

AVISFORD GRANGE, WALBERTON

DEVELOPMENT OF 111 DWELLINGS



DESIGN AND ACCESS STATEMENT

SEPTEMBER 2020



D.04

Preface

ECE Architecture have been instructed by the Vistry Group in support of this Full Planning Application for the development site at Avisford Grange, Walberton of which the land forms part of the approved permission under Outline Consent WA/44/17/OUT and Reserved Matters WA/95/18/RES.

This Design & Access Statement seeks to examine the redesign of part of this development and to reconsider the dwelling mix and positions as a direct response to the current housing market.

The site is approximately 3.90 hectares of land that was situated within former farmland. The site is currently under construction as per the approved scheme with areas of the site either built or under construction.

The surrounding land use is comprised of residential properties along the east and south west of the site with open farmland beyond. To the south of the site Walberton Recreational Ground which includes a playing field, cricket square and football pitches. The northern boundary faces onto Avisford Park Hotel golf course, associated buildings and historic parkland. The main access is located in the north east corner of the site, directly onto Yapton Lane.

This submission comprises a Full Planning Application providing;

Full Planning Application to revise the approved and partly implemented permission (WA/95/18/RES and WA/44/17/OUT) at land at Tye Lane, Walberton to provide for 30 additional dwellings including 9 affordable units with associated landscaping, road layout, access and parking.

Dwelling changes include the reduction of 4 bedroom dwellings and the increase in smaller 1, 2 & 3 bedroom properties.

The proposed residential development will provide high quality new homes, using locally prevalent materials in a traditional context.

The scheme design utilises the approved vehicular access from Avisford Grange.

The application seeks the approval of increased units to further boost the supply of housing within Arun District and to assist the Local Authority in delivering much needed houses to meet the local needs of the district. The provision of 1,2 and 3 bedroom properties better meets local needs as set out within the Planning Statement which accompanies this application.

This Design & Access Statement sets out the following to provide an illustrative development proposal:

- The vision and background to the site and the development proposals;
- The key design principles, approach and development philosophy;
- An appraisal of the edge of settlement character, landscape, environmental, transport, service and infrastructure characteristics of the site and surrounds;
- A set of design principles, approaches and an analysis of the overall Master Plan;
- An accessibility and movement network proposal including transport connections, access and permeability;
- An appraisal of street and character areas;
- A set of landscape, environmental and sustainability objectives.

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“The proposed residential development will provide high quality new homes, using locally prevalent materials in a traditional context.”

Executive Summary

This Design & Access Statement and the accompanying drawing package has been prepared for the submission of a Full Planning Application made to Arun District Council.

A project design team has been assembled to help inform the scheme design objectives and the proposed development in order to create an appropriate and respectful development that makes a good use of the land whilst meeting all key site constraints.

Vistry Group proposes a scheme for the partial redesign of the existing site at Avisford Grange comprising a total of 3.90 hectares for 111 new dwellings, an increase of 30 above the consented Reserved Matters WA/95/18/RES. Access has been approved under the Outline Consent (application ref: WA/44/17/OUT) and further Reserved Matters.

The layout comprises a range of open market and affordable houses and apartments. A significant proportion of the overall site will be given over to new landscaping, formal and informal public open space and ecological enhancements as shown on the approved Reserved Matters application:

The proposed scheme comprises:

- 111 new homes, uplift of 30 homes from previously approved application (WA/95/18/RES) of 30% of uplift would be affordable;
- The affordable housing would be a range of apartments and houses with both rented and shared ownership properties available for families and single households;
- A range of formal open spaces within the site and a tree line boulevard form a green lung to the development as per the previously consented scheme;

- Ecological enhancement zones, which will include a variety of opportunities for new landscape planting and wildlife habitat creation; as shown on consented scheme;
- A comprehensive landscaping scheme that will significantly soften the set-back proposed development area and provide visual screening to the key site boundaries, integrating existing planting as per the consented scheme;
- A design approach that both creates variety and promotes individuality within the various streets utilising a varied palette of materials.

