

3.7 A Character Area Approach

Area A - Community Edge

- 3no. Brick colours (brown/red), tile hanging and render
- 2no. roof tiles (red and slate)
- Pitched roof porches and flat gauged arched brick window headers to brick units
- Gabled porches to render and tile hanging units
- Chimneys to selected units

Area B - The Avenue

- 4no. Brick colour (brown/red), tile hanging and render
- 2no. roof tiles (red and slate)
- Pitch porches and flat gauged arched brick window headers to brick units
- Gabled porches to render and tile hanging units
- Chimneys to selected units

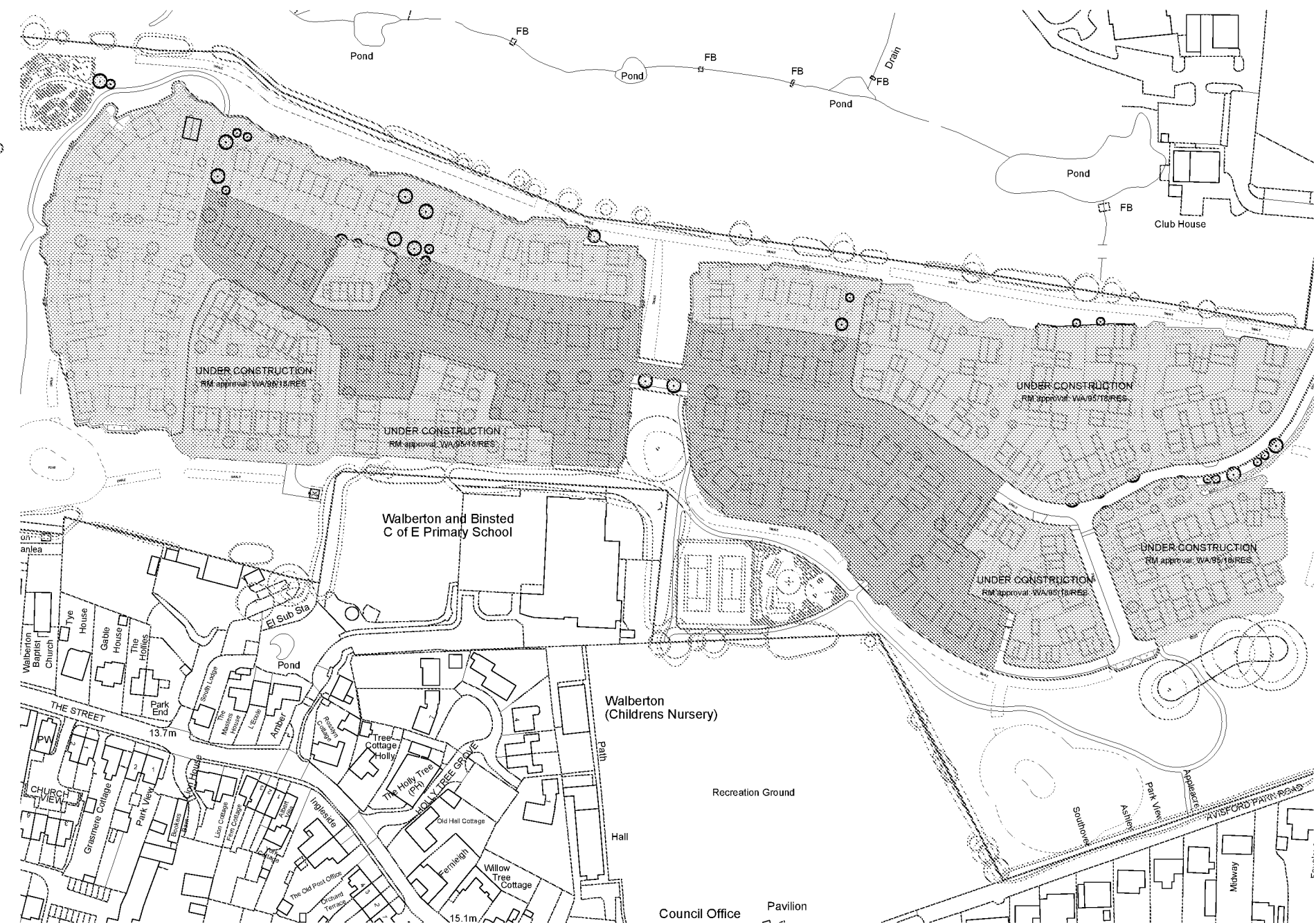
Area C - Village Edge

- 3no. Brick (red/brown), render and cobble stone
- 2no. roof tiles (red and slate)
- Arched window headers to brick units
- Gabled porches to render units
- Pitched porches to brick and cobble stone units
- Chimneys to selected units

