

Ferring Parish Council Community Right to Build Order 1: Land behind the Henty Arms



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Not included in this draft

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Not included in this draft

1.0 introduction

1.0.1 what is a CRTBO ?

A Community Right to Build Order (CRTBO) Submission is comparable to a Planning Application, but with two key differences:

- a CRTBO can only be submitted by a community group or organisation (and so are usually drafted with an eye to community benefit).
- whether or not a proposed CRTBO is 'made' depends on whether the local community as a whole votes in favour of it at a referendum.

So that this document is intelligible, it is also worth noting that there are also differences of terminology, amongst others:

- whereas a Planning Application may be 'granted', a 'Submission' CRTBO is 'made' (the result is however basically the same, that the proposals set out become accepted under planning law).

1.0.2 why has Ferring Parish Council submitted this CRTBO?

The Council has prepared this, and its two other CRTBO's, to support the Neighbourhood Plan. The CRTBO's do this in a number of ways:

- they help illustrate in detail particular proposals set out within the Submission Neighbourhood Plan and thus give the community a better idea of what is intended.
- they give the community the chance to decide whether or not to support these particular proposals.
- if the proposals are voted for, then the local authority (Arun District Council) will 'make' the Orders. Since this means these parts of the plan will have been given the equivalent of a planning consent, it brings them that much closer to being delivered.

1.0.3 the purpose and organisation of this document.

Whilst part of the purpose of this document is to illustrate proposals for one CRTBO, it also serves a second key function by providing the basis for the Local Authority to 'make' the

Community Right to Build Order if it is voted for. Accordingly the document provides two distinct kinds of information and, depending on the interest of the reader the following may be a useful guide as regards how to read or use it.

For those wishing to form a view as regards both the benefits and character of the proposals the following sections of the document might be best focused upon:

- Section 1, the introduction, provides an overview of the nature and purpose of the Order and the benefits of the proposals to the community.
- Section 3, the design statement, provides both illustrations of the design proposals and has information to help provide an understanding as to why the designs have been developed as they have.

For those wishing to review planning law framework associated with the Order, the other sections of the document pertain. In particular:

- Section 2, the order, which provides the Order definition, and sets out a number of Conditions that will need to be met so that the proposals can be implemented. These include safeguards that the community will commit itself to that will provide a number of reasonable protections to, inter-alia, neighbours close by.
- Section 5, the basic conditions statement, which shows how the proposals sit within the overarching framework of local and national planning policy.

and

- Section 6, the consultation statement, which provides a record of consultation both with the local community and with other parties on the way towards the referendum.

1.0.4 The CRTBOs and the Neighbourhood Plan: New Housing and a New Community Centre

This Submission CRTBO 1: Housing behind the Henty Arms, is one of 3 that, together with the Submission Neighbourhood Plan itself, have been orchestrated and submitted to Arun District Council by Ferring Parish Council on behalf of the Parish as a whole.

Both CRTBO 1, and CRTBO 2, which proposes houses on the site of the existing Village Hall, are important and interrelated parts of the Neighbourhood Plan.

One reason the Plan has been drawn up is straightforward: new housing is required within the Parish by government and can't be avoided but its; type, location, purpose and benefits arising from it can be substantially influenced to the community's advantage through a Plan.

Whilst the submission Neighbourhood Plan documents new policies and proposals, across a range of areas, that need no re-iteration here, one matter it is useful to mention in this introduction is this: it is proposed in the Plan that both these housing CRTBO's will generate income to the Parish Council, through both capital receipts and infrastructure contributions, that will be used to enable the provision of a substantial new Community Centre on the site of the Glebelands and Retirement Clubs and a third key element of the Plan.

It should be recognised that the Neighbourhood Plan, and each of the three community right to build orders, will be subject to separate votes which may happen at different times, and that each may be supported or rejected on its own merits.

(For further information on the proposed Community Centre see CRTBO 3).

1.0.5 Housing to meet local needs within the Parish

Through community consultation prior to and during the drafting of the Neighbourhood Plan the need for a new type of housing, for 'downsizers', was identified.

For many within the parish the wish to stay in a home of their own, within the village has become a difficulty since there are practically no small scale homes that suit: homes that are easy to maintain at low cost, designed internally to provide a comfortable environment for those with restricted mobility, that provide ready access to the shops on the high street, and whilst contributing character to the quality of the streetscape of the village as a whole.

The parish council proposes to meet its housing obligations through the provision of downsizer dwellings, as an appropriate response to the community's needs. The provision of manageable housing for the elderly will result

1.0 introduction

in the availability of larger properties in the existing housing stock, providing suitable, spacious property on the market for local families.

1.0.6 Locating New Housing where it best suits the community

The Neighbourhood Plan proposes locations for new housing for three reasons:

- firstly, through the consultation process prior to and during the drafting of the Neighbourhood Plan. Preferences have been established to avoid compromising the strategic green gaps between Ferring and adjoining villages, and for any required new housing to be within the village's built up boundaries rather than in those green gaps.
- secondly, the sites chosen have been selected because they are on sites owned or controlled land by community organisations, and this provides the basis for the use of the profits of housing development to benefit of the local community.
- Finally, both the central locations chosen for new housing are very close to the amenities on the high street and so, are very suitable for building the downsizer homes that meet local need.

1.0.7 CRTBO 1 New housing on land behind the Henty Arms

CRTBO 1 is a proposal to make 14 new 1 or 2 bedroom "downsizer" homes on two parcels of land behind the Henty Arms.

The land is in two parts 'the allotments', which are owned by the Parish, and 'the Yard', a parcel of land behind the allotments, and accessible only through the allotment site. Both these parcels of land will be accessed via an uprated access point to the south of the Henty Arms.

More information about the design of this new housing scheme may be found in Section 3 of this document, the design statement.

1.0.8 CRTBO 1 The Allotments Land Parcel

A key proposal within the plan is for the replacement of the allotments currently behind the Henty Arms.

Through and outwith the consultation process, during the drafting of the plan, it is clear that local demand for allotments is not being met. Accordingly the plan makes provision for new and improved provision, and this element of the plan has the clear support of both the current and prospective allotment owners within the community.

1.0.9 CRTBO 1 The Yard Land Parcel

The Yard is in private ownership, and the Parish Council has put in place purchase arrangements for the land pursuant to delivering the Order.

1.0.10 CRTBO 1 The Footpath

The development proposal outlines the incorporation of a section of the public footpath/ right of way. This footpath is numbered FP2121 by West Sussex Public Rights of Way, and has the road network reference E3259/53005 per West Sussex Highways Dept. The footpath currently runs along the north side of the Chichester to Worthing railway, abuts both the Henty Arms and the CRTBO Allotment and Yard parcels of land, and provides a pedestrian link from Ferring to Goring.

The proposal is to fully maintain the right of way by re-providing it within the proposed 'shared surface' pedestrian friendly environment of the development. Through this element of the proposals the Parish seeks to deliver three principle benefits, an improvement in the quality of this part of the footpath, access to the footpath directly from the proposed new housing, and an increased capacity within the site which in turn enables a more useful and attractive public realm.

The proposals will make no change to the current accessibility of the footpath from the gardens of the houses on Green Park.