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INTRODUCTION

- 1.1 Vision Statement
- 1.2 Planning Policy Background

1.0 Introduction

1.1 Vision Statement

The proposed development has been designed to be a sustainable and deliverable semi-rural extension to Walberton that helps to meet local community housing needs, addresses the full range of environmental impacts and makes a significant contribution to the infrastructure requirements of the area.

Overall the design philosophy ensures that the proposed residential development comprising

111 homes which reflect the edge of settlement location of the site and function as an integral edge of the built up area, contributing to the distinct character of the surrounding area as well as reflecting local housing needs.

A new sustainable housing development in this location will provide a greater range of housing types for young people and families to live and work in the area and ensure that people of all ages have access and choice to a good standard of living.

The proposed development will utilise a variety of materials to create a varied palette throughout the site, following the approved design character established through the previous Reserved Matters Approval, providing a distinct, legible residential development that incorporates individual detailing and feature buildings to bring joy and interest to the built environment.

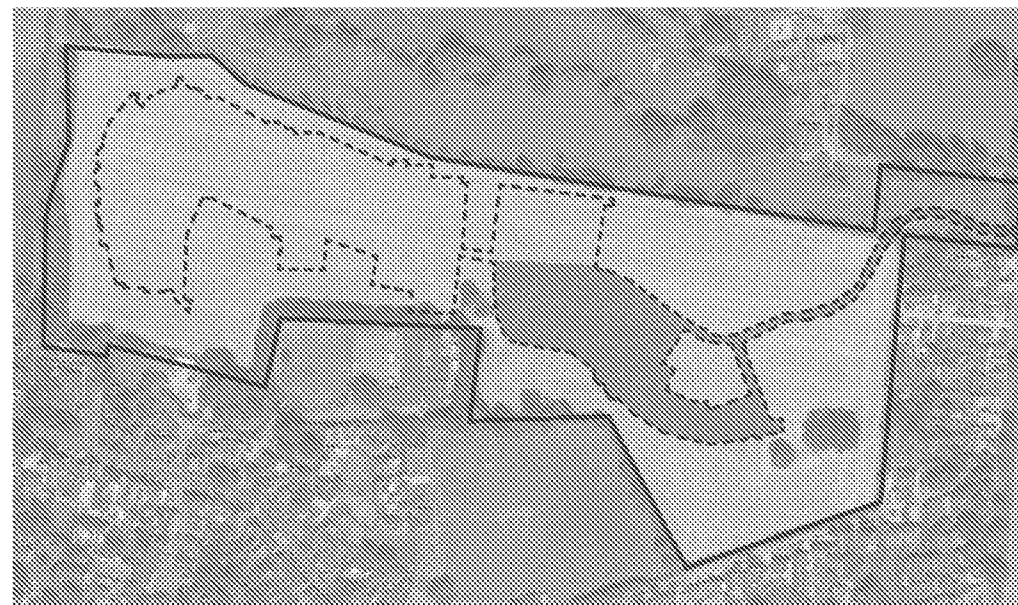
A strong local identity will be achieved through the development of design principles for linked but individual character areas within the scheme providing contextual integration with aspects of individuality.

