

Requirements of the Design Code & Parameters

The Outline consent with approval for up to 525 dwellings(Use Class C3), with 3ha (gross) of employment land (Use Class B1), public open space, play areas, access, associated infrastructure and landscaping includes a number of conditions which includes general controls and submission requirements relating to design. Condition 5 of the Outline consent (LPA Ref: A/40/18/OUT) states that the Design Code Masterplan should be submitted and approved in writing by the Local Planning Authority. The document should guide the design of the development by reflecting the objectives set out within the Design & Access Statement (Revised, October 2018) on issues including, and not limited to, character areas, street hierarchy, building typologies, car parking approach, planting, street furniture and treatment of the public realm. The development should be carried out in accordance with the approved design code.

The Design Code that has been submitted in a separate condition discharge application alongside this Reserved Matters application has been prepared in conjunction with the Design & Access Statement that accompanies this submission. The Design Code and Design & Access Statement responds to the parameter plans and the Outline Design & Access Statement, and these have all informed the detailed design of the proposals. The primary land use for this phase is residential, with substantial elements of green infrastructure and open space. The employment element of the scheme will be dealt with via an additional Reserved Matters application at a later stage.

The following pages set out how this Reserved Matters application comply with the parameters and requirements set out within the Design Code;

Character Areas

The Design Code identifies 5 different character areas within the development site, of which 4 are relevant within this Reserved Matters application. The fifth character area covers the employment allocation in the south east of the development site and will be dealt with by a further Reserved Matters application. These character areas have been informed by the sites form and character by responding to natural features and ensuring that the land use, built form, density and materials are appropriate to the location.

CHARACTER AREA	DESIGN CUES	URBAN FORM	BUILDINGS	PUBLIC REALM
Gateway	- Rural avenue - Green corridor - Attractive cycle and pedestrian route - Ecological corridor	N/A	N/A	- Grass verges and green corridor with tree planting - Perimeter open space around attenuation basin - Pedestrian and cyclist movement - Hard surfacing to reinforce coherence of space
Village	- More dense streets of urban character - Ramblers village streets - Tree-lined avenue - Distinctive identity through built forms - More traditional architectural character with reference to local history, vernacular	Block Structure: - Perimeter blocks with medium to high degree of enclosure Density: 25-40 DPH Parking: - Varied, on-plot, frontage parking on street and in rear courtyards	Style: - Predominantly semi-detached and detached houses and small terrace buildings Height: - Predominantly 2 storeys with occasional 2.5 storey buildings Materials and architectural detailing: - Predominantly brick with occasional render. Flint with brick quoins/patterned brickwork on key buildings	Front garden boundaries: - Defined front garden - Metal railings and/or dwarf brick wall Road surface: - Macadam and paved squares at junctions Footpaths: - Generally macadam
Woodland Edge	- Rural edge to village - Green corridors - Attractive cycle and pedestrian routes - Ecological corridor - Hedge-lined lanes with grass verges - Semi-rural architectural character	Block Structure: - Edges of perimeter blocks forming onto open space, more gaps between buildings Density: - Generally 15-25 DPH Parking: - On-plot garages and drive spaces	Style: - Predominantly detached houses Height: - Generally up to 2 storeys Materials and architectural detailing: - Predominantly brick with occasional plan tile and dark brick and bonding in party walls - reds brown and hewn	Front garden boundaries: - Picket fence/estate paling with hedge behind Road surface: - Macadam to lanes - Block paving to private drives Footpaths: - Shared surface lanes
Parkland	- Tree-lined avenues - Urban character streets and lanes - Rural edge to village - Hedge-lined lanes with grass verges - More contemporary architectural character	Block Structure: - Perimeter blocks with low to medium degree of enclosure to streets Density: - Generally 25-35 DPH - Northern Edge 15-25 DPH Parking: - Varied on-plot, frontage parking in bays on street and rear courts	Style: - Predominantly semi-detached and detached houses with occasional short terrace and small apartment buildings Height: - Predominantly 2 storeys, 1 and 1.5 storeys on northern edge Materials and architectural detailing: - Predominantly brick. Flint with brick quoins/patterned brickwork on key buildings with occasional plan tile on green edge	Front garden boundaries: - Metal railings and/or dwarf brick wall on streets - Estate railings on green edges Road surface: - Macadam to defined carageway - Block paving to shared surface lanes Footpaths: - Macadam where applicable
Commercial Park	Small, landscaped business park	Block Structure: - Industrial buildings arranged around courts Parking: - In a series of courts	Style: - Industrial buildings Height: - Up to 2 storeys (maximum 12m high at ridge)	Areas of grass and landscaping with trees in parking courts

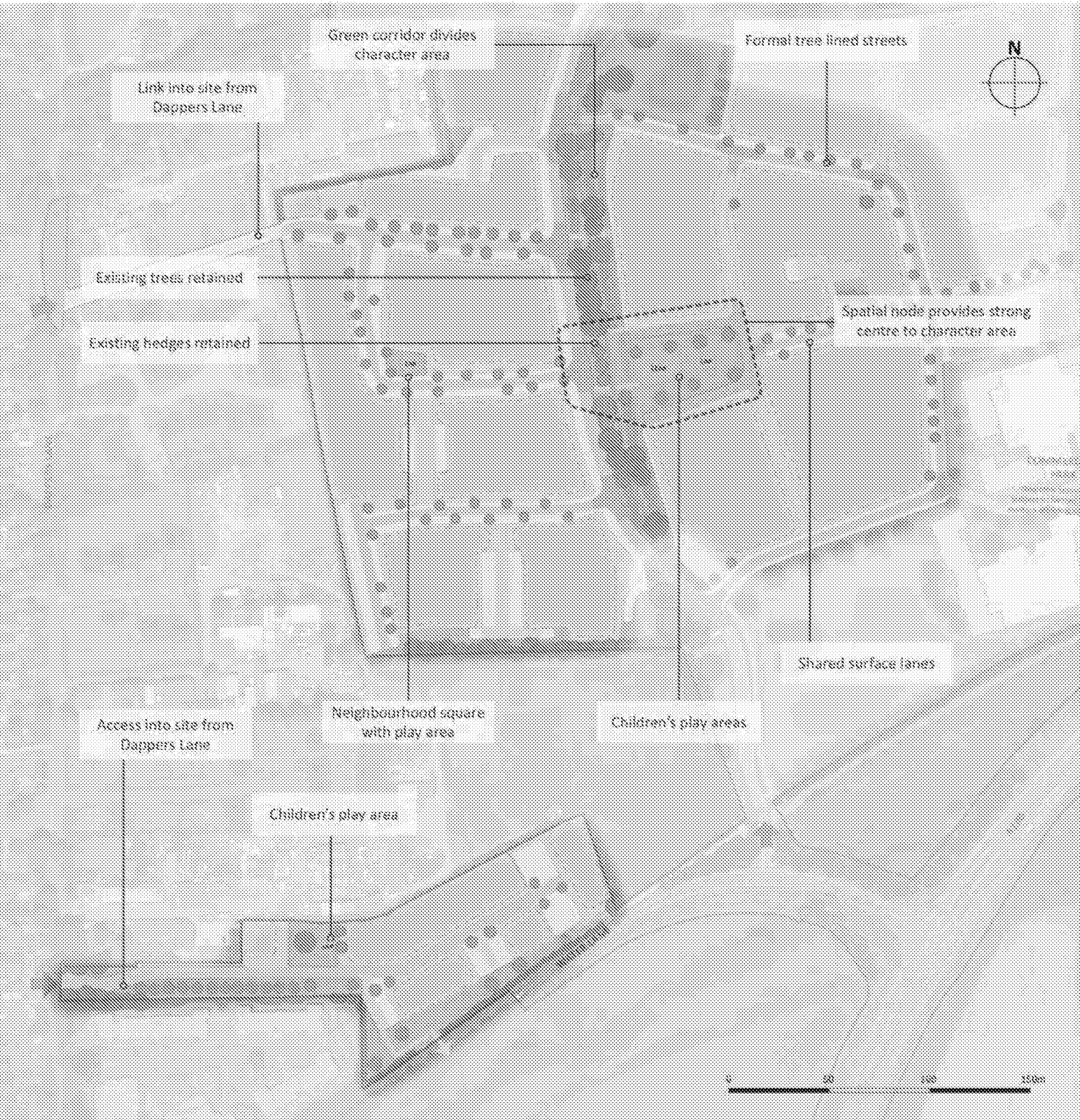
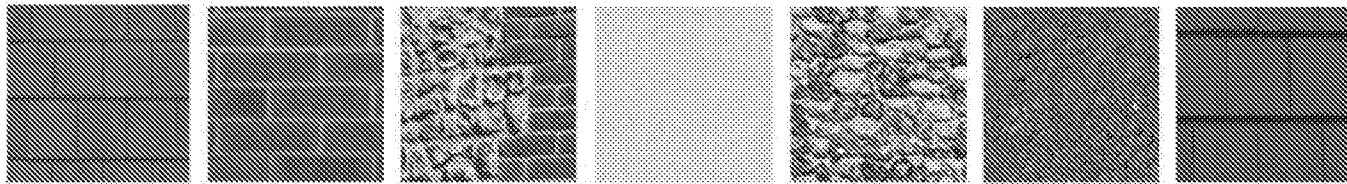


Prepared by OSP (2021).

The Village: Comprised of high-density development with a mix of predominantly terraced and semi-detached dwellings with small apartment buildings and the occasional detached dwelling located alongside the existing development to the west of the site closest to the village. This character area will cover the heart of the development as well as the independent south western parcel and will comprise a more formal layout and pattern of development with the green corridor running through the centre along the existing established mature vegetation line which runs along the current access lane which will be repurposed into a pedestrian and cycle link. This area will incorporate a square with a LEAP and LAP, as well as an additional LAP in the west of the area.

Key features:

- More formal layout and urban character
- Central square as focus space
- North-south Village Street
- Generally, more continuous frontage
- Small apartment buildings, terraced and semi-detached and occasional detached house
- Predominantly 2 storeys with occasional 2.5 storey building
- Maximum eaves height - 7.5 metres
- Maximum ridge height - 12 metres
- Parking predominantly on-plot with some on street in perpendicular bays, in frontage courts and rear parking courts
- On-plot parking generally set back behind building frontages
- Wall materials comprising predominantly stock brick with occasional render and use of flint
- Roof materials predominantly plain tile with occasional slate appearance tiles on apartments and focus buildings

