

LAND NORTH OF WATER LANE ANGMERING

Design Code

November 2021





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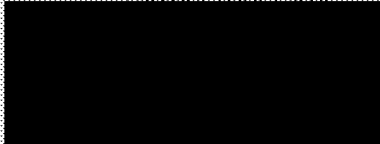
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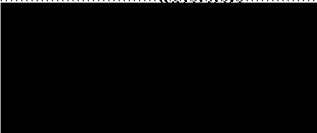
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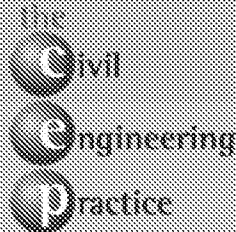
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AES



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, the approved parameter plans and an appraisal of the local context.

INTRODUCTION

1.1 Planning Application

OSP are working with Rydon Homes Ltd and Gleeson Land to develop Reserved Matters proposals and a Design Code for the site.

The site is one of three sites which make up the Angmering North Strategic Allocation (SD9).

The outline planning application for Land North of Water Lane, Angmering (A/40/18/OUT) was approved in August 2019. This Design Code has been prepared in response to Condition 5 of 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 in accordance with Policy D DM1 of the Arun Local Plan.

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 and 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.



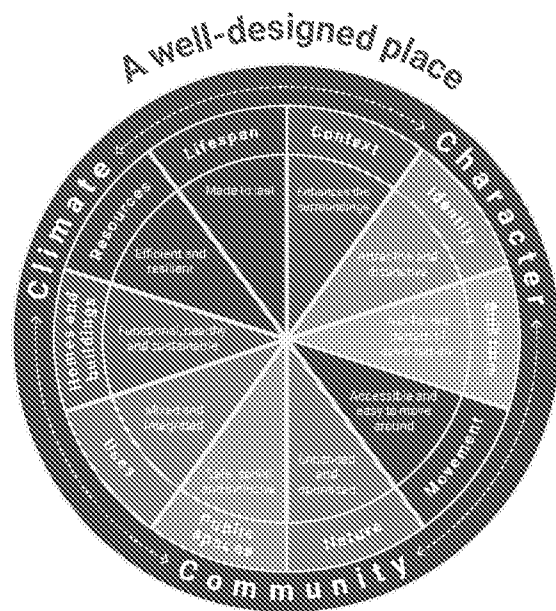
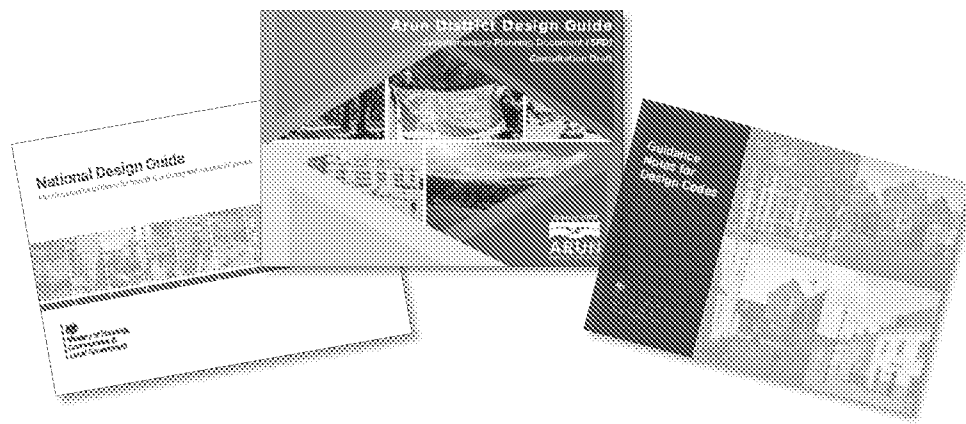
INTRODUCTION

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.

This document considers the National Design Guide, Guidance Notes for Design Codes; Ministry of Housing, Communities and Local Government (January 2021) and emerging Arun Design Guide (adopted January 2021). The table below 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 of Angmering.



The National Design Guide 2019

The National Design Guide (September 2019) 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 ten 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 ten 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 ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme.

The table below sets out how these characteristics, the Arun Design SPD (adopted January 2021) and specifically the points raised in Condition 5 have been considered and where required where these can be found in this document.

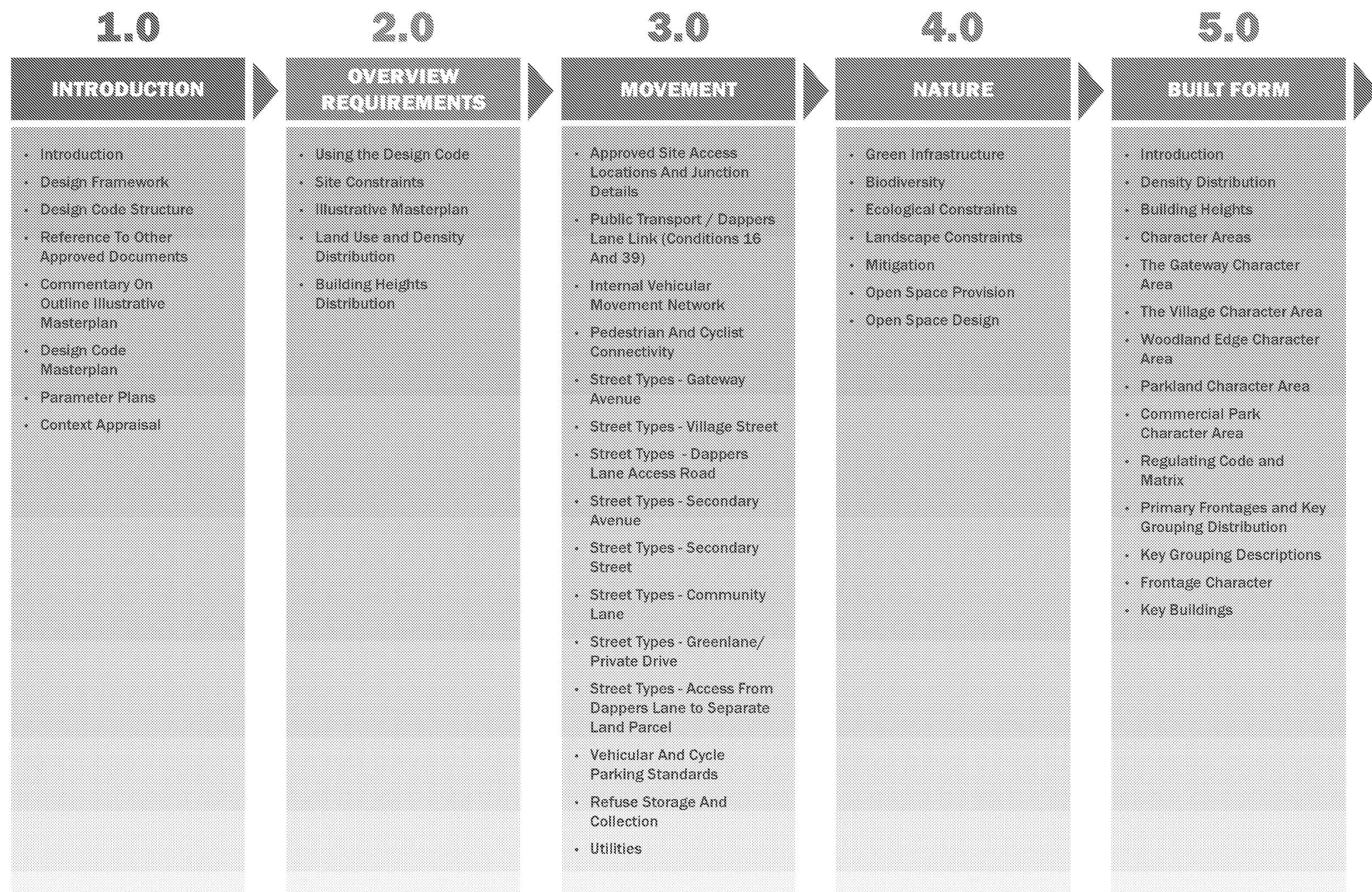
NATIONAL DESIGN GUIDE	ARUN DESIGN GUIDE SPD (Adopted January 2021)	CONDITION 5	LAND NORTH OF WATER LANE, ANGMERING SD9 DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in Section 1.0 of the Design Code
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	See overview in Section 5.0 Demonstrating the objectives of the Outline Masterplan and as set out in Section 2.0 of the Design and Access Statement
Built Form	Building Design (Section J)	Character areas Building typologies Key buildings	See overview in Section 5.0 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 3.0 Further detail will be provided at Reserved Matters stage
Nature	Natural Environment (Section E)	Structural planting	See overview in Sections 4.0 and 7.0 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 in Section 7.0 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	See overview in Section 8.0 Demonstrating the objectives of the Outline Masterplan and Design and Access Statement
Homes and Buildings	Building Design (Section J)	Building typologies	See overview in Section 9.0 Further detail will be provided at Reserved Matters stage
Resources	Climate Change and Sustainability (Section K)	Not required under Condition 5	See overview in Section 10.0 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

