dwellings on site are designed to meet M4(3) accessibility standards with associated M4(3) compliant parking.

Residential cycle parking is provided in either secure enclosures located in rear gardens or within garages if provided. Visitor parking is provided in excess of 0.2 spaces per dwelling with a further 5 parking spaces dedicated to serving the allotments.



Proposed Parking Layout

3.0 DESIGN PROPOSALS

3.10 USE & AMOUNT

The application site totals 6.93ha with a net development area of circa 3.25ha. The development proposal seeks to deliver 95 new dwellings including a 30% affordable housing provision totalling 29 units. The affordable housing is split into 3 tenures; affordable rented, shared ownership and first homes with affordable homes ranging from 1 to 4 bedroom dwellings.

The overall scheme offers a diverse mix of homes ranging from 1 to 5 bedrooms, catering to a larger spectrum of housing requirements. The proposed development achieves a net developable density of circa 29 dwellings per hectare, with an overall density of 14 dwellings per hectare.

Dwelling Type	Amount
1 Bedroom Homes	14
2 Bedroom Homes	19
3 Bedroom Homes	32
4 Bedroom Homes	22
5 Bedroom Homes	8
Total	95

Open Market Mix	Amount
2 Bedroom Homes	12
3 Bedroom Homes	26
4 Bedroom Homes	20
5 Bedroom Homes	8
Total	66

Affordable Mix	Amount
1 Bedroom Homes	14
2 Bedroom Homes	7
3 Bedroom Homes	6
4 Bedroom Homes	2
Total	29



Affordable Split	Amount
 Affordable Rented	20
 Shared Ownership	2
 First Homes	7
Total	29

3.0 DESIGN PROPOSALS

3.11 SCALE & DENSITY

The layout predominantly comprises two-storey dwellings, with a limited number of one-storey bungalows located centrally within the site. Building roofscapes are typically gable ended with the eaves generally boxed with dry verges.

The overall density of the scheme is 14 dwellings per hectare (net developable density of 29 dwellings per hectare), with the density of the development generally lower to the development edges with larger properties fronting onto these areas.

Density with the central portion of the development is higher with smaller dwellings located within the inner streets of the scheme.

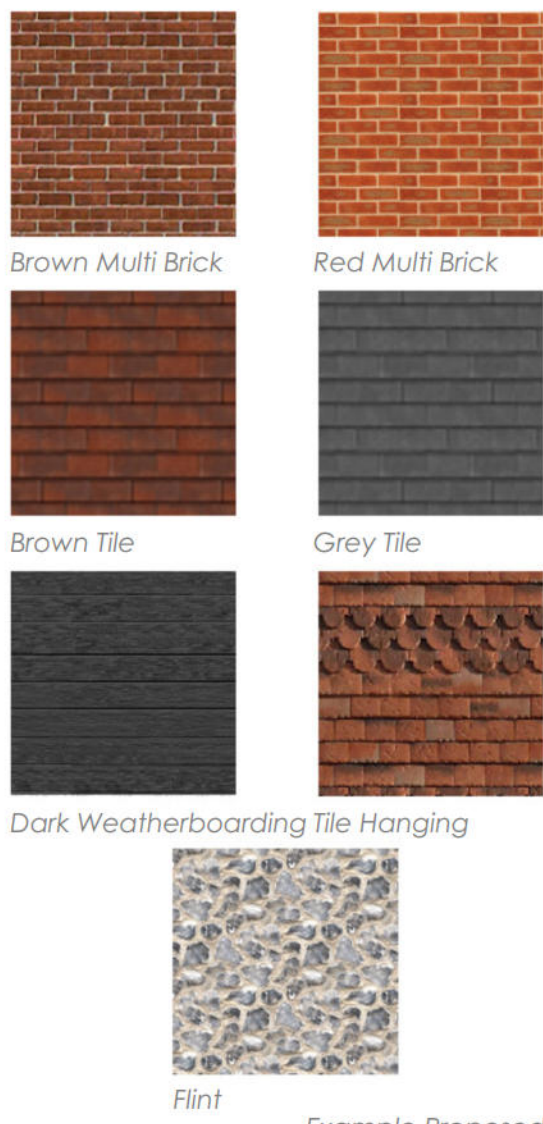


3.0 DESIGN PROPOSALS

3.12 MATERIALS

The development will use materials in keeping with those prominent in the local area. Building façades will be in either Red Multi or Brown Multi brickwork, with prominent buildings featuring tile hanging, dark weatherboarding and flint façades, similar to that of the surrounding area. Contrasting brickwork is used to create a visual difference between window heads and sills and the main facing brickwork.

Façade materials are complemented by slate grey or red/ brown roof tiles. Feature and corner buildings will typically have slate grey roofs. Fenestration will be in black PVCu.



