PARK VIEW

Role

223. Provides an attractive residential environment which relates to green space and countryside to the south and west which complements the urban feel of the development elsewhere.

Key Features

- Curved building lines which results in larger dwellings overlooking and fronting the green open space
- Green shared surface streets (6m)
- Focal point dwellings

Enclosure

224. Development fronts onto and addresses open space and the surrounding landscape. Park View edges carefully considered to reflect the semi rural context.

225. More spacing between dwellings will generate a more informal, looser feel in response to the immediate semi-rural context and should enhance the relationship between development and the countryside.

Public Spaces

226. Green streets leading to perimeter green space.

Block Formation

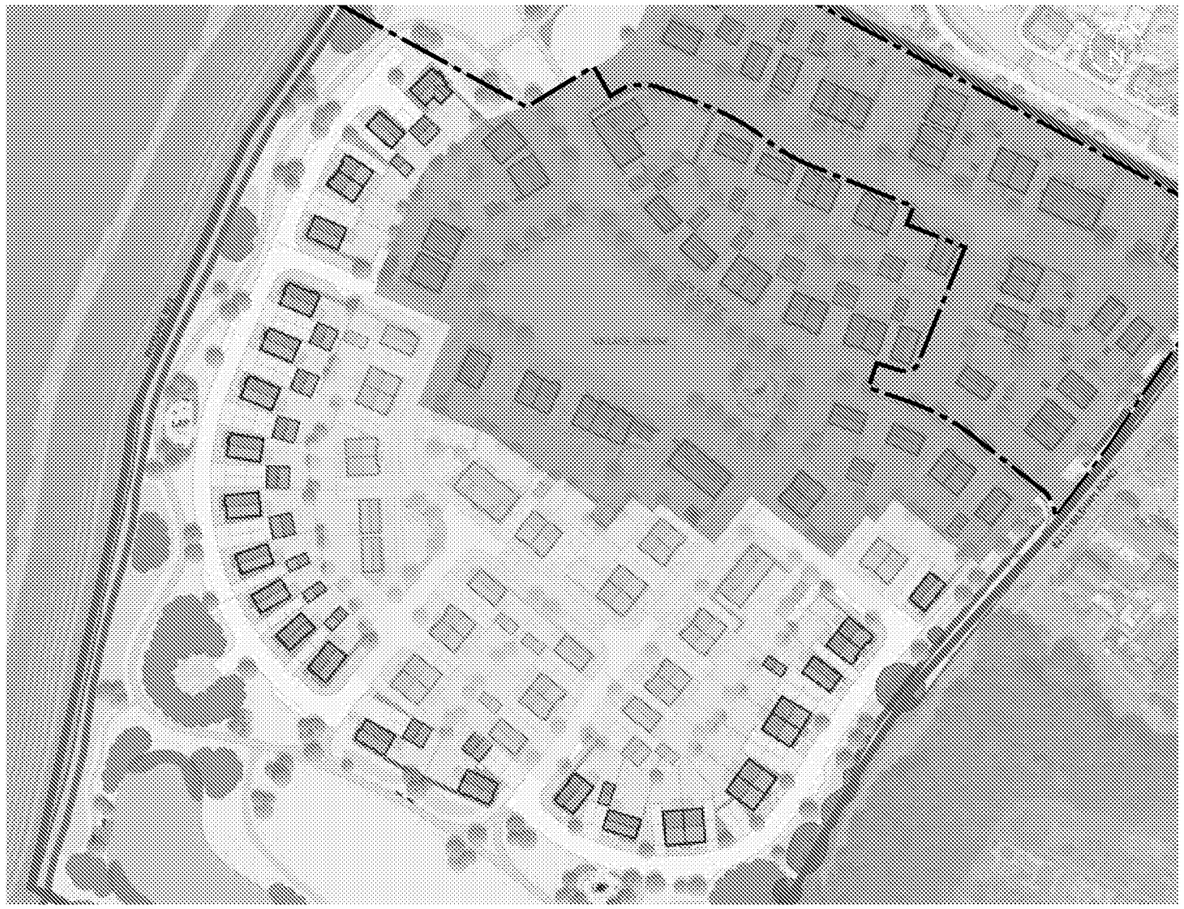
227. Blocks defined by built form with clear frontages and private rear gardens. On plot parking set back behind the building line. Some on-street visitor parking bays.

Dwelling Types

228. Predominantly detached larger homes with the occasional semi-detached form, with articulated roofscape with chimneys regularly puncturing the skyline.

Landscape Treatment

229. Informal street and lawned frontages with some hedges or rural fencing will create a verdant character to soften and complement built form and minimise the impact of on-street visitor parking





Outward facing housing to open space

PUBLIC SPACES & TREE LINED STREETS

230. The green gateway, principal street, secondary streets and green shared surface streets combine to create a series of key spaces that offer contrasting building patterns or groupings, changes in elevational design and use of materials. The imaginative use of interesting and colourful soft landscape will further enrich the character of the public realm.

231. The principal street will offer a distinctive entrance and key route quality consisting of grassed verges with street trees and SUDs in the form of swales.

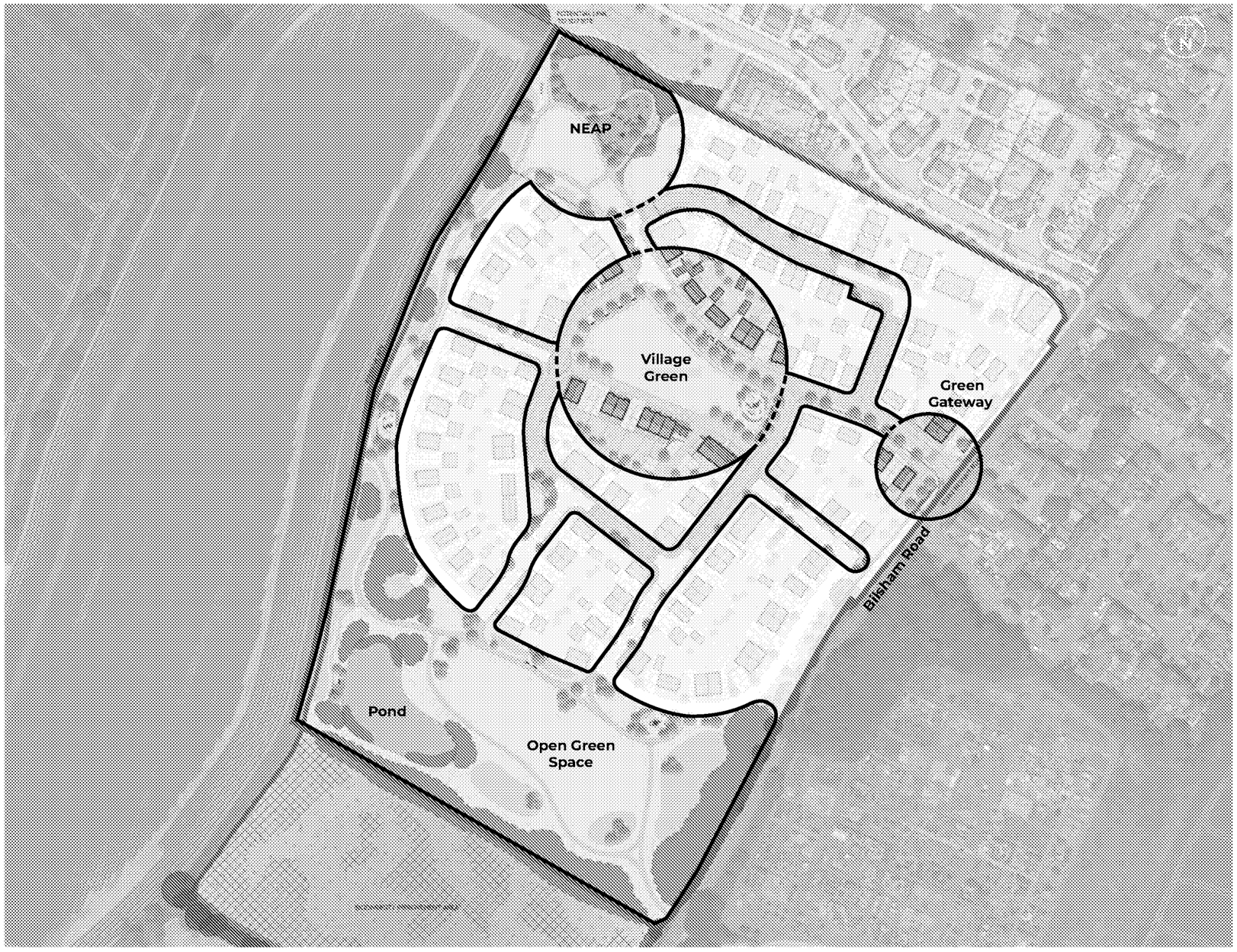
232. At the core the village green will combine landscaped green space, with a swale on its northern side, surrounded by trees with an internal footpath, seating and a LAP.

233. The series of Green Streets (shared surfaces) provide a number of direct and attractive routes to public open space located on the perimeter of development. These routes will be overlooked by housing frontages and will have a more informal character with distinctive, high quality hard and soft landscaping themes.

234. The proposed feature spaces, or local squares, will deliver high quality hard surface treatments to create pedestrian-friendly spaces which successfully interact with access and surrounding dwellings.

235. Public green space wraps around the western and southern edges of the development, where it will increase visual amenity, recreational use and biodiversity features with a range of roles (casual green spaces, pond, play areas, picnic and quiet spaces) to ensure it is well used and loved.

