

Welcome

Working to deliver much-needed new homes at Ford Road, Arundel



savills



Aerial view of the site

Welcome

Thank you for visiting our public consultation, displaying our draft proposals for the development of land at Ford Road, Arundel.

The Norfolk Estate and Savills, working in partnership with the Arundel Community Land Trust, are bringing forward proposals to develop the site, with the provision of 90 much-needed new homes, including 30% affordable housing, alongside allotments, public open space, a community space and green infrastructure.

This exhibition has been arranged to provide you with an opportunity to view our draft plans for the site and give your feedback on the proposals prior to the submission of an Outline planning application to Arun District Council.

As this consultation will support an Outline application, it relates to the principle of development. Detailed matters such as design and layout will be considered through subsequent Reserved Matters applications at a later date, when further consultation will take place on these details.

Please provide your feedback by the 3rd September 2020 by either completing the feedback form available on our project website – fordroad.consultationonline.co.uk/have-your-say/ or by emailing your comments to thenorfolkestate@becg.com

We look forward to receiving your comments.

The Norfolk Estate

With a proud history dating back to the 11th century, The Norfolk Estate has played its part in the development of Arundel through the years, always respecting the town's special character. The Estate's approach to this site will be no different, and we are committed to delivering a high-quality development that benefits the local community and fits in with Arundel's distinctive character.

Our plan would create a new neighbourhood, providing much-needed open market and affordable housing along with new public open spaces for the recreation and enjoyment of all.

Arundel Community Land Trust

The Norfolk Estate is working alongside the Arundel Community Land Trust (CLT), who will own the rented affordable homes in perpetuity for the community.

Community Land Trusts are organisations set up to bring forward affordable housing to benefit the communities in which they operate. They are community owned and controlled, open and democratic, and help to provide permanently affordable homes.

Arundel's CLT was born when the updated Neighbourhood Plan highlighted the pressing need for affordable housing. Its scope also extends to developing community facilities such as food growing areas or workspaces.

If you would like to find out more about Arundel CLT, please visit www.arundelclt.org/.

Planning background and context



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Planning Background

The site is located to the south west of Arundel town. It is bounded to the north by residential development and allotments, to the east by Ford Road, to the south by Priory Lane and to the west by mature hedgerows and trees.