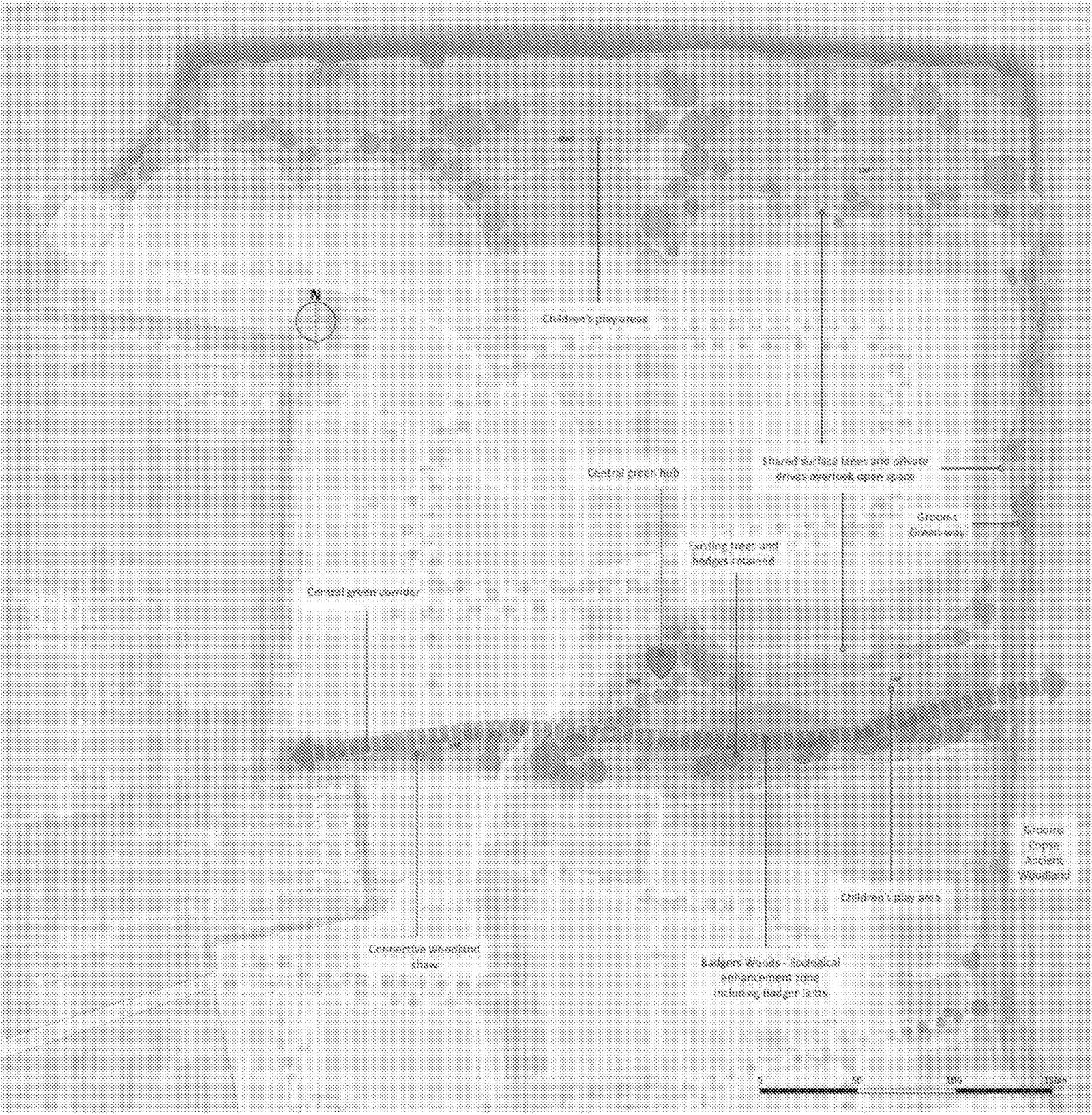
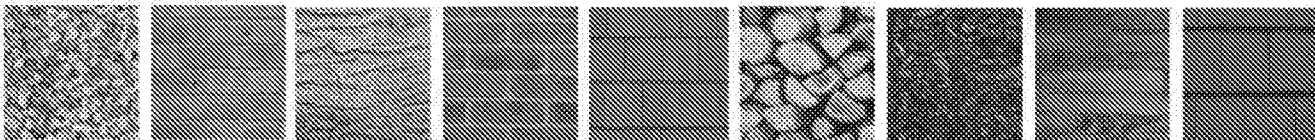


Prepared by OSP (2021).

The Woodland Edge: Comprised of a lower-density development that provides a transition between the Village character area at the heart of the development and the ancient woodland that sits to the east of the development site which predominantly comprises detached two-storey dwellings with the occasional single-storey dwelling. This character area holds the ecological enhancement zone which comprises of the existing vegetation to the south of the raceway, and will be retained and enhanced to create a new east-west green corridor to link the ancient woodland to the north-south green corridor in the heart of the site. The area will hold NEAP, LEAP and LAP which will incorporate woodland play trails for children to encourage interaction with nature. The area also includes a landscaped buffer to the north, which will ensure views of the development are softened from the South Downs whilst also ensuring noise mitigation from the A27.

Key features:

- Dwelling frontages along lanes and private drives
- Lowest density housing of 15-25DPH
- Maximum eaves height - 5.5 metres
- Maximum ridge height - 10 metres
- Generally detached buildings
- Generally 2 storeys in height with occasional single storey dwelling
- On-plot parking generally set back behind building frontages
- Wall materials - Predominantly stock facing brick with occasional use of flint and plain tile hanging commonly used to upper floor levels
- Roof materials - Generally plain tile
- Low picket fences to dwelling frontages
- Timber posts along open space edges to protect from vehicle encroachment

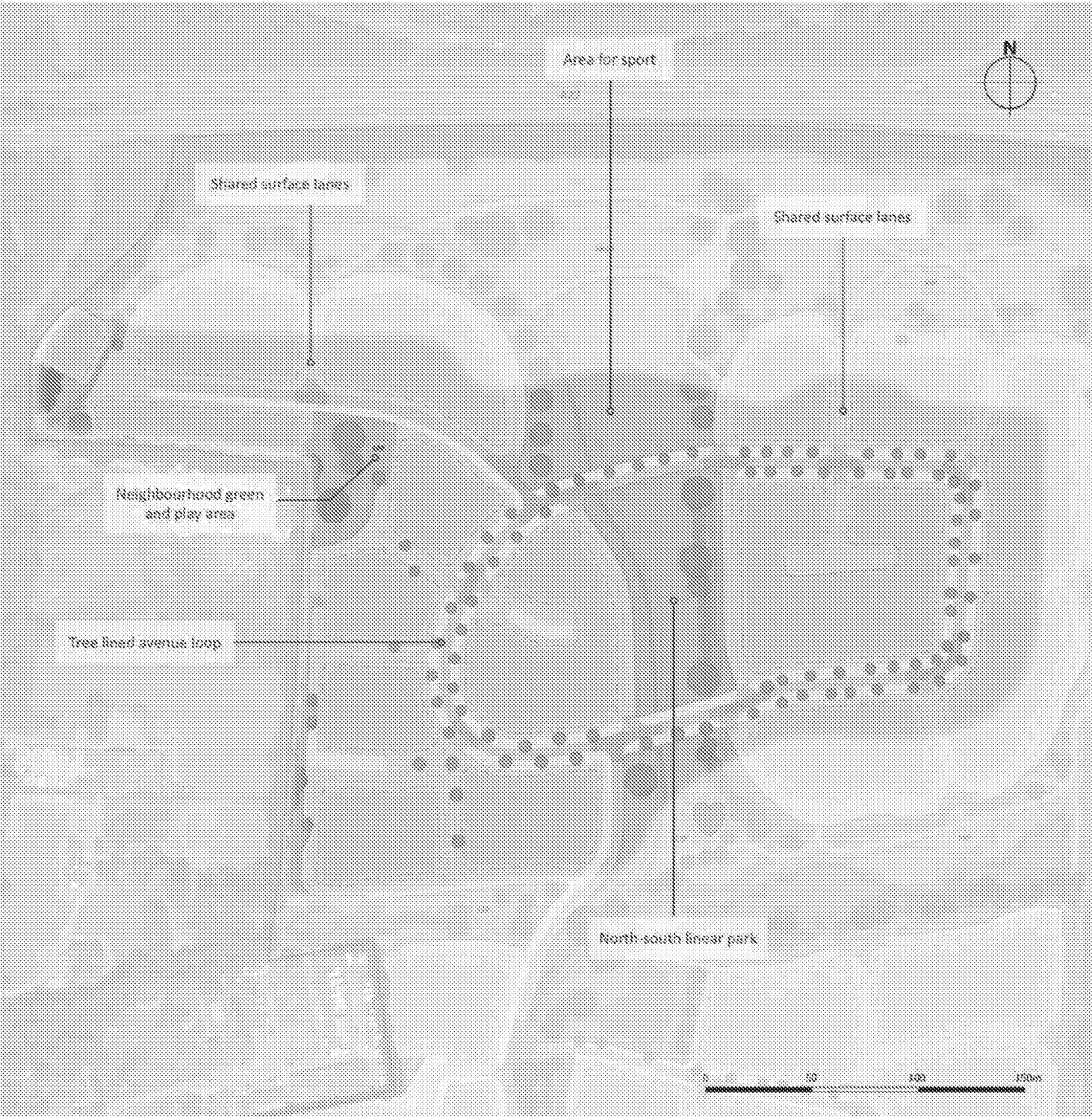


Prepared by OSP (2021).

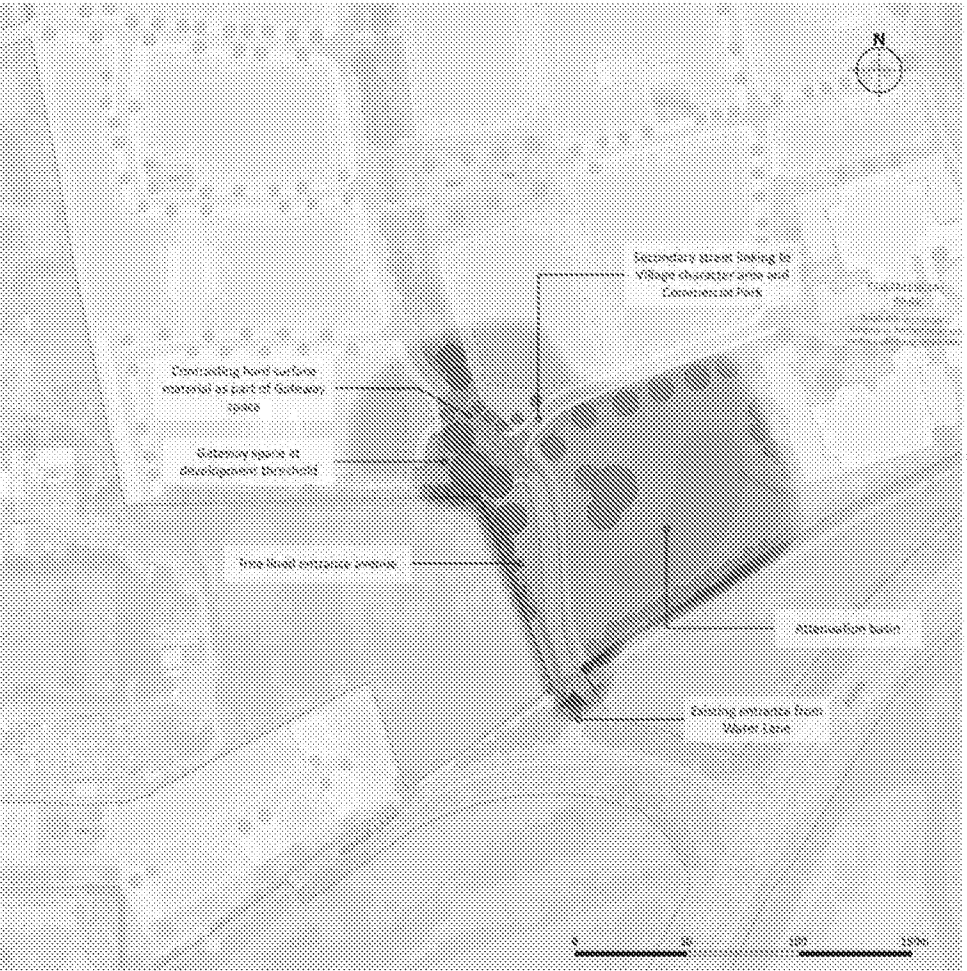
The Parkland Edge: Comprised of a lower-density development that provides a transition between the Village character area at the heart of the development and the large area of public open space that sits at the north of the development site, with the ecological corridor at the southern end via a north-south linear park. The existing bunds will be retained where possible to create new landscape features, whilst development will comprise detached and semi-detached dwellings with the occasional terrace and small apartment buildings arranged around a secondary avenue that will provide a tree-lined loop with shared surface lanes running off the loop onto the development edges. Building heights will comprise 2-storey, 1.5-storey and 1-storey dwellings. The area will sit along the the north-south linear park which will be located at the end of the green corridor from the gateway of the site and link to the woodland edge. This area will contain neighbourhood greens with LAPs as well as an informal kickabout / sports space.

