ARUN DISTRICT COUNCIL A/235/21/DOC



REDROW

LAND WEST OF ARUNDEL ROAD

ANGMERING

DESIGN CODE

January 2022

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CONTENTS

1.0 INTRODUCTION

1.1 Planning Application 6
1.2 Design Framework 7
1.3 Design Code Structure 8
1.4 Reference to Other Approved Documents 9
1.5 Outline illustrative Masterplan 10

2.0 CONTEXT

2.1 Existing Site 12
2.2 Site Constraints 14
2.3 Surrounding Context 15
2.4 Natural Landscape and Topography 18
2.5 Summary of Contextual Analysis 19

3.0 MASTERPLAN

3.1 Design Code Masterplan 22
3.2 Land Use Code Plan 23
3.3 Landscape and Open Space 24
3.4 Ecology Mitigation 25

4.0 MOVEMENT

4.1 Approved Residential Site Access Location and Junction Details 28
4.2 Approved Commercial Site Access Location and Junction Details 29
4.3 Internal Vehicular Movement Network 30
4.4 Pedestrian and Cyclist Connectivity 31
4.5 Street Hierarchy 32
4.6 Vehicular and Cycle Parking Standards 36
4.7 Inclusive Access 37
4.8 Refuse Storage and Collection 37
4.9 Utilities 37
4.10 Movement Matrix 38

5.0 BUILT FORM & IDENTITY

5.1 Density Distribution 40
5.2 Scale 41
5.3 Character Areas 42
5.4 General Public Realm and Landscape Principles 42
5.5 Gateway Character Area 44
5.6 Village Edge Character Area 47
5.7 Woodland Edge Character Area 50
5.8 Commercial Character Area 53
5.9 Key Buildings 54

6.0 NATURE & PUBLIC SPACES

6.1 Introduction, Acknowledgement of Network of Spaces in Wider Environment 56
6.2 Biodiversity 57
6.3 Green Infrastructure Considerations 58
6.4 Open Space Provision 60
6.5 Play Strategy 61
6.6 Play Provision 62
6.7 Structural Planting 63
6.8 Tree Strategy 64
6.9 Lighting 65

7.0 HOMES, BUILDINGS & USES

7.1 Space Standards 68
7.2 Accessibility 68
7.3 Block Principles 68
7.4 Housing Typologies and Distribution 69
7.5 Plot Components 70

8.0 RESOURCES & LIFESPAN

8.1 Energy Hierarchy 74
8.2 Energy Efficiency 75
8.3 Water Saving 75
8.4 Neighbourhood Energy Design / Microclimate 75
8.5 Healthy Place-making 76
8.6 Social Interaction 77

9.0 IMPLEMENTATION & SUBMISSION REQUIREMENTS

9.1 Implementation and Submission Requirements 80
9.2 Conclusion 80

THE VISION FOR LAND WEST OF ARUNDEL ROAD

- To create a new extension to the residential neighbourhoods of Angmering.
- A unique neighbourhood with its own clear identity, but with reference to key features within the local context.
- Enhancing people's quality of life by bringing them closer to nature through the retention and enhancement of the site's existing trees and landscaping while enhancing the biodiversity.
- The provision of a variety of public open spaces for many different users, benefiting the existing surrounding community as well as new residents.
- Providing easy access within the site and to nearby destinations through the enhancement of the local footpath, cycleway and highway network.
- Unique and beautiful residential environment with new homes set within a coherent network of streets and green spaces which provide for the health and well being of residents.
- Homes will be designed to meet the needs of 21st Century living, creating sustainable new homes for a post-Covid world that meet national space standards and providing the flexibility for future adaptability.
- Affordable homes will be seamlessly integrated into the scheme allowing for good social interaction.
- The mix of new homes to provide a diverse range of accommodation which will create a strong community.





Design Code: Section 1.0
Introduction

Introduction

This section sets out the requirement for the Code, the structure and content of the document, commentary on the outline application masterplan, the revised structure for the Design Code masterplan and the approved plans.

1.0
INTRODUCTION

1.1 Planning Application

OSP Architecture have been appointment by Redrow to produce the Design Code for the Land off Arundel Road, Angmering, which will inform and structure the layout and subsequent preparations for the Reserved Matters planning application.

The outline planning application (ref: A/122/19/OUT) was approved in March 2020. This Design Code has been prepared in response to the Outline Planning Consent, to provide the Local Planning Authority with a document to enable control of the detailed design of the development in the interests of amenity by endeavouring to achieve buildings of visual quality and to ensure that the scheme submitted as part of the Reserved Matters application meets the design parameters as agreed through the code.

The Design Code provides further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. It reinforces the vision and design ethos which was set out in the Design & Access Statement which accompanied the outline planning application.

OSP will be preparing the reserved matters applications for the site and this document which builds on the information submitted and approved as part of the outline application will form the basis for the development of the detailed proposals. This document has been prepared to accord with planning Condition 5 of the outline planning application.

Application name	Land off Arundel Road, Angmering, BN16 4ET.
Application reference	A/122/19/OUT
Description of Development	Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.
Committee date	04.03.2020
Date of decision	17.03.2020
Condition 5	Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and be approved in writing, by the Local Planning Authority. The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code. Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a precommencement condition because the design of the scheme goes to the heart of the planning permission.