2.0 the order

description of development

Ferring Parish Council's Community Right to Build Order 1 proposes development on land adjoining and to the south and east of The Henty Arms Public House, 2 Ferring Lane, Ferring, Sussex BN12 6QY.

On a site area of 0.336Ha, the proposals include; site clearance and demolition of agricultural structures; provision of a mix of 1 and 2 bedroom 1 and 2 storey open market houses, up to 14 No. houses in total, with a gross internal floor area of up to 1000m² in total; enhanced access from Ferring Lane featuring the incorporation of the existing public footpath; preservation of the existing right of way and connection to the continuing parts of the public footpath to the east of the proposals site; new hard and soft landscape works within the site including; provision of up to 18 car parking spaces; new planting and acoustic screen to the south boundary; new planting and walling to the west boundary; new planting to the north and west boundaries.

the site



key

- A. allotments
- B. the yard
- C. footpath

fig. 1: site as existing

2.1 conditions

2.1.1 Time Limit

The development hereby permitted shall begin before the expiration of ten years from the date of approval of the Order.

Reason: in order to achieve a balance between allowing a reasonable time period for the details and any delivery mechanism to be agreed and set up and the community to participate with the need to achieve sustainable development.

2.1.2 Contingent Development

The construction of development proposed in the Order cannot be commenced prior to the completion of replacement allotments as set out in Ferring Parish Neighbourhood Plan 2014-2029, Policy 15.

Reason: To ensure conformity with Ferring Parish Neighbourhood Plan Policies 4 and 15

2.1.3 Construction Management

No development shall take place until a Construction Method and Management Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- traffic management within the site confines and delivery times and routes in and out of the site
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling / disposing of waste resulting from demolition and construction works
- a restriction on any burning of materials on site

2.1.4 Scheme for Foul and Surface Water Drainage

No development hereby permitted shall take place until details of foul and surface water sewerage disposal have been submitted to and agreed in writing by the local planning authority. No buildings hereby permitted shall be occupied until foul and surface water sewerage disposal works have been implemented in accordance with the agreed details.

Reason: To ensure consideration is given to sustainable drainage in accordance with national and local policy and in the interests of achieving sustainable development.

2.1.5 Contamination

If during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policies GEN7 and GEN31.

2.1.6 Existing Landscape

No development hereby permitted shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include details of all existing hedgerows and trees and details of those to be retained, together with measures for their protection in the course of development.

Reason: to ensure existing landscape features of note are retained and integrated into a landscaping scheme.

2.1.7 Landscape Implementation and Maintenance

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the

development hereby permitted or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure existing and proposed landscape features.

2.1.8 Ecology

No development hereby permitted shall take place until ecological surveys have been carried out in accordance with Natural England Technical Information Notes to confirm the presence or absence of ecologically important fauna on the site and until a scheme for the protection and enhancement of the ecology of the site has been submitted to and approved in writing by the local planning authority and the scheme shall include mitigation measures such as may be required and shall be carried out as approved.

Reason: To protect and enhance the ecological value of the site in line with national planning policy in accordance with Arun District Local Plan policies GEN7, GEN29 and GEN30.

2.1.9 Lighting

External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations.

Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

2.1.10 Noise (acoustic report)

Before the development commences, the applicant shall submit an assessment to the Local Planning Authority, prepared in accordance with the provisions of BS4142/ BS5228/ DoT Calculation, of Railway Noise, to predict noise levels at noise sensitive residential façades within the development.

2.1 conditions

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

2.1.11 Noise (impact of railway vibration)

Those dwellings which are within 10 metres of the railway track must be subject to an assessment of the impact of the vibration from the railway prior to commencement of development. This assessment to include details of recommended remedial measures, should vibration levels be found to be unacceptable. This assessment must be supplied to and approved by the Local Planning Authority prior to commencement of development. The assessment shall be carried out in accordance with the method and rating system as detailed in British Standard BS 6472: 1992, and raw data gathered shall be presented in an appendix to such an assessment.

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

2.1.12 Noise (Protecting dwellings)

Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

2.1.13 Transport Statement

A Transport Statement, with content to be agreed in writing with the Local Planning Authority, must be provided prior to detailed design development.

Reason: To ensure the impacts (trip generation, impact on existing highway capacity, accessibility of site to local services inter alia) of the proposals are properly assessed and understood prior to design development.

2.1.14 Highways and Access

Development shall not be commenced until details of the access for vehicles, cyclists and pedestrians including any works to the junction with Ferring Lane, have been submitted to and approved in writing by the local planning authority, and the development shall not be occupied until those works have been constructed in accordance with the approved details.

Reason: To satisfactory standards of access into and within the proposed development in accordance with policy national and local plan policies.

2.1.15 Public Footpath

The existing Public Right of Way across the site (WSCC highways department (road network reference E3259/53005)) shall remain undisturbed until legally diverted as may be necessary to permit the development proposed in this Order. Any such diversion shall ensure the maintenance of the public right of way throughout the duration of the development and shall be protected by being clearly demarcated, signed, surfaced, fenced, as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of the public.

2.1.16 Layout, Scale, Design and External Appearance

Details of the layout, scale, design and external appearance of the buildings hereby permitted including details of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority before the development begins and the development shall be carried out as approved.

Reason: to ensure sustainable development and having regard to national policy and the local plan.

2.1.17 Code For Sustainable Homes

All dwellings shall be designed and constructed to meet a minimum Code for Sustainable Homes Level 3.

No development shall commence until arrangements for assessment and implementation, by duly accredited parties as necessary, have been agreed with the local authority.

Reason: to accord with the NDP vision to deliver low energy homes for the benefit of all.

2.1.18 Windows overlooking the private gardens to the rear of residences on Green Park

No windows shall be formed in the northern walls of those buildings proposed alongside the northern boundaries of the site.

No windows shall be formed in the western walls of those buildings proposed alongside the western boundaries of the site.

Reason: To protect the amenities and privacy of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

2.1.19 Terraces overlooking the private gardens to the rear of residences on Green Park.

No terraces or balconies or access to flats roofs shall be formed on those buildings proposed alongside the northern and western boundaries of the site.

Reason: To protect the amenities and privacy of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

2.1.20 Planning Obligation

The development permitted by this order shall only be commenced upon the developer reaching a S106 agreement with the local authority to contribute to the funding of the proposed new Ferring Community Centre on the Glebelands Community Centre site. No other infrastructure contributions are to be provided.

Reason: to ensure sustainable development and having regard to national policy and the local plan.

2.2 informatives

Info Highways Act

Prior to commencement on site, completion of a S278 Agreement with West Sussex County Council as the Highways Authority will be required under the 1980 Highways Act – Works within the Highway, to cover off-site highways works.

Info Public Right of Way

The proposals incorporate an existing Public Right of Way and accordingly the developer will carry obligations under the Occupiers Liability Act.

3.0 design statement

introduction

This section of the Order describes the project proposals and the design process that led to these proposals. It follows the format of a design statement that would normally accompany a planning application, considering first the context of the site and then carrying out an analysis of both the context and the site to establish the constraints as a basis for a design proposal.

From this analysis, a design concept was developed that responds to the constraints and opportunities and makes provision for the project as set out in the brief in section 3.1. The design concept sets out a series of basic development parameters for the site that will control massing, scale and form of the building, and its relationship to its surrounds.

