Urban Design

Land off

Roundstone Lane Angmering

DAVID WILSON HOMES

Revised Design and Access Statement

Application no. A/82/12

Feb 2014

ST-02-28

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"Good design is a key aspect of sustainable development, is indivisable from good planning, and should contribute positively to making places better for people"
(NPPF paragraph 56)

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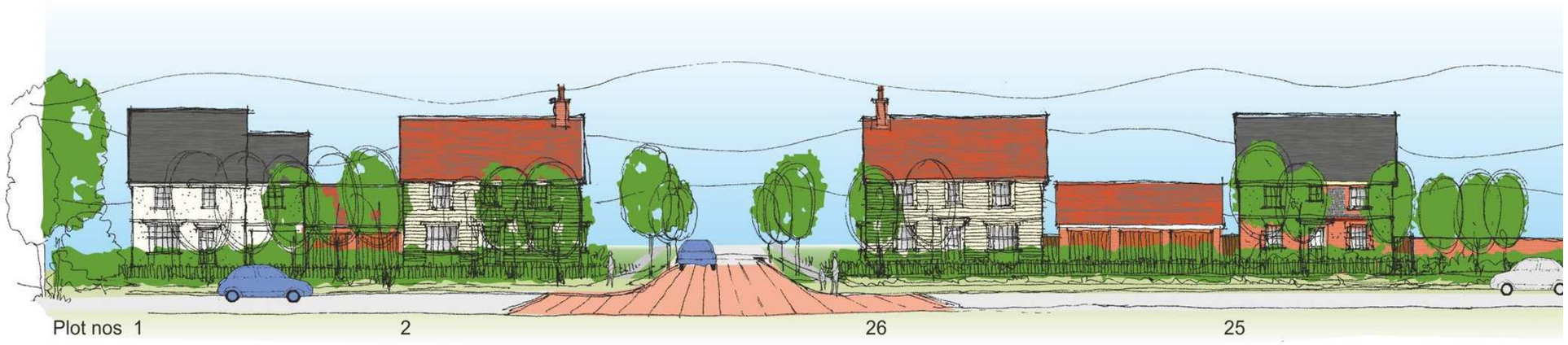

View A:A from Roundstone Lane

View B:B from Central Green Space

View C:C from A280 Angmering Bypass

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Design and Access Statement
- Addendum

The document is an revision to the original Planning Application ‘Design and Access Statement’ submitted by David Wilson Homes to Arun District Council in July 2012 as part of application no. A/82/12 and should be read in conjunction with Barton Willmore ‘Masterplan & Development Principles document’ dated December 2013, extracts of which have been included within this Design & Access Statement for clarification.

Where quality lives

David Wilson Homes

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1.0 Introduction

1.1 Overview

A Design and Access Statement had been prepared to support the original planning application submitted by David Wilson Homes (Southampton) in July 2012 for residential development on land east of Roundstone Lane, Angmering. The proposals incorporate a broad mix of housing designed with an emphasis on creating a strong sense of place and include areas of open space for public recreation, amenity, and landscaping.