Example Proposed Materials Palette



Proposed Materials Layout

3.0 DESIGN PROPOSALS

3.13 APPEARANCE

The architectural form and character of the development have been carefully considered to reflect the style and materials that are typically used within the local area.

Fenestration across the site is typically casement windows with a varied approach to glazing bars. Front doors represent a traditional "cottage" style, many incorporating full height sidelights.

Façade detailing include arched headers with brick sills with door canopies and bay windows have lean-to roofs applied.



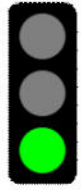
Proposed Elevations



Proposed Street Scenes

4.0 DESIGN ANALYSIS

4.1 BUILDING FOR A HEALTHY LIFE



1. Natural Connections:

- Look beyond the red line.
- Identify local amenities.
- Direct physical connections to amenities.
- Rational Landscape/Ecology connections.

Opposite Wandleys Lane to the west is a new Dandara residential development with existing residential dwellings abutting the entire northern boundary and directly west. Directly south is Wandleys Copse, an area of ancient woodland.

Local amenities, including shops and a community centre are focused within Fontwell Centre, which is located approximately 500m away from the proposed site vehicular entrance, and easily accessible by foot or bicycle through the new proposed connection between Wandleys Lane into the Dandara site, providing a safe alternative route into Fontwell for non-car users.

Additional recreational facilities including play areas and sports pitch are located within 300m from the proposed site vehicular entrance and are found within the Dandara scheme.



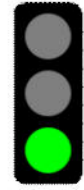
Conditions met



Conditions partially met



Conditions not met or are unachievable



2. Walking, Cycling and Public Transport:

- Understand local cycle and pedestrian routes.
- Choose green, safe and overlooked routes.
- Expand & improve these routes to places.
- Promote higher use of public transport.

Proposed footpath and cycle connections link the development to the Dandara scheme to the west leading further into Fontwell Centre.

These footpath connections pass alongside existing landscaping and through newly created landscape features, making these attractive routes.

Bus stops are located approximately 200m from the site entrance along Arundel Road, offering regular services connecting Arundel to Chichester. The nearest railway station is located in Barnham, 2 miles to the south, which is a junction station and popular interchange, providing regular services to London Victoria, Brighton, Chichester Portsmouth and Southampton.



3. Facilities & Services:

- Improve or provide new facilities for the need.
- Locating them on routes and "Play on the Way".
- Making drainage features work well with routes.

New green spaces are created within the development to the development edge with new footpath routes connecting to existing movement routes beyond the site boundary.

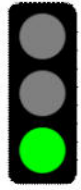
Two new play areas are provided, adding to the recreational facilities in the area. They are sited adjacent to proposed movement routes and are easily accessible from existing local dwellings. Allotments and a community orchard area are provided within the proposal and are located along pedestrian movement routes.

Surface water detention basins are located to the south of the site, adjacent to the proposed footpath connection surrounding the open space, adding to the visual and recreational assets on the movement routes that pass through the site.



4.0 DESIGN ANALYSIS

4.1 BUILDING FOR A HEALTHY LIFE



4. Homes for Everyone:

- Provide a mix of homes to meet the need.
- Supported homes at the heart of communities.
- Provide private outdoor space.

The proposed housing mix on site meets the needs of the community by providing small 1-bedroom homes, up to larger 5-bedroom family homes in a variety of size and form. All homes on site have private amenity space.

Affordable homes make up 30% of the provision, with an appropriate split between shared ownership, rented and first homes.

Homes and streets are designed to meet Part M4(2) & M4(3) of the building regulations, in accordance with policy, allowing for wheelchair access, with gardens and routes being designed to be as usable as possible.

All dwellings have been designed to conform with the Nationally Described Space Standards.



Conditions met



Conditions partially met



Conditions not met or are unachievable



5. Make the most of what is there:

- Understand the ecology, constraints and assets.
- Explore concepts and framework first.
- Replant if it means a better design.
- Avoid buffer spaces between boundaries.

Through site visits and extensive analysis of the site's constraints and assets, a framework for development has evolved.

Significant considerations of ground levels, archaeology, ecological habitats and their protection, and the overall context within the surrounding neighbourhoods have fed into this process to inform the framework as indicated earlier in the document. Several design iterations have been reviewed, considering local context, with these latest proposals being considered as the most appropriate form.

The majority of existing trees and hedges will remain in place and will become established features to the periphery of the site. Appropriate tree protection measures will be applied to ensure existing trees are not damaged during or after construction.



6. A Memorable Character:

- Consider locally inspired or distinctive character.
- Explore the good, don't replicate the bad.
- Use good urban design analyses.
- Use local materials but avoid pastiche.
- Create activity to bring places to life.

Neighbouring residential character is of notably varied style and quality. The closest neighbourhoods are of a generic urban form.

The design intent seeks to use a palette of locally inspired details and materials.

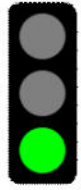
Street patterns and densities within the development are the result of an intent to present a semi-rural development at the edge of the settlement boundary, with density generally lower to the development edge and main connection routes.