Policy Context

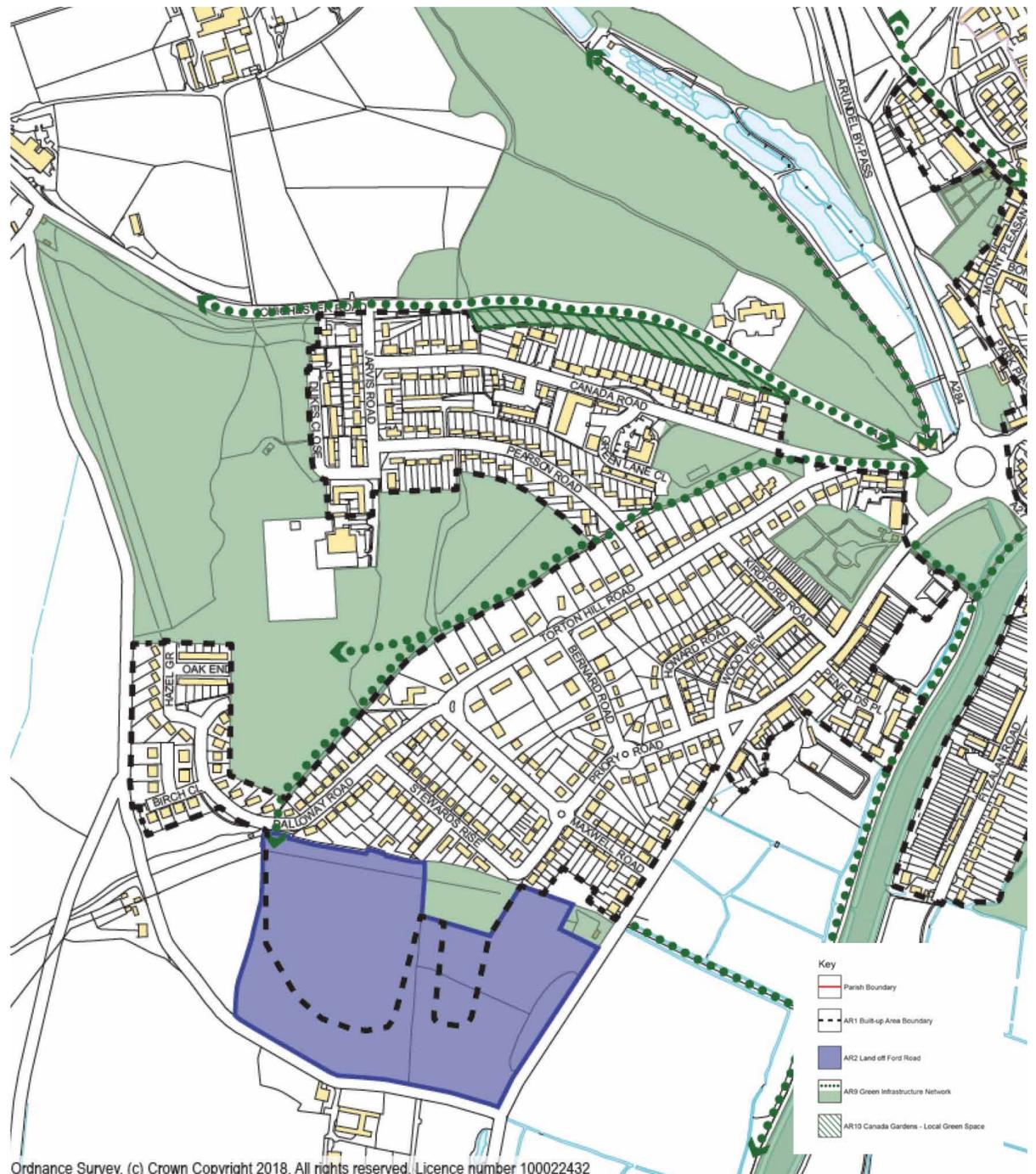
There is a significant need to deliver new homes in the local area. Arun District Council has identified a need to deliver 20,000 new homes over the twenty-year period between 2011 to 2031.

The Arundel area has been identified in the Arun Local Plan as having an important, unique character owing to the Castle and Cathedral as well as its rural setting. However, it also highlights that development which is sensitive to the historic nature of the town will be enabled as part of the Arun spatial strategy.

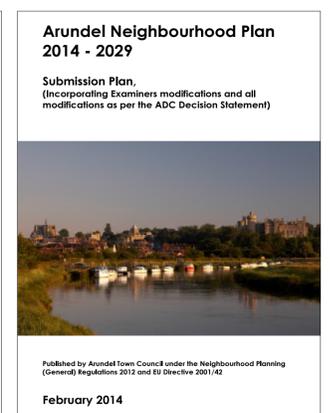
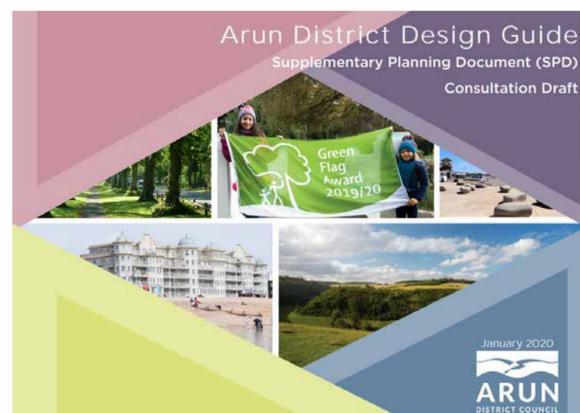
Part of the site was included within the extended Built-Up Area Boundary for Arundel as part of Policy AR1 and was allocated for residential development within the recently adopted Arundel Neighbourhood Plan 2 (2018 – 2031). The Neighbourhood Plan had 80% support at Referendum in November 2019.

