



Design Code: Section 2.0 Overview Requirements

Introduction

This section of the Design Code sets out the status of the document in assessing Reserved Matters Applications, the site constraints which have informed the development of the illustrative masterplan and a brief description of the masterplan and its features.

2.0 OVERVIEW REQUIREMENTS

2.1 Using the Design Code

Status of the Design Code

All Reserved Matters planning applications will be assessed against this Design Code by Arun District Council as part of their consideration of the scheme to ensure delivery of the design quality required. All proposals should follow the mandatory requirements and supporting design guidance set out within this document.

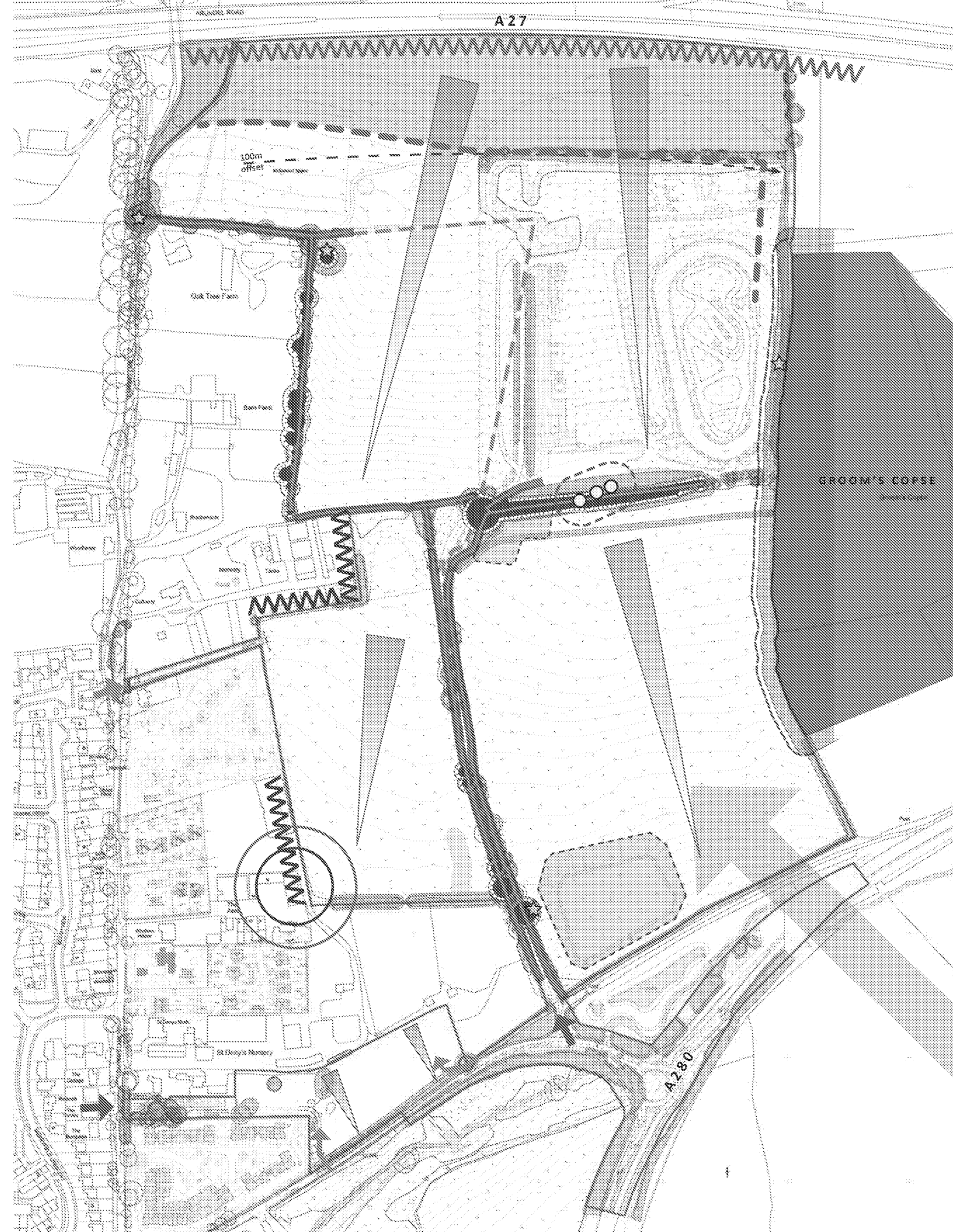
2.2 Site Constraints

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.