Aerial photograph of site and surroundings

1.0
INTRODUCTION

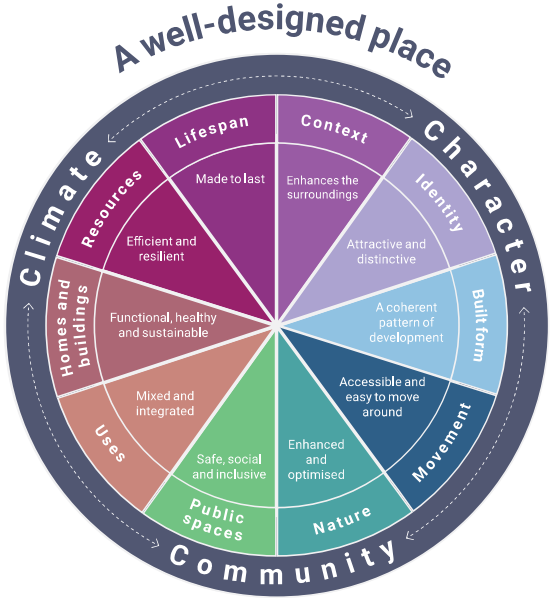
1.2 Design Framework

The foundation of this Design Code is the details approved at outline stage which are then built upon in terms of contextual analysis, site constraints, the parameter plans and wider planning policies.

The Code and the layout will be built around the Redrow 8 Design Principles, which closely align with the National Design Guide. The document has been set out within specific consideration to both the National Design Guide and Arun Design Guide, Table 2 sets out how the details contained within these two documents are considered in turn.

The Design Guides and this Design Code will continue to inform the emerging proposals to ensure we deliver a positive legacy to the village.





The National Design Guide 2021

The National Design Guide (January 2021) is a response to the 'Creating Space For Beauty' interim report by the Building Better, Building Beautiful Commission published in July 2019.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of 10 characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

Introducing the 10 characteristics

Well-designed places have individual characteristics which work together to create its physical distinctiveness.

The 10 characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The 10 characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are in Table 2. Table 2 sets out how these characteristics, the draft Arun Design SPD and specifically the points raised in Condition 5 have been considered and where required where these can be found in this document.

NATIONAL DESIGN GUIDE	ARUN DESIGN SPD	CONDITION 5	ARUNDEL ROAD DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
Built Form	Building Design (Section J)	Building Typologies Key Buildings	See overview in section 5 Further detail will be provided at reserved matters stage
Movement	Movement Framework (Section F) Parking Strategy (Section I)	Street Hierarchy Car Parking Approach	See overview in section 4 Further detail will be provided at reserved matters stage
Nature	Natural Environment (Section E)	Structural Planting	See overview in section 6 Further detail will be provided at reserved matters stage
Public Spaces	Welcoming Streets and Spaces (Section H)	Public Realm Overview Street Furniture Lighting	Public realm principals and its associated detail are referenced throughout this section 5 and 6 of this Design Code. Further detail will be provided at reserved matters stage
Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement
Homes and Buildings	Building Design (Section J)	Not Required under Condition 5	Further detail will be provided at reserved matters stage
Resources	Climate Change and Sustainability (Section K)	Not Required under Condition 5	Further detail will be provided at reserved matters stage
Lifespan	Ensuring Quality (Section L)	Not Required under Condition 5	Further detail will be provided at reserved matters stage

1.0 INTRODUCTION

1.3 Design Code Structure

The proposed structure for the Design Code is set out below. This is based on that set out in the Guidance Notes for Design Codes.

Sections 3.0 - 5.0 are in a slightly different format to the National Design Code in order for the proposals to be described in a more legible manner.

Section 3.0 describes the Design Code Masterplan and the following section explains the access and movement. Section 5.0 combines Built Form and Identity together.

1.0 INTRODUCTION

- Introduction
- Design Framework
- Design Code Structure
- Reference To Other Approved Documents
- Outline Illustrative Masterplan

2.0 CONTEXT

- Existing Site
- Site Constraints
- Surrounding Context
- Natural Landscape and Topography
- Summary of Contextual Analysis

3.0 MASTERPLAN

- Design Code Masterplan
- Land Use Code Plan
- Landscape and Open Space
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- Scale
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- Gateway Character Area
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- Commercial Character Area
- Key Buildings

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- Energy Efficiency
- Water Saving
- Neighbourhood Energy Design / Microclimate
- Healthy Place-making
- Social Interaction

9.0 IMPLEMENTATION & SUBMISSION REQUIREMENTS

- **Implementation and Submission Requirements**
- **Conclusion**

1.0
INTRODUCTION

1.4 Reference To Other Documents

This Design Code has been informed by the work completed at the outline stage and will set the parameters for the emerging design and the reserved matters planning application.

As part of the outline application documentation a number of plans had been submitted which sets some initial parameters and possible master planning design solutions but these do not form part of the approval.

Condition 4 of the approval states the approved documents which are:

- Drawing number CSA/3467/108 - Site Location Plan
- Drawing number 2020-F01 rev.D - Proposed Access arrangement
- Drawing number 2020-F03 rev.B - Proposed Secondary Access arrangement
- Drawing number 2020-F05 rev.A - Proposed Controlled Crossing
- Ecological Mitigation and Enhancement Strategy (ref. CSA/3467/09)

The framework plan to the right is not an approved document and demonstrates a possible master planning solution. This Design Code will support the Reserved Matters application for a high quality sustainable development comprising:

- Residential development for up to 160 new dwellings.
- A proposed employment and commercial centre with associated infrastructure.
- New publicly assessible green space, including new recreational footways, connecting into the surrounding public rights of way network and a Local Equipped Area for Play (LEAP).
- Sustainable Drainage System (SuDS) in the form of attenuation basins designed to manage surface water and provide new wildlife habitats.
- Vehicular access point off Arundel Road and a secondary access point serving the employment area.
- New pedestrian and cycle access will be incorporated within the design proposals.