Designed places are located along movement routes that connect with the wider area. These places will then become active, well-overlooked and discernible character areas in the neighbourhood.



4.0 DESIGN ANALYSIS

4.1 BUILDING FOR A HEALTHY LIFE



7. Well defined streets and spaces:

- A strong framework with active frontages.
- Understand the experience within the street.
- Define public and private.
- Consider the street corners.

All streets and spaces are clearly defined, framed, balanced and well overlooked. Buildings front onto streets with habitable rooms, front doors, driveways and parking located along the street.

The proposals illustrate a regular pattern of residential buildings and spaces between them, with larger detached buildings prominently facing areas of open space, and smaller semi-detached and terraced housing located within higher density internal streets. Frontages have clear separation between public and private, with walls, fences or landscaping defining boundaries. Private parking is clearly identified along with visitor spaces.

All street corners have buildings with dual aspects. Some of these corner buildings have front doors on the side roads, while others have well designed side elevations containing windows and architectural features.



Conditions met



Conditions partially met



Conditions not met or are unachievable



8. Easy to find your way around:

- Streets that connect and are direct.
- Use streets, building and landscape to navigate.
- Define different street types.
- Vary street and space character on large sites.

All streets are unique in appearance, utilising different street, landscape and building forms to create legibility.

The streets connect to all other streets and routes in a logical street pattern. The primary streets are wider than those that link to private drive areas and thus create an obvious through route. Existing landscape that bounds the site, is clearly viewed from numerous points along the primary route, indicating pedestrian connection routes to the wider area.

Along each street there are places that vary in form. Building heights, street dimensions, landscape density and visibility change, to indicate where spaces begin and routes lie. Existing landscape plays a significant role in the identification of places, along with new street tree planting that punctuates routes.



9. Healthy Streets:

- Slow cars and prioritise pedestrians and cyclists.
- Use Street Trees.
- Active frontages with front doors.
- Prioritise safe pedestrian and cyclist at junctions.

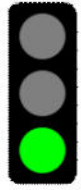
Vehicular routes are designed to reduce speeds as much as possible by using changes in direction, speed control geometry and limiting forward visibility to that which is required. Pedestrian safety is prevalent through ensuring separate paths from the carriageways on the primary routes and where connecting to the wider pedestrian network. Cyclists are offered direct routes through spaces, with sufficient visibility at junctions to allow cycling speeds to be achievable.

Front doors and habitable rooms facing the street help create active frontages and provide natural surveillance over pedestrian routes. This ensures safety and security within the neighbourhood.



4.0 DESIGN ANALYSIS

4.1 BUILDING FOR A HEALTHY LIFE



10. Cycle and car parking:

- Cycles close to the front door.
- Integrate car parking into the street.
- Clear parking ownership realistically calculated.
- Share allocation and avoid antisocial parking.
- Generously landscape frontage parking.

Cycle parking is located close to the rear entrances of each property ensuring the security of cycles without affecting the intended streetscape.

Visitor parking spaces are generally located within street laybys. There is sufficient space to avoid any antisocial parking.

Frontage parking is located close to front doors and bounded by landscape, with allocated spaces clearly labelled, and placed directly in front of those homes.

Much of the allocated parking is located alongside homes in driveways and garages. The parking has been calculated for realistic use, as defined by the planning authority.



Conditions met



Conditions partially met



Conditions not met or are unachievable



11. Green and Blue Infrastructure:

- A strong landscape strategy from the start.
- Plan movement to promote biodiversity.
- Food growing opportunities.
- Multi functional sustainable drainage solutions.
- Well overlooked spaces robustly managed.

From the outset, the topographical, ecological, landscape, drainage, and contextual relationships have defined an appropriate form of development. This evolved to ensure space for landscape, drainage and ecology, along with areas for new landscape features within the site.

New routes have been planned which pass alongside combined existing and newly designed features. Drainage features have been placed within these landscape spaces to ensure they become multi-functional and make the best use of these spaces.

The protection of habitats within the site has been secured and where possible, they have been integrated into the visual amenity of streets and spaces.



12. Back of pavement, front of home:

- Defined private space with strong boundaries.
- Design frontage well for services and waste.
- Avoid all leftover space.
- Useful amenity space for apartments.

Plot boundaries will be clearly defined along the public realm. Rear boundaries will be carefully detailed brick walls or pier and panel walls, with some use of closeboard fencing where these features are not necessary. Frontages will be planted with shrub and hedge species that can grow into robust boundary treatments.

All services have been designed to be unobtrusive, with utility meters placed to avoid interference with architectural aesthetic. Similarly, bin collection points are integrated into the proposed hardstanding, in logical places. There will be no wasted space left over, with all space utilised for properties, Open Space, utility, or landscape.



Bellway



Public Open
Space
with Mown Paths

END