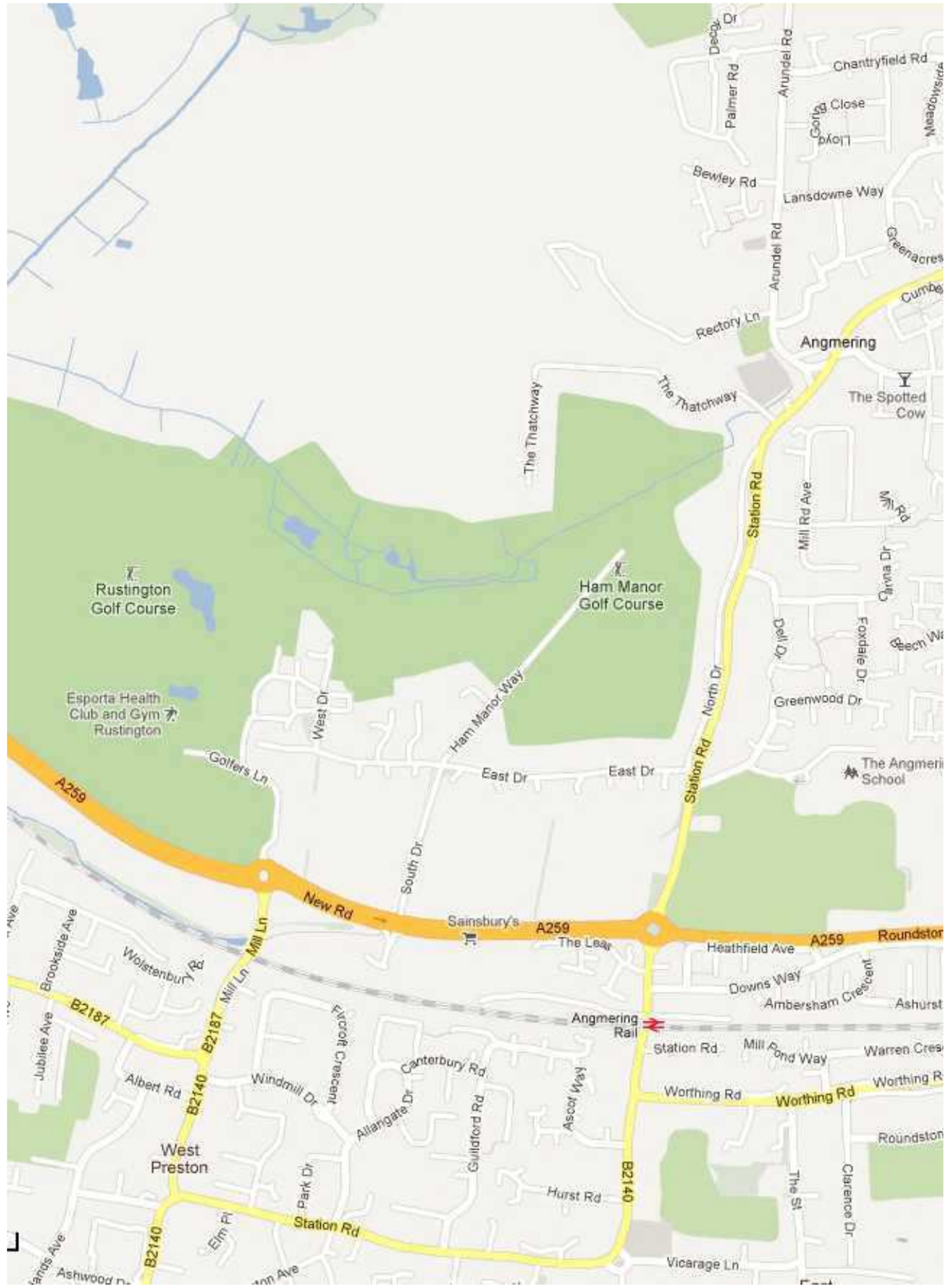
Subsequent to this being submitted, a study had been prepared, by Barton Willmore, on behalf Humber Growers and David Wilson Homes in liaison with the landowners and potential developers of other sites working in partnership with Arun District Council and Atlas. The study sets out a comprehensive Masterplan for six separately owned development sites and shows how these can fit together to form a coherent development framework, yet be delivered separately.

1.2 Vision

Our vision is to create a distinct, high quality residential place which will make a positive contribution to the village of Angmering, whilst acknowledging and respecting the local vernacular.
The architectural style has been informed by the character of Angmering, combined with the use of a controlled palette of materials forming a series of character areas within the design.

1.3 Site Location

The site lies on the eastern edge of Angmering, bounded by the A280 Angmering bypass to the east; the Worthing Rugby Club to the south; Roundstone Lane to the west with Manor Nursery & 2 existing houses to the north, of which these houses fall within the Angmering Conservation Area. To the north east, and with easy access, lies the South Downs National Park.
It lies approximately ½ mile from the village centre, is within easy reach of the local shops, schools and railway station (~1 mile) making it a sustainable location.



Site Location

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1.4 Suite of the documents

This revised Design and Access Statement is part of a suite of documents which support the original planning application, and it should be read in conjunction with those documents. Where appropriate the various elements of the application have been cross referenced within this document.