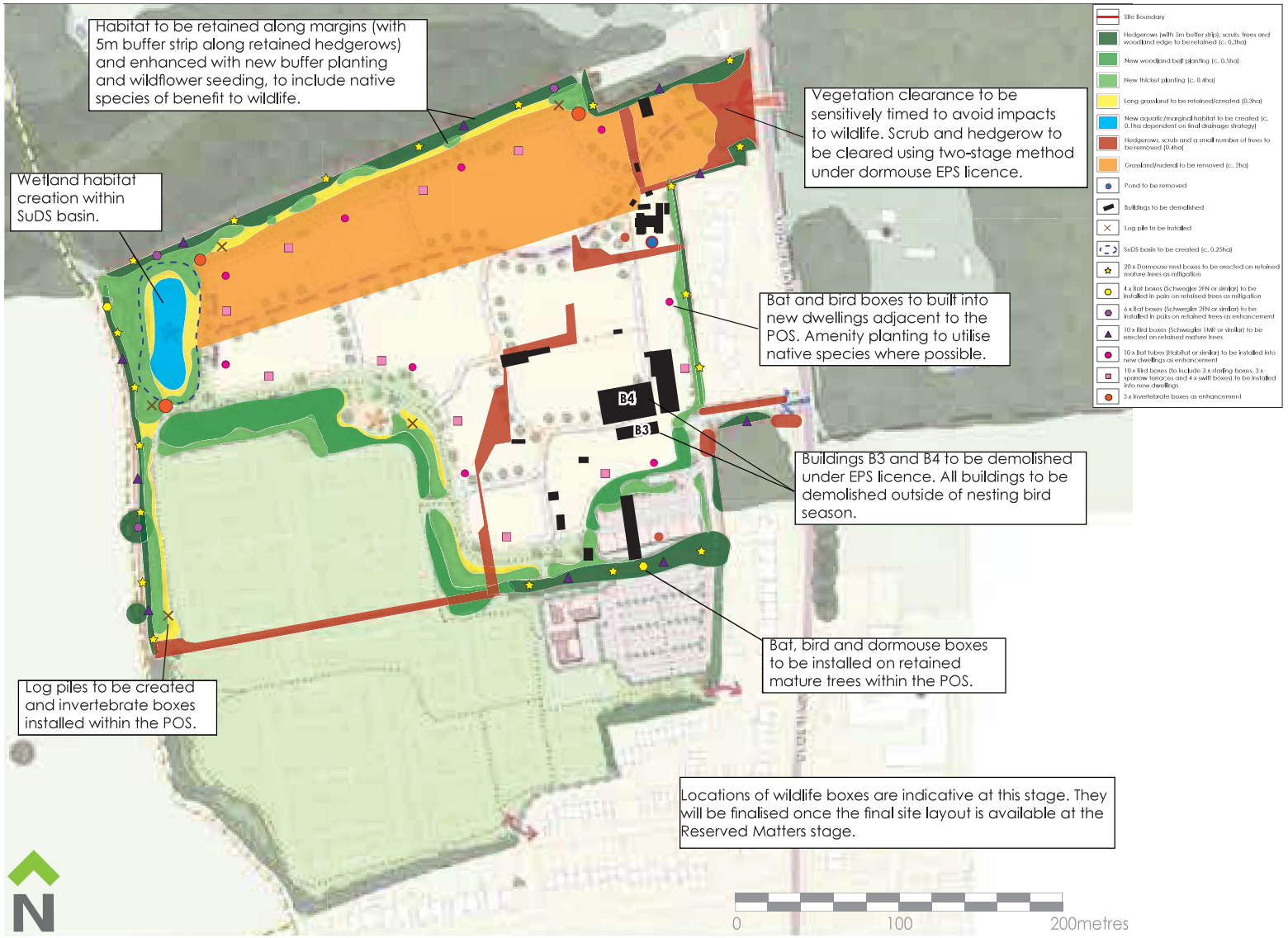
Approved Framework Plan

1.0
INTRODUCTION

1.5 Outline Illustrative Masterplan

As part of our appraisal of the information submitted with the outline application the illustrative masterplan has been reviewed to understand the potential for development of the design principles and opportunities for improvement of the urban design features.

- Provision of high quality, sustainable and sensitively designed new housing, with the site able to accommodate up to 160 new homes with associated green infrastructure.
- Create a carefully planned new residential development that is well related to the existing settlement of Angmering.
- Provision of a new vehicular and pedestrian access point from Arundel Road and a spine street that creates a legible route through the new development, which links to a secondary access point to the south from Arundel Road.
- Creation of a locally distinctive development which draws on the local vernacular.
- To provide two new sports pitches to form a focal point to the development, promoting a healthy and active lifestyle for new an existing residents. The new sports pitches will form a physical and visual link between the new development and Angmering Sports and Recreation Ground.
- To provide new sustainable drainage system (SuDS) features which can form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation.
- To provide new recreational routes through the new areas of public open space that link to Arundel Road and Angmering Sports and Recreation Ground to the south, integrating the development into its surroundings.
- To develop high quality landscape setting to the development, one that integrates the scheme into the surrounding landscape context.



Ecological Mitigation and Enhancement Strategy plan



Design Code: Section 2.0
Context

Introduction

This section provides an analysis of the character of the site and areas around the site as well as providing information on the key features of the local built form.

2.0
CONTEXT

2.1 Existing Site

The site comprises 4 land parcels including an irregular agricultural field, an area of scrubland, a residential property and the former New Farm Nursery, which now incorporates a small business area and caravan storage area. All landscape features of note are contained to the boundaries of the site, within the residential parcels or on the boundaries of the industrial area.