KEY

-  Primary access locations
-  Pedestrian/cycle/bus and emergency link
-  Topography
-  Retained existing Public Right of Way
-  15 metre minimum width buffer to Groom's Copse Ancient Woodland
-  Trees and tree groups protected by TPO
-  Category A & B tree Root Protection Areas (RPA's)
-  Category C tree Root Protection Areas (RPA's)
-  Watercourses with 3m buffer
-  Badger setts and associated buffer zone
-  Noise from Arundel Road (A27)
-  Potential noise from neighbouring industrial units to west
-  0 dB target with garden fence
-  -5dB target with garden fence
-  Distant views from South Downs National Park to south of site
-  Open space buffer zone
-  Restriction on building height (eastern and northern edges)
-  Potential SuDS Basin locations
-  Trees with Bat roost potential

Constraints plan ►



2.0

OVERVIEW REQUIREMENTS

2.3 Illustrative Masterplan

The over-arching identity for the site was conceived at outline planning application stage as being based on a landscape-led approach focussing around the natural features on the site, including the woodland edge, topography and surrounding views. However, as part of the design development and pre-application discussions which have been undertaken with officers at Arun District Council it has become apparent that an appropriately landscape-led form of development is not deliverable pursuant to the approved parameter plans.

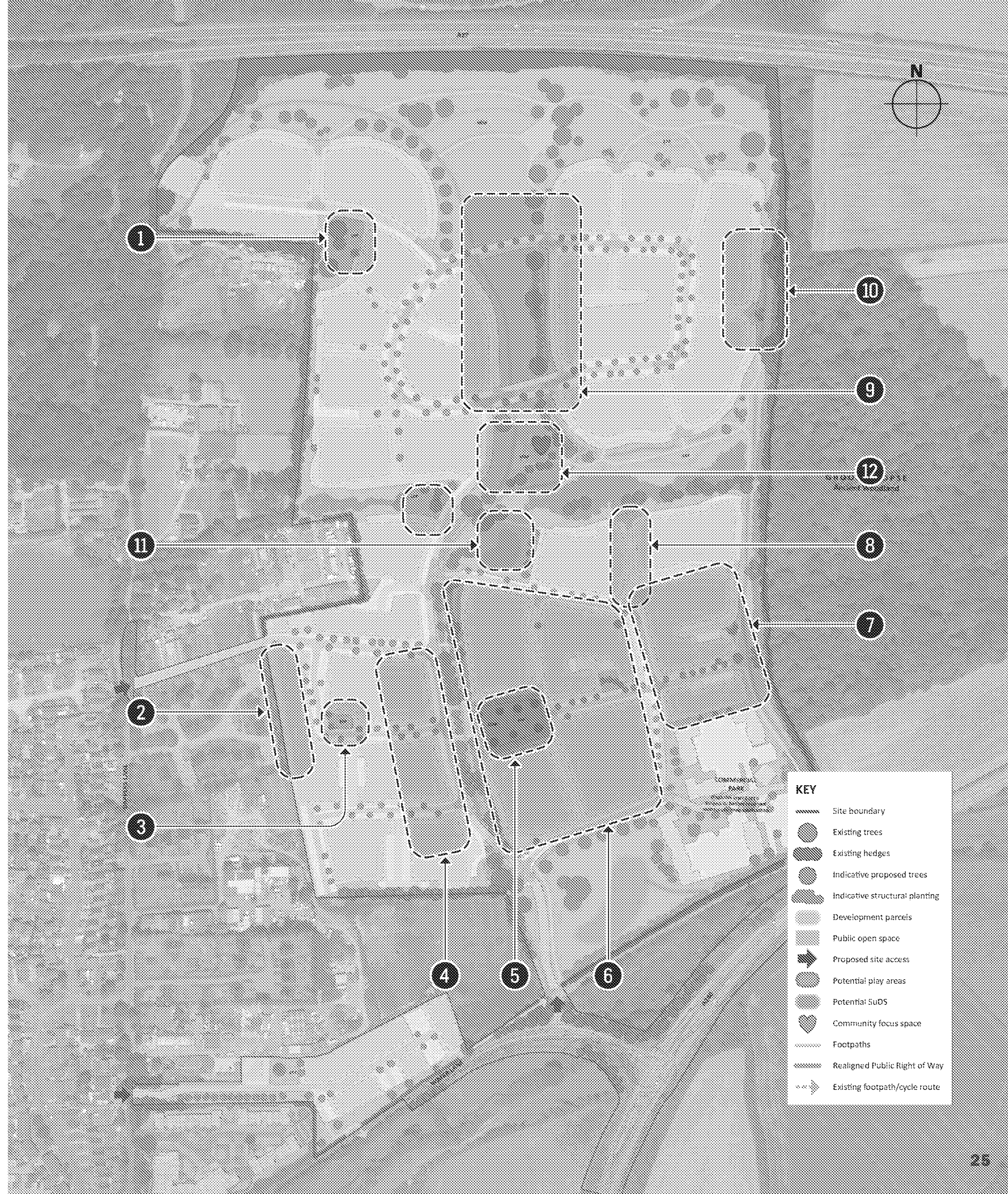
Therefore the developed illustrative masterplan has been used as the basis for the preparation of revised parameter plans and the development of the Design Code. The revised masterplan has been prepared to enable a place which is more strongly defined by a framework of green corridors and open spaces. This green framework has been designed to incorporate the following:

- Ecological habitats and habitat mitigation
- Landscaped buffer to Grooms Copse Ancient Woodland
- Landscaped parkland as buffer to A27 at northern end of site
- High quality existing trees some of which are the subject of a TPO
- Existing watercourses
- Blue infrastructure including swales and attenuation basins as part of SuDS network
- Responses to key views from South Downs National Park
- Extensive new tree planting within streets and open spaces

Key features include:

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

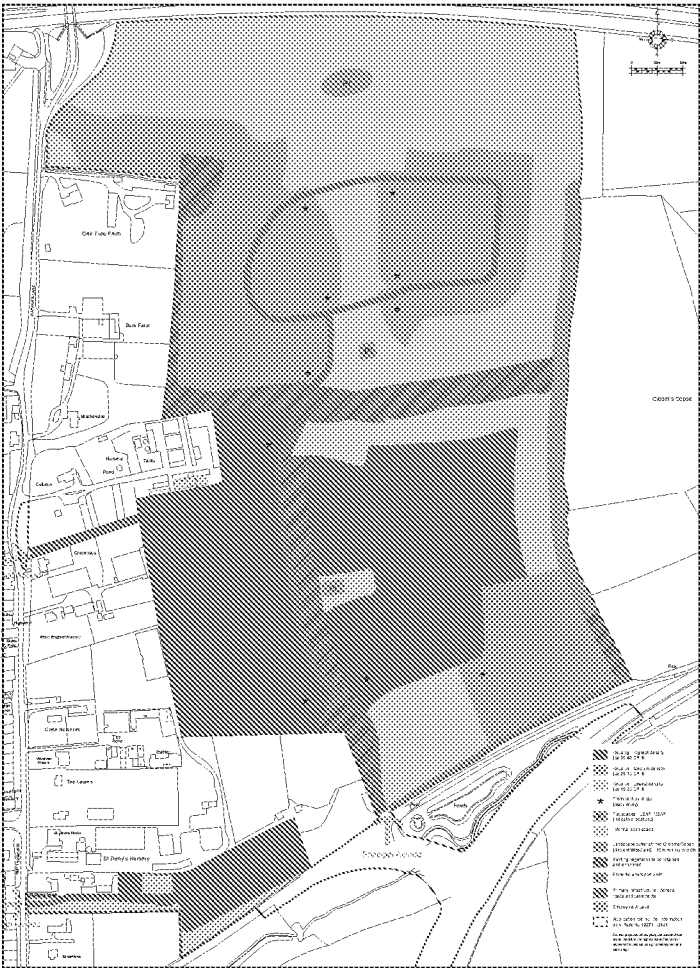
Illustrative masterplan ►



2.0
OVERVIEW
REQUIREMENTS

2.4 Land Use and Density Distribution

The approved Land Use Parameter Plan has been revised in response to comments received during the pre-application process for the submission of the Design Code. The land use and density distribution within the illustrative masterplan for the new development has been informed by the need to develop a landscape led masterplan and in response to development of the site constraints appraisal.



Revised Land Use parameter plan

- KEY**
- Housing - Highest density (ca 35-40 DPH)
 - Housing - Medium density (ca 25-35 DPH)
 - Housing - Lowest density (ca 15-25 DPH)
 - Prominent buildings (feature/key)
 - Playspaces - LEAP, NEAP (indicative locations)
 - Informal open space
 - Landscape buffer strip to Grooms Copse (Ancient Woodland) - 15m minimum width
 - Existing vegetation to be retained and enhanced
 - 6m wide landscape buffer
 - Primary infrastructure - Access roads and pavements
 - Employment Land
 - Application redline - for information only. Refer to 19271 - S101
- For the purposes of this plan, the extent of the areas identified are approximate. Flexibility is reserved for detailed design development of a later stage*

Land use distribution diagram ►

- KEY**
- Residential development (17.73ha)
 - Open Space (8.06ha)
 - Play areas (0.25ha)
 - Retained groundcover planting and trees (2.25ha)
 - Ancient Woodland buffer zone (0.67ha)
 - Employment land (1.53ha)