The design process as set out in section 3.2 involved the consideration of the technical issues and feedback from consultation with the local community and other parties. A public consultation event was held to review the draft proposals prior to finalising the scheme and drawing up the Order.

Section 3.3 sets out the project proposals for which this Order is being made. They are set out as plans sections and elevations to describe the physical scale, form and appearance of the building, along with three dimensional sketch studies and reference images to describe the character of the proposals and their relationship to their setting.

After the Order is approved further work will be carried out to develop detailed design proposals that will form the basis for demonstrating technical compliance with statutory standards and for construction. Conditions have been included in this Order, as set out in section 2.1, specifying various constraints in order to ensure that the development meets basic conditions.



fig. 2: ferring village aerial

3.0 design statement



fig. 3: ferring village crest

3.1 brief

A working group was set up by Ferring Parish Council to progress this Order, and meetings were held to develop a brief, review design issues and agree the project proposals that are set out in this section.

The project brief for the Order was informed by the state of the parish report and consultation during the drafting of the Neighbourhood Plan which both identified the need for elderly downsizer dwellings within the village.

Through the consultation the following objectives were agreed for the elderly downsizer dwellings:

- Provide dwellings that are easier and less costly to manage, maintain and run.
- Locate the dwellings in close proximity to local amenities and the centre of the community so there will be less reliance on car journeys and it will be easier for residents to maintain social contact .
- Design for accessibility and to adapt to changing mobility needs.
- Provide an option for local people who would otherwise would have to move away from the village making it more difficult to maintain social contact with friends and family.

The development of the site with this type of dwelling will meet an identified local housing need and provide cross funding for the development of a new community hall for the village.

Through a combination of capacity testing of the site, the site context and constraints, and consideration of the layout and size of this type of dwelling, a brief was agreed based on the provision of a group of 14 one & two bedroom homes for elderly downsizers.

In addition this, the working group set out the following criteria for the development of the site:

- The design should be low rise with a strong landscape character.
- The character of the buildings should be compatible with the local vernacular and reflect local materials.
- A parking standard of one space per dwelling should be used to reflect the accessibility of the site and the dwelling type.
- The residential amenity of the existing houses adjacent to site should be respected.



fig. 4: railway line



fig. 5: henty arms



fig. 6: green park character

3.2 the design process

analysis

the context

The village structure (fig: 2) is defined by the built footprint which is concentrated within a strip running between the A259 and the coast. To the east and west of this strip are remaining open areas of land that provide a sense of separation between Goring by Sea to the east and East Preston to the west.

The London Victoria to Littlehampton rail line operated by Southern Rail runs east west through the village (1) parallel to, and some 400m to the south of the A259. The two parts of the village are linked by a level crossing point on Ferring Street (2) that is controlled by an automatic barrier. The village centre (3) is just to the south of the railway line along Ferring Street (4) with two parades of shops that include a range of retail services and amenities to meet every day needs. Opposite the parade of shops is the village green.

The site (5) is located on the northern side of the railway line, behind the Henty Arms public house (6) and approximately 200m north of the village centre. Apart from the Henty Arms, the context of the site is characterised by residential development (7) that is predominantly mid to late C20th and a mix of detached, bungalows and chalet-bungalows.

The character of the area is low rise with tiled pitched roofs and well landscaped front gardens, streets and verges. Immediately to the east of the site are agricultural fields (8) that currently form part of the gap between Ferring and Goring by Sea.

There is a bus stop (9) on Langbury Lane approximately 100m from the site. 300m to the south of the site are further bus stops, with north and south running services providing local and wider connections.

summary

The site is adjacent to the village core and accessible for shops amenities and transport. It is also close to the social spaces and activities within the village including the village green, Henty Arms pub, Retirement Club and Library. It is well located for elderly downsizers.

The site sits within a predominantly residential area, which has a fairly consistent architectural style and character, including mature landscaped streets. In summary, the site is suitable for elderly downsizers provided the redevelopment is sensitive to the setting and the neighbouring properties.