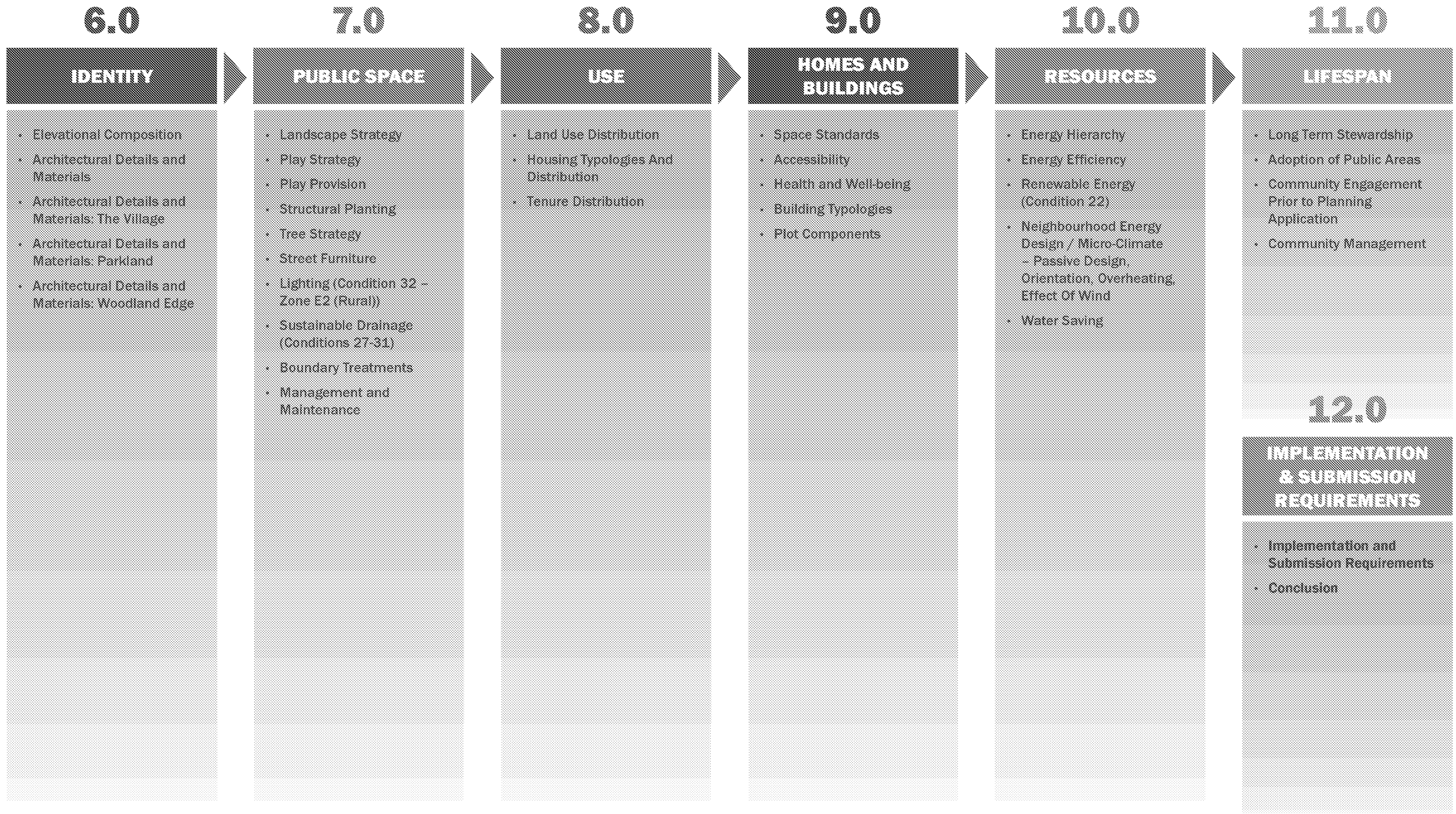
National Design Guide checklist

INTRODUCTION

1.3 Design Code Structure

The proposed structure for the Design Code required under condition 5 of the Outline planning approval is set out below. This is based on that set out in the Guidance Notes for Design Codes.





1.0 INTRODUCTION

1.4 Reference To Other Approved Documents

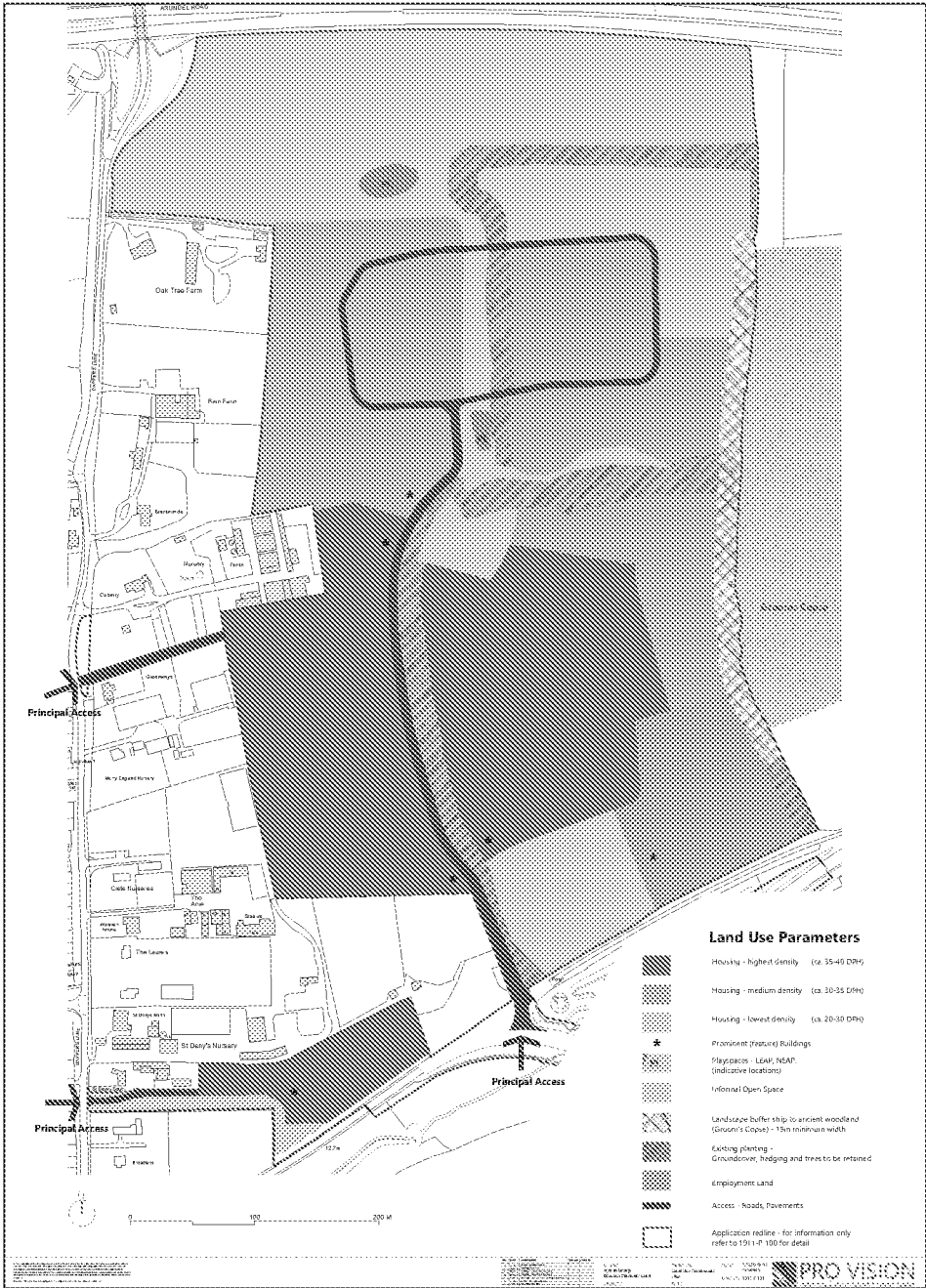
The site was granted Outline Planning Permission in August 2019 for a development comprising:

