ARUN DISTRICT COUNCIL

MASTERPLAN & DEVELOPMENT PRINCIPLES

SITES EAST OF ROUNDSTONE LANE

ANGMERING

February 2014

Arun District Council
Angmering Parish Council

BARTON WILLMORE

7 Soho Square
London
W1D 3QB

[redacted]

[redacted]	
[redacted]	
[redacted]	
[redacted]	
[redacted]	
[redacted]	

[redacted]

[redacted]

CONTENTS

1. Introduction p.4

2. URS Vision p.6

3. Sports Provision Options p.8

4. Development Principles p.10

5. Illustrative Masterplan p.14

6. Layout and Appearance Strategy p.20

7. Landscape Strategy p.40

8. Public Consultation p.44

9. Infrastructure & Implementation p.46

ARUN DISTRICT COUNCIL A/82/12/

1. INTRODUCTION

This study sets out a comprehensive Masterplan for six separately owned development sites east of Roundstone Lane in Angmering, West Sussex. The study has been prepared on behalf of Humber Growers and David Wilson Homes in liaison with the landowners and potential developers of the other sites, working in partnership with Arun District Council and ATLAS.

The document has been prepared as a supporting document to applications relating to the sites (as opposed to being an adopted policy document). The purpose of this document is to provide a coherent framework to coordinate the development of the sites by demonstrating how they could fit together but be delivered separately. The document will assist with the determination of current and future planning applications and ensure that they are assessed objectively against a consistent overarching planning framework.

The study builds on the conclusions of the URS "Angmering Visioning Brief" which was commissioned by Arun District Council in Spring 2013. The URS study established general development principles for the strategic allocation of at least 490 new homes in Angmering based on the Garden City philosophy.

The remainder of the document is structured as follows:

Section 2 summarises the key relevant points of the URS Visioning Brief, and discusses the way in which a Garden City philosophy has been applied.

Section 3 provides an option appraisal for the provision of recreational open space, and explores the options for providing playing pitch provision on-site or off-site at two alternative locations before concluding a preferred option.

Section 4 provides framework principles, based on those of the Visioning Brief, shaped to allow all six sites to be self-contained in terms of open space provision and (with the exception of Pound Place) access. Planning applications for the sites to the east of Roundstone Lane should accord with these general design principles.

Section 5 provides an Illustrative Masterplan, shown in plan form and in aerial view. The purpose of this is to show the likely form of the area when built out in accordance with the development principles identified in Section 4. The details of the scheme remain illustrative however, and may vary in actual Planning Applications.

Sections 6 & 7 provide a Layout, Appearance and Landscape Strategy that give broad design code guidelines to which applications should adhere.

Section 8 summarises the community engagement to date.

Section 9 This section covers the likely programme for the relevant sites and relationship with S106 Agreements. It cross refers to the conclusions of the joint Traffic Assessment undertaken for the sites and potential trigger points for infrastructure delivery or financial contributions are identified.

Site Description & Application History

The six sites within the study illustrated on Figure 1.1 are:

1. Manor Nursery – A planning application has not yet been submitted. The site was originally included with the DW land and was subject to pre-application public consultation;
2. DW Land – A Full Planning Application has been submitted by David Wilson Homes for 149 homes. The application will be amended to reflect the aspirations of the URS Visioning Brief;
3. Pound Place – A Planning Application has not yet been submitted;
4. Pound Nursery - Full Planning Application submitted by JV Plants for 38 homes in December 2012
5. Rugby Club – A Planning Application has not yet been submitted;
6. West End Nursery - Outline Planning Application for 195 Homes has been submitted by Humber Growers in November 2012.

Indicative Site Boundaries

ARUN DISTRICT COUNCIL A/82/12/

ARUN DISTRICT COUNCIL A/82/12/

2. URS VISION

Commentary on URS Visioning Brief:

The Visioning Brief suggested that the area could be developed as a "Garden Community" based around Garden City Planning Principles. The principal points are discussed in detail in the "Draft Angmering Vision Brief" (URS Feb 2013) and shown in the diagram opposite taken from the Brief. The following pages will demonstrate that the masterplan has been structured around these principles, which are summarised below:

Key design components relating to land east of Roundstone Lane:

- A leafy, attractive environment with a central green spine connecting two areas of open space. Creation of East-West green links following existing tree lines and integration and improvement of Cow Lane, the historic byway running parallel to the A280;
- Use of building frontage to frame open spaces at the heart of the community. Meaningful and usable open space extends for most of the north-south extent of the sites, so that the majority of streets within the scheme adjoin, or lead directly to, parkland. As with successful Garden City developments, the sense of green space permeates the scheme;
- Clear and easy-to-navigate routes through the development for pedestrian, cycle and vehicular movements in all directions. Unlike contemporary housing developments that can appear as a "tangle of cul-de-sacs" a network of simple straight routes has been developed, in line with the Garden City precedent;
- Clear routes to and from the rest of Angmering via Roundstone Lane for pedestrians and cyclists as well as cars;
- Development parcels are larger than in many contemporary schemes, again as is often found in Garden City examples. This reduces unnecessary road lengths, and prioritises provision of decent rear gardens over hard-standing. The provision of well defined front gardens is also encouraged;
- Parking is provided on-street or to the front or sides of properties. This avoids the reliance on rear parking courts (which diminish rear gardens and impair the green heart that rear gardens provide to a traditional Garden City plot).

Land West of Roundstone Lane:

This was included in the URS work but is excluded from the current study as no proposals are currently forthcoming from this site.

Community Facilities:

The URS study identified the principle of providing community infrastructure such as a small local centre and a new primary school on sites to the west of Roundstone Lane. In addition, options for the provision of open space, sports and recreation facilities were explored. Section 3 provides an option appraisal for the provision of recreational open space.

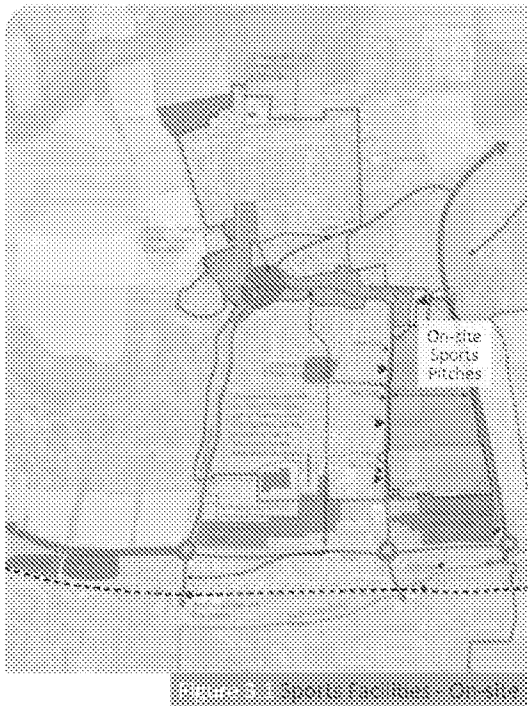
ARUN DISTRICT COUNCIL A/82/12/

ARUN DISTRICT COUNCIL A/82/12/

3. SPORT PROVISION OPTIONS

Options for playing field provision

In accordance with existing and emerging Local Plan Policies, the Council initially indicated a preference for on-site provision of sports playing pitches. The Council has concluded that collectively the developments to the east of Roundstone Lane generate the need for two football pitches. This section evaluates the options of providing the sport pitches on-site and explores two alternative off-site options.



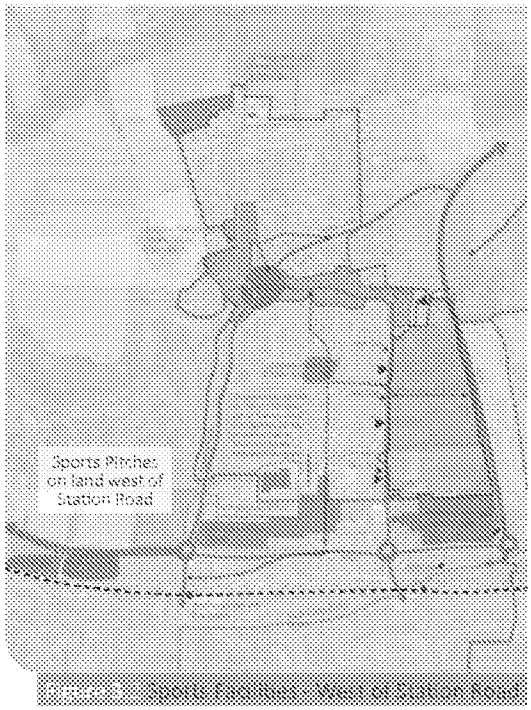
1. Provision on-site

Benefits

- Delivered without reliance on other land
- Relatively centrally located for the village as a whole

Drawbacks

- Results in a fragmentation of sports facilities within the village
- Limited land available for future extension, if all sites are developed
- Difficult to deliver without complex land ownership agreements between Roundstone Lane sites
- Does not maximise the efficient use of land and could result in viability issues for developers.



2. Provision off-site on the land west of Station Road

Benefits

- Close to existing sports facilities adjacent to The Angmering School
- Delivers an extension to existing facilities
- Potential to extend to the west in the future.
- Not reliant upon land on other Roundstone Lane sites coming forward

Drawbacks

- Connection with existing facilities is across busy road
- Would result in majority of recreational facilities to the far south of village

ARUN DISTRICT COUNCIL A/82/12/

3. Provision off-site on the land at the Palmer Road Recreation Ground (PRRG) and to the north

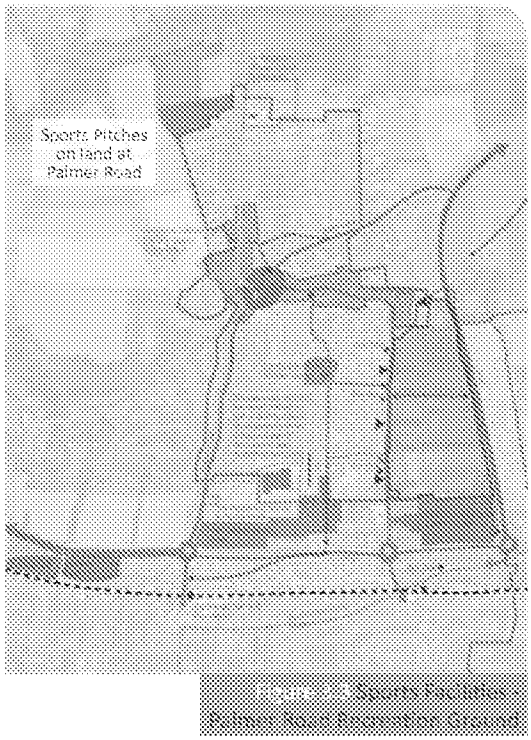
Benefits

- Functions as an expansion of existing recreation ground
- Reflects aspirations and proposals of Angmering Parish Council
- Part of proposals that have the potential to deliver three adult pitches and four junior pitches, compliant with the standard size requirements for all age groups together with a separate cricket pitch together with car parking for the sports facilities to be coordinated and made available to visitors to St Margaret's school.
- Not reliant upon land on other Roundstone Lane sites coming forward

Drawbacks

- Separation from other sports facilities in the south of the village.

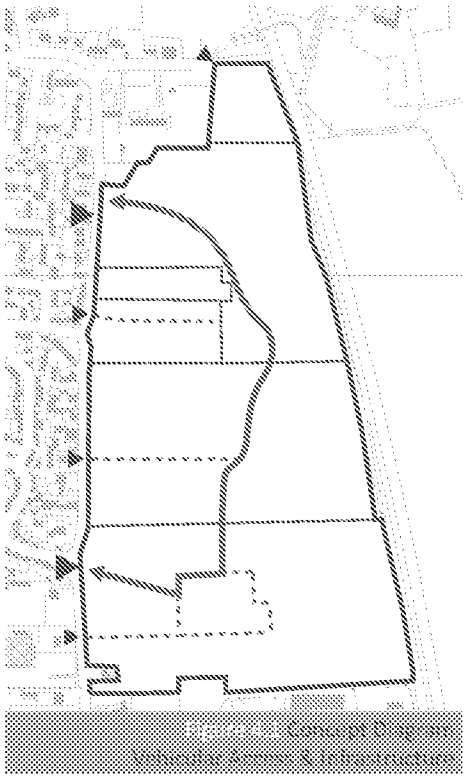
On the basis of the benefits arising from Option 3 above, together with Arun District Council's and Angmering Parish Council's support for this option, the study has been progressed assuming that a contribution will be made towards provision of formal playing pitches equivalent to two football pitches, located on the land at the Palmer Road.