The southern and western boundaries are defined by a chain link fence which borders Angmering Sports and Recreation Ground. In addition to the existing chain link fence, southern and western boundaries are formed by a mix of scattered trees, hedgerows and scrub vegetation, which become denser to the north the site, culminating in the deciduous mature woodland of Steyne Wood immediately to the north.

The industrial park and caravan storage area is bound by low hedging along its northern and western boundary and a continuation of the sites existing boundary of vegetation trees, hedgerow and scrub vegetation along its southern boundary.

An existing dwelling on Arundel Road adjoins the site's south eastern corner, with the properties extending south from here along Arundel Road, separated from the site by intervening trees and hedgerows.

An existing public footpath runs adjacent to the western boundary which connects residential properties along Palmers Road to Steyne Wood and Decoy Wood and beyond to the South Downs National Parks.



Photo from Arundel Road of existing commercial access



Aerial photo from the south looking northwards



Aerial photo looking north west of existing commercial access



Photo from Arundel Road of new 9 dwelling development



Aerial photo looking south west of location for new access



Photo from Arundel Road of location for new access

2.0
CONTEXT



View from south west corner of the site looking north east



View looking south east at southern boundary of the site with the recreational ground



View looking north west at western boundary of the site



View of northern boundary with Steyne Wood from north east corner of the site



View from north east corner of the site looking at northern boundary



View from north east corner of the site at location for new access

2.0
CONTEXT

2.2 Site Constraints

The physical constraints which are features of the site have informed the outline application and the consented design principles. These will be reinforced as part of this document to set the more detailed parameters for the development of the Reserved Matters proposals.

When bringing forward proposals, both the site constraints and opportunities are evaluated. These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The site constraints are considered to be:

- Existing tree and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary for the removal of vegetation. In particular along the proposed route of the access road from Arundel Road and southern boundary.
- The site should be outward looking onto the new public open space.
- Dwellings should be set back from the proposed 9 dwelling development along Arundel Road to respect their setting.
- New boundary vegetation to include new woodland, thicket and hedgerow planting which will create a landscaped edge to the development in order to respect the mature woodland of Steyne Wood and the site's countryside edge.
- The site's low point at the northern western corner defines the location of the potential attenuation basin.



KEY

- Site boundary
- Residential access from Arundel Road
- Commercial access from Arundel Road
- Existing trees to be retained
- Boundary vegetation to be reinforced
- Existing trees with Tree Presevation Orders
- TPO Area
- Existing PRoW
- Listed Buildings
- Potential noise
- Overlooking
- Sensitive landscape edge
- Built edge
- Proposals set back from proposed 9 dwelling development on Arundel Road
- Fall of the land
- Extent of surface water flooding
- Existing site features/buildings:
  1. *Angmering Auto Services*
  2. *Caravan /Campervan site*
  3. *Bungalow*
  4. *Derelict Structures*