We are committed to delivering new homes on this site, in accordance with the Neighbourhood Plan, and propose to develop the site with a mix of open market and affordable housing. We are working alongside the Arundel Community Land Trust, with an emphasis on truly affordable rents and properties suitable for first-time buyers and those looking to rent their first home.

Policies Map



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Our proposals

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Artist's impression – Aerial view



Sketch view showing the proposed space next to the central open space

Design

While design will be considered as part of future Reserved Matters applications, we have carefully considered how the proposals will reflect the architecture seen in the historic town. There are a number of locally distinctive features that will be reflected in the design of the new neighbourhood, as appropriate, including:

- Materials used for boundaries to include parkland and split chestnut post and rail fencing
- Public spaces to include a range of soft and hard landscaping materials, with native species and climbing plants
- Common building styles seen in the area, including half timbering, flint and brick banding, weatherboarding and coping details alongside plain clay and slate roof tiles
- A mixture of red and yellow London bricks, as well as painted brick and painted render
- A gateway tree-lined entrance to the site with views up to the new development

Proposals

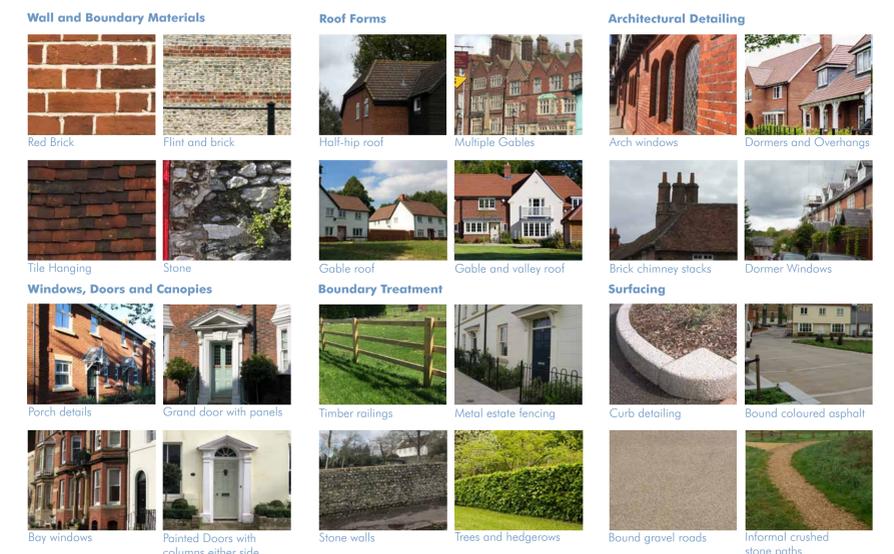
We are working towards the submission of an Outline planning application for this site. As such, our proposals seek approval for the principle of developing this site with new homes, open space and the associated access for the scheme. Whilst the proposals are for an Outline application, due regard has been given at this early stage, to the design of the proposals.

Our landscape-led approach to delivering new homes on this site has sought to respect the site's features, such as the existing mature field boundaries, hedgerows, and woodland areas, to minimise the visual impact of the plans and to use the landscape to create a distinctive neighbourhood.

Our proposals include:

- A total of 90 new homes, of which 30% would be designated as affordable, working in partnership with the Arundel Community Land Trust
- A new Village Green, which accommodates a new play area and new street trees
- An extensive public open space to the south of the site as well as the retention of existing trees and hedgerows, where possible, to provide a strong landscape setting to the development
- A network of footpaths and cycle-paths that will link to the existing network, as well as the opportunity for circular walks and activity trails in the public open space on-site
- Car parking will be provided in accordance with Arun District Council standards
- Integrated use of sustainable drainage systems, including ditches and ponds, to manage surface water drainage and water quality
- The provision of community allotments
- Land for community use, to be agreed with the Arundel Town Council
- A new tree-lined vehicle access from Ford Road

Example materials and features



Landscaping and ecology

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Quantum of Development:	
	Area (ha)
Net Developable Area	3.90
SuDs	0.67
Allotments	0.10
LEAP	0.04
Primary Road	0.57
Nursery	0.10
Green Infrastructure	4.43
Site Area	9.81

Developable Area: 3.90 ha

Number of Units: 90

Affordable Units: 27

Density: 23dph

- Existing Built Form
- Existing Vegetation
- TPO - Tree Preservation Order
- Primary Route
- SuDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play.
- Land for Nursery/Play Group
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Access
- Proposed Footpath

1:2500 @ A2
0 50 100 200metres

Landscaping and Ecology

The site has a unique landscaped setting, and as such, it is important that the proposals positively respond to the area and provide an attractive and appropriate approach to Arundel.

The site is characterised by the wooded field boundaries, which are important for both wildlife and helping to screen views of the settlement boundary, providing a suitable transition between the development and the wider area.

Our landscaping proposals will provide a range of character, recreational, and biodiversity benefits, including:

- The retention and enhancement of existing native boundary hedgerows, woodland and mature trees
- A central green wildlife corridor that will help create an immediate sense of place and provide green links across the development into the wider area
- The retention and enhancement of existing habitats, including the existing wet marshland habitat along Ford Road
- The restoration of the degraded floodplain habitat closest to Ford Road
- The creation of new habitats, including bat boxes, wetland areas as part of the Sustainable Drainage Systems and new areas of scrub and woodland to increase the site's biodiversity
- The extension of the existing allotments by 1,250m² to enable the community to plant and grow their own food
- Public open space to the south of the development

As part of the landscape framework for the proposals, a development buffer area of 15 metres has been applied to the TPO tree belt and the ancient woodland. An additional 10 metre buffer has also been outlined along the Priory Lane tree line, to continue the wooded character to the north of the lane.

We are committed to ensuring that these plans have minimal impact on existing plants and wildlife and increase the site's biodiversity. We will carry out comprehensive ecological survey work, to ensure our landscaping proposals will result in a net gain of the wildlife across the site.

Public Open Space and Play Facilities

Alongside a network of public open space and new recreational paths, it is proposed that these plans also include:

- New areas of designed natural play, which will make use of natural materials such as boulders, logs and land forming to create exciting play experiences
- Formal play equipment

Access and highways

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Vehicle access

As set out in the Arundel Neighbourhood Plan, it is proposed that vehicle access into the site will be taken from Ford Road, with a secondary emergency access from Dalloway Lane.

The Ford Road access will form a gateway into the development, with a tree-lined street down to the residential areas. The final design of the access is to be agreed with West Sussex County Council (WSCC) Highways.

Given the future residential nature of the site, we would support an extension to the 30mph zone on Ford Road, to improve road safety.

It is envisaged that the speed limit on the site will be 20mph, however this will be determined in conjunction with WSCC Highways when the application is submitted.

Pedestrian and Cycle Access

A key feature of our proposals is to encourage future residents to travel sustainably.

This will be achieved by including connections to the existing cycle and pedestrian pathways on Ford Road, Priory Lane, Dalloway Road, High Ridge Close and Priory Road, to integrate the site to the existing town.