1.5 Structure of the document

Information included as part of the original Design & Access Statement has been retained unless superseded by information from Barton Willmore 'Masterplan & Development Principles' study document.

Design Team Information

The design team for this projects includes:

Client	-	**Barratt David Wilson, Southampton**
Planning Consultant	-	**Lucken Beck**
Residential Design	-	**Barratt Urban Design**
Transport Planning	-	**The Civil Engineering Practice**
Engineering & Drainage	-	**MJA Consulting**
Landscape Design	-	**ACD (Landscape Architects)**
Aboricultural	-	**ACD (Landscape Architects)**
Ecology	-	**ACD (Landscape Architects)**

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2.0 Context Analysis

2.1 Village Setting

The village setting of the application site is made up of a number of different character areas resulting from the historic stages of growth of the village and its setting.

Immediately east of the application site is the A280 Angmering bypass providing connections to the A259 and the A27 southern coast road between Eastbourne and Southampton. The boundary comprises of a dense mature line of existing trees with the 'Cow Lane' public footpath running through it, running north to south.

To the west lies relatively new houses with a few older cottages fronting onto Roundstone Lane, these are a mix of 2 and 2½ storey typologies all built in the local vernacular.

In addition to the Manor Nursery to the north of the site lies two existing houses that form part of the wider Angmering 'Conservation Area'. The houses in this area are a mix of larger villas and smaller cottages, 2 storey houses with front gardens defined by dwarf brick/flint walls, all built in the local vernacular.

On the southern boundary lies the Worthing Rugby Club, defined by a line of existing mature trees.

2.2 Site Setting - Constraints and Opportunities

The Constraints and Opportunities diagram opposite illustrates the key factors which have shaped the design structure, demonstrating that the design is based on a logical response to the existing characteristics and features of the site.
The diagram gives an indication of the different key factors and how they need to be addressed during the design process, in summary these are as follows:

- Green Areas - Defines the existing green infrastructure and how the design should respond to these areas.
- Access - Defines main points of access into the site.
- Movement - Defines pedestrian points of access onto existing public footpaths around the site to aid pedestrian movement.
- Noise - Indication that consideration must be given to potential noise issues from the A280 Angmering bypass.
- Building Frontages - Indication of where building frontages are to face, based on the constraints and opportunities.

Constraints & Opportunities to consider:

Positive response to Green Infrastructure

Access off Roundstone Lane

Noise issue from bypass

Connections to existing public footpaths

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2.3 Constraints & Opportunities

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3.0 Design Principles

3.1 Design Concept

The basic design form of the scheme is a response to the identified constraints and opportunities, and the Barton Willmore 'Masterplan & Development Principles' document which takes into account feedback received through consultation with both the Local Authority and the local community. This has formed the basis of a coherent strategy and design philosophy for the development, comprising a logical framework of streets and spaces, and making the best use of the attributes of the site. The design principles also have regard to current design thinking, in particular the CABE - Building for Life standards as well as the plethora of guidance relating to the whole gamut of design issues from sustainability through to parking.

The design itself responds positively to its location and to the wider landscaped setting including:

- retention/enhancemnet of the existing green infrastructure.
- its relationship with the Conservation area.
- opportunity to include centrally located and safe play areas.
- its relationship with the surrounding countryside.
- additional points of connection onto the existing public footpath network.
- Character areas that respond to the local vernacular.

The layout incorporates a logical network of new spaces with sensible connections to the surrounding area. It is essential to establish a good relationship with Angmering village while forming a distinct sense of place and local identity for the new scheme.

The Design is loosely divided into character areas, as defined within the 'Masterplan & Development Principles' document each with a specific role to play. The ideology is to integrate these different character areas into the scheme to replicate familiar forms found elsewhere within the village, whilst introducing new areas to add variety and interest.