2.0 CONTEXT

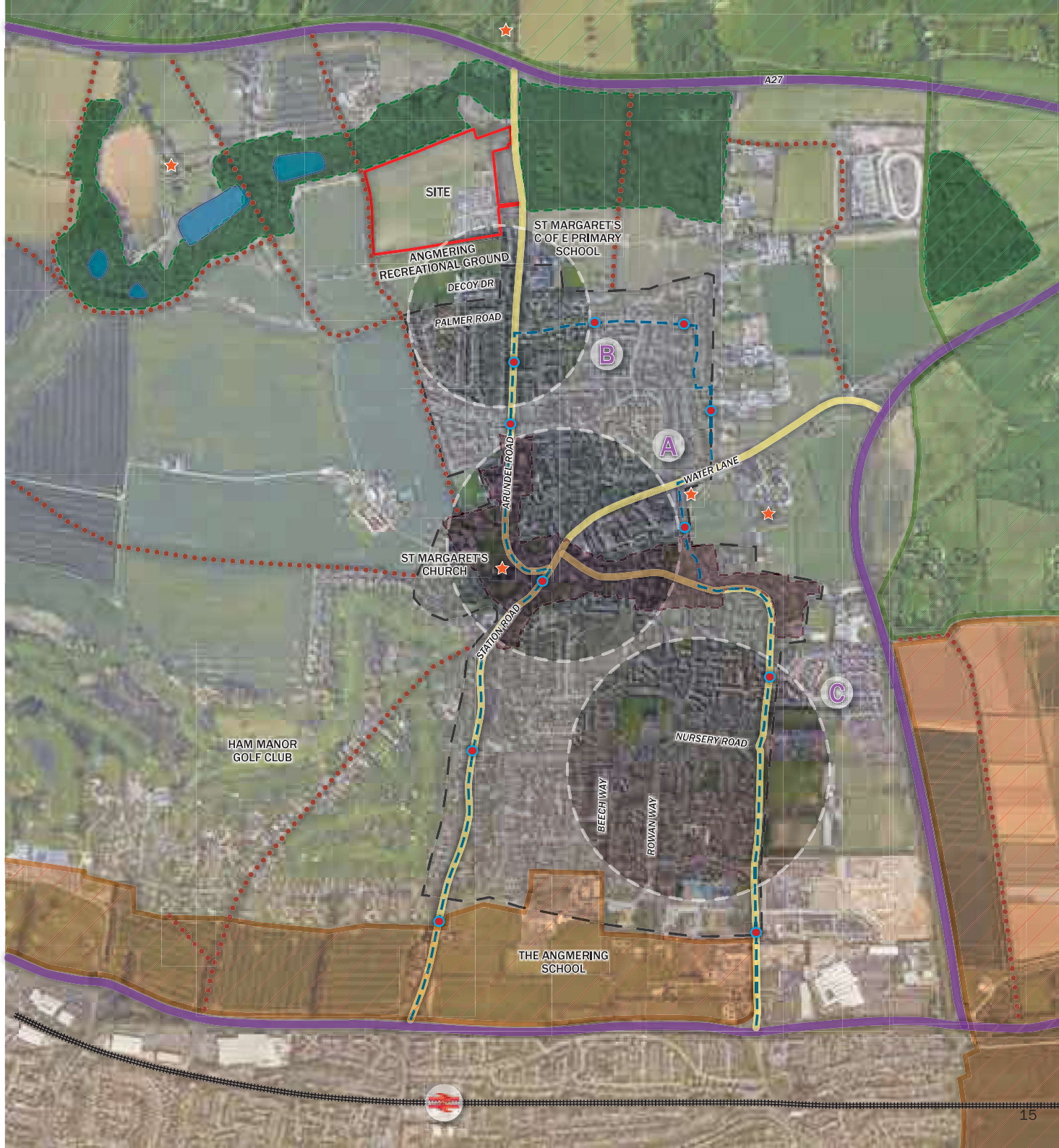
2.3 Surrounding Context

The historic heart of Angmering is characterised by an attractive mix of architectural styles, building types and ages. Including timber-framed properties dating back to the 15th Century as well as the parish Church of St Margaret's which dates back to the early 13th Century. The historic buildings are typically terraced and either sit on or close to the back edge of the pavement, with a mix of Victorian and Georgian buildings standing alongside these.

The more recent housing, which forms the post-war developments to the north of the centre of Angmering and in the immediate vicinity of the site, comprise detached, semi-detached and terraced housing with a mix of bungalows, notably along Palmer Road and Lansdowne Way, in contrast to Angmering's Conservation Area and historic core, these properties are set back behind front gardens with private driveways which accommodate parking to the front and sides of properties.

However, the newly constructed development to the south-west of the site sitting in adjacent to the A280 and Worthing Rugby Club, reflects the architectural style of a modern 21st Century development as well as echoing some of the architectural form and vernacular characteristics of the historic core, with some houses set back to the back edge of the pavement in areas. The development comprises a mix of detached, semi-detached and terraced dwellings. Key buildings on corners off streets are two and a half to three storeys in height contributing to a variety within the roofscape of the development. These properties tend to have their own private drives with on plot parking.

We have considered the character of several of Angmering's residential areas in more detail, in order to inform the layout and the design of the development proposals.



KEY

- Site Boundary
- Heritage assets
- Conservation Area
- South Downs National Park
- Surrounding woodland
- Ponds
- A Roads
- B Roads
- Bus routes
- Bus stops
- Train lines
- Train station
- Built up area
- Local gap
- Public footpaths
- Local Character Areas

2.0 CONTEXT

Character Area A - Water Lane / Arundel Road / Station Road

- Sitting on or close to the back edge of the pavement, predominantly terraced housing located side by side with a mix of large detached 2 1/2 and 3 Storey Victorian and Georgian dwellings.
- Older properties are timber framed with exposed timber in places. Constructed from red, buff and grey brick and finished with a mix of pastel render throughout, with the presence of flint stone and hanging tile detailing.
- Roofs are generally pitched with use of grey slate tiles or orange/red clay plain tiles. Chimneys are present throughout, punctuating the roofscape.
- Majority of the properties have original large traditional wooden sash or small lead lattice windows.
- Where boundaries are present, they are typically low brick walls, finished with wrought iron railings.

TYPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with drives and private gardens	Low brick walls and open	Carriageway, verge, and pavement.	Mostly 1 and 2 storey. Some 3 in historic unique buildings	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile	Extensive through area	UPVC casement with timber sash in older properties

WATER LANE







ARUNDEL ROAD







STATION ROAD







WATER LANE



ARUNDEL ROAD



STATION ROAD



2.0 CONTEXT

Character Area B - Palmer Road / Decoy Drive

- Post-war residential development to the south of the site.
- Detached, semi-detached and terraced housing typically 2 storeys in height, with a mix of bungalows throughout.
- Generally constructed in red or buff brick with some use of weatherboard detailing. Roofs are generally covered with grey concrete composite tile, with regular chimneys adding interest to the roofscape.
- Majority have front gardens with on-plot parking and garaging.

TYPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached	Set back from roads some gardens converted to drives	Open where converted, low brick walls and hedging	Carriageway with pavement both sides	2 storeys and bungalows	Brick and some boarding and painted brick	Red / brown concrete tiles	Extensive through area	UPVC casement

PALMER ROAD







DECOY DRIVE







PALMER ROAD



DECOY DRIVE



2.0 CONTEXT

Character Area C - Rowan Way, Beech Way, Nursery Road

- Detached, semi-detached and terraced housing typically 2 to 3 storeys in height.
- Generally constructed in red brick, some with flintstone detailing, tile hanging and rendering in pastel shades, providing a variety to the streetscape.
- Majority have front gardens with on-plot parking and garaging.
- Pitched roofs in grey, brown and orange plain tiles, with regular chimneys adding interest to the roofscape.

TYPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set close to pavement with minimal frontages, some frontage car parking	Open boundaries	Carriageway with pavement both sides with modern estate cul-de-sac pattern	2 storeys and 3 storeys with dormers	Brick and render	Red / brown / grey concrete tiles	None	UPVC casement

ROWAN WAY







BEECH WAY







NURSERY ROAD







ROWAN WAY



BEECH WAY



NURSERY ROAD



2.0
CONTEXT

2.4 Natural Landscape and Topography

The site lies within the SC12 Angmering Upper Coastal Plain Landscape Character Area (LCA), which forms one of 42 unique landscape areas identified across West Sussex from the West Sussex County Council Landscape Character Assessment.