Key Features:

- North-south linear park as focus space
- Tree-lined secondary avenue loop
- Shared surface lanes radiating out to green edges
- Private drives and green lanes front onto green edges and Linear Park
- Medium to low density of development of 20-35DPH
- Predominantly 2 storey buildings with 1 and 1.5 storeys along northern edge
- Maximum 10 metre ridge height generally
- Maximum 8 metre ridge height on north-eastern edge
- Predominantly detached and semi-detached houses with occasional short terraces and small apartment buildings
- Regular breaks in roof line
- Wall materials – Occasional flint with brick quoins and blue brick headers in bonded brickwork on focus and corner turning buildings
- Roof materials – Predominantly plain tiles with slate appearance tiles on apartment and focus buildings
- NEAP, LAP and informal kick-a-bout area within northern park



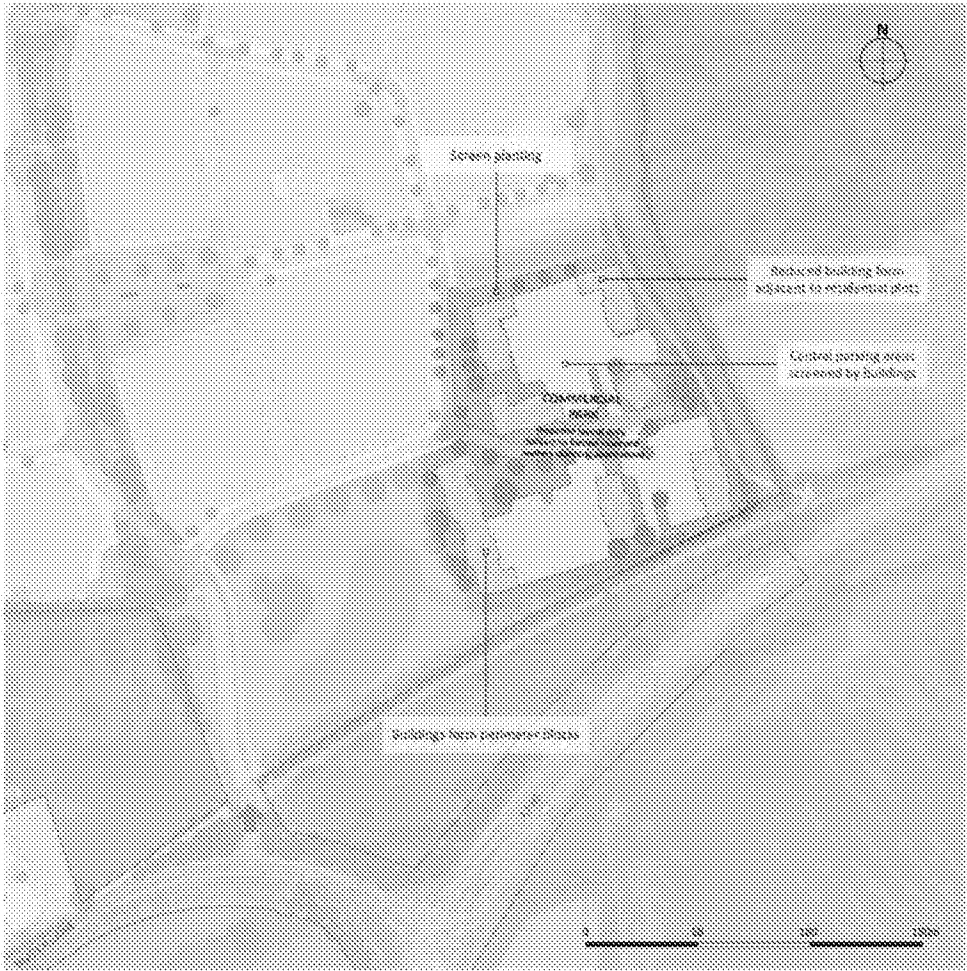
The Gateway: This area provides the main access into the development from Water Lane and provides a key opportunity to create a sense of arrival. This character area does not contain any dwellings, however, buildings fronting on to this area and the existing mature trees will play a key role in establishing the character of the area. The Gateway will be defined by a tree-lined avenue, enhanced planting and vegetation around existing mature trees and hedgerows and the presence of the attenuation basin to the east of the entrance. A key gateway space has been established at the junction between the primary street and secondary street which runs into the eastern development parcel and employment area that will provide a focal point and node as you enter the development.



The Commercial Park: This area is not included within this application for Reserved Matters approval. Nonetheless, it has been incorporated within the design code with careful consideration given to the relationship between the proposed residential development and any forthcoming proposals for a commercial element.

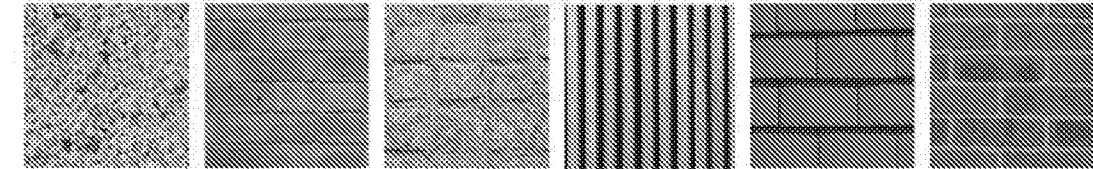
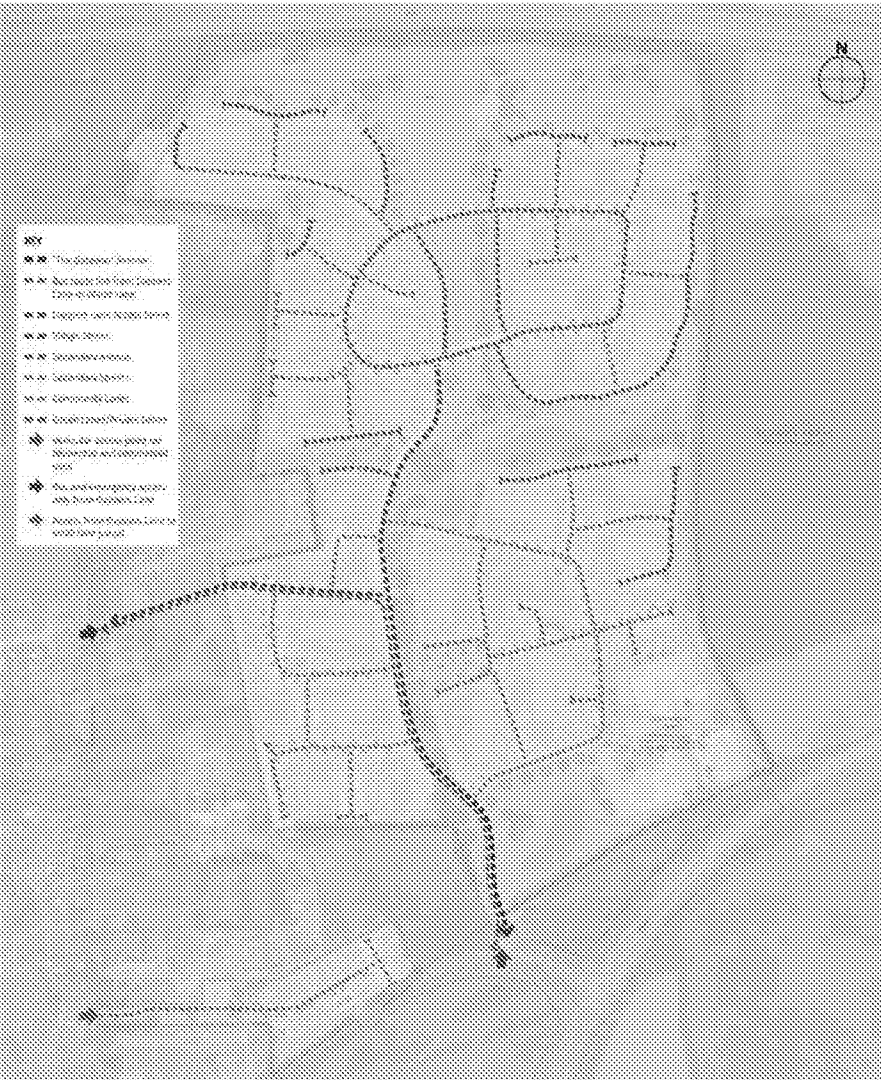
Key Features:

- Employment buildings restricted to Use Class B1
- Commercial building maximum 2 storeys in height
- Maximum ridge height - 12 metres
- Commercial buildings step down in height adjacent to residential use
- Variety of building footprints and forms to reduce visual bulk
- Screening planting



Street Hierarchy

The Design Codes sets out the hierarchy of streets and the wider overall internal vehicular movement network in line with the requirements of Condition 5. The design of the street hierarchy helps reinforce the before mentioned character areas, with the primary route into the site providing an avenue into the gateway of the development and then along the village street through the village character area. The secondary avenue will provide the main route through the parkland edge, whilst secondary streets and community lanes will provide access to homes across the development. A bus and emergency access only route will be provided via Dappers Lane which will be enforced via ANPR.



Prepared by OSP (2021).

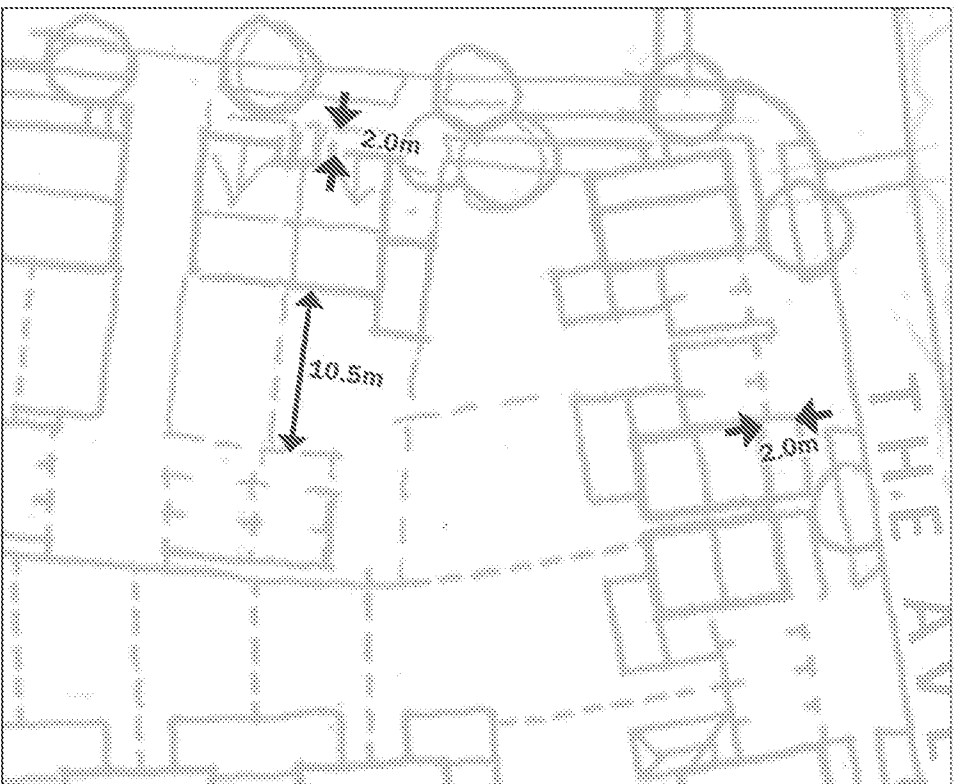
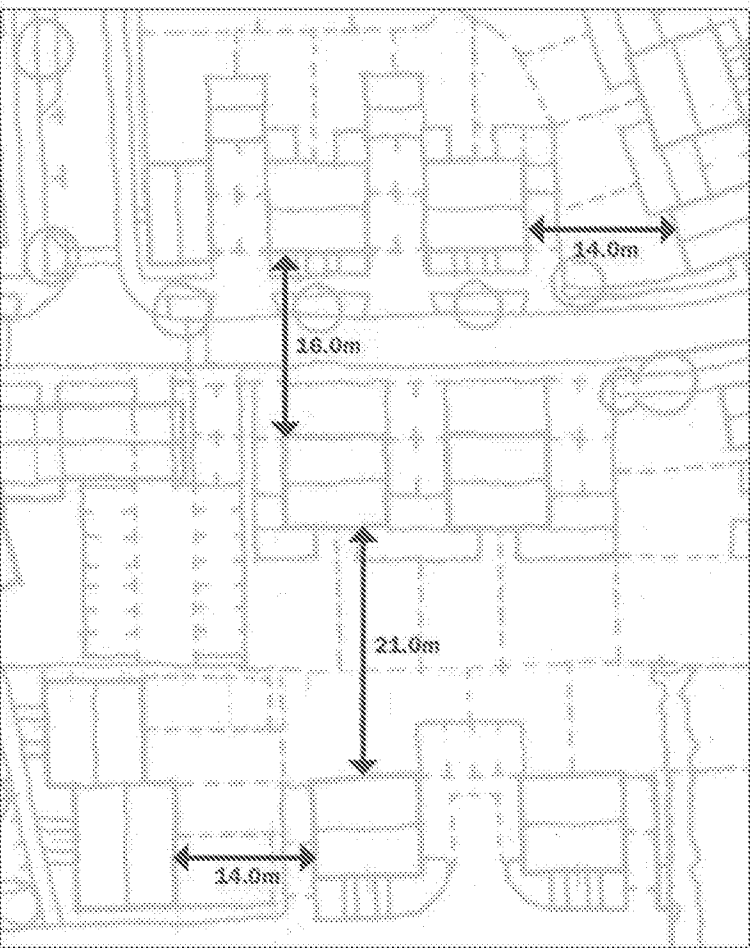
Building Typologies & Standards

In addition, the design code also sets out the distribution of housing typologies throughout the development in line with Condition 5. The Village character area will be denser than the rest of the development and will predominantly comprise terraces and semi-detached dwellings. The woodland and parkland edge character areas will contain terraces and semi-detached dwellings within the inner areas of development, with detached and larger footprint dwellings along the edges. These character areas will be less dense and will also benefit from bungalows along the northern edge, reducing impacts of the development when viewed from the South Downs National Park. Clusters of affordable dwellings will be pepper potted throughout the site and will be tenure blind, with no more than 20 affordable dwellings in each cluster.

The Design Code sets out that all dwellings will be designed to Nationally Described Space Standards, and in compliance with Condition 37 of the Outline consent at least 10% of the total dwellings will be built to M4(2) standards. A further 10 dwellings will be built to M4(3) standards. All private front gardens will be a minimum of 2 metres in depth, whilst rear gardens will be a minimum of 10m in depth. All balconies will project to a maximum of 2m from building fronts, with minimum usable areas of 3m², whilst all communal residential amenity spaces will be at least 40m², plus 10m² for each apartment. With regards to privacy, a minimum of 16 meters will be provided between habitable room windows front to front, with 21 meters provided between habitable room windows back to back and 14 metres between habitable rooms and side windows.

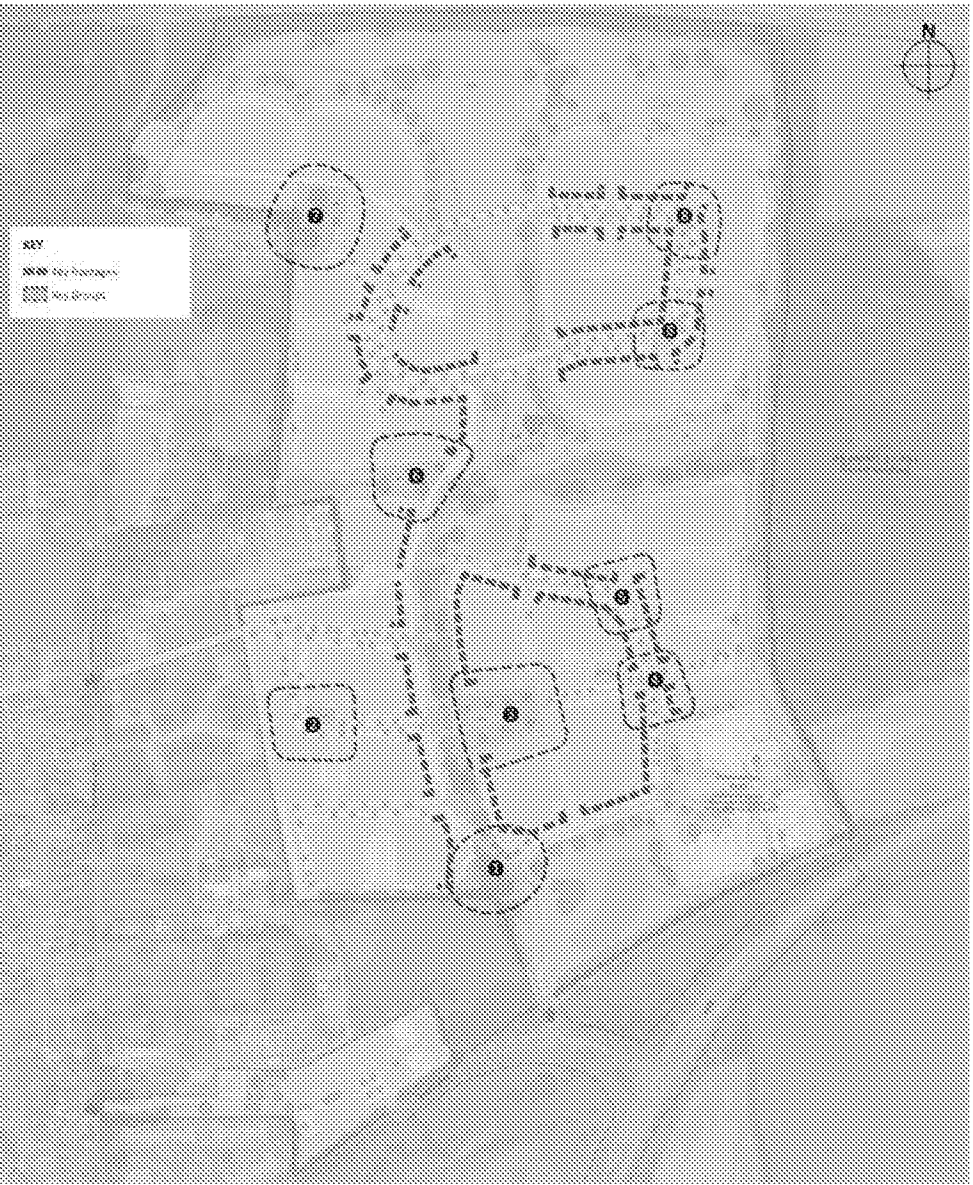


Prepared by OSP (2021).



Key Buildings

Key Buildings and Primary Frontages have been established within the development to help identify key areas to establish landmarks and to help build legibility throughout the wider development. These areas will provide definition to key events within the street scene of the development and are detailed within the Design Code.

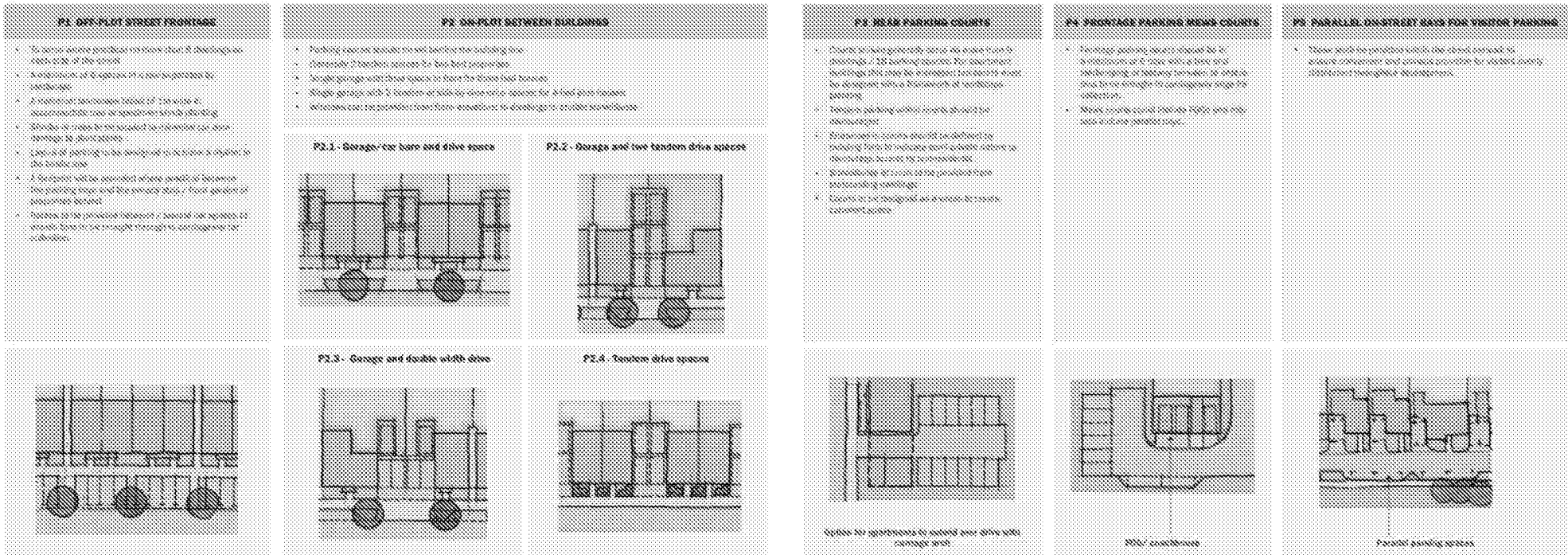


Car Parking Approach

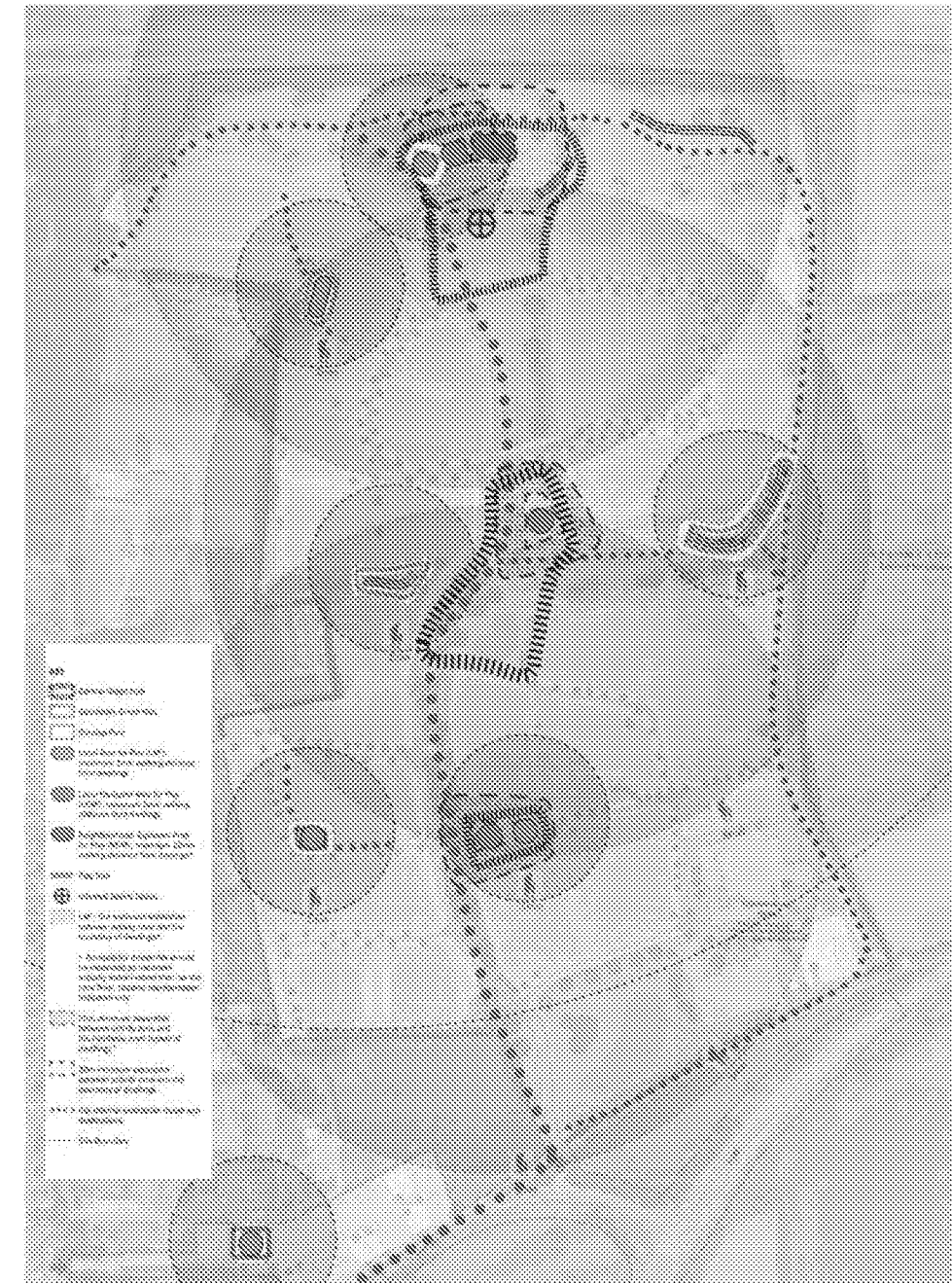
The Design Code sets out that car parking will be provided to meet the standards set out within the Arun District Parking Standards SPD, with 2 spaces provided for 1 and 2 bedroom flats and 2 and 3 bedroom houses and 3 spaces for four beds and above. A provision of 20% visitor car parking spaces will be provided whilst increased parking areas will be provided for dwellings built to M4(2) and M4(3) standards. Electric vehicle charging will be provided for 20% of all dwellings. Vehicle parking typologies to be used will include off-plot frontage, on-plot between buildings, rear parking courts, parking mews and on-street parking bays for visitor parking. Secure cycle storage will be provided across the development to encourage a shift towards sustainable modes of transport, with 1 space in communal storage rooms for apartments, 1 space for 2 bed houses and 2 spaces for 3+ bed houses.

Key Points:

- Garages where provided will have minimum clear internal dimensions of 3.0metres width x 6.0metres length and will count as 0.5 a space.
- Car barns will be occasionally used and will count as one space
- Adequate visitor spaces will be provided across the development amounting to 20% of the total number of dwellings. This will also be influenced by the number of unallocated spaces.
- Provision of spaces for disabled people and for motorcycle parking will be made in accordance with Manual for Streets.
- Where M4(2) and M4(3) dwellings are provided, increased parking space proportions will be designed in, as necessary. Parking spaces provided for the M4(3) dwellings will be a total of 3.6 metres in width allowing for a 1.2metre wide transfer zone and 5 metres in length.
- 20% of parking spaces will be provided with Electric Vehicle charging capability.



Prepared by OSP (2021).

[illegible]

Land Use Parameters

	General Industrial Use - 20,000,000
	Heavy Industrial Use - 10,000,000
	Medium Industrial Use - 10,000,000
	General Residential Use - 10,000,000
	Medium Density Residential Use - 10,000,000
	High Density Residential Use - 10,000,000
	Office/Professional Use - 10,000,000
	Retail/Commercial Use - 10,000,000
	Public Use - 10,000,000
	Open Space - 10,000,000
	Water - 10,000,000
	Airport - 10,000,000
	Military Use - 10,000,000
	Unimproved Land - 10,000,000

Scale: 1 inch = 1 mile

North Arrow

KEY	
	Housing - highest density (ca. 35-40 DPH)
	Housing - medium density (ca. 30-35 DPH)
	Housing - lowest density (ca. 20-30 DPH)
	Prominent (feature) Buildings
	Playspaces - LEAP, NEAP, (indicative locations)
	Informal Open Space
	Landscape buffer strip to ancient woodland (Groom's Copse) - 15m minimum width
	Existing planting - Groundcover, hedging and trees to be retained
	Employment Land
	Access - Roads, Pavements
	Application redline - for information only refer to 1911-P TGO for detail

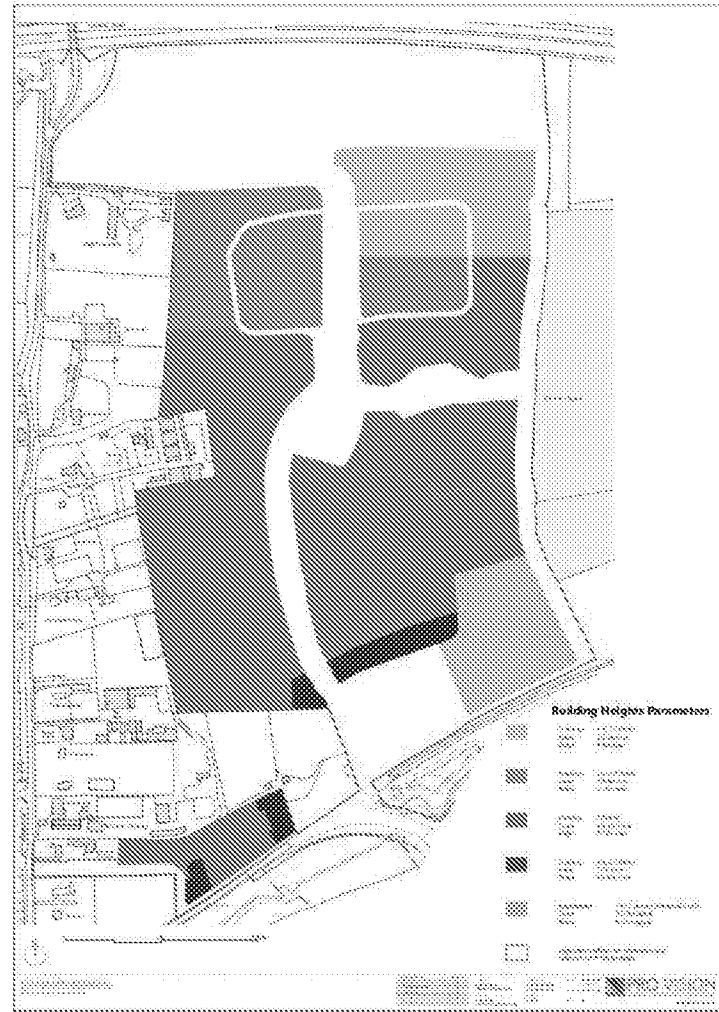


KEY

	Housing + Highest density (20-35-40 DPH)		Landscape buffer strip to Greenbelt Areas (20m to Woodlands - 10m to wetland sites)
	Housing + Medium density (15-20-25 DPH)		Planting vegetation to be retained and enhanced
	Housing + Lowest density (10-15-20 DPH)		10m wide landscape buffer
	Precinct buildings (retail/office)		Primary infrastructure - Access roads to site boundaries
	Playgrounds - LEAP, NEAP (recreational facilities)		Employment Land
	Informal open space		Applications require 10% information only. Refer to 10275 - 10345

For the purposes of this plan, the word 'waterways' as used in the research plan, the word 'water' is synonymous. Details are provided in the research plan.

Building Heights: The building heights has been updated in the submitted Section 73 application to include additional detailed locations of 2.5 storey dwellings and the proposed development is consistent with these heights. The locations of the taller buildings have been selected at points of the development which can accommodate them, and these building heights largely reflect the denser character enjoyed in the village character area.



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 - 4.5-5m typical
Ridge - 8-12m typical
- Application redline - for information only
refer to 1911-P 100 for detail