Area D - Parkland Edge

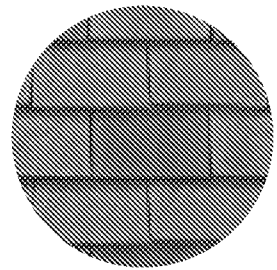
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- Chimneys to selected units

- [A] Community Edge
- [B] The Avenue
- [C] Village Edge
- [D] Parkland Edge

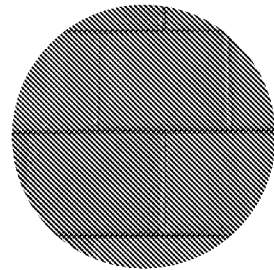


Area A- Community Edge

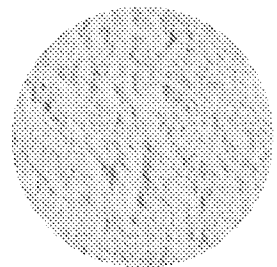
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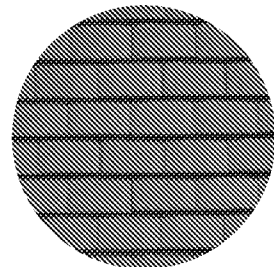
Redland Plain Tile - Autumn 23



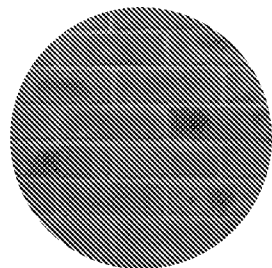
Redland Cambrian Slate



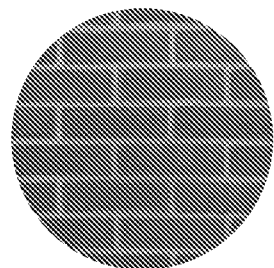
Weber Monocouche Cream - Smooth/Roughcast