1.2 Planning Policy Background

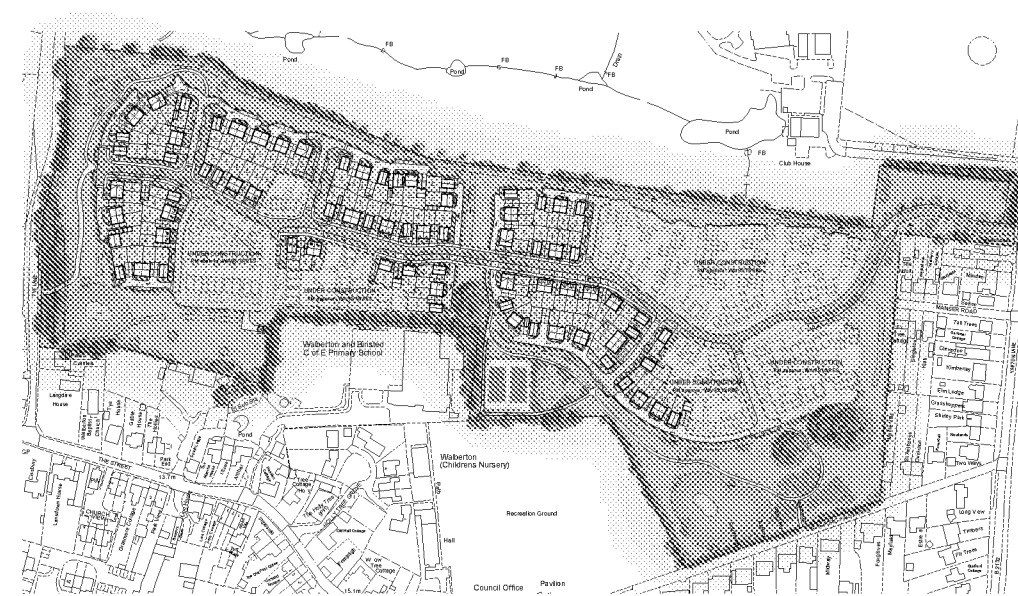
The site benefits from the previous Reserved Matters approval (WA/95/18/RES) and Outline Consent (WA/44/17/OUT) for the construction of up to 175 residential dwellings.

As such the principle of residential development on site has been established and this new application seeks to better reflecting housing needs.

Following a thorough review of the approved planning permission and the site opportunities and constraints, the proposed scheme has been designed and seeks to follow the principles of the Reserved Matters consent. The design principles, design evolution and detail of the proposed scheme is explored further within this statement, and compliance with the relevant planning policy is set out within Planning Statement.



Site aerial image



Site Layout

2 SITE APPRAISAL

2.1 Opportunities and Constraints Summary

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DEVELOPMENT PROPOSALS

- 3.1 Proposals
- 3.2 Amount/ Density
- 3.3 Access Strategy
- 3.4 Affordable Housing Provision
- 3.5 Internal Permeability
- 3.6 Movement Hierarchy
- 3.7 A Character Area Approach

3.0 Development Proposals

3.1 Proposals

The proposals have been prepared in order to support the Planning Application for 111 new homes to the north of Walberton. An uplift of 30 units.

The site layout demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet Arun Council's housing needs.

The site layout following the principles from the already constructed part of the development with the following key elements:

- The provision of 111 new dwellings;
- A sustainable addition to the settlement edge that is designed around current urban design best practice guidance to create a safe, inclusive and interactive environment;
- A legible development, with the public realm utilised to visually link individual areas that create varying scale, massing and detailed design within an overall design framework, establishing a strong and unique sense of place;
- Primary access leading from Yapton Lane to work successfully within the existing road network and hierarchy;
- The provision for generous open spaces to facilitate community interaction and provide high quality recreational settings, with an equipped play area for children;
- Significant provision of public open space, landscaping, formal & informal recreational spaces, community walks and meeting spaces as shown on Approved scheme;
- The inclusion of a generous area for ecological enhancement adjacent to the south west site boundary, encouraging wildlife interaction and providing a physical buffer to adjoining housing;

- A comprehensive sustainable drainage strategy, utilising a series of swales and ponds within the site;
- Integration of public footpath into development forming a link through to Walberton Village Centre;
- Planted landscape boulevard through the centre of the scheme defining setting the development into its landscape back drop.