SITE-WIDE KEY SPACES (ILLUSTRATIVE)



ARUN DISTRICT COUNCIL Y/3/22/OUT

PUBLIC OPEN SPACE PROVISION

236. The Land at Bilsham Road will deliver up to 2.97ha of open green space (37% of the site) which includes equipped play space and amenity space set against an on-site requirement of 1.15ha.

237. The District Council's requirements for open space are set out in the table opposite - based on the proposed housing mix and Arun District Council's online Open Space & Play Calculator.

238. In overall terms, there is a requirement for 1.15ha (11,550 sqm) of public open space to be provided based on 140 dwellings. The actual proposed provision is 2.97ha (29,646 sqm). This results in a substantial oversupply of public open space of around 1.81ha.

Outline Area

241. Similarly, based on up to 110 dwellings being provided within the Outline Area within the site and the thresholds for on-site provision, there is an on-site open space requirement of 7,744 sqm and 1,331 sqm of play space.

242. Again, with an area totalling 23,512 sqm (2.35ha) being provided within this part of the site there is an over-supply of open green space.

243. In respect of health and fitness, the District Council's online Health & Fitness Calculator requires an on-site contribution of 8.8 sqm. This is easily achievable given the POS quantums described above.

OPEN SPACE & PLAY REQUIREMENT*				
No. Dwellings	140			
Population	308			
	Public Open Space	Play Space	Allotments	Total (Sqm)
On-Site Contribution Required (Sqm)	9,856	1,694	0	11,550
Off-Site Contribution Required (Sqm)	0	0	2,695	2,695
On-Site Actual Provision (inc. retained landscape)	29,646			29,646
Difference (+/-)				+ 18,096

(* Based on Arun District Council's Open Space & Play Calculator)

Detail Area

239. Based on 30 dwellings being provided within the Detailed Area and the thresholds for on-site provision, there is an on-site public open space requirement of 2,112 sqm and 363 sqm dedicated play space only.

240. With an area totalling 6,134 sqm being provided within this part of the site, which includes retained landscape features there is a significant over-supply of open green space.


Habitats for birding


Attenuation pond


Wildflower meadow for biodiversity

HARD LANDSCAPING

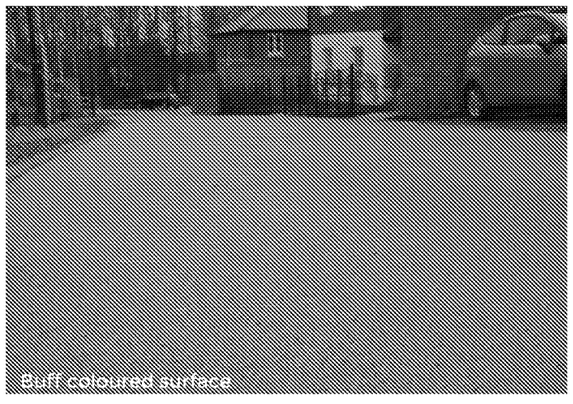
244. A range of permeable and non-permeable surfaces are proposed including buff coloured asphalt for the shared use nodal space, tarmacadam or asphalt on the other roads, mixed buff permable paving on driveways and in parking courts, and a granite sett threshold at the entrance to development.

245. Rear patio areas of various sizes are provided to all dwellings.

246. The grass verges within the green streets will benefit from wildflower and bulb planted areas as well as tree, shrub and groundcover planting.

BOUNDARY TREATMENTS

247. The proposed boundary treatments seek to define the public, private and semi-private areas across the development, with a mix of 2m high brick boundary walls, 1.8m high timber fences, 1.2m timber post and rail fences, timber knee rails and timber gates.



Buff coloured surface

248. The Illustrative Landscape Masterplan 964-MP-02 A (Indigo Landscape Architects) shows boundary treatments across the Detailed Area.

249. Brick walls are used for side and rear boundaries fronting onto the public realm, for example along the side walls of plot 1, 9, 6, 4, 20 and 29. Timber post and rail fence is used to demarcate the Bilsham Road green frontage and apartment block AP1. Timber knee rails are used to define front gardens to semi-detached and terraced housing.

LIGHTING

250. Lighting and street furniture will be located so as not to create unnecessary clutter, with materials and fittings being chosen for robustness, minimal impact on resources, and design qualities relating to their location within the layout.

BOUNDARY TREATMENTS



Illustrative Landscape Masterplan 964-MP-02B
(Indigo Landscape Architects)

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: DEFINITION & ENCLOSURE - Make Sure that the scheme:	Tick when Reviewed
• Creates streets and spaces which are defined and enclosed by buildings and/or landscape features of a human scale	✓
• Provides appropriate levels of natural surveillance through ground floor windows from habitable rooms, reducing anti-social behaviour	✓
• Incorporates active frontages through main entrances, front doors and local services providing direct access to the street or space	✓
• Creates well-defined boundaries between public and private space to avoid ambiguity of ownership, with levels of semi-private space which are large enough to provide residents with a sufficient level of privacy	✓
• Provides high quality boundary treatment that reflects and/or enhances the existing character of the area and its surroundings	✓

ADDG CHECKLIST: STREETS - Make Sure that the scheme:	Tick when Reviewed
• Offers streets and spaces in which people can rest, meet and gather	✓
• Provides appropriate street furniture while not cluttering the public realm	✓
• Incorporates soft landscaping and planting including SuDS in a way that reflects the order of the street, with species appropriate to their location at the time of planting and at maturity	✓
• Follows principles of inclusive design to cater for all ages and abilities, enabling people to navigate the environment with ease and interact with a place through their senses	✓
• Provides opportunities for play appropriate to the order of the street	✓
• Incorporates 'natural' methods of traffic calming within the street design including narrowing of the carriageway, use of planting and build outs to incorporate street trees, change of colour/materials or varying the alignment of the route	✓
• Encourages pedestrian movement, providing continuous pavements of sufficient size to meet the needs of all users	✓
• Considers the use of shared spaces or homezones on lower-order streets, ensuring safety through the use of tactile strips or colour contrasting paving	✓
• Incorporates security and crime prevention measures which are proportionate to the nature and magnitude of risk, and integrate with the wider public realm	✓

ADDG CHECKLIST: OPEN SPACES - Make Sure that the scheme:	Tick when Reviewed
• Delivers open spaces of appropriate size, shape and layout to meet the needs of users, as per the Arun Space, Playing Pitches and Built Facilities SPD	✓
• Delivers open spaces at an early phase of the development, and integrates these with residential developments	✓
• Uses existing natural and landscape features as focal points	✓
• Does not reduce areas of planting by more than 30% and provides a net increase in tree planting, including planting in lieu of any loss	✓
• Creates links between new open spaces and the existing open space and green infrastructure network, ensuring that small scale and incidental linking spaces are afforded the same good standards of upkeep as larger and more formal spaces	✓
• Incorporates Sustainable Drainage Systems (SuDS) as part and parcel of open spaces, ensuring that these are provided in addition to usable open space	✓
• Provides open spaces with a clear function, while offering choice for all users	✓
• Is informed by the needs of the local community, including appropriate provision of sports facilities/pitches and formal and informal play spaces, community gardens, gym equipment and quiet spaces	n/a
• Is safe and accessible for all users, being appropriately defined and enclosed by buildings in order to provide natural surveillance	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: RESIDENTIAL AMENITY - Make Sure that the scheme:	Tick when Reviewed
• Provides outdoor residential amenity space to fulfil a variety of functions and accommodate a range of activities	✓
• Ensures that amenity spaces are of an appropriate size and shape	✓
• Considers topography and orientation to maximise amenity, allowing for maximum daylight and sunlight	✓
• Retains existing boundary walls, fences and hedges to preserve the street scene, and provides new boundary features where appropriate	✓
• Is integrated with surrounding uses and ensures that amenity is not compromised by proximity to parking, busy roads or refuse areas	✓
• Provides a mixture of private and communal amenity spaces wherever possible, with a balance appropriate to suit housing types	✓
• Incorporates natural surveillance of communal spaces, while seeking to minimise overlooking of private spaces through shape and positioning (the 25-degree and 45-degree rules)	✓
• Provides communal spaces which are open, accessible and shared by all regardless of age, ability or socio-economic status	✓
• Provides external access to rear gardens where needed, avoiding long and narrow alleyways	✓

ADDG CHECKLIST: SHOPFRONTS & SIGNAGE - Make Sure that the scheme:	Tick when Reviewed
• Ensures that frontages are in keeping with their context including the surrounding street scene and the existing features, scale and proportion of the building	✓
• Provides an appropriate balance between the need to advertise, and respect for the existing character of the street scene	✓
• Provides appropriate security measures, which are integrated into and do not detract from the overall design	✓
• Provides generous covered areas at entrances, leading to a single entrance point to enhance legibility and protection from the elements	✓
• Provides accessible shop and employment entrances which minimise the use of steps	n/a
• Provides appropriate lighting which is in keeping with the existing context and street scene	✓
• Creates a legible environment which promotes local amenities, facilities and attractions, as well as parking and access, through provision of appropriate signage	✓
• Minimises street clutter and respects local character by only providing signage where necessary, and mounting signs onto existing walls, buildings and street furniture	✓

ADDG CHECKLIST: STREET FEATURES - Make Sure that the scheme:	Tick when Reviewed
• Provides high quality street furniture, lighting and public art, respecting and enhancing existing character and sense of place, or renewing place identity where appropriate	✓
• Keeps street furniture to the minimum required to avoid street clutter, with creative integration of lighting, public art and further elements as signage wherever possible	✓
• Provides accessible spaces through placement of street furniture, providing sufficient seating including spaces for wheelchairs and scooters	✓
• Provides sufficient lighting in a form appropriate to its context to create safe and inviting spaces, while avoiding over-lighting	✓
• Integrates art into the public realm, ensuring local relevance or significance	n/a
• Ensures the highest quality of public art, designed and created by professional artists	✓
• Is robust and able to withstand continued use and exposure to the elements, making provision for maintenance where appropriate	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: STORAGE & UTILITIES - Make Sure that the scheme:	Tick when Resolved
• Provides sufficient space to store the volume of bins and extra capacity for all recycling waste types necessary to meet the needs of the building's occupants, in a convenient and safe location	✓
• Integrates waste storage facilities into the existing environment through consideration of placement, form and materials	✓
• Ensures convenient access for service vehicles, providing sufficient space to avoid the need for frequent turning	✓
• Integrates utilities with the public realm, locating cable runs underground, although not in conflict with tree roots, and ensuring that above-ground elements are placed discreetly	✓
• Provides convenient utilities maintenance access	✓

8. PARKING STRATEGY

ADDG GOAL:
I.01 Integrate car parking with the surrounding built environment to support attractive and functional streets and spaces.