- Up to 525 residential dwellings
- 3 Hectares (Gross) of employment land (Use class B1)
- Public open space, play areas, access and associated infrastructure and landscaping

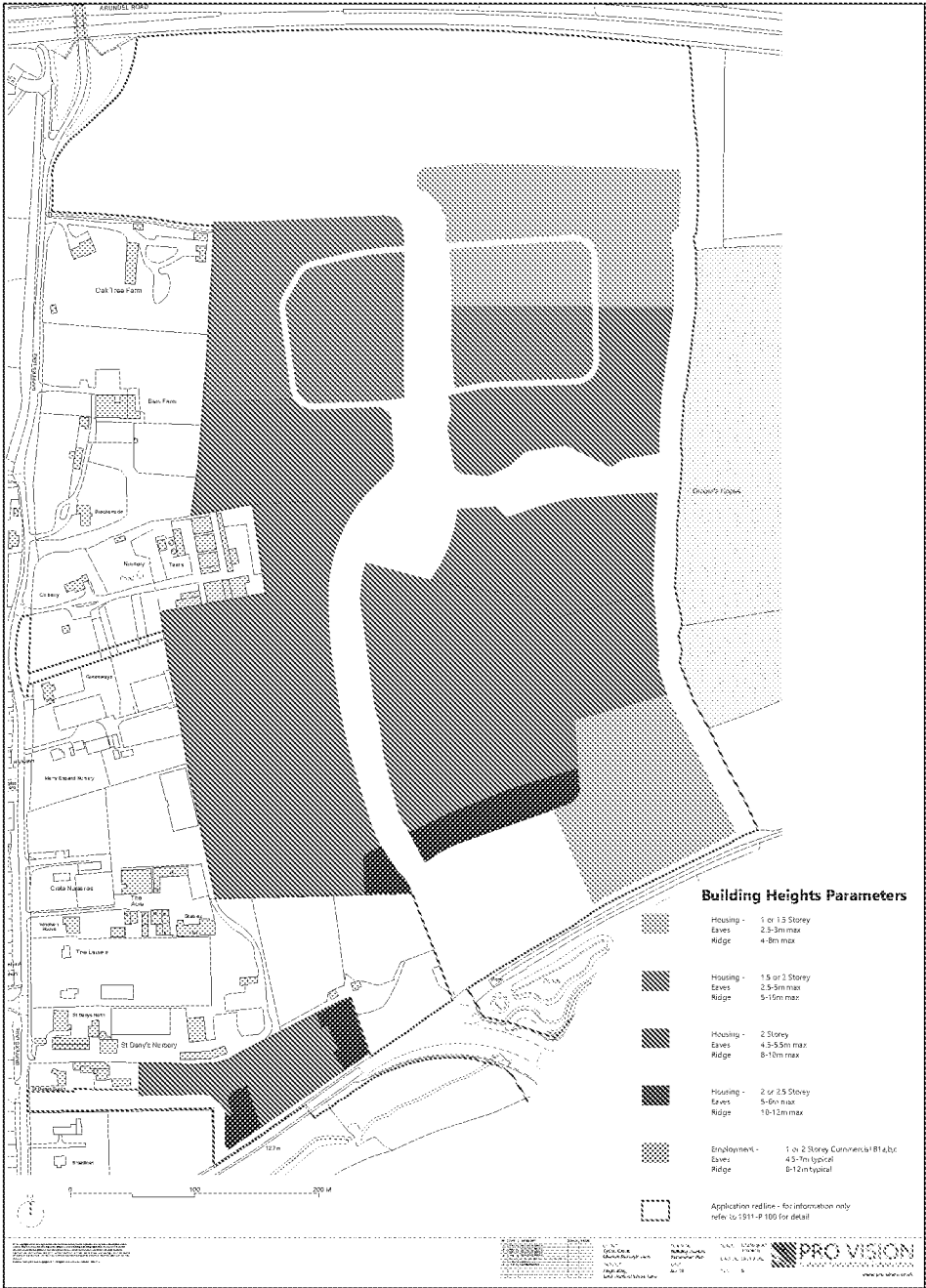
The permission includes a Design and Access Statement and a set of two parameter plans. Each phase delivered under the planning permission must broadly comply with the parameter plans and principles within the Design and Access Statement (DAS).

Design and Access Statement

The DAS which accompanied the outline application has been used to inform the development of the masterplan and to ensure that the vision which formed the basis of the outline design is delivered. The aim of the DAS was to explain the vision for development on the proposed site and illustrate the masterplan principles which are essential in place-making. The objective was to create a distinctive and attractive development and one which responds to the inherent landscape features within the site and surrounding context with sustainable links and connections to the wider area. This code has been prepared to build on those principles.



Approved land use parameter plan



Approved building heights parameter plan

INTRODUCTION

As part of our appraisal of the information submitted with the Outline application we have reviewed the illustrative masterplan to understand the potential for development of the design principles and opportunities for improvement of the urban design features. These are identified on the plan and set out below:

1. Ends of houses address space. Can this be improved by fronting dwellings onto it?
2. Frontage feels fragmented on primary street. Can this be improved?
3. LAP feels tucked away rather than in proper public space. Poor surveillance
4. Tight back gardens backing onto existing trees. Noise from neighbouring use
5. Play area behind apartments
6. Road here exposes rear gardens to new homes adjacent
7. Is this public footpath link going between private rear gardens? Crime prevention issue. Suggest clearer definition of public and private
8. LEAP squeezed into corner of site. Poor surveillance and potential anti-social behaviour issues
9. LAP in ill-defined space. Rear garden boundaries exposed. Limited surveillance
10. Layout feels very rigid. Can this be made more attractive?
11. Feels like backland development. Can this be avoided?
12. Building in centre of block with ill-defined public/private demarcation. Consider improved block arrangement
13. Back gardens / amenity space onto publicly accessible space. Dwelling frontages would be better
14. Buildings project abruptly into green edge



INTRODUCTION

1.6 Design Code Masterplan

The developed illustrative masterplan has been used as the basis for the development of the Design Code.