2.0

OVERVIEW

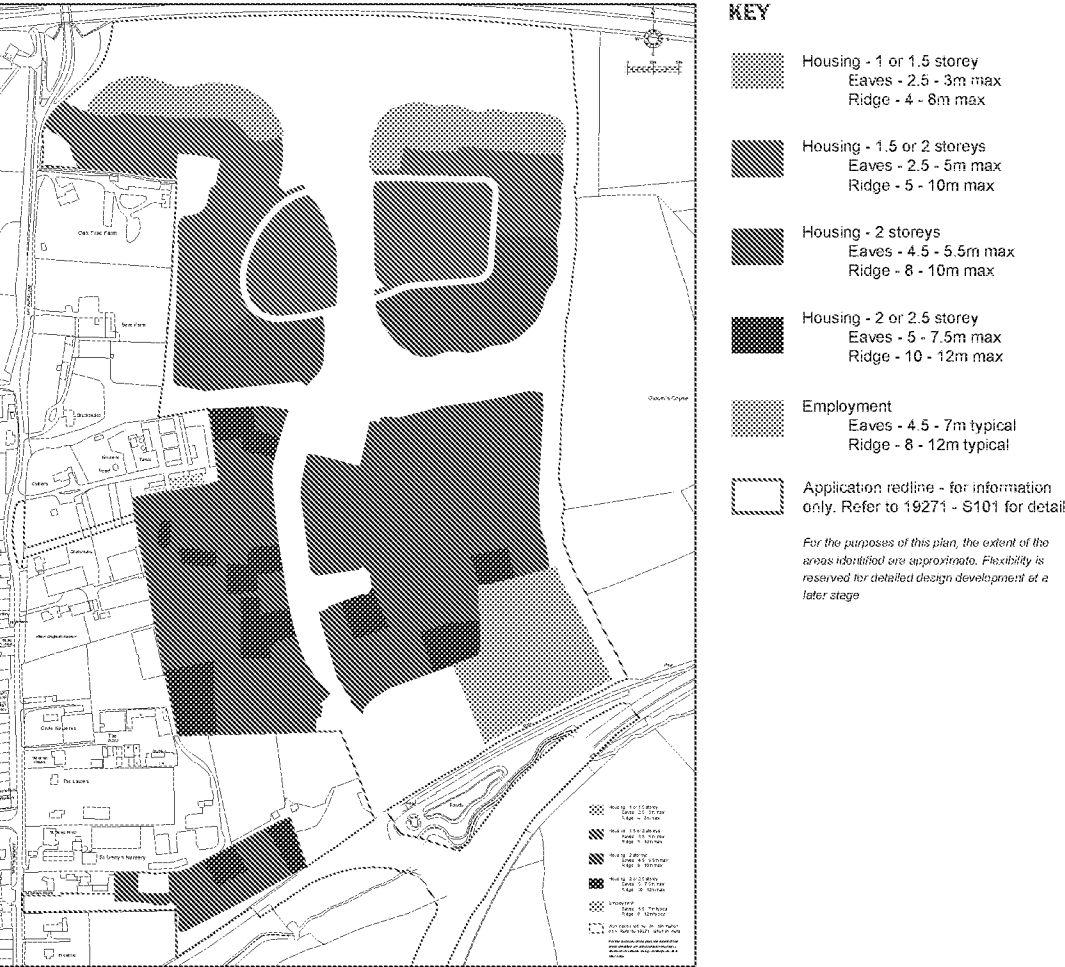
REQUIREMENTS

2.5

Building Heights Distribution

A review of the building heights within the new development as part of the developed concept has led to the substitution of a revised parameter plan for that which was approved as part of the outline consent.

Angmering predominantly comprises buildings of 2 storeys in height. 2.5 storey buildings are not a common characteristic of the village, which will be used in places adjacent to the attenuation basin and Commercial Park and in the higher density Village character area. Along the north-eastern edge of the development buildings will be limited to a mix of 1 and 1.5 storeys in height



Revised building heights parameter plan

Proposed building heights distribution diagram ►



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Design Code: Section 3.0 Access, Movement & Parking

Introduction

This section of the Code sets out the pedestrian, cyclist and vehicular access and movement network and the required street hierarchy together with the geometry and dimensional requirements for the respective street types. It identifies how the proposals for the site link into the local movement network and provide connectivity to local facilities.

It also sets out the parking standards required to meet the standards set out in the Arun District Council parking standards SPD (2020) for Parking Behaviour Zone 2 and sets out acceptable parking typologies for use within the reserved matters proposals.

This section includes required provision for refuse storage and collection and for the required utilities and service corridor provision within the development to ensure that this can be incorporated within the street network.

3.0

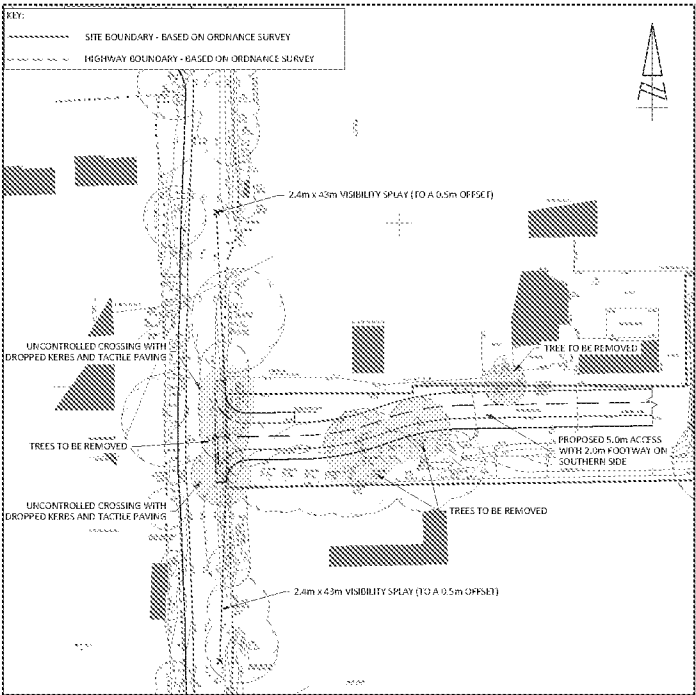
ACCESS, MOVEMENT & PARKING

3.1

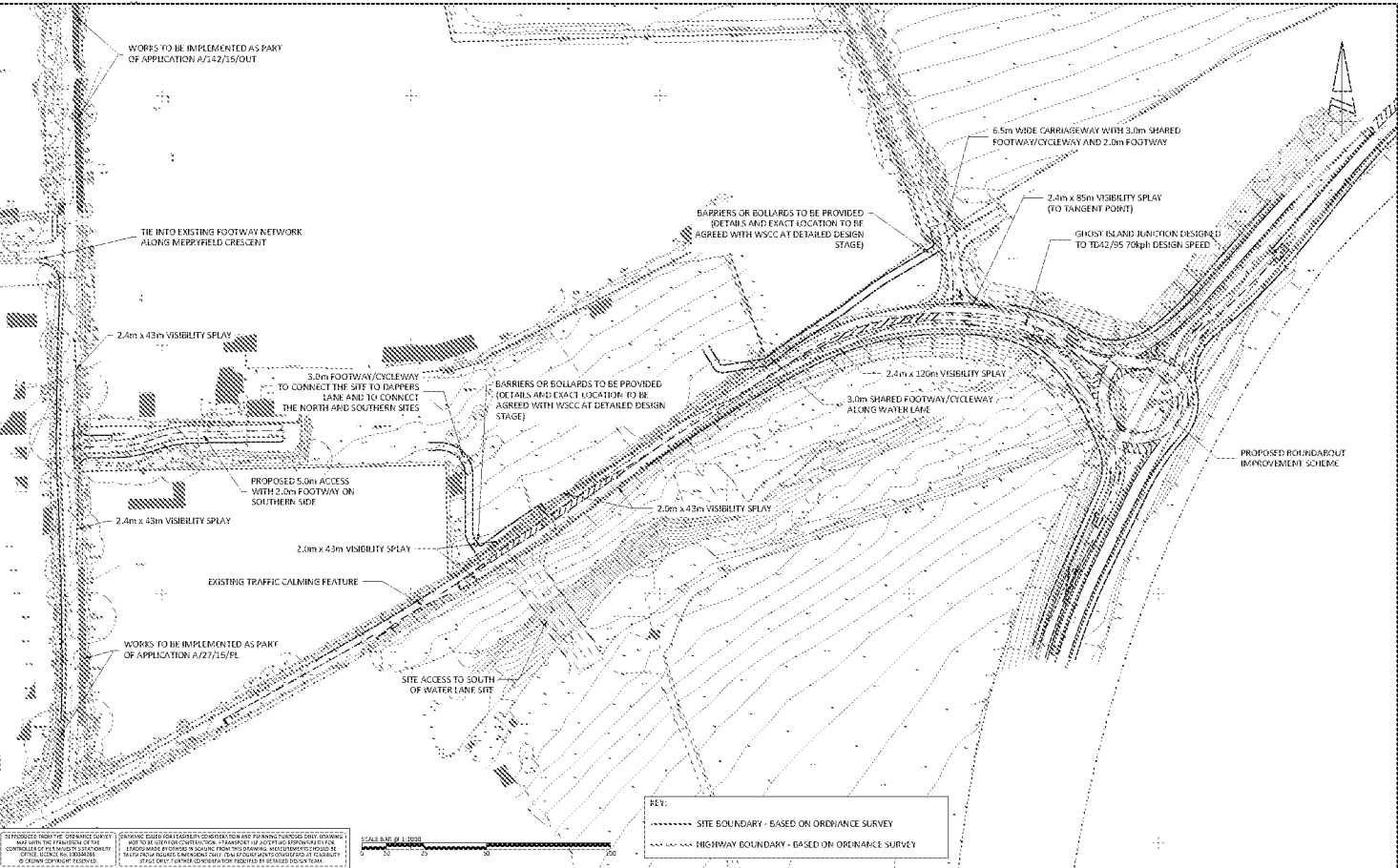
Approved Site Access Locations and Junction Details

Three points of vehicular access to the site have been approved as part of the outline application. These are as follows:

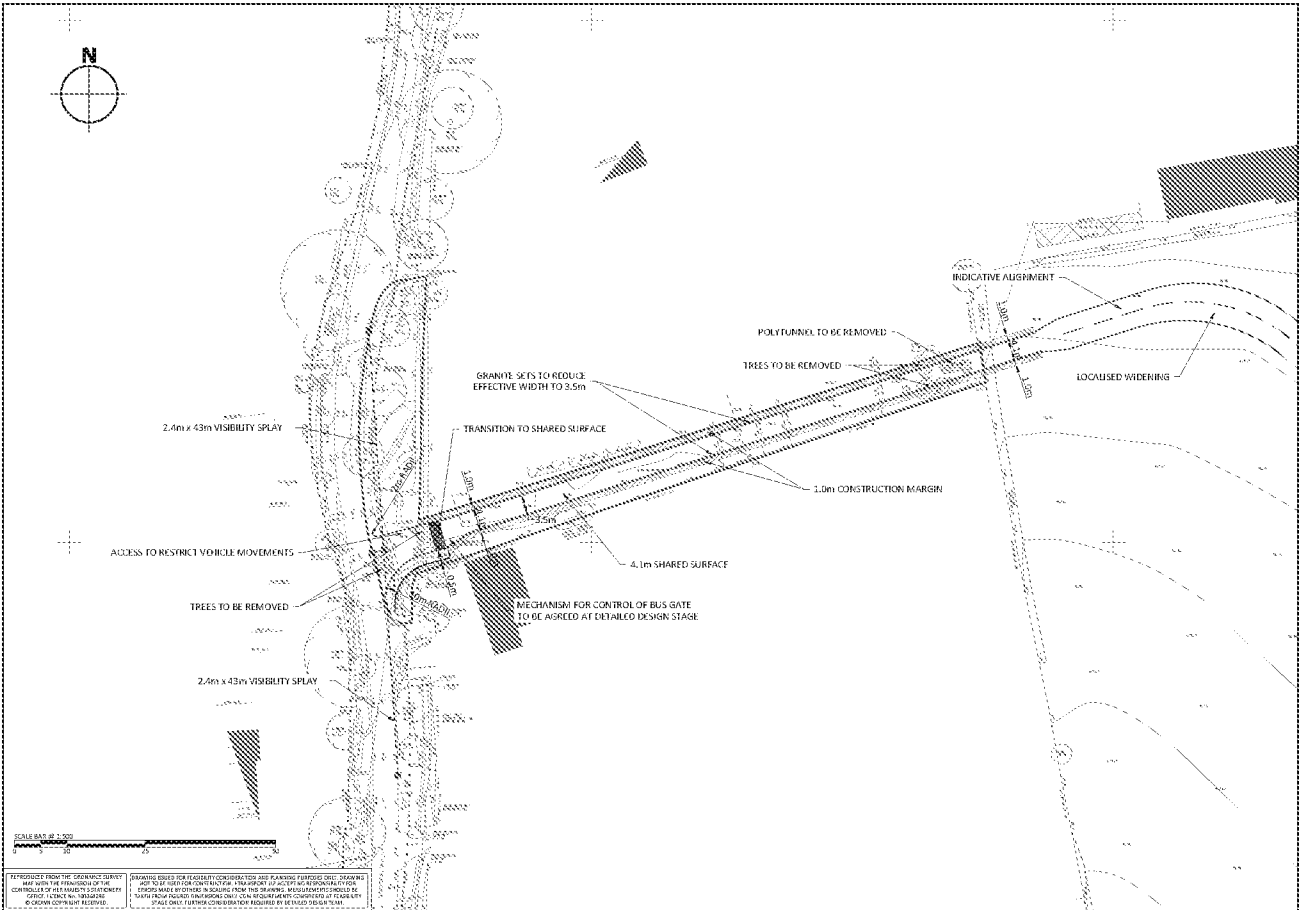
1. Main site entrance from Water Lane and associated works
2. Secondary site access to small development parcel from southern end of Dappers Lane
3. Bus and emergency vehicle access and associated works connecting into western edge of development