I.02 Provide designated parking bays and charging points for ultra-low emission vehicles to promote and support their uptake.

I.03 Provide readily accessible and secure cycle parking facilities in a range of locations to suit a range of needs.

(pages 76, 80 & 81)

PARKING

251. All dwellings have allocated parking spaces in relation to the size of the property. Allocated spaces are provided in a combination of on-plot and off-plot parking solutions:

- **On-plot: carports, detached garages and hardstanding**
- **Off-plot: front and side parking with hardstanding spaces**
- **On-street: parallel bays.**

252. The development provides 59 allocated parking spaces along with 2 double-garages and 3 single garages and a carport, which are allowed to account for an additional 0.5 spaces per garage (4 spaces). This brings the total provision on site to 63 allocated parking spaces.

253. Visitor parking spaces are provided at an equivalent level of 20% of the proposed dwellings, equating to 6 spaces. These have been located in off-street bays and distributed throughout the Detailed Area.

254. The submitted Transport Assessment (Abley Letchford Partnership) provides more details on car and cycle parking.

CYCLE PARKING

255. Cycle parking is generally provided by way of garden sheds where garages are not available. The two apartment buildings (AP1 and AP2) each have their own bin/cycle store. Rear access to dwellings is allowed for private gardens with side entry gates, ensuring bicycles do not need to be carried through homes.

GARAGES & CARPORTS

256. All garages and carports have minimum internal dimensions of 3m x 6m to meet parking space standards. All are detached from the dwelling within the Detailed Area.

ELECTRIC VEHICLE CHARGING POINTS

257. In accordance with ADC adopted parking standards the development seeks to deliver active coverage for Electric Vehicle Charging Points (EVCPs) at all dwellings with a garage or driveway. The proposed development shows 17 of the 30 dwellings with active EVCPs. This equates to 57% coverage. The remaining dwellings will be provided with passive coverage to enable easy future installation of EV charging infrastructure.

PARKING PROVISION



ADDG CHECKLIST: CAR PARKING - Make Sure that the scheme:	Tick when Reviewed
• Provides appropriate levels of residential and/or non-residential parking spaces to the levels set out in Arun District Council's Parking Standards Guidance (2020) and West Sussex Parking Guidance (2019)	✓
• Provides a range of parking solutions appropriate to their context, which take account of the needs for pedestrians, cyclists and other road users	✓
• Ensures that streets and spaces are not car-dominated, and that the roadway is not obstructed by parked cars	✓
• Positions parking on-street wherever possible, ensuring a separation between housing and parking through landscaping	✓
• Positions parking spaces to the front of properties wherever possible to ensure active frontages and enable residents to view their car from their home	✓
• Does not break up the enclosure and definition of the street or compromise private amenity space through garages. These should be at least 6m x 3m internally to qualify as a parking space	✓
• Provides rear parking courts as a last option, ensuring that these are small-scale and overlooked by adjacent properties	✓
• Provides visitor parking to appropriate levels set out in guidance, ensuring that this is easy to recognise and distributed throughout development	✓
• Incorporates sufficient accessible and blue-badge spaces appropriate to their context	✓
• Considers the promotion and provision of alternatives to individual car ownership to minimise demand for car parking and encourage sustainable travel	✓

ADDG CHECKLIST: ELECTRIC VEHICLES - Make Sure that the scheme:	Tick when Reviewed
• Encourages the uptake of low-emission vehicles through provision of active charging points meeting the requirements set out in the Arun District Parking Standards Guidance	✓
• Provides Electric Vehicle and plug-in hybrid charging for all parking space types	✓
• Integrates charging points with surrounding buildings and public realm. In particular:	✓
• Charging stands should be no more than 1.6m high	✓
• Private charging points should not be visible from the public domain, wherever possible, or use recessive colours to minimise their impact	✓
• Charging points should contain external lighting	✓
• Ensures that future demand can be met by providing passive infrastructure, including sufficient electricity supply	✓

ADDG CHECKLIST: CYCLE PARKING - Make Sure that the scheme:	Tick when Reviewed
• Provides appropriate levels of cycle parking according to the Arun District Parking Standards SPG and West Sussex County Council Parking Guidance	✓
• Provides cycle shelters for residential development to protect cycles from the elements and to keep cycles secure	✓
• Integrates stands and shelters into the existing built environment in an attractive way, including multifunctional street furniture, through appropriate materials and screening	✓
• Provides secure parking / storage spaces for a range of cycles including electric cycles and associated charging points, scooters, bulky adapted bikes, cargo bikes and bikes with trailers and those adapted for disabled people with more space and methods that don't involve lifting heavy adapted bikes. A suggested figure of 5% of spaces to be provided for disabled people is provided within Local Transport Note 1/20	✓
• Provides supporting facilities such as showers, changing rooms, lockers and maintenance facilities where appropriate to encourage uptake	n/a

9. BUILDING DESIGN

ADDC GOALS:

J.01 Respect the existing landscape and townscape by creating buildings with a form and character that reflects and enhances the distinctive architectural qualities of the surrounding area.

J.02 Ensure that the scale and massing of development responds to the existing townscape and landscape.

J.03 Create characterful, legible and distinctive places through the careful and bespoke design of corner sites.

J.04 Respond to and reinterpret the design of existing frontages and façades.

J.05 Ensure that the roofs, windows and entrances of buildings are simply and successfully designed to integrate with their surroundings and wider context.

J.06 Provide a high standard of amenity for residents, visitors and all building users by minimising the impacts of noise and loss of daylight.

J.07 Ensure that development responds positively to its setting by providing an appropriate transition between built up areas and open landscape, or other land.

J.08 Utilise a design-led approach to building space standards, providing homes which are liveable for residents now and in the future.

J.09 Create streets, spaces and buildings that are usable and accessible for all, following the principles of inclusive design.

09

(pages 82, 86, 88, 89, 90, 92, 93, 94 & 99)

ARCHITECTURAL DESIGN

258. The proposed vernacular of the development draws on the analysis of the village including a number of recent housing developments (pages 26-35) and semi-rural edge-of-settlement location.

259. Each of the new buildings on the site are designed to reflect an aspect of the village as well as this semi-rural setting. The development will comprise a bespoke collection of traditional homes with ancillary buildings alongside. A series of character areas, identified above, will create a rich and varied sense of place across the whole site.

PARK AVENUE

260. Park Avenue buildings are grouped to define the avenue and the parks at the centre of the site, and their architecture reinforces this calm formality with a retro appeal. The street facades of these houses and maisonettes echo the repetition and rhythm inherent in the layout, with pairs of semi-detached houses or broad-fronted detached homes repeating elevational features at frequent intervals.

261. The buildings comprise a red brick plinth with pale rendered upper floors and red clay-effect or grey slate-effect roof tiles. White coloured casement windows sit below a red brick header course and above stone-effect cills. Panelled cottage front and side doors are used throughout, and some prominent properties will feature gable chimneys.

RURAL MEWS

262. This small enclosed area has a strong personality described through its modern-cottage design and contemporary colour scheme. A vibrant mix of red or buff brick provides the foundation for timber-effect cladding used as a feature material or even entire facades. Eaves and gable fronts alternate in the street to provide welcome variety with gable fronts tending to be the statement buildings. The small maisonette buildings repeat the gable features sitting comfortably alongside the houses.

263. Most of the houses here have two or three bedrooms, their modest proportions combining with the more intimate street scale to foster that mews aesthetic. The wide-fronted detached houses offer an occasional contrast to the predominant narrow-fronted, paired houses. Coloured casement windows and small-window cottage doors are simply set in each front façade, some of which feature projecting ground floor bays.

HOME STREET

264. Home Street is an area of transition between the restrained entrance via Park Avenue and the expansive green space south and west of the housing (Park View). Architecturally this area has much in common with the forms and motifs of the housing in Park Avenue. The main departure is in a freer approach to materials, with both buff and red brick used and some limited use of timber cladding as a feature, for instance on the gables facing south on the apartment building.