The over-arching identity for the site has been based on a landscape-led approach focussing around the natural features on the site, including the woodland edge, topography and surrounding views.

Key elements of the Design Code masterplan are set out below:

- Primary access avenue and landscaped gateway at access from Water Lane
- Village Street with retained trees through Village character area
- Highest density development and more formal street network in Village character area
- Legible network and hierarchy of streets within development
- Green framework defined by retention of trees, existing bunds, ecological corridors, Ancient Woodland buffer and open space in northern part of site
- Lower density character areas in northern and eastern parts of the site
- Range of play facilities including 1 x NEAP, 2 x LEAPs and 7 x LAPs
- Commercial Park
- Attenuation basin creating open character at southern end of site
- Pedestrian/cycle/bus and emergency access only from Dapper Lane
- Separate development parcel to the south with independent access from Dapper Lane

1. LAP within defined open space
2. Layout principles reviewed to enable back-to-back arrangement with new adjacent properties
3. LAP potentially located within a defined public realm square
4. Block structure revised to provide improved demarcation of private and public space without compromising permeability
5. Play areas located within an attractive green space as a more substantial focus to southern part of masterplan
6. Potential to create more informal structure focussed around green space
7. Review of block structure to give clearer demarcation between public and private space
8. Re-aligned street enables visual link to green corridor
9. Block structure re-arranged to enable dwelling frontages to open space
10. Potential to create more clearly defined frontage to green edge
11. Potential SuDS feature to northern green in east-west green corridor
12. Community hub and play area forms physical and social focus of community



1.0

INTRODUCTION

1.7 Land Use, Density and Building Heights Parameter Plans

Two parameter plans were prepared and approved as part of the outline planning application setting out the extent of the development area and the distribution of the respective permissible density bands and the permissible building heights.

As part of the pre-application process for the preparation of this Design Code and Reserved Matters planning application, Arun District Council and their appointed Design Advisor recommended the extension of the development area northwards to enable an increase of open space area within the centre of the site. Revised parameter plans have therefore been produced and submitted for approval with this Design Code and will need to be used to inform the emerging Reserved Matters proposals.

The Land Use parameter plan has been revised to show the amended extent of development and associated density zones. The building heights parameter plan shows the amended extent of development and re-distributed building height parameters which have been the subject of the LVIA review.

Land Use

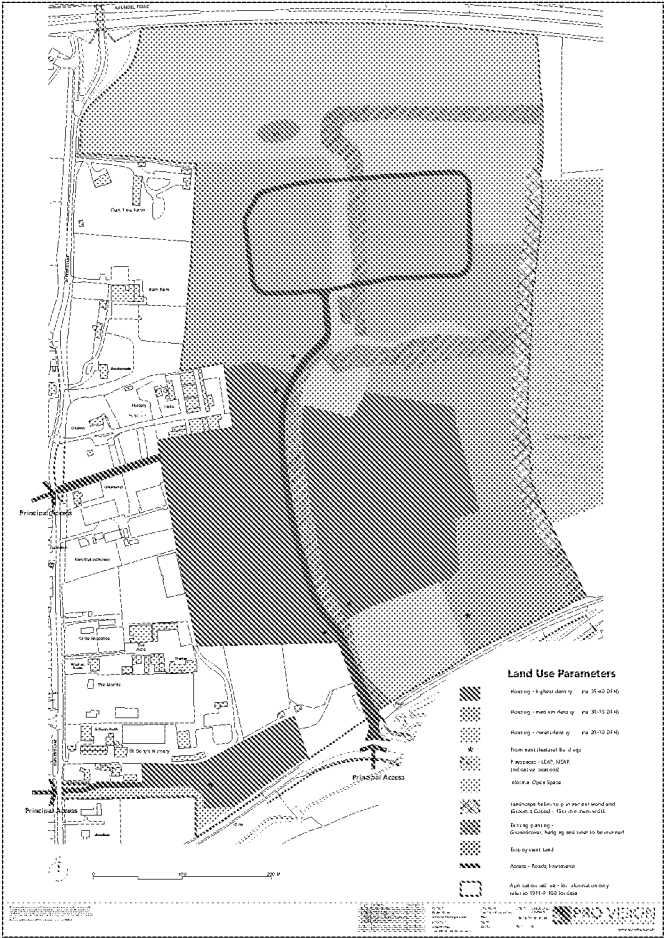
The total area of the site measures 32.9 ha / 81.29 acres.

The Land Use Plan approved as part of the outline planning permission defines the extent of the residential development area, the employment land, the landscape buffer zone to the Ancient Woodland, the extent of existing planting to be retained including groundcover, hedging and trees, the extent of informal open space, indicative locations of the LEAP (Local Equipped Area for Play) and NEAP (Neighbourhood Equipped Area for Play) as part of the play provision and the principal points of access and primary access road locations. The residential areas are colour coded to show the permissible density bands within each character area.

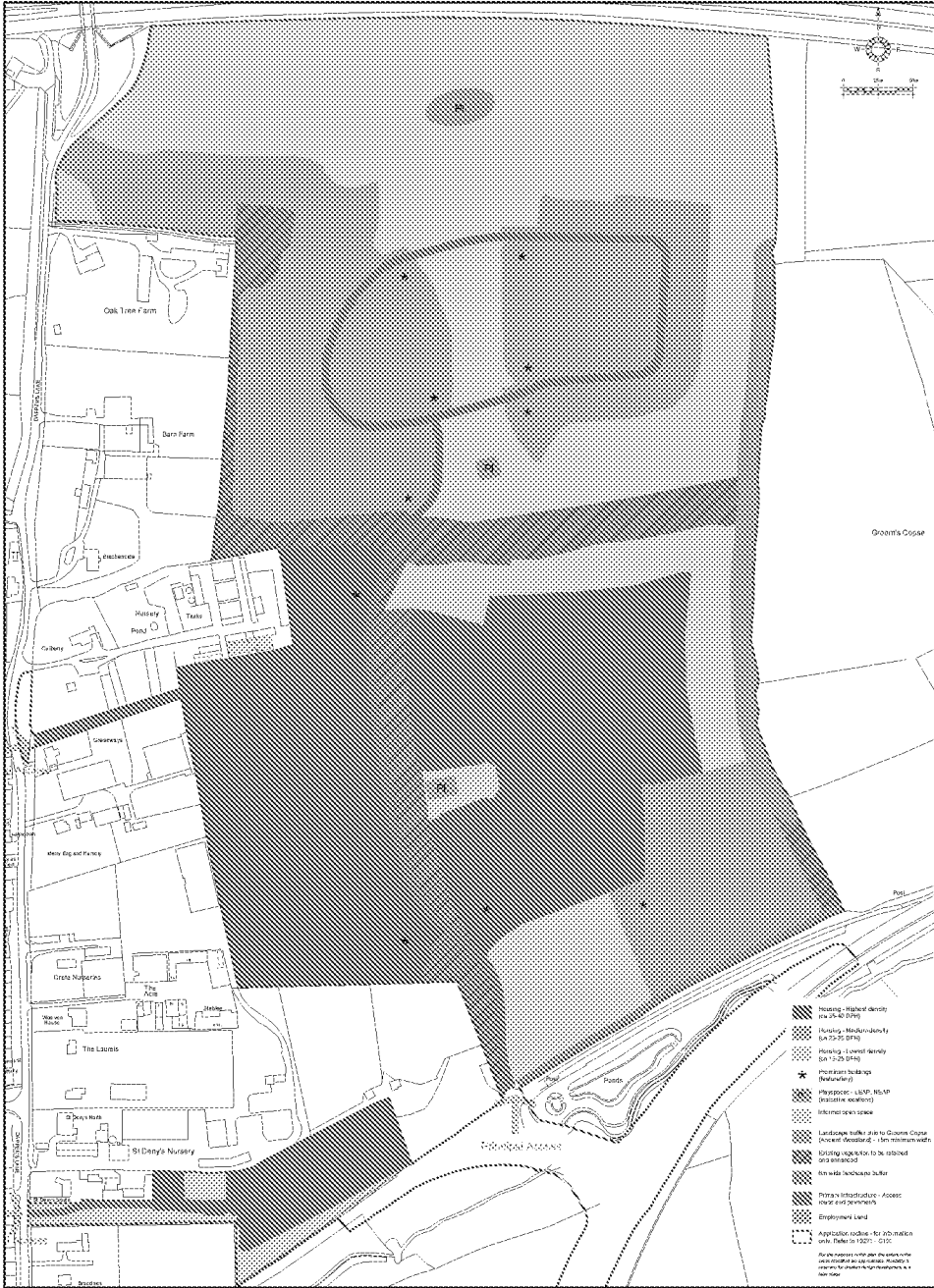
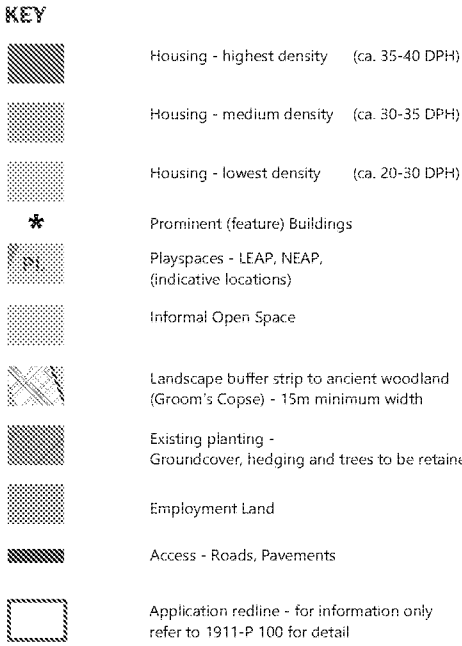
The Village character area which includes the separate small land parcel accessed from Dappers Lane has the highest permissible density of approximately 35 - 40 Dwellings Per Hectare (DPH). The Woodland Edge and Parkland character areas will be of medium density at 25-35 DPH, and the north-east edge of the site where it abuts the Northern Park open space will be at the lowest density of approx. 15-25 DPH.