ARUN DISTRICT COUNCIL A/82/12/

4. DEVELOPMENT PRINCIPLES

This section sets out the main development principles, that should be applied to ensure a coherent neighbourhood.

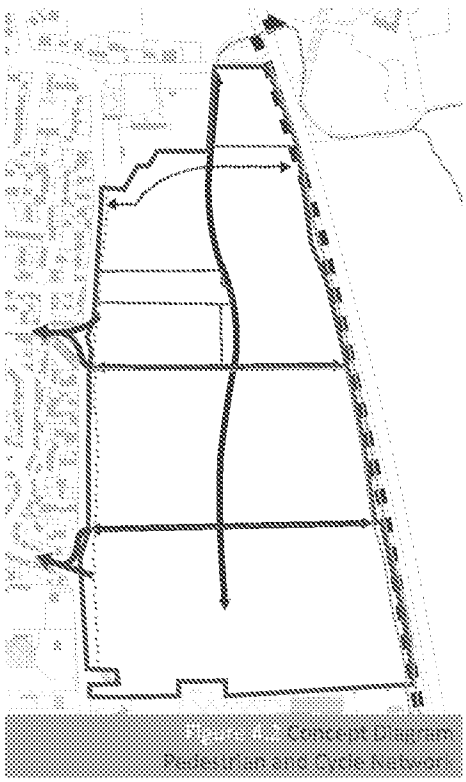


Vehicular Access & Infrastructure

A clear street hierarchy should accommodate connections within the development, as well as with the rest of the village.

The proposed development is served by a central Spine Road, which connects the individual sites and provides two main vehicular access points of Roundstone Lane, in the north and south of the development. To maintain deliverability of each of the sites, additional vehicular access points should be included. These will are served by Secondary Roads that link onto the Spine Road.

- Site Boundary
- Land Ownership Boundaries
- Site Access
- Spine Road
- Secondary Access Road



Pedestrian and Cycle Network

Existing Public Rights of Way should be retained and enhanced within the proposed development. Proposed Green Links link into the existing pedestrian/cycle network and improve the connectivity with the village centre and other facilities, i.e. Bramley Green, the community centre, The Angmering School and Playing Fields.

A continuous pedestrian/cycle route east of Roundstone Lane should be incorporated together with improved crossing points, to create a more pedestrian and cycle friendly street and thus promote sustainable transport modes into the village. The surface and drainage to the historic byway Cow Lane will be improved to allow it form a vital part of the green network leading from Angmering out into the countryside.

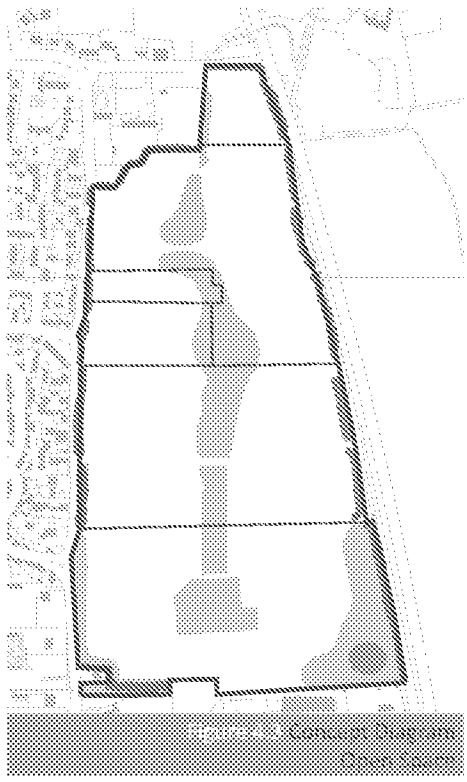
- Site Boundary
- Land Ownership Boundaries
- Public Rights of Way
- Key Existing Route Cow Lane
- Major Green Links
- Green Links
- Continuous Pedestrian Route
- Improvements to Key Pedestrian Crossings

ARUN DISTRICT COUNCIL A/82/12/

Open Space

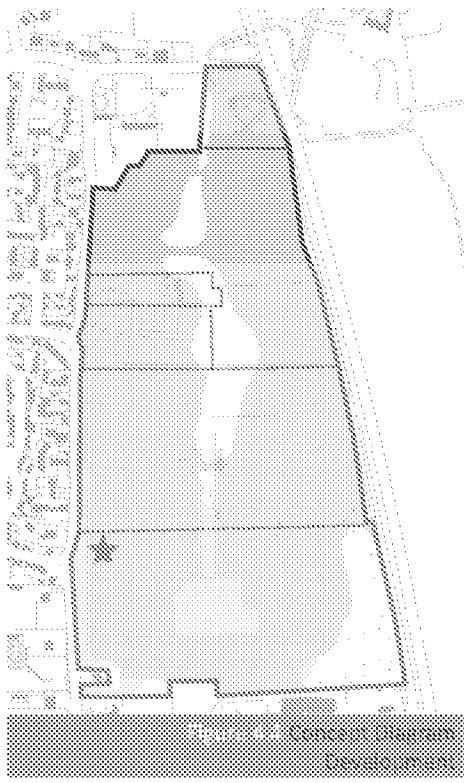
The development should accommodate a central Open Space. This green space should be continuous but also allow for different uses and characters to avoid uniformity.

Existing structural planting should be incorporated within the development wherever possible and viable.



Development

The development should consist of complete perimeter blocks, with active frontage facing public spaces. A soft edge should create an appropriate transition between the development and the countryside beyond the A280.



ARUN DISTRICT COUNCIL A/82/12/

Summary

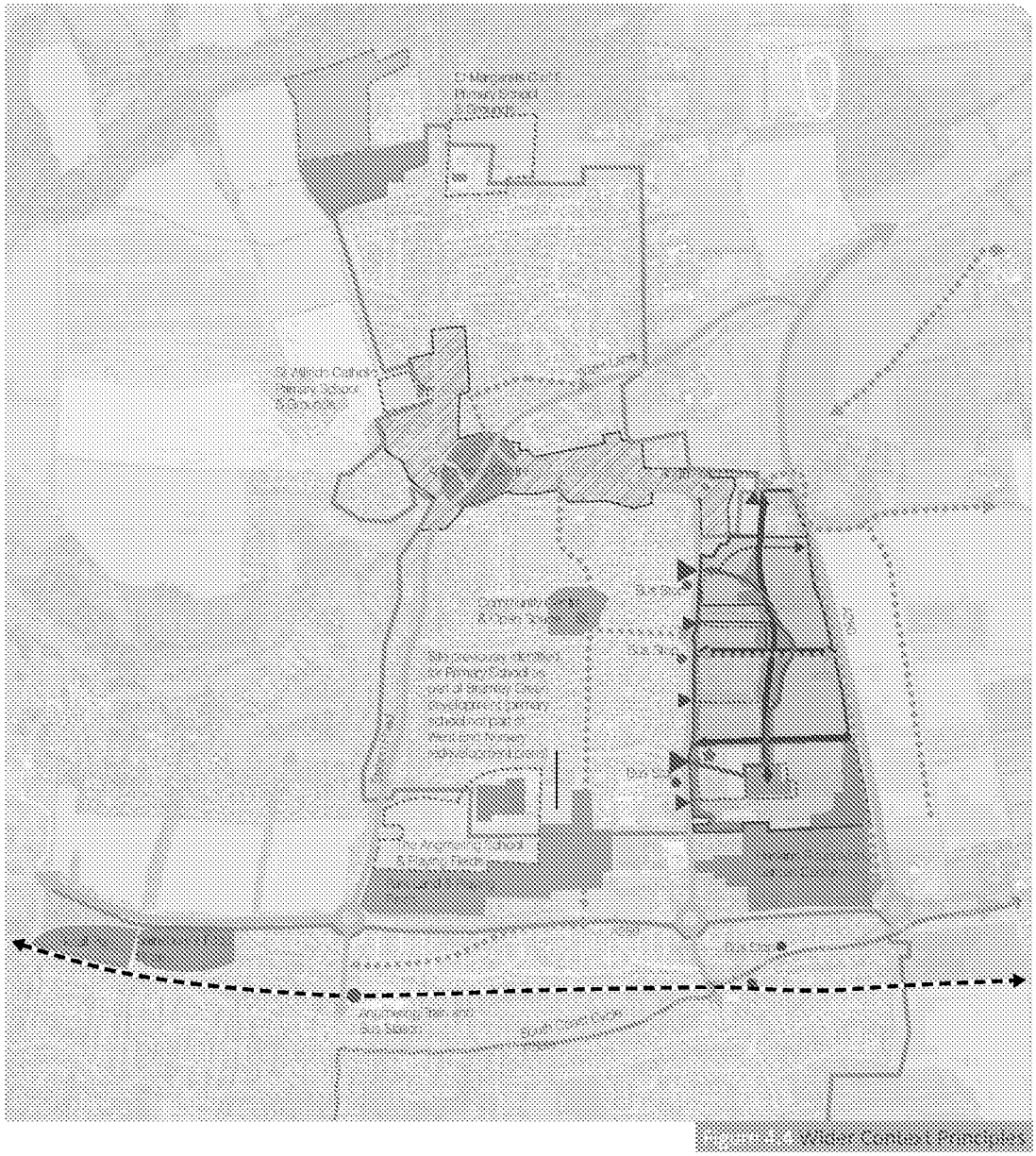
The following main development principles should be applied to ensure a coherent structure for the development east of Roundstone Lane.

- Delivery of maximum 600 units*;
- Provision of two main vehicular access points of Roundstone Lane, linked by a Spine Road through the centre of the development;
- Individual access points of Roundstone Lane for each of the development sites (except Pound Place) and linked onto the Spine Road;
- Clear street hierarchy and no cul-de-sacs for pedestrians or cyclists;
- Provision of a network of pedestrian and/or cycle links, which incorporate and link onto existing Public Rights of Ways and give safe crossing points over Roundstone Lane;
- Creation of a continuous central Open Space, minimum of 3.36ha*;
- Provision of Children's Play Areas in the central Open Space, minimum of 2 LEAPs and 1 NEAP. Complemented by LAPs across the sites;
- Incorporation of existing structural planting wherever possible and viable;
- Soft development edge to the A280 and countryside beyond, incorporating drainage and surface improvements to the historic byway Kow Lane;
- Creation of full perimeter blocks.

*Distribution of number of units and Open Space across the sites is set out in further detail in Section 5.

The above development principles are complemented by a series of Appearance Principles as set out in Section 6. Developers are encouraged to follow these illustrative Appearance Principles to create a distinctive and legible neighbourhood.

ARUN DISTRICT COUNCIL A/82/12/



ARUN DISTRICT COUNCIL A/82/12/

5. ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan shows one possible way in which the development principles can be interpreted and translated into a layout for the development. Other design solutions may be acceptable, as long as the main development principles are incorporated.

The Illustrative Masterplan:

- Is structured around a continuous central Green Space, which offers a range of play facilities and activities for both new and existing residents of Angmering.
- Provides individual vehicular access for each of the sites (except Pound Place).
- Accommodates a main Spine Road, which runs through the centre of the development and connects the different sites.
- Proposes a clear street hierarchy, complemented with spaces/small squares to create a legible environment.
- Enhances existing and provides new green links that connect into the existing network of Public Rights of Way and provide linkage into the village centre and to other facilities in Angmering.
- Creates a continuous footway along Roundstone Lane with key crossing points to improve the connectivity between the development and Bramley Green and the rest of the village.
- Incorporates existing structural planting and provides additional planting to create a green setting.
- Proposes full perimeter blocks and active facades to the public realm.
- Proposes a small retail unit (if viable), located in an easy accessible location for both new and existing residents of Angmering.
- Avoids cul-de-sacs for pedestrians and cyclists, to ensure a permeable neighbourhood.
- Proposes a soft development edge to the A280 and the countryside beyond, with drainage and surface improvements to the historic byway Cow Lane.