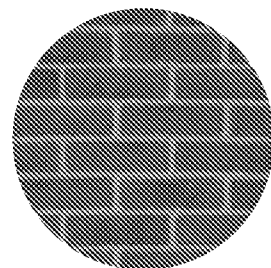
Standtoft Plain Tile - Terracotta Red



Nutcombe Multi Brick



Warnham Red Stock Brick

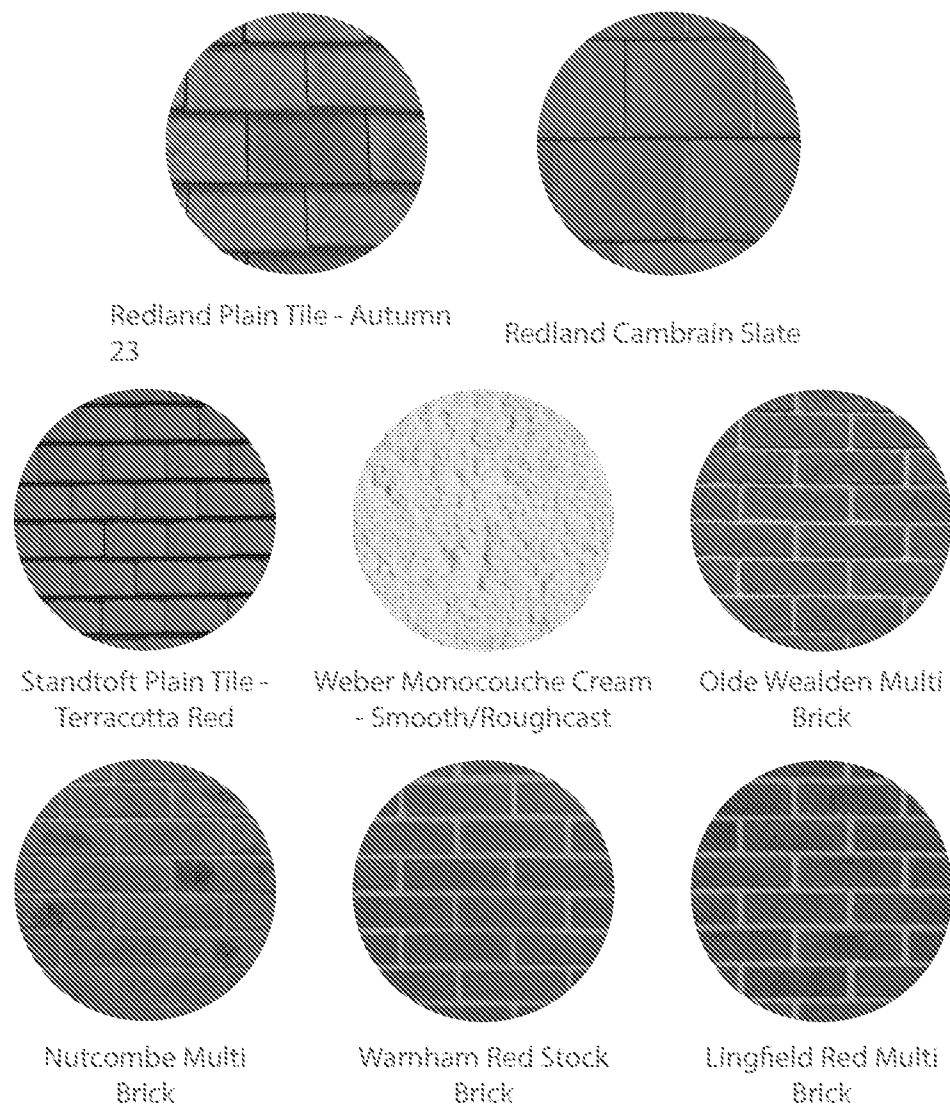


Lingfield Red Multi Brick



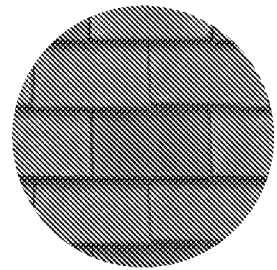
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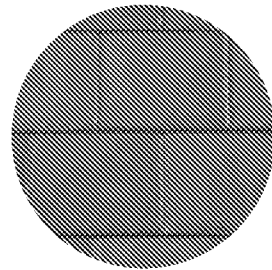


Area C - Village Edge

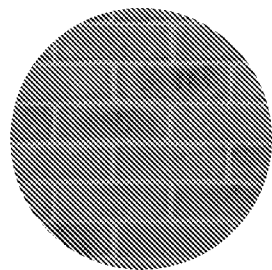
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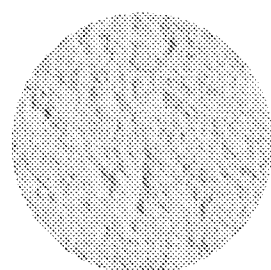
Redland Plain Tile -
Autumn 23



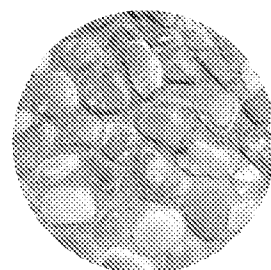
Redland Cambrain
Slate



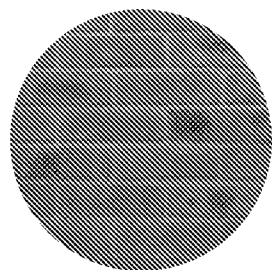
Maplehurst Light
Multi Brick



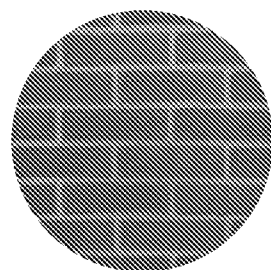
Weber Monocouche Cream
- Smooth/Roughcast