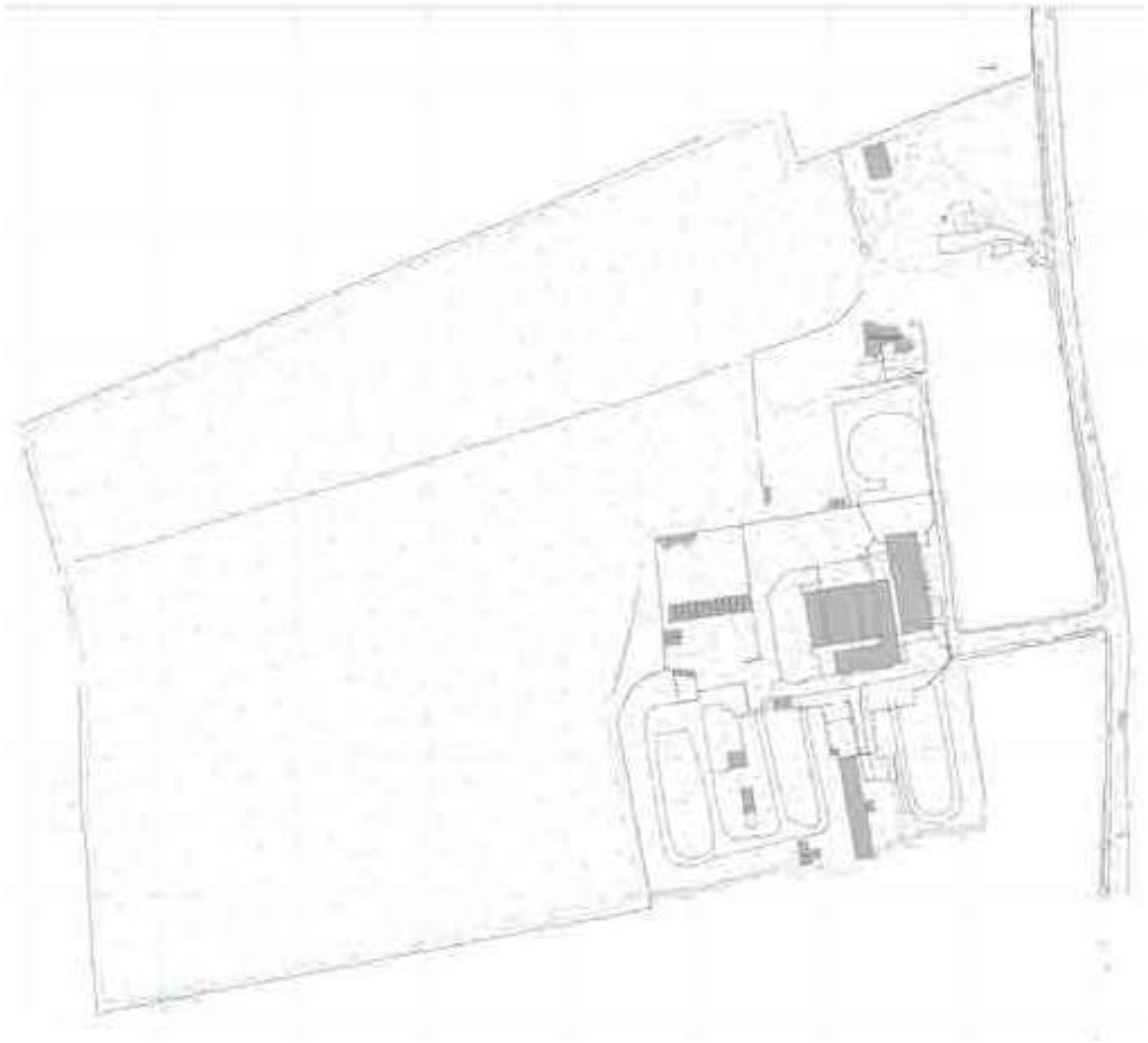
Key characteristics of this landscape area include:

- Mainly gently undulating farmland enclosed by woods with frequent hedgerows,
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands,
- Pattern of small to medium sized pastures and arable fields,
- Intimate hidden wooded valleys containing narrow water bodies,
- Roads are mostly winding hedged or wooded lanes (except the A27)

The landscape context surrounding the site is generally consistent with the characteristics of the SC12 Angmering Upper Coastal Plain LCA. Vegetation within the site is generally located to the boundaries including the internal divisions between existing land uses. Areas of unmanaged scrub and hedgerows up to 4m in height are associated with the close board and corrugated fences surrounding the industrial uses, with domestic trimmed hedges and trees following the curtilage of the New Place bungalow. There are also large areas of unmanaged scrub and trees within the northeastern part of the site.

The site topography gently slopes from a high point of 20m AOD at the northeastern corner of the site at Arundel Road down to a low point of 11m AOD at the northwestern edge. Land to the southwest is characteristically open, flat and low lying and falls to 1m AOD adjacent to the A259 to the south.

The site lies at the foot of slopes whist rise to the north and east across Poling Furzefields to a local high point of 52m AOD at the Fox Patching Inn PH along the A27. To the northwest land falls into a small valley encompassing Hammerpot, New Place and the ponds at Decoy Wood.



2.0
CONTEXT

2.5 Summary of Contextual Analysis

The analysis of the three-character areas builds on that completed at outline stage and acknowledges the design cues that have been set from this early work. There are some key master planning principles, plot configurations and detail that have and will inform the emerging designs. The key features have been grouped under the following headings:

- Structure and form.
- Density
- Heights
- Parking
- Landscaping
- Architecture

Structure and form

The structure of the blocks in the character assessments give a flavour of the variations found through Angmering with the age of the different parts of the village providing good examples of approach at different times in the village evolution.

