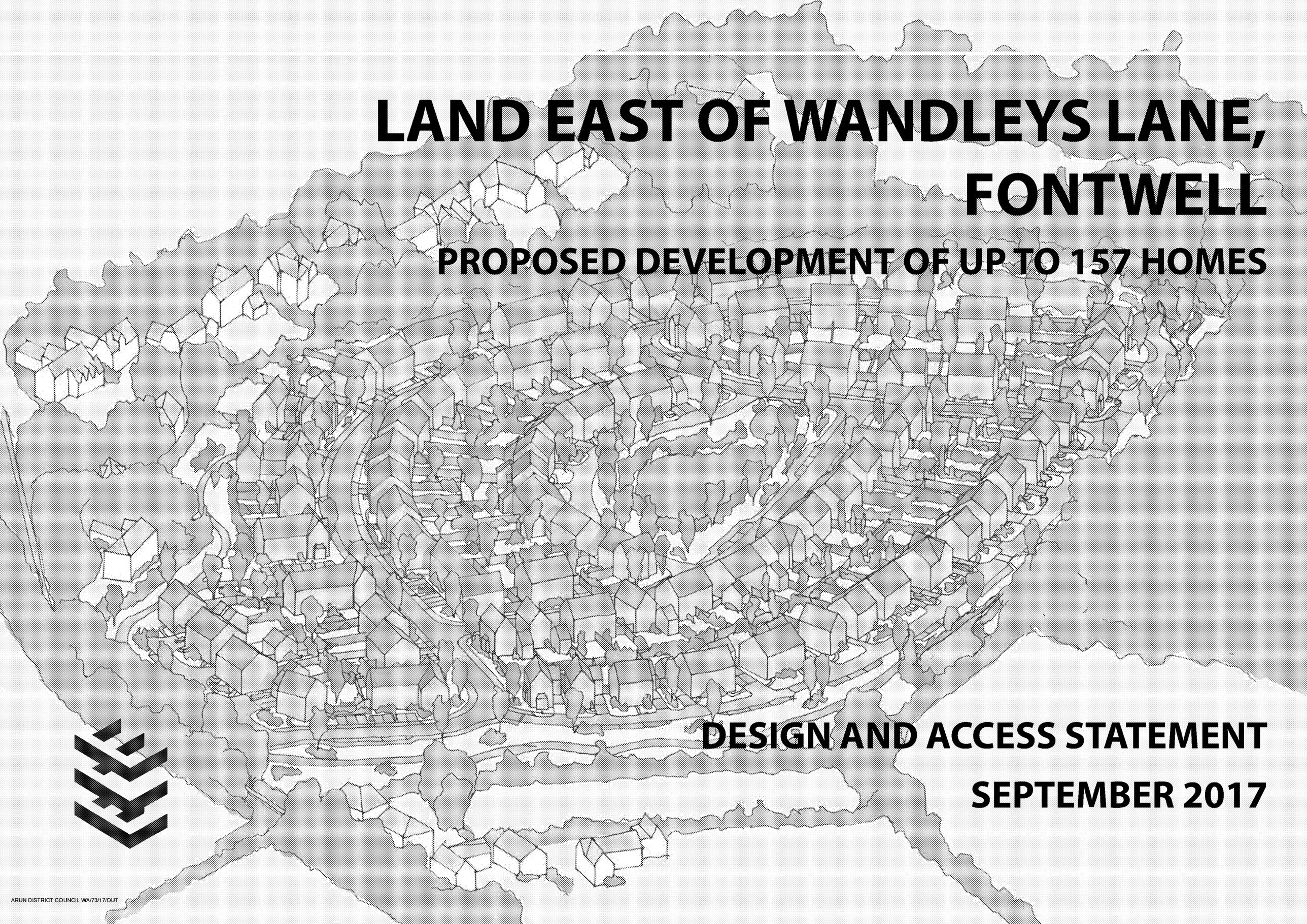
LAND EAST OF WANDLEYS LANE, FONTWELL

PROPOSED DEVELOPMENT OF UP TO 157 HOMES



DESIGN AND ACCESS STATEMENT

SEPTEMBER 2017

Preface

ECE Architecture have been instructed by Welbeck Strategic Land II LLP to provide an initial residential masterplan for the east of Wandleys Lane site, Fontwell, leading to an outline planning application.

The site is approximately 6.98 hectares of land that is in agricultural use, being primarily grazing land. The site is surrounded by a small number of residential properties, and farm buildings to the east beyond Wandleys Lane and West Walberton Lane, with pasture fields and Wandleys Copse (ancient woodlands) to the south. Wandleys Lane provides the single vehicular access to the site.

This submission comprises an Outline Planning Application providing;

a new sustainable and design-led residential development of up to 157 dwellings, which includes a 30% affordable housing provision with a mixture of social rented and shared ownership dwellings.

The residential development proposed comprises a mixture of dwelling types and tenures including both houses and flats that range from one to four bedrooms, designed to meet the range of dwellings required by Arun District Council.

The proposed residential development will provide high quality new homes, using locally prevalent materials but incorporating contemporary detailing, large areas of glazing and natural ventilation.

The scheme design includes a new vehicular access from Wandleys Lane, and a significant amount of public open space, general recreation space, ecological land and public landscaping.

The application seeks the approval of the access arrangements only with all other matters (i.e. appearance, layout, landscaping and scale) reserved.

This Design & Access Statement sets out the following to provide an indicative 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 Masterplan;

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.

Preface 02

Executive Summary 05

1.0 Introduction and Overview 06

1.1 Vision Statement 07
1.2 Planning Policy Background 08
1.3 Pre-Application Consultation 08
1.4 Development Objectives 08
1.5 Design Philosophy 09
1.6 Key Design Principles 09

2.0 Site Appraisal 10

2.1 Site Description 11
2.2 Surrounding Character, Urban Structure and Grain 11
2.3 Landscape and Visual Impact 12
2.4 Existing Trees and Hedgerows 12
2.5 Topography and Land Forming 12
2.6 Edge Conditions 12
2.7 Ecological Context 13
2.8 Vehicular, Pedestrian and Cycle Access 13
2.9 Local Transportation Modes 13
2.10 Local Facilities and Amenities 13
2.11 Flood Risk and Drainage Issues 14
2.12 Heritage and Archaeological Context 14
2.13 Opportunities and Constraints Summary 15

3.0 Masterplan Principles 16

3.1 Development Concept 17
3.2 An Accessible Development 18
3.3 An Integrated Community 18
3.4 Creating a Sense of Place 19
3.5 Creating Safe Places 19
3.6 Landscape & Ecological Enhancement Strategy 20
3.7 Density Approach 21
3.8 Accessibility Approach 22
3.9 Affordable Housing Provision 23

4.0 The Masterplan 24

4.1 The Masterplan Approach 25
4.2 Access Strategy 26
4.3 Internal Permeability 27
4.4 Movement Hierarchy 27
4.5 Urban Form 28
4.6 A Character Area Approach 28

5.0 Design Principles 33

5.1 Meeting the Principles of Building For Life 34
5.2 Arun District Council Design Requirements 35
5.3 Density Distribution 35
5.4 Building Heights 36
5.5 Architectural Approach 36
5.6 Gateway Locations and Landmark Buildings 37
5.7 Key Built Form Edges 37
5.8 Housing Typologies 37
5.9 Materials 38
5.10 Open Spaces Strategy 39
5.11 Car and Cycle Parking 40
5.12 Lighting 40
5.13 Street Furniture and Public Art 40
5.14 Utilities Provision 40

6.0 Landscape and Environmental 41

6.1 Design Development 42
6.2 Landscape Masterplan 43
6.3 Open Space Strategy 44
6.4 Open Space Types 45
6.5 Soft Landscape 46
6.6 Materials / Hard Landscape 47
6.7 Maintenance 48

7.0 Sustainability 49

7.1 Sustainability & Renewable Energy Objectives 50
7.2 Built Form & Design Standards 51
7.3 Renewable Energy Strategy 51
7.4 Sustainable Urban Drainage Strategy 52
7.5 Foul Drainage Strategy 52
7.6 Waste and Recycling 52

8.0 Conclusion 53

8.1 Project Summary 54
8.2 Delivering the Vision 54
8.3 Contributing Consultants 55

ARUN DISTRICT COUNCIL WA/73/17/OUT



"...a sustainable development of up to 157 new homes located in an apropriate location at Fontwell set within a well designed and highly landscaped environment..."

Executive Summary

This Design & Access Statement and the accompanying Masterplan has been prepared as part of an Outline Planning Application made to Arun District Council.

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

The intention is to deliver a development that will enhance the local area and make a significant contribution to the housing and infrastructure needs of both Fontwell and the wider Arun District communities.

Within this Outline Planning Application, Welbeck Strategic Land II LLP proposes a scheme for a sustainable residential development of up to 157 new dwellings, together with associated public open spaces and ecological enhancements, on the site at land East of Wandleys Lane, comprising a total of 6.98 hectares. Access has been submitted with the outline application. All other matters are reserved.

The indicative site layout comprises a range of open market and affordable houses and apartments. A significant proportion of the site will be given over to new landscaping, formal and informal public open space and ecological enhancements.

The proposed scheme comprises:

- Up to 157 new homes, 30% of which would be affordable;
- The affordable housing would be a range of flats and houses with both rented and shared ownership properties available for families and single households;
- A range of formal open spaces within the site, forming a green lung to the development and providing the most appropriate location for an equipped children's play area;
- A mixture of informal open space and recreational space close to the site boundaries for dog walking, play and general recreation, with pedestrian and cycle links to and from the formal open space areas and wider road network;
- Ecological enhancement corridors around the boundaries, which will include a variety of opportunities for new landscape planting and wildlife habitat creation.
- A comprehensive landscaping scheme that will significantly soften the set-back proposed development area and provide visual screening to the key site boundaries;
- A single vehicular access from Wandleys Lane, with additional cycle and pedestrian routes across the site;
- A focus on sustainability - the scheme will be a high-quality and sustainable development, designed to achieve a significant saving in CO_2 reduction over traditional construction and to encompass renewable energy generation;
- A design approach that both creates variety and promotes individuality within the various streets utilising a varied palette of local materials in a contemporary way.

ARUN DISTRICT COUNCIL WA/73/17/OUT

1 INTRODUCTION

1.1 Vision Statement
1.2 Planning Policy Background
1.3 Pre-Application Consultation
1.4 Development Objectives
1.5 Design Philosophy
1.6 Key Design Principles

1.0 Introduction

1.1 Vision Statement

The proposed Masterplan scheme has been designed to be a sustainable and deliverable semi-rural extension to Fontwell 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 Masterplan design philosophy ensures that the proposed residential development comprising **up to 157 homes will 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.**

It is intended that the Masterplan and associated supporting information will strongly influence the subsequent detailed design at the Reserved Matters Planning Application stage in order to ensure a high quality of design throughout the proposed built environment from inception to completion.

A new sustainable housing development in this location will provide a greater range and opportunity 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 housing.

The proposed development will utilise a variety of materials to create a varied palette throughout the site, 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, but containing individual character areas within the Masterplan scheme. The character areas have been developed at outline stage through a set of key design principles that are informed by their immediately surrounding local context.



Precedent Image - Pedestrian and Cycle Routes

1.2 Planning Policy Background

The site is promoted through the Outline Planning Application as a sustainable development of up to 157 homes at a scale that can make a significant contribution to a wide range of local community needs and infrastructure requirements whilst at the same time delivering new housing for Arun District.

Planning Guidance is effectively superseded by the National Planning Policy Framework (NPPF). Full weight can no longer be given to saved Local Plan policies; only due weight depending on their level of consistency with the NPPF. Arun District Council is obliged by the NPPF to identify a continuous 5 year supply of available and deliverable housing land. The Council has failed to demonstrate this.

The proposed housing scheme on the land east of Wandleys Lane, Fontwell can make a valuable and deliverable contribution to the required supply of new housing in the immediate area, and the scheme meets all of the requirements of the NPPF.

An adjacent site to the west of Wandleys Lane (known as 'Dandara') recently achieved permission for 400 dwellings.

The site is identified as being available and deliverable and discussions have taken place with Arun District Council Planning Department about how the site can be brought forward for development in the manner shown in the Outline Planning Application.

Please see the Planning Statement produced by ECE Planning for full details of the Planning Policy Compliance.

1.3 Pre-Application Consultation

The proposed scheme has evolved through an iterative process of consultation and discussion with Planning Officers, consultees, stakeholders and the local community. This current application has been prepared to address issues raised as part of these discussions.

Initial designs were sent to Arun District Council for comments which were duly received. This led to a number of design amendments to address these concerns which were then discussed at a meeting with Planning Officers at Arun District Council on 8th August 2017. This discussion and advice has helped to inform the outline proposals.

Pre-application discussions have been held with West Sussex County Council Highways Department relating to the proposed on and off-site highways works to Wandleys Lane and the local area, and also with, Southern Water regarding sewerage system capacity.

Further details of the pre-application discussions are provided in the Planning Statement and supporting technical reports.

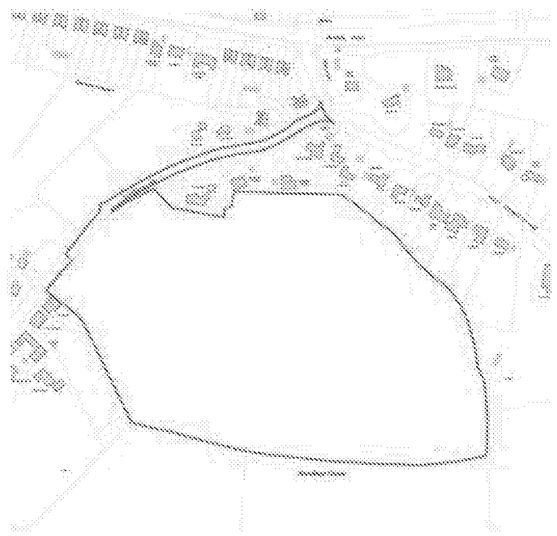
1.4 Development Objectives

The proposed scheme has a number of key objectives acting as drivers to achieve the highest quality in urban design and architecture as set out below:

- The development should establish a high quality of built environment, responding successfully to the immediate locational constraints and the opportunities for linking with the wider settlement, including through the proposed Dandara site to lessen the impact on Wandley Lane.
- The scheme should help create a sustainable community, based on the principles of the Egan Review; providing environmentally sensitive, well connected and inclusive built form.
- The homes created within the development should provide a wide range of dwelling types and sizes catering for the community housing needs.
- The development should provide the appropriate level of affordable housing, integrated within the development with no visual distinction between open-market and affordable homes to create a vibrant mixed tenure community.
- The development should not have an adverse impact on any of the surrounding land uses, particularly the residential development to the north of the site.
- The scheme should create an exemplar model for an edge of settlement location, meeting the requirements identified in the NPPF and using 'best practice' urban design and architectural principles.
- The development should create a visually attractive, safe environment with appropriate public and private amenity spaces, creating an individual identity using linked character areas to provide legibility throughout the site.
- Detailed design guidance such as Buildings for Life should be used to create a successful and adaptable community.



site aerial image



site ordinance survey plan

1.5 Design Philosophy

Good urban design is at the forefront of the success of any development site. As noted in the Urban Design Compendium 2 (second edition);

'The quality of the places we live in has an impact on all aspects of life. How well they are designed will influence how safe we feel, how easy it is to walk round, whether we have shops, community facilities and schools nearby, whether our children have safe places to play.

It will also affect whether there is good access to public transport and a good choice of homes in which to live. It is essential that the places we create and improve embody the principles of good urban design.

Good urban design is essential to deliver places which are sustainable on all counts: places that create social, environmental and economic value. Ensuring that places are well designed should be a priority of everyone involved in shaping and maintaining the built environment.'

The proposed Masterplan incorporates a number of location specific urban design principles to inform the structure of the built form. These principles, as set out below, will shape the urban landscape, as follows;

- Making a Legible Place; creating a development that is a destination, is easy to understand, is simple to navigate around and functions as a linked collection of experiences. A legible street network and hierarchy is vital to this, providing a clear point of arrival and departure, linked to routes between character areas.
- Creating a Development of Character; establishing a place with an individual, distinct identity that functions within the existing character of Fontwell. A high quality of public realm will provide pedestrian oriented movement routes to calm vehicular traffic.
- Focusing on the Detail; creating clearly defined building and boundary edges, using active building frontages to create enclosure and sense of place punctuated by key building details and features on important vistas. Entrances should face the public realm, creating activity on the street-scene and to open spaces within the development.
- Creating Variety and Quality in the Street; built form should vary in height and footprint within an overarching design style to create an active, vibrant and stimulating public realm. Open spaces should be attractive and furnished, used to encourage outdoor activity and community interaction.
- Ensuring Permeability in the Public Realm; providing an urban environment that offers a choice of different movement routes by vehicular, cycle or pedestrian means.
- Establishing the Sustainable Community Ideal; creating a well designed and built urban environment, with access to surrounding community resources. A sustainable community will have effective opportunities for community interaction, will be environmentally responsible and served by high quality transport modes and employment opportunities.
- Creating a Safe and Secure Development and encouraging shared responsibility for public areas. Activity in the street-scene is vital for security, overlooking the public realm, car parking areas, open space and pedestrian routes.
- Ensuring Long Term Viability; establishing a long term management plan for the maintenance of open spaces, movement routes & landscaped areas.

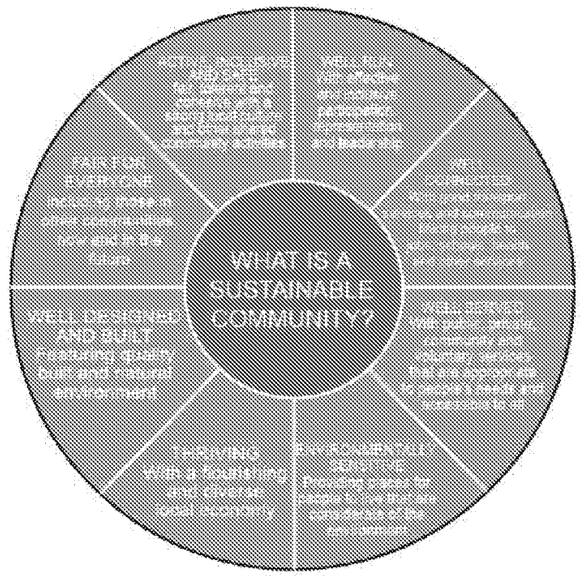
1.6 Key Design Principles

The overall Masterplan design philosophy will act as a set of achievable goals for the development with development principles including:

- Provision for up to 157 dwellings ranging from 1-bedroom appartments to 4-bedroom houses as a sustainable addition to the built-up area;
- Delivery of 30% affordable housing provision in accordance with the required planning policy, containing a mixture of rented and shared-ownership houses and flats;
- Creation of a safe main access into and out of the site from Wandleys Lane;
- A variety of linked character areas, with scale, massing and detailed design varying within a shared design framework and materials palette;
- Provision for a large community-sized open space;
- The creation of a Community Walk to the site periphery, providing a green edge to the development;
- Provision of a large amount of general public open space, including landscaped recreational space, informal open space, boundary planting & wildlife corridors;
- An equipped natural play area set within a formal open space, encouraging pedestrian movement through the site and convergence for community interaction both proposed and existing;
- An area for ecological enhancement, improving the ecological diversity of the local area;
- A drainage strategy utilising an appropriate Sustainable Drainage System including swales, permeable paving and other attenuation, providing appropriate drainage features to development edges and within open spaces;
- Using design and layout to promote energy efficiency, incorporating a strategy where possible to deliver low carbon energy generation;
- The provision of appropriate contributions to improve facilities and amenities within Fontwell.



Precedent image -
Family homes overlooking general public open space



egan sustainable communities wheel

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2 SITE APPRAISAL

2.1 Site Description
2.2 Surrounding Character, Urban Structure and Grain
2.3 Landscape and Visual Impact
2.4 Edge Conditions
2.5 Topography and Land Forming
2.6 Existing Trees and Hedgerows
2.7 Ecological Context
2.8 Vehicular, Pedestrian and Cycle Access
2.9 Local Transportation Modes
2.10 Local Facilities and Amenities
2.11 Flood Risk and Drainage Issues
2.12 Heritage and Archaeological Context
2.13 Opportunities and Constraints Summary

2.0 Site Appraisal

2.1 Site Description

The site is situated on the eastern outskirts of Fontwell East of Wandleys Lane and just south of West Walberton Lane.

The surrounding land use is comprised of residential properties to the north of the site (accessed off West Walburton Lane) and also residential properties off Wandleys Lane to the south-east.

To the south and east are pastoral fields and also Wandleys Copse, an Ancient Woodland. To the west, across Wandleys Lane is the Dandara site, with a planning approval for 400 dwellings.

The site area is 6.98 hectares and the site topography falls from the north west corner at +28.0 AOD down to +21.0 AOD.

There are a number of landscape features, which will be retained within the Masterplan, including a number of mature trees and hedgerows to the site boundaries.

See the LVIA for more details including photographs of the site.

2.2 Surrounding Character, Urban Structure and Grain

Adjacent to the site to the north-west lies the town of Fontwell. The immediate surrounding is predominately residential and pasture land while the Fontwell Park Racing and Events is central to the town.

Property ages and styles vary throughout Fontwell, with the older dwellings located generally along Arundel Road.

Most dwellings appear 20th century, and the variety of styles present do not form any real character to the village. Later 20th century and early 21st century housing developments have not added any great architectural quality, resulting in a less imaginative town-scape where small infill developments have taken place.

Adjacent to the site, properties are predominately two storey dwellings, with some bungalows and chalet style properties also being evident. There is little in the way of 2.5 to 3 storey dwellings within the village (although the Dandara development does propose a reasonable number of taller properties). All properties have generous front gardens, on-curtaledge car parking and reasonable rear garden sizes.

Within Fontwell, red-brown brick facades, render and tiled roofs dominate, although there are a number of properties with tile hanging and black boarding facades to complement this. Roofs are mainly clad in red and brown plain tiles, with limited amounts of slate noted.

The immediate surrounding built form does not provide a high quality of architecture or architectural detailing that would be suitable to utilise within a development proposal. This provides an opportunity to create a residential scheme adopting a traditional form with either contemporary architectural detailing or a more ttraditional style that would enhance the existing character and complement its overall surroundings.



Fontwell contains a wide variety of architectural styles, materials and detailing, such as , red bricks, render, hanging clay tiles and weathered boarding.

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2.3 Landscape and Visual Impact

The detailed Landscape and Visual Impact Assessment (LVIA) by Allen Pyke Associates prepared for the site describes the landscape and visual baseline conditions and assesses the likely effects of the scheme on both landscape character and visual amenity.

The proposed development would introduce new residential dwellings, an access road and associated infrastructure to pasture fields and as such it is inevitable there would be some effect on the landscape character. The proposed soft landscape scheme would incorporate native tree species, hedgerows and understory shrub planting areas -- reinforcing the existing, retained boundary planting and reflecting the prevailing landscape character within the immediate and wider landscape. It is envisaged that the proposed residential scheme could be accommodated within the development site area without undue harm to the existing landscape character beyond the site boundaries.

Whilst it is accepted that the construction phase of any development will have a short-term adverse impact on visual quality, the Masterplan design approach has incorporated landscape mitigation measures to prevent or reduce operational effects as an integral part of the design development process.

The proposals are concordant with protecting the landscape character of the local area as the development would:

- Conserve and enhance landscape character, including its natural features;
- Respect the historic character and development pattern of Fontwell, taking into account the distinct identity and setting;
- Not lead to actual or perceived coalescence of settlements or undermine the integrity of the rural character; and
- Not bring about significant adverse effects on views in to and out of Fontwell.

2.4 Edge Conditions

A strong line of residential development exists to the north east of the site typified by rear garden fencing and hedges at the end of long gardens.

There is significant boundary vegetation to the south, east and west boundaries which provides the site with a good level of visual enclosure. Although the site is slightly more open to the south west with more sporadic hedgerows.

The LVIA has considered a wide range of views into and across the site from surrounding viewpoints concluding that 'The Site lies outside of the existing settlement area of Fontwell. It is not subject to any landscape designations, is not openly visible from any designated landscapes and potential views from the SDNP are screened and long distant. No heritage assets would be effected by the proposals'.

The proposed south eastern boundary would be enhanced with dense native planting as part of the Masterplan proposals.

Overall, the location of the site to the south-east edge of Fontwell provides an opportunity to create new homes in a desirable location whilst realising minimal adverse landscape and visual effects.

Although the south-western site boundaries are more open to the countryside beyond, potential visual receptors will be limited and restricted to occasional properties and agricultural holdings.

2.5 Topography and Land Form

Topography is an important site feature, to be appreciated and preserved, and important for its indirect influences on views and on how the land is used.

The site topography falls from the north west corner down to the south east boundary.

2.6 Existing Trees and Hedgerows

The presence of significant (but in parts sporadic) edge planting in the form of existing trees and hedgerows has informed both the assessment of the landscape and the proposed landscape design within the Masterplan.

Vegetation is important as a natural feature, often with ecological and cultural associations, but it is also important as an enclosing and screening element.

Woodland and woody vegetation is limited within the site area, It is located along the field boundaries.

Existing trees outside of the site boundary will remain untouched and will form a landscaped edge to the scheme in relation to its surroundings.



Residential properties and mature boundary vegetation along norther boundary



Mature trees within Wandleys Copse overhang the bound-



Panoramic view looking north east over the site towards vegetated boundaries. the site gently slopes to the east

2.7 Ecological Context

The ecological characteristics of the site have been assessed in terms of the site context and the baseline ecological conditions have been defined from both desktop investigations and a range of detailed field surveys.

The Masterplan proposals have been informed and are supported by a Preliminary Ecological Appraisal.

The ecological work has highlighted that there would be no significant ecological impacts of the scheme within Fontwell on the understanding that appropriate mitigation and avoidance measures are adopted.

It is considered that the site is not an area of land recognised for its ecological importance. The site lies immediatly adjacent to Wandley's Copse, an ancient woodland and therefore a 15m buffer zone is required to protect this habitat. The intention to both protect the existing habitats on the site and improve the biodiversity & ecology within the development has played a major part in informing the Masterplan design.

The Masterplan has been developed with a focus on the ecological input, incorporating native planting through and around the site alongside a specific area for the enhancement of ecology.

Recommendations for the construction and operational phases of the development will be followed to avoid impacts on, and help to enhance habitats and species in the wider area.

The development of the application site presents the opportunity to provide not only valuable new habitats in the soft landscaping, but also enhancements for species; for instance through the provision of sensitive lighting, bat boxes and appropriate habitat creation within the landscaping of public open space. Through careful mitigation of any impact, there would be no significant ecological impacts through the development of the site.

2.8 Vehicular, Pedestrian and Cycle Access

The vehicular access to the site will be from Wandleys Lane to the west of the site.

This will take the form of a new single access point from a new priority junction on Wandleys Lane. In addition, Wandleys Lane would be improved between the site and the junction to West Walberton Lane.

The carraigeway of Wandleys Lane would be widened to six-metres, allowing vehicles to pass freely, and this would incorporate a footpath on one side of the carraigeway. In addition, a new junction will be created to meet the appropriate standards required. It is a suitable location for a vehicular access into the site in terms of traffic movement, safety and location.

An additional pedestrian and cycle link out of the site will also be created, and a point slightly further north of the road access. This would connect directly across to the proposed pedestrian and cycle link within the Dandara site, allowing a safe route in to the centre of Fontwell for non-car users and as an alternative to using Wandleys Lane.

The proposed footway will also provide access to and encourage use of the local bus services that pass along Arundel Road.

2.9 Local Transportation Modes

In respect of strategic highway connections, the site is well placed to connect to the A27 (Arundel Road) which links Fontwell to Chichester to the west and Wothing, Brighton and Eastbourne to the east.

With regard to sustainable travel opportunities, there are bus stops along the Arundel Road, allowing on-going travel to Chichester.

The closest mainline railway station to the site is in Barnham, around 2.2 miles to the south of the site and directly on bus route 85A . This station provides links to Chichester, Brighton, Eastbourne, Portsmouth and wider locations beyond.

2.10 Local Facilities and Amenities

The site is appropriately located in respect of services with a range of facilities close to the site.

The surrounding area has a range of facilities which include a Little Chef/Burger King and Travelodge complex alongside a petro station. There is also a small parade of shops along Arundel Road. Fontwell Park Race Course also provides some facilities.

St. Richards Hospital is approximately 6.8 miles away (13 minutes by car, and on bus route 85).

In overall terms, the town and the site itself is well served for local amenities and services, and has sustainable links to Chichester. All local services are likely to see a rise in patronage as a result of the development.

1. Fontwell Park Racecourse
2. Claremont Lodge Care Home
3. Winter Egg Farm
4. Brookfield Farm
5. Greenpower Education Trust
6. Denmans Garden
7. Arundel Road shops
8. Little Chef, Travelodge & Petrol Station
9. Proposesd Dandara Site, including Services



facilities relative to proposed site

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2.11 Flood Risk & Drainage Issues

A Flood Risk Assessment that considers all sources of flooding has been undertaken in accordance with the requirements of the NPPF.

The site is located within Flood Zone 1 'Low Probability' of flooding. Taking into account climate change information provided by the EA as part of their Product 4 data (up to year 2115), the eastern boundary is in Local Floor Risk Zone 1, the site will not be affected by future flooding.

Surface water from the development is proposed to mimic the existing drainage regime and discharge to the Ordinary Watercourses located in the vicinity of the site. Discharge rates will be restricted to greenfield runoff rates of Qbar, therefore retaining status quo. The surface water management strategy will incorporate SuDS measures such as permeable paving and wet/dry ponds to provide water quality and surface water attenuation. The drainage system attenuation ponds will be designed with adequate freeboard to cater for the additional storage to cover the period of tide-locking.

Finished floor levels of the proposed development will also be set a minimum of 300mm above identified ground level points (or 4.87 mAOD whichever is higher). Additionally, water butts and rainwater harvesting tanks could be incorporated into the detailed design which will contribute positively toward surface water drainage strategy.

In terms of foul drainage, it is understood that the site lies within the catchment of the Fontwell South Waste Water Treatment Works (WWTW). In addition, in their response ADC advises that in the interim a Package Treatment Works (PTW) should be provided as a temporary measure for foul water drainage, which is subject to an Environmental Permit being obtained from the EA prior to construction.

Please refer to the Floor Risk Assessment and Drainage Strategy (September 2017) prepared by Peter Brett Associates submitted in support of this application.

2.12 Heritage and Archaeological Context

A detailed assessment of the cultural heritage resource of the site and surrounding area has been carried out to inform the Masterplan design. This states:

'The study site is situated at some distance from any designated heritage assets with sensitive settings. It also benefits from extensive screening from these. Given this distance and screening, it is not considered that the construction and ongoing presence of the proposed development within the study site would result in any harm to the significance of any designated heritage assets in the surrounding area through effects to their settings.'

It is recognised that the presence of remains of some interest cannot be discounted, however their loss could be mitigated via the normal mechanisms afforded by the planning process, where suitable steps are taken to determine the nature and significance of any remains present and mitigate any impacts as appropriate.

Please refer to the Heritage Desk Based Assessment prepared submitted in support of this application.

2.13 Opportunities and Constraints Summary

Analysis has been carried out for the Masterplan area to determine constraints to the proposed development and confirming beneficial elements that can be exploited or maximised.

The following are considered to represent the key opportunities and constraints:

Opportunities

- The site is unburdened by existing buildings or large amounts of tree cover within the central area;
- The strong identifiable landscape edges to the site boundaries provide the opportunity for significant visual buffers to adjoining residential development and to open fields which can be enhanced;
- The existing natural tree, hedgerow and field boundary lines provide a landscape framework for the site and the incorporation of a series of landscaped open spaces to provide a range of activity opportunities;
- The landscape framework will be able to incorporate a range of ecological, sustainable drainage and public open space enhancement measures;
- The enhancement of linear features of the site for wildlife movement and an opportunity to create an improved habitat for a wide range of species;
- The site as proposed benefits from a suitable vehicular access point leading from Wandleys Lane.
- The creation of a network of linked internal pedestrian and cycle routes between managed public open spaces and connecting to the planted site boundaries;
- A range of opportunities for sustainable and renewable initiatives with the site benefiting from uninterrupted natural light and generous natural and green open spaces;
- Connections to public rights of way, local roads and the wider road network network;
- The site is in a sustainable location within Fontwell within a walking distance of a range of local facilities and services;
- The surrounding density character will encourage large gardens to meet Arun Policy requirements which can incorporate opportunities for grey-water use and composting.

Constraints

- The open nature of the site to the east must be addressed through appropriate landscape design, management of the existing hedgerows and trees, and infill buffer planting;
- Existing hedgerows and trees on-site are established and should be retained where possible;
- Any identified archaeological remains will need to be appropriately recorded;
- Views into the site from surrounding residential properties need to be considered as part of the detailed layout and appropriate screening employed;
- Dwellings backing onto green spaces and the surrounding roads should be avoided;
- Presence of gas main and foul water pipelines;



Site Boundary

Residential interface

Sensitive edge to countryside

Existing trees & hedges

Ancient Woodland

Road Network

Proposed site access point

opportunities and constraints analysis

ARUN DISTRICT COUNCIL WA/73/17/OUT

3 MASTERPLAN PRINCIPLES

3.1 Development Concept
3.2 An Accessible Development
3.3 An Integrated Community
3.4 Creating a Sense of Place
3.5 Providing Safer Places
3.6 Landscape and Ecological Enhancement Strategy
3.7 Density Approach
3.8 Accessibility Approach
3.9 Affordable Housing Provision

3.0 Masterplan Principles

3.1 Development Concept

The principal concept behind the Masterplan scheme is to provide new housing, recreation and landscaping opportunities in a sustainable extension to Fontwell that fits and functions well within the edge of settlement context of the site.

The Masterplan will utilise a framework of open spaces, spreading through to the peripheries of the site in order to minimise the development's visual impact on the edge of settlement setting and provide a highly screened development.

This will take into account the more open character of the adjacent open fields to the south-east and east of the site and also screen views into the development from the surrounding residential areas.

Using a primary access leading from Wandleys Lane, the Masterplanwill function as a sustainable addition to the surrounding settlement at a suitable size and density.

A robust set of 'Design Principles' will ensure the proposed residential development will be appropriately scaled, aesthetically pleasing, varied in form and finely detailed, creating both quality and legibility in the public realm.

The relationship with other land uses and with open spaces created will be carefully considered to provide the highest quality of settings within the site, aiding the creation of different and individual character areas.

Density will be slightly higher towards the western and northern edges of the site, with more spacious, detached properties to the site peripheries adjacent to the landscaped edges. However, all dwellings will benefit from substantial and policy compliant private gardens in order to aid sustainability and provide high quality living environments.

The design and layout of the proposed residential properties will be well considered and reflect the principal aim of providing a mixture of first time homes and high quality family housing.

3.2 An Accessible Development

Vehicular access to the site has been considered carefully to ensure that there is a good connection to the surrounding highway, and that visibility and topography are not considered constraints.

The proposed vehicular access via Wandleys Lane is positioned so that it does not have a material impact on the adjacent properties. The use of Wandleys Lane as a single point of vehicular entry along with the re-alignment and widening, will ensure that traffic movements are focused onto an appropriately surfaced and suitably wide road.

With respect to the walking and cycling strategy, it is proposed that access to the site would be via a new access point to Wandleys Lane. With a footpath installed along Wandleys Lane to the north, and a proposed footpath and cycle link from the Dandara site opposite, making this a clear and legible route ensuring that sustainable transportation modes are considered as integral to the Masterplan, encouraging non-car travel wherever possible.

The approach to the site layout itself will provide an opportunity for pedestrians and cyclists to use the proposed development road network in an inviting and safe fashion.

The creation of a network of pedestrian and cycle routes through the site is also intended to make the open spaces and equipped play area both visible and accessible for families within Fontwell as well as future residents.

3.3 An Integrated Community

The Masterplan has been designed to create an inclusive and integrated community, both as an individual site and as an integral part of Fontwell.

It is vital that the proposed development is successful in becoming an integrated part of the settlement, with movement routes and visual links necessary to encourage interaction between existing and proposed built form.

The Masterplan will look to create 'social cohesion' within the proposed community, aiding integration through the mixed tenures of open-market and affordable dwellings, in order to create an attractive and visually active built-environment and will create large areas of publicly accessible open space for the benefit of all residents of Fontwell.

In order to facilitate an inclusive and socially cohesive community, the Masterplan is designed to;

- Create a strong development identity, through a layout that uses materials, scale and density to aid legibility;
- Establish direct visual and physical links between new homes and the public realm, encouraging activity and interaction within public spaces and limiting the impact of the car through both pedestrian-oriented shared surfaces;
- Establish new pedestrian and cycle routes in the form of a shared footpath network to create permeability through the development and to link to the surrounding movement network;
- Create defined and clear boundaries between the public realm and privately owned spaces, avoiding incidental areas of non-ownership;
- Provide a mixture of open spaces, each with an individual character, which offer a range of activity opportunities;
- Include a range of formal and informal areas of play within a short walking distance of all homes and directly accessible from the footpath network;
- Focus on community safety. The development will be Buildings Regulations Part Q compliant as a minimum requirement;
- Use the principles of 'Building for Life' to create homes that are adaptable for a range of future needs.

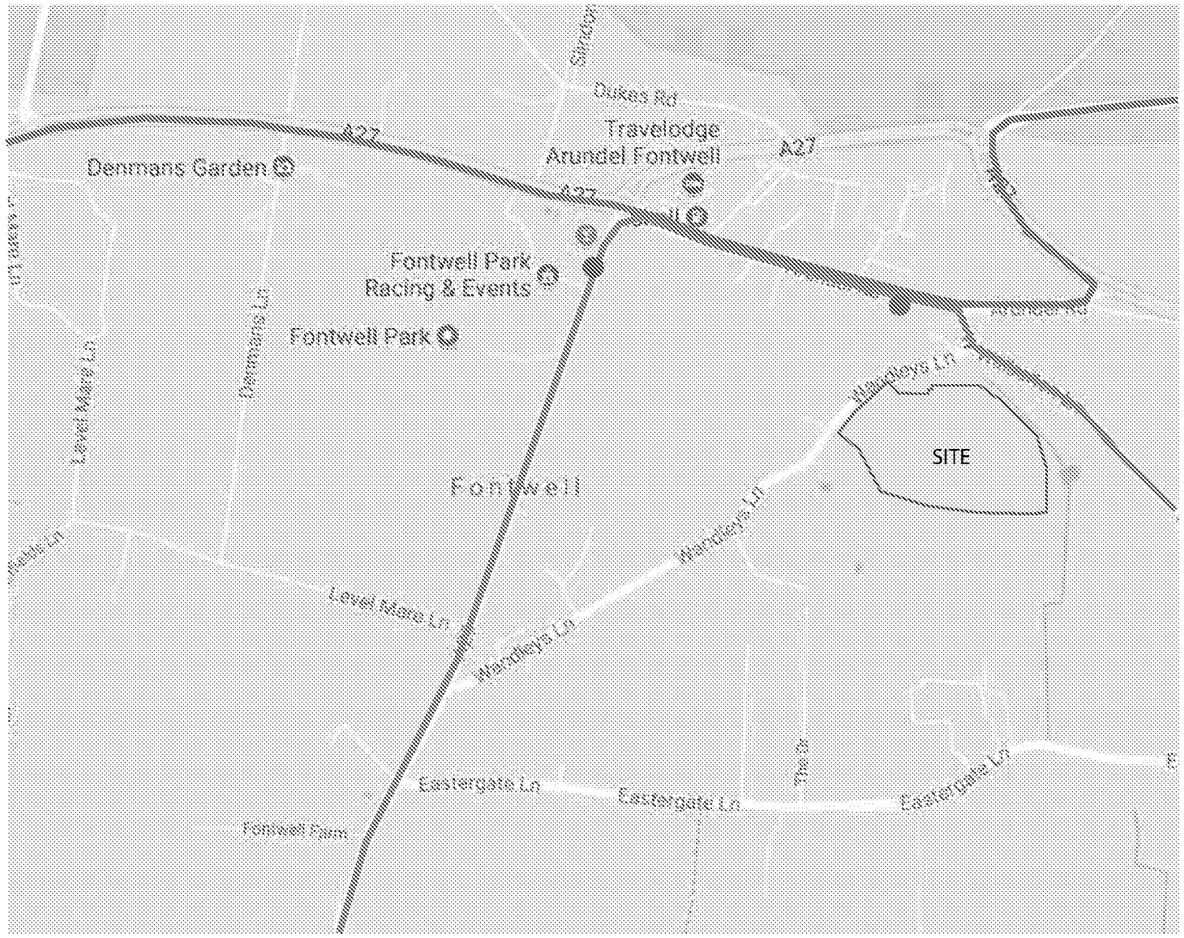


diagram showing good levels of accessibility and permeability between site and surrounding area

3.4 Creating a Sense of Place

A 'sense of place' is vital to the understanding of an area, contributing to a development's individuality, character and identity.

Sense of place can be created through the interaction of a legible movement network, the positioning of appropriate and articulated built form, the use of materials and the location of green spaces and landscaping to provide distinctiveness whilst relating to surrounding land uses.

Key to the Masterplan is the creation of a clear hierarchy of streets and spaces with suitable differentiation of public and private spaces. The intention is to create a strong main linear route through the site, with subservient links providing access to other areas of differing character with varying relationships to the character areas and surrounding countryside.

The main access road will create a highly legible and distinctive feature within the development and will have a well landscaped front garden zone along its length.

The primary route will link to secondary and shared surface routes to create the 'sense of place' within the different character areas across the proposed development.

These areas will display different design characteristics in the creation of the street, including scale, massing, boundary treatments, separation distances and approach to vehicle parking. Whilst the development is intended to display a common architectural language, each area will have elements of individuality to provide legibility and individuality to the homes.

The public realm will be used to help to demarcate the different areas of the Masterplan, through the use of pedestrian permeability, shared surfaces throughout the site, appropriate on-street visitor car parking and numerous physical and visual links to both on-site open space and the green settlement edge to the south and east.

3.5 Providing Safer Places

The Masterplan is designed to minimise the potential for crime or anti-social behaviour, creating a safe environment for residents and visitors.

The site has a single point of vehicular entry, which is designed to have good and continuous natural surveillance from a range of dwellings. Movement routes throughout the Masterplan are wholly integrated within the scheme design and will be adequately used at all times in order not to undermine defensible space.

Vehicle parking will be either on-plot or within small parking courtyards, which will benefit from natural surveillance from a number of dwellings. Secondary windows will face directly onto parking areas to provide additional passive surveillance.

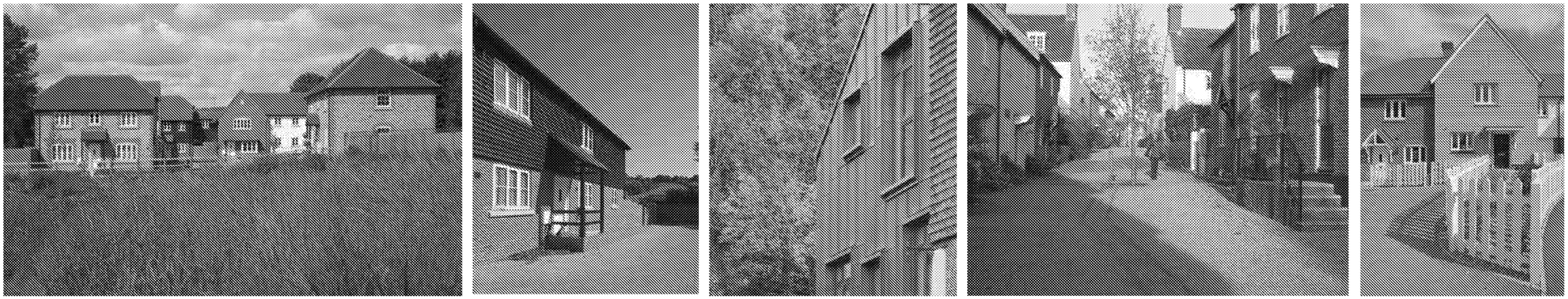
Homes will form 'active edges' around the development, maximising natural surveillance, encouraging activity and facilitating movement within the public realm whilst maintaining defensible private amenity space, with clear boundaries between public and private areas.

Movement routes and incidental open spaces will be well overlooked. The community will be encouraged through a management company to take shared responsibility for public spaces, whilst the management company will maintain overall responsibility for maintenance of the public realm, to be managed in perpetuity to ensure that the site does not fall into disrepair.

On a plot-specific basis, houses and apartments will avoid blank walls through the use of secondary windows on all facades where possible. Front doors, windows and patio doors will have laminate glass and locks to the relevant British Standard.

External lights will be provided to each dwelling, operated by PIR sensor, with public lighting as required, but limited wherever possible, on movement routes. Lighting of the public realm will be designed to British Standard, and will include suitable on-street lighting preferably in the form of low level bollards and well spaced, pedestrian scale street-lamps.

Secure and private cycle storage will be provided for each dwelling within lockable cycle stores in rear gardens. No cycle storage will be accessible from the public realm with the exception of visitor cycle storage as part of planned open spaces.



The proposed development will create a community with a defined sense of place, created through the use of a wide variety of pedestrian oriented spaces and vernacular architectural features

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3.6 Landscape and Ecological Enhancement Strategy

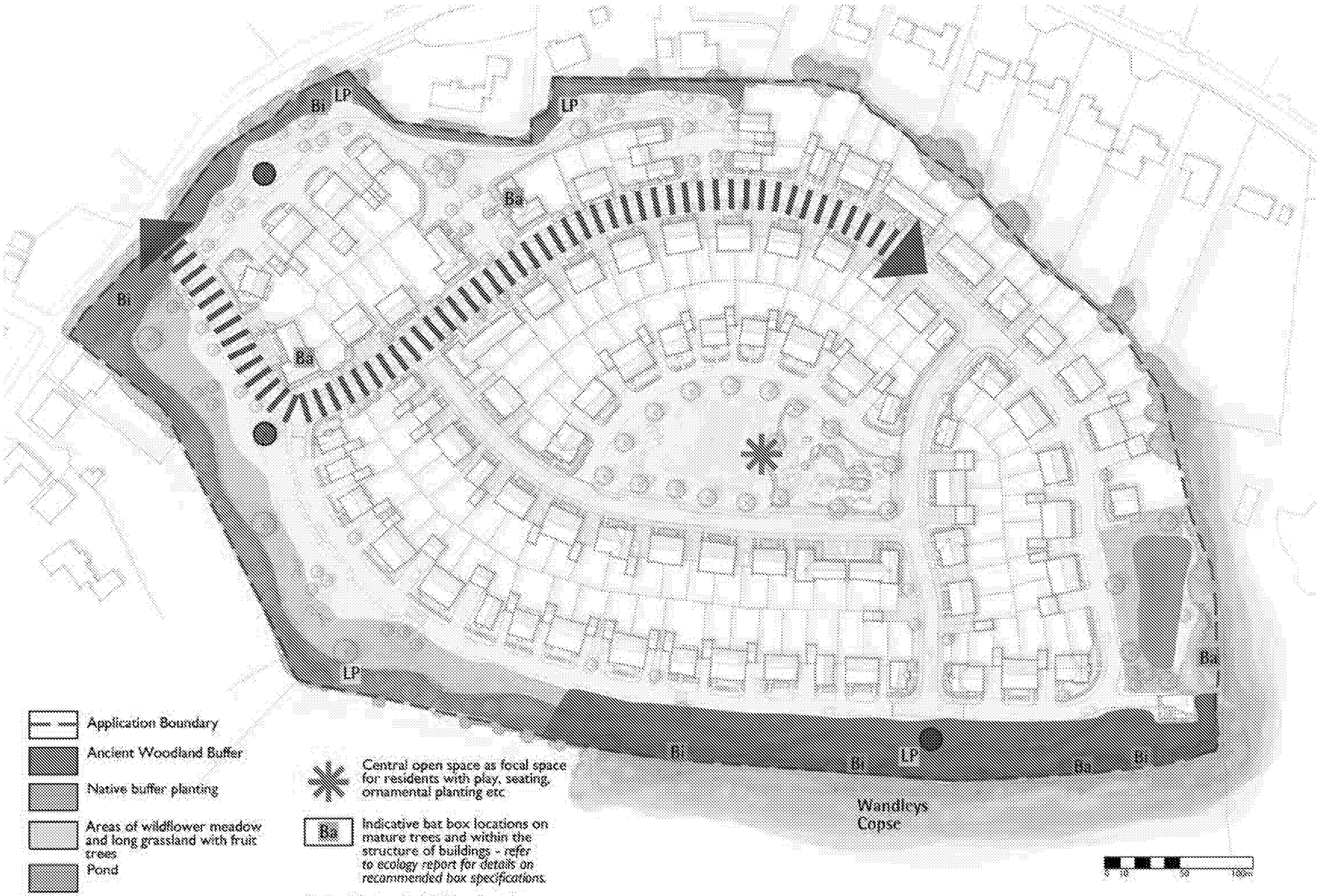
The proposals will seek to improve the existing habitats on site which are recognised in the ecology report as 'common and widespread across the UK'. The masterplan will significant improve on the current habitats by providing a diverse range of new and enhanced environments and ecological interventions across the site. These will not only benefit local wildlife, but will help to create an attractive environment where people will want to live, it will also encourage interaction and play.

A native buffer of predominately thorny species will planted adjacent to the Ancient Woodland, creating a diverse woodland edge habitat. Other native buffer planting will reinforce the existent site boundaries. Proposed tree species will include native and fruiting varieties which will produce foraging resources for mammals and birds and increased opportunities for fruit picking by residents. Large and long lived feature trees will create landmarks in the landscape and will become suitable habitat in the future.

Bird and bat boxes will be situated away from directly illuminated areas and will located on existing mature trees and on the new buildings where appropriate. Log piles located in both sunny and damp locations will become suitable habitats for invertebrates and small mammals and subsequently a food source for other wildlife in the area.

Swathes of wildflower grassland planting will include seasonal bulbs to establish a rich meadow habitat and a visually attractive and dynamic landscape for informal recreation that will reference the rural character beyond.

A pond will be created as part of the site wide SuDS scheme, which will further add to the new habitats on site. It will be planted with native aquatic plants and managed to enhanced its wildlife potential.



initial landscape strategy

3.7 Density Approach

Density guidance contained within the National Planning Policy Framework encourages local authorities to set out their own approach to housing density to reflect local circumstances (NPPF Paragraph 47). This is in order to ensure an efficient use and an appropriate supply of land for housing needs.

The density approach to the Masterplan proposal provides for a limited range of density zones, allowing the development to maintain a slightly more dense character towards the south-east and east parts of the site, and a more semi-rural character towards the development edges particularly to the west.

Such an approach will create a community that is more varied in appearance than the surrounding roads, with areas of different character and opportunities for architectural individuality. It will encourage a varied approach to movement routes with staggered built form, becoming more informal as density reduces.

This will ensure that the Masterplan is legible, with density acting as a way in which residents can navigate towards or away from the main access route, and will also affect where a small increase in scale can be used to provide visual enclosure.

The overall density of the site is 26.5 dwellings per hectare, including the proposed open spaces, which is considered to be an appropriate density for an edge of settlement location that delivers both a wide range of housing types and sizes but also fully respects the surrounding context.

Medium density parcels will be created towards the central and northern part of the site creating a transition between these areas and the low density areas to the south.

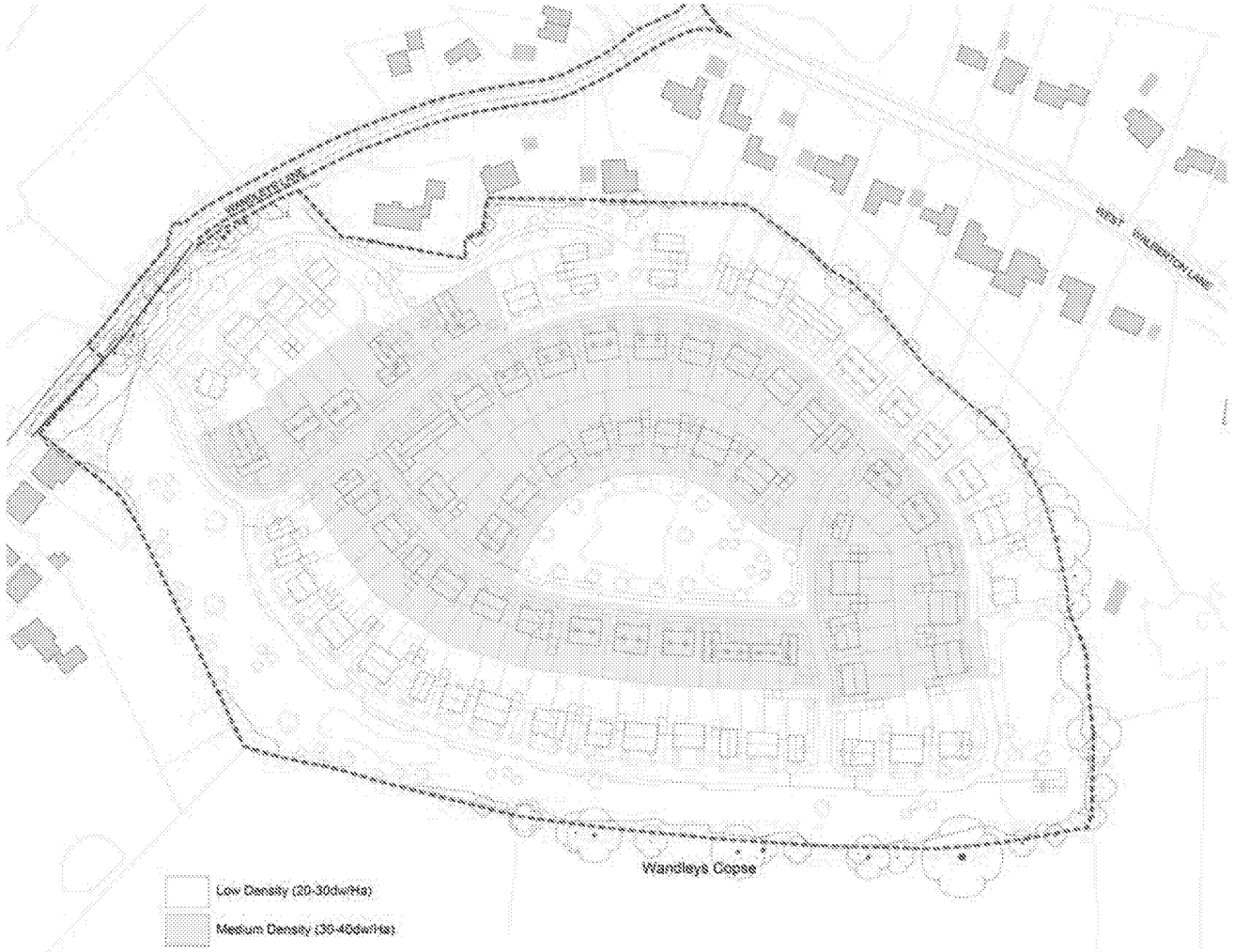
Dwellings fronting the site edge to the south would be predominantlt detached properties, providing an overall lower density.

This design allows a subtle transition between the residential and surrounding open space land uses and act as an appropriate street-scene for the informal open space surrounding the site, as well as softening views into the site and minimising any visual impact.

The proposed architecture would take cues from the density zones, with roof height, pitch and the use of dormer windows or roof-lights combined with a reduction in overall dwelling heights to be considered.

Throughout the site, the density approach is designed to ensure that views are maintained to surrounding countryside through appropriate spacing between built form.

By maintaining a mixture generally of semi-detached and detached housing, the Masterplan references the predominant density framework in Fontwell and is entirely concordant with this to support the existing town-scape and not work against it.



density approach diagram maintaining low density to development edges

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3.8 Accessibility Approach

The approach to accessibility will be based upon the following access principles:

- Capacity and demand on the highway network should be positively managed as part of the overall transport network;
- There should be encouragement to use non-car modes of transport including foot and cycle, and a promotion of the sustainable links to public transport nodes;
- Measures should be implemented that provide accessibility to local facilities, including providing new pedestrian and cycle thoroughfares through the site to maximise permeability;
- Traffic should be managed through measures to provide priority to pedestrians and cyclists where practical and appropriate;
- Green routes, framed with appropriate planting, should be created through the site to provide a rural character to dwelling frontages;
- A high standard of public realm should be provided to create ideal conditions for walking and cycling;
- More efficient car use should be encouraged, with non-vehicular modes of transport encouraged for short journeys to local services facilitated where needed by off-site highway works;
- Appropriate storage for cycles should be provided to encourage use.



accessibility diagram detailing high quality of permeability through site

3.9 Affordable Housing Provision

There is a considerable need for both market and affordable housing within Arun District Council, as set out most recently in the Strategic Housing Market Assessment (SHMA), which also sets future requirements for housing provision and identifies a preferred mixture of affordable and open-market dwellings.

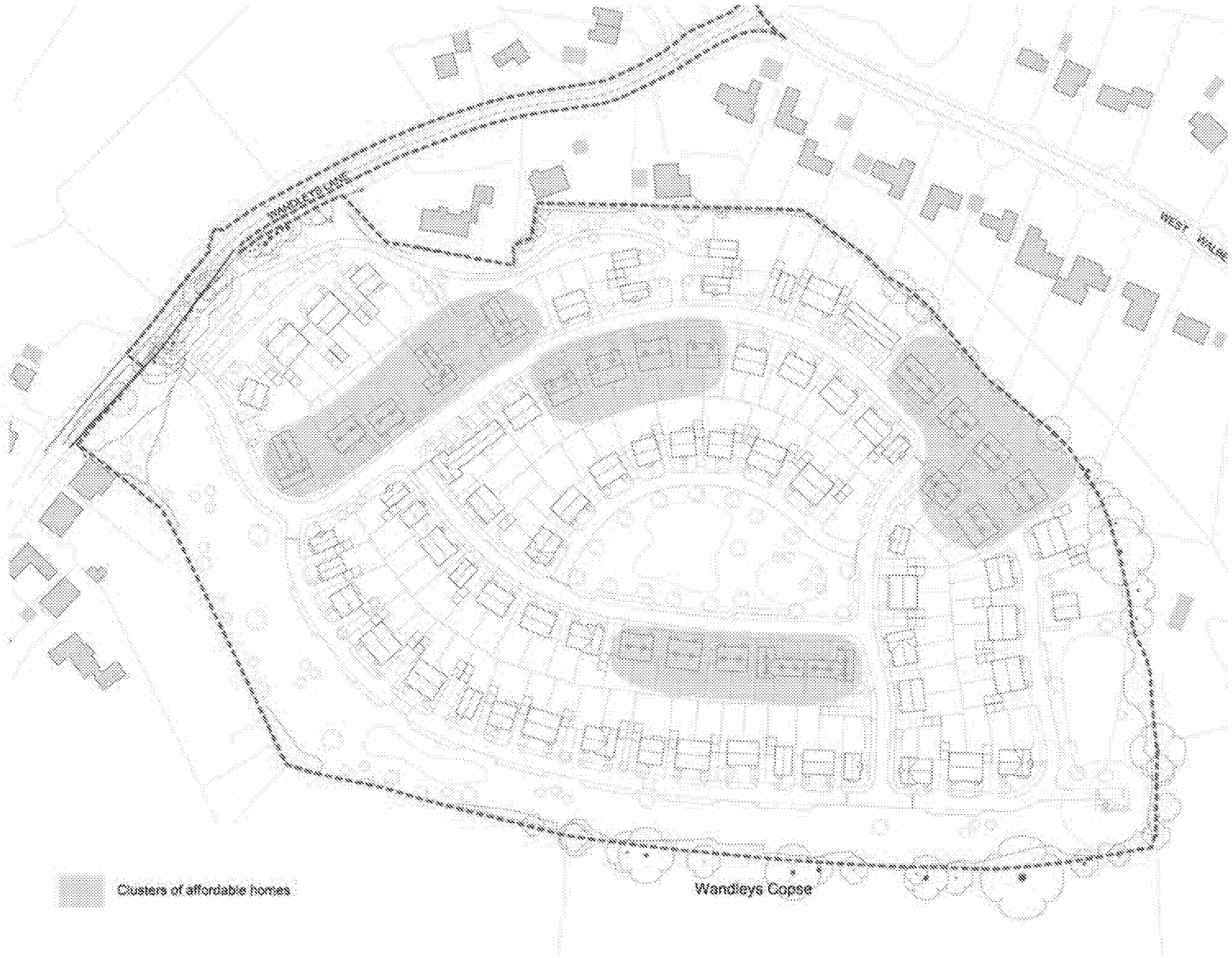
The mix of dwellings, both private and affordable are in line with Arun District Councils recently published SHMA. Further details on this can be found within the Planning Statement by ECE Planning.

This housing delivery number is considered appropriate to address the affordability issues within the area together with historic undersupply, providing that a commensurate level of housing is delivered in the wider HMA.

Welbeck Strategic Land proposes to provide 30% of the homes within the Outline Planning Application as affordable, in compliance with Arun District Council planning policy.

The affordable provision shown on the indicative site layout would provide a comprehensive range of dwellings aimed at meeting the diverse requirements in the District, including a mixture of flats and houses ranging from 1 to 4 bedrooms and including both social rented and shared ownership properties.

The Masterplan shows the STET housing located in four 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.



affordable housing location plan

4 THE MASTERPLAN

4.1 The Masterplan Approach
4.2 Access Strategy
4.3 Internal Permeability
4.4 Movement Hierarchy
4.5 Urban Form
4.6 A Character Area Approach

4.0 The Masterplan

4.1 The Masterplan Approach

The Masterplan has been prepared in order to support the Outline Planning Application for up to 157 new homes on the south-eastern edge of Fontwell, between Wandleys Lane and West Walberton Lane.

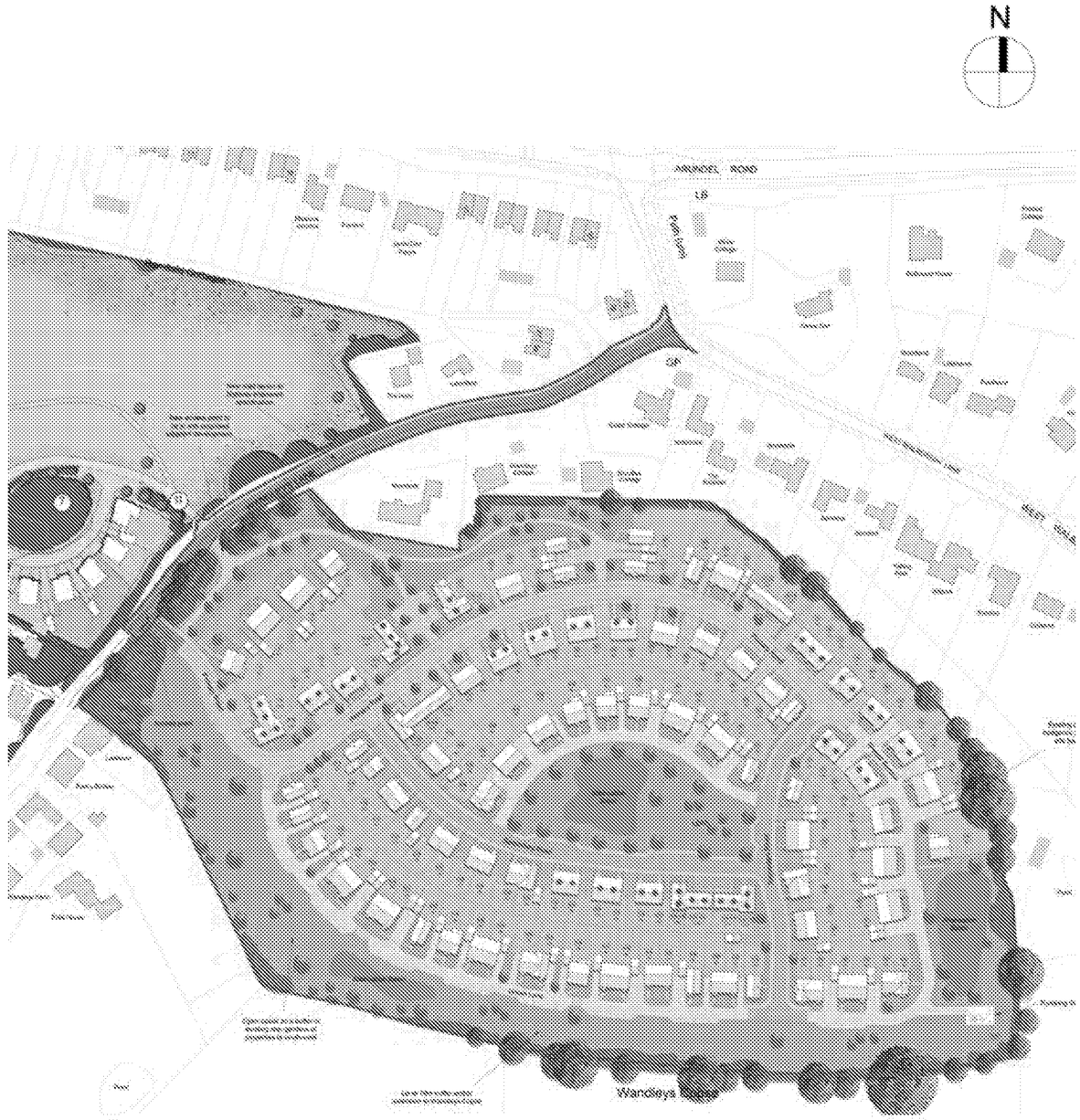
The Masterplan demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet Arun District Council's housing needs.

Although the planning application is in outline form, with the access only proposed for detailed approval at this stage, the Masterplan demonstrates the intended amount and location of residential development, the positioning, structure and hierarchy of the road network, the location of community open spaces and the overall landscape framework.

The Masterplan also offers a set of design principles relating to different character areas to ensure a high quality development.

The Masterplan provides the following key elements:

- The provision of up to 157 new dwellings within a mixed-tenure and highly sustainable development;
- 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 Wandleys Lane designed 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;
- The inclusion of a generous area for ecological enhancement adjacent to the southern 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.



Site Masterplan

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4.2 Access Strategy

The development of an access strategy for the proposed development has been an important aspect of this application. The strategy includes facilitating connections to, and enhancing provision of, sustainable transport opportunities as well as appropriately providing for vehicular access.

The development will be directly accessed by vehicles from a new priority junction on Wandleys Lane. This junction has been designed to the appropriate standards required and forms part of a wider scheme to upgrade the section of Wandleys Lane from the site to Walberton Lane.

The upgrade scheme proposed will particularly address highway officer comments relating to the need to provide pedestrian access from the site to Fontwell. The principle of the propsoed upgrade scheme has been discussed and agreed with Highway Officers. It will provide an increased and uniform carriageway width of 6.0m to allow vehicles to pass freely, as well as a pedestrian footway alongside this. In addition, appropriate street lighting will be incorporated to the scheme.

The access road will incorporate a footway providing a connection between the site and the proposed highway scheme on Wandleys Lane, whilst a further footway access will be provided to the east of this and coincident with the walking / cycling access serving the permitted Dandara development on the west side of Wandleys Lane.

The proposed Wandleys Lane upgrade scheme will include a footway between the site and Walberton Lane in addition to the permitted Dandara site mentioned above. This will facilitate pedestrian access for new and existing residents to the facilities and amenities within Fontwell village to the west and the Dandara site once built.

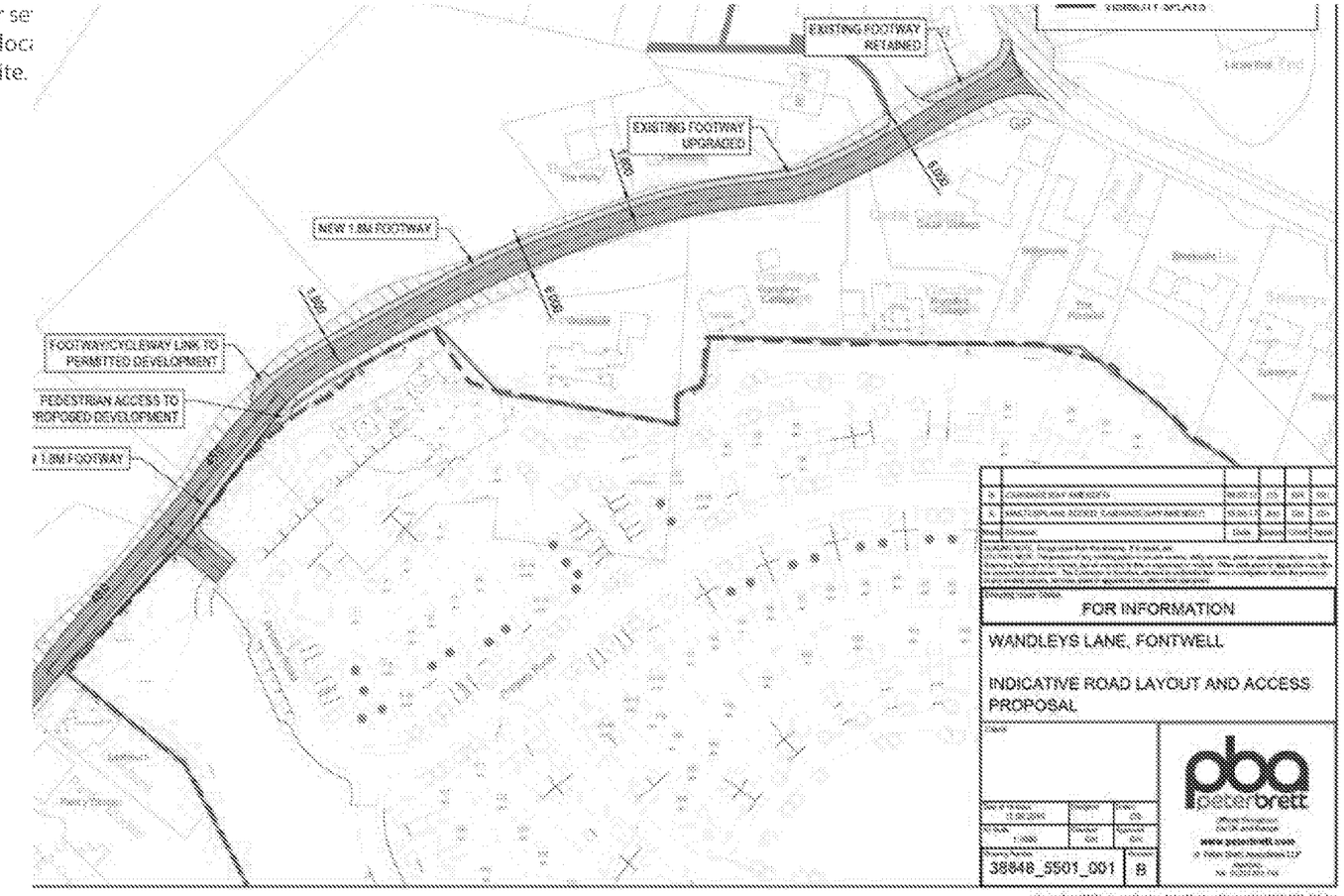
The site is within walking distance of bus stops along Arundel Road to the north, with the closest of the four bus stops approximately 275m from site and the furthest of the bus stops approximately 650m from site. These bus stops provide services to neighbouring settlements. The proposed upgrade scheme will provide access to the local bus services that pass along Arundel Road and hence encourage the use of these by new residents. The permitted Dandara development will also provide links from the site to the bus stops on the A29 Fontwell Avenue to the west.

The nearest train station to the site is Barnham train station which provides regular, direct links to London, Portsmouth, Brighton and numerous other se in the South-East. Barnham train station is loc approximately 2.3 km to the south of the site.

The proposed development will encourage the use of sustainable transport through its support for an enhanced local bus service, either as a financial contribution to the local bus operators, or the provision of a separate shuttle service to the station. The bus service enhancement will need to be agreed in a similar manner as that for the permitted Dandara site.

The development will create additional trips on the local road network and the effect of this has been assessed within a Transport Assessment document supporting the planning application. The Transport Assessment includes traffic data and modelling data to assess the potential effect of the development traffic on the highway network.

On the basis of the assessment completed it is concluded that the proposed development would need to contribute towards a mitigation scheme on the highway network at the A27 / A29 Fontwell Avenue roundabout.



proposed technical access arrangement from Marshfoot Lane

4.3 Internal Permeability

The Masterplan establishes new pedestrian and cycle links that integrate with the adjacent community and the open countryside.

Following the Masterplan objective of ensuring permeability in the public realm, the scheme seeks to provide an edge-of-settlement environment that offers a choice of different movement routes for traveling through the development by pedestrian and cycle means.