The key features of the design philosophy are as follows:

- Perimeter block form, with a clear distinction between the public and private realm
- Active frontage onto all streets, pedestrian routes and open spaces
- Integrated movement for pedestrians, cyclists and vehicles, including safe links to and from the existing public footpath network.
- A public realm which is well overlooked and supervised, following Secured by Design principles to promote security for all residents and visitors
- Recognisable built forms and features to enhance legibility throughout the scheme, including feature spaces, landmark buildings, co-ordinated building materials, and high quality landscaping to help define the streetscene
- A diverse range of parking options, including in-curtilage, on-street, and minimal use of rear courtyard parking.
- Inclusive access to the development for both local and wider community.
- Incorporates 2 to 5 bed accommodation offering a mix of private and affordable housing (30%), of which both shared ownership and rented tenure types will be on offer.
- Creating new focal points and areas of interest within the scheme to help establish it as a place in it own right.
- Incorporate/enhance the existing green infrastructure to form a green route through the design for both visual and ecological reasons.
- Take due care and attention to existing houses surrounding the site.
- Active building frontages towards the A280 Angmering bypass to offer better surveillance over Cow Lane and help reduce noise from the bypass into the site.

The proposed Barton Willmore 'Masterplan' illustrates how these design principles translate into a logical design framework.

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3.2 Concept Plan

Figure 4.4 Wider Context Principles

Extracted from p13 of ‘Masterplan & Development Principles’ document

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4.0 Character Areas

4.1 Strategy

The principle of adopting a character area approach is a well tested method for delivering residential developments which relate well to their locality, and can help to create places which are both distinctive, and characterful. This falls in line with wider policy objectives for residential design and quality (eg Building for Life Standards). It is also appropriate to our company strategy of raising design standards and the quality of placemaking across the business (Q17: Creating Great Places to Live).

The design for this development uses a number of different character areas as outlined within the 'Masterplan & Development Principles' document.

The proposals aim to reflect local proportions and materials, and to draw on features found elsewhere within Angmering that will help to reinforce the character areas, and to form a visual connection to the existing village.

In addition to the character area principles, the design is punctuated with focal buildings and recognisable spaces to add variety and interest, but also to add distinctiveness and legibility to the scheme which will in turn aid wayfinding.

Refer to separate extracts for location and Illustrative Street Scenes of the different 'Character Areas.

Examples of local vernacular.

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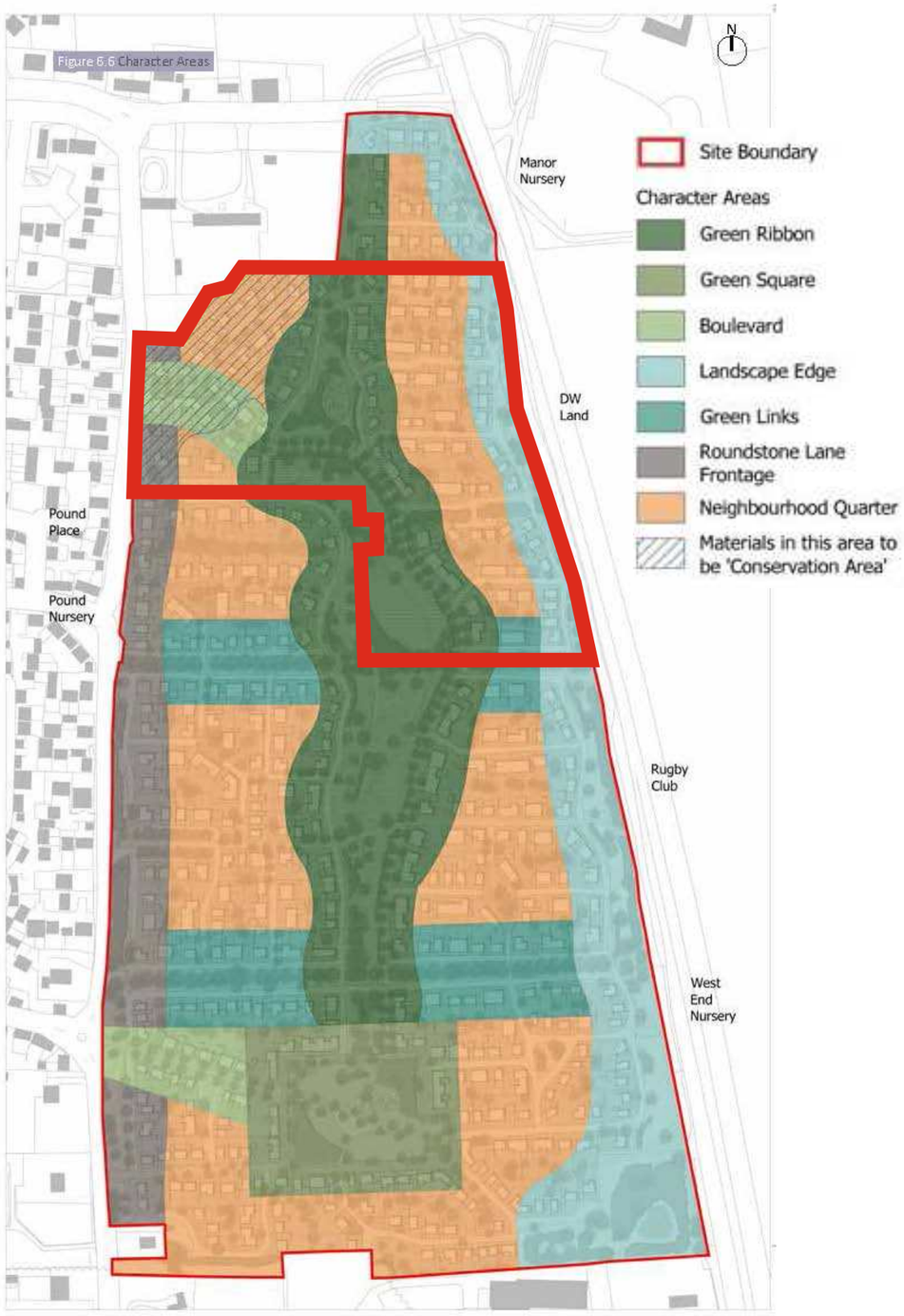
4.3 Character Areas