The Design Code masterplan shows the following elements:

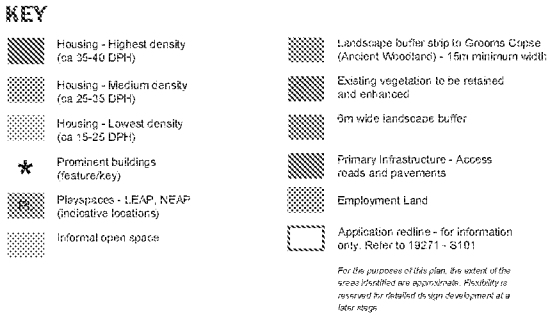
- 17.73 ha of net residential development area which will provide up to 525 new homes at a low to medium density including a mix of residential accommodation comprising 1, 2, 3 and 4 bedroom dwellings including apartments and houses.
- 8.06 ha of open space
- 0.25 ha of play areas
- 2.25 ha of retained groundcover planting and trees
- 0.67 ha of Ancient Woodland buffer zone
- 1.53 ha of employment land



Outline application land use parameter plan



Revised land use parameter plan



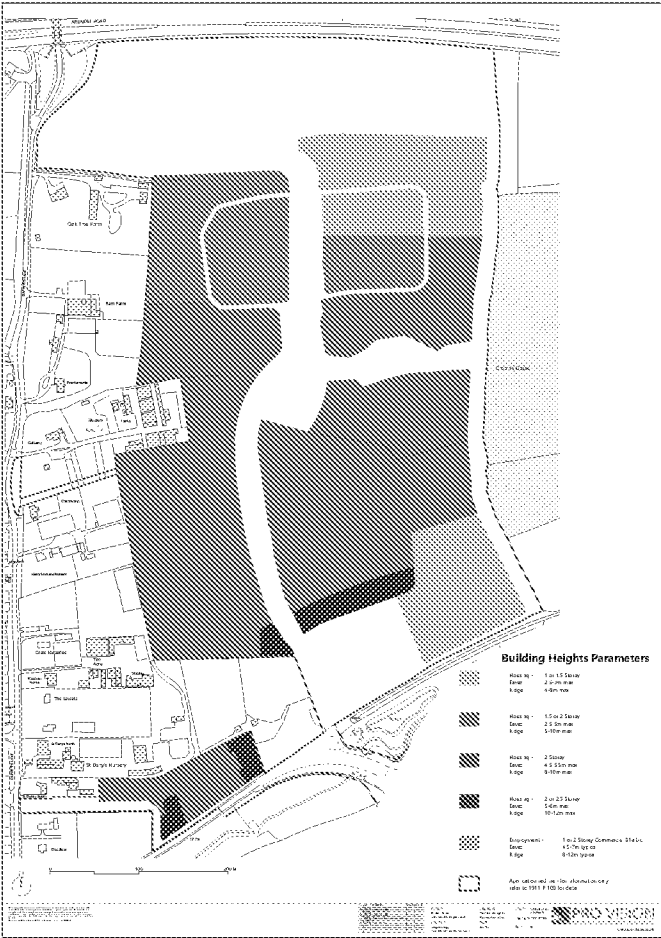
1.0
INTRODUCTION

Building Heights

The building heights parameter plan approved as part of the outline application set the permissible zones of buildings of the respective building heights. The basis for this is that higher buildings of 2.5 storeys in height should be generally located closer to the boundary with the village and not on the eastern boundary of the site. The locations of these higher buildings were very specific. This document has identified additional places where taller buildings of 2.5 storeys in height would be acceptable. These would have a maximum eaves height of 7.5 metres and ridge height of 12 metres.

The general residential area is limited to a maximum building height of 2 storeys with a maximum ridge height of 10 metres and eaves height of 5.5 metres. On the north eastern edge of the development buildings are limited to 1 or 1.5 storeys in height with a maximum eaves height of 3 metres and ridge height of 8 metres.

The location of the Commercial Park will be visible from the South Downs National Park when viewed from Highdown Hill. A maximum height of 2 storeys with a maximum ridge height of 12 metres has been set on the parameter plan for these buildings.



Outline application building heights parameter plan

KEY

- Housing - 1 or 1.5 Storey
Eaves - 2.5-3m max
Ridge - 4-8m max
- Housing - 1.5 or 2 Storey
Eaves - 2.5-5m max
Ridge - 5-10m max
- Housing - 2 Storey
Eaves - 4.5-5.5m max
Ridge - 8-10m max
- Housing - 2 or 2.5 Storey
Eaves - 5-6m max
Ridge - 10-12m max
- Employment - 1 or 2 Storey Commercial B1a,b,c
Eaves - 4.5-7m typical
Ridge - 8-12m typical
- Application redline - for information only refer to 1911-P 100 for detail



Revised building heights parameter plan

KEY

- Housing - 1 or 1.5 Storey
Eaves - 2.5-3m max
Ridge - 4-8m max
- Housing - 1.5 or 2 Storey
Eaves - 2.5-5m max
Ridge - 5-10m max
- Housing - 2 Storey
Eaves - 4.5-5.5m max
Ridge - 8-10m max
- Housing - 2 or 2.5 Storey
Eaves - 5-6m max
Ridge - 10-12m max
- Employment - 1 or 2 Storey Commercial B1a,b,c
Eaves - 4.5-7m typical
Ridge - 8-12m typical
- Application redline - for information only refer to 1911-P 100 for detail

1.0 INTRODUCTION

1.8 Context Appraisal

It will be important for the proposals are informed by the local character of Angmering and its context within this part of West Sussex so that they are a contemporary interpretation rather than an applied pastiche.

Network and hierarchy of surrounding streets

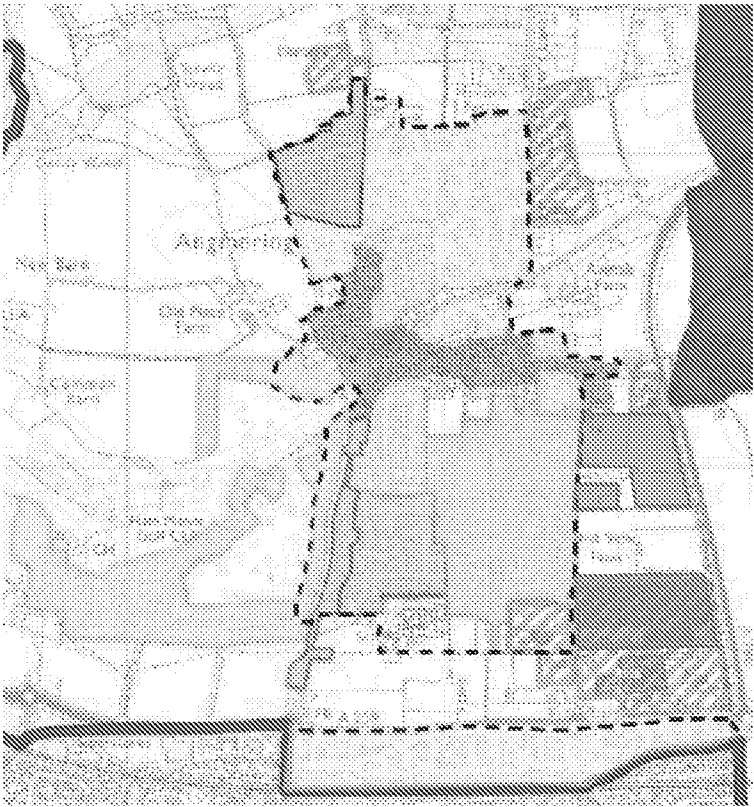
The site is located at the northeast corner of Angmering Village. The access will be from the eastern end of Water Lane. The A27 runs East-west to the north of the site and the A280 Angmering by-pass connects from the A27 to the north, to the A259 south of Angmering. To the west of the site is Dappers Lane which connects to Water Lane at its southern end and passes below the A27 to the north connecting to the network of lanes beyond. To the west of Dappers Lane is a network of streets which forms the northern part of Angmering village. Arundel Road runs north through this area from the Village centre at its southern end and passes under the A27 to the north.

Walking and cycling routes

There is a network of Public Right of Way (PRoW) routes through and around the village. An existing footpath/ cycleway runs East-West along the southern edge of the site and north of Water Lane

Existing PRoW running north through site from Water Lane and connecting to Dappers Lane at northern end.

Footpath link from Station Road to Ham Manor Way connecting to Sainsburys superstore south of New Road (A259)



- Conservation / Heritage
- Palmer Road / Arundel Road (1930s)
- Station Road (16th century onwards)
- Mill Road / Lansdowne Road (1930s)
- Ham Manor (1930-60s) / Weavers Ring % The Avenals (1960/70s)
- North & South Angmering (1960/70s)
- The Dell (1980s)
- Bramley Green (2001-04)
- Post 2004 residential development
- Employment Site
- Built-up Area Boundary (Dotted Line)



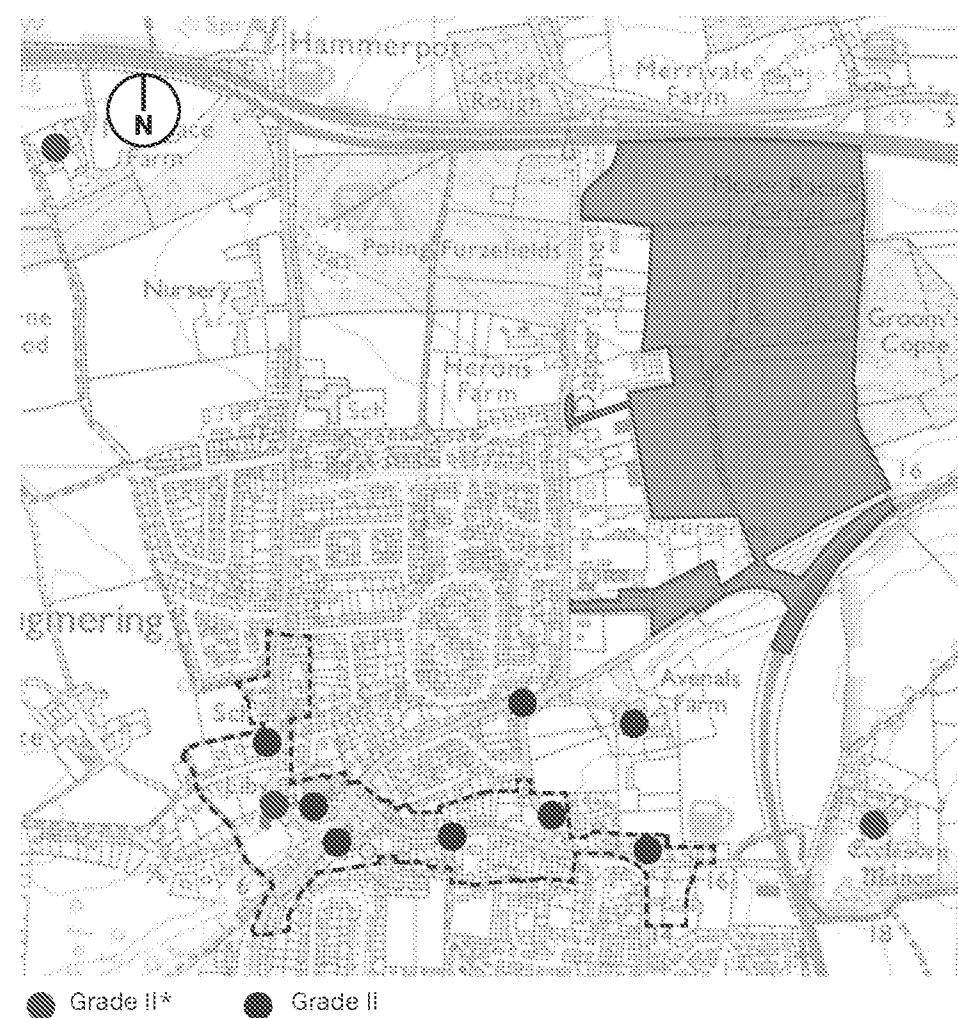
- Site Location
- Primary routes
- Secondary link
- Tertiary routes
- Public Right of Way
- Angmering Train Station
- Local Retail Park
- Post 2004 residential development

INTRODUCTION

Notable local buildings

There are many grade II listed buildings in the village including Avenals and Ecclesden Farmhouses off Water Lane and Malt Barn Cottage, The Malt House and Cressingham Cottage in Weavers Lane.

St Margaret's Church, Ecclesden Manor and New Place are grade II* listed. The majority of these listed buildings are 18thC or earlier but there are some 19thC buildings including the public library built in 1853, (ex Oider's School).