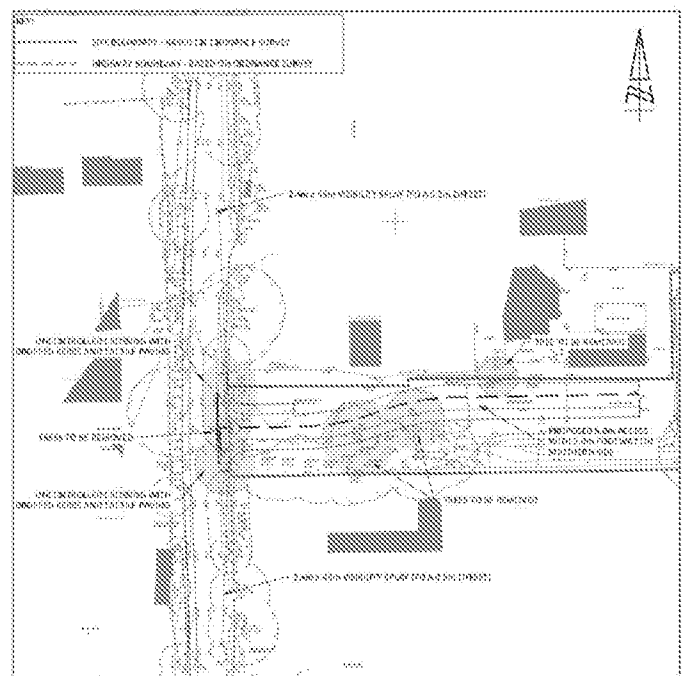
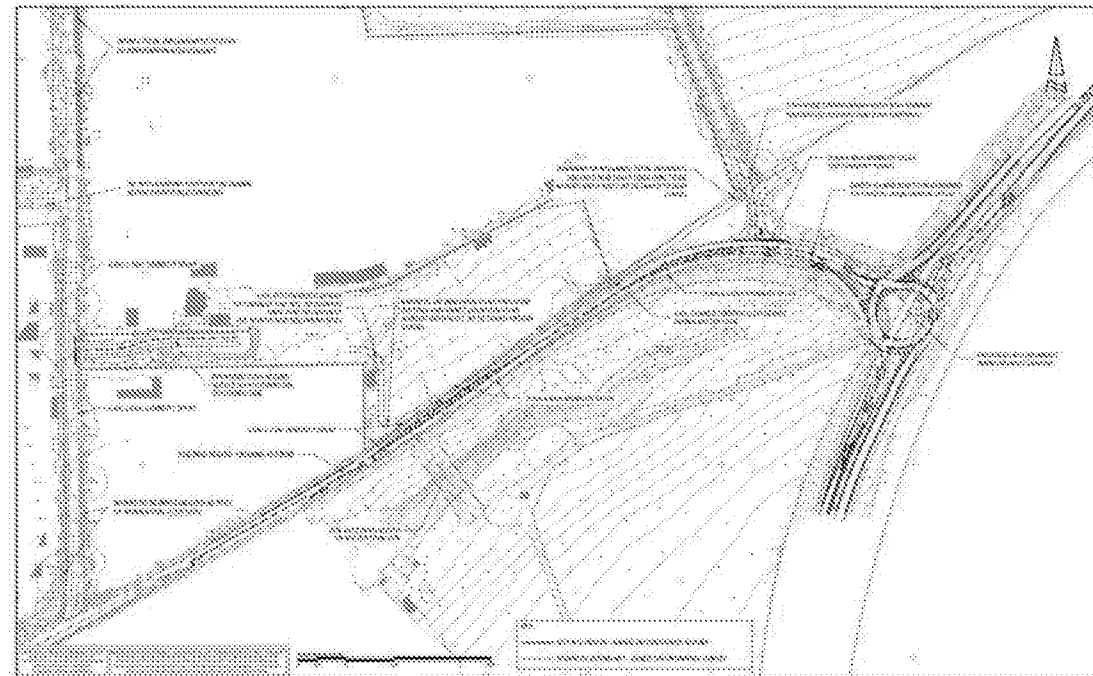
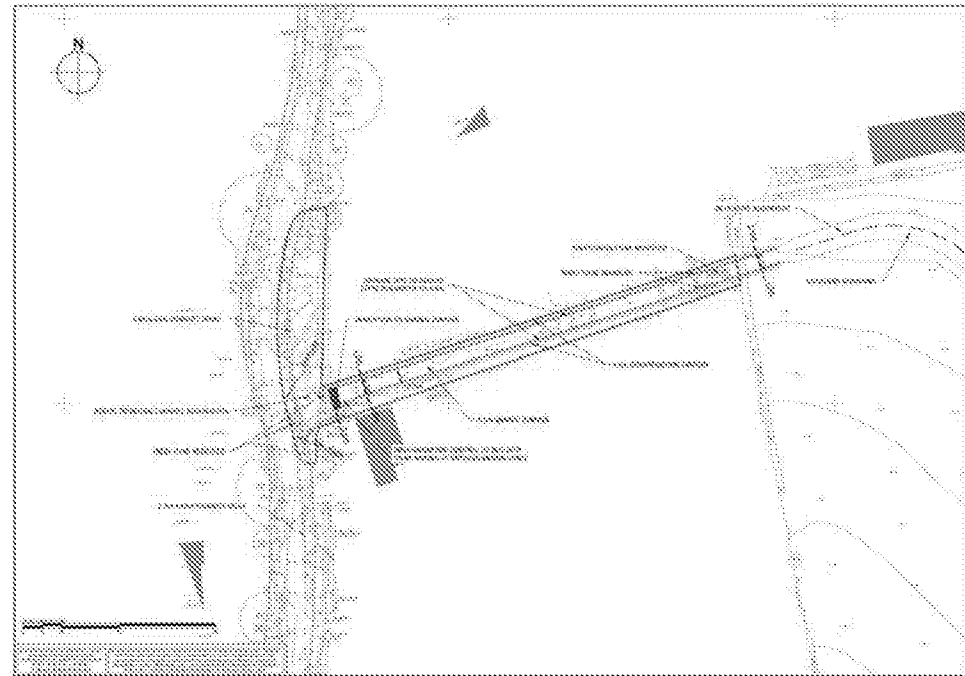


Revised building heights parameter plan

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 - 4.5-5m typical
Ridge - 8-12m typical
- Application redline - for information only
refer to 1911-P 100 for detail

Access: In addition to the Land Use and Building Heights parameter plans, access has also been agreed through the Outline application with three key plans providing detail on the main site entrance from Water Lane, the secondary site access to the independent parcel off Dappers Lane and the bus / emergency only access on the west of the development from Dappers Lane. The proposed primary access to the development retains these agreed points, located to the south of the site off Water Lane running northward through the development. A network of tertiary streets and green lanes will run alongside the green edges, whilst pedestrian and cycle movements will be facilitated throughout the development.



Approved Access Plans for the development at Outline stage.

Planning Considerations

Scope of Considerations

The considerations in the case of a Reserved Matters are limited to those details being submitted, in this case pursuant to Condition 1 of the Outline consent. Further guidance on the consideration of Reserved Matters applications, both in respect of content requirements and the appraisal thereof, are set out in the Town and Country Planning (Development Management Procedure) Order and in the Planning Practice Guidance.

Considerations in this instance are limited to the suitability of the layout of the development, the design (by way of scale and appearance combined) of built form, landscape scheme and means of access – save for access approved by Condition 4. Other considerations can be material but only insofar as they influence the above.

1. Landscaped gateway at entrance from Water Lane with retained trees and hedgerow
2. Accession basin at southern end of site retains landscaped frontage and open space along avenue
3. Commercial park with series of employment buildings and associated parking
4. Retained trees along the Avenue through The Village character area
5. Highest density within Village area comprising network of more formal streets and lanes, predominantly terraced and semi-detached houses and small apartment buildings
6. Small parcel of housing accessed separately from Dappers Lane
7. Access from Dappers Lane into northern part of Village area for buses and emergency vehicles only
8. Additional new tree planting along western edge of Avenue
9. Buildings in Village character area predominantly 2 storeys with occasional 2.5 storey houses and apartment building
10. Central Green east of Avenue as social and physical focus to Village area
11. Lowest density housing along Woodland Edge facing eastern boundary and along frontage to woodland at curve
12. Predominantly detached houses of single and two storeys in height within Woodland Edge
13. Retention of landscaped buffer to Green's Copse ancient woodland
14. Retained trees and vegetation within green corridors
15. Tree-lined avenues from central spine and loop around northern part of the sub-network of streets and lanes served off it
16. Private drives and green lanes around green space edges
17. Medium density Park Land Edge character area within northern part of site
18. Bungalows and chalet bungalows along northern frontage to open space
19. Range of play facilities incorporated within green framework including 3 NEAP, 3 LEAP and 7 LAPs
20. Specified landscape buffer of public open space along northern edge of site



Proposed Layout Plan with details (OSP Architecture, 2021).

Access, Movement and Parking

Means of Access: The matter of “Access” to the site was granted under the Outline consent, with the design and location of vehicular main access through the development set out within the approved parameter plans. With regards to access through the development parcels internally, the network of roads, cycleways and footpaths have been designed to create a permeable and well-connected development with a legible hierarchy of avenues, streets and lanes.

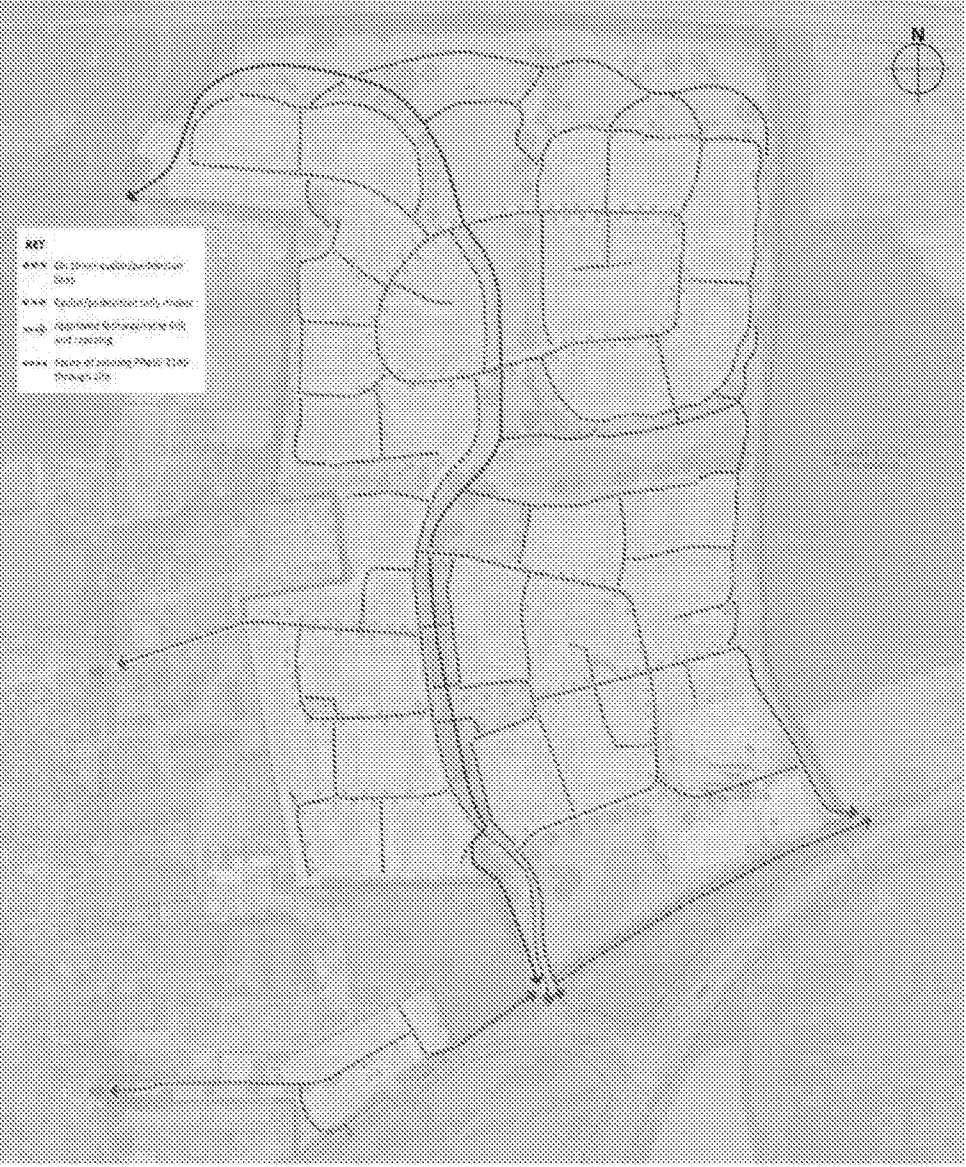
The main access to the southern development parcels that lie primarily within the Village character area are provided via Secondary Streets from connections off the Village Street which will form the primary route into the development from Water Lane. The village street will terminate within the northern development parcel with a Secondary Avenue looping round the Parkland Edge character area. Connections are made from these secondary routes to Community Lanes and then onto Green Lanes which will only be utilised by those living and visiting residents within the site. The street hierarchy is in line with the principles set out within the Outline Design & Access Statement and Parameter Plans.

Movement: The design has been built around the primary and secondary routes that lead to the community and green lanes. The general arrangement of the site includes a high level of cycle and pedestrian connectivity through the site which will link between the development parcels through the landscape and green buffers to provide high quality verdant routes for active travel users to use. The existing PRoW 2149 will continue to run through the heart of the site and will be upgraded to a 3 metre wide path to enable cycle use. In the north west of the site, the PRoW has been diverted slightly from its current route to maintain the amenity and rural, verdant

character of the route by running it through the northern landscape buffer. This will provide links from the development to the South Downs National Park beyond via Dappers Lane. Further details of the proposals are provided within the Compliance document submitted as part of this Reserved Matters application.