Green Ribbon

Boulevard

Green Link

Landscape Edge

Roundstone Lane

Neighbourhood Quarter

Extracts from pages 25,27,31,33,35,37 and 39 of 'Masterplan & Development Principles' document

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5.0 Masterplan

5.1 Masterplan

The masterplan is an evolution of design principles established through earlier analysis as illustrated through the Barton Willmore ‘Masterplan & Development Principles’ document.

The concepts of the different character areas are overlaid onto the logical framework of streets to help define the scale, massing, configuration of the various streets and spaces, and the building types have been deliberately chosen to reinforce these design concepts. Whilst the Masterplan is still quite conceptual it is used to define perimeter block structures, highway configurations and the spaces between them.
The proposed David Wilson Homes scheme design (indicated later on) works with the principles set out within the Masterplan, to ensure it responds to the coherent framework envisaged for the wider development, as outlined within page 14 of the ‘Masterplan & Development Principles’ document, such as:

- 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 pointsto 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.

- 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.

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5.2 Masterplan

Extracts from page 15 of ‘Masterplan & Development Principles’ document

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6.0 Materials

6.1 Materials

The materials palette has been chosen to reflect the existing colours and materials of Angmering Village, they are predominantly red brick, render, flint, red and grey flat profile roof tiles and slate.

Each character area uses a limited range of materials within the chosen palette, some materials are specific to the character areas, other are used across the whole development to give a degree of coherence to the design.

See drawing no. ST-02-16A for details and arrangement of materials.

Facing Materials:

Ibstock - Capital Multi Stock

Ibstock - Surrey Red Multi

Ibstock - Hardwicke Sherwood Blaze

Ibstock - Surrey Country Red

Marley - Cedral Weatherboarding

Monocouche - render

Flint

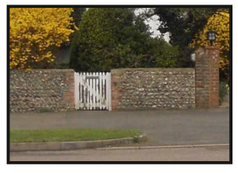
Roofing Materials:

Redland - Duoplain Rustic Red 78

Redland - Duoplain Charcoal Grey 77

Redland - Cambrian Slate Slate Grey 30

Means of Enclosure:


Dwarf wall - Brick and flint

Railings - Timber post and rail

Railings - Hoop top

Screen wall - Brick and flint

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6.2 Materials plan

FACING / SURFACE MATERIALS

Facing Bricks / Finishes:

- Ibstock 'Surrey Red Multi'
- Ibstock 'