

1.0 Introduction.

This technical note provides a summary comparison of the scheme with the now adopted Arun District Council Design Guide (ADG)

2.0 Design Guide.

As designers we welcome design guides in the design process and the subsequent discussions this evokes. The ADG builds on the strengths to be found in the context, recognising the identity of the district and the wider environment along with delivery positive sustainable legacies for the community.

3.0 This scheme and the ADG.

The key objectives set out in the ADG we recognise as fundamentals in the design process, and these have been clearly embraced in the approved outline scheme and advanced in the approved Design Code Masterplan. The 13 key design objectives are listed in table 1 below.

Table 1. Key design Objectives	
1. Local distinctiveness	8. Safety, Security & Crime Prevention
2. Cohesive & Vibrant Neighbourhoods	9. Efficient Use of natural Resources
3. Diversity	10. Innovation
4. Ease of Movement	11. Climate Change & Sustainability
5. Accessibility & inclusion	12. Good Streets & Spaces
6. Legibility & Integration	13. Well Designed Buildings
7. Adaptability & Future Needs	

The ADG was an emerging guidance whilst the scheme was prepared and designed. Whilst it was not an adopted document, the scheme implements some of the guidance. This is set out in the Design Code extract in table 2, below.

Table 2. Design Framework Extract from Design Code				
	NATIONAL DESIGN GUIDE	ARUN DESIGN SPD	CONDITION 6	YAPTON SD7 DESIGN CODE MASTERPLAN
	Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
	Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
	Built Form	Building Design (Section J)	Building Typologies Key Buildings	See overview in section 5.8 See overview in section 5.7 Further detail will be provided at reserved matters stage
	Movement	Movement Framework (Section F) Parking Strategy (Section I)	Street Hierarchy Car Parking Approach	See overview in section 5.5 See overview in section 5.17 Further detail will be provided at reserved matters stage
	Nature	Natural Environment (Section E)	Structural Planting	See overview in section 5.1 Further detail will be provided at reserved matters stage
	Public Spaces	Welcoming Streets and Spaces (Section H)	Public Realm Overview Street Furniture Lighting	Public realm principals and its associated detail are referenced throughout this section 5 and 6 of this Design Code. Further detail will be provided at reserved matters stage
	Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement
	Homes and Buildings	Building Design (Section J)	Not Required under Condition 6	Further detail will be provided at reserved matters stage
	Resources	Climate Change and Sustainability (Section K)	Not Required under Condition 6	Further detail will be provided at reserved matters stage
	Lifespan	Ensuring Quality (Section L)	Not Required under Condition 6	Further detail will be provided at reserved matters stage



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4.0 Make it Arun.

The outline application set out a well-structured appraisal and approach to the SD7 site and set out the macro to micro of the site from settlement and the wider environment to the relative detail of the architecture, including fenestration detail and materiality. This is demonstrated in the approved Design Code and the submitted Reserved Matters (RM) Design and Access statement.

The natural environment, landscape character (Chichester to Yapton Coastal Plain), built environment (Inland Arun, the Villages) along with the rich local heritage has continually been considered through the emerging designs. This is evident in the Design and Access Statement and the supporting RM application documentation.

5.0 Master-planning.

The site master-planning has been built on the foundations of the previously completed work but with some variation where detail design and plotting configurations required it.

During the progression of the design, the site analysis, constraints, and parameters for the site were updated as new surveys, reports and more involved technical design has informed the process.

These have informed the spatial layering (set out in table 3, below) of the master planning ensuring the design intent is strong and relevant to all constraints, policy requirements and stakeholders' aspirations.

This is evident in the RM drawings and supporting information especially the site layouts and the supporting information in the DAS.

Table 3. Spatial Layers of the masterplan

- Context
- Green infrastructure
- Blue infrastructure
- Movement
- Parcelling and typologies
- Land use and densities
- Orientations
- Key buildings and viewing corridors.

The layout, plot sizes and typologies have been developed to ensure that aspects, enclosures, and definition add to the legible movement through the site with key buildings and frontages aiding this and adding to the public realm, key places and viewing corridors.

Where the ADG specifically references dimensional standards (see table 4 below) we are confident of compliance, with this demonstrated in the site layouts and the specific RM application drawings in relation to separation.

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Table 4. Plotting Dimensions Technical Guidance	
Minimum back-to-back distances of 21m	The submitted scheme is compliant to this point
Minimum rear garden depths of 10.5m	The submitted scheme is compliant to this point as set out in the plot schedule
25-degree rule	This point has not been tested in our scheme but with back-to-back distances compliant and an element of dropped eaves typologies we would consider this criterion being met.
45-degree rule	This point has not been tested in our scheme but with the site designed with compatible typologies we would consider this criterion being met.

6.0 Open Space.

The green infrastructure has been developed in relation to the land use and public open space principles set at outline. This creates a series of structured formal amenity spaces along with play spaces for the recreational well-being of the resident. The green infrastructure also provides a more natural landscape buffer to the green rural edges and encompasses the existing trees and drainage ditches with an incidental amenity.

The site layouts, land use plan and the landscape consultants' package of designs and drawings demonstrates this.

7.0 Residential Amenity.

The scheme satisfies the requirements for private amenity to the proposed houses and flats and reflects the parameters as set out in the design code. This is evident in the RM application Site layout drawings and the plot specific accommodation schedules.