Density

The density through the typically village varies with the denser in the historic core and dropping at the outer edges of the village. Exception to this is that in the southeast of the settlement where the newer estates have been built.

Building heights

Building heights in the areas studied are typically 1-2 storeys with the occasional 2½ and 3 storey buildings, particularly at junctions.

Parking

Car parking is generally provided with in the curtilage of the properties. On the larger detached properties in large plots with open drives to converted frontages and side car parking o the smaller plots. There is little of plot in the study areas.

Landscaping

The structural landscaping within which areas have become established, and to a lesser extent the setting of more contemporary housing areas, has been defined by woodland edges or field boundaries and areas of established green space.

Architecture

The emerging scheme will build its design cues based on the landscape character, plot configurations and building typologies. The fenestration detail and materiality will pull visual referencing from the specific areas of the village.

Key features include:

- Steeper pitched roofs with plain tile finish
- Shallower pitch roofs with slate finish
- White render
- Predominantly orangey brown stock brick
- Occasional use of tile hanging
- White or coloured boarding
- Simple porch canopies













Design Code: Section 3.0
Masterplan

Introduction

This section explains the revisions to the masterplan from the illustrative layout that was submitted with the outline application.

3.0 MASTERPLAN

3.1 Design Code Masterplan

The Design Code overview builds on the work completed at outline stage and sets out the structural layers, design parameters and architectural character that will inform the emerging scheme and the developed illustrative masterplan has been used as the basis for the development of the Design Code.

Key to the success of the scheme will be understanding, agreeing, and developing the principles to which the design development will be progressed with its foundations formed in this design code. The overarching identity for the site has been based on a landscape-led approach focusing around the natural features on the site, topography and surrounding views.

The design code overview will build the spatial layers that will inform the layout, build quality public realm and landscaping and set out the character areas and the related master planning and architectural language principles.

The key areas that will be covered and as set out in the condition text are.

- Character Areas
- Street Hierarchy
- Building Typologies
- Key Buildings
- Approach to Car Parking
- Structural Planting
- Street Furniture
- Lighting
- Treatment of the Public Realm

Whilst the extents of each character area may have changed slightly from the outline illustrative masterplan, the same character areas set out in the approved Design & Access Statement have been used as a basis for this Design Code. This makes it easier to relate this Design Code to the approved outline scheme and to compare future Reserved Matters applications.

KEY

- Site boundary
- Existing trees
- Green corridors
- Development parcels
- Open space
- Play area
- Residential access from Arundel Road
- Commercial access from Arundel Road
- Potential attenuation basins and SuDS
- Commercial Area
- Sports pitch land (as defined within the Section 106 Agreement)
- Green buffer
- Potential Swale



Proposed Concept Masterplan

3.0 MASTERPLAN

3.2 Land Use Code Plan

The total area of the site measures 9.1 ha / 22.5 acres.

No parameter plans were submitted or approved with the outline application with the only referenced plans and documents listed under Condition 4 of the outline application.

The series of plans that were submitted have informed our approach and demonstrated one possible design solution to the site master planning.

The land use and design framework plans were prepared to demonstrate what could be achieved on site and must be recognised as provisional in the absence of technical constraints being further established and technical design being considered on the back of these.



Proposed land use plan

KEY

- Site Boundary
- Residential Area
- Commercial Area
- Green Infrastructure
- Locally Equipped Area for Play
- Sustainable Drainage System (basin)
- Sports pitch land (as defined within the Section 106 Agreement).

3.0
MASTERPLAN

3.3 Landscape and Open Space

As per the approved outline planning application, 4.07ha of Green Infrastructure space is proposed on site, providing a range of functions and benefits. A network of open green spaces will allow for informal on-site recreation including new recreational routes creating a sense of place. These routes will link to Arundel Road improving connectivity within the site and surrounding area.