ARUN DISTRICT COUNCIL A/82/12/

ARUN DISTRICT COUNCIL A/62/12/

Land Uses

Discussions with Arun District Council have identified a requirement for 3.36ha of Public Open Space on the land East of Roundstone Lane. The requirement per Site has been based on the number of units and is set out in Table 5.1 below:

	Manor Nursery	DW Land	Pound Place	Pound Nursery	Rugby Club	West End Nursery	TOTAL
Open Space Requirement (ha)	0.13	0.78	0.09	0.19	1.08	1.09	3.36

Table 5.1 Open Space Requirement (all areas in ha)

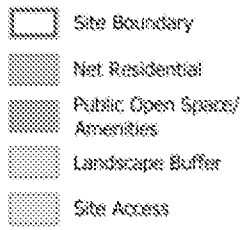
The Tables below illustrate the distribution of dwellings and land uses on each of the sites and across the whole development. As shown in Table 5.3 the Site could deliver up to **4.72ha** of Public Open Space, which is in excess of the Council's requirements.

	Gross Area (ha)	Dwelling Nos.	Gross Density (dph/ha)	Net Residential Area (ha)	Net Density (dph/ha)
Manor Nursery	1.15	24	21	0.90	27
DW Land	6.90	139	20	5.16	27
Pound Place	0.82	15	18	0.60	25
Pound Nursery	1.58	34	22	1.24	27
Rugby Club	9.28	193	21	6.90	28
West End Nursery	10.04	195	19	6.80	29
TOTAL	29.77	600			

Table 5.2 Dwellings & Densities

	Manor Nursery	DW Land	Pound Place	Pound Nursery	Rugby Club	West End Nursery	TOTAL
Site Access	0.00	0.00	0.00	0.00	0.02	0.03	0.05
Landscape Buffer	0.12	0.64	0.07	0.15	0.77	1.65	3.40
Public Open Space/Amenity	0.13	1.10	0.15	0.19	1.59	1.56	4.72
Net Residential	0.90	5.16	0.60	1.24	6.90	6.80	21.60
TOTAL	1.15	6.90	0.82	1.58	9.28	10.04	29.77

Table 5.3 Land Uses (all areas in ha)



ARUN DISTRICT COUNCIL A/82/12/

N
Manor
Nursery
DW
Land
Pound
Place
Pound
Nursery
Rugby
Club
West
End
Nursery

ARUN DISTRICT COUNCIL A/82/12/

ARUN DISTRICT COUNCIL A/82/12/

6. APPEARANCE PRINCIPLES

6.1 Street Hierarchy

A clear street hierarchy should be applied on the sites, based on the type, function and nature of the spaces. Whilst architectural appearance principles vary between individual character areas (see 6.2), the main street characteristics are overarching for the whole development.

Figure 6.1 shows an indicative distribution of streets within the development, and Figures 6.2-6.5 set out the main characteristics of each of the streets.

The street hierarchy guidance predominantly relates to the implementation of a clear hierarchy and the character of the proposed streets. The illustrated widths are indicative only.

Primary Road

Secondary Road

Access Street
- Shared Surface

Lane/Private Drive
- Shared Surface

Pedestrian/Cycle Links

Public Rights of Way

Cow Lane

ARUN DISTRICT COUNCIL A/82/12/

ARUN DISTRICT COUNCIL A/82/13/

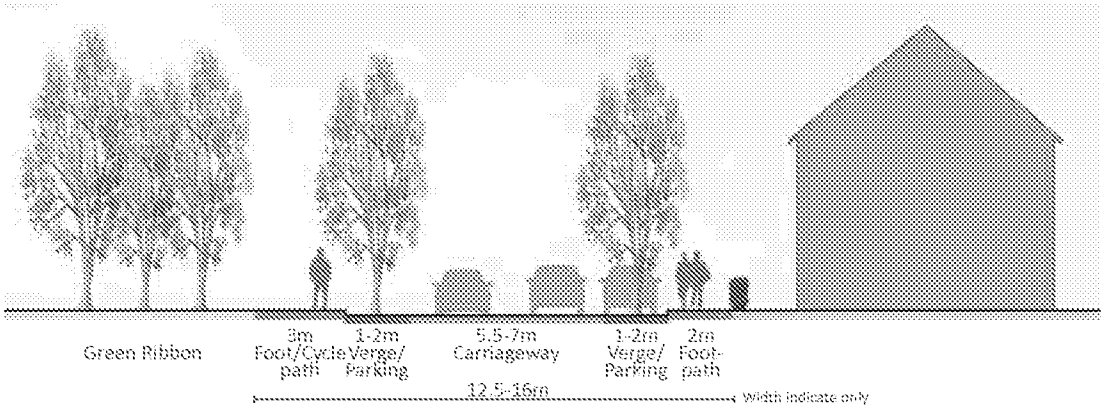


Figure 7.2: Illustrative Street Section - Spine Road

Spine Road

The Spine Road forms the main route through the development, connecting the individual sites. It largely coincides with the central green space and connects with Roundstone Lane in the north and south.

Regular tree planting gives the Spine Road a green and formal character. A separate footpath and foot/cycle path is also provided to accommodate safe pedestrian movement.

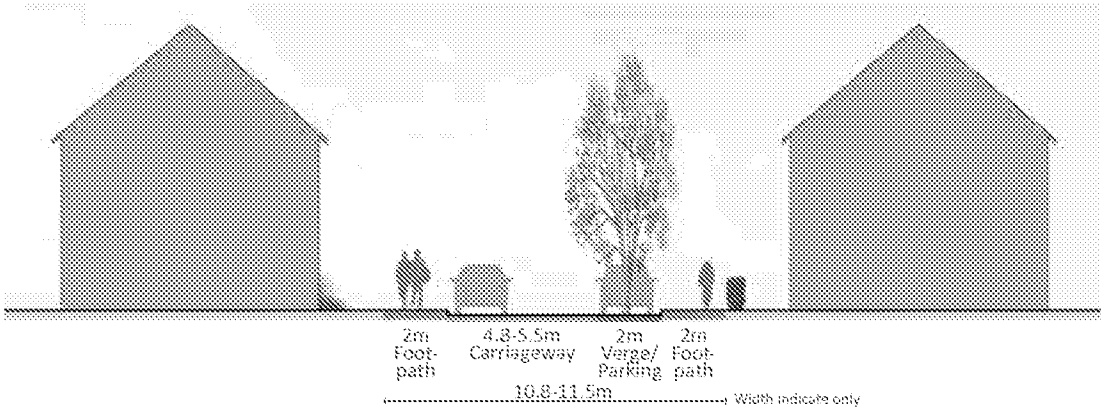
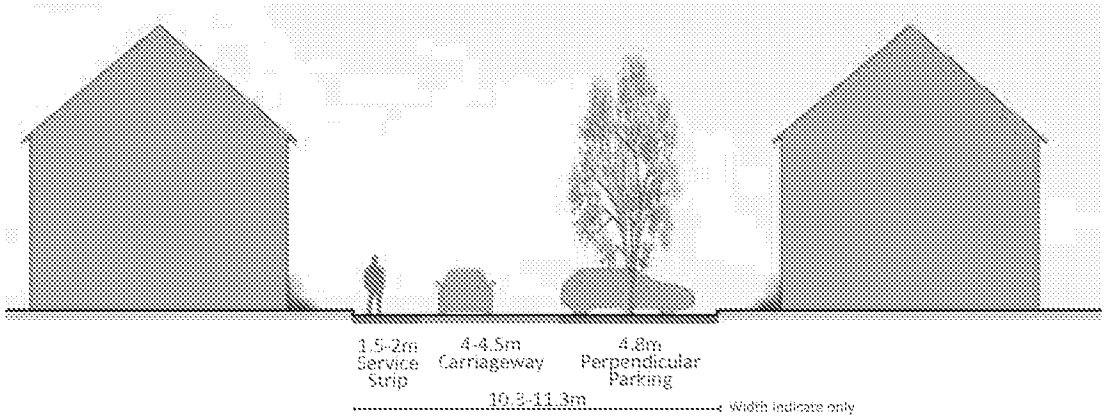


Figure 7.3: Illustrative Street Section - Secondary Road

Secondary Road

The Secondary Road connects additional vehicular access points, that serve the individual sites, to the main Spine Road and serves further development parcels. Tree planting can alternate along the length of the street and on-street parking bays should be acceptable.

ARUN DISTRICT COUNCIL A/82/12/



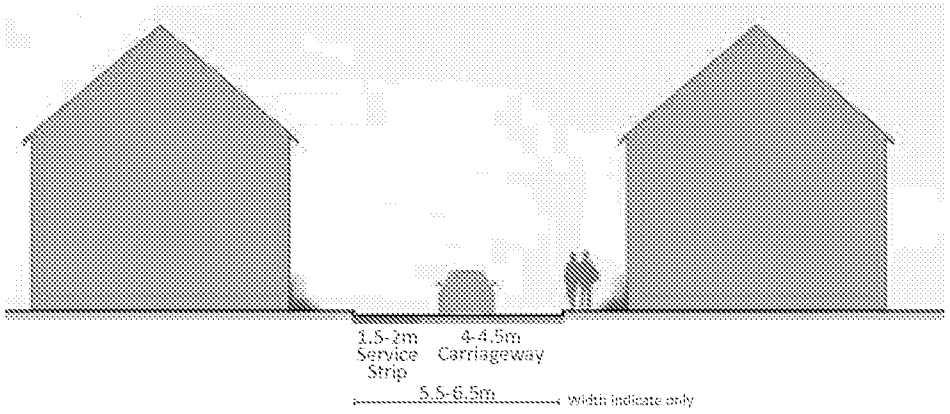


Figure 7.2: Illustrative Street Section - Access Street (Shared Surface)

Access Street - Shared Surface

The Access Streets are more informal, with narrower carriage widths and parking and tree planting staggered between both sides of the streets. Both perpendicular as parallel parking bays should be acceptable.

The streets are predominantly shared surfaces, designed to be pedestrian and cycle friendly and to ensure low traffic speeds.

Some short lengths can be provided to lesser dimension, if in compliance with principles in Manual for Streets (MfS).

Figure 7.3: Illustrative Street Section - Lane/Private Drive (Shared Surface)

Lane/Private Drive - Shared Surface

The lanes and Private Drives are landscape dominated spaces which seek an appropriate relationship with the adjacent open spaces and wider countryside. The streets are designed as shared surfaces.

Some short lengths can be provided to lesser dimension, if in compliance with principles in Manual for Streets (MfS).

ARUN DISTRICT COUNCIL A/82/12/

6.2 Character Areas

The adjacent diagram shows the division of the illustrative Masterplan into different character areas that respond to the spatial conditions of the Site.

The different character areas are further described and illustrated on the following pages, illustrating possible ways of interpreting the principles as set out in Tables 6.1 - 6.7.

Conservation Area

Angmering's Conservation Area is characterised by large, mainly wide fronted semi-detached and detached properties with occasional terraces. The buildings are loosely positioned around the streets and spaces and green public open space is provided by the square. A combination of garden walls and/or hedges characterise the streets which also provide on-street car parking.

Historically the core material in this area has been flint has been flint with brick dressings, also appearing in garden walls, contributing significantly to the character of the centre. However a wide range of other materials also appear, including red brick, white painted brick and render, and tile hanging. Roofs are a mixture of red clay tile and slate.

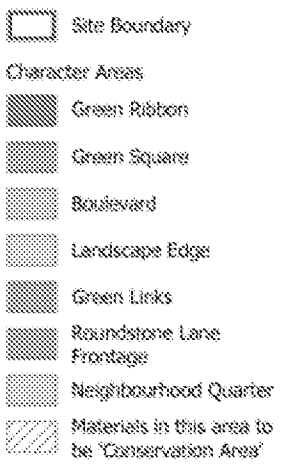
Materials Palette

Within the areas of development bounding the conservation area a high proportion of elevations should be in flint dressed with red brick, with the remaining buildings in a mixture of red brick, tile hanging, light coloured render or horizontal boarded cladding.

