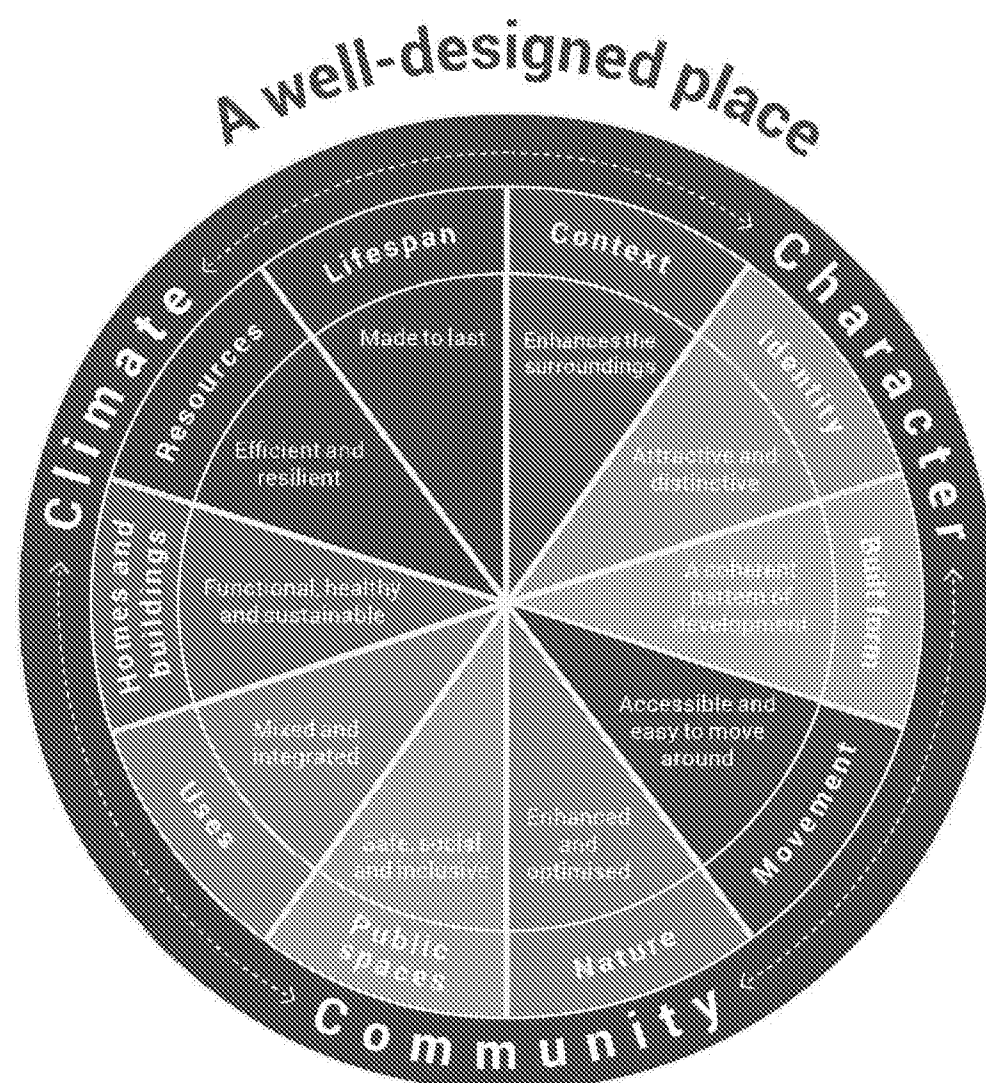


3.1 Outline Approval

3.1 Design Guidance

In addition to the contextual analysis, technical analysis and parameter plans the reserved matters application gives consideration to both the national design guide and the emerging Arun design guide.