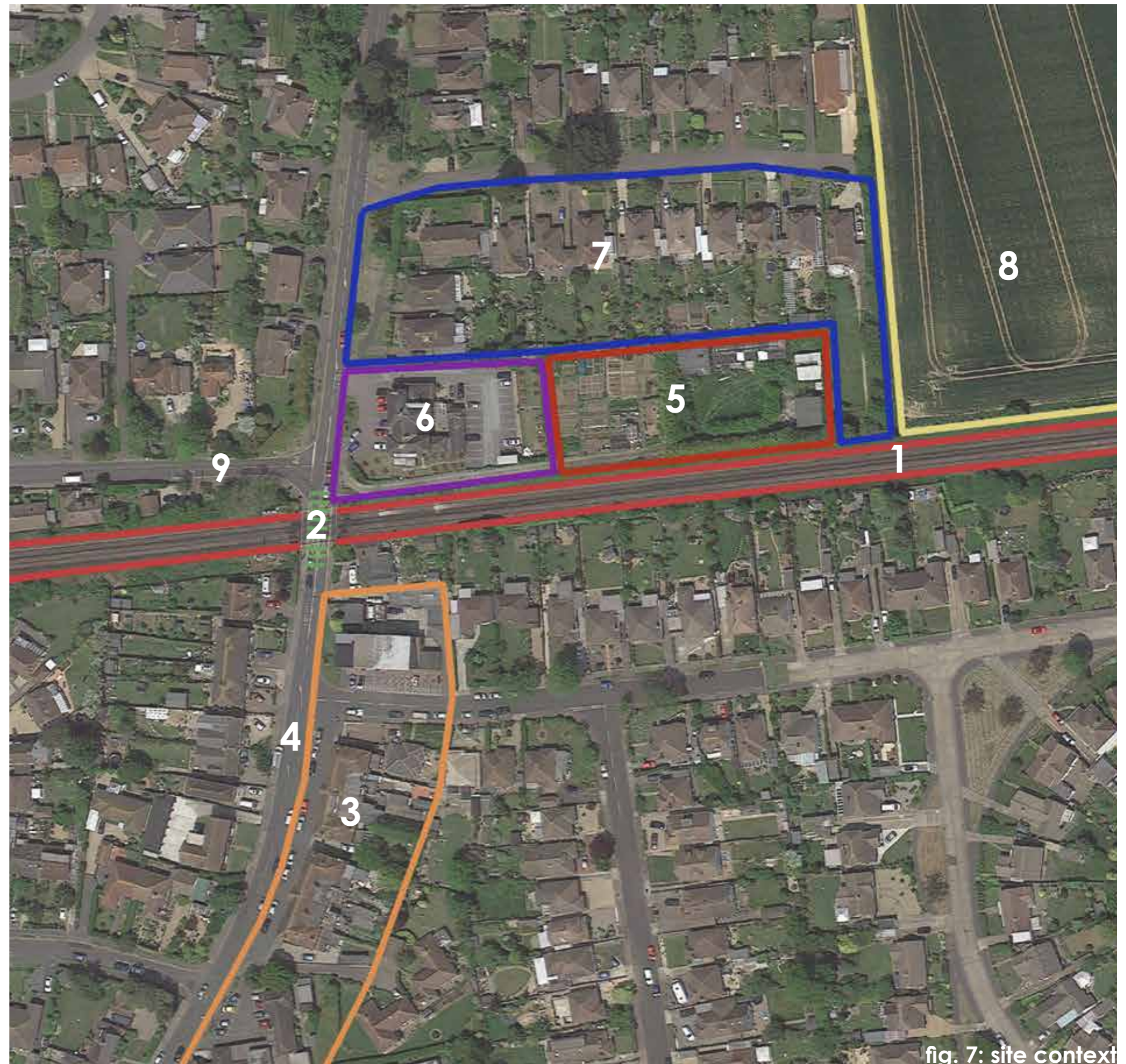


fig. 7: site context

3.2 the design process

analysis

the site

The site (1) is on the eastern side of Ferring Lane and is in two parcels; an allotments (A) and a yard (B). The yard has a number of outbuildings. Both parcels are served by an existing vehicle access (2) off Ferring Lane which runs parallel to the railway line (3) but is separated from it by a footpath that runs alongside the railway line to Goring by Sea.

The access runs between the railway line and the pub garden of the Henty Arms (4) before joining with Ferring Lane (5) just north of the level crossing. An alternative access is being discussed with the owners and tenant of the Henty Arms and, subject to agreement, a revised access to the north of the Henty Arms may be proposed in place of the scheme illustrated here.

In terms of streetscape, the site is relatively secluded with no street frontage or street character to respond to. It does however have a relationship to the buildings that surround it including the houses on the opposite side of the railway line.

The northern boundary of the site adjoins the back garden boundary (6) to the houses along Green Park. The gardens are 20 – 25m deep and the boundary includes some established landscape features, trees and hedges.

The eastern boundary adjoins the back garden of the last house along Green Park (7), beyond which is an open field (8) and views across to Goring by Sea. The southern boundary abuts the footpath (9) that runs alongside the railway line to Goring by Sea and looks across the railway line to the back gardens of the houses along Elm Park (10) which are also 20 – 25m deep. There are established landscape features including hedges and trees along both side of the railway line that provide a soft edge and screening to the site and to the back gardens opposite.

The western boundary of the site is with another pub garden area of the Henty Arms (11) beyond which is a car parking area (12).

The site is level and within a Zone 1 flood risk area. The HER record confirms that it is not within a Conservation Area and that there are no other designations that might affect development.

summary

Access to the site is currently proposed using the existing vehicle access which will incorporate the footpath into a new shared surface scheme. Subject to agreement with the owners and tenant of the Henty Arms the proposal may be varied to include an access to the north of the Henty Arms instead. The noise and vibration impacts of the railway do not preclude residential development of the site. Otherwise there are no known technical constraints that would prevent the redevelopment of the site as set out in the brief.

Although the site is not in a prominent position within the village, its location and setting make it suitable for elderly downsizers with most of the village amenities close to hand, and despite the railway line it has a secluded and green character that could provide the setting for an attractive scheme. The redevelopment of this site provides an opportunity to help meet the needs of local elderly downsizers.



fig. 8: existing allotments (A)



fig. 9: existing yard (B)



fig. 10: vehicular access

3.2 the design process



fig. 11: housing seperated by railway



fig. 12: northern green park boundary



fig. 13: agricultural fields



fig. 14: the site

3.2 the design process

analysis

constraints

A constraints plan, as set out on the opposite page summarises the key design issues that the development of the site will need to address.

The layout and building design will need to take account, noise and vibration (1) from the railway line.

The development will also need to take account of, and possibly integrate the footpath (2) which runs along the southern boundary of the site to improve overlooking and surveillance

The amenity of the private gardens along the northern (3) and eastern (4) boundaries and the outlook from the dwellings will require a design response that minimises overlooking and visual impact. Consideration should also be given to the eastern boundary and its relationship to the open fields and settlement edge (5).

Along the western boundary (6) the design response will need to minimise overlooking, noise and the visual impact on the development of the pub garden and car park.

The access and entrance (7, 8) will need to be clear, safe and attractive, designed with an emphasis on accommodating the elderly, pedestrians and cyclists, and to create a recognisable 'front door' to the scheme.

The site has a good south facing aspect (9) that could be used to support a 'passive design' approach and the generation of solar heating and electricity.

Consideration should be given to the privacy and amenity of the back gardens (10) to the south of the site.

3.2 the design process



fig. 15: existing footpath



fig. 16: Henty Arms from allotments



fig. 17: view from Henty Arms towards the site



fig. 18: constraints plan

3.2 the design process

design concept

site layout

The design concept is based on a site layout that creates two groups of low rise dwellings planned around garden walls and a green enclosure that focuses the development into the site and minimises the impact on the neighbouring properties and gardens.

Garden walls (1) will provide a backdrop to the existing gardens and will support a green roof. There will be no windows, overlooking the existing gardens.

In addition to the garden walls the boundary will include planting to create a green enclosure (2), and provision for an access path for maintenance and management.

Each dwelling will have a private sheltered courtyard garden (3) that is south or west facing and easy to manage. Living spaces (4) will be arranged around the courtyard garden so that it can be used as an outside room and provide high levels of daylight within the dwelling.

Each group of dwellings will be planned around a south facing shared landscaped garden (5) that provides a focus within the scheme for the dwellings, and a social space for neighbours to share and enjoy. These spaces will also act as a focus for arrival within the scheme.

The entrance will be designed as a lane (6) with the emphasis on it being a pedestrian environment with low levels of traffic movements and restricted speeds as it will not be a through route.

Parking spaces (7) will be designed as an integral part of the two central landscaped spaces. This arrangement avoids having parking and vehicle movements to the rear of the site where it would be in conflict with the existing gardens, and the layered structure of entrance, street, parking, communal gardens and individual courtyard gardens will create a clear definition between public and private helping make the scheme feel secure.

Along the southern boundary a timber acoustic screen (8) will be used to deflect and reduce noise from the railway, the boundary treatment will include planting (9) as a green backdrop for the dwellings within the scheme and for the dwellings on the other side of the railway line.

Dwellings will be a combination of bungalows beneath green roofs, and chalet bungalows which will have pitched tile roofs sitting on top of the garden walls, helping to animate the building form and provide an interesting architectural profile.

The scheme based in these principles has been discussed with the Environmental Health Officer at Arun District Council who has confirmed that the principle of residential development of this site would be acceptable subject to a noise and vibration survey being carried out and appropriate design measures being put in place.

The illustrative scheme is based on the buildings being set back from the railway line and it includes an acoustic fence on the southern boundary and the use of masonry walls to the southern elevation of the buildings.

dwelling design

A combination of a single storey building form punctuated by pitched roofs to create some dwellings with an additional room in the roof is proposed in response to the scale of the setting and to offer a mix of different types of dwellings to elderly downsizers. There are two groups; one of six dwellings and the other of eight, giving a total of fourteen dwellings. Each dwelling has its own front door off the central landscaped spaces.

To meet the needs of elderly downsizers, the following were agreed as design objectives through consultation and the development of the brief:

- All dwellings should be designed to LifeTime Homes standards to meet the changing mobility needs of residents.
- A 'passive design' approach should be taken with high insulation standards to ensure low energy costs.
- Dwellings should be a generous size.
- Dwellings should have architectural character and the opportunity for personalisation.
- Layouts should be fluid and based on an open plan format to make the most of the space.
- Living spaces are to be designed to provide high levels of daylight.
- Each dwelling must have a private external space.

In response to these criteria the design proposes the following which are illustrated in Section 3.3, Project Proposals;

- Each dwelling has an easy to manage private courtyard gardens, which is south or west facing and designed as an extension to the living space.
- The south facing layout maximises opportunities for using solar gain as part of a passive design approach and for solar heating and energy production.
- Wall thicknesses provide high levels of insulation.
- Large openings to external spaces make them easy to use and provide high levels of daylight.
- Roofs designed for ecological benefit and to add architectural interest to the interior.

3.2 the design process

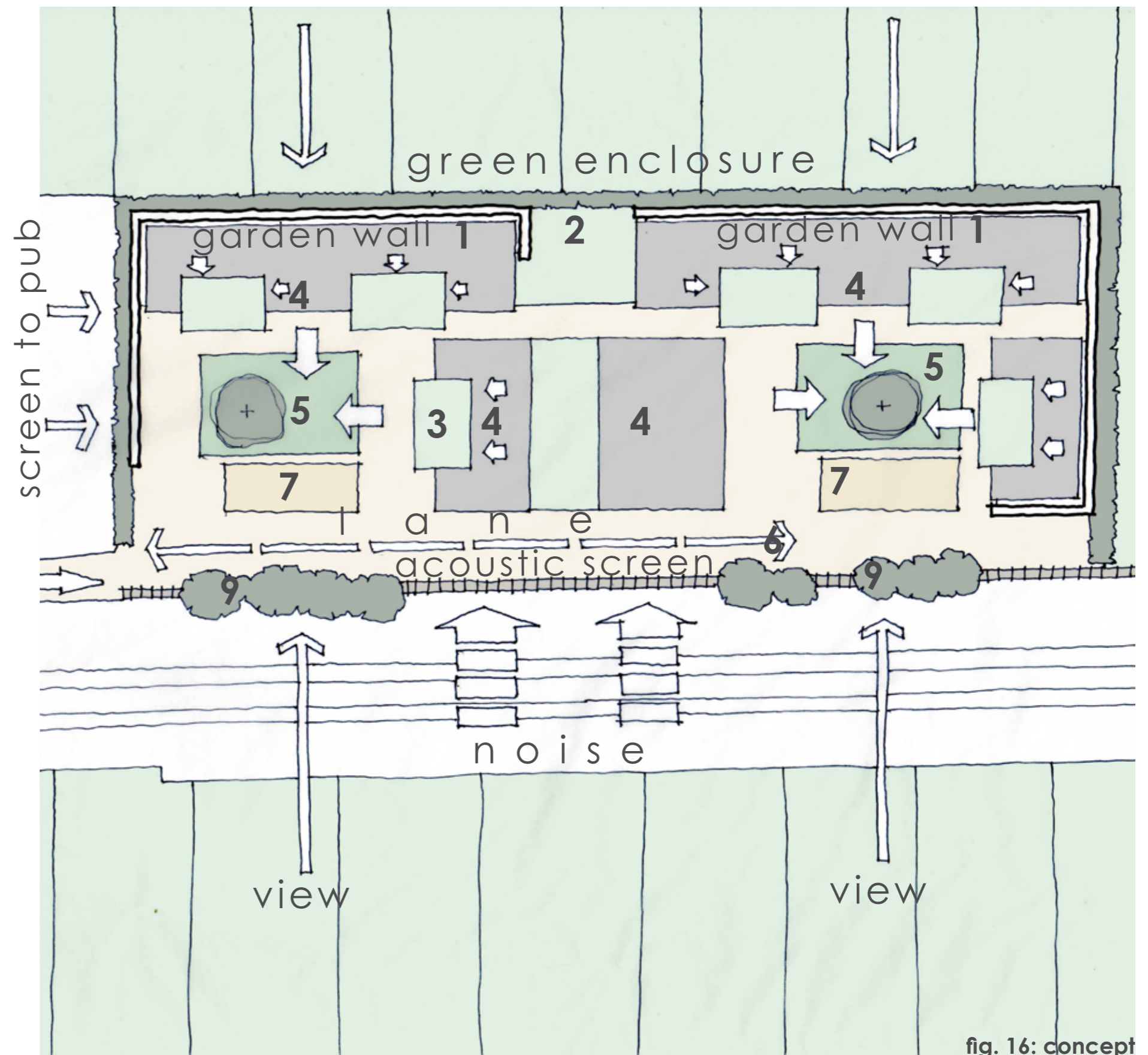


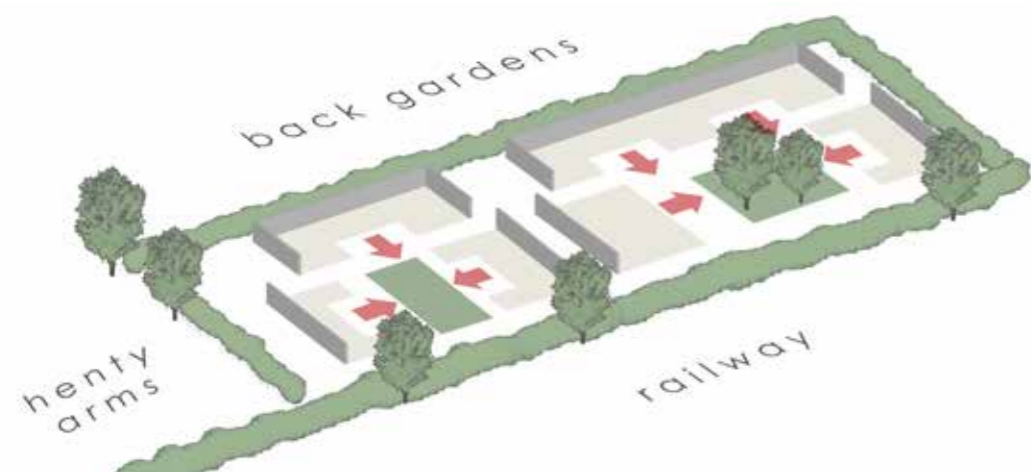
fig. 16: concept

3.3 project proposals

14 dwellings comprising two small groups of one & two bedroom homes for elderly downsizers