The street hierarchy is designed to limit vehicle speeds and create visual interest through areas of landscaping and surface treatments. Footpath connections have been provided within the development to link to the open spaces throughout the development, alongside links between the bus stop to the commercial element to be constructed in future phases of the development. Play trails will be located alongside the pedestrian routes within the landscape buffers for the benefit of both new and existing residents.

The design of the scheme has been carefully coordinated to ensure that this hierarchy accommodates service vehicles. Tracking drawings show how the development accommodates both refuse vehicles and fire tenders. Meanwhile bin collection points are included in appropriate locations within the layout where kerbside connection is not possible. Bin storage for the residential dwellings has been fully considered with regards to design and convenience for the occupier in terms of dragging distances, including when bin collection points are proposed. Further detail is provided in the Compliance & Design Statement.



Pedestrian & cyclist movement network diagram (OSP Architecture, 2021).

Layout

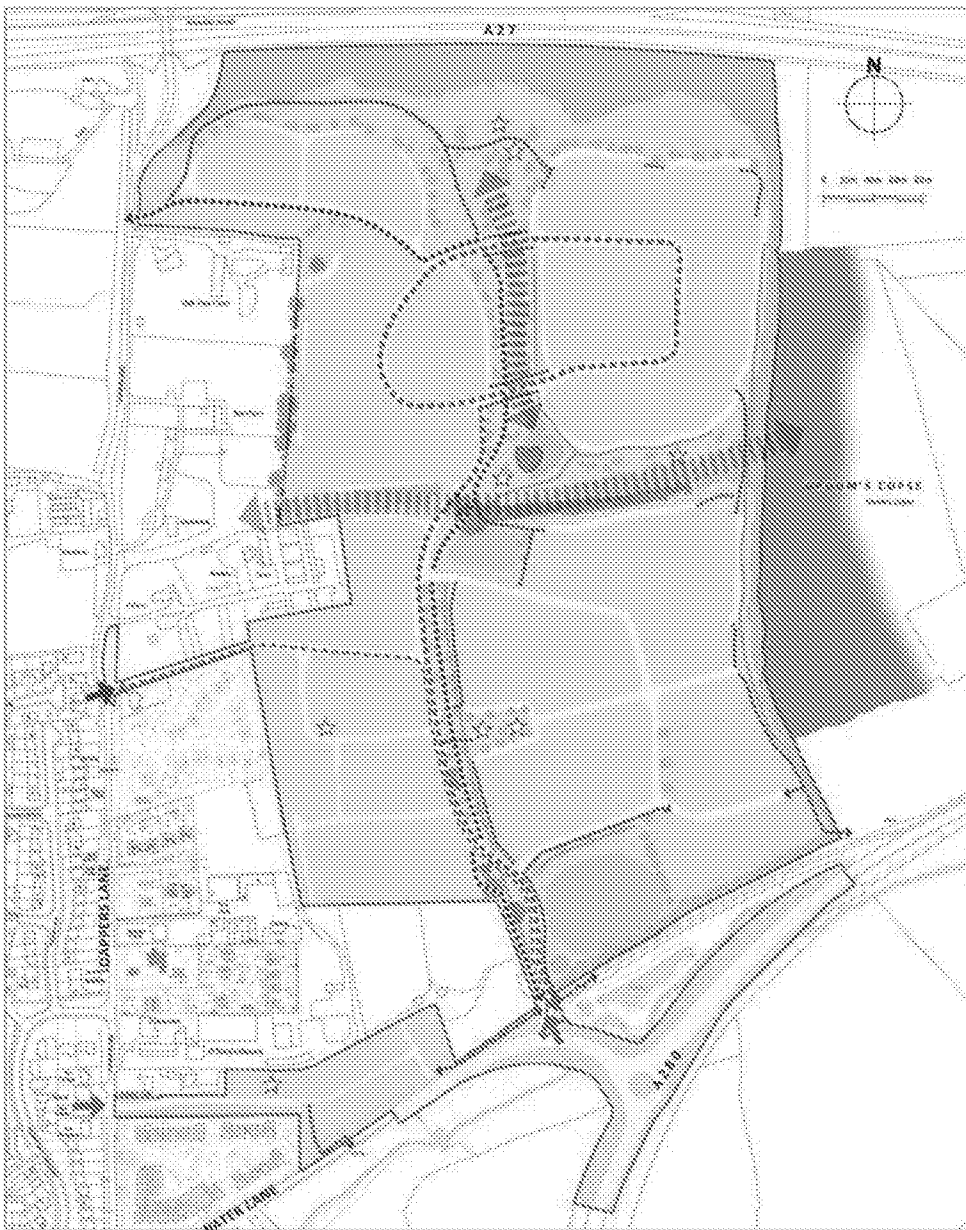
The proposed layout of the development is illustrated within the Site Layout Masterplan. The layout responds and complies with the requirements of the Outline consent alongside the Design & Access Statement as well as the Parameter Plans. This includes the provision of development parcels with higher density development towards the southwest of the site, the landscaped buffers and the main streets running through the development.

Open space runs through the heart of the site, dissecting it into four development parcels, creating green landscape buffers both east to west and north to south which will include play spaces, communal areas, retained and new trees alongside pedestrian and cycle routes. The development layout retains existing tree lines and ecologically sensitive elements of the site include the dense vegetation along the retained greenway through the centre of the site as well as providing a buffer alongside Grooms Copes Ancient Woodland.

The layout proposed can be seen to follow the same principles as those set out in the Parameters Plan, the Outline Design & Access Statement and the Design Code;

- Access provided from the approved entrance along Water Lane, with a primary route running through the development northward to from a loop around the northern element of the scheme.

- An internal layout which comprises four residential development parcels in line with the parameters plan, with a denser density in the southern parcels with formal streets of terraces and semi-detached dwellings and lower density larger dwellings in the north.
- Development fronting onto streets and greenspaces, with landmark buildings and a more varied townscape on frontages of the development facing open spaces and nodes.
- Higher density development in the southern parcels with terraced dwellings and apartments, with a greater number of detached and single-storey dwellings in the northern parcels.



Opportunities Plan for the Landscape Led Layout (OSP Architecture, 2021).

KEY	
Site boundary	Greenway
Primary access routes	Private roads
Pedestrian/cycle/bus and emergency route	Opportunity for potential bus route
Green spaces	Route of ancient Public Right of Way
Residential development parcels	Provision spaces
Commercial development parcels	Play areas
Grooms Copes Ancient Woodland	Opportunity for next wood green foliage
Retained TPO Trees	Opportunity for visual and physical linkage between open space areas
New trees and hedge planting	Opportunity for use and play of focus space for new community
SUDS permeable ponds	

Appearance, Character & Density

Appearance: The proposals comprise a varied character building on the established character areas set out within the accompanying Design Code with five distinct character areas - four of which are relevant to this Reserved Matters application.

Dwellings have been designed to maximise active frontage onto the public realm, with marker buildings incorporated throughout the scheme in key locations to help provide architectural interest.

With regards to materials, the architectural detailing of the proposed new homes will need to be informed by the architecture of high-quality buildings within Angmering and other local settlements within this part of West Sussex. The material palette will be informed by the local vernacular providing a rich mix of materials and colours. In visually sensitive parts of the site such as the Woodland Edge and Parkland character areas, light and reflective coloured materials will be avoided. On the Woodland Edge there will be a preference for natural coloured materials, with colours in 'earthy tones' to walls and roofs to blend with the landscape including dark coloured boarding and bargeboards.



Materials to be used in the development, which are discussed in detail within the Design & Access Statement and Design Code (OSP Architecture, 2021).

Density of the different development parcels, which are discussed in detail within the Design & Access Statement and Design Code (OSP Architecture, 2021).

Density & Built Form: Across the site, a range of densities are proposed, as in line with the requirements of the parameters plans. The Village character area will contain the highest density of 35 - 40 dph, with the woodland edge and parkland character areas being a medium density of 25 - 35 dph. The northern parcels of development on the edge with the open space will drop further to 15 - 25 dph. This large drop results in the development reducing in density and dispersing into the landscape beyond in line with the landscape-led approach undertaken given the proximity to the South Downs National Park.



Housing Mix

The Reserved Matters application proposes to deliver a broad mix of high-quality homes, ranging from 1-bedroom apartments through to large four-bedroom family homes. The development includes the provision of 30% affordable homes (159 units). This is in line with the requirement set out within Policy AH SP2 of the Adopted Arun Local Plan 2018.

Whilst the Arun SHMA provides a housing mix for development within the District, this document was produced in 2016. As part of the preparation for this Reserved Matters application an assessment has been undertaken by CACI on the local housing market and submitted as part of the application. This document has established an optimum mix for private dwellings at the site through an assessment of factors and variables that impact the local housing market. The document concludes that there is a greater need for 3 and 4 bedroom dwellings in the local area, and less demand for 1 and 2 bedroom homes. This in turn will provide a greater number of larger family sized dwellings, with the housing mix below;

Dwelling Size	TENURE		
	Affordable	Market	Total
1 bedroom flat	32 (20%)	0	32 (6%)
2 bedroom flat	46 (29%)	0	46 (9%)
2 bedroom bungalow	0	8 (2%)	8 (2%)
2 bedroom house	39 (25%)	87 (24%)	126 (24%)
3 bedroom house	30 (19%)	191 (52%)	221 (42%)
4 bedroom bungalow	0	70 (19%)	70 (13%)
4 bedroom house	12 (8%)	10 (3%)	22 (4%)
TOTAL:	159 (30.2%)	366 (69.8%)	525 (100%)

As depicted in the Tenure Plan, the affordable dwellings are positioned within small clusters across the development whilst still ensuring this is functional for management purposes. The affordable housing has been well integrated and designed to be tenureblind to ensure affordable and market tenures are indistinguishable. There are several clusters of affordable units across the development phase, but many of the dwellings within each of the clusters have different street frontages, despite being within similar parts of the site. Please see the supporting Affordable Housing Statement in Section 4 of this document and the Compliance Document for further details.



Location of affordable housing clusters (OSP Architecture, 2021).

Biodiversity & Ecology

An Ecological Assessment has been undertaken at the site which documents that the habitats on site were dominated by agricultural grassland and arable land as well as developed land-sealed surface which provides poor habitat value for wildlife. The key features were assessed to be the woodland belt, the hedgerows, and areas of scrub. The site was also bordered by an Ancient Semi Natural Woodland to the east and riparian habitats to the south.

Dormouse were confirmed as being present on site and as such a working method statement has been provided which details the mitigation required to inform a Natural England licence. A badger sett was also identified on sett and will be retained within the proposals. The site was confirmed to support common species of bats and birds, and the potential to support badger and polecats.

Overall, the proposals include the provision of good habitat which will provide an increase in terms of habitat suitability for a range of species. This includes multiple attenuation basins and swales, a new woodland on the northern boundary of the site which will significantly improve the ecological connectivity on site for a range of species, a woodland buffer for the ancient woodland, grassland enhancement, and the creation of an open space area within the centre of the site which will include a pond and wildlife meadow.



Ecological Survey

Landscape

The application is accompanied by a landscape sections within the Design & Access Statement Compliance Document and Design Code. The Water Lane site plays a transitional role between the existing built settlement edge and the wider rural setting of the South Downs National Park. The landscape vision is to promote a nature-led approach to the new development, creating a development that brings the sylvan character of the local setting into the new settlement edge and reinforces the relationship between Angmering and the National Park, delivering a succession of well-connected and resilient green spaces and streetscapes. The landscape proposals seek to build upon the Design Code principles of bringing the rural woodland edge character into the site and defining different character areas through the development.