The dimensional requirements for residential amenity as quoted in the ADG are set out below in table 5.

Table 5. Residential Amenity Technical Guidance	
Minimum rear garden depths of 10.5m	The submitted scheme is compliant to this point as set out in the plot schedule
Minimum 2m frontages (smaller can be agreed where relevant)	2m frontages have been allowed for across the submitted scheme but are smaller in mews and lane areas.
Minimum back-to-back distances of 21m	The submitted scheme is compliant to this point
Minimum front-to-front distances of 16m	The submitted scheme is generally compliant to this point
Minimum back-to-side distances of 14m	The submitted scheme is generally compliant to this point
Minimum back to boundary distances of 12m	The submitted scheme is compliant to this point
Communal shared spaces 40m ² plus 10m ² for each unit.	The submitted scheme is compliant to this point

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8.0 Street Furniture, Lighting and Public Art.

Working with the landscape architects and engineers the detail in the specification and design of the street furniture provides a strong integrated public realm that compliments the open spaces. This is not only inclusive of our site but the adjacent site and the wider community.

The landscape designs demonstrate this within the detail and specification of the play areas, the gateway and the general landscape structure which provides appropriate solutions to the settings. This is evident in their application packages.

9.0 Waste, Recycling storage and Facilities.

The scheme has been engineered to ensure that the required refuse access and collection distances are compliant and operator vehicle tracking has been provided. In each plot refuse storage has been identified and provides adequate space to cater for the number of waste and recycling bins that will be required.

10.0 Car Parking.

The scheme has been designed to the Arun District Parking Standards SPG (2020) and the West Sussex Parking Guidelines (2019). The Yapton area requires two spaces for 1-to-3-bedroom dwellings and three spaces 4 bedroom plus. In addition to this we have provided 20% visitor spaces. This is all compliant and set out in the application documentation and summarised in table 6 below.

Table 6. Car parking Technical Guidance	
Spaces to be 5 x 2.5m	The submitted scheme is compliant to this point.
M4(2) (LTH) spaces 5 x 3.3m	The submitted scheme allows for the spaces to be extended if required
All garages to be 3 x 6m internally and only count for .5 space	The submitted scheme does not count garages in parking calculations
M4(3) spaces to be 6 x 3.6m and covered	No requirements for M4(3) (wheelchair) dwellings on this site.
5% of bays to be accessible	Can be accommodated in visitor's allocation.
Forecourt Parking to be 6M with garage	The submitted scheme is compliant to this point.

11.0 Electric Vehicle Charging.

Electric vehicle charging has been provided for all garages, car ports and on plot spaces with 20% of the remaining spaces also having car charging provision. Supply has also been considered with adequate capacity in the infrastructure network. The detail of this is in the supporting application documents.

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12.0 Cycle Parking.

Cycle storage for individual plots and communal for the flat blocks has been provided as required. The detail of this is in the supporting application documents.

13.0 Building design.

This scheme has been built on the foundation of the detailed work that was completed at outline stage. The approved Design Code built on this and provided the detail setting the form and character, scale and massing, key buildings, frontages, and articulation.

The Character area analysis in the Design Code and the translation into the building design information that forms the RM application has a language that is consistent with the site context and the settings.

An example of the building designs can be found throughout the application documents and extracted below in table 7.

Table 7. Building Design Examples

Loveys Field Character Area



Drove Park Character Area



Bilsham Road Character Area





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All proposed dwellings meet the required space standards as set out in the Governments Technical Housing Standards or commonly known as the NDSS. These are designed at a base level of M4(1) with 20% designed as M4(2).

The accommodation schedule and information in the design statement sets out the design, accessibility, and space standards we have designed this scheme too.

14.0 Climate Change and Sustainability.

In relation to this scheme's intentions to meeting its sustainability obligations there are several supporting documents across the disciplines that sets out the individual design intent. This is an element that will require further design input as the technical and construction packages are taking forward.

Key to this scheme is the requirement for dealing with flood potential from surface water run-off. The blue infrastructure is key to this to ensure that we do not, at the least, make any issues worse than they currently are.

The submitted scheme has been designed as a progression of the principals set at outline stage. The design intention has always been one of landscape lead with the resident and community being at the centre of the master-planning and public spaces.

Appropriate spaces that provide a variety of amenity from structured play to a kick about to a relaxing seat overlooking the rural landscape to the south all in a well-managed, safe setting.

15.0 Ensuring Quality.

The Design Code sets out a range of design principles, fenestration detailing and material specifications that have been informed by the character areas. The outline set up the foundation for this with the Design Code providing the detail for the application to demonstrate the appropriate application.

The context of the village has always informed this approach and giving us the design-cues from the macro in the master-planning to the micro of the fenestration design detail.

At all times, the specification of specific materials will start with a local context and in the realm of meeting our environmental obligations.

16.0 Strategic Housing and Major Development.

This application has had the principles of development set at outline and the wider SD7 masterplan principals. We have recognised the importance of continued engagement with stakeholders. This has been through the development of the Design Code and in the detail design of the final scheme and the application.

17.0 Conclusion.

The submitted scheme has been designed to satisfy the various design standards, policy requirements and community aspirations that we have been required to meet and consider. The Arun District Design Guide, though not adopted at the time of submission, was considered in the design of this scheme and it informed our approach on the detail design of the development.