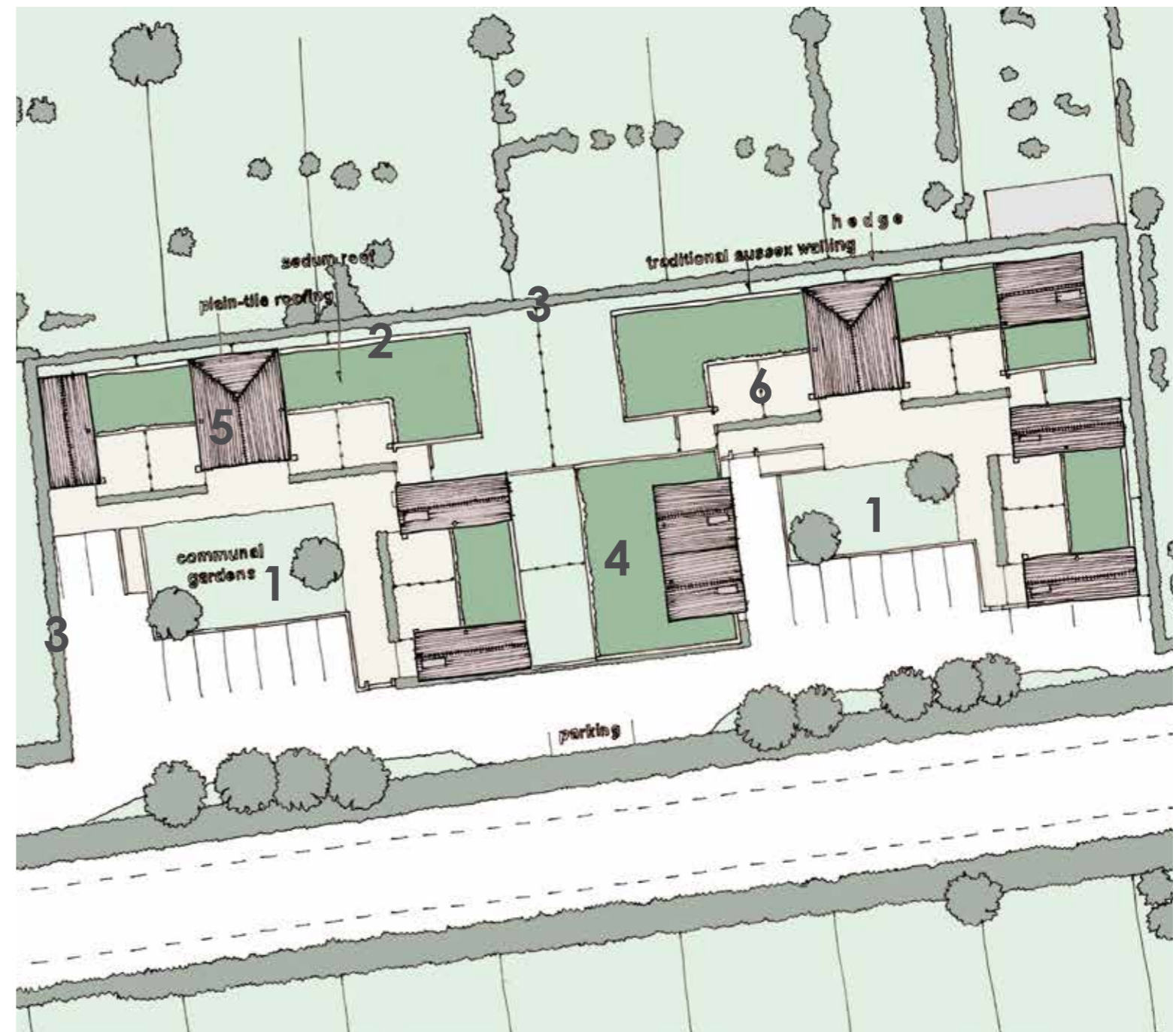
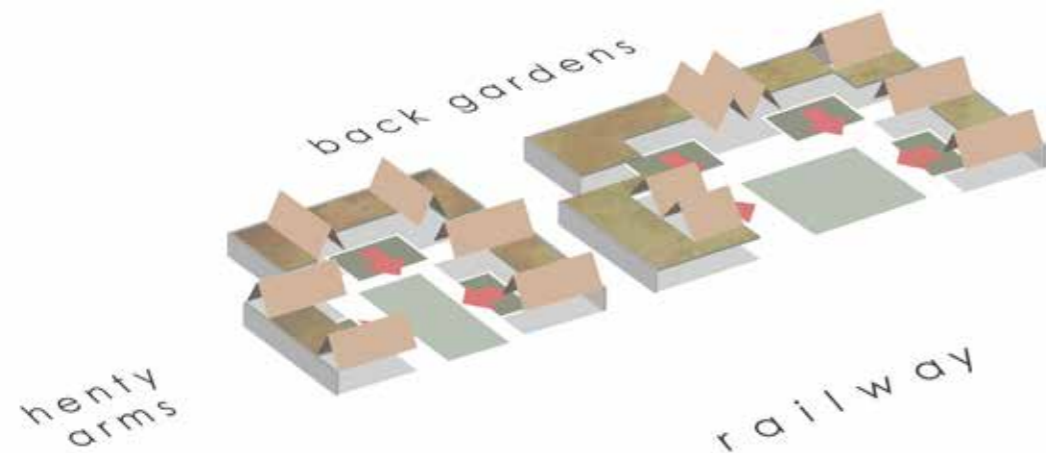
concept 1

Each group is planned around a shared garden square with a parking space for each dwelling, and a 'garden wall', so all the dwellings are generally south facing, looking into the site, with no windows overlooking their neighbours gardens. The garden wall extends along the pub boundary providing privacy and noise screening.



concept 2

Designed as a combination of single storey, one bedroom bungalows with green roofs and some two bedroom chalets with pitched roofs, each dwelling has a private south or west facing courtyard garden which overlooks the square. The roofs can be used to collect solar energy to help reduce energy bills significantly.



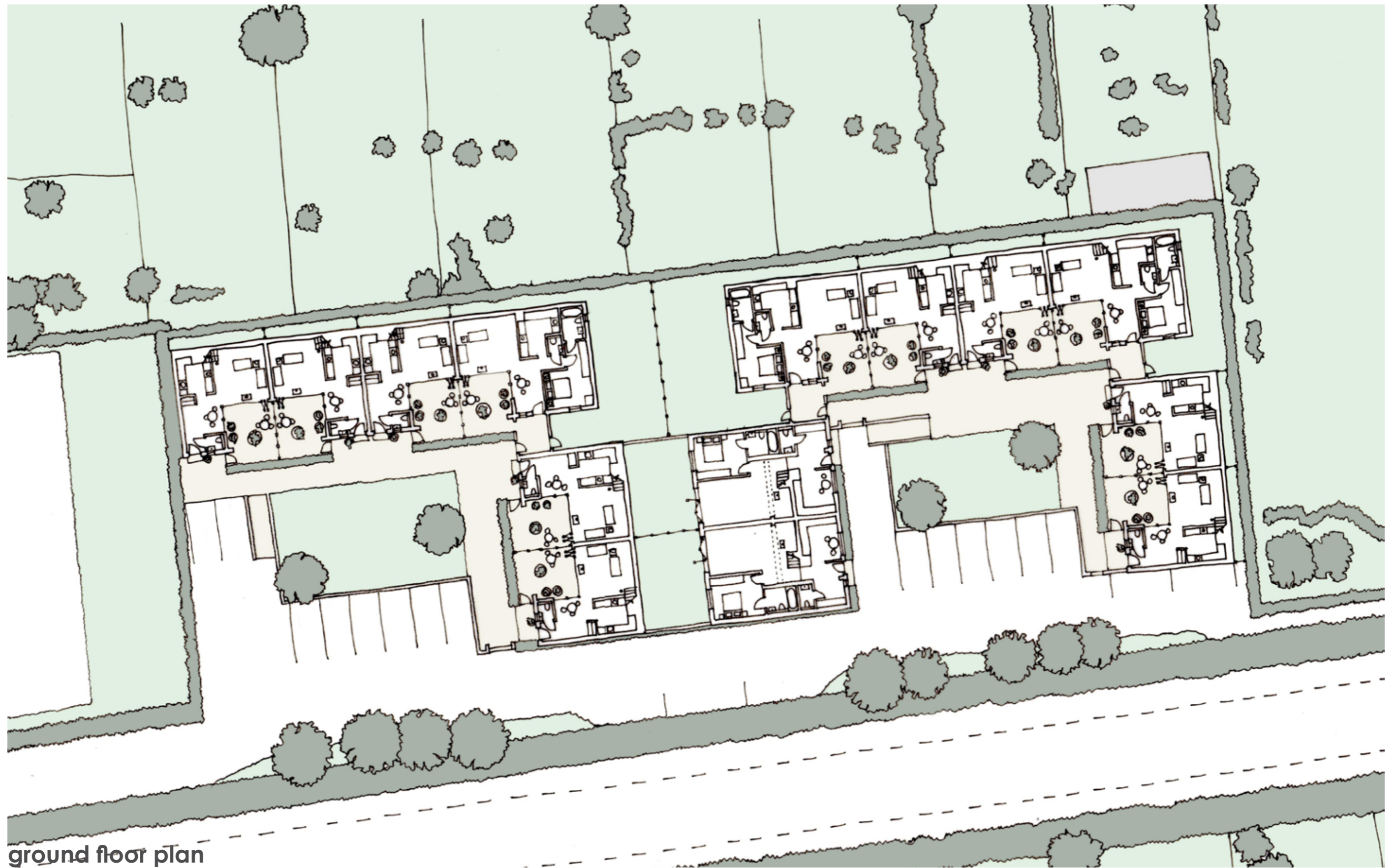
The illustration above is a roof plan of the proposal showing:

1. Communal garden squares with parking.
2. Garden wall.
3. Additional landscape along garden and pub boundaries.
4. Green roofs to single storey bungalows with solar collectors.
5. Pitched roofs to chalet bungalows.
6. South and west facing private courtyard gardens.

NOTE:

Options for access to the scheme that is safe for both pedestrians and vehicles are being agreed with West Sussex County Council Highways, and Network Rail.

3.3 project proposals



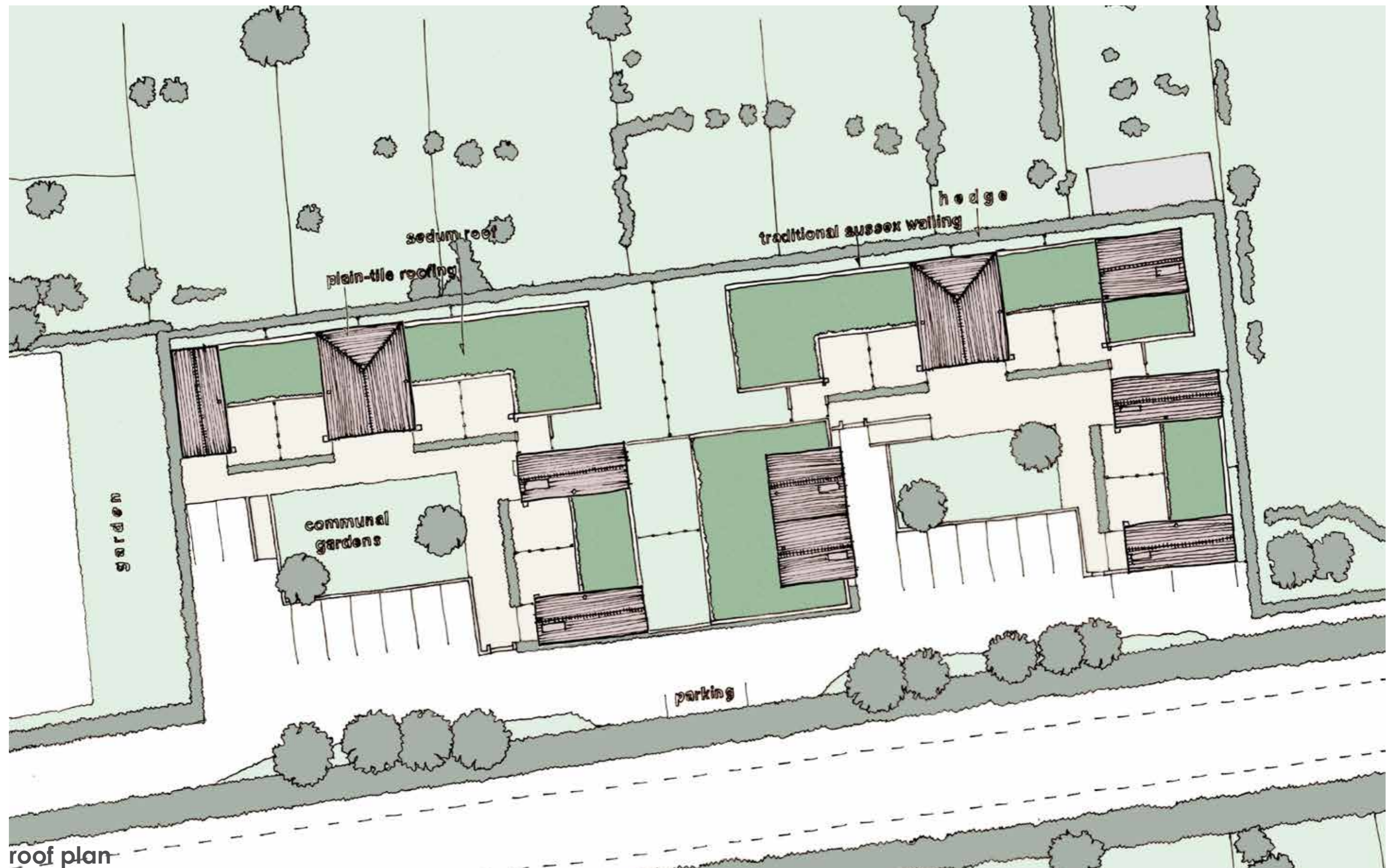
ground floor plan

3.3 project proposals



first floor plan

3.3 project proposals



roof plan

3.3 project proposals



plans

The plans above are of a chalet bungalow home. The homes are spacious and open plan with the living and kitchen spaces overlooking and opening onto courtyard gardens. The layouts make the best use of orientation and sunlight to reduce energy bills, and provide high levels of natural light to the living spaces.

Designed to Lifetime Homes standards, they will be accessible with space for a stair lift if required.