Outside the conservation are two approaches to use of materials are proposed.

The first approach is based in a "Consistent" palette where the majority of buildings are in a single material. Thus within the Roundstone Lane Frontage, Boulevard and Green Ribbon areas red brick would predominate, reflecting the red brick that appears across Angmering including in the conservation area. The Green Square could feature a predominance of light coloured render or boarding (reflecting the high proportion of painted buildings found in Angmering Village centre). In all cases however a number of individual buildings of other materials within the Angmering palette would be expected, as large extents of identical dwellings are not characteristic of the village historically.

The second approach, "Varied", relates to the Green Links, Landscape Edge and Neighbourhood Quarter areas. In these areas a harmonious mixture of flint, brick, render and horizontal boarded cladding would be expected.



ARUN DISTRICT COUNCIL A/82/12/

N
Manor
Nursery
DW
Land
Pound
Place
Pound
Nursery
Rugby
Club
West
End
Nursery

Green Ribbon Frontage

The 'Green Ribbon' forms the northern part of the central green space and is a focal point of the development. Adjacent dwellings seeks a strong and positive relation with this green space, as follows:

Building Form	
Building Types	Larger semi-detached and detached dwellings. Short terraces may be possible.
Building Height	A mix of 2 and 2.5 storey dwellings.
Frontage Types	Dwellings should front the 'Green Ribbon'. Predominantly wide-fronted properties, with some elements of linked frontages especially adjacent main spine road. Loose positioning of dwellings with variation in building lines and orientation may be appropriate, to relate to the character of the 'Green Ribbon'.
Details	
Roof Types	Roofs should be predominantly gabled, with occasional variation (hips and half-hips) appropriate.
Roof and Elevational Details	Use of roof and elevational details may be appropriate to create distinction between dwellings. However, variation should be limited to ensure a common architectural language.
Openings	A mix between symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Consistent" approach based in red brick with variations in flint, tile hanging, light coloured render or horizontal boarded cladding.
Public Realm	
Street Types	Area predominantly relates to the main spine road, which largely coincides with the 'Green Ribbon'.
Enclosure	Low hedges would be appropriate to front gardens. Where buildings form corners, both sides should be active.
Parking	Parking is predominantly arranged on-plot in garages and on driveways in between dwellings, to be supplemented by on-street bays.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development. A hierarchy of path widths and materials are proposed within the open spaces to enhance the character of the space; highest quality materials in locations such as the communal gathering spaces and nodes.
Soft Landscaping	Street trees provide a parkland setting for the proposed development. The combination of amenity grassland, wildflower meadow, swathes of ornamental planting and low hedges offer an informal quality to the space.

Table 6.1 Appearance Principles - Green Ribbon Frontage

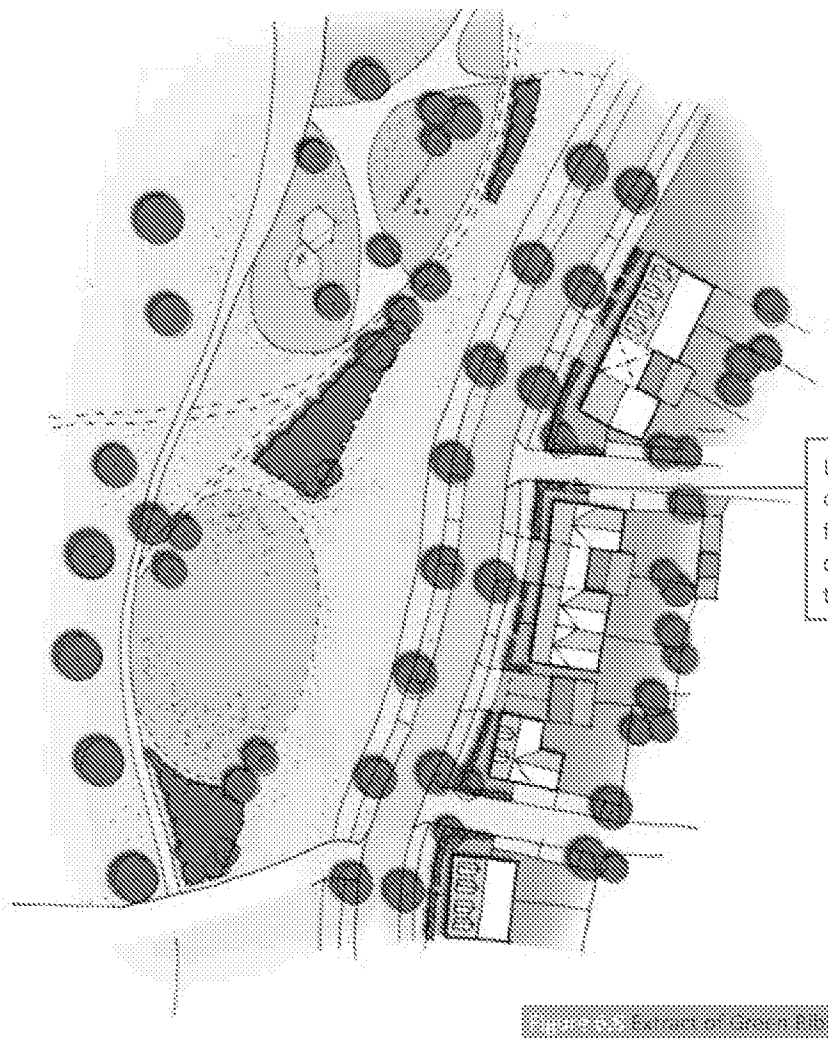
ARUN DISTRICT COUNCIL A/82/12/

2.5 storey properties adjacent to main spine road create a positive relation with the green space

A consistent materials palette based in red brick, tone to be as found in historic Angmering

Larger dwellings have a strong presence overlooking the Green Ribbon

Figure 7: Illustrative View of Sites East of Roundstone Lane



Low hedges create formal frontages and clear boundary to footway

Figure 8: Illustrative Plan of Sites East of Roundstone Lane

ARUN DISTRICT COUNCIL A/82/12/

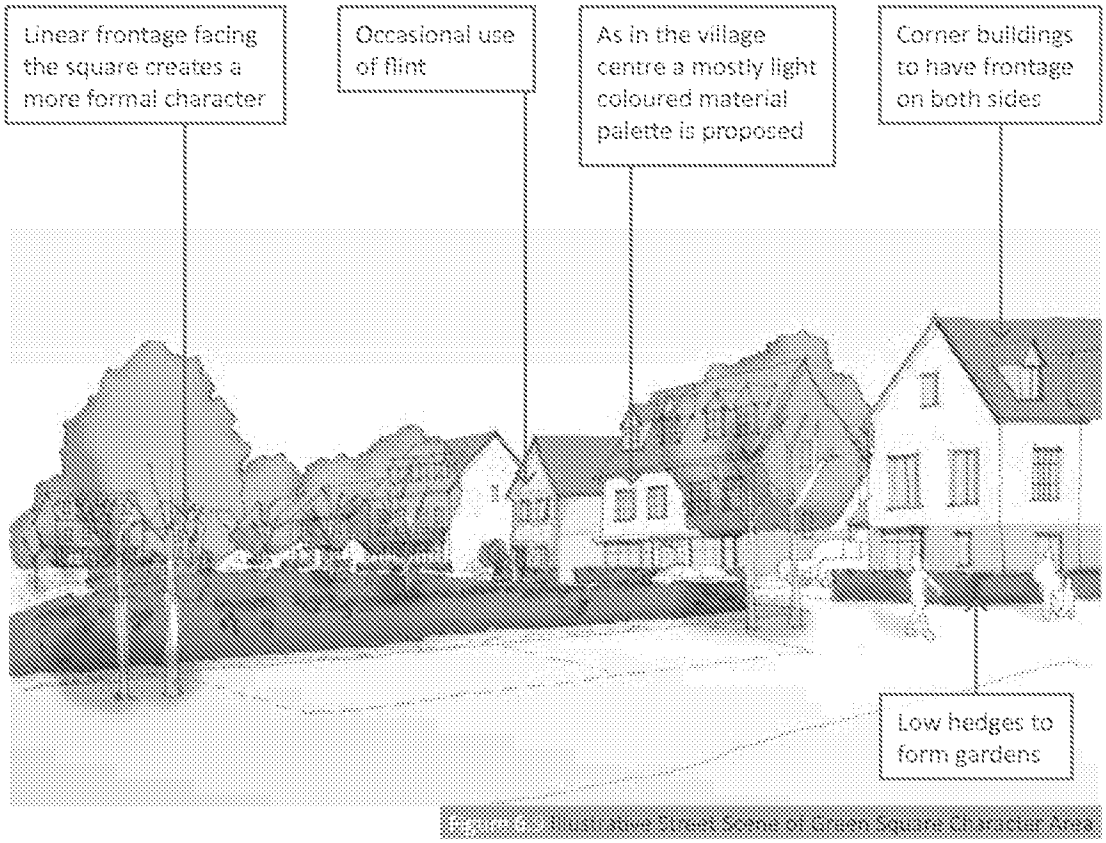
Green Square

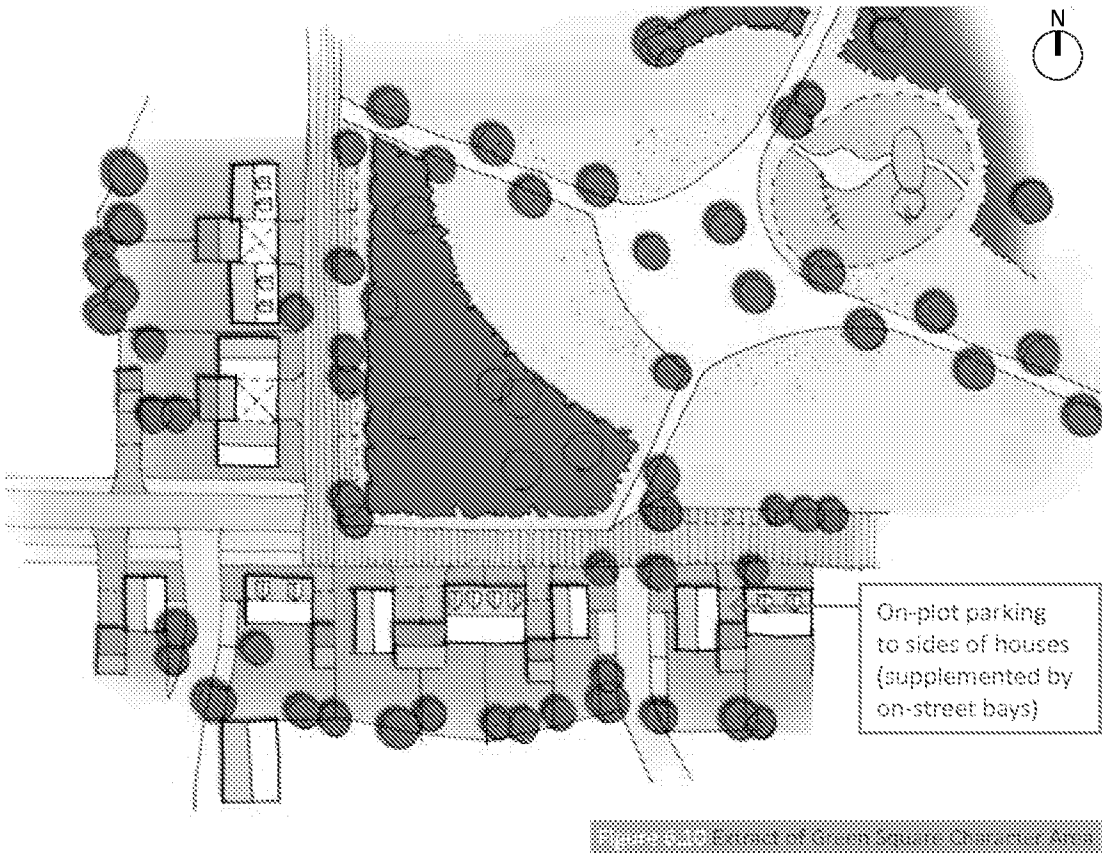
The 'Green Square' forms the southern part of the central green space. Whilst the 'Green Ribbon' and 'Green Square' follow a similar architectural language, this area is more formal than the 'Green Ribbon'.