PARK VIEW

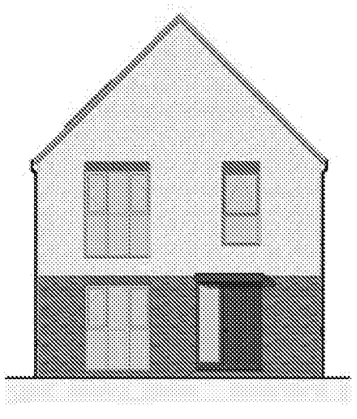
265. The layout of this character area is dominated by detached (occasionally semi-detached) houses presenting a narrow façade to those standing in the green open space looking back. To the west, most of these houses have a gable front. The simple repetition of this form will create such a powerful architectural statement that the detailed treatment of the facades, and even the materials chosen, will almost be secondary. Materials, including tone and texture, will however be important, especially in mitigating the visual strength of the overall composition. Muted tones will be used in brick and timber-effect cladding, and will be deployed in a random pattern.

266. The frontage to the south and east will use the same materials but the eaves front (or side) arrangement of this part of the layout will itself be more recessive.

HOUSE TYPE EXAMPLES (FRONT ELEVATIONS)



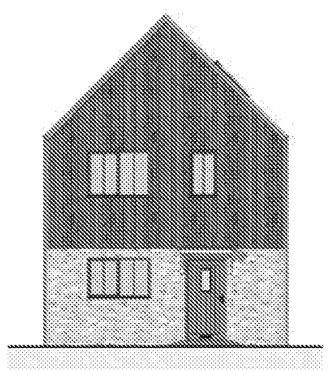
HOUSE TYPE D-S - 3B5P - PLOTS 1-2
PARK AVENUE



HOUSE TYPE E-N - 4B6P - PLOT 03
PARK AVENUE



HOUSE TYPE D-W - 3B5P - PLOT 09
RURAL MEWS



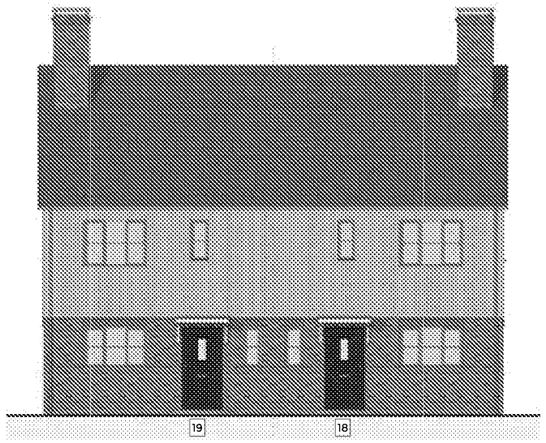
HOUSE TYPE D-N - 3B5P -
PLOTS 4-5 & 27-28
RURAL MEWS



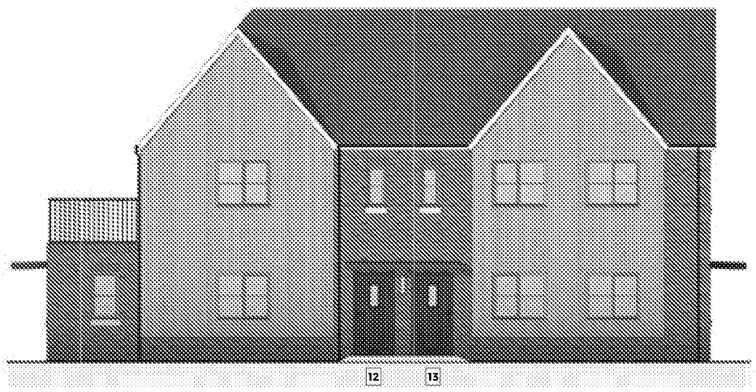
HOUSE TYPE C - 2B4P - PLOTS 6-7 & 22-23
RURAL MEWS



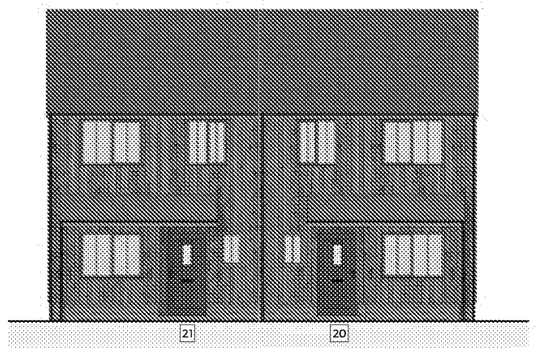
MAISONETTES - PLOTS 14-17
RURAL MEWS



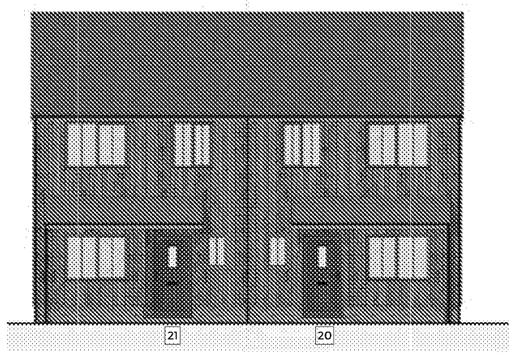
HOUSE TYPE D-S - 3B5P - PLOTS 18-19
RURAL MEWS



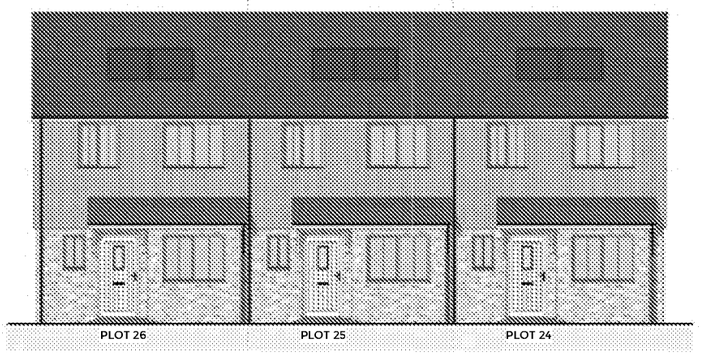
MAISONETTES - PLOTS 10-13
RURAL MEWS



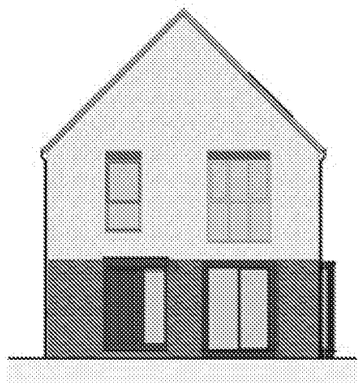
HOUSE TYPE C - 2B4P - PLOTS 20-21
RURAL MEWS



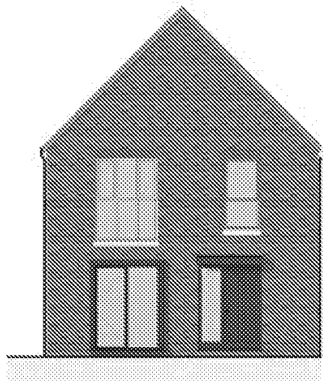
HOUSE TYPE C - 2B4P - PLOTS 20-21
RURAL MEWS



HOUSE TYPE C-T - 2B4P - PLOTS 24-26
RURAL MEWS

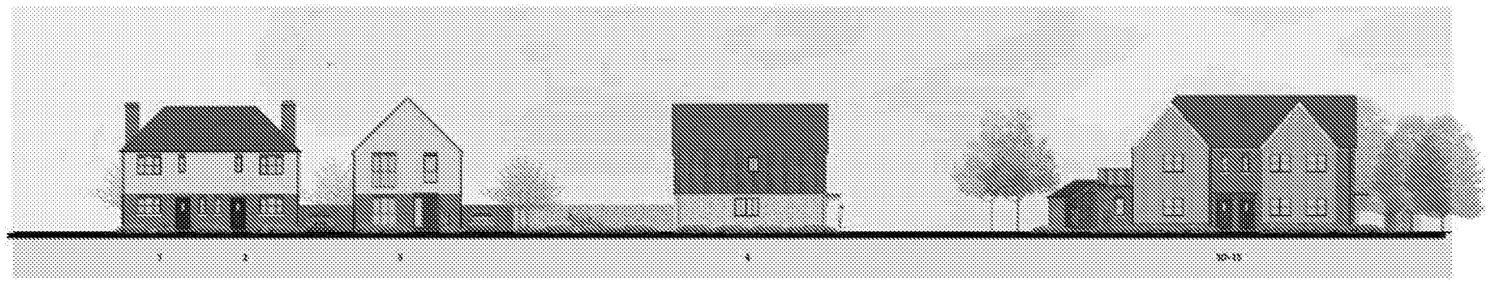


HOUSE TYPE E-N 4B6P - PLOT 29
PARK AVENUE



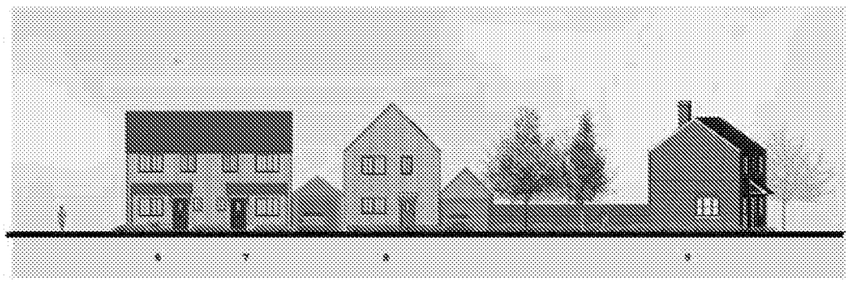
HOUSE TYPE E-N 4B6P - PLOT 30
PARK AVENUE

STREET SCENES



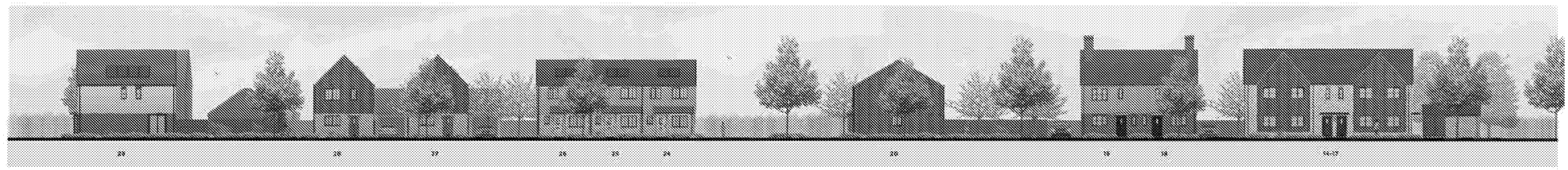
Streetscene AA
1:200

PARK AVENUE — RURAL MEWS



Streetscene BB
1:200

RURAL MEWS — PARK AVENUE



Streetscene CC
1:200

PARK AVENUE — RURAL MEWS

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: FORM & CHARACTER – Make Sure that the scheme:	Tick when Reviewed
• Has an identity which responds to the opportunities and constraints of the key characteristics of the surrounding area or existing development as identified in the initial site appraisal	✓
• Incorporates architectural forms and features that predominate in the surrounding area	✓
• Responds to the existing landscape by considering orientation, key views and natural features	✓
• Exploits the opportunity to create its own distinctive character and sense of place, as appropriate to its context, particularly on key public buildings	✓
• Provides visual interest through attractive detailing, high quality materials, depth and shadow lines and fenestration, and through variation in form, features and materials	✓
• Has buildings that have been arranged to define the edges of the space, providing continuity and enclosure, being outward looking with windows oriented to overlook the street	✓

ADDG CHECKLIST: CORNER BUILDINGS – Make Sure that the scheme:	Tick when Reviewed
• Defines the corner space of a block to ensure continuity of the building frontage, avoiding standard design and plan form	✓
• Includes windows and entrances onto both sides of a corner to provide natural surveillance from activity and overlooking, and visual interest.	✓
• Creates visually prominent corners which can assist with legibility and place-making, through distinctive (but complementary) architectural features, materials and an uplift in scale where appropriate	✓
• Avoids entirely blind gable ends on corners	✓
• Marks the change from higher to lower order streets through corners which are less active on the lower order side, while still maintaining a connection between the streets	✓
• Avoids placing garages and car ports within the frontages of corner buildings	✓

ADDG CHECKLIST: SCALE & MASSING – Make Sure that the scheme:	Tick when Reviewed
• Responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases	✓
• Uses a decrease in scale to ensure an appropriate urban to rural transition	✓
• Defines key buildings through an uplift in scale if appropriate	✓
• Adds interest through small variations in the overall scale of the street scene, in a careful, considerate and appropriate manner	✓
• Avoids insensitive extensions and alterations which deviate from the general scale and massing of the surrounding area	n/a
• Provides adequate daylight, sunlight and privacy for future residents and does not result in any unreasonable loss of light or privacy for neighbours, by following the 45- degree and 60 -degree rules wherever possible	✓

ADDG CHECKLIST: FRONTAGES & FACADES – Make Sure that the scheme:	Tick when Reviewed
• Informs the design of frontages and façades through consideration of surrounding elevations or the wider landscape and townscape character of the District	✓
• Incorporates appropriate vertical, balanced or horizontal emphasis, reflecting its location in an urban, suburban or rural context	✓
• Maintains simplicity through alignment of doors and windows	✓
• Reflects the use of the building in terms of formality and symmetry	✓
• Designs subservient and additive forms in an integrated and uncomplicated way	✓

ADDG CHECKLIST: ROOFS & OPENINGS - Make Sure that the scheme:	Tick when Reviewed
• Reflects the prevailing simple roof structure of the District	✓
• Is broken up into a series of smaller modules of a simple form to ensure that the roof does not dominate the proposed building or surrounding area	✓
• Has an appropriate choice of windows, compatible with the overall approach to design	✓
• Positions all primary building entrances directly onto and easily visible from the public realm	✓

ADDG CHECKLIST: NOISE & OVERSHADOWING - Make Sure that the scheme:	Tick when Reviewed
• Orientates habitable rooms and amenity space away from potential noise sources	✓
• Incorporates appropriate design features to mitigate noise pollution, which may include recessed balconies, acoustic lobbies, barriers between noise sources and dwellings and noise-absorbing materials	✓
• Locates noisy activities in sufficient proximity to dwellings for safe access, but far enough away to minimise disturbance	n/a
• Considers the configuration of the Strategic Road Network in relation to dwellings in order to avoid likely future occupants seeking to restrict the network on the basis of noise or other impacts on amenity	✓
• Maximises levels of sunlight and daylight and minimises levels of overshadowing to adjacent buildings and open spaces through building orientation and configuration	✓

ADDG CHECKLIST: BUILDING EDGE - Make Sure that the scheme:	Tick when Reviewed
• Provides a positive response to its surrounding context through the edge of buildings, which should be outward looking	✓
• Creates soft edges through decreases in scale, density and inclusion of soft landscaping and green infrastructure	✓
• Maintains key views in and out of developments	✓
• Incorporates clearly defined entrances to the development	✓
• Adds visual interest to the building edge through variations in height and roofscape design	✓

ADDG CHECKLIST: INTERNAL SPACE STDS - Make Sure that the scheme:	Tick when Reviewed
• Meets or exceeds nationally-specified space standards, Part M4(1) of the Building Regulations and/or any further relevant standards of the time to accommodate the requirements of all occupants and their changing needs, taking a design-based approach through the following measures:	✓
• Avoiding single aspect dwellings, particularly if north-facing, in order to provide sufficient levels of sunlight and daylight for all residents	✓
• Well-positioned windows, relating to neighbouring buildings and internal layout	✓
• Well-considered room layouts which are not overly-deep, awkwardly shaped or which limit access to natural light	✓
• Provides adequate numbers of new homes as 'accessible and adaptable dwellings' (M4(2) compliant) and as 'wheelchair user dwellings' (M4(3) compliant)	✓
• Provide appropriate mix of tenures and building typologies, integrating and combining different user needs	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: INCLUSIVITY / ADAPTABILITY - Make Sure that the scheme:	Tick when Reviewed
• Takes the needs of all into account when designing buildings, streets and spaces	✓
• Complies with current Building Regulations with regard to accessibility (Part M)	✓
• Designs all new dwellings to be adaptable to changing needs throughout an individual's lifetime, having the potential to be used by the elderly and infirm or wheelchair users	✓
• Provides good-quality affordable housing within all major residential developments, without compromising on internal and external amenity space design quality and finish	✓

10. CLIMATE CHANGE & SUSTAINABILITY

ADPG GOALS:

K.01 Maximise energy efficiency and minimise whole life carbon.

K.02 Reduce, re-use and recover materials and protect the District's water resources.

K.03 Design for resilience and adaptability to climate change to ensure the futureproofing of developments.

K.04 Incorporate Sustainable Drainage Systems (SuDS) and other flood risk mitigation.

K.05 Incorporate air, noise and light pollution mitigation.

K.06 Promote the highest standards of health and well-being.

(pages 100, 102, 104, 105, 106 & 107)

PV PANELS



SUSTAINABLE DRAINAGE

267. The proposed drainage strategy seeks to use a combination of permeable paving, swales and new pond to provide water quality improvement and convey water towards the discharge point into the existing watercourse. A combination of below ground cellular storage/enlarged pipes, swales, permeable paving and a pond at the southern end of the site will provide attenuation, water quality improvements and amenity/biodiversity benefit prior to a controlled discharge to the watercourses at an appropriate rate.

268. The proposed strategy will not increase flood risk on or off the site for the lifetime of the development.

269. The submitted FRA (CampbellReith) provides more details on the proposed drainage strategy.

RENEWABLES

Photovoltaic Panels (PV)

270. The proposed development has made provision for the installation of in-roof solar PV on suitable roof spaces within the scheme. The proposed development has therefore sought to make best use of the influence of passive solar design in the layout buildings and includes provision of PV on 5 plots within the Detailed Area. This equates to 17% of dwellings.

ADDG CHECKLIST: ENERGY & CARBON – Make Sure that the scheme:	Tick when Reviewed
• Sets targets for energy and carbon reductions beyond the relevant Part L Building Regulations	
• Demonstrates consideration of embodied carbon (emissions from the manufacture, transport and construction of building materials, together with end of life emissions)	✓
• Incorporates passive solar design measures such as avoiding single aspects, including south facing windows on habitable rooms, minimising north-facing glazing, using roof lights and sunpipes and providing shading to south facing windows through tree cover	✓
• Uses heat recovery systems wherever mechanical ventilation is installed (MVHR)	
• Considers the ventilation strategy alongside proposed air tightness levels, to ensure buildings are not left susceptible to mould growth. This may include hydrothermal modelling	✓

ADDG CHECKLIST: WATER & MATERIALS – Make Sure that the scheme:	Tick when Reviewed
• Applies the waste and water hierarchies	✓
• Re-uses and/or recycles materials arising from demolition and remediation works	n/a
• Provides adequate space and opportunities for managing waste on-site where viable. Waste compactors and de-watering systems can help reduce waste volumes	n/a
• Where possible targets potable water consumption of <110l/person/day through the incorporation of high efficiency fixtures and fittings and grey and rainwater harvesting systems to reduce demand on local water supplies	✓
• Includes infrastructure for monitoring water consumption and leak detection. Leak detection will also reduce risk of localised flooding. See K.04 for further guidance	

ADDG CHECKLIST: CLIMATE CHANGE – Make Sure that the scheme:	Tick when Reviewed
• Demonstrates ability to cope with rising temperatures as for a projected climate change scenario as per UKCP 2018, applied to modelling outlined in K.06	✓
• Reviews material selection to ensure durability to withstand projected climate change temperatures	✓
• FRA (refer to section K.04) makes allowances for climate change in accordance with advice from ADC, the EA and other relevant flood risk management authorities	✓
• Has adaptive capacity (or potential for it) designed in for buildings and their systems, and resilience measures e.g. ensuring critical plant is located above ground level	✓

ADDG CHECKLIST: FLOODING & DRAINAGE – Make Sure that the scheme:	Tick when Reviewed
• Locates new development in areas at lowest risk of flooding (whether existing or future)	✓
• Does not increase flood risk and decreases risk wherever possible, providing appropriate protection throughout the lifetime of the development	✓
• Demonstrates consideration of appropriate SuDS, and aims for these to provide additional amenity or ecological benefits	✓
• Demonstrates flood resilience for a 1/100 year event, in line with BREEAM 2018 Pol 03	✓
• Manages pollution risk entering water-bodies or sensitive receptors from stormwater runoff	✓
• Avoids increasing impermeable land cover, or demonstrates how this is offset	✓
• Retains existing drainage features and flood defences, or compensates for their loss and integrates drainage features and flood defences with the surrounding environment	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: ENVIRONMENTAL QUALITY - Make Sure that the scheme:	Tick When Reviewed
• Considers a range of noise attenuation measures to meet the criteria of BREEAM 2018 issue Pol 05	
• Considers measures for improving the quality of sound in internal spaces	
• Includes measures for improving air quality outlined in the WELL Building Standard (refer to section K.06)	
• Incorporates night time lighting only where this is emergency lighting. All external lighting should have controls for dimming or switching off outside of daylight hours	✓
• External lighting should align with ILP Guidance notes for the Reduction of Obtrusive Light, 2011 and limitations for exterior lighting installations	

ADDG CHECKLIST: HEALTH & WELL-BEING - Make Sure that the scheme:	Tick When Reviewed
• Encourages and facilitates physical activity and promotes mental wellbeing	✓
• Aligns with WELL Building Standard principles and best practice standards for thermal comfort, acoustics and lighting (eg. CIBSE TM52, BS 8233:2014 and EN 12464-1)	
• Has no adverse impact on air quality, while design specifications avoid harmful material to living creatures (redlist materials)	✓
• Incorporates green infrastructure (refer to C.01, C.03, H.03 and J.01) and biophilia	✓
• Has quiet rest areas and a variety of flexible spaces for multiple uses designed in	✓
• Ensures inclusion and accessibility (refer to J.09)	✓

(* Relates to Detailed Design Stage)

ARUN DISTRICT COUNCIL Y/3/22/OUT

11. ENSURING QUALITY

ADDG GOAL:
L.01 Development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular.

L.02 Ensure the longevity of development, which should remain high-quality for the long term, through durable design and appropriate maintenance and management.

L.03 Ensure that high quality is present at every stage of development, from initial design to final delivery.

(paragraphs 108, 109 & 111)

MATERIALS

271. A simple, restrained palette of materials is proposed for the Land West of Bilsham Road to ensure the development has a uniform, coherent appearance that respects the surrounding semi-rural context.

272. Building materials vary in different areas of the development and will be complementary to engender an overall development coherence and theme. The proposal is for a relatively simple palette of materials, the application of which varies according to the location within the site (character area) and building typology.

273. The proposed palette of building materials are:

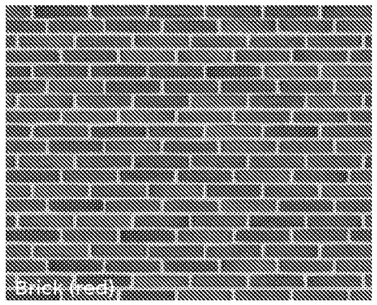
FACING MATERIALS

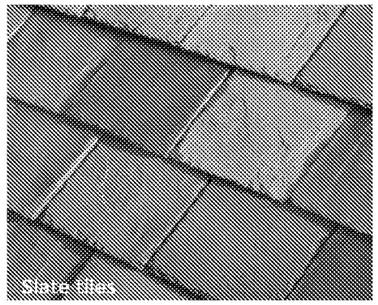
- Red brick
- Buff brick
- Light timber cladding
- Dark timber cladding
- Duck egg blue cladding

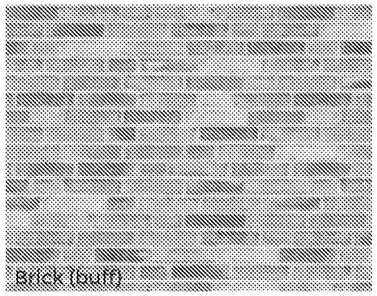
ROOF MATERIALS

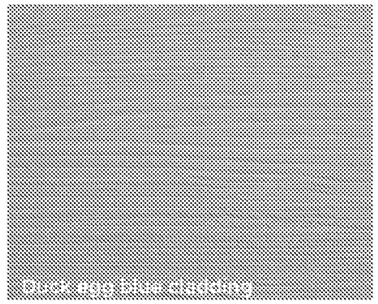
- Grey slate
- Plain clay tiles

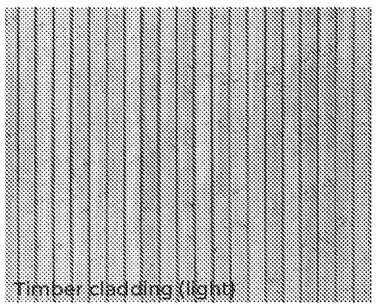
MATERIALS PALETTE

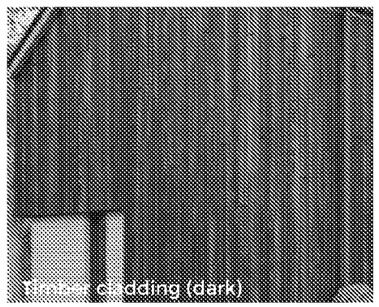

Brick (red)


Slate tiles


Brick (buff)


Duck egg blue cladding


Timber cladding (light)


Timber cladding (dark)

ARUN DISTRICT COUNCIL Y/3/22/OUT

FACING MATERIALS



Site

Principal First Floor Material

Principal Ground Floor Material

Principal Garage Material

Red Brick

Buff Brick

Light Timber Cladding

Dark Timber Cladding

Duck Egg Blue Cladding

ROOF MATERIALS



Site

Slate

PV Panels

Plain Clay

ADDG CHECKLIST: MATERIALS & DETAILS - Make Sure that the scheme:	Tick when Reviewed
• Uses a simple palette of robust materials that relate to the surrounding context in the design of buildings and the public realm	✓
• Uses natural and sustainable materials wherever possible	✓
• Adds richness and visual interest through appropriate detailing that responds to that used in the surrounding area	✓
• Considers the potential for innovative design and materials where appropriate	✓
• Has regard to relevant Conservation Area or Areas of Character Guidance to ensure that materials and detailing respect their heritage context	✓

ADDG CHECKLIST: MAINTENANCE - Make Sure that the scheme:	Tick when Reviewed
• Makes appropriate maintenance and management arrangements for all parts of the development with responsibilities clearly defined. This is likely to include buildings, planting and soft landscaping, streets and emergency access, open spaces, public art and street furniture, watercourses and SuDS	✓
• Uses materials which are durable and robust to wear and tear while ensuring easy maintenance, while also providing a high standard of design	✓
• Trees and planting are provided sufficient space to establish and thrive	✓

ADDG CHECKLIST: HIGH QUALITY - Make Sure that the scheme:	Tick when Reviewed
• Considers the deliverability of proposed designs at the outset in order to prevent requirements for later changes which compromise quality	✓
• Ensures that buildings and spaces are constructed and completed as detailed on approved drawings	✓
• Uses value engineering only to seek improvements to building construction, rather than make savings at the expense of design quality or material deviation from approved plans	✓
• Provide a choice of homes that reflect the needs of the local area, being of a consistent high quality with no differentiation between market and affordable homes	✓
• Safeguard future development sites, ensuring comprehensive rather than single site	✓

12. STRATEGIC HOUSING & MAJOR DEVELOPMENT

> **ADDG GOAL:**
> O.01 Take a holistic approach to strategic housing and major development sites through a coherent and integrated masterplanning process.
>
> (page 50)

A HOLISTIC APPROACH



DEVELOPMENT PHASING

274. The 1.68ha Detailed Area represents the first phase of development. The remainder of the site is likely to be built out in two other distinct phases.