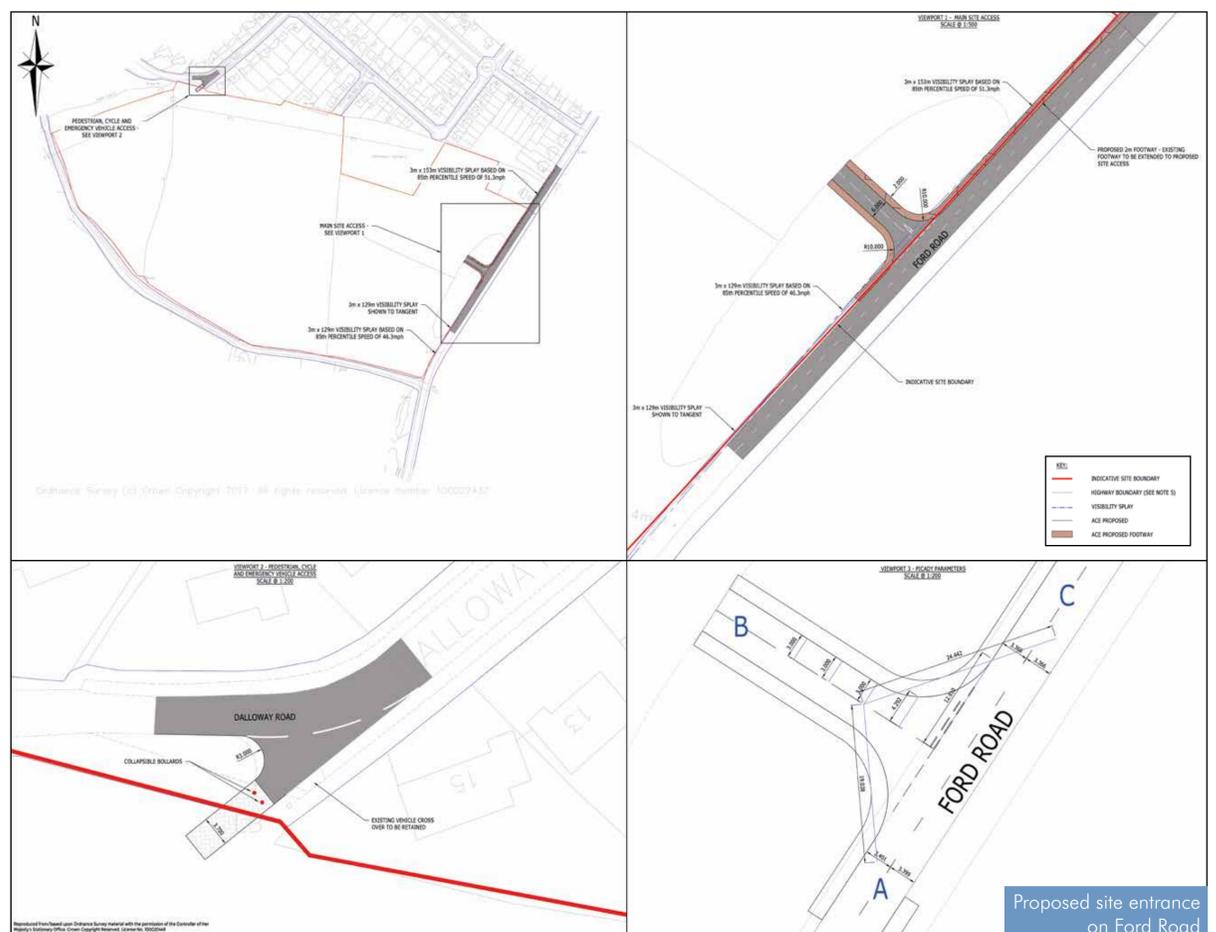
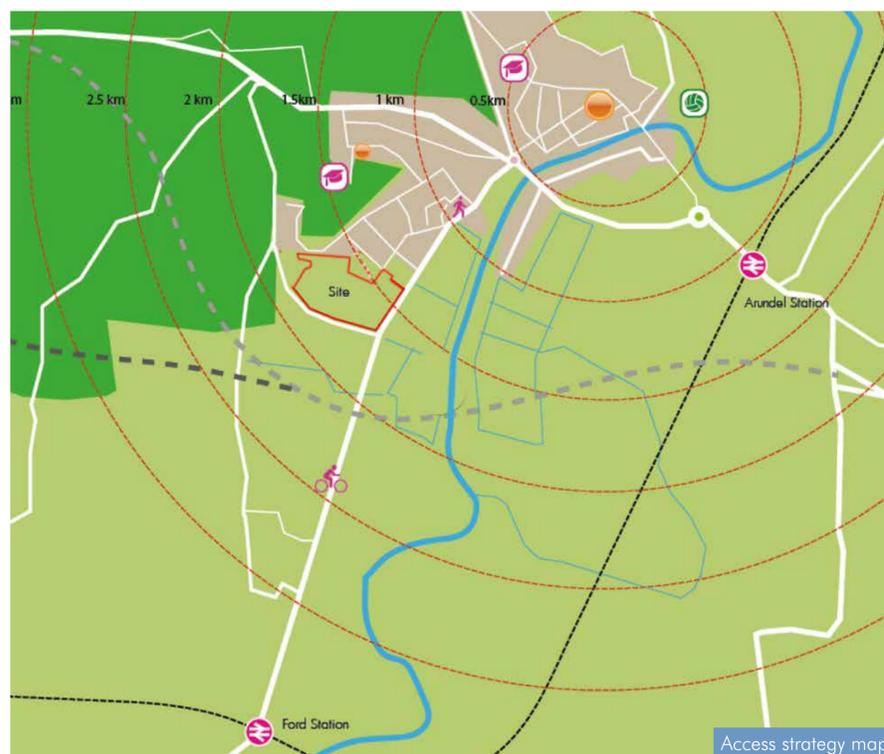
It is also proposed that the internal layout of the proposals will be well linked to reduce car usage within the site.