The landscape proposals seek to strengthen and enhance existing hedgerows and trees on the sitewhich will in turn enhance biodiversity on the development sitewith the creation of green corridors throughout the site. The existing hedgerows and trees will be complemented by additional planting throughout the development which will incorporate predominantly native species, with wildflower areas, ponds and log piles alongside bird and bat boxes incorporated into the development to enhance ecology.

Open spaces will be provided throughout the site, with 55ha of open space proposed (excluding SUDs). This is in line with the standards set out within the Arun District Council Open Space Standards SPD and the proposal is therefore considered to be in compliance with Policy OSR DM1 in this regard.

Soft Landscaping: With regards to Soft Landscaping, a Soft Landscape Plan and Tree Proposals Plan have been prepared to illustrate the overall layout, size and types of soft landscape treatments across the site. These are supported by a Landscape Palette that identifies typical species and plant sizes which is detailed within the supporting documentation.

The planting strategy has been developed to respond to the character areas and the scale, use and function of streets and spaces across the development. The overall aim is to create a contrast between the well wooded and natural character of the woodland edge, the detailed and more intricate planting around the village and more open and structural scale and character of the parkland area.

A number of areas of existing vegetation will be retained and enhanced within the development, including along the site boundaries and through a central spine of woodland edge and tree planting. A 15m wide buffer will be created to Grooms Copse Ancient Woodland and provide habitat connectivity with the retained vegetation areas. A key principle of the design scheme is to pull nature through the site to create a rich and biodiverse setting and connect wildlife populations through new green corridors and connections. This will be achieved through the careful landscaping that has been developed as part of the proposals.



Soft Landscaping Plan

Hard Landscaping: In addition, a Hard Landscape Plan and Palette have been prepared and proposals will be kept deliberately understated to complement both the natural setting and new architecture.

Hard surface materials will be used to define the hierarchy of routes and spaces and provide subtle variation between the public realm treatment of the different character areas. The primary access roads through the site and their footways will be surfaced with tarmac with exposed chippings. Pedestrian crossings and road junctions will be identified by either raised tables or permeable paved crossings detailed with recycled granite or porphyry setts to emphasise pedestrian priority.

Mews streets and courtyards and shared surface spaces in the village (around the village square) will be surfaced with permeable paving to denote a change in vehicle speed and promote shared space, where pedestrians and cyclists will have priority over vehicular users. Throughout the development, driveways and parking spaces will be paved in a different colour of tumbled concrete block to distinguish function.

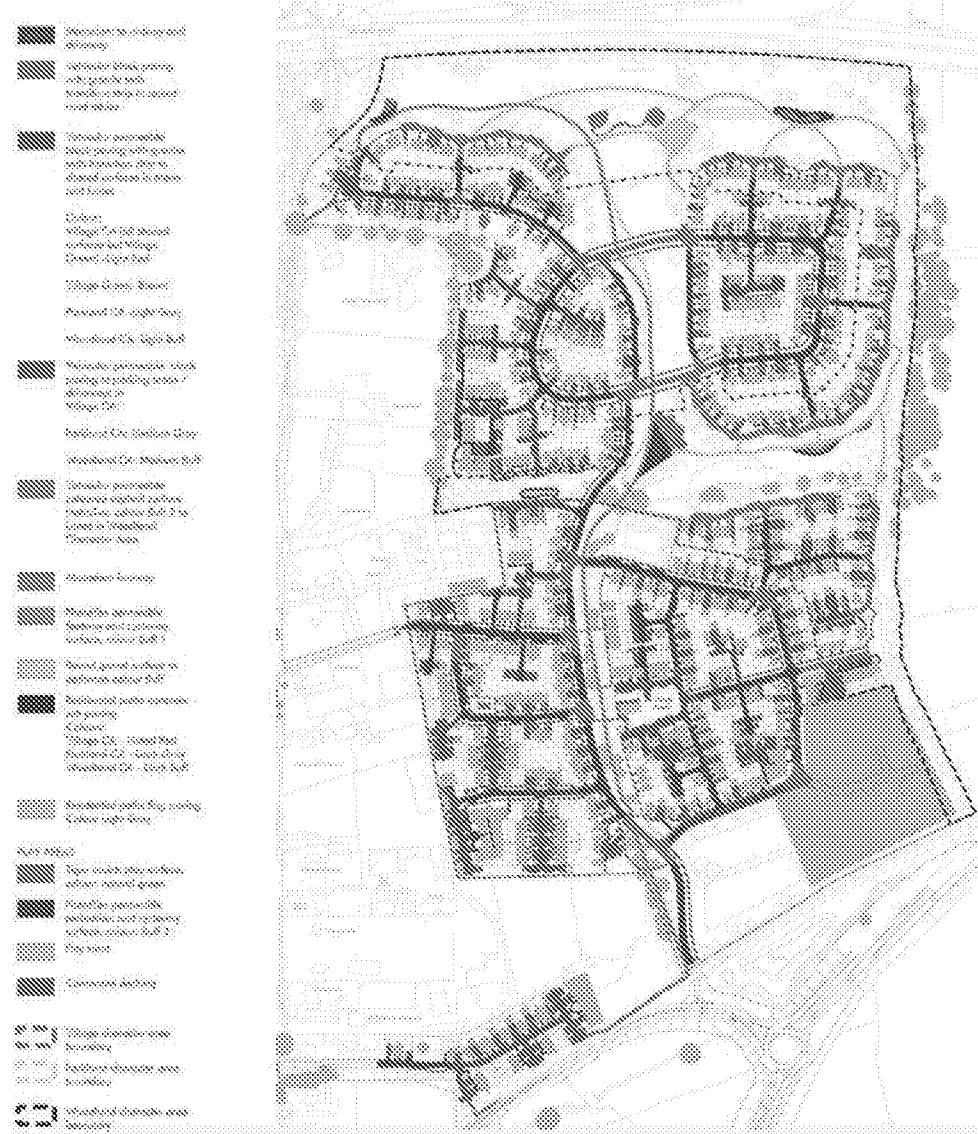
The realigned route of the public footpath through the site will be surfaced with a buff coloured permeable macadam to complement the natural setting within which it runs and distinguish it from other footways through the scheme.

Within public open spaces, surface materials will relate predominantly to the natural setting, utilising colours from nature and incorporating setts, coloured permeable macadam and bound

rubber mulch. Play areas will also utilise bound rubber mulch where a safe, robust but natural appearance surface is required in the woodland edge with sand and composite decking utilised in the village green to provide additional play value.

Street Furniture: The street furniture incorporated into the development also reflects the established landscaping principles and the character areas. Furniture will assist in animating the public open space and streetscape within the development and encourage people to linger at key locations.

Timber is used throughout the site to link to the wider natural setting and provide a complimentary palette throughout. Key public open spaces will incorporate different styles of furniture to reflect their use and character. Cycle parking (Sheffield hoops or similar simple design) will be located at the Hub and Playscape to encourage active travel to these locations. A sculptural feature is proposed at the site entrance to provide a landmark and arrival welcome and will also incorporate the use of timber.



Hard Landscaping Plan

Sustainability & Energy Efficiency

The application is supported by an Energy and Sustainability Statement produced by AES Sustainability Consultants Ltd. This reviews the requirements established within the Arun Local Plan 2018, namely Policies ECC SP1 and ECC SP2, which focuses on adapting and mitigating in response to climate change. Due to development timescales, it is considered that a significant portion of the development will likely fall under Part L 2021 with the remainder built to current 2013 Building Regulations.

The statement sets out a fabric first approach to sustainable construction, demonstrating that decisions about the built form, orientation and design as well as improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures which will ensure that energy demand is reduced by 7.71% from the Part L baseline. A range of potentially appropriate technologies have also been assessed for feasibility in delivering a further reduction in energy demand of 2.29%, concluding that Solar PV is a proffered and viable technology for the site. The predicted water usage within the development is below the 110 litres per person per day. As such the proposals are considered to be compliant with relevant planning policy in this regard. Further information is detailed within the Energy and Sustainability Statement.

Noise

The application is supported by a Noise Assessment produced by Phlorum. This document reviews the noise climate at the site and the suitability of the site for the proposed development in noise terms. The assessment evaluates the noise levels across the site at a range of potential receptors which will be impacted from different noise sources including industry to the west of the site, and traffic noise from the A27 and Water Lane along the northern and southern boundaries of the site respectively. The report concludes that the site is considered to be acceptable for residential use in noise impact terms, subject to the incorporation of suitable mitigation measures which are detailed within the report submitted as part of this Reserved Matters application. The proposals are therefore considered to be in accordance with Paragraph 174 and 185 of the NPPF (July 2021) and relevant local planning policies, namely Policy QE DM1.

Amenity

The proposal has been considered with regards to residential amenity of both existing and future residents. The principle of the residential use has been established by the previous outline permission and is considered acceptable. Overall the scheme is considered to protect fully the amenities of residents (both neighbouring and future neighbours) and provide for the highest quality living environment for future occupiers. Therefore the proposals will demonstrate compliance with Policy QE SP1 which seeks development to protect and enhance the amenity of residents.

Blank Page

Conclusions

The development of 525 new homes at Land North of Water Lane within the wider Angmering North Strategic Development Area will make a significant contribution to local housing supply in a sustainable and attractive location. The proposals seek to masterplan the site fully with a high quality public realm and movement strategy that creates an integrated and comprehensive spatial expansion to the settlement.

The scheme has been designed, as required by conditions in the Outline permission, to be in accordance with the principles established at Outline stage and in conformity with the Parameter Plans, Outline Design & Access Statement and Design Code. This application has been formulated to deliver high-quality residential development within an attractive edge of countryside setting that is landscape-led. A thorough consultation and engagement exercise has been undertaken with Arun District Council in the evolution of the masterplan. The proposal will respect the overall character of the surrounding area and the wider landscape - including the South Downs National Park which sits beyond the site to the north and south as well as the Grooms Copse Ancient Woodland.

The scheme can therefore be said to have been carefully designed having regard to key constraints and opportunities within its wider context, whilst still ensuring the development makes most efficient use of land with associated landscaping. The content of the scheme, with 30% of homes as affordable housing will meet urgent local needs for such, whilst the development will carry a range of other benefits, including;

- Contribution of high quality, well designed private and affordable housing of mixed sizes, tenures and types which will make a significant contribution towards the local housing supply.

- A fully masterplanned site and high quality landscaped public realm serving both existing and future residents of the village.
- Links to the South Downs National Park and the village with foot and cycleways along green corridors throughout the development to encourage a shift to sustainable modes of transport and opportunities for play with play trails incorporated within these green corridors.
- Additional income expenditure for local services and shops.
- Contribution during the construction of the site of direct and associated training and skills to the local labour market.

The carefully designed Reserved Matters scheme reflects the goals established in the original Outline permission, reflecting the requirements set out within the planning conditions. The proposals will lead to the development of the site in a coordinated manner that produces high quality homes for local residents (including a significant proportion of homes as affordable housing). The scheme is landscape-led and the proposals are sensitive to the South Downs National Park and Grooms Copse Ancient Woodland, whilst the inclusion of high quality open spaces with areas of play and sport provide a complementary layout. A high degree of permeability has been created, enabling the ease of movement, with good links to the surrounding area and facilities.

The proposals are considered to accord with the submitted Parameter Plans, Design Code and conditions set out within the Outline permission. The scheme is policy compliant in this, and all other respects, making for a high-quality development which we commend to the Local Planning Authority.