There are visual links between the main entrance and a choice of routes around and through the site linking to the new open space in the middle of the site and the ecological enhancement area to the east of the site. 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.

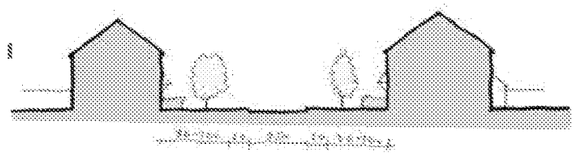
The creation of a network of pedestrian and cycle routes through the site is also intended to make the open spaces and equipped natural play area accessible for families within the existing settlement as well as future residents.

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.

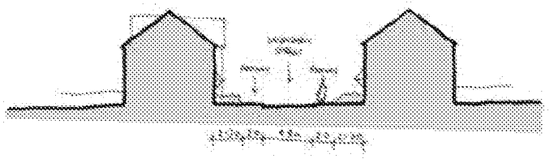
4.4 Movement Hierarchy

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

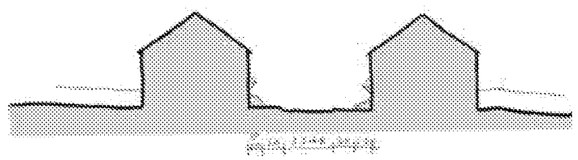
- Primary Route, 9.50 metre overall highway width with a 5.50 metre wide tarmac carriageway including 2 metre wide foot-ways either side. The northern part of this carriage way adjacent to the access point will have a 2m wide grass verge on one side.
- Secondary Route, 8.80 metre overall highway width with a 4.80 metre wide tarmac carriageway, including and 2 metre wide footways either side. Where appropriate, informal visitor parking spaces to be provided;
- Shared surface carriageway, 4.80 metre overall highway width finished in small module block paving, including a 2 metre grass verge;



plan and section of typical primary road element



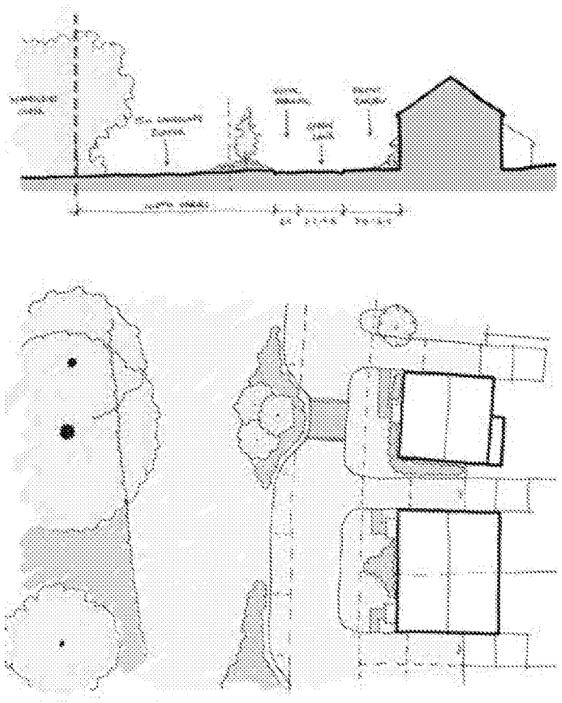
plan and section of typical secondary road element



plan and section of typical shared surface road element

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- Green Lane carriageway finished, 4.80 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.



plan and section of typical green lane element

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

The hierarchy is intended to achieve an appropriate balance between the various users of the highway network within the different areas of the Masterplan.

The road widths will vary between 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.

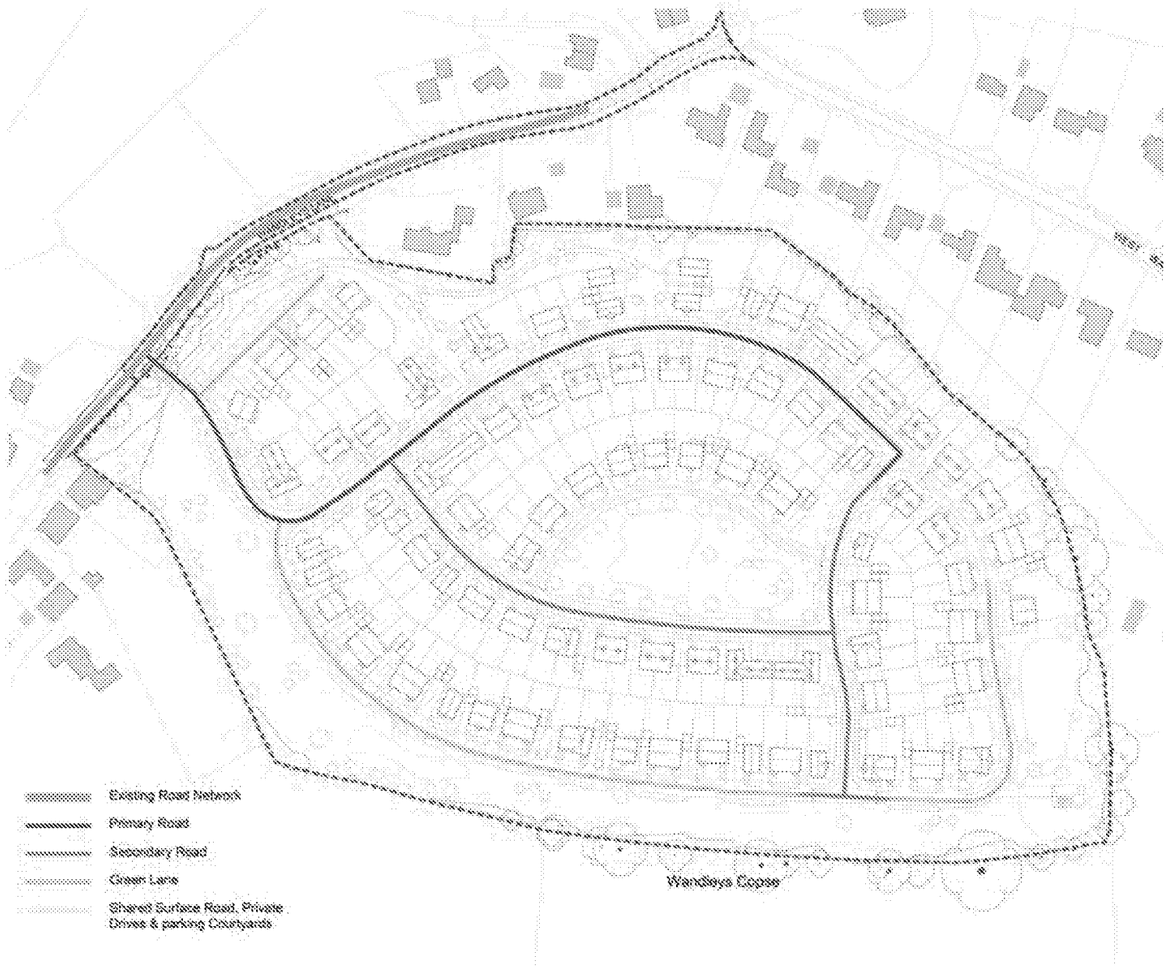
The entire scheme is intended to have both vertical and horizontal highway features, including granite setts as rumble strips, raised tables at junctions and timber bollards close to road edges to ensure a maximum

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 Wandleys 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 for leisure cycling, in addition to the Community Walk.



proposed access strategy including pedestrian and cycle routes

4.5 Urban Form

Within the proposed development, the urban form will be defined by how the dwellings relate to each other within the block layouts, creating streets and spaces.

The urban form will need to vary for different locations, whilst having a common theme in order to create visual quality within the development and provide legible movement routes.

The Masterplan has been formulated to take into account safety, permeability, adaptability and parking provision.

The proposed positions of roads, open spaces and pedestrian/cycle routes create appropriate block sizes to allow a variety of dwelling types and tenures with generous private amenity space and achieving no overlooking or overbearing issues.

Vehicle parking is envisaged as generally on-plot driveway with a limited use of shared courtyards.

Defining the quality of the public realm, building frontages will express the junction between public and private spaces. The frontages vary throughout the Masterplan, from relatively close to the primary route, through to dwellings set back behind larger planted front gardens to the development edges.

The use of staggered building lines will avoid the creation of physical and visual corridors through the site, breaking up the built form to avoid an overly urban environment whilst ensuring the natural surveillance and overlooking of public spaces, movement routes and parking areas.

The Masterplan acts as an overall framework for the development of the detailed design to be submitted at the Reserved Matters stage.

The Masterplan delivers a high quality of urban form through the following;

- A variety of house types ranging from appropriately sized and detailed flat blocks to large detached houses;
- Key groups of buildings forming landmarks, relating to key vistas throughout the site;
- The consistency of building lines and architecture relating to street type, reflecting the aims of achieving a variety in street typology;
- Appropriate gaps and physical linkages within the street-scene to provide numerous views to landscaping and open space when traveling along the street;
- Varying roof-lines to create visual interest, with roof-lights and dormers used where appropriate and with roofs including gable ends and 45 degree pitched roofs;
- A focus on detailing to provide strong articulation to elevations, including bay windows, porches, overhanging eaves and ridge detailing.

4.6 Character Areas

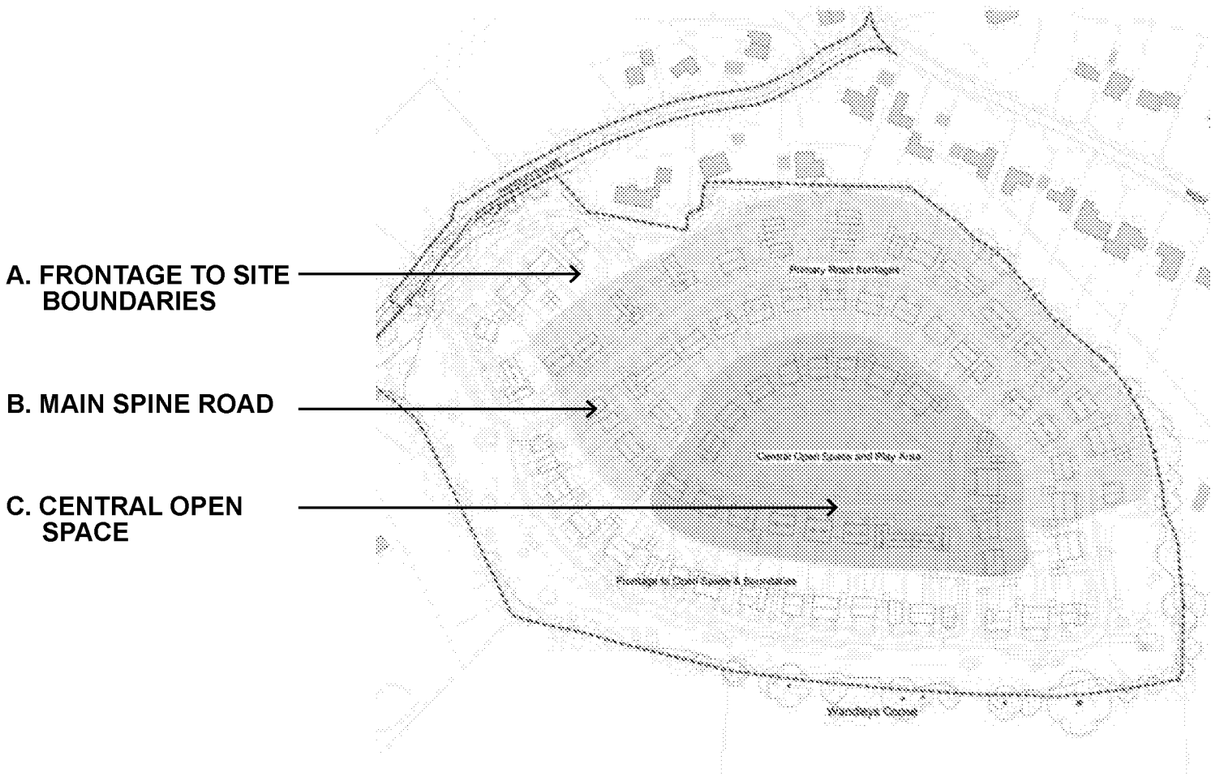
The development has taken precedent from the local Fontwell vernacular utilising a traditional pallet of materials with a variety of details, ensuring the proposed scheme becomes a cohesive design with its own identity but linked in with the wider area.

The layout lends itself to a series of character areas, with differing detailing, windows and porch details. However the overall approach has been to provide a traditional building form generally of detached and semi-detached houses with a pitched or gabled tiled roof within the heart of the scheme and slightly more contemporary apartments.

Roof forms are generally 40 to 45 degree pitched dependant on storey height, keeping ridges low and elevation treatment cohesive. Gabled roofs are utilised where properties turn the corner adding contrast and interest to street scenes.

A selection of different roof tiles and colours will be used to add variety within areas, including a limited number of properties with slate roofs as feature areas.

Façades are a mixture of 2 complementary colours of red-brick, natural boarding, off-white render, tile-hanging and 3 no. roof tiles with appropriate detailing, split within the following character areas.

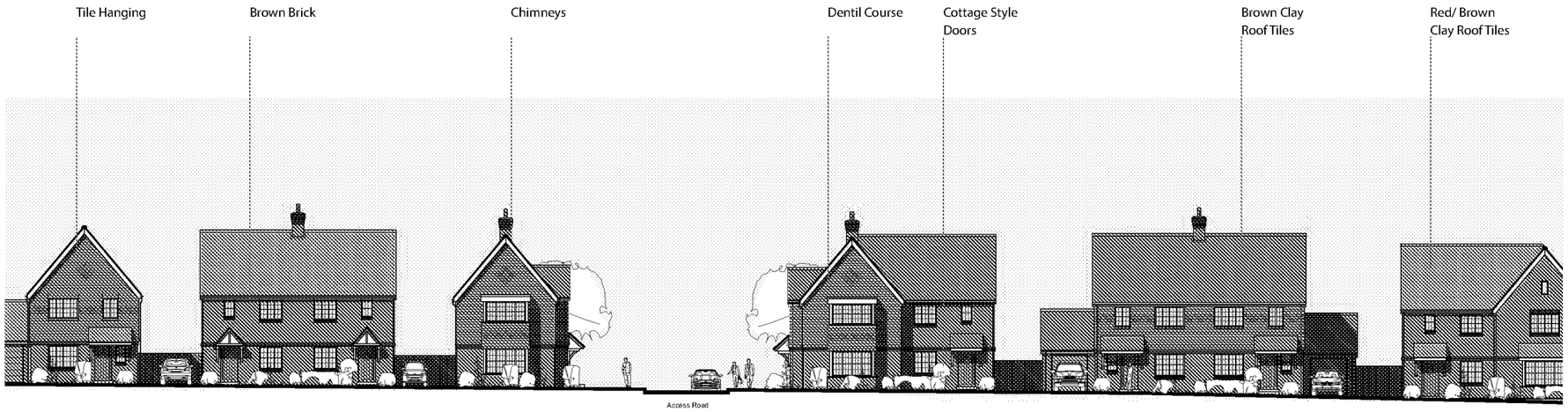


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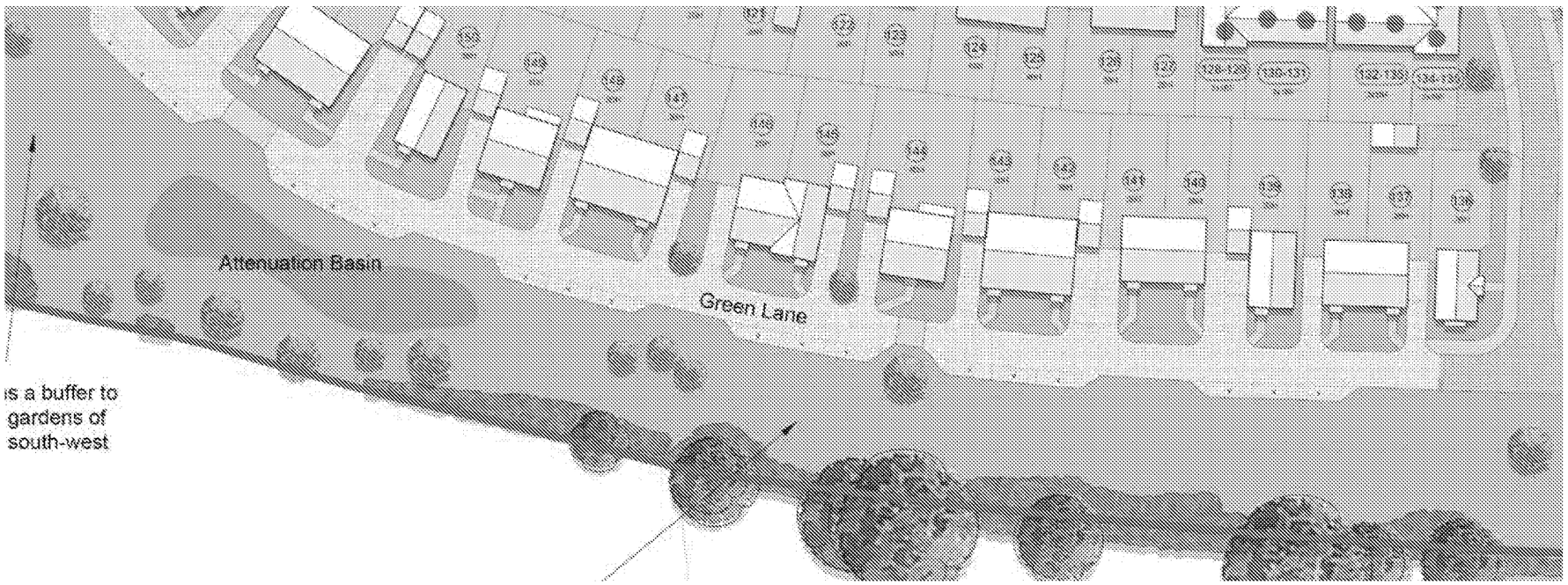
Area A - Frontage to site boundaries

Area A is located along the southern - western edge of the site, responding to its relationship with the open space and rural context beyond. The units here have been designed in a traditional style coherent with the development as a whole, the use of simple brick and tile hung façades add interest to the street scene with corner tuning elevations, bays and chimneys used to break the roof line.

A selection of front to back and pitched porches are used alongside cottage style doors with diamond shaped window panes, brick heads and cills and windows with transoms and bars.