Building Form	
Building Types	A mix of short terraces, semi-detached and detached dwellings.
Building Height	A mix of 2 and 2.5 storey dwellings.
Frontage Types	Dwellings should front the 'Green Square'. Building frontages should be parallel to the streets with only occasional variation in set-backs, to achieve a more formal character.
Details	
Roof Types	Roofs should be predominantly gabled.
Roof and Elevational Details	Use of roof and elevational details may be appropriate, but should be similar around the 'Green Square' to achieve a uniform appearance in architecture.
Openings	A mix between symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Consistent" approach based in light coloured render or horizontal boarding with variations in red brick, flint and tile hanging.
Public Realm	
Street Types	Shared surfaces around the 'Green Square'.
Enclosure	Low hedges would be appropriate to front gardens. Where buildings form corners, both sides should be active.
Parking	Parking is predominantly arranged on-plot in garages and on driveways in between dwellings, to be supplemented by on-street bays.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development. A hierarchy of path widths and materials are proposed to enhance the character of the space; consider highest quality materials in locations such as the communal gathering spaces and nodes.
Soft Landscaping	More formal in character than the parkland spaces to the north, the Green Square comprises open grassland, within which is a communal gathering space and small community orchard. Trees are formally positioned to enhance the desire line across the site, creating an avenue across the Green Square. Large zones of ornamental planting and trees around the perimeter of the space offer a sense of enclosure and containment to the Green Square.

Table 6.2 Appearance Principles - Green Square Character Area

ARUN DISTRICT COUNCIL A/82/12/





ARUN DISTRICT COUNCIL A/82/12/

Boulevards

The Boulevards connect the 'Green Square and 'Green Ribbon' with Roundstone Lane. They are largely characterised by its linear landscaping and buildings arrangements are quite formal.

Building Form	
Building Types	Mix of terraces, semi-detached and detached dwellings.
Building Height	A mix of 2 and 2.5 storey dwellings.
Frontage Types	Strong building frontage with regular orientation and buildings lines.
Details	
Roof Types	Roofs should be predominantly gabled.
Roof and Elevational Details	Use of varied roof and elevational details may be appropriate, but should be similar within groups of dwellings.
Openings	Mix between symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Consistent" approach based in red brick with variations in flint, tile hanging, light coloured render or horizontal boarded cladding.
Public Realm	
Street Types	The 'Boulevards' coincide with the main spine road.
Enclosure	Low hedges would be appropriate to front gardens. Where building form corners, both sides should be active.
Parking	Mix of on-plot parking (garages and driveways) and off-plot parking (in front of dwellings and on-street parking bays) .
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development.
Soft Landscaping	Street trees to comprise appropriate species such as Oak, London Plane and Beech. Where space is restricted, consider fastigiate forms and appropriate alternatives.

Table 6.3 Appearance Principles - Boulevard Character Area

ARUN DISTRICT COUNCIL A/82/12/

Regular orientation of building lines and low hedges create strong formal frontage

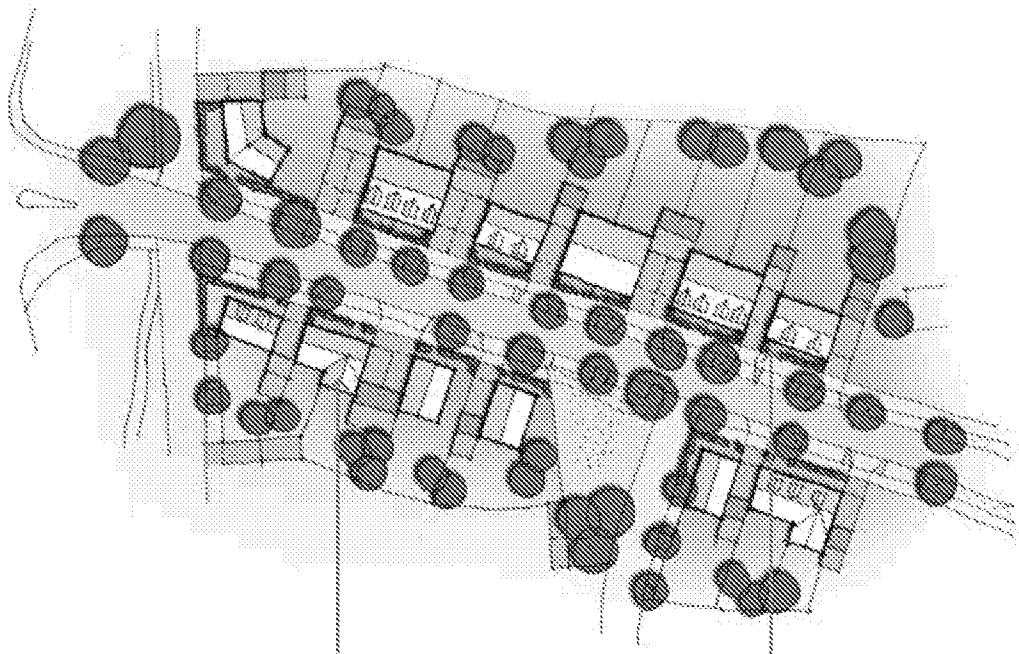
Regularly provided on-street parking bays

Linear landscaping supports a formal character for the main spine road

A consistent palette based in red brick and warm tone as found in historic Angmering

Figure 7.1 Illustrative Street Scene of the Central Green Area

N



Consistent frontage lines

Formal hedges to front gardens

Figure 7.2 Illustrative Layout of the Central Green Area

ARUN DISTRICT COUNCIL A/82/12/

Green Links

The 'Green Links' coincide with existing east-west mature tree belts and are therefore characterised by a linear character.

Building Form	
Building Types	Mix of semi-detached and detached dwellings. Short terraces may be appropriate.
Building Height	Predominantly 2 storeys with occasional 2.5 storeys.
Frontage Types	Predominantly wide-fronted dwellings would be appropriate Frontage on both sides of the existing tree belts. Regular orientation of dwellings, but variation in set-backs may be appropriate to soften the development edge.
Details	
Roof Types	Variation between gabled, hipped and half-hipped would be appropriate.
Roof and Elevational Details	Use of varied roof and elevational details may be appropriate.
Openings	Mix of symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Varied" approach, a harmonious mixture of flint, brick, render and horizontal boarded cladding.
Public Realm	
Street Types	The 'Green Links' are set up around a series of lanes and private drives.
Enclosure	Soft landscaping with occasional low hedges would be appropriate to front gardens in this character area. Where building form corners, both sides should be active.
Parking	Predominantly on-plot parking (garages and driveways), with visitors parking in on-street parking bays.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development.
Soft Landscaping	Linear landscape features incorporate existing mature trees and planting. They are to be reinforced with native species understorey where appropriate to enhance habitat and foraging opportunities for biodiversity.

Table 6.4 Appearance Principles - Green Links Character Area

ARUN DISTRICT COUNCIL A/82/12/

Figure 3.8: Illustrative Street Scene of Development Parcel 2a (East)

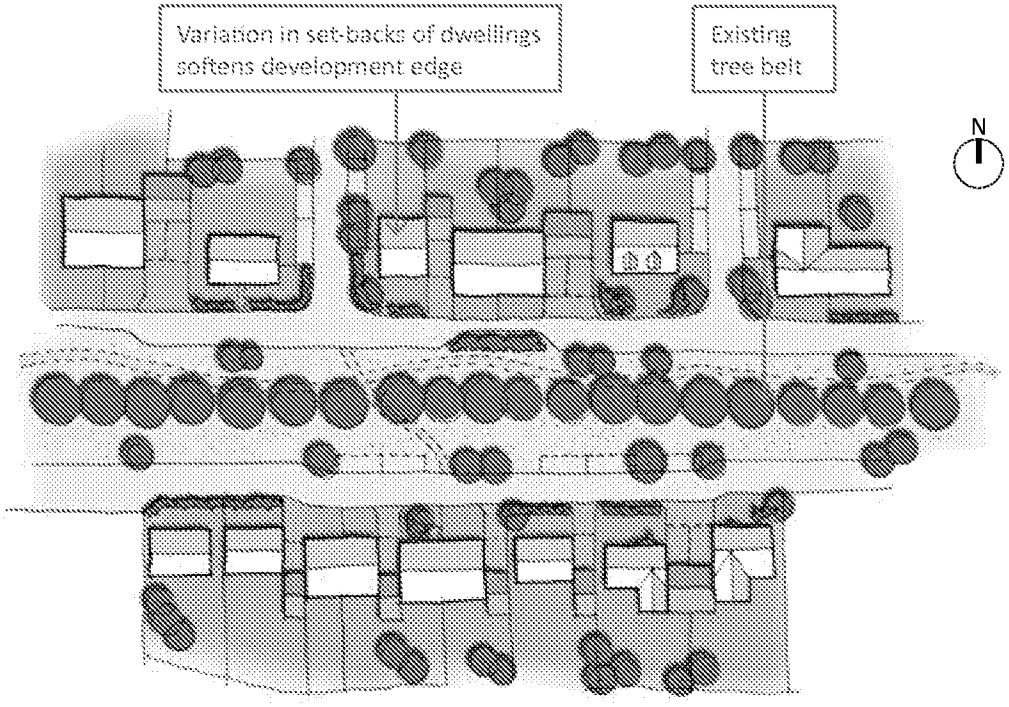


Figure 3.9: Illustrative Layout of Development Parcel 2a (East)

ARUN DISTRICT COUNCIL A/82/12/

Landscape Edge

The 'Landscape Edge' borders the countryside and South Downs National Park beyond the A280 Angmering Bypass. This lower density area is intended to create a soft and visually permeable development edge.

Building Form	
Building Types	Predominantly semi-detached and detached dwellings.
Building Height	Predominantly 2 storeys.
Frontage Types	Predominantly wide-fronted dwellings. Variation in orientation of dwellings and set-backs to create a soft development edge and visual permeability.
Details	
Roof Types	Variation between gabled, hipped and half-hipped would be appropriate.
Roof and Elevational Details	Use of varied roof and elevational details may be appropriate, to create distinction between dwellings and emphasize individual architecture.
Openings	A mix of symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Varied" approach, a harmonious mixture of flint, brick, render and horizontal boarded cladding.
Public Realm	
Street Types	The 'Landscape Edge' is set up around a series of lanes and private drives. The historic byway Cow Lane to be improved with drainage channels to one or both sides and soakaways filled with granular material. Cut material from creation of the channels could be used to raise the level of the byway. Byway to be resurfaced with porous material such as hoggin.
Enclosure	Soft landscaping with occasional low hedges would be appropriate to front gardens, to create an informal character. Where buildings form corners, both sides should be active.
Parking	Predominantly on-plot parking (garages and driveways), supplemented with on-street parking bays for visitors.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development.
Soft Landscaping	Existing mature vegetation to be retained where feasible, enriched with native shrub understorey. Specimen trees to be scattered throughout, contributing to the parkland setting of the development. A less frequent mowing regime will enhance biodiversity along the extent of the Landscape Edge.