2. Secondary site access from Dappers Lane (iTransport)



1. Main site entrance from Water Lane (iTransport)



3. Bus and emergency vehicle access from Dappers Lane (iTransport)

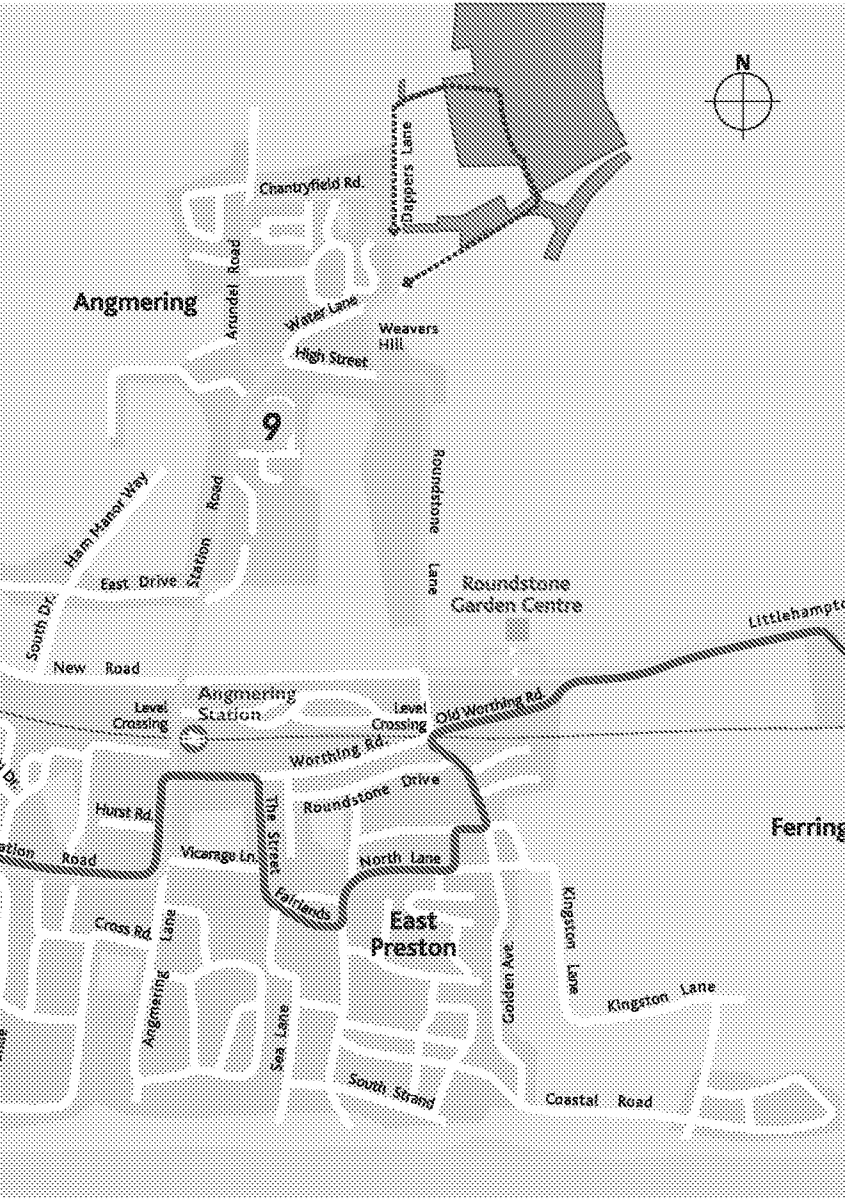
3.0

ACCESS, MOVEMENT & PARKING

3.2

Public Transport / Dappers Lane Link
(Conditions 16 and 39)

The proposed link from Dappers Lane into the western edge of the main development site and link south to the junction with Water Lane will facilitate the diversion of the Stagecoach service no. 9 through the site. This is an hourly service which runs between Shoreham-on-sea and Littlehampton and including access to Angmering Railway Station. This service provides good coverage between Monday and Saturday and offers a realistic alternative to travel by private car.



Stagecoach service no. 9 route map with approximate site location in red



Bus and emergency vehicle access from Dappers Lane (iTransport)

Extract of masterplan showing public transport link