Phase 1 (Detailed Area)	30 dwellings
Phase 2 (Illustrative)	50 dwellings
Phase 3 (Illustrative)	60 dwellings



ADDG CHECKLIST: MATERIALS & DETAILS - Make Sure that the scheme:	Tick When Reviewed
• Is informed by effective engagement with neighbours and the general public, and provides evidence at planning submission of how this has been addressed	✓
• Is informed by a comprehensive site appraisal identifying the key constraints and opportunities for future development and forming the basis of a strong underlying design rationale.	✓
• Protects and makes good use of the site's existing features and natural resources, taking care to integrate the scheme with landscape structures, trees, key habitats and protected species	✓
• Creates a legible, accessible and usable network of streets, footpaths, cycleways and access arrangements which incorporate a clear street hierarchy and provide connections beyond and throughout the development	✓
• Provides a 'heart' for development by connecting to, adding to or incorporating local centres with an appropriate range of facilities and services. These must be integrated with high quality public realm including well-designed shop-fronts and signage	n/a
• Comprises urban development blocks of an appropriate density, scale and layout, responding to the grain of surrounding development and providing variety and visual interest, to make spaces easily navigable	✓
• Creates welcoming streets and spaces which provide appropriate definition and enclosure; an accessible and people-friendly public realm; and sufficient open spaces, playing pitches and recreational facilities to meet residents' needs	✓
• Offers individuals and communities the greatest potential to lead active and healthy lifestyles, through Sport England & Public Health England Active Design Principles	✓
• Provides residents with access to usable and enjoyable private and/or communal outdoor spaces	✓
• Incorporates integrated and multifunctional street furniture, lighting and public art	✓
• Integrates waste and recycling facilities with the overall design of space	✓
• Delivers car and cycle parking according to ADC standards, including electric vehicle and bike charging points and infrastructure, and accessible blue-badge spaces	✓
• Integrates the form, character, scale and massing of development with the surrounding townscape and landscape to ensure that buildings reflect their setting. This includes the design of corner buildings, frontages and façades, roofs, openings and articulations, and the building edge.	✓

13. APARTMENT BUILDINGS

> **ADDG GOAL:**
> R.01 Provide flatted developments which integrate well with and respond sensitively to their setting.
>
> (page 132)

WELL INTEGRATED COMMUNAL LIVING

275. The proposed housing layout contains a number of apartment/maisonette blocks at appropriate locations within the development. These locations include the main site frontage to Bilsham Road (ie. AP1 and AP2), along the principal street and/or fronting onto public open spaces (ie. AP3, AP4 and AP5) and at the corners of perimeter blocks.

276. All of the proposed apartment blocks are two storey, limited to 4 dwellings per block. The aim is to ensure that the overall massing and form of apartment blocks integrates well within the arrangement of traditional detached, semi-detached and short terraces proposed across the development, as well as the wider existing context.

277. All apartment buildings provide a mix of communal and individual living to encourage interaction with neighbours as well as a sense of ownership. For instance, AP1 proposes shared communal space around the building, with AP2 providing a series of private ground floor gardens.

ADDG CHECKLIST: APARTMENT BUILDINGS - Make Sure that the scheme:	Tick when Reviewed
• Responds positively to and respects its surrounding context through materials, design details and form and massing, including variations in height which respond to the street hierarchy and important corners	✓
• Reduces perceived bulk and massing for buildings with a large footprint by breaking schemes down into a series of components distinguished through materials, form or detailing	✓
• Exploits opportunities to create landmark flatted developments with increased scale and massing where appropriate, particularly on corner sites, in order to increase the legibility of the wider development	✓
• Clearly defines public and private spaces through use of appropriate boundary treatment, materials and landscaping	✓
• Provides dual-aspect apartments and avoids creation of single-aspect apartments wherever possible	✓
• Incorporates adequate levels of outdoor amenity space as per the guidance given in Section 2, which should ideally be delivered as a combination of shared gardens and spaces, including roof gardens together with private ground floor gardens and balconies	✓
• Provides cycle parking for residents within the main building and close to entrances	✓
• Provides external cycle parking for visitors in areas with natural surveillance and close to main entrances	✓
• Provides well lit, active main entrances which face the street and are clearly articulated on building elevations to maximise visibility from the public realm, incorporating generously sized entrance cores and circulation spaces in order to increase legibility and safety	✓
• Keeps the number of dwellings accessed from a single core to a minimum (around 2-8 per floor) in order to encourage a sense of ownership	✓
• Provides sufficient residential and visitor parking, including accessible spaces and electric vehicle charging points, in a way that integrates with the scheme's landscape strategy and incorporates natural surveillance.	✓
• Uses materials which are fully compliant with Building Regulations and follow the guidance in Section L.01 of this Design Guide	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

14. NEW HOMES

> **ADDG GOAL:**
> S.01 Design new homes which reference the character of Arun District, provide a high level of amenity for their occupants and neighbours, and are socially and environmentally sustainable; meeting challenges over the long term.
>
> (page 138)

EXTENDING THE VILLAGE WITH GOOD DESIGN

278. The proposed development of Land West of Bilsham Road is founded on good practice in design and sustainable development. It will create a villagescape which is rich, varied and sympathetic to the character and south western edge of Yapton and wider Arun District.

279. The site layout comprises high quality, beautiful and sustainable buildings and places that will provide up to 140 dwellings, 30% affordable and 70% market housing. A range of housing typologies are proposed which will encourage a balanced community within the site and promote a desirable place to live on the edge of the village.

280. The site is sustainably located on the edge of Yapton, opposite existing housing and planned housing along Bilsham Road with local facilities and public transport connections right on the doorstep. The development will move Yapton forward towards a sustainable future through an increase in housing choice.

281. The southern and western part of the site provides a generous public green space which incorporates natural play, attenuation pond as part of the SuDS strategy, new planting, habitats and footpath network for health and wellbeing.

282. The scale and overall density of housing at 28dph responds to the village setting. The southern part of the site remains open in character though the existing boundary vegetation together with new planting means much of the development will be screened from view.

283. The proposed development promotes shared surface streets and modern housing typologies. The building materials have been carefully considered and reference the local vernacular.

SEMI-RURAL LIVING



ARUN DISTRICT COUNCIL Y/3/22/OUT

ADDG CHECKLIST: NEW HOMES - Make Sure that the scheme:	Tick when Reviewed
• Provides new housing of an appropriate tenure and typology to meet the needs of the District over the Local Plan period	✓
• Incorporates required levels of affordable housing, and designs these units in a 'tenure blind' way	✓
• Ensures a consistent design across front façades, the building line and skyline	✓
• Maintains and enhances the existing street-scape, dwelling typologies, rhythm of active frontages and plot grain of the area	✓
• Identifies any significant views that the proposed development may impact and illustrates how the design of the proposal will maintain or mitigate against any loss of outlook or existing views enjoyed by neighbours	✓
• Clearly defines the front and rear of dwellings, incorporating safe and attractive public realm or private gardens, and shared amenity space	✓
• Provides housing which is designed as, or capable of adaptation to, 'live/work' units	✓
• Ensures that live/work units protect primary residential use and amenity, incorporating appropriate sound proofing or ventilation measures to do so	✓
• Follows a sustainable approach to design using the principles set out in Section K to ensure efficient heating, energy use and use of materials	✓

ARUN DISTRICT COUNCIL Y/3/22/OUT

APPENDIX 1

INDICATIVE PLANTING LIST

PLANTING WITHIN RESIDENTIAL AREAS

STREET TREE PLANTING				
Species	**Height (m)**	**Girth (cm)**	**Form**	**Root form / staking**
Acer campestre 'Elsrijk'	Min 4.5m	18 – 20	ANS	Root ball, double staked
Acer platanoides 'Emerald Queen'	Min 4.5m	16 – 18	EHS	Bare root, single staked
Prunus avium 'Plena'	Min 4.5m	16 - 18	EHS	Bare root, single staked
Pyrus 'Chanticleer'	Min 4.5m	16 - 18	EHS	Bare root, single staked
Quercus robur	Min 4.5m	18 – 20	ANS	Container grown, double staked

GARDEN TREE PLANTING				
Species	**Height (m)**	**Girth (cm)**	**Form**	**Root form / staking**
Malus spp	Min 4.5m	16 - 18	EHS	Bare root, single staked
Prunus spp	Min 4.5m	16 - 18	EHS	Bare root, single staked
Pyrus spp	Min 4.5m	16 - 18	EHS	Bare root, single staked

INDICATIVE SHRUB / GROUND COVER PLANTING WITHIN RESIDENTIAL AREAS			
Species	**Size – cm**	**Pot size**	**Density – no/m2**
Buxus sempervirens	20 – 30	3L Container	5
Calluna vulgaris	-	2L Container	6
Choisya 'Aztec Pearl'	40 – 60	5L Container	2.5
Cornus spp.	40 – 60	3L Container	3
Cotoneaster dammeri	30 – 40	2L Container	4
Cotoneaster horizontalis	30 – 40	3L Container	Placed
Echinacea purpurea	-	3L Container	4
Escallonia spp.	30 – 40	2L Container	4
Euonymus fortunei 'Silver Queen	30 – 40	2L Container	5
Hebe 'Midsummer beauty'	30 – 40	3L Container	4
Hedera 'Hibernica'	30 – 40	2L Container	6
Hydrangea petiolaris	40 - 60	3L Container	Placed
Prunus 'Otto Luyken'	30 – 40	3L Container	4
Pyracantha 'Orange Glow'	30 – 40	3L Container	4
Pyracantha 'Red Cushion'	30 – 40	3L Container	4
Rosa spp.	40 – 60	3L Container	3
Rubus 'Betty Ashburner'	30 – 40	2L Container	5
Skimmia japonica	30 – 40	3L Container	4
Spiraea japonica	30 – 40	3L Container	3
Symphoricarpos x chenaultii 'Hancock'	30 – 40	2L Container	4
Verbena bonariensis	-	3L Container	4
Viburnum davidii	30 – 40	3L Container	4