**Characteristics of the local community**

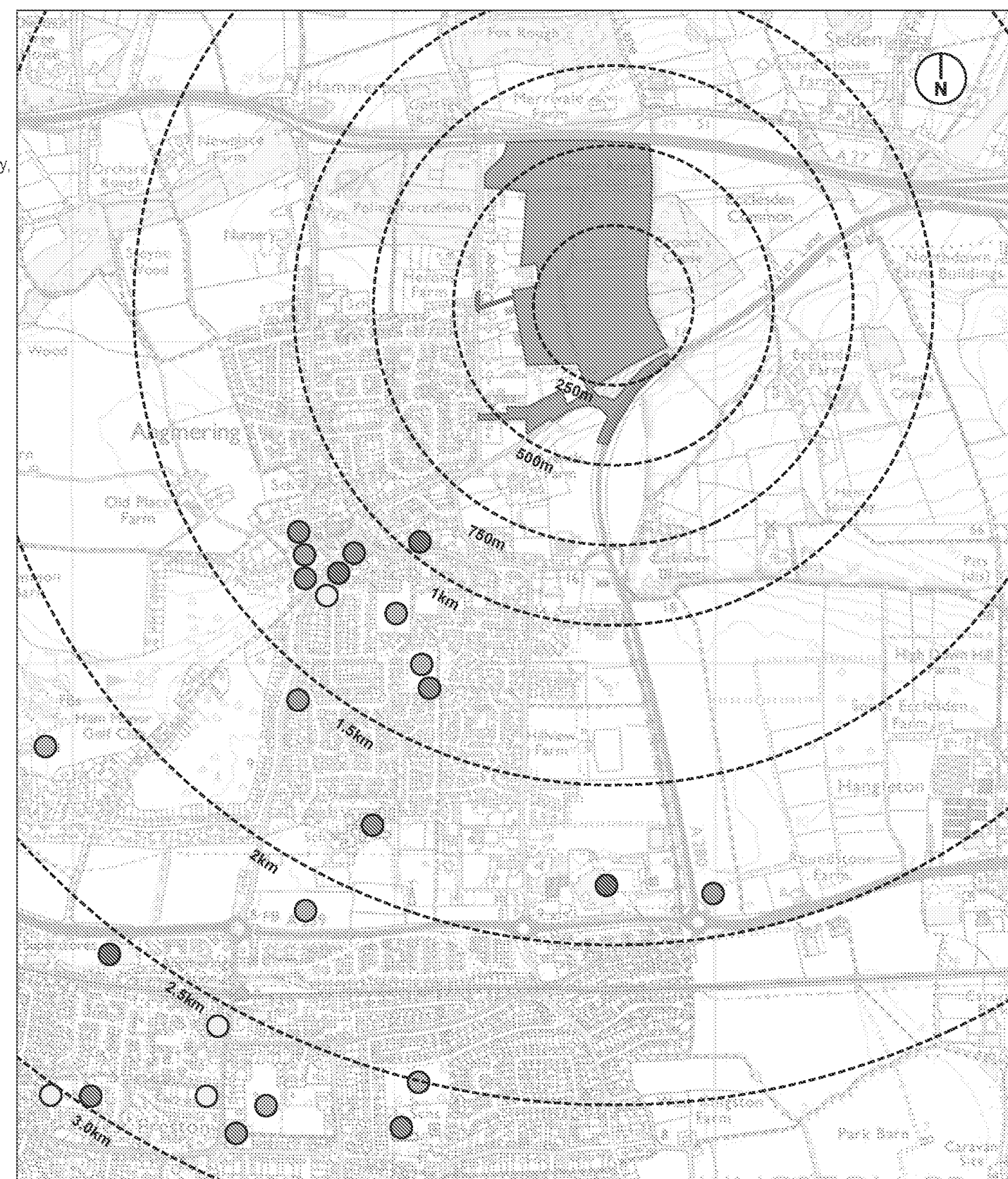
The Square forms the focus for village life with most of the facilities provide in and around it and the key routes into the village centre lead into or pass through it. Its central location means that most of the homes within the village are within walking distance to it. As the historic core of the village and the location of the village conservation area it has a rich mix of historic buildings which define its character. Angmering has a very active community with the education facilities, community centre, Village Hall and many clubs and societies

Local Facilities

Within the Village centre, local facilities include a range of shops including a hairdresser, take away food shop and local convenience store. There are 2 public houses – The Lamb and The Spotted Cow. Community facilities include a church, library, medical centre, community centre, sports and social club and village hall. There are two primary schools on Arundel Road (St Margaret's CofE and St Wilfrid's Catholic), and Angmering School and sixth form centre providing secondary education in the southern part of the village.

**KEY**

- Schools and colleges
- Community facilities
- Medical and dental facilities
- Post Offices and shops
- Sports and recreation facilities
- Places of worship

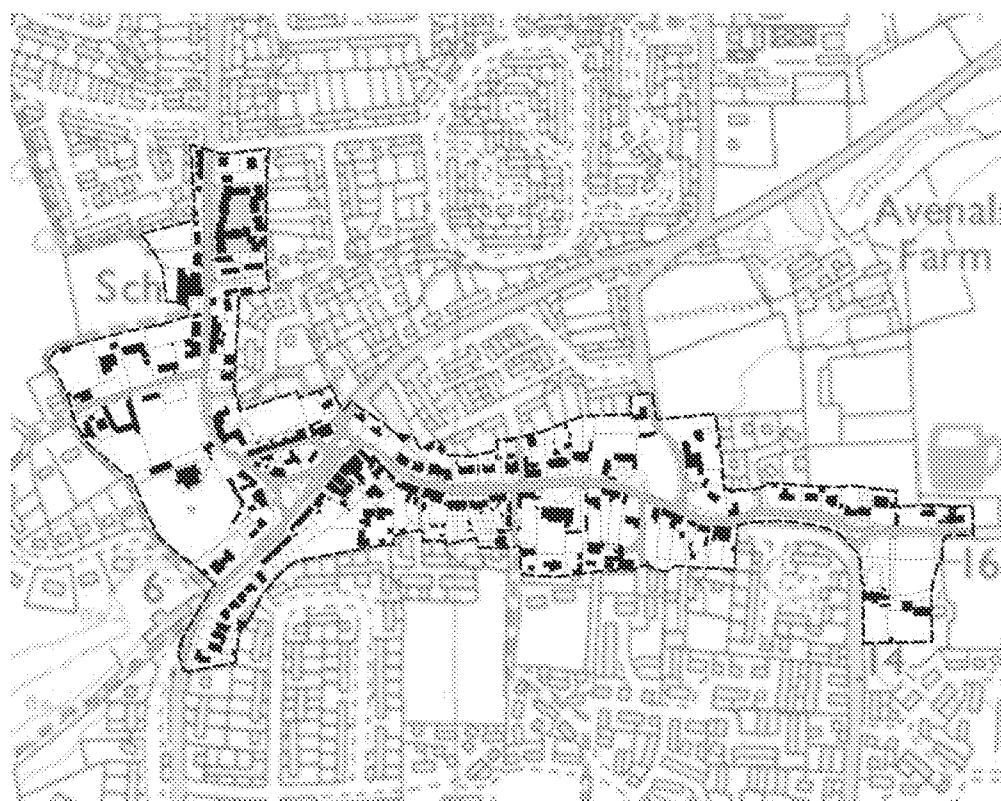


INTRODUCTION

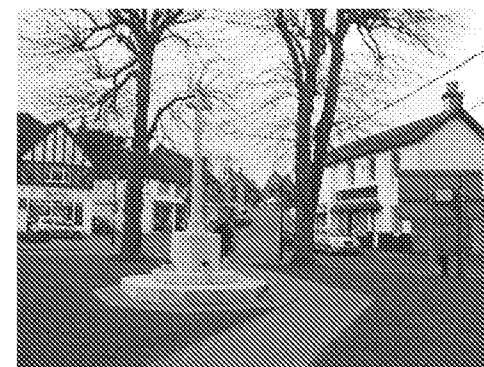
The character of the built environment varies across the village and in the locally surrounding area. The Angmering Conservation area covers the historic core of the village including the southern end of Arundel Road at its junction with Station Road/Water Lane and the High Street leading to the northern end of Roundstone Lane.