Using a mix of Affordable house types, which includes:

- 2no. 1-Bed Flats
- 7no. 2 Bed House

Previously shown units numbers within red line - 89 dwellings

Proposed units within red line -111 dwellings (uplift 30)

Landscape buffers preserved

Using a mix of Open Market house types, which include;

- 35no. Two bed houses
- 55no. Three bed houses
- 12no. Four bed houses



Proposed site layout

3.2 Amount / Density

The development proposal is for 111 dwellings in total. The gross site area is 3.90 hectares, which results in a density of approximately 29 dwellings per hectare overall; this includes the access road, public open space, and landscape buffers.

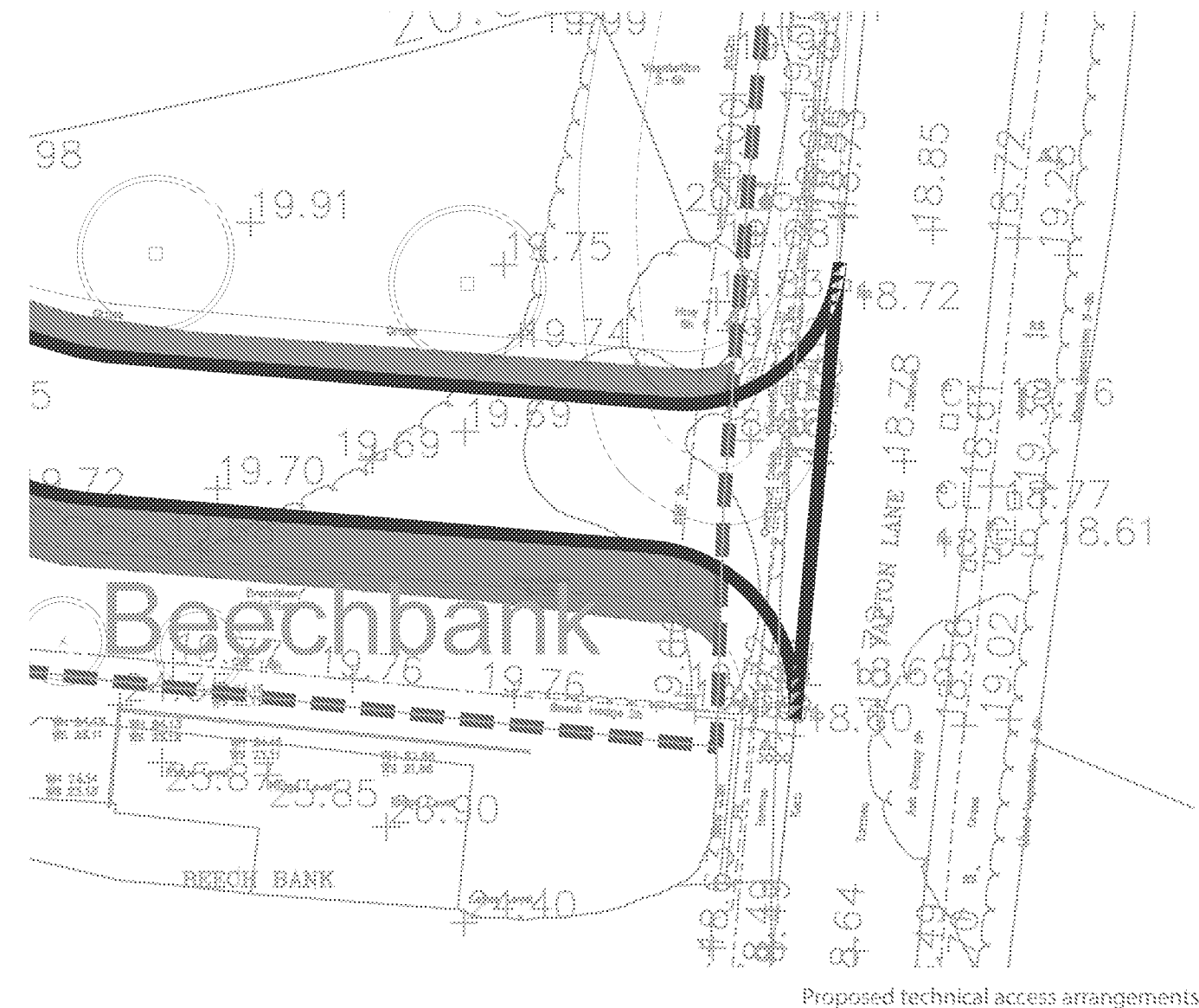
The design approach utilised is considered to fit in with the surrounding residential character and respect the setting of Walberton, whilst creating a development that has an individual identity creating a strong sense of place. The form of the proposed development is comparable to the surrounding residential development in providing a mixture of detached and semi-detached indicating that the proposed scheme will be very well integrated with the surrounding settlement.