Table 6.5 Appearance Principles - Landscape Edge Character Area

ARUN DISTRICT COUNCIL A/82/12/

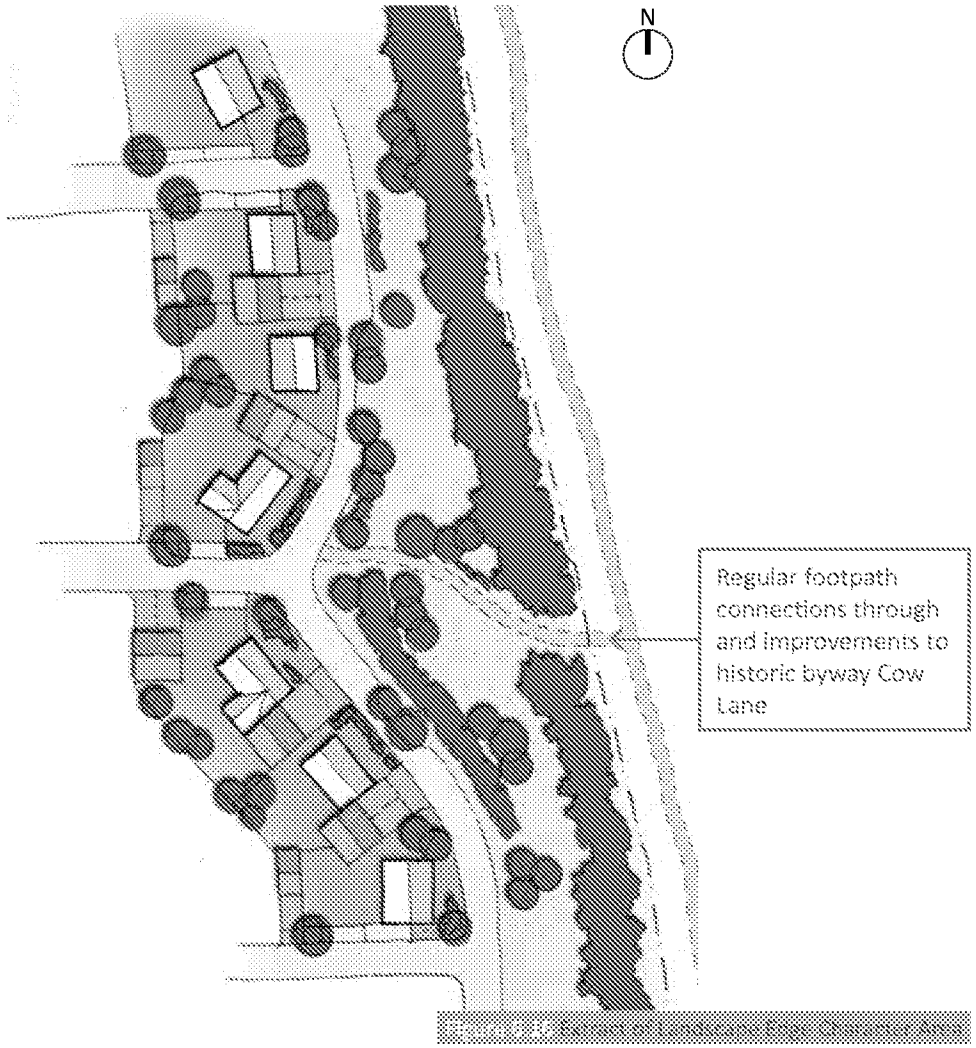
A mix of local materials (render, horizontal boarded cladding, red brick, flint) to create an informal development edge

Soft development edge faces existing landscape

Soft landscaping with occasional low hedges create informal character

Variation in building orientation creates visual permeability

Figure 7.15: Indicative Sketch of Development Edge Fronting Area 3



Regular footpath connections through and improvements to historic byway Cow Lane

Figure 7.16: Indicative Sketch of Development Edge Fronting Area 3

ARUN DISTRICT COUNCIL A/82/12/

Roundstone Lane Frontage

The proposed frontage adjacent to Roundstone Lane is partially hidden by mounds and adjacent mature planting. Note that illustrative view shows area using "Conservation Area" palette

Building Form	
Building Types	Predominantly semi-detached and detached dwellings.
Building Height	Mix of 2 and 2.5 storeys.
Frontage Types	Variation in orientation of dwellings and set-backs to create a semi-formal development edge.
Details	
Roof Types	Roofs should be predominantly gabled, with occasional variation acceptable.
Roof and Elevational Details	Use of varied roof and elevational details may be appropriate, but should be similar within groups of dwellings.
Openings	Mix of symmetrical and asymmetrical window openings.
Materials	
Building Materials	Area that borders Angmering Conservation Area should be in "Conservation Area" palette, high proportion of elevations in flint dressed with red brick, with the remaining in a mixture of red brick, tile hanging, light coloured render or horizontal boarding. Outside the Conservation Area border use the "Consistent" approach based in red brick with variations in flint, tile hanging, light coloured render or horizontal boarded cladding.
Public Realm	
Street Types	'Roundstone Lane Frontage' is set up around predominantly lanes and private drives.
Enclosure	A mix of low flint walls (especially in Conservation Area border) and hedges would be appropriate for front gardens. Where buildings form corners, both sides should be active.
Parking	Predominantly on-plot parking (garages and driveways), with occasional on-street parking bays.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development.
Soft Landscaping	Existing mature vegetation to be retained where feasible, enriched with native shrub understorey. Street trees to comprise appropriate species such as Oak, London Plane and Beech. Where space is restricted, consider fastigiate forms and appropriate alternatives. Grassy mounds to contribute to visual screening.

Table 6.6 Appearance Principles - Roundstone Lane Frontage

ARUN DISTRICT COUNCIL A/82/12/

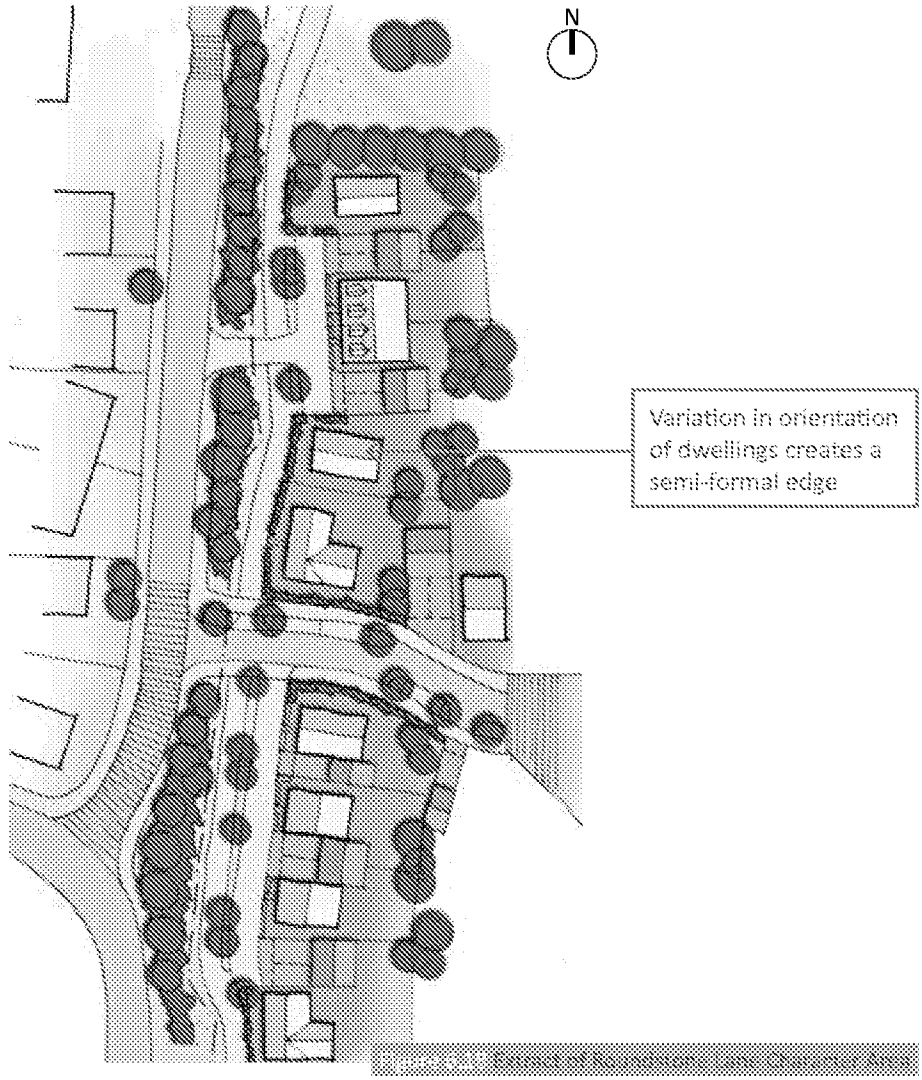
Existing vegetation retained

Flint with red brick to be used especially in areas bordering Angmering Conservation Area

Mix of symmetrical and asymmetrical openings

Low flint walls are used in front gardens as characteristic in Angmering Conservation Area

Fig 2.27 Illustrative Street Scene Looking East Showing Key Characteristics of Angmering Conservation Area



Variation in orientation of dwellings creates a semi-formal edge

Fig 2.28 Illustrative Site Layout Plan

ARUN DISTRICT COUNCIL A/82/12/

Neighbourhood Quarters

The proposed frontage adjacent to Roundstone Lane is partially hidden by mounds and adjacent mature planting.

Building Form	
Building Types	Mix of terraces, semi-detached and detached dwellings.
Building Height	Mix of 2 and 2.5 storeys.
Frontage Types	Building frontages should be predominantly parallel to the streets with variation in set-backs acceptable.
Details	
Roof Types	Variation between gabled, hipped and half-hipped would be appropriate
Roof and Elevational Details	Use of varied roof and elevational details may be appropriate, but should be similar within groups of dwellings.
Openings	Mix of symmetrical and asymmetrical window openings.
Materials	
Building Materials	"Varied" approach, a harmonious mixture of flint, brick, render and horizontal boarded cladding.
Public Realm	
Street Types	The 'Neighbourhood Quarters' are set up around secondary and access streets.
Enclose	A mix of low walls, hedges or soft landscaping could be appropriate.
Parking	Mix of on-plot parking (garages and driveways) and on-street parking.
Landscape	
Hard Landscaping	Highly durable materials to be of natural tones and consistent throughout the proposed development.
Soft Landscaping	Street trees to comprise appropriate species such Oak, London Plane and Beech. Where space is restricted, consider fastigiate forms and appropriate alternatives.

Table 5.7 Appearance Principles - Neighbourhood Quarters

ARUN DISTRICT COUNCIL A/82/12/

Roof shapes (gabled, hipped and half-hipped) and elevation details vary to create less formal character

Variety of local building materials (render, horizontal boarded cladding, red brick, flint) creating a harmonious mix

Figure 7.7: Example of Street Scene Character Area

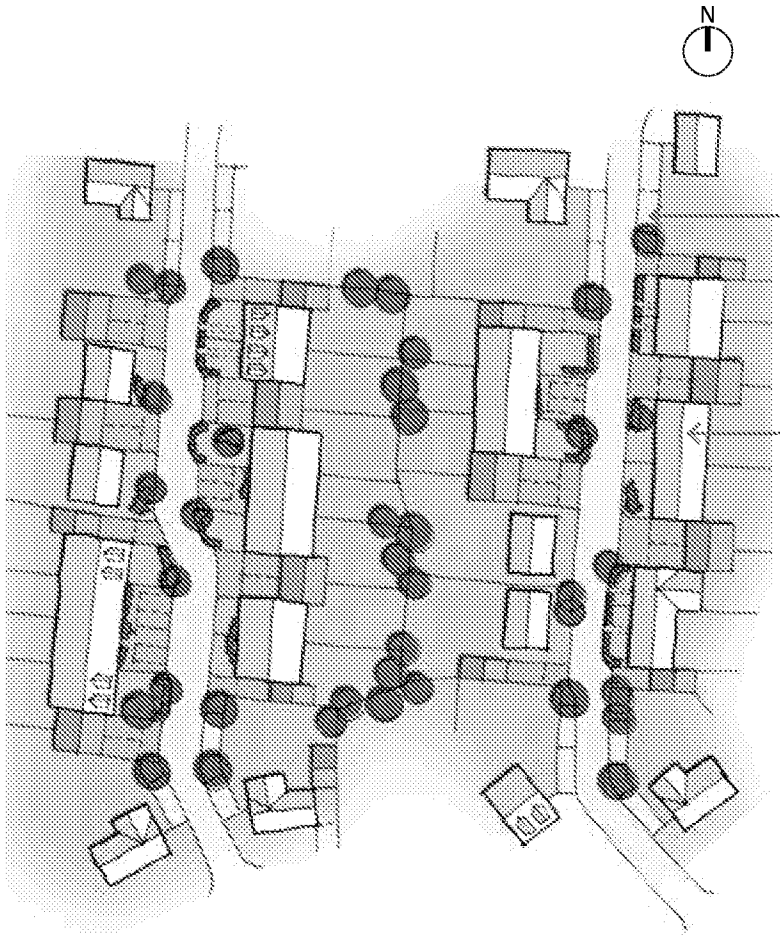


Figure 7.8: Extract of Street Hierarchy Plan for Character Area

ARUN DISTRICT COUNCIL A/82/12/

7. LANDSCAPE STRATEGY

The principles of a landscape strategy are set out below. Details of treatment of for principal spaces such as the Green Ribbon and the Landscape Edge should be consistent across the site, and further design coding may be necessary at the detailed stage.