NATIONAL DESIGN GUIDE	ARUN DESIGN SPD (DRAFT)
Context	Responding to the Site and its Setting (Section D)
Identity	Responding to the Site and its Setting (Section D)
Built Form	Building Design (Section J)
Movement	Movement Framework (Section F) Parking Strategy (Section I)
Nature	Natural Environment (Section E)
Public Spaces	Welcoming Streets and Spaces (Section H)
Uses	Built Structure and Development Plots (Section G)
Homes and Buildings	Building Design (Section J)
Resources	Climate Change and Sustainability (Section K)
Lifespan	Ensuring Quality (Section L)

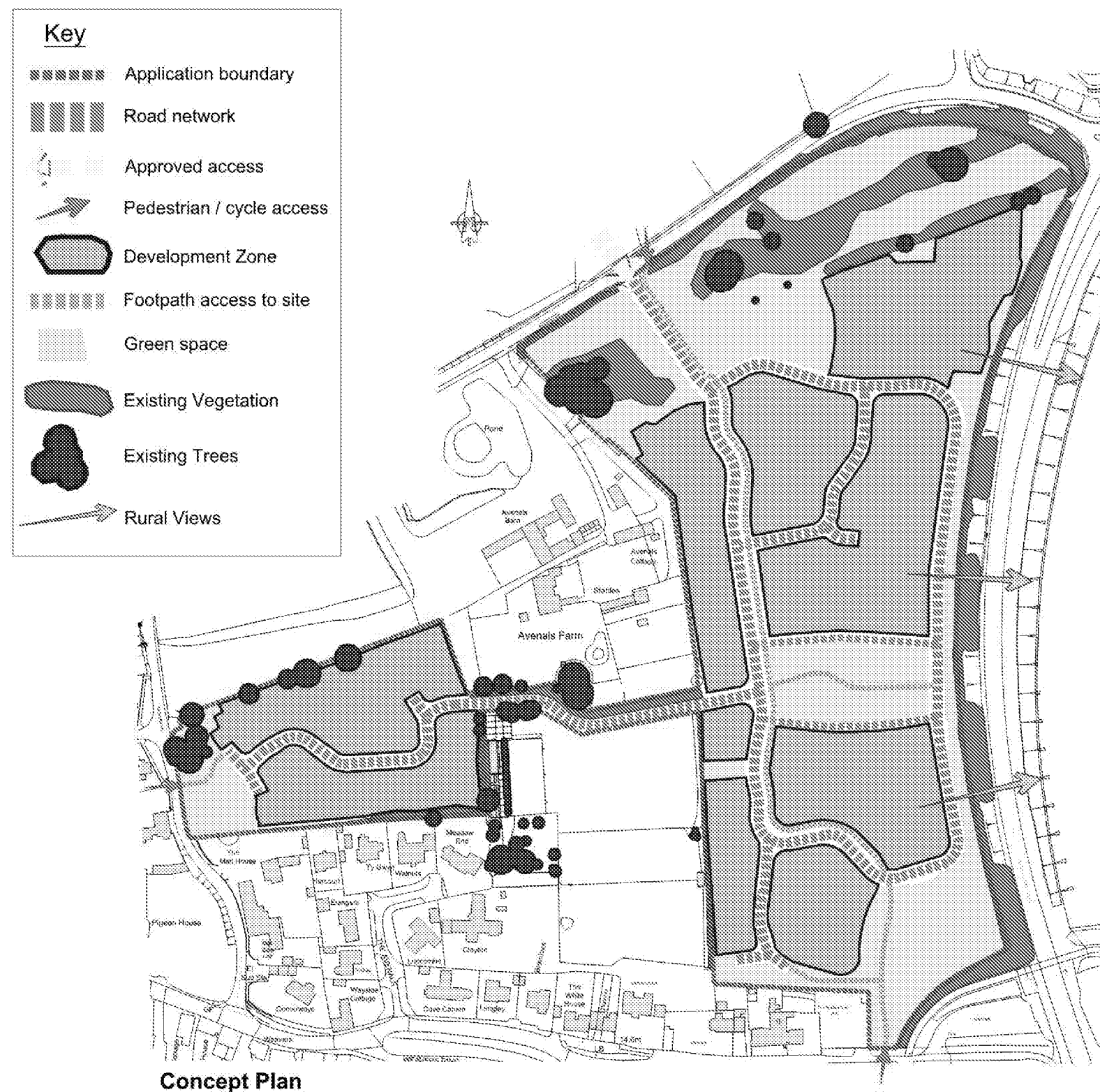
3.2 Site Concepts

3.2 Site Concepts

The proposed Concept Plan summarises the Design Teams reaction to the constraints and opportunities and provides the framework for the detailed design work.