The retained trees & hedgerows, accompanied by the new planting and soft landscaped verges proposed will provide a green, sylvan character to the development, utilising the proposed public open spaces as high-quality settings for building frontages to provide natural surveillance.

3.3 Access Strategy

The principal access to the site utilises the north-east boundary of the site with Yapton Lane, where there is a good connection to an appropriately surfaced public highway as per the approved access arrangements. The access can be used for pedestrian, cycles and vehicles and is proposed to be the only access available for vehicles.

This principal access will lead from the adopted part of Yapton Lane and curve into the site. The junction would not create a major impact on the local traffic.



3.4 Affordable Housing Provision

The affordable housing provisions has been increased in line with policy requirements and will be provided for on the full application in line with the unit uplift (30 dwellings).

In total there are 9 affordable dwellings which are split down into:

- 2no. 1 bedroom flats
- 7no. 2 bedroom house

The plan shows the affordable housing located in a number of small clusters to ensure an appropriate spread of tenure throughout the site. The affordable accommodation would be owned and managed by an appropriate Registered Social Landlord.



3.5 Internal Permeability

The development links into the Approved pedestrian and cycle links that integrate with the adjacent community, open countryside and public footpath.

The visual links between the main entrance and a choice of routes around and through the site link to the new public open spaces to the south and west. This includes both direct pedestrian links through the shared surface road network and the secondary network of footpaths /cycleways. The public realm encourages short trip movement via foot or cycle through these direct links.

Through retaining the approved network of pedestrian and cycle routes through the site it ensures the open spaces and equipped natural play area is accessible for families within the existing settlement as well as future residents.

The direct pedestrian and cycle routes will offer access to local facilities, services and to public transport. Proper provision will be made for people with mobility difficulties and consideration given to the ease of access for the elderly population.

3.6 Movement Hierarchy

Within the site it is intended that the street hierarchy would follow a set of approved principles as follows:

- Primary Access, 5.50 metre wide tarmac carriageway, including and 2 metre wide foot-way either side;
- Primary Route, 5.50 metre wide tarmac carriageway including 2 metre wide foot-ways either side; The southern edge of this carriage way includes a 3.8m wide swale on one side;
- Shared surface carriageway, 4.80 metre overall highway width with 2 metre grass verge. Where appropriate, informal visitor parking spaces is provided;
- Green Lane carriageway finished, 4.10 metre overall

highway width finished in small module block paving and positioned near public open spaces and at the edge of the development near the open countryside and;

- Informal visitor parking spaces are spread across the site as appropriate.

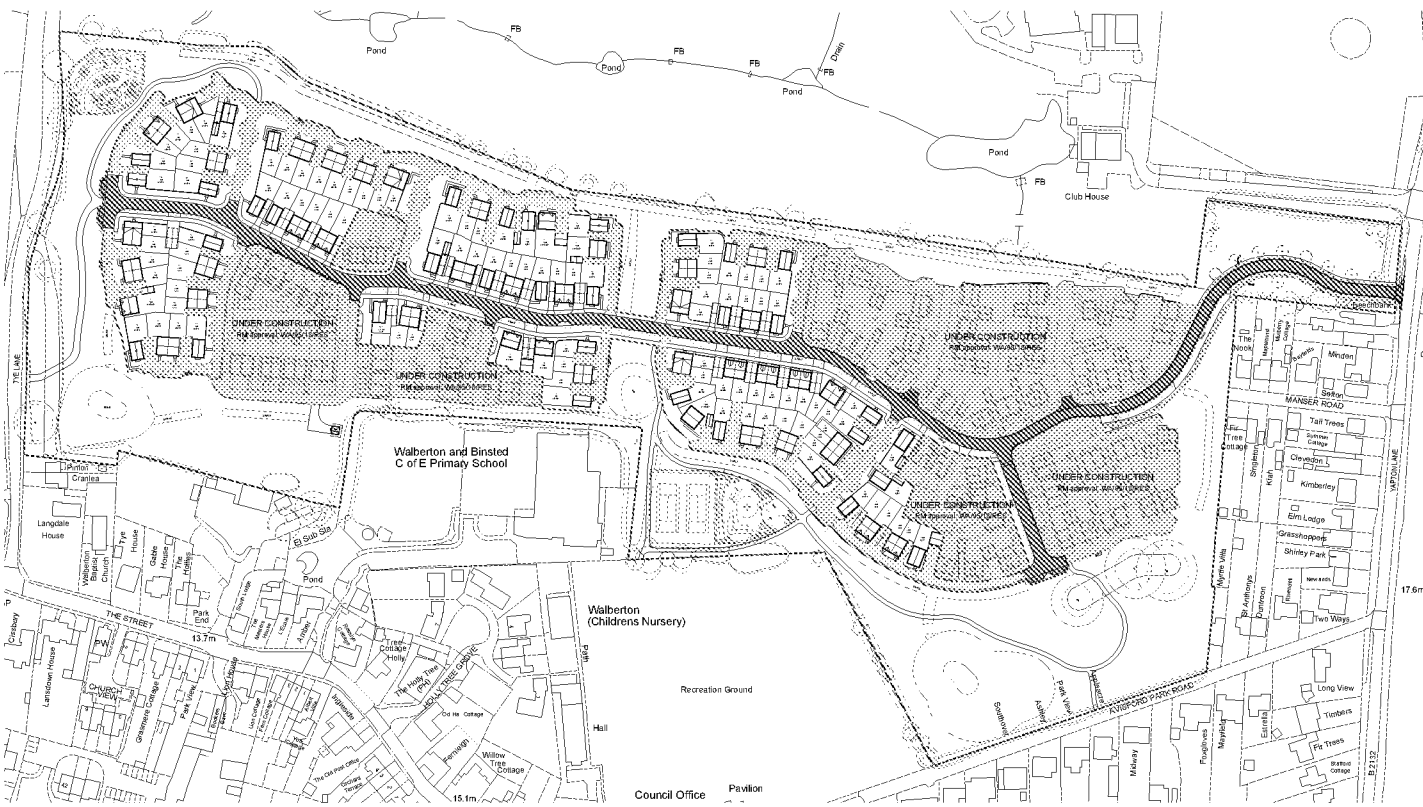
The road widths will vary dependant on the hierarchy and road types in order to create more formal areas at the site entrance and to the primary route, and the more predominant areas of informality adjacent to the softer planted green edges.

The entire scheme is intended to have both vertical and horizontal highway features, including granite setts as rumble strips and timber bollards close to road edges to ensure a maximum 20mph design standard so that traffic speeds remain low throughout the development.

In terms of the access hierarchy, it is proposed that the principal means of access leading from Yapton Lane will cater for all road users including refuse vehicles, cars, cyclists and pedestrians.

The remaining routes would all accommodate refuse vehicles, cars, cyclists and pedestrians, but within a pedestrian priority and shared surface network, further reducing the likely vehicle speeds within the development.

With respect to cycling on site, this will be served generally by on-street movement, with indirect routes through the open spaces.



Proposed road hierarchy strategy including pedestrian and cycle routes