① Green Ribbon

Extensive green space through the centre of the proposed development offers residents an informal parkland within which to walk, sit and play.

Proposed trees are laid out informally to enhance the parkland setting. In addition, low hedges provide delineation and a sense of enclosure to the spaces whilst allowing natural surveillance.

There is opportunity for a number of formal, enclosed play areas and informal 'kick-about' zones. Paths widen in strategic positions to offer communal gathering spaces and seating at the heart of the green spaces.

② Green Square

More formal in character than the parkland spaces to the north, the Green Square comprises open grassland, within which is a communal gathering space and small community orchard. Trees are formally positioned to enhance the desire line across the site, creating an avenue across the Green Square. Large zones of ornamental planting and trees around the perimeter of the space offer a sense of enclosure and containment.

③ Landscape Edge

The eastern edge of the development comprises a wide Landscape Edge, with substantial vegetation belts and scattered trees, filtering views to the east and providing a soft transition between the edge of Angmering and the wider landscape. The Public Right of Way that runs north-south along the eastern edge of the development links pedestrian links within the development to the wider footpath network.

In addition, landscape proposals incorporate wildflower grassland areas, native species mixed hedgerows, a variety of native species trees, and log piles, all of which will benefit biodiversity.

④ Cow Lane

The historic byway Cow Lane to be improved with drainage channels to one or both sides and soakaways filled with granular material. Cut material from creation of the channels could be used to raise the level of the byway. Byway to be resurfaced with porous material such as hoggin.

⑤ Green Links

The existing east-west vegetation belts are retained where possible to enhance the setting of the proposed development. These are to be enriched with the introduction of native shrub understorey. Garden frontages are to be delineated by predominantly soft landscaping and occasional native species hedges to ensure natural surveillance.

⑥ Attenuation Pond

An existing water attenuation pond located in the south eastern corner of the development is to be retained and enhanced, with native species shrubs, marginal plugs and wetland grasses.

⑦ Community Orchard

A grid structure is imposed to formalise tree planting in specific locations, creating community fruit orchards - a reference to the intensive nursery production at West End Nursery.

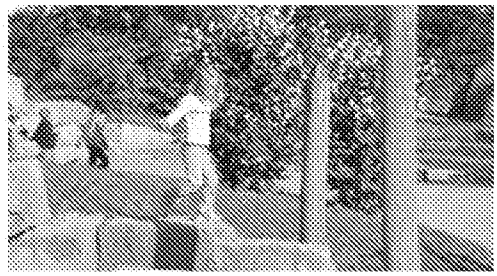
⑧ Small Public Spaces

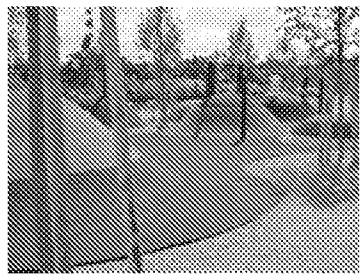
These occur within blocks of residential development and all buildings facing on to them should present an active entrance frontage to the spaces. A consistent shared surface material eg block paving should be used to define the spaces, with a simple planting strategy of specimen trees and possibly shrub underplanting. LAPs may be appropriate here, with play equipment formed of natural materials eg timber logs.

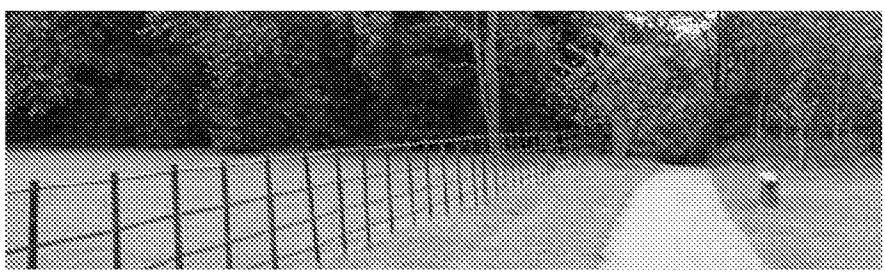
ARUN DISTRICT COUNCIL A/82/12/

N
LEAP
NEAP
LEAP
1
2
3
4
5
6
7
8
Rudgwick Lane
Public Footpath 3

Extensive green spaces sweep through the centre and eastern edge of the proposed development, creating an attractive setting for the development and edge of Angmering. The landscape proposals offer future residents a series of parkland spaces in which to walk, play and sit. The Landscape Strategy Plan at Figure 6.1 illustrate how this could be achieved, incorporating a variety of paths, play spaces, and planting strategies, all of which contribute character and intimacy to the journey through the site.







ARUN DISTRICT COUNCIL A/82/12/

Species selection:

Appropriate tree species include:

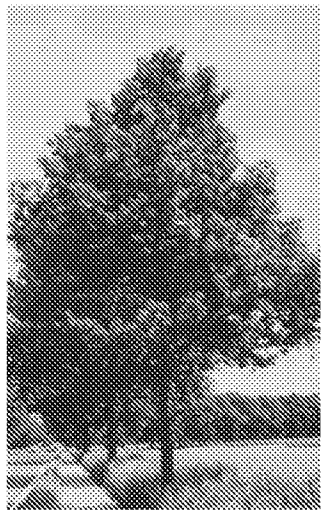
Quercus robur	Common Oak
Platanus x hispanica	London Plane
Alnus glutinosa	Alder
Fagus sylvatica	Common Beech
Betula pendula	Silver birch

Plum and cherry orchard trees to be selected with specialist

Appropriate street trees along residential roads include:
Carpinus betulus 'Streetwise' - Hornbeam
Acer campestre 'Streetwise' - Field Maple
Quercus robur 'Fastigiata' - Common Oak (fastigiate)

Appropriate mixed native hedge species include:

Crataegus monogyna	Hawthorn
Corylus avellana	Hazel
Ilex aquifolium	Holly
Cornus sanguinea	Dogwood
Sambucus nigra	Elder

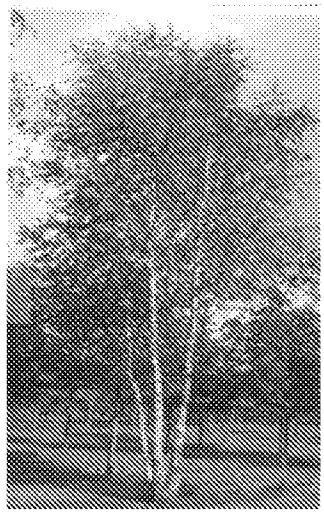


Appropriate single species formal hedges include

Fagus sylvatica	Beech
Carpinus betulus	Hornbeam
Buxus sempervirens	Box
Ilex aquifolium	Holly

Ornamental planting:

Buxus spp	Box
Cornus sanguinea	Dogwood
Salix spp	Willow
Ilex aquifolium	Holly
Photinia spp	Photinia
Rosa spp	*Rose*
Prunus laurocerasus	Laurel
Lavandula spp	Lavender
Skimmia spp	Skimmia
Viburnum spp	Viburnum
Euonymus spp	Euonymus



Bulbs to be planted in large swathes:
Daffodil and Crocus

Marginal and wildflower grassland to be appropriate seed mixes from a supplier such as Emorsgate or British Seed Houses

ARUN DISTRICT COUNCIL A/82/12/

8. PUBLIC CONSULTATION

Throughout its preparation, the masterplan has been subject to community and stakeholder engagement. The draft masterplan was formally presented to both the Parish Council and Members of the Development Control Committee in January 2014. A public exhibition was held in Angmering Village Hall on 13th February 2014 which was well attended by local residents.

Prior to the masterplan preparation, a significant amount of public consultation had already taken place with regards to the three pending planning applications for DW land, West End Nursery and Pound Nursery. Also David Wilson Homes and Humber Growers undertook pre-application Public Consultation exhibitions and attended meetings with the Parish Council, which included representatives from Save Angmering Village pressure group. In addition, David Wilson Homes and Humber Growers established project websites to update the public about the development proposals. Full details of the public consultation events for both sites are contained in the Planning Statements and Statement of Community Involvement which accompany the planning applications.

In addition to the application related consultation by David Wilson Homes and Humber Growers, the Council has been consulting on its draft Local Plan. In Summer 2013, the Council intended to consult on the latest draft Local Plan which included the publication of the URS "Angmering Visioning Brief" as part of the evidence base. The Local Plan consultation was held in abeyance subject to further refinement of the housing targets. However, the documents are in the public domain and are available on the Arun District Council website.

Having reviewed the responses from the public consultation events and the representations to the planning applications, there are some common themes. Whilst many of the residents were opposed to the principle of development primarily on the basis of loss of countryside, loss of employment and traffic implications, some residents accepted that some development was necessary to provide Angmering with affordable housing and other infrastructure improvements such as highway improvements. Other key concerns related to drainage and flood issues, health care and education provision.

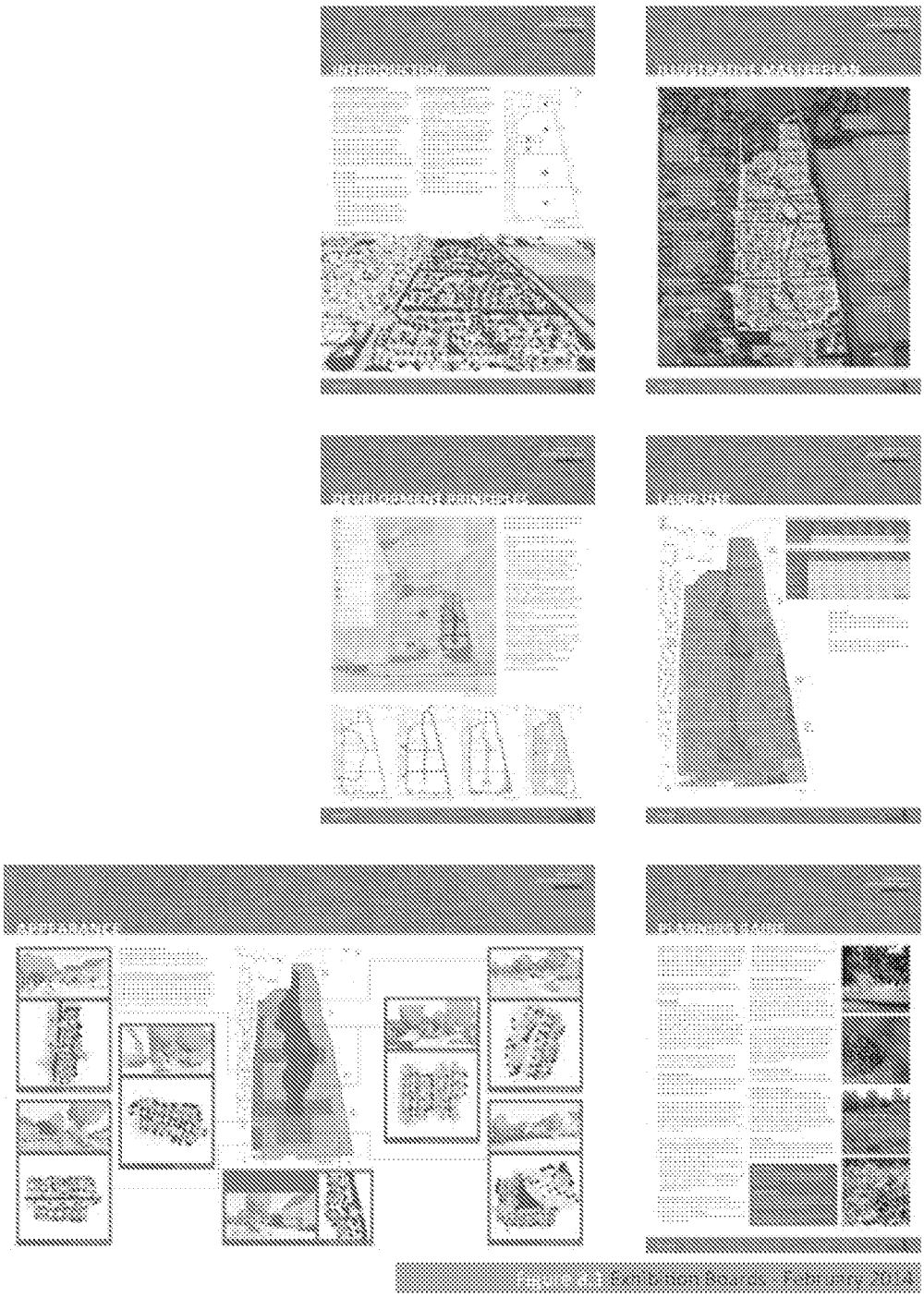
The Developers' response to these comments is summarised below:

- Affordable Housing: Each development scheme will provide on-site Affordable Housing.
- Flood Risk & Drainage: The masterplan proposes using sustainable drainage systems (SUDS) and each planning application will be required to demonstrate how they will deal with their own surface water run-off.
- Health Facilities: Each development will make a contribution towards health facilities provision as part of the planning obligation requirements.
- Schools: Each development will make a contribution towards education provision as part of the planning obligation requirements.
- Open Space, Recreational facilities & Landscape impact: All schemes will provide their own open space which would connect together into a green network as illustrated in landscape strategy (section 7). Each development would make financial contributions towards the upgrade and potential expansion of the sport playing pitches at Palmer Road (Section 3).