PLANTING AROUND THE EDGES OF THE SITE

NATIVE WOODLAND PLANTING WITHIN AREAS OF PUBLIC OPEN SPACE Planted with 30% feathered and standard trees to give age variety and to assist with screening in the early years. Overall density = 1 per square metre.			
Species	**Size – cm**	**Rootform**	**Mix percentage**
Acer campestre	60 - 80	B/R :1+1	10
Cornus sanguinea	60 - 80	B/R :1+1	10
Corylus avellana	60 - 80	B/R :1+1	15
Crataegus monogyna	60 - 80	B/R :1+1	10
Ilex aquifolium	30 - 40	3L pot	7.5
Ligustrum vulgare	60 - 80	B/R :1+1	7.5
Prunus avium	60 - 80	B/R :1+1	5
Prunus institia	60 - 80	B/R :1+1	5
Prunus padus	60 - 80	B/R :1+1	5
Prunus spinosa	40 - 60	2L pot	5
Quercus robur	60 - 80	3L pot	10
Tilia cordata	60 - 80	B/R :1+1	5
Viburnum opulus	60 - 80	B/R :1+1	5

FEATHERED AND STANDARD TREE PLANTING				
Species	**Height (m)**	**Girth (cm)**	**Form**	**Root form / staking**
Acer campestre	3.5 – 4.25m	12 – 14	HS	Bare root, single staked
Alnus glutinosa	1.75 – 2.0m	-	Feathered	Bare root, single staked
Malus sylvestris	3.0 – 3.5m	12 – 14	HS	Bare root, single staked
Prunus avium	3.5 – 4.25m	12 – 14	HS	Bare root, single staked
Prunus institia	3.0 – 3.5m	12 – 14	HS	Bare root, single staked
Prunus padus	1.75 – 2.0m	-	Feathered	Bare root, single staked
Quercus robur	3.5 – 4.25m	12 – 14	HS	Container grown, double staked

NATIVE SPECIMEN TREES WITHIN AREAS OF PUBLIC OPEN SPACE				
Species	**Height (m)**	**Girth (cm)**	**Form**	**Root form / staking**
Acer campestre	Min 4.5m	16 - 18	EHS	Bare root, single staked
Malus sylvestris	Min 4.5m	16 - 18	EHS	Bare root, single staked
Prunus avium	Min 4.5m	16 - 18	EHS	Bare root, single staked
Prunus padus	Min 4.5m	16 - 18	EHS	Bare root, single staked
Quercus robur	Min 4.5m	16 - 18	EHS	Container grown, double staked

NATIVE HEDGEROW PLANTING AROUND THE BOUNDARIES OF THE SITE Planted as required in a double staggered row (4 plants/linear metre); triple staggered row (6 plants/linear metre); or to infill gaps in the existing hedges as appropriate.			
Species	**Size – cm**	**Rootform**	**Mix percentage**
Acer campestre	80 - 100	B/R :1+2	15
Cornus sanguinea	80 - 100	B/R :1+2	10
Corylus avellana	80 - 100	B/R :1+2	15
Crataegus monogyna	80 - 100	B/R :1+2	30
Euonymus europaeus	80 - 100	B/R :1+2	5
Ligustrum vulgare	80 - 100	B/R :1+2	10
Prunus spinosa	40 - 60	2L pot	10
Viburnum opulus	80 - 100	B/R :1+1	5

GRASS MIXES

AMENITY GRASS MIX
EG22 – Strong Lawn Grass mixture https://wildseed.co.uk/mixtures/view/19 Supplier: Emorsgate Seeds. Sowing rate: 25g/m².

GRASS MIX BELOW WOODLAND PLANTING AREAS
EW1 – Woodland mixture https://wildseed.co.uk/mixtures/view/11/woodland-mixture Supplier: Emorsgate Seeds. Sowing rate: 4g/m².

GRASS MIX ALONG BOUNDARY HEDGEROWS
EH1F – Hedgerow mixture https://wildseed.co.uk/mixtures/view/34/wild-flowers-for-hedgerows Supplier: Emorsgate Seeds. Sowing rate: 1.5g/m².

GRASS MIX FOR 'MEADOW AREAS' AROUND THE EDGES OF THE OPEN SPACE
EM5 – Meadow mixture https://wildseed.co.uk/mixtures/view/6 Supplier: Emorsgate Seeds. Sowing rate: 4g/m².

GRASS MIX FOR THE POND SLOPES
EM8 – Meadow mixture for wetlands https://wildseed.co.uk/mixtures/view/9 Supplier: Emorsgate Seeds. Sowing rate: 4g/m².

TURF FOR SWALES
WFT-SUD-37 – SuDS Turf https://www.wildflowerturf.co.uk/products/wildflower-turf/suds-turf/ Supplier: Wildflower Turf Ltd.

POND AREA

MOISTURE LOVING PLANTING
To be used in damp ground around the edge of the pond.

Species	Common name	Density – no/m2
Carex riparia	Greater pond sedge	7
Eupatorium cannabinum	Hemp agrimony	7
Filipendula ulmaria	Meadowsweet	7
Lychnis flos-cuculi	Ragged robin	8
Lythrum salicaria	Purple loosestrife	7
Ranunculus acris	Meadow buttercup	7
Valeriana officinalis	Common valerian	7

MARGINAL PLANTING
To be planted on shelves at the water edge.

Species	Common name	Density – no/m2
Acorus calamus	Sweet flag	7
Caltha palustris	Marsh marigold	7
Iris pseudocorus	Yellow flag iris	8
Mentha aquatica	Water mint	7
Nasturtium aquaticum	Watercress	7
Phragmites australis	Common reed	7
Typha minima	Dwarf bullrush	7

OXYGENATING AND FLOATING PLANTS
To be used within the open water in the pond.

Species	Common name	Density – no/m2
Ceratophyllum demersum	Hornwort	12
Hydrocharis Morsus ranae	Frogbit	12
Potamogeton natans	Broad-leaved pondweed	5

BIODIVERSITY IMPROVEMENT AREA

NATIVE HEDGEROW PLANTING
Planted in a triple staggered row (6 plants/linear metre) along the edge of the rife; or to infill gaps in the existing hedges as appropriate.

Species	Size – cm	Rootform	Mix percentage
Acer campestre	80 - 100	B/R :1+2	15
Cornus sanguinea	80 - 100	B/R :1+2	10
Corylus avellana	80 - 100	B/R :1+2	15
Crataegus monogyna	80 - 100	B/R :1+2	30
Euonymus europaeus	80 - 100	B/R :1+2	5
Ligustrum vulgare	80 - 100	B/R :1+2	10
Prunus spinosa	40 - 60	2L pot	10
Viburnum opulus	80 - 100	B/R :1+1	5

SCRUB PLANTING
Planted in groups within meadow grass areas to create a naturalised effect as required.

Species	Size – cm	Rootform	Mix percentage
Corylus avellana	60 - 80	B/R :1+1	20
Crataegus monogyna	60 - 80	B/R :1+1	35
Prunus spinosa	40 - 60	2L pot	35
Rosa canina	60 - 80	B/R :1+1	10

NATIVE WOODLAND PLANTING ALONG THE SOUTHERN EDGE OF THE BIODIVERSITY IMPROVEMENT AREA
Planted with 30% feathered and standard trees to give age variety and to assist with screening in the early years.
Overall density = 1 per square metre.

Species	Size – cm	Rootform	Mix percentage
Acer campestre	60 - 80	B/R :1+1	10
Cornus sanguinea	60 - 80	B/R :1+1	10
Corylus avellana	60 - 80	B/R :1+1	15
Crataegus monogyna	60 - 80	B/R :1+1	10
Ilex aquifolium	30 - 40	3L pot	7.5
Ligustrum vulgare	60 - 80	B/R :1+1	7.5
Prunus avium	60 - 80	B/R :1+1	5
Prunus institia	60 - 80	B/R :1+1	5
Prunus padus	60 - 80	B/R :1+1	5
Prunus spinosa	40 - 60	2L pot	5
Quercus robur	60 - 80	3L pot	10
Tilia cordata	60 - 80	B/R :1+1	5
Viburnum opulus	60 - 80	B/R :1+1	5

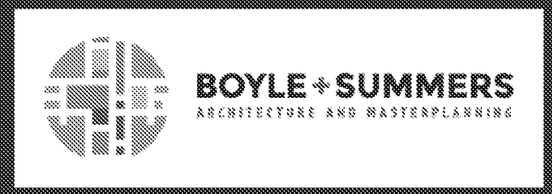
FEATHERED AND STANDARD TREE PLANTING

Species	Height (m)	Girth (cm)	Form	Root form / staking
Acer campestre	3.5 – 4.25m	12 – 14	HS	Bare root, single staked
Alnus glutinosa	1.75 – 2.0m	-	Feathered	Bare root, single staked
Malus sylvestris	3.0 – 3.5m	12 – 14	HS	Bare root, single staked
Prunus avium	3.5 – 4.25m	12 – 14	HS	Bare root, single staked
Prunus institia	3.0 – 3.5m	12 – 14	HS	Bare root, single staked
Prunus padus	1.75 – 2.0m	-	Feathered	Bare root, single staked
Quercus robur	3.5 – 4.25m	12 – 14	HS	Container grown, double staked

GRASS MIX BELOW WOODLAND PLANTING AREA
EW1 – Woodland mixture https://wildseed.co.uk/mixtures/view/11/woodland-mixture Supplier: Emorsgate Seeds. Sowing rate: 4g/m².

GRASS MIX BELOW SCRUB AREAS
EM5 – Meadow mixture https://wildseed.co.uk/mixtures/view/6 Supplier: Emorsgate Seeds. Sowing rate: 4g/m².

ARUN DISTRICT COUNCIL Y/3/22/OUT


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