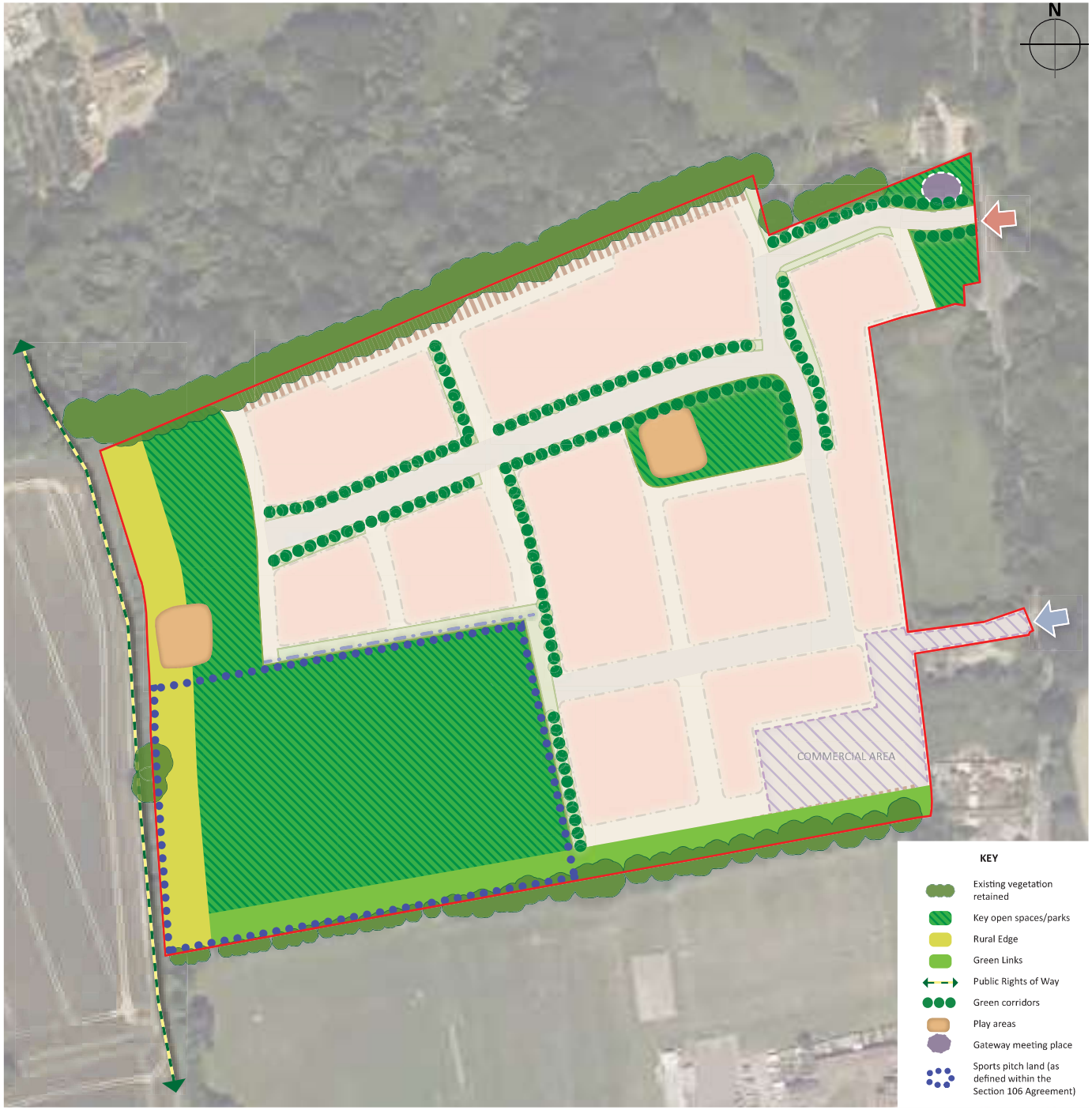
New sports pitch land (as defined within the Section 106 Agreement) will be provided within the southern part of the site, as well as a new children's play area that will also be provided in the form of a Locally Equipped Area of Play (LEAP).

New native tree and hedgerow planting along the site boundaries will be proposed to enhance the existing vegetation buffers and strengthen wildlife habitats and ecological assets. This approach will also help integrate the new residential development into the sites mature setting and enhance the existing surrounding landscape features such as Steyne Wood. A new woodland hedgerow belt will be created to follow the northern edge of the proposed sports pitch land (as defined within the Section 106 Agreement), this new woodland hedgerow belt will mitigate against the loss of any existing boundary planting along the southern site boundary.

The following key landscape and open space design principles are proposed:

- New public open space will be located to the northern, western, and southern parts of the site to integrate the proposed housing development into to the sites landscape setting.
- A mix of formal and informal open spaces will be included providing a range of recreational and amenity benefits to both new and existing residents promoting a healthy, active and inclusive lifestyle. This includes new sports pitch land (as defined within the Section 106 Agreement), a LEAP and recreational routes.
- New tree, hedgerow and woodland planting along the site boundaries will help reinforce the enclose the new housing development as well as provide a range of wildlife and ecological benefits.
- Street planting and a network of pocket green spaces will help soften the proposed built form.
- A new woodland hedgerow belt is proposed to define the northern edge of the proposed sports pitch land (as defined within the Section 106 Agreement) within the southern part of the site. This will mitigate against the loss of any existing boundary planting along the southern site boundary.
- A new attenuation basin, forming part of the SUDs solution for the site, will provide an attractive landscape feature and enhance the site's biodiversity value and habitat creation opportunities.

This approach is consistent with the strategic landscape proposals as set out within the outline planning approval's Landscape Strategy and demonstrates the key ecological and landscape interventions for the site.



Proposed green infrastructure plan

3.0
MASTERPLAN

3.4 Ecology Mitigation

An Ecological Mitigation and Enhancement Strategy (EMES) was prepared in support of the previous Outline Planning Application for the site which sets out the ecological mitigation measures required for the development of the site. These include:

- **Hedgerows and Trees –** The vast majority of on-site trees and hedgerows will be retained as part of the development of the site. New boundary planting will be proposed including a new woodland hedgerow to mitigate against any loss.
- **Bats –** New bat boxes will be installed on retained mature trees to mitigate against the loss of any trees with additional boxes provided on further trees and integrated into new dwellings where appropriate as a way of enhancement.
- **Badgers –** Precautionary working methods will be utilised during construction to prevent any harm to badgers.
- **Dormouse –** New native species buffer planting and a woodland hedgerow belt will provide an overall increase in dormouse habitat on site.
- **Birds –** New planting within the proposed areas of public open space will provide a significant habitat resource for foraging and nesting birds, mitigating against any existing vegetation removed to facilitate the proposed development.
- **Reptiles –** The areas of proposed public open space will include reptile habitats, which will be maintained through appropriate site management including the implementation of a low intensity grass cutting regime to create a dense and tussocky sward. Log piles and hibernacula will be included to increase refuge and hibernation opportunities within the site.
- **Amphibians –** Habitats within the new areas of public open space will be designed and managed to maximise their suitability for amphibians and other fauna including a low intensity cutting regime for meadow planting in order to maintain a dense and tussocky sward.
- New site recreational routes and access will be sensitively designed to minimise disturbance to protected species from dog walkers and other users.
- A sensitive lighting strategy for the site will be developed to minimise any impacts on the habitats of protected species.



Wildflower planting



Hibernacula



Log pile habitat



Bat box



Bird box