ARUN DISTRICT COUNCIL A/82/12/

- Traffic implications: A joint Transport Assessment has been prepared to assess the cumulative impact of the 600 new homes which makes recommendations as to how the local road network can be improved to accommodate the development. Each developer will make planning obligation payments proportional to the scale of development proposed.

Section 9 of the masterplan further details the potential planning obligations required from each development scheme and explains how the delivery of the sites would be phased.



ARUN DISTRICT COUNCIL A/82/12/

9. INFRASTRUCTURE & IMPLEMENTATION

The Masterplan provides a coherent framework to coordinate the development of the six individual land parcels to the east of Roundstone Lane. Each site will be subject to its own planning application and will be developed separately over a phased period. This section demonstrates how the sites would fit together to address the key development principles of the Masterplan and explores the potential infrastructure requirements for each scheme.

Potential Planning Obligations

Collectively the development of 600 homes will necessitate the provision of additional social and community infrastructure to support the development. In accordance with CIL regulations, planning obligations must meet the following three tests:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

All Planning Obligations would be subject to viability considerations and would be assessed on a site by site basis as each planning application is determined. The following Heads of Terms would be applicable to the entire development of the 600 new homes and it may be the case that some developments contribute to all or some of these planning obligations depending on the scale of the development proposal and the urgency of the delivery of certain infrastructure requirements.

Affordable Housing

In accordance with the Council's adopted interim affordable housing policy, each scheme would seek to provide 30% affordable housing. Preference is for on-site provision of affordable housing unless alternative off-site provision can be funded by financial contributions for a site within Angmering. Financial contributions may be more appropriate for the smaller sites where it is unlikely to be economically viable to provide on-site affordable housing given the scale of development.

Table 9.1 illustrates the indicative affordable housing requirement for each development scheme based on the Masterplan assumptions. The affordable housing would comprise a mix of social or affordable rent and shared ownership to meet the local housing need requirements as specified by District and Parish Councils.

Education

The development of 600 new homes will create the need for additional school places for Primary and Secondary Education. Angmering has two existing primary schools, St Margaret's Church of England and St Wilfrid's Catholic Primary School which are currently operating nearly at capacity and have limited scope for expansion. The draft Local Plan identified a potential new primary school site to the south of Bramley Green which would be conveniently located to serve the new development as the existing primary school are located to the north of Angmering.

Angmering School provides secondary education and currently has some spare capacity and there is potentially scope to extend the school if required.

Subject to the review of precise educational needs, each developer will make appropriate financial contribution towards the educational requirements which may include funding the extension of existing school or construction of a new school. The exact amount of the financial contributions would be proportionally determined in relation to scale of each planning application and the precise trigger point for payment would be detailed in the corresponding section 106 agreement.

	Manor Nursery	BWF Land	Pound Place	Pound Nursery	Rugby Club	West End Nursery
Provision of Affordable Housing	7 dwellings on site or equivalent financial contribution	41 dwellings on site	4 dwellings on site or equivalent financial contribution	10 dwellings on site	57 dwellings on site	58 dwellings on site

Table 9.1 Affordable Housing Provision

ARUN DISTRICT COUNCIL A/82/12/

Open Space, Sports and Recreation

The Masterplan ensures that all of the sites will provide sufficient open space within their developments to contribute to overarching network of green spaces identified in the landscape strategy which would include LAPs, LEAPs and NEAPs. The Design checklist illustrates how these could be distributed between the development sites.

Each developer would make commuted sum payments towards the initial maintenance of the open spaces which would be managed by either the District or Parish Councils.

In terms of Sports Provision, as section 3 of the report concludes that improvements to the existing sports facilities at Palmer Road would be the best option which has the support of the District and Parish Councils. Each developer would make a commuted sum payment towards upgrading the facilities at Palmer Road proportional to the scale of the development.

Community Facilities

Angmering has the benefit of a good range of existing community facilities including a village hall, a community hall and library. The development of 600 homes will not give rise for the need for any new community facilities but will help sustain the existing facilities. Financial contributions could be sought for improvements to local community facilities in Angmering and developers would be guided by discussions with Parish Council.

Health Care

The Angmering Medical Centre is a modern purpose built facility for the village. The NHS have indicated that they would seek a financial contribution from developers to fund the expansion of the medical practice to cater for the new residents. The exact amount of the financial contributions would be proportionally determined in relation to scale of each planning application and the precise trigger point for payment would be detailed in the corresponding section 106 agreement.

Highway and Transportation Improvements

In tandem with the preparation of this Masterplan a joint Transport Assessment has been commissioned by David Wilson Homes and Humber Growers and prepared by Paul Basham Associates to assess the cumulative impact of the development of 600 new homes. Please note that the joint TA includes SHLAA site 101 to the West of Roundstone Lane which is not part of the masterplan.

It is acknowledged that there are some existing highway capacity issues at certain times of the day, particularly in relation to the A259 and West Sussex Country Council are already committed to improving the A259 based on the findings of the Parsons Brinckerhoff report which recommends improvements to junctions 9, 10, 11 and 14. Any highway improvement works would only be expected to mitigate the impacts of the proposed development and not address any existing highway problems.

The joint Transport Assessment concludes the total cost of improvements to A259 which should be attributed to the developers is £899,466.50. The report recommends that the costs of the improvements works be spread across all development sites proportionally.

West Sussex County Council have indicated that they would also be seeking contributions toward sustainable transportation improvements such as bus stop improvements, cycle parking at Angmering Station and improvements to public rights of way. As per other Heads of Terms, the exact amount of the financial contributions would be proportionally determined in relation to scale of each planning application and the precise trigger point for payment would be detailed in the corresponding section 106 agreement.

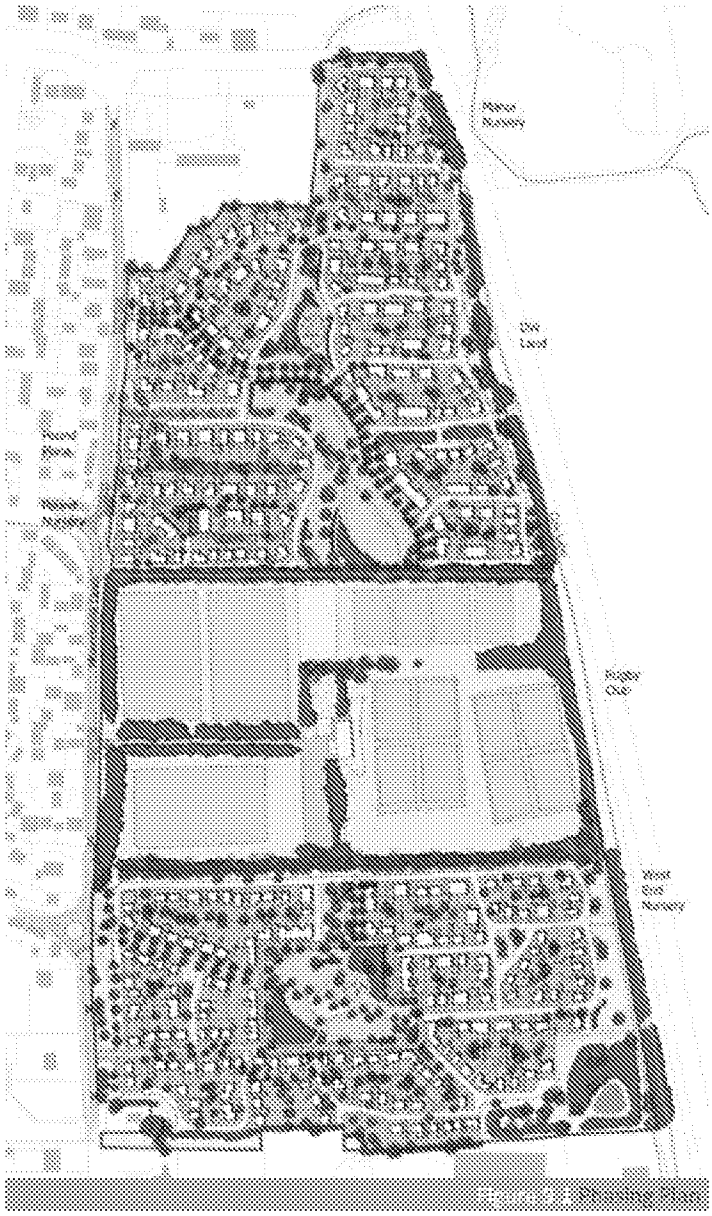
ARUN DISTRICT COUNCIL A/82/12/

Phasing

In terms of the delivery of the entire development, there would appear to be a natural phasing dictated by the planning application process. The David Wilson Homes scheme is currently subject to a full planning application and is therefore likely to be the first scheme to be implemented. The Pound Nurseries site currently has a full planning application pending and subject to it being acquired by developer then it could be implemented relatively quickly.

The West End Nursery site currently has an outline planning application pending and subject to the approval of a reserved matters application and acquisition of the site by a developer then the site would be the second largest phase to be implemented.

At this stage Worthing Rugby Club, Manor Nurseries and Pound Place have yet to submit planning applications for their sites and therefore they are more likely to deliver housing in the medium to longer term. Of these the most significant site is Worthing Rugby Club, and the drawing below is therefore shown to indicate that, for the intervening period, it would be possible to complete coherent housing schemes to the north and south of that site.



ARUN DISTRICT COUNCIL A/82/12/

The Design Checklist summaries the key principles set out in this document and provides a tool to assess applications on the sites east of Roundstone Lane.

Key Principles	Manor Nursery	DW Land	Pound Place	Pound Nursery	Rugby Club	West End Nursery
Compliant with indicative Number of Units?	24	130	12	34	180	108
Follows Proposed Built Form Extent?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Follows Proposed Open Space Extent?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Compliant with minimum Area of Open Space?	0.13ha	0.7ha	0.06ha	0.23ha	1.08ha	1.0ha
	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Provision of Equipped Children's Play Area?	LAPs	LEAP & LAPs	LAP	LAPs	NEAP & LAPs	LEAP & LAPs
	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Provision of Vehicular Access?	YES/NO	YES/NO		YES/NO	YES/NO	YES/NO
Provision of Pedestrian Link?	East-West North-South	East-West North-South	East-West North-South	East-West North-South	East-West North-South	East-West North-South
	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Facilitates Main Spine Road?		YES/NO			YES/NO	YES/NO
Delivers safe crossing points over Roundstone Lane?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Use of Perimeter Blocks?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Avoidance of cul-de-sacs for pedestrians and cyclists?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Compliant with Street Hierarchy Principles?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Compliant with Appearance Principles?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Incorporates Existing Structural Planting?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Proposed Planting follows Landscape Strategy Guidance?	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO

Table 9.2 Design Checklist