Contributions will also be made towards the provision of safer cycle and walking routes to Ford train station.

Public Transport

There is a nearby bus service – Arundel Community Bus – which runs through Tortington and up to Arundel town centre. As part of the application, contributions will be made to improving local bus services, and will include appropriately located bus stops. (Precise locations will be determined in conjunction with West Sussex County Council Highways).

The closest rail stations are either Arundel or Ford stations which are both situated within 2.5km of the site, and link to London Victoria, Brighton and Southampton.



Parking

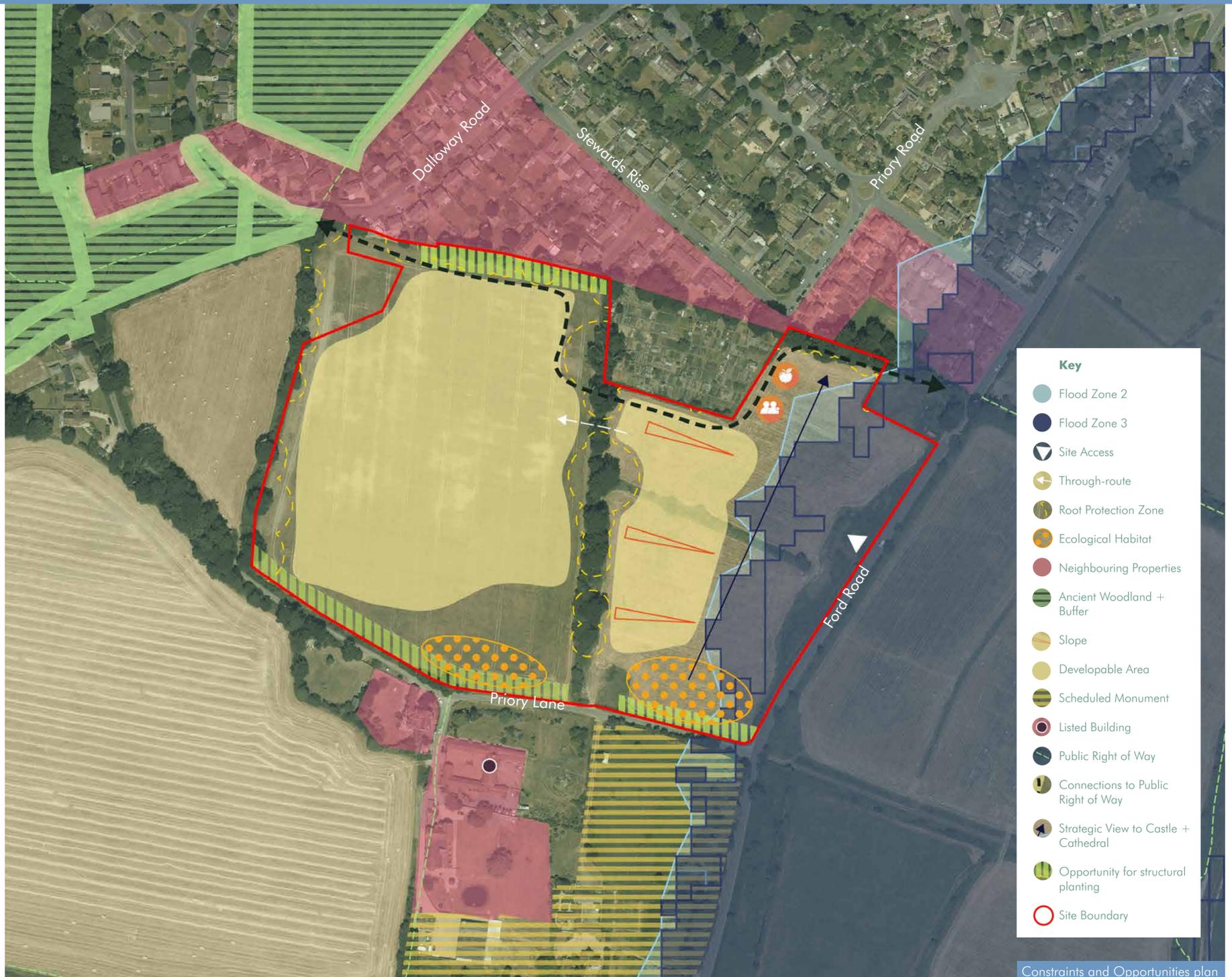
It is proposed that the parking on-site will be in-line with the Arun District Council Parking Standards. As such, the number of spaces proposed for each dwelling will be dependent on the size of the properties. Whilst there will be variation in the number of spaces delivered, **each dwelling will have at least two spaces.**

The parking provision will include **20% electric vehicle charging points**, spaces for visitors, on-street and garage parking, as well as spaces for cycles, disabled and motorcycles.

Further details on the final number of parking spaces proposed will be outlined in future Reserved Matters applications.

Drainage

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Drainage

We have carefully considered both surface water and foul water drainage in the proposals to ensure that there is no impact on the surrounding area.

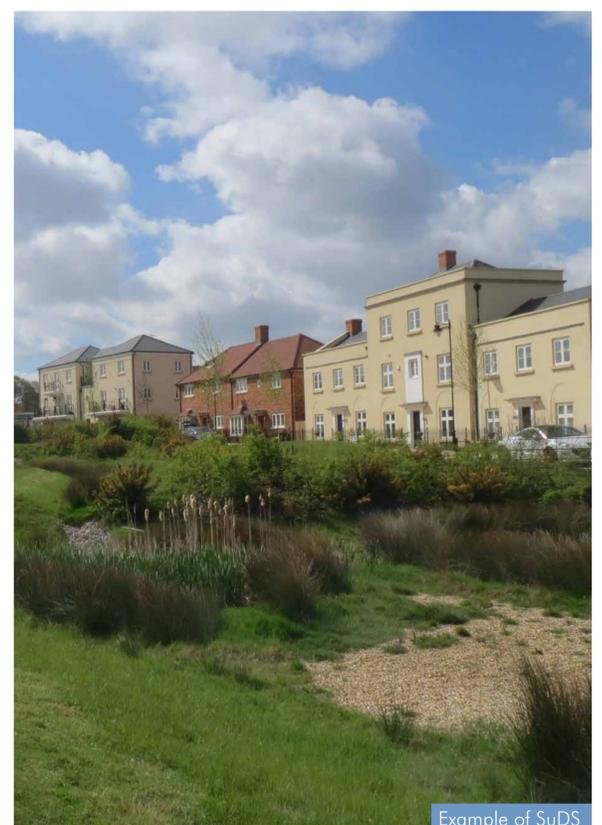
The site falls largely within Flood Zone 1 with the exception of the eastern section closest to Ford Road, which falls within Flood Zone 3 due to its proximity to the River Arun. This section of the site is less suitable for residential dwellings and has been excluded from the developable area. The area for residential development is deemed to have very low risk of flooding, even when accounting for climate change.

The proposed development will incorporate a Sustainable Drainage System (SuDS), which seeks to mimic the site's natural hydrology whilst offering biodiversity, recreational and water quality benefits. Surface water runoff from roads and rooftops will be collected and conveyed by use of green swales into a number of surface water ponds located in the proposed amenity green space.

The proposed ponds will provide temporary storage for rainwater, before discharging flows at a controlled rate to an existing watercourse along Priory Lane. The proposed drainage strategy regime will additionally consider utilising permeable paving within parking courts and shared surfaces which will provide additional storage and pollution control benefits.

These SuDS will also offer opportunities to deliver focal points of landscaping and wildlife enhancements in various areas of the site, which will boost the biodiversity on the site.

All SuDS features will be designed to cater for volumes generated by a 1 in 100-year storm event with an allowance for 40% Climate Change.



Key benefits and next steps

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Key Benefits



Delivery of 90 much-needed new homes on a site that has been identified within the Arundel Neighbourhood Plan, significantly contributing to the District Council's housing needs



Provision of 30% affordable homes, working in partnership with the Arundel Community Land Trust to help local people get on to the housing ladder



Financial contributions towards the improvement of community facilities, such as education, sports facilities and road improvements (to be agreed with Arun District Council)



Funding for local projects through the Town Council



New pedestrian and cycle pathways through to the wider area, as well as contributions towards safe cycle and pedestrian routes to Ford station



Contributions towards improving local bus services in the area



Significant new landscaping, wildlife habitats and play facilities



Employment opportunities for local people created on site during the construction process



New public open space and allotments

Next steps

We would like to thank you for visiting our exhibition displaying draft proposals for land at Ford Road. The project team hope that you found these consultation materials informative and would be grateful if you could take the time to leave comments using one of the methods described below.

Once the consultation period has closed on **Thursday 3rd September**, we will review the feedback received, and take this into consideration before we submit an Outline planning application to Arun District Council.

If you provide us with your details, you will be kept up to date on our progress as the plans for the site move forward.

Thank you for your time.

Timescales

- Summer 2020**
 - Consultation with the local community
 - Review of consultation feedback
- Autumn 2020**
 - Further liaison with Arun District Council Planning Officers and Stakeholders
 - Submission of an Outline Planning Application to Arun District Council
 - Arun District Council undertakes statutory public and stakeholder consultation
 - Review of consultation responses
- Early 2021**
 - Anticipated timescale for Arun District Council decision on the Outline planning application
- Mid 2021**
 - Reserved Matters planning application consultation and submission
- Early 2022**
 - Construction begins on-site

Feedback

Please ensure that you leave feedback by midnight on Thursday 3rd September. You can do this by:

Submitting the virtual feedback form on our project website: fordroad.consultationonline.co.uk

Emailing our project team via thenorfolkestate@becg.com with comments or questions

Calling our freephone information line on **0800 298 7040** and leaving a message, and a member of our team will call you back.

What if I don't have access to the Internet?

If you have requested to receive these consultation materials and you are viewing these boards in paper form, please return your comments on the feedback form using the enclosed freepost envelope.