The key principles of the Concept Plan are as follows:

- A development that builds upon the positive elements of the illustrative Outline Master Plan and is integrated in harmony with its surroundings;
- A layout that takes account of best practice principles of Urban Design and respects the local urban heritage and landscape character;
- A layout that reflects the site's position as a transition from the urban to the rural with appropriate edge and boundary treatments;
- Proposals that make effective use of the site through appropriate densities in terms of scale, height and massing, and its relationship to the adjoining built and landscape environment;
- A new built form that creates a strong and distinctive sense of place informed by the local character;
- The potential to provide a range of housing types and tenures that meet local housing needs and supports a diverse, inclusive and sustainable community;
- A layout that reduces the need for car use by encouraging sustainable modes of transport linking to off-site networks;
- A street network that creates a series of safe pedestrian and cycle routes throughout the development and encourages connections with its neighbours;
- The retention and replenishment of existing trees and hedgerows of quality as part of the site wide landscape and open space strategy;
- Provision of an integrated network of open spaces to meet local needs and provide opportunities for off-site links;
- Provision of an integrated SUDS network to mitigate new and existing flood risk and ensure that the development is resilient to the potential impacts of climate change.





Section 4

Scheme development and consultation

4.1 Scheme Development and Consultation

4.1 Scheme Development Summary

Background

The site benefits from an existing Outline planning consent which established the principle of development and access arrangements. Also approved were parameter plans establishing areas of built form, density, landscaping, SUD's attenuation, buffer strips and heights / levels defining the parameters of development. The submission also contained a comprehensive Design and Access Statement providing development guidance.

Consultation

A series of consultations have taken place as follows:

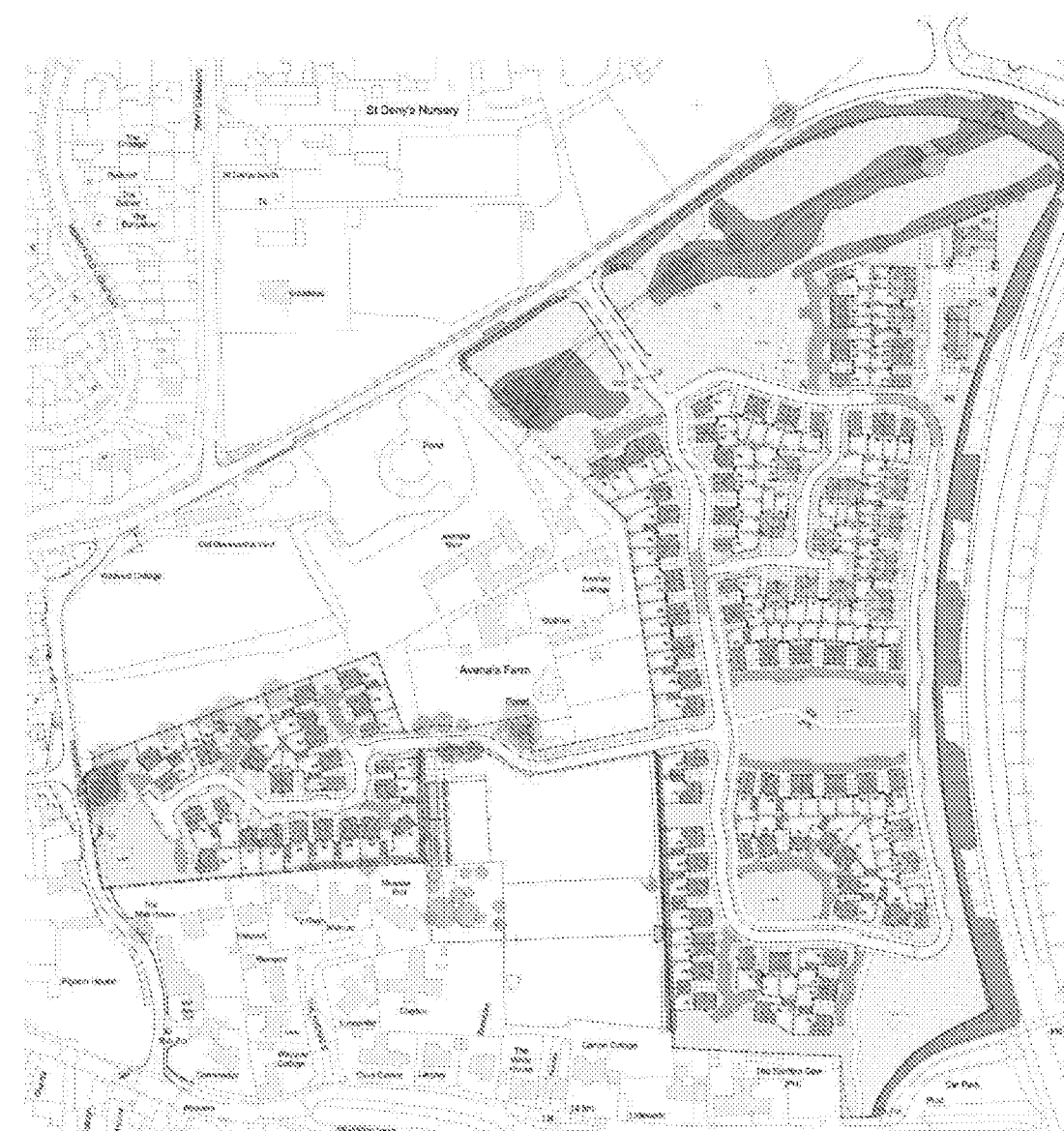
2nd March 2020 Pre-Application Meeting Arun District Council