Village Centre

The rich mix of built form and materiality and the relationship to key routes and the role which the buildings perform in defining spatial enclosure are key elements in the character of this area. The Square forms the physical focus at the centre of the village with mixed use buildings around it.



Conservation area urban grain



Photos of the Village Centre

INTRODUCTION

North of Water Lane

Development north of Water Lane is predominantly post-war and has grown organically as a network of estate roads and informal development blocks. The exception to this is Lloyd Goring Close where a more orthogonal layout of houses and bungalows are arranged more formally around a rectangular central green.

Contemporary developments in southern Angmering

Development in the southern part of the village has grown southwards and eastwards of Roundstone Lane, with contemporary developments either recently or currently being built.



Mill Road Avenue



Foxdale Drive



Greenwood Drive



Rowan Way



Bramley Way



Cresswell Square

1.0
INTRODUCTION

Building heights

Buildings are predominantly 2 storeys in height with occasional single, 1.5 storey and 2.5 storey buildings.



Various building heights throughout the village

Grain of the area, variation in built form, street scene and roofscape

The grain and density of development intensifies from the edges of the village towards the centre where buildings are more continuous and closer to or at the back edge of pavement with stronger definition to the enclosure of the public realm. Post war and contemporary development tends to have deeper front gardens and are in predominantly semi-detached and detached form with occasional short terraces.



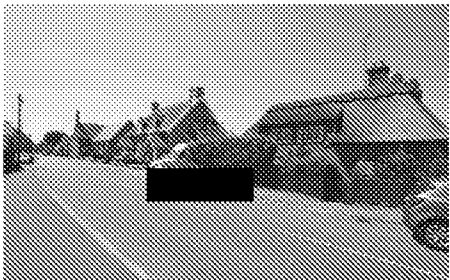
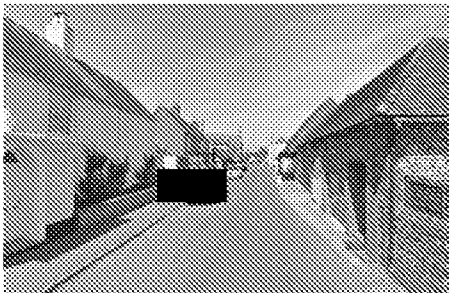
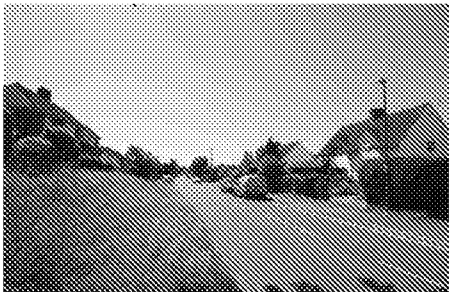
Village Centre



Water Lane



Weavers Hill



Arundel Road



Bramley Green

INTRODUCTION

Materials / Colours, textures, shapes, and patterns

Wall materials

- Painted brick
- White painted flint / cobbles
- Render
- Flint with red brick dressings
- Facing brick – Red and reddish brown colour stock facing bricks.
- Plain tile hanging – Reddish brown, orangey brown or brown
- Occasional buildings in red brick with blue headers in bonding pattern

Roof materials

- Plain tile
- Grey slate

Architectural details

Porches

There are a range of porch details within the village including flat roofed canopies on brackets, pitched roof gabled and lean-to porches on either brackets or posts. Occasionally the porch roof will continue over a ground floor bay window.

Older properties with flat porch canopies sometimes have door case surrounds and panels above normally painted white.

Bay windows

There are examples of square and splayed bays with flat roofs either in single story or 2 storey form, 2 storey splayed bays with tile hung projecting gables

Windows and opening details

Older properties have predominantly sash style windows and Post-War properties have predominantly casement style windows.

Opening details tend to vary according to the predominant wall material

Flint faced properties with either red or buff brick quoins have matching quoin surrounds to window reveals and brick head details.

Tiled eills are common in either brick or render finish. These are used in combination with curved brick header arches in the main facing brick. Sloping brick-on-edge eills are also used within brick.

Concrete or stone eills are common with either render or painted brick or cobbles. These are often painted white.

Doors

Panelled doors painted in a darker colour

are common within the older properties, often with glazed panels.

Cottage style doors with a single small vision panel are also used.

Roof details

There are examples full and barn hipped roofs together with verges on gable ends and at stepped abutments. Full hips are commonly used with slate at shallower pitches. Plain tile in a reddish brown colour is generally used on steeper pitches.

Projecting barge boards are common on gables painted predominantly either black or white.

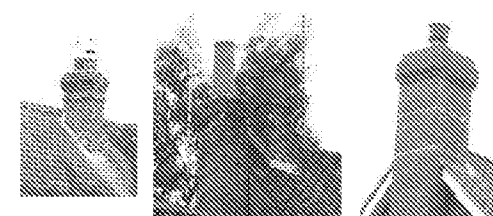
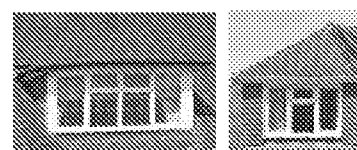
Pointed verges are also used either in gables to flank walls or projecting tile hung gables above bays.

Dormers

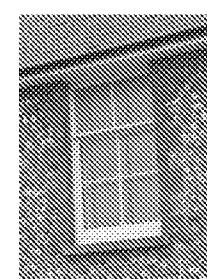
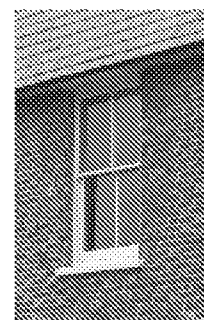
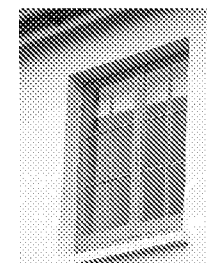
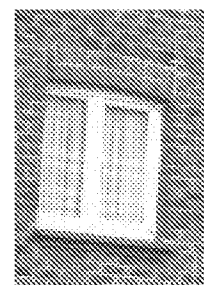
There are examples of tile hung, gabled and hipped dormer windows most often within plain tile roofs. Flat roofed dormers used on chalet bungalows.

Chimneys

These are common features on the older properties in the village. They are generally built in the same facing brick as the main building and where the building is rendered are often rendered and coloured to match.



Various materials throughout the village



INTRODUCTION

Landscape and natural features

- Trees planted within grass verges
- Grass verges / banks

Boundary features

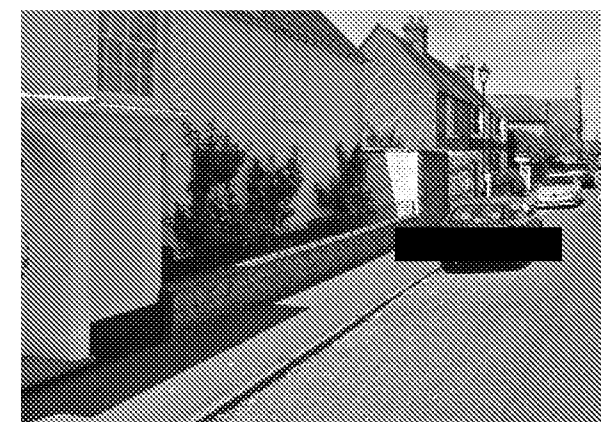
Front property boundaries vary according to the location of the building within the village

Central area and in some residential streets (The Cottrells)

- No boundary with buildings either at back of footway or with contrasting hard surface privacy margin
- Occasional coursed flint wall, dwarf brick wall and railings, or hedge

North of Water Lane including Arundel Road and Dappers Lane

- Brick wall, low brick wall and hedge, no boundary (open front garden), occasional low timber boarded fence



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