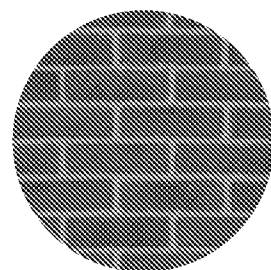
Cobblestone



Nutcombe Multi
Brick



Warnham Red Stock
Brick

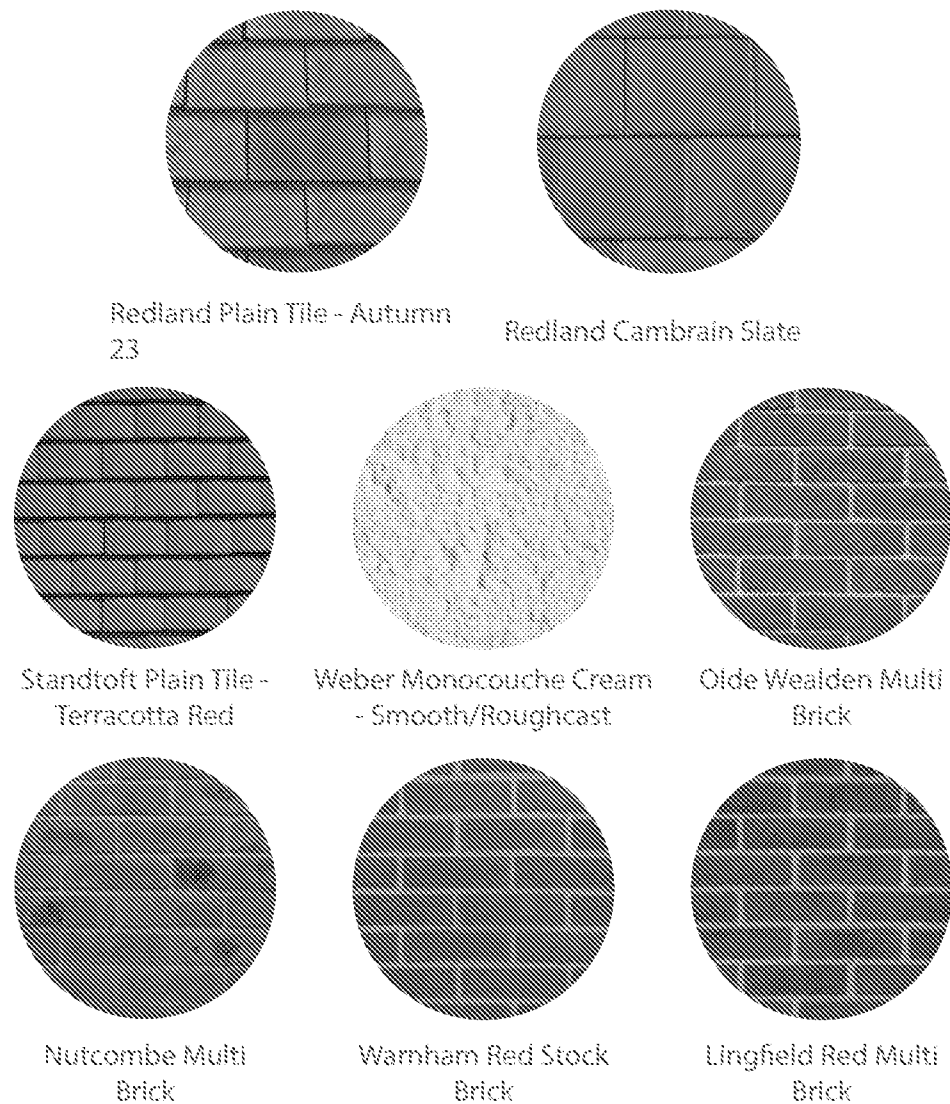


Lingfield Red Multi
Brick



Area D - Parkland Edge

- 2no. Brick colour (brown/red), tile hanging and render
- 2no. roof tile (red and slate)
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- Gabled porches to render units
- Chimneys to selected units



4

DESIGN PRINCIPLES

- 4.1 Arun Council Design Requirements
- 4.2 Building Heights
- 4.3 Architectural Approach
- 4.4 Materials
- 4.5 Open Space Strategy
- 4.6 Car and Cycle Parking
- 4.7 Lighting

4.1 Arun Council Design Requirements

It is considered that the design response contained within the layout is in accordance with the design aims and objectives of Arun Council.

The main and secondary roads will have 2 metre wide pedestrian footpaths on at least one side with the rest of the roads designed as pedestrian priority and shared surface to minimise vehicle speeds along the 'home-zone' design principles. The location of open spaces allow for parkland frontage for a large number of the houses and flats. Significant visitor parking is provided in the form of informal lay-by areas, interspersed by landscaped and structural on-street planting.

The surface water drainage strategy is SUDS compliant, through a series of swales across the site. Landscaping is considered as integral in the development, with frontage, on-street and strategic planting creating a highly 'greened' development.

At the dwelling design level, housing is designed in accordance with the Nationally Described Space Standards significant rear-to-rear distances.

Blank façades are avoided, with homes designed to 'turn corners' and provide activity on all movement routes.

Sheds will be provided to all houses to allow for cycle storage, tools and garden equipment, where units do not benefit from a garage. Personal allotment areas are possible for each dwelling within the generous rear gardens.

4.2 Building Heights

Throughout the development, building heights will generally be two storeys in order to make an appropriate use of the land, matching much of the residential development within Walberton. 2.5 storey houses have been introduced along the spine road where this benefits the street scene.

By allowing 2 to 2.5 storey development, the layout and elevation approach limits the cumulative impact of the development on the edge-of-settlement setting.

Eaves lines will generally be at first floor window head depending on accommodation within the roof, with 40-50 degree roofs predominantly used to maximise the visual quality of the development.

At the development edges, scale and massing of dwellings will be reduced to create a transition to the rural edge. Buildings include changes in visual appearance and increased separation distances between dwellings with increased landscaping.

This approach is in general accordance with best practice for sustainable edge-of-settlement housing developments.

4.3 Architectural Approach

The development proposes a traditional design approach sympathetic to the edge of village extension, using the massing of traditional building forms with a mix of traditional and more contemporary palette of materials designed to fit in with the local surrounding.

An underlying architectural style will permeate the development, characterised by deep and generous window proportions, a varied but cohesive use of traditional materials and features such as bay windows, gablets, porches and gables to provide interest and variety in the new streets. As approved within the character document submitted with Reserved Matters WA/95/18/RES.

The common architectural language will follow through to the external materials, with boundary fences and hard surfacing of the West Sussex palette, all common through the scheme. The built form will include grouped buildings that will share common materials within a wider palette covering the development as a whole.

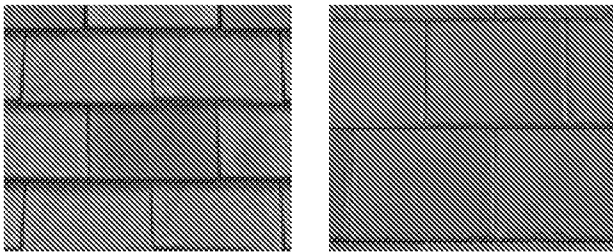
Detailing will be specific to material use, and generally common to the scheme design to create an underlying 'Development Identity'.

Materials including brick, cobblestone, render and tile hanging are responsive to the context while bringing in new colours to give the development some individuality is maintained. Brick detailing including dentil courses further add to the character.

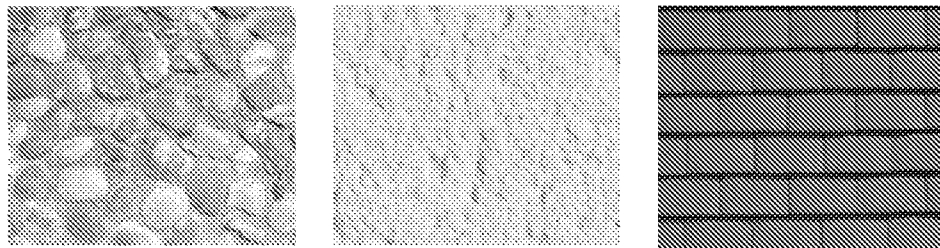
4.4 Materials & Appearance

- Limited material palette, pitched & gable roof porches, doors, windows and cladding materials.
- Materials selected to reflect the local character in Walberton.
- Elevations vary throughout the scheme to create visual interest and activate the street.
- Brick and cobblestone predominantly to village edge.
- Tile hanging and render to face the access roads and define corners.
- Gablets mainly used along the access roads to match the local townscape.
- Cottage style windows and doors throughout the scheme.

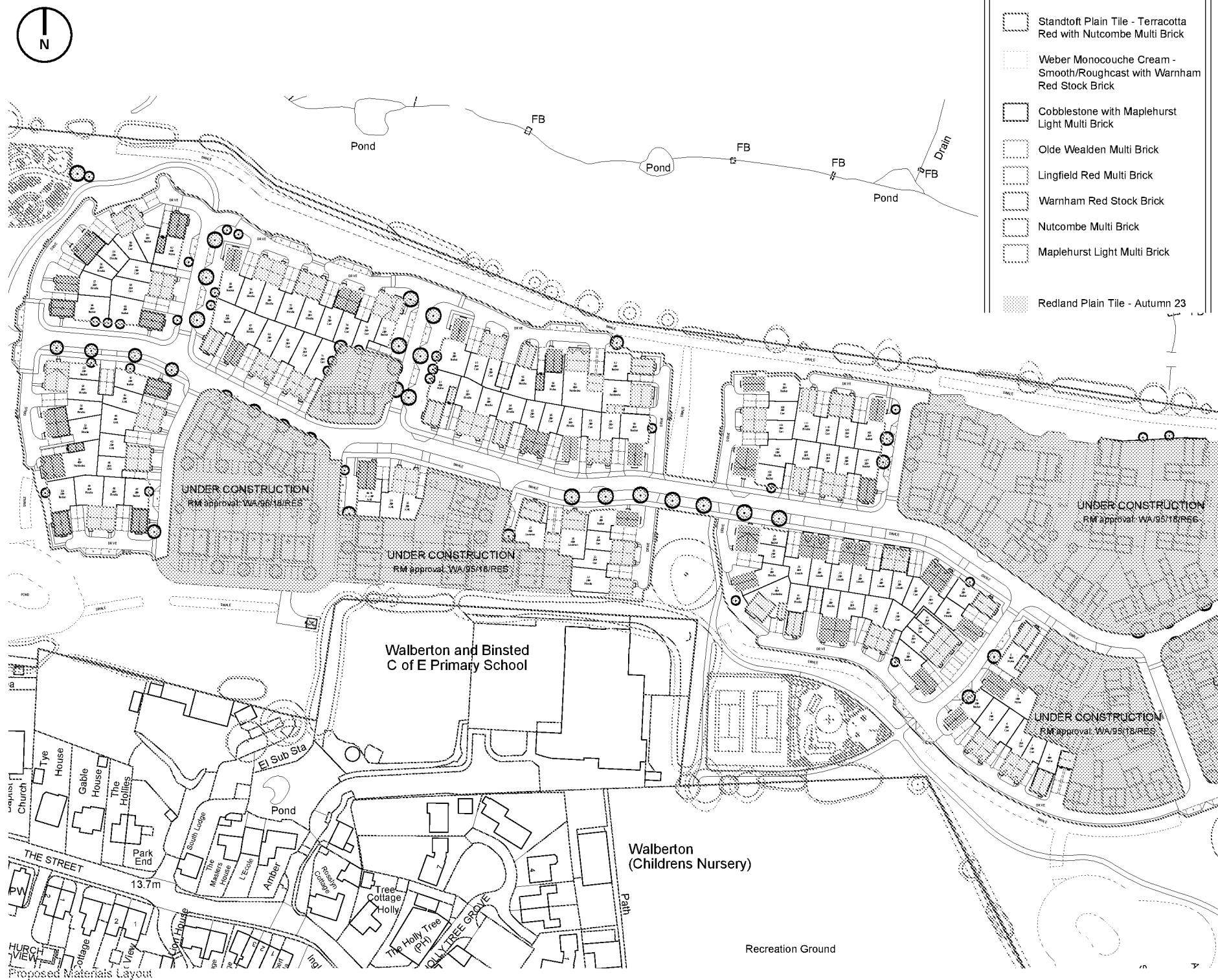
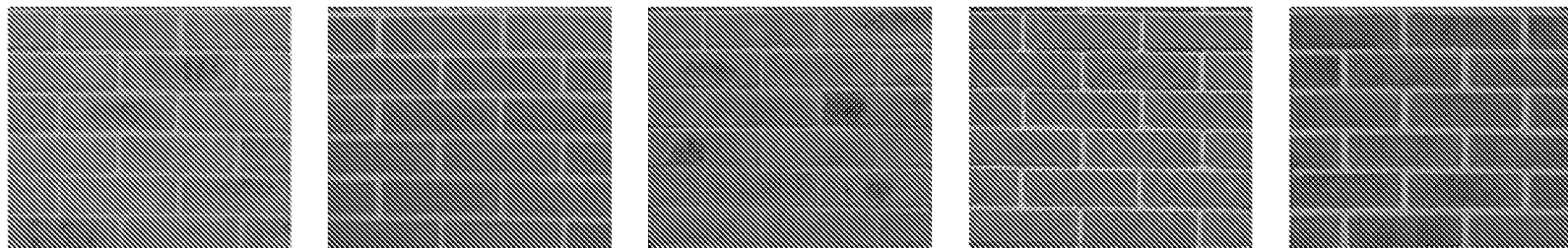
Roof Tiles



Facing Materials



Brick



4.5 Open Space Strategy

The open space strategy complies with the Approved Reserved Matters WA/95/18/RES. This includes a variety of different types of public open space, new informal walks and footpaths integrated with hedgerow and tree lined boundaries. New landscape areas will include informal open space; seasonal SuDS ponds and structure planting for wildlife and amenity benefit; enhanced landscaping around existing public footpaths.

The use of open spaces are reflected in their location, so that a space such as the equipped natural area of play (the LEAP in the scheme) which will be used by the largest number of people is easily.

The open space strategy will provide the site with tennis courts, allotments and a community orchard whilst creating a landscaped framework in which the parcels of development will sit.

All of the open spaces are connected by green links, incorporating the existing landscape features such as the edge tree and hedgerow belts within the site and supplementing these with additional planting.

Open spaces will be overlooked by the perimeter development to create places that can be used safely and do not represent a risk to security.

The open spaces strategy encompasses ecology provisions both generally and more specifically within an ecological enhancement area to meet the requirements of emerging planning policy and good practice. Areas of landscaping and open space will facilitate water management and natural drainage, providing new wildlife habitats.

4.6 Car and Cycle Parking

The car parking and cycle provision within the site has been designed to accord with planning policy within both Arun District Council and West Sussex County Council.

Parking will be provided as on-plot spaces. Cycle parking will be provided generally within garages, a lockable external shed located in private rear gardens.

The breakdown of car parking has been designed and laid out as follows:

- 1 space per 1 & 2-bedroom flat generally laid out as frontage parking off of the highway;
- 2 spaces per 2 & 3-bedroom house, predominantly on-plot parking although some limited frontage parking;
- 2-4 spaces per 4-bedroom house provided on-plot;
- 28 unallocated visitors spaces across the site; adjacent to the open spaces and within the road network, to be managed by the nominated estate management company.

In terms of cycle parking adequate provision has been identified within the development as follows:

- 1 space per 1 & 2 bedroom flat;
- 2 spaces per house;

4.7 Lighting

Street lighting will be provided throughout the residential areas, which may include limited pedestrian focused public street lighting columns, bollard lighting and on-plot security lighting subject to a detailed lighting strategy.

It is intended that public street lighting columns will be used only where required for the adoption of the key roads; the design intent for the scheme is that a semi-rural character is established including a focus on minimising light impact.

Lighting will also be provided in key areas of open space which may be used in evenings, but will be limited in the more informal open space areas around the edge of the site to bollard lights or ground up-lighters only where specifically required to meet safety concerns.

Where lighting will be close to green corridors and open spaces the potential impact on wildlife will be fully considered and it is likely to be necessary to create dark corridors along key green routes including the ecological enhancement area.

Light fittings will be low energy, highly efficient and directional in order to limit the amount of light spillage on the rural surrounds and to the adjoining residential dwellings to the south and east.

5

LANDSCAPE AND ENVIRONMENTAL

- 5.1 Design Development
- 5.2 Materials / Hard Landscape

5.1 Design Development

The landscape strategy has been further developed in line with the approved landscape proposals for Reserved Matters WA/95/18/RES considering impacts on site ecology and arboriculture as well as the site relationship with the surrounding context.

The primary objective of the scheme is to improve the relationship and interface between Walberton's residential areas and the rural landscape beyond.

Existing vegetated boundaries are to be enhanced to maintain site character whilst creating rich habitats, improving the on-site and wider green infrastructure network.



Soft landscape layout

5.2 Materials / Hard Landscape

A co-ordinated palette of hard landscape materials, boundary treatments and street furniture will ensure a clear distinction in urban character, whilst maintaining a strong identity to the site as a whole and responding to the character of the adjacent public realm areas and countryside.

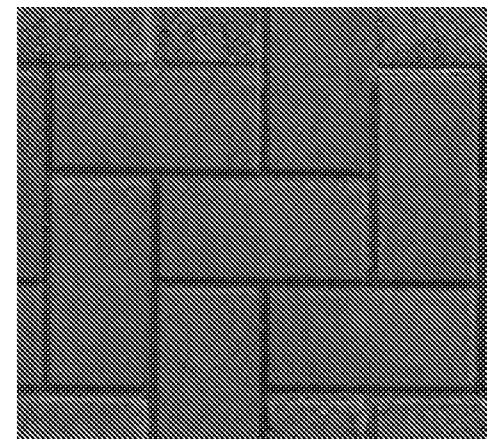
All other landscape features will remain as per Reserved Matters WA/95/18/RES.



Hard landscape layout



Porous Concrete Block Paving - Brindle



Block Paving - Charcoal



Concrete Setts Paving - Silver Grey



Conservation Kerb - Silver Grey

6

SUSTAINABILITY

- 6.1 Sustainability & Renewable Energy Objectives
- 6.2 Built Form & Design Standards
- 6.3 Energy Strategy
- 6.4 Air Quality Mitigation
- 6.5 Sustainable Urban Drainage Strategy
- 6.6 Waste and Recycling

6.1 Sustainability & Renewable Energy Objectives

The proposed development encapsulates the key principles of sustainability – in social, economic and environmental terms – through the process of good design that has been considered with reference to location.

The following section outlines some of the principles of sustainable design, including issues such as energy use, water management, waste and recycling, locational issues and transport.

The overall objectives for this site are to ensure first and foremost that it meets, and where possible exceeds, the requirements of the emerging planning policy framework. There is a presumption in the National Planning Policy Framework in favour of 'sustainable development'.

Of particular importance is the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts, providing for renewable energy, reducing waste, meeting ecological issues and creating appropriate landscaping.

Beyond the policy requirements, Vistry Group is keen to ensure that the development is a place where a real sense of community can be developed and where a safe and attractive environment can be created.

Delivering a sustainable development is clearly about more than just the environment: it is about providing a place where people want to live and where they can prosper over the long term. This process begins with a well-crafted Masterplan with sustainability as a core part of the design.

6.2 Built Form & Design Standards

The intended targets in respect of sustainable design are built around the current Building Regulations, with a focus on renewable energy generation.

The current policy accepted by Arun Council requires all residential development, of this scale, to achieve Building Regulations compliance, with no further requirements for on-site energy creation or reduction. Vistry Group confirms that the scheme will achieve full compliance with the Building Regulations.

The site layout has considered the natural environment and has included measures to both retain and enhance the existing landscape features.

The development will be Buildings Regulations Part Q compliant.

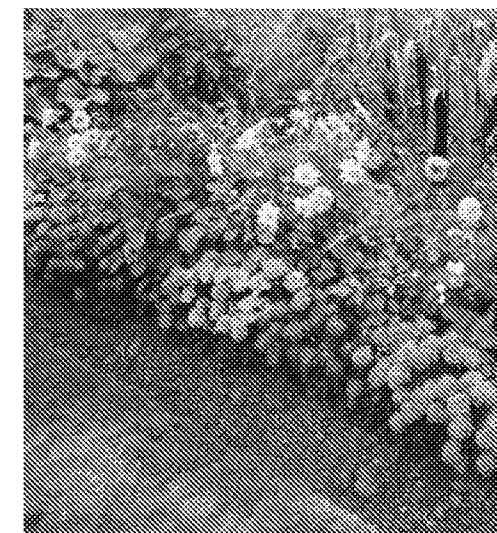
6.3 Energy Strategy

Before describing the approach to energy supply and renewable options, it is necessary to understand the overall approach to sustainable energy design, and the means by which energy use and carbon emissions will be minimised for the development.

It is essential to reduce energy demands as far as possible, in-line with the energy hierarchy, before considering the introduction of energy generation and supply technologies; a 'fabric first' approach.

There are a number of key design elements that have been applied at high level through the development.

- Daylighting – the properties will benefit from good levels of natural daylighting, as a result of optimised levels of glazing but also because the development will be built at a density that ensures appropriate spaces around dwellings, including generous front and rear gardens;
- Building fabric – a highly energy efficient building envelope that meets Building Regulations standards and;
- Air tight structure - the air tightness of a building is important in minimising heat loss, but also in the prevention of drafts that can make homes feel uncomfortably cold;



6.4 Sustainable Urban Drainage Strategy

The proposed development will incorporate sustainable drainage measures, including a series of swales, permeable paving and water collection butts as approved under Reserved Matters WA/95/18/RES. The management of surface water runoff will be in accordance with the SuDS hierarchy and Building Regulations Part H.

6.4 Waste and Recycling

The development approach to waste management, concerning the generation, storage, treatment and disposal of waste, will be through the active use of the Waste Hierarchy which lists the prevention of waste as the top priority.

There will be a number of measures in place that will facilitate high levels of reuse and recycling throughout this period, including but not limited to the development of a Site Waste Management Plan at the construction stage.

The Site Waste Management Plan will;

- Identify all waste streams and plan for their management through the construction process;
- Set targets for waste reduction in building;
- Identify a specific person responsible for the Plan oversight and implementation;
- Require all site contractors to be aware of the importance and requirements of the Site Waste Management Plan;
- Designate areas for waste management and sorting, with colour coded skips and other receptacles provided;
- Designated areas for safe and secure storage of materials prior to use;
- Re-use materials on site wherever possible, such as timber;
- Use only licensed waste and recycling contractors;
- Order materials already cut to size and from sources with minimal packaging.

Within the proposed development, all homes will be provided with internal refuse and recycling bins to split the different recycling streams prior to storage outside. It is intended that composting bins will be provided in gardens in accordance with best practice.

With regard to refuse and recycling, bins will be stored generally within rear garden areas and provided with a suitable hard-standing, to be brought to the fronts of dwellings on collection days only.

All refuse and recycling storage will be designed to be within the required distances specified in The Buildings Regulations Part H to ensure that residents and waste operatives do not have to pull bins any further than necessary.



Surface water drainage can become a landscape feature of informal open spaces



Low water usage fittings installed in all dwellings

7 CONCLUSION

7.1 Project Summary

7.0 Conclusion

7.1 Project Summary

Overall, this Full Planning Application provides an important opportunity to provide an appropriately designed housing scheme within a highly sustainable location to meet Arun Council's housing while contributing towards the local housing need.

The application details a sustainable development proposal which provides 111 residential dwellings including a 30% affordable provision of the uplift in units - 30no. and responds to the Reserved Matters WA/95/18/RES and its principals. Together with a wide range of public open spaces and supporting landscaping.

The design process resulting in this application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area and the specific visual and topographical constraints of the site.

As a result, a scheme has been created that respects the surrounding land uses including the housing within the village setting, creating an aesthetically pleasing and thoughtfully designed residential development within a well landscaped and pedestrian-oriented setting.





ECE Architecture