An initial site layout was tabled showing the proposals for the site which were guided by the extensive outline material. One departure from the illustrative master plan the design team felt a positive improvement was the re location of the north, south cycleway / footway, previously shown between a housing block, placing it alongside the central spine segregated from the carriageway by a verge where properties will provide natural surveillance and the route will be easier to navigate.

Discussions surrounding a number of topics which required information and clarity for the submission of the Reserved Matters application, These included:

- Layout
- Density and building heights
- Character Areas
- Access and movement
- Neighbour amenity
- Affordable housing
- Housing mix
- Listed buildings
- Protected trees
- Open space provision
- Surface water drainage

Agreement in principle to the way in which the plans were progressing was received.



Pre-application Layout March 2020

4.1 Scheme Development and Consultation

28th May 2020 Angmering Advisory Panel Presentation

Following considerable design progression and building upon the commentary from Arun District Council planners, a detailed scheme was presented to the panel which included access and movement, affordable housing, storey heights, Character Areas and density, surface water drainage, landscape master plan, external materials and details and typical house type and floor plans.



Layout May 2020

4.1 Scheme Development and Consultation

2nd June 2020 Conference call meeting with officers

The layout was generally well received but comments were made in respect of 4 areas:

1. Relationship of plots 36-42 and the existing properties on The Avenals on the southern boundary on the western parcel.

Response: Dwellings have been handed to provide gaps to avoid a continuous line of built form. A 3-4m landscape buffer has been provided along this boundary. Dwellings have been positioned further away from the boundary so that privacy distances are generous.

2. Relationship between dwellings and the path on the northern boundary of the western parcel.

Response: Dual aspect dwellings securing an active edge to the site boundary have been incorporated. Boundary treatments and landscaping have also been adjusted accordingly.

3. Relationship of dwellings along the southern boundary with the Spotted Cow Public House and the landscaping setting of this area of development when viewed from footpath / cycleway entry.

Response: The layout has been amended considerably in this area increasing the open space provision around the attenuation basin and repositioning housing in a crescent arrangement around the space.

4. Comments on house types and elevations were made and consideration of how different Character Areas could be achieved.

Response: Adjustments to elevations and appearance have been subsequently made.



Planning Layout

Section 5

Development proposals



5.1 Proposals

5.1 Proposals

The proposals have been prepared in order to support the Reserved Matters planning application for 175 dwellings to the east of Angmering.

The site layout demonstrates that such an addition to the built up area can be created in a visually integrated environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet local needs.

The site layout follows the principles and parameters set up at Outline stage and responds to the pre-application consultation with the following key elements.

- The provision of 175 dwellings, comprising 158 housing and 17 apartments.
- A sustainable addition to the settlement edge that is designed around current Urban Design Best Practice Guidance to create a safe inclusive and interactive environment.
- A legible development with the Public Realm utilised to visually link individual areas that create varying scale, massing and detailed design within an overall design framework, establishing a strong and unique sense of place.
- Approved access onto Water Lane.
- The provision of generous open spaces to facilitate community interaction and provide high quality recreational settings, with play areas.
- The inclusion of a generous area of ecological enhancement encouraging wildlife interaction.
- A comprehensive sustainable drainage strategy utilising a series of basins and swales.
- Generous landscape buffers around the boundaries of the site to soften visual appearance from the surrounding conservation area and heritage assets as well as noise attenuation from the road.



5.2 Layout

5.2 Layout

The layout has evolved through a number of iterations before arriving at the current application layout. It has been influenced by approved parameters plans, technical analysis and the Arun District Council pre-application process and consultant feedback. As the assessments have been undertaken and the response to the constraints and opportunities has developed, the scheme has positively adapted.

There have always been certain key principles, aspirations and requirements for the scheme to deliver. The design principles can be summarised as follows:

- Context - Responding to the site credentials & its setting.
- Identity - Creating a sense of place with a distinctive character.
- Built Form - Creating an interesting & responsive street scape using building heights, scale & massing relevant to this edge of village location. The built form will be visually pleasing & provide a sense of scale & perspective.
- Movement - Ensuring efficiency of pedestrian & vehicular movement & connectivity.
- Nature - Natural features of the site have been integrated into the scheme. New elements which include large open space areas, landscaping, surface water attenuation will serve to enhance the biodiversity of the scheme.
- Public Spaces - Creating a high quality public realm devising routes & allowing spaces which are attractive, safe & uncluttered with clearly define private space.
- Uses - Promoting diversity & choice through a range & size of dwelling types including open market, shared & rented.
- Homes & Buildings - Well designed homes that are functional, accessible & sustainable with external spaces that support health & wellbeing.
- Resources - Adaptable, robust & sustainable dwelling designs that minimise the use of scarce resources through every aspect of the scheme.
- Lifespan - High quality construction standards & materials with ongoing maintenance regimes will instill a sense of ownership.



Planning Layout

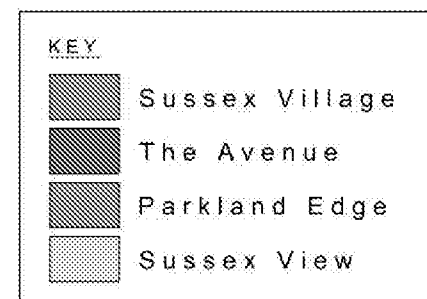
5.3 The Character Areas

5.3 The Character Areas

The DAS which accompanied the Outline approval identified 4 Character Areas informing the development of the site layout. These help to provide legibility and a sense of place when traveling by foot, cycle or car throughout the development. These areas are each intended to have an individual personality and inform the scale, design and material treatment of the surrounding buildings, ensuring that an appropriately individual sense of place is created for residents and visitors, and establishing a defined hierarchy of built form throughout the site.

The scale, design and the use of materials and a set of design principles for each area will ensure a high quality and varied development.

Specific Character Area proposals are as follows and described in detail in the following sections.