Area A Character type - Street Scene

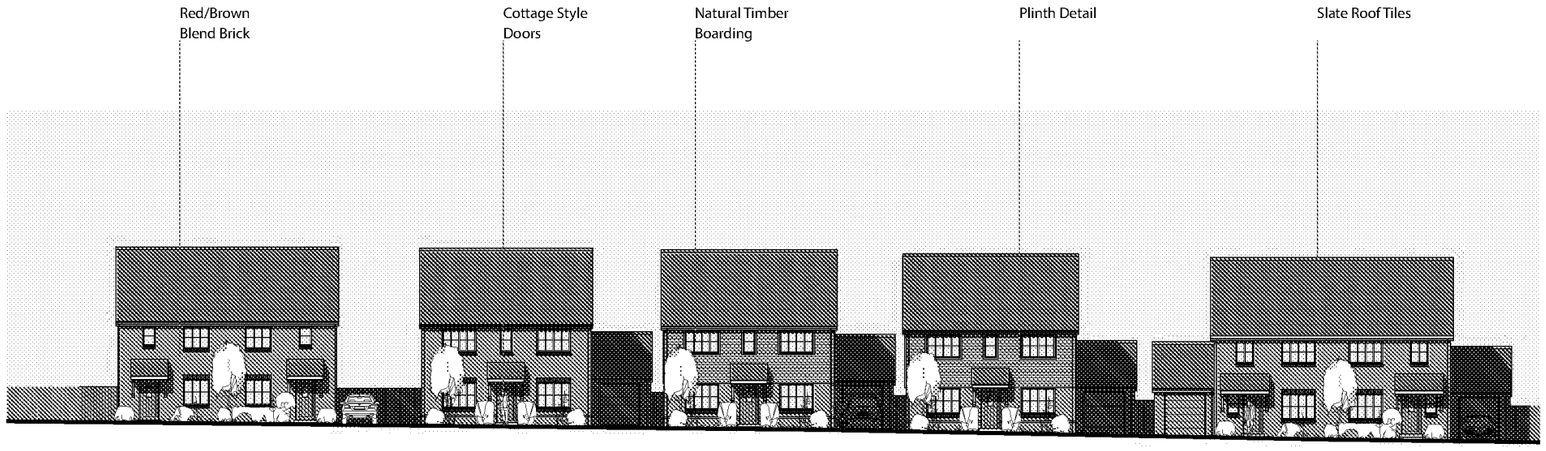


Area A Character type - Masterplan Extract

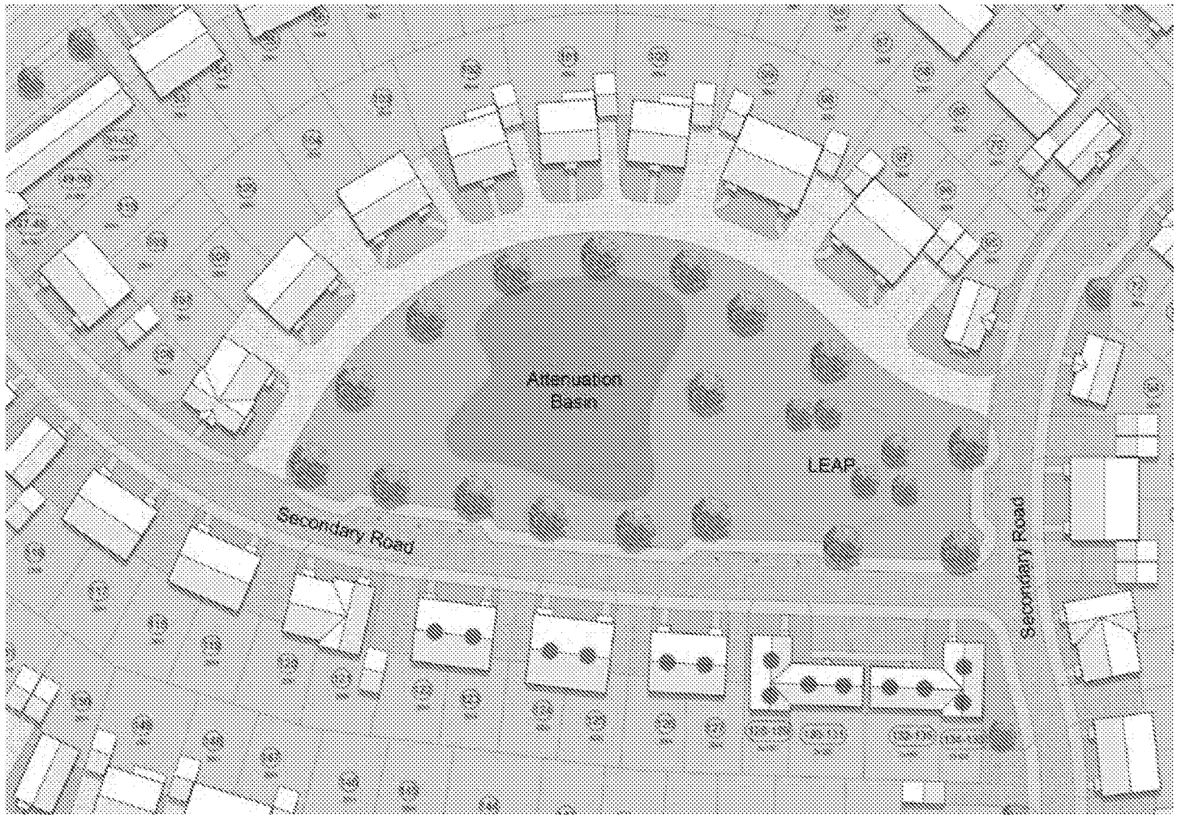
Area B - Central Open Space

Area B is more individual in character responding to the central space and the framed landscaping approach. As such, a more 'rustic' approach using traditional materials has been used as a style to define this parcel while remaining in-keeping with an overarching material selection to ensure the development as a whole is visually connected.

A palette of red brick and natural timber boarding is used for the façades with detailed features such as accentuated brick plinth courses, brick heads, pitched roof porches, casement windows including transoms and cottage style doors with rectangular glazed panes and slate roofs to aid the intended semi-rural feel of the area.



Area B Character type - Street Scene



Area B Character type - Masterplan Extract

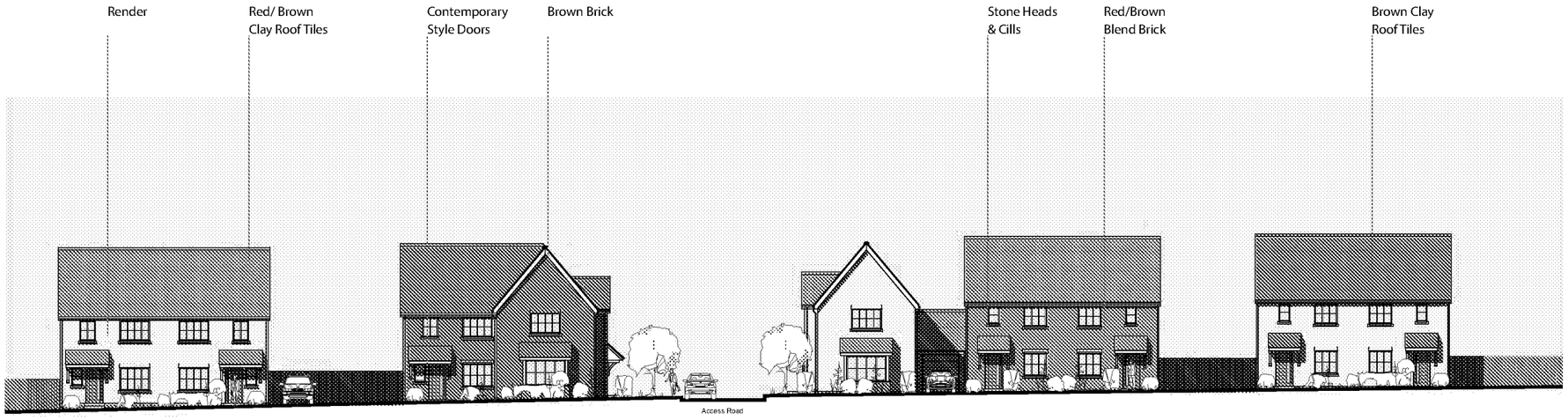
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Area C - Main Spine Road

Properties facing the spine road are designed to add prominence to the street scene, utilising a number of detailed elements including stone heads and cills, mono-pitch porches, simple window casements which include transoms and contemporary style doors with full height glazed strips.

A simple pallet of materials and strong details blends the contemporary and traditional nature of the scheme with the use of 2no. bricks and render for façade treatments.

The spine road contains a series of apartment blocks, which offer a subtle change in scale and height to the street scene. These blocks also contribute to the richness of detailing within the scheme, using the same material palette as the neighbouring more traditionally styled houses.



Area C Character type - Street Scene

Main Spine Road Character type - Masterplan Extract

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5 DESIGN PRINCIPLES

5.1 Meeting the Principles of Building For Life
5.2 Arun District Council Design Requirements
5.3 Density Distribution
5.4 Building Heights
5.5 Architectural Approach
5.6 Gateway Locations and Landmark Buildings
5.7 Key Built Form Edges
5.8 Housing Typologies
5.9 Materials
5.10 Open Space Strategy
5.11 Car and Cycle Parking
5.12 Lighting
5.13 Street Furniture and Public Art
5.14 Utilities Provision

BUILDING FOR LIFE

5.0 Design Principles

5.1 Meeting the Principles of Building for Life

The 12 Building for Life principles are recognised as the industry standard for well designed homes and neighbourhoods.

In order to demonstrate the quality of the scheme Masterplan it has been tested against the Building for Life principles as listed below:

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses along the boundaries of the development site?

The scheme utilises a single proposed vehicular connection to the east providing new network linkage from Wandleys Lane whilst maintaining an appropriate and well-landscaped buffer between Wandleys Lane and the site. The scheme also proposes existing bridleways and the site's positioning as a key node within the surrounding rural road and highway context.

By retaining these routes and providing an appropriate link up to the surrounding area the scheme respects existing development and the character of neighbouring buildings and the site's positioning as a key node within the surrounding rural road and highway context.

2 Facilities and services

Does the development provide, or is it close to existing facilities such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The proposed development is well located in respect of local services within Fontwell, with new retail and leisure uses to be delivered to the east at Westgate Chichester.

The site is located to the south-eastern edge of the built-up area of Fontwell, directly benefits from public bus routes serving surrounding settlements, such as Arundel and Chichester, and is likely to get other benefits as a result of the development.

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

In terms of sustainable travel opportunities, through the application Arundel Road Allowing access to the bus routes (some of which run every 15 minutes) to Chichester, with Barnham Railway Station to the south also providing excellent rail services to the wider surrounding area including Portsmouth and Brighton.

4 Meeting local housing requirements

Does the development have a mix of housing types and tenure to help create a balanced community?

The proposed development provides a full range of dwellings sizes with a variety mix of types of houses and apartments from 1 to 4 bedrooms, (mainly 2 & 3) each designed to accurately reflect the requirements of the local market.

Affordable housing is provided at the required level and the mixed scheme (including both open market and affordable dwellings) will be constructed to ensure a high quality, sustainable and secure new development.

5 Character

Does the scheme have create a place with a locally inspired or otherwise distinctive character?

By providing a single access road serving a collection of publicly accessible private courtyards and mews, the development will provide flexibility within maintaining an appropriate character relevant to the edge of Fontwell.

Dwellings front onto a series of linked landscaped courts with a range of large public open spaces, creating a semi-rural character inspired by the setting.

The scheme also includes measures to interact with the public realm to the north, helping to create a sense of place throughout and is closed by the establishment of varied elevations within the scheme design derived through materials, building heights and levels of enclosure.

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses) and wildlife habitats, existing buildings, site orientation and microclimate?

A careful appraisal of the context of the site has informed a comprehensive and robust design that utilises both existing and a significant amount of new planting to both incorporate and enhance landscape features and habitats.

A large open space in the middle of the site will act as a focal point for both the proposed and wider community within the informal open space provided to the east, which will create a suitable edge to the surrounding open countryside.

7 Creating well defined streets and spaces

Are buildings and landscaping positioned correctly to define and enhance streets and spaces and are buildings designed to turn corners well?

The development's approach is designed to ensure public spaces are defined by buildings and landscaping, with a mixture of dwellings generally containing front gardens and detached dwellings which are positioned relatively informally within the street scene in order to create a range of enclosure of streets whilst providing activity at street corners.

Larger dwellings and apartment buildings are proposed at gateway buildings and generally used to create strong vistas within the views, helping to establish landmark features within the site in order to help create a legible approach to housing design with more noticeably designed elevations that create overlooking of the public realm on prominent routes.

8 Easy to find your way around

Is the layout designed to make it easy to find your way around?

The development takes full advantage in design terms of the existing landscape to provide the existing trees and hedgerows along the boundaries which are used for the front of dwellings and within the public open space to help easily define areas.

The provision of entry feature walling and perimeter planting is designed to ensure that the proposed layout is clearly easy to negotiate and legible due to the informal design of the built character areas.

9 Streets for all

Are streets designed in a way that encourages low vehicle speeds and allow them to function as social spaces?

The identification of a hierarchy type of character within the site (POPE Street Lane) through street furniture and paving has informed the development of the street network in providing a series of varied experiences when travelling by foot, cycle or car.

Streets are primarily laid out to vary with shared surfaces, use of appropriate variety of surface materials, pavements, direct bellards and soft landscaping to ensure vehicle speeds are kept low whilst encouraging community interaction within the streets.

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

The majority of houses within the development have off-plot parking in the form of garages and driveways. Some dwellings utilise small parking courts that in order to limit the loss of frontage parking, with the use of grassed verges and front garden planting, create a comprehensive landscaping scheme that softens views to ensure that buildings are the focal point to the street and not cars.

11 Public and private spaces

Are public and private spaces clearly defined and designed to be attractive, well managed and safe?

To help the security of the public realm, building frontages will provide the primary link between public and private space. The front gardens, back to back and planted boundaries to ensure an attractive and well-spaced public realm. The use of simple yet well varying building lines will create pinch points and visual confusion are avoided through the use of consistently applied to all different edges (front, corner, shallow, and awkward) between private and public realms.

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All dwellings will be provided with appropriate internal and external refuse and recycling bins, composting facilities and private amenity space to the provision of suitable. Cycle and refuse parking is fully compliant with standards with each provision accessible to other garages, bedroom sheds in private rear gardens or shared storage.

5.2 Arun District Council Design Requirements

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

The main and secondary roads will have 2 metre wide pedestrian footpaths on both sides 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 Masterplan, with frontage, on-street and strategic planting creating a highly 'greened' development.

At the dwelling design level, housing will be designed to benefit from enclosed draft lobbies with suitable external porches, and natural ventilation will be provided through the use of wind cowls where possible. Very generous gardens are provided for each home with significant rear-to-rear distances.

Blank facades are avoided, with homes designed to 'turn corners' and provide activity on all movement routes. It is intended that at the detailed design stage, homes will exhibit a contemporary design set within a context of traditional materials and roof forms.

Within rear gardens, sheds will be provided to all houses to allow for cycle storage, tools and garden equipment. Personal allotment areas are possible for each dwelling within the generous rear gardens to encourage self-sufficiency. Garages are provided to a size of 3 metres by 6 metres.

The comprehensive and community focused public open space strategy provides excellent access for future and existing residents alike to high-quality and varied open space, including a equipped play area. The development will be Buildings Regulations Part Q compliant.

5.3 Density Distribution

The general density approach to the Masterplan provides for density zones ranging from suburban to edge-of-settlement density, to create a more close-knit character in the main streets, with a more rural character towards the development edges.

This results in a mixture of built form containing small apartment blocks, semi-detached and detached dwellings. This approach provides a range of dwelling types and sizes; the development is fully compliant with all size standards as defined in the National Space Standards.

Generally, dwellings will have generous sized rear gardens and reasonable front gardens to ensure a landscaped frontage to the built form, whilst flats will have large shared communal gardens areas.

The tenure distribution has ensured that the affordable dwellings are suitably distributed throughout the Masterplan area to avoid any single tenure areas. Affordable housing will be grouped, as is preferred by Registered Social Landlords for maintenance and management purposes.

General affordable housing will be a mixture of shared ownership and social rented dwellings, which has been designed to meet the specific local housing needs through close collaboration with Arun District Council.



dwellings will be interspersed with open spaces



housing will generally be two-storeys in height

5.4 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 Fontwell.

By allowing two-storey development, the Masterplan limits the cumulative impact of the development on the edge-of-settlement setting.

There are intended to be some one-and-a-half storey houses to the site edges, appropriate for providing variation in the scale of the development. These will be expanded on further as part of a Reserved Matters submission.

Eaves lines will generally be at or up to 450mm above first floor window head, 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 may include cat-slide elements, single storey projections and increased separation distances between dwellings.

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

5.5 Architectural Approach

The Masterplan proposes a mix of contemporary and traditional approach, sympathetic as an edge of village extension, using the massing of traditional building forms within a more modern context, whilst being 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, chimneys, porches and gables to provide interest and variety in the new streets.

The common architectural language will follow through to the external materials, with boundary walls, hard surfacing and fencing primarily of the 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' that is representative of the location of the site integral to Fontwell but individual in character.

The proposed architectural approach will be fully detailed as part of a Reserved Matters submission following further discussion with local residents and Arun District Council.



precedent images

5.6 Gateway Locations and Landmark Buildings

The Masterplan has been designed to create areas where specific buildings can be positioned to create character and interest in the street-scene, accentuating views and increasing scale where appropriate.

The Masterplan provides the opportunity for two key 'accent' building types. Gateway buildings will be located prominently key gateways within the site such as where the primary route meets with the secondary routes.

Landmark or accent buildings will vary in form but will be used to create visual interest at key views and to act as end-stops to long-vistas & key corners within the public realm, particularly relating to open spaces.

Gateway buildings will be restricted to a few key locations; Plots 15 and 21 are either side of an opening to the courtyard off the primary road, and this is similar for plots 25 & 27. Plots 71 & 72, and Plots 87 & 136 frame the junction of two roads, where there is a transition between character areas.

Landmark buildings will be proposed in specific locations where a building of a distinctive character would benefit the street-scene or setting. Landmark buildings will be used to create focal points in order to improve the legibility of the scheme, and may utilise specific and individual materials or design detailing, but are not intended to provide a significant change in character. Plot 1 is the focus upon site entry, whilst Plot 46 commands the view and overlooks the open space in the south-east corner. Plots 9 & 10 are the key turning points along the primary road, whilst plots 13/14, Plot 38 and Plot 91 act as focal points along long road runs.

Elsewhere, secondary landmark buildings may be utilised to provide a limited increase in scale within the street in order to maintain legibility. This may include a feature elevation or a corner-turning dwelling with a specific individual design feature.

5.7 Key Built Form Edges

Edges of buildings, corners and detail accents can help to provide a site with character, visual identity and aid legibility by providing points for orientation throughout the public realm.

The Masterplan creates buildings and spaces of distinction, designed to provide a visual experience when traveling through the site, focused on a pedestrian perspective.

Built form edges are positioned to work with the public realm to contribute towards creating a community-oriented sense of place, whilst also focusing on maximising daylight and natural ventilation within dwellings through appropriate orientation.

The Masterplan proposes a mixture of highly defined edges based on the perimeter block concept, such as to the northern part of the site, and more low-key edges around the central open space. At the entrance and towards the western edge of the site, the Masterplan will have a more defined form, consisting predominantly of appropriately spaced two storey buildings with accent and landmark features to create a visual pathway. Conversely, the lower density areas will have more sporadic and undefined edges, representative of the rural setting.

The treatment of boundaries between the public and private realm is particularly important to the success of the built-form edges. The use of walls and railings to define front gardens is not favoured, but instead a more rustic post and rail fecing or simple hedging will be used to reflect the rural environment. Street furniture will vary between the areas, with post and rail fencing defining the private boundaries to the more formal areas and a mixture of hedgerow or planting defining boundaries towards the development edge.

Allied to this, landscaping within the public realm will also contribute to the green nature of the edge conditions, such as on-street tree planting, the use of box hedges and the provision of shrub planting beds where appropriate.

5.8 Housing Typologies

A varied mixture of both open-market and affordable housing typologies are proposed within the proposed development, relating to the setting within the Masterplan. Housing types will be linked to the street hierarchy.

On and adjacent to the main routes, dwellings will generally be two storeys in height, and a mixture of apartment blocks, narrow fronted semi-detached houses and wide-fronted detached houses. Housing will be positioned more formally to the street to create a rhythm of front doors and windows.

Car parking will usually be removed from the street utilising driveways and garages as part of on-plot parking, with some limited use of parking courtyards only where appropriate.

Courtyards and shared surface streets will contain a mixture of housing, ranging from small terraces to closely spaced semi-detached properties to create enclosure in the street-scene and roof-scape. Buildings will be two-storey in scale. Car parking will be a mixture of on-plot parking, courtyard parking and some frontage parking to create passive surveillance.

Towards the development edges, and to the edges of the public open spaces, there will be a mixture of detached and semi-detached houses. These house types will be a mixture of narrow and wide frontage dwellings, with on-plot parking within garages.

Some buildings will present a reduction in scale, with a reduced eaves line and part-dormer windows used to create a variation in scale appropriate to the rural edge. Bungalows may be appropriate in specific circumstances to provide wheelchair accommodation.

All dwellings within the scheme are intended to be bespoke and designed to suit the development proposal.



a variety of housing types & details will add visual interest



different road treatments will create individual character

5.9 Materials

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

The Masterplan, with an overall density of 26.5 dwellings per hectare, provides for well proportioned housing with simple roof forms in a traditional style. Buildings are intended to incorporate elements of symmetry along with feature gables, barn-ends, projecting bays, flat roof dormers, chimneys and porch details to create a high quality of aesthetical interest within the street-scene.

A palette of building materials will be incorporated within the scheme design, all of which are reflective of the traditional Sussex vernacular and utilised within Fontwell.

As such, the proposed development will utilise the materials to create a varied palette throughout the site, including a mixture of local red stock brickwork, plain tile-hanging, render and natural weather boarding to create variation within the street-scene and emphasise different areas throughout the development.

Individual landmark or accent buildings or building groups which vary in scale or massing and may exhibit a more individual architectural style or include particular architectural detailing, and alternate materials may be used where visually appropriate within the public realm.

The design of the dwellings will create both variety and individuality within the street, whilst being representative of the character and architecture of Fontwell. Traditional elements such as chimneys, and bay windows are intended to be utilised to add to the scheme's local identity, with the use of large glazed areas and more contemporary detailing ensuring that the detailed design is not considered pastiche.

The hard landscaping strategy is equally important to the scheme, and the variation in road types allows different finishes to be utilised. Generally small module block paving is proposed in a variety of types that will provide legibility between primary, secondary and green routes.

A framework for the interaction between built form and soft landscaping will ensure a high quality built development, with landscaping effectively used as a material for creating high quality public realms and within private front garden areas to provide interaction with the street.

Specific materials will be proposed as part of a future Reserved Matters submission.



possible surfacing and external finish materials

5.10 Open Space Strategy

A variety of different types of public open space will be provided across the site through the incorporation of new landscape areas to include informal open space; seasonal SuDS ponds and structure planting for wildlife and amenity benefit; enhanced landscaping around site boundaries and a large ecological enhancement zone adjacent to Wandleys Copse.

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 located in areas visible from a variety of vantage points within the scheme.

Open spaces within the site will meet the following criteria;

- Provide a range of experiences;
- Be accessible to a large number of people from both the existing settlement and future residents;
- Create safe environments for play and learning with a LEAP informal play space provided;
- Increase biodiversity and create or enhance wildlife habitats throughout the site;
- Encourage outdoor activities and healthy living;
- Provide an attractive setting for residential properties;
- Incorporate storm water storage features as part of the sustainable drainage system;
- Act as buffers to reduce noise to and from adjacent residential uses; and
- Minimise inter-visibility between the site and the surrounding rural edge to the south and east.

The open space strategy will create a landscaped framework in which the parcels of development will sit.

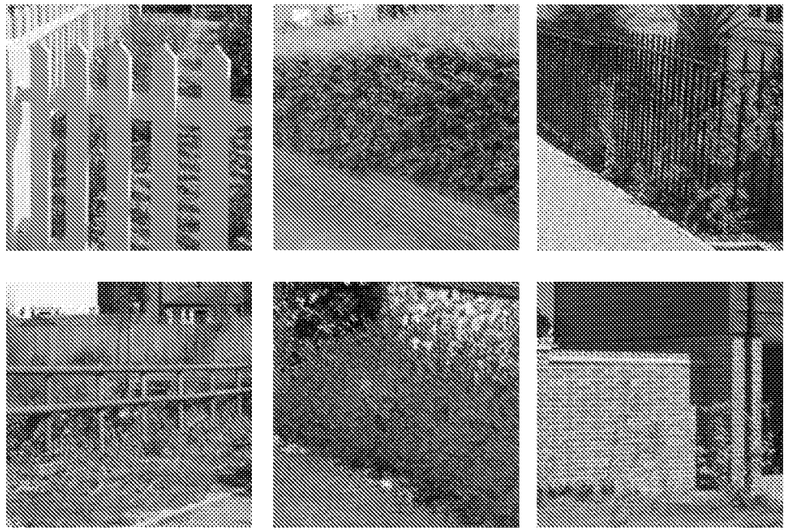
Open spaces vary in size from the large green spaces and informal open spaces to smaller and more formal open spaces that are positioned amongst housing to aid with local distinctiveness and the creation of a sense of place.

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. These areas of landscaping and open space will facilitate water management and natural drainage, providing new wildlife habitats.

The proposals include the on-site provision of a Local Equipped Area of Play (LEAP) that can be utilised by the entire surrounding community. It is intended that this will take the form of a variety of natural timber play equipment to reflect the rural setting.

The overall public open space is considered to meet the requirements of Arun District Council policy.



public / private boundary demarcations



formal and informal open spaces proposed through site

5.11 Car and Cycle Parking

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

Parking will be provided as a mixture of on-plot spaces and courtyard parking dependent on specific dwelling location. Cycle parking will be provided generally within a lockable external shed located in private rear gardens or within communal stores for apartments.

The Masterplan identifies the breakdown of car parking per dwelling, however in detail it has been designed and laid out as follows:

- 1 space per 1-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;
- 2-3 spaces per 4 -bedroom house provided on-plot although some limited frontage parking;
- 117 unallocated visitors spaces across the site, including 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 Masterplan as follows:

- 1 space per 1-bedroom flat;
- 2 spaces per 2-bedroom flat;
- 2 spaces per 2 & 3-bedroom house;
- 4 spaces per 4 bedroom house.

5.12 Lighting

Policy VE8: Unlit Village Status of the Walberton Neighbourhood Development Plan states that:

'Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports ground.'

While street lighting will be provided throughout the residential areas, in order to comply with this policy, there will be a focus on minimising light impact as far as possible in order to retain the semi-rural character of the area. Street lighting may include limited pedestrian focused public street lighting columns, bollard lighting and on-plot security lighting subject to a detailed lighting strategy as part of the detailed scheme design. It is intended that public street lighting columns will be used only where required for key roads. Sensitive lighting will 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 some key green routes.

New lighting will be required to conform to the highest standard of light pollution restrictions and 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 east and north.

5.13 Street Furniture and Public Art

Public art and street furniture can make an important contribution to the quality of a development and in creating local distinctiveness.

Opportunities to incorporate artwork into the landscape, for example as informal play equipment or street furniture, will be sought where possible. The Masterplan provides numerous opportunities for public art throughout the site. The selection of street furniture will reflect the character of the Masterplan, with more formal and robust pieces specified along the primary and secondary routes, and more informal timber pieces used in mews and green route settings.

Public artworks and street furniture will meet the requirements of people of differing ages and levels of physical ability with a management and maintenance strategy to ensure items are fit for purpose and an asset to the local area over the long term.



a focus on high quality public realm furniture and art

5.14 Utilities Provision

There will be provision for all required services into the various perimeter blocks within the development site.

Provision will be made through the road network for new services to the built form, with services margins provided around the Masterplan for distribution within adoptable boundaries as required.

The detailed design at the Reserved Matters and implementation stage will include full details of the services network. However, the Masterplan provides sufficient space for the services distribution including if required a substation to appropriately distribute electricity and a governor to provide connections for gas.

6 LANDSCAPE AND ENVIRONMENTAL

6.1 Design Development
6.2 Landscape Masterplan
6.3 Open Space Strategy
6.4 Open Space Types
6.5 Soft Landscape
6.6 Materials / Hard Landscape
6.7 Maintenance

6.0 Landscape and Environmental

6.1 Design Development

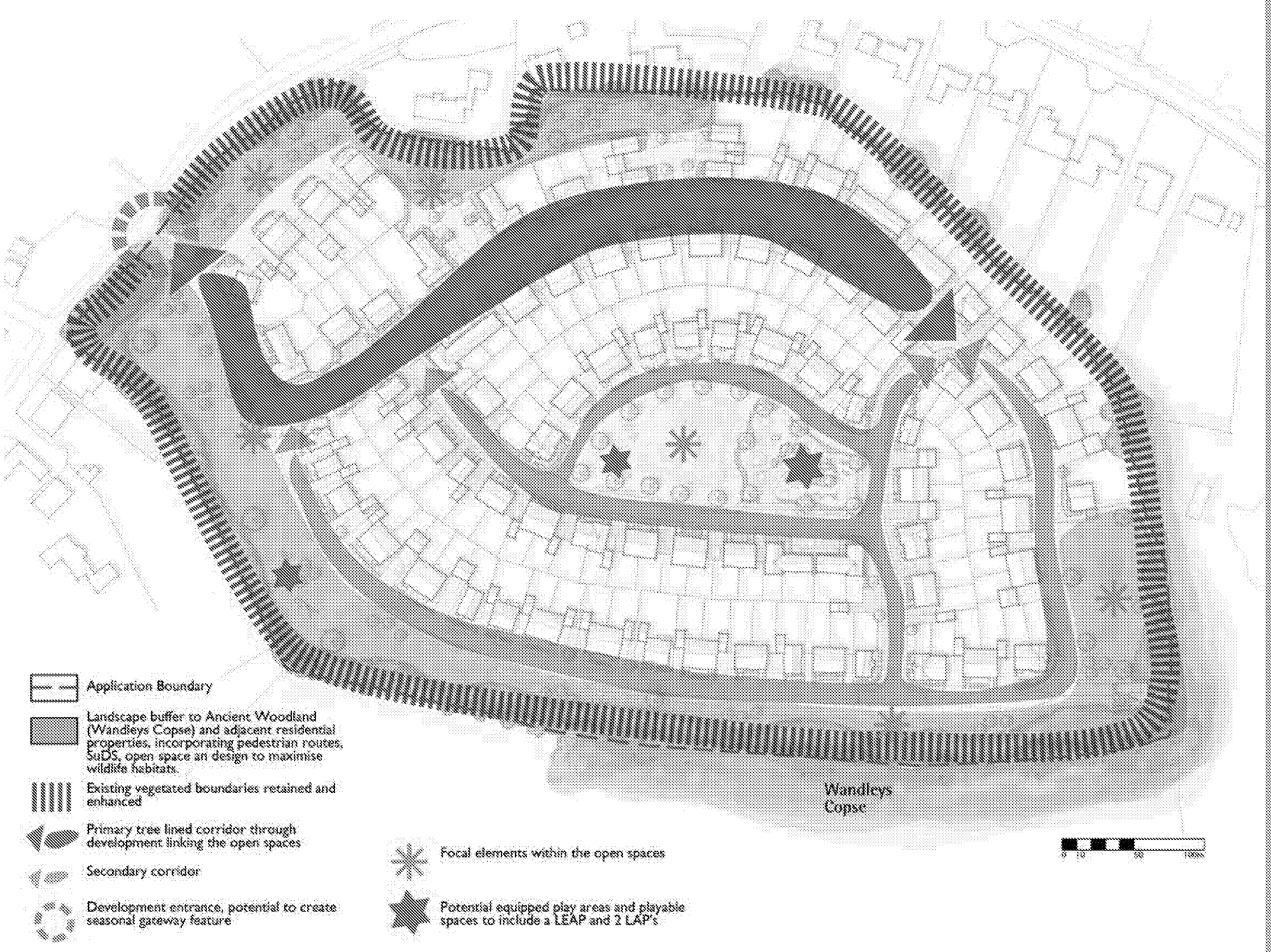
Initial Landscape Concept

The initial landscape concept was used to inform the development of the landscape proposals.

The primary objective of the scheme is to improve the relationship and interface between Fontwell's residential areas and the rural landscape that forms the setting of the site to the south.

Existing boundaries to the settlement edge are to be reinforced, with ecological enhancement areas and open space areas to the southern boundary.

The open spaces within the proposals will incorporate SuDS and Play while significantly enhancing the ecological habitat and improving the visual and aesthetic qualities of the development.



initial landscape concept

6.2 Landscape Masterplan

Landscape Proposals

The Landscape Strategy seeks to:

- Retain and protect landscape features which have amenity or wildlife value;
- Retain and enhance landscape features which contribute to local landscape character;
- Maintain and enhance connectivity between the existing residential areas and the adjacent rural landscape;
- Recognise opportunities to enhance visual connections;
- Enhance the interface between the Fontwell development boundary, the approved adjacent Dandara scheme and the semi-rural landscape to the south;
- Maximise the wildlife value of the site;
- Compliment the new built form so as to provide an attractive and distinctive landscape contribution to Fontwell;
- Provide adequate mitigation to filter and screen views.



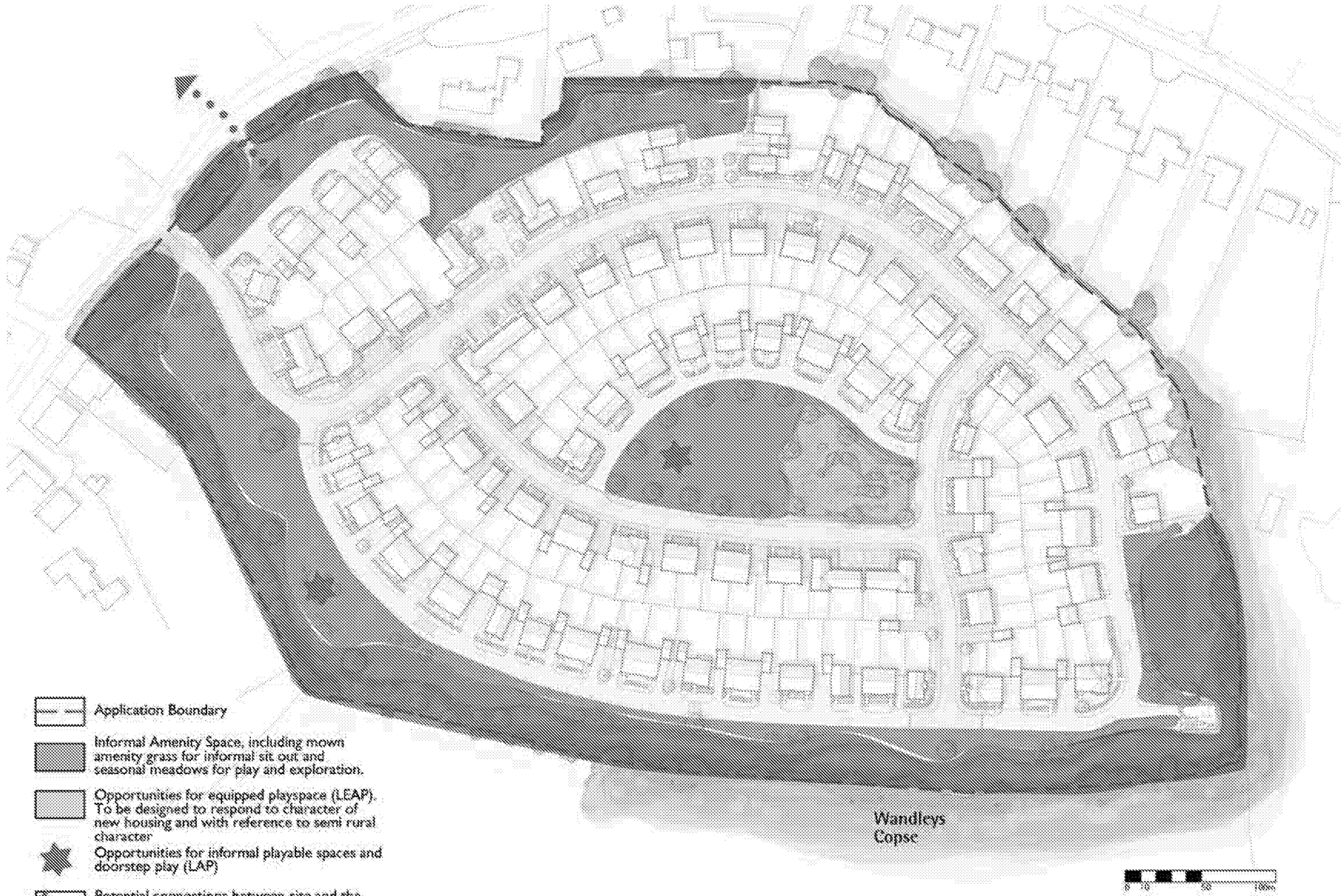
indicative landscape masterplan

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6.3 Open Space Strategy

A range of open space typologies are proposed across the site, ranging from equipped play areas and amenity space to informal wildlife friendly corridors.

The following page provides concept images of the range of open space types proposed across the site.



open space strategy

6.4 Open Space Types



concept images of the open space types proposed across the site

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6.5 Soft Landscape Palette

Planting will be selected to enhance the existing Site boundaries, wildlife, amenity and seasonal interest on the site. It will also reflect the local character.

New tree, hedgerow and woodland planting will be installed at a suitable specification to provide a strong landscape framework to the site and to provide an enhanced new settlement edge to Fontwell.

Planting within the open space areas will be predominantly native, selected for wildlife value, seasonal variation and amenity interest.

Within the development, species of trees will be selected to provide a sense of identity in each streetscape and incidental open space areas.

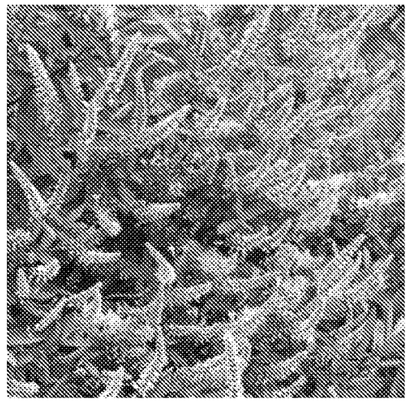
The planting palette features shrub and herbaceous planting selected for their seasonal interest. Flowering and fruiting species will support wildlife and enhance the biodiversity of the site.

Hedge planting to front boundaries will be evergreen to provide year round structure and soften the streetscape. Specimen shrubs will add structure in larger planting areas.

Street tree species will be appropriate for their proximity to properties, where necessary, with narrow canopies and low water demand. The palette will provide variety of foliage colour, foliage shape, bark colour and flowers/ fruit as a contrast to the hard landscaping within the scheme.

Fruiting tree species will also encourage residents to forage and aid as an informal educational tool.

An illustrative planting schedule is provided on the Indicative Landscape Masterplan, drawings.

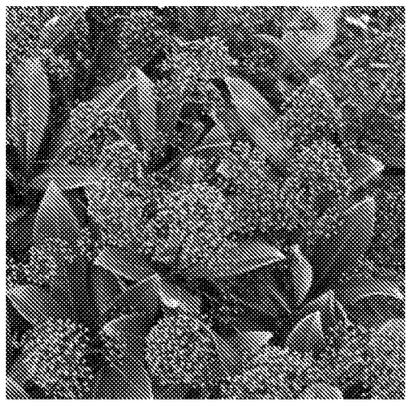

Hebe 'Mrs Winder'


Lavandula 'Hidcote'


Rosa 'Kent'

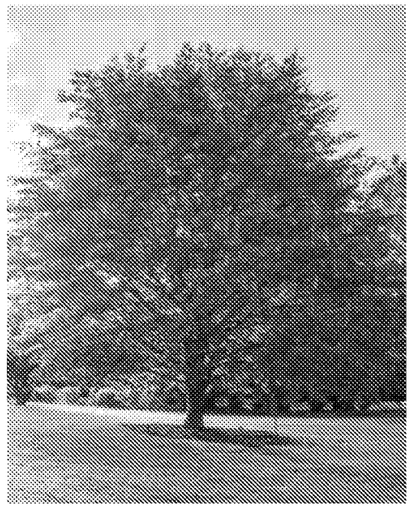

Geranium maccrorhizum spp.


Bergenia cordifolia 'Purpurea'

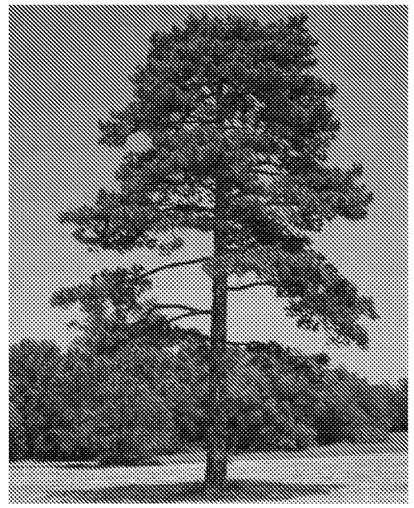

Skimmia japonica

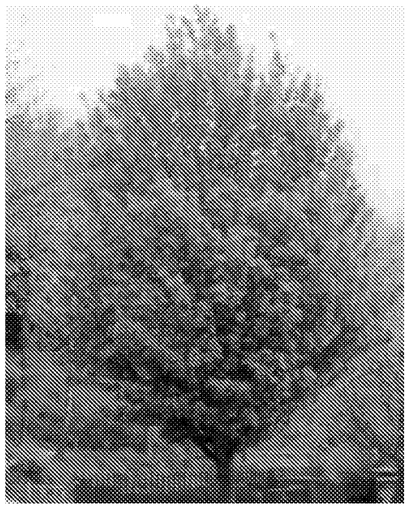

Prunus laurocerasus 'Otto Luyken'


Cornus sanguinea


Fagus sylvatic 'Purprea'


Malus trilobata


Pinus sylvestris


Acer campestre 'Streetwise'

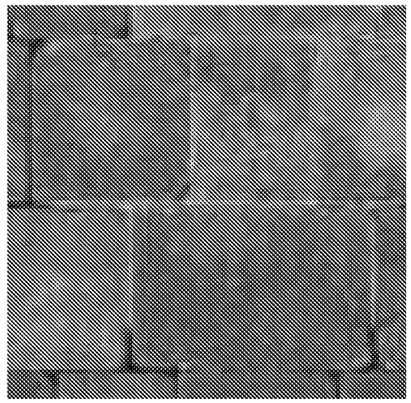
6.6 Materials / Hard Landscape

Hard Landscape

A co-ordinated palette of hard landscape materials, boundary treatments and street furniture will ensure a clear distinction in 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 works within root protection areas of existing trees and hedgerows will be carried out by hand, in accordance with an approved Arboricultural Method Statement to ensure the long term viability of the existing retained trees.

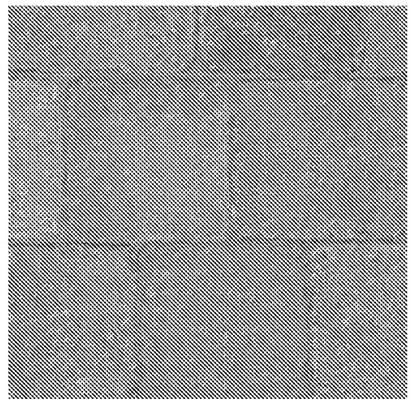
Within the open spaces, footpaths will be formed by self-binding gravel or similar, and all play equipment and street furniture will be carefully selected to respect the rural edge character.



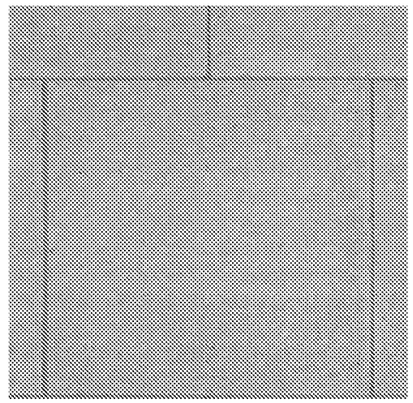
Block paving to contrast with pathways



Tarmac

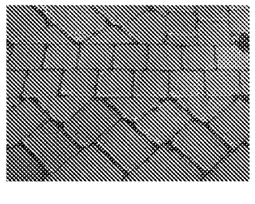


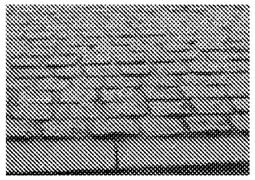
Block paving to raised tables and key junctions



Concrete flag paving to private paths



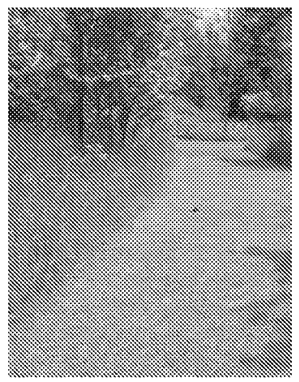


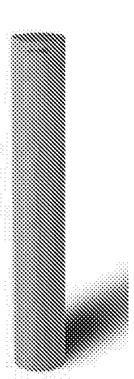


Hard surfacing will be selected from a palette of tarmac, rumbled block / sett paving and feature detailing to compliment the new buildings and clearly define priority vehicular, pedestrian and parking areas.



Footpaths within the open space areas will be from a range of dusted gravel paths areas and mown grass to informal paths and play.







Timber seating and street furniture will reinforce the rural character of the Site.

ARUN DISTRICT COUNCIL/WA/73/17/OUT

6.7 Maintenance

The long term management and maintenance tasks and responsibilities of the public open space will be set out in a Landscape Management Plan which will be submitted to clear conditions alongside detailed landscape proposals.

The overall aims of the Landscape Management Plan will be:

- To maintain the long term landscape contribution of the existing hedgerows and public realm corridors;
- To explain the purpose of each planting treatment;
- To ensure the successful establishment and long term health of all plant stock;
- To ensure play features and SuDS elements remain in a safe, working condition with minimal impact on root systems of existing trees;
- To maintain planting areas in an attractive and safe condition.
- To ensure use of good horticultural practices and best health & safety practices at all times.

Years 1-5

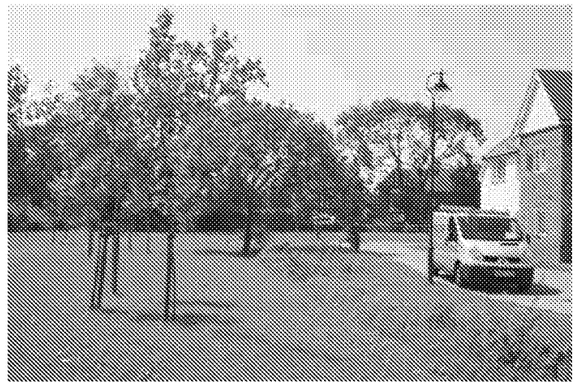
It is intended that the implementation of the management regime will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions.

Years 5+

The Landscape Maintenance Contractor responsible for the site in the long term (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to issues which may arise in future years. The management plans / specifications should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.

The adoption authority, management company and occupiers should continue to maintain their properties in perpetuity in a manner appropriate to the well-being of the plant stock and attractive appearance of their property and the new development in the context of the wider setting.







varied landscapes will require differing maintenance regimes

ARUN DISTRICT COUNCIL WA/73/17/OUT

7 SUSTAINABILITY

7.1 Sustainability & Renewable Energy Objectives
7.2 Built Form & Design Standards
7.3 Energy Strategy
7.4 Sustainable Urban Drainage Strategy
7.5 Foul Drainage Strategy
7.6 Waste and Recycling

7.0 Sustainability

7.1 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, Welbeck Strategic Land 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.

7.2 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 District Council requires all residential development, of the scale of the Masterplan proposal, to achieve Building Regulations compliance, with no further requirements for on-site energy creation or reduction. Welbeck Strategic Land confirms that the scheme will achieve full compliance with the Building Regulations.

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

Other design standards utilised within the development include the affordable housing within the development to be designed to achieve Part M2 in the current Building Regulations, a system that helps ensure that homes can be adapted to suit people at different points in their life.

All homes are designed to create sufficient internal space and suitable access for the additional needs of both elderly and disabled residents. As part of the Reserved Matters submission, specific dwellings will be designed to meet Building Regulations M4(3) - wheelchair accessible in order to meet specific disability needs within the community.

The development will be Buildings Regulations Part Q compliant.

7.3 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 of the Masterplan and which will be developed at the Reserved Matters stage for the implementation of the scheme:

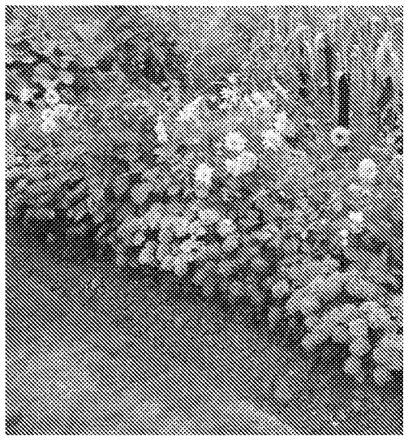
- Passive solar design principles – the Masterplan has been oriented to enable the majority of dwellings to benefit from an east-west or southerly orientation where possible;
- Daylighting – the properties will benefit from good levels of natural daylighting, as a result of optimised levels of glazing 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;
- 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;

A range of options for renewable energy supply have been considered for the development proposed in the Masterplan, including consideration of development-wide renewable technologies.

The Masterplan layout lends itself to integrated solar thermal and photo-voltaic solutions, which can be incorporated in conjunction with high efficiency gas boiler systems. Where used, photo-voltaic panels will be designed to be integrated within the roof-slope rather than standing proud of the roof, and will be positioned on non-public realm slopes if possible.

The renewable design considerations, coupled with the building specific design measures will enable high quality, healthy and comfortable living spaces to be built. By integrating the principles outlined above at the detailed design stage, the proposed development will become a very attractive and sustainable place to live.




7.4 Sustainable Urban Drainage Strategy

The proposed development will incorporate sustainable drainage measures, including permeable paving and water collection butts. The management of surface water runoff will be in accordance with the SuDS hierarchy and Building Regulations Part H.

Please see the supporting Flood Risk Assessment and Surface Water Drainage Strategy for full details.

7.5 Foul Drainage Strategy

The foul sewers will gravitate towards the south-east corner of the site. A pumping station located in this corner of the site, 15m away from any dwellings, will pump the foul water to the Southern Water public foul sewer in Wandleys Lane, west of the site.

Due to concerns of lack of capacity in the existing foul sewer network, we are liaising with Southern Water to determine the best solution to ensure adequate capacity in their foul sewer network

The detailed design of the dwellings will reduce potable water used within the development through the use of efficient fittings, to include low-level flush WCs and flow restrictors throughout.

Grey-water recycling will be utilised in a simple form through the provision of water butts for each home. Positioned within the rear garden areas, the water butts will be linked to a rainwater pipe and will provide water for use in private garden areas.

7.6 Waste and Recycling

The Masterplan 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.

Where communal bin stores are provided for the apartments, these will be positioned so that they are not conspicuous in public views, and set within low-level timber enclosures surrounded by suitable landscaping.

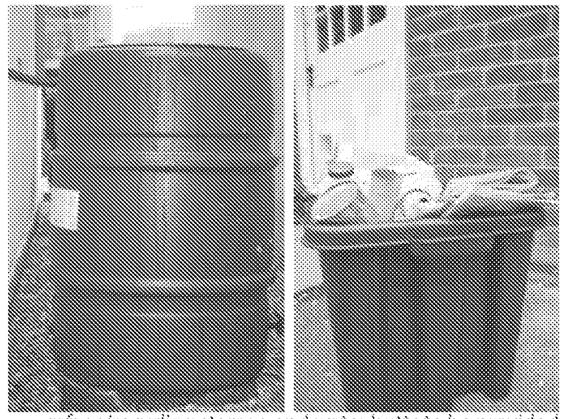
All refuse and recycling storage will be designed to be within the required distances specified in The Buildings Regulations Part H to ensure that residents and waste operatives do not have to pull bins any further than necessary.



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



low water usage fittings installed in all dwellings



refuse/recycling storage and water butts to be provided in rear gardens

ARUN DISTRICT COUNCIL WA/73/17/OUT

8 CONCLUSION

8.1 Project Summary
8.2 Delivering the Vision

8.0 Conclusion

8.1 Project Summary

This Design & Access Statement identifies the locational context, design influences and key principles that have informed the development of the Masterplan for the land on the south-eastern edge of Fontwell between Wandleys Lane and West Walberton Lane.

The Masterplan details a sustainable development proposal which provides up to 157 residential dwellings including a 30% affordable provision, together with a wide range of public open spaces and supporting landscaping.

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared covering the necessary aspects of the Masterplan and are included within the submission.

The design of the Masterplan has evolved significantly through discussions with Arun District Council, statutory and non-statutory consultees, a public consultation and through detailed technical investigations.

The Masterplan provides a sustainable addition to Fontwell that is designed around current best practice design guidance to create a safe, inclusive and interactive environment. It sets out a framework for a legible development, with the public realm utilised to visually link individual areas of varying scale, massing and detailed design within an overall design framework, establishing a strong sense of place.

The Masterplan proposes an appropriate landscaped and softened boundary to the rural edge, with open space and a strong landscape buffer utilised.

The variety of open spaces proposed will facilitate community interaction, and will provide high quality recreational settings and an equipped play area for children. Spacious, legible pedestrian and cycle movement routes are provided around the site.

The Masterplan responds successfully to all of the site characteristics to create a high quality, sustainable addition to Fontwell that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.

8.2 Delivering the Vision

The land to the east of Wandley's Lane, Fontwell will be able to provide a suitable amount of residential accommodation to meet the short-term housing targets of Arun District Council, at an appropriate size for an extension to the village.

It is envisaged that, to address the serious shortfall in the delivery of housing land supply in the District, the site will be capable of delivering high standard homes and providing the District with both open-market and affordable homes to meet the significant identified need.

The Masterplan demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner.



8.3 Contributing Consultants

Welbeck Strategic Land II LLP	ECE Architecture	ECE Planning	The Ecology Partnership	Peter Brett Associates LLP
Client	Architect	Planning Consultant	Landscape & Ecological Consultants	Civils & Transport Consultant

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ECE Architecture