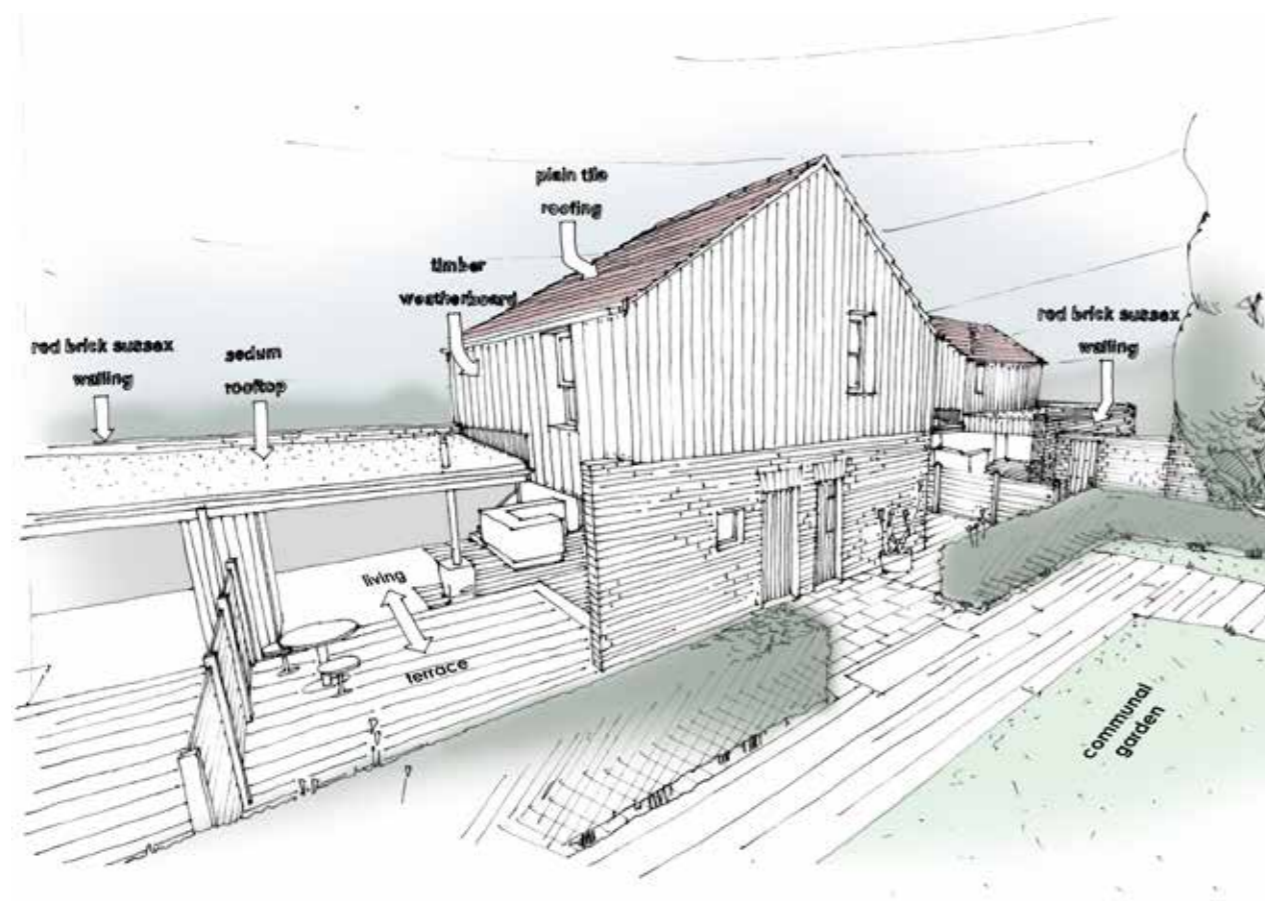
section

The illustration above is a section through a chalet bungalow home showing:

1. Living space planned around and opening onto courtyard garden.
2. Communal/shared landscape and parking overlooked by the dwellings.
3. Room in the roof principle or second bedroom depending on home chosen.
4. Flat planted roofs with solar heating and electricity where required.
5. Garden wall with no windows along north boundary to ensure privacy of existing back gardens.



3.3 project proposals



sketch view 1

The illustration above is a view of a chalet bungalow home focused on showing how the living spaces open onto a private courtyard garden beyond which views over shared gardens can be enjoyed.

The sketch also shows how low level roofing can be planted with sedum (and also provides a location for Photovoltaics or Solar Thermal systems). Such green roofs which will be used throughout these predominantly single storey homes.



sketch view 2

The illustration above is a view of the interior of a 1 plus 1 bedroom chalet bungalow, where upper levels under the roof can be used as required as a visitor bedspace, for study or just for storage.

When people spend time at home, internal character and accessibility are important. Wide stairs for chairlifts, and unobstructed access are a basic, whilst flowing eventful spaces, good daylight, a small garden of ones own, and views, can all contribute to wellbeing.



4.0 archaeology

As required under The Neighbourhood Planning (general) Regulations 2012, Regulation 22(1)(d), the following is an Archaeology Statement per Regulation 22(2)(a)(b)(c)

4.0.1 Historic Environment Record review

The Historic Environment Record (HER) for the neighbourhood area has been reviewed, per regulation 22(2)(a).

This review included the following documents published by West Sussex County Council:

121_HER_Data_Map
121_HER_Data_Report
121_Registered_Park_or_Garden_Map
121_Registered_Park_or_Garden_Report
121_Listed_Buildings_Map
121_Listed_Buildings_Report
121_Historic_Landscape_Characterisation_Time_Depth_Map
121_Historic_Landscape_Characterisation_Broad_Character_Type_Map
121_Historic_Landscape_Characterisation_Character_Type_Map
121_Historic_Landscape_Characterisation_Report
121_Scheduled_Monument_Map
121_Scheduled_Monument_Report

It was noted that the Archaeological Information within the HER records are contained within:

121_HER_Data_Map
121_HER_Data_Report

4.0.2 review findings

The 121 HER Data Map & Report provides records of 75 "monuments" within an approximate 1.5km radius of order site, perhaps half of which are within the Neighbourhood Area, Ferring Parish.

The above records fall broadly into two categories: a cluster associated with Highdown Hill, towards the north of the parish at c. 1km north of the order site, and the remainder which present a fairly even spread across the rest of the parish. Of this latter category the following are archaeological:

Roman: MWS...
3133 - Find - Pottery

3140 - Find - Cremation Urn
3141 - Find - Pottery
3151 - Find - Cremation Urn and Jug
3156 - Evidence
3158 - Find - 3 vessel fragments - C4 Pottery Pit
5562 - Find - Pottery Cremation Vessel

The record of this find notes that it is a sensitive area vis a vis Archaeology.

Bronze age: MWS...
3136 - Find - Palstave
3171 - Find - Burnt Mound & Bronze Age Hoard

Neolithic: MWS...
3131 - Find - Axehead
3160 - Find - Half flint axe

There are no records of findings within the site to which the submission order relates, the closest appears to be MWS3133, at approximately 250m north of it.

4.0.3 impacts on the order proposal

The records indicate widespread archaeological findings across the neighbourhood area, but the patterning of these does not suggest that the order site is archaeologically sensitive. At the same time the site of the order has been dug, through its use for, variously, allotments and agricultural storage and has thus been subject to disturbance.

Accordingly West Sussex County Council Archaeology Team, to whom the parish were referred by English Heritage, considers proposals "de minimis", and require neither alteration to proposals nor their conditioning.

5.0 heritage

5.0 heritage issues

The proposals site is neither within nor proximate to a conservation area, does not include any listed structures or monuments, and is not within sight of any such structures or monuments. Accordingly the proposals do not take into consideration heritage matters.