Character Areas Plan

5.3 The Character Areas

PARKLAND EDGE

Wall Finish :

Red brick with dark red detail brick

Flint

Brick Quoins

Corbelled eaves

Brick header course to gables

Roof :

Red and grey roof tiles

Predominantly gable and hipped roofs

Occasional brick chimneys to selected plots

Boxed eaves with white bargeboards and fascias

Windows / Doors / Porches :

All bar sash style windows

Gauged brick arched window heads

Stone cills to windows where they are not quoins

Brick quoins around openings

Traditional style six panel front door in black with fanlight over

Portico style door surrounds

Splayed bays with flat roofs



5.3 The Character Areas

Design Fixes

- First impression**
- Landscape setting**
- 2 storey built form**
- Predominantly detached and semi detached built form**
- Parking behind building line**
- Hedge planting to front gardens & occasional railings**
- Single sided development**

First impression

Landscape setting

2 storey built form

Predominantly detached and semi detached built form

Parking behind building line

Hedge planting to front gardens & occasional railings

Single sided development



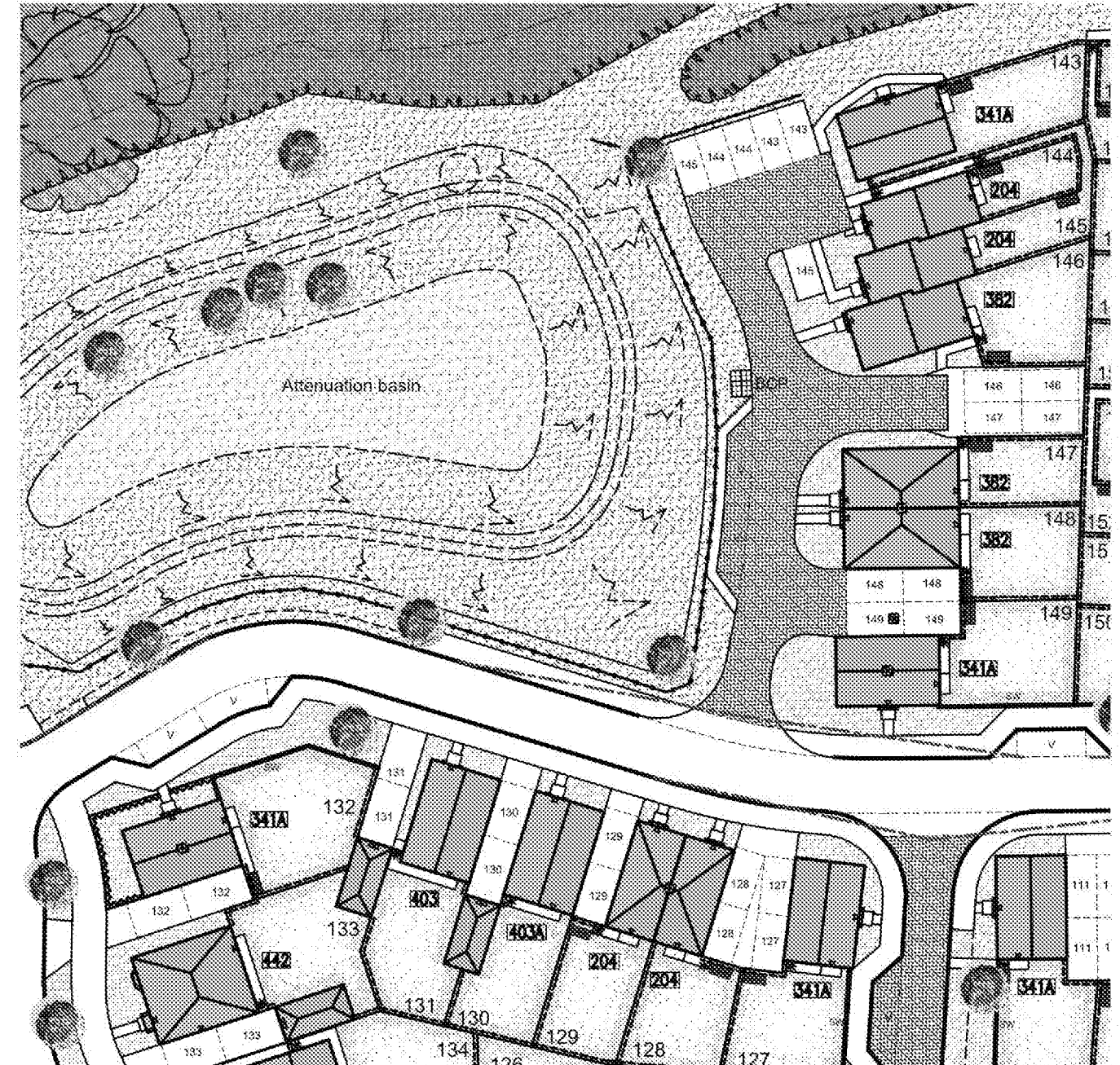
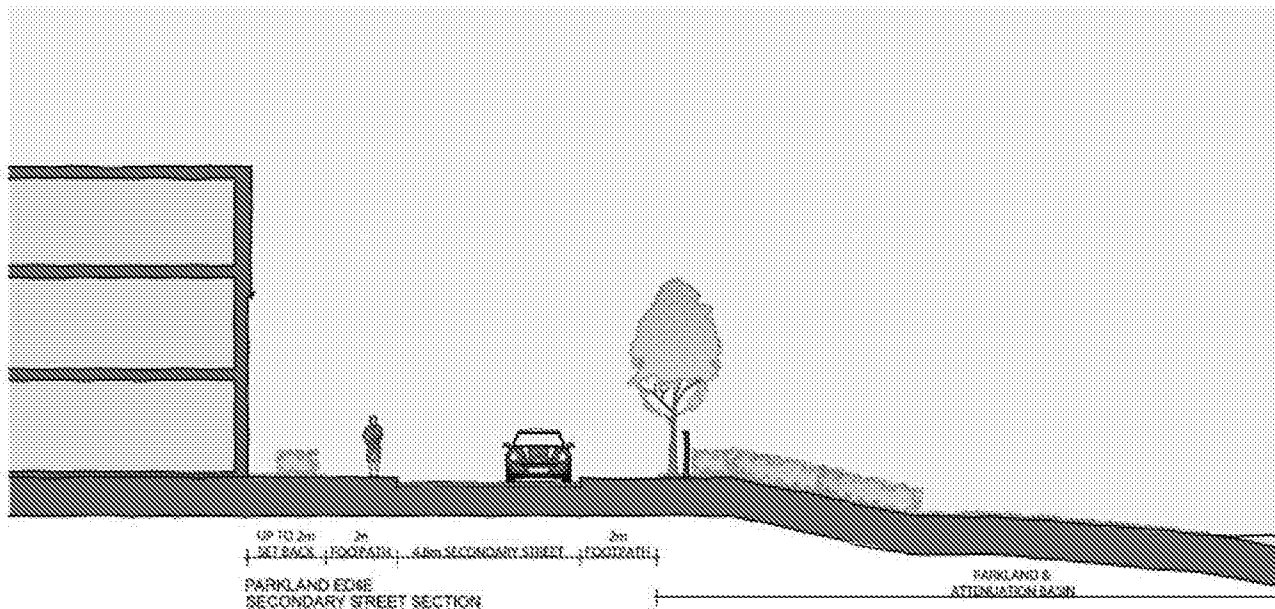
Parkland Edge

This Character Area creates a sense of arrival for the residents and visitors accessing the site from Water Lane. It benefits from scenic views over the water course and its flood plain, together with fronting onto a new attenuation pond.

The area covers the primary access route over the new bridge into the site and connects to the adjoining Avenue and Sussex View Character Areas.

The dwellings within this area will be 2 storey in height, predominantly detached and semi detached. Traditional in appearance.

Typically parking is provided adjacent to the dwelling and behind the building line to create a better landscape setting.



Parkland Edge

5.3 The Character Areas

THE AVENUE

Wall Finish :

Red / orange brick

Full height white or booth bay blue boarding

Roof :

Predominantly grey with occasional red roof tiles

Simple front to back pitch with typically constant roof line

Boxed eaves with black bargeboards and fascias

Windows / Doors / Porches :

Plain casement windows with low level division

No window heads

Stone sub-cills

Acid etch imperial chrome front doors

Door colours to be pigeon blue or Chartwell green

Flat top porches on hangers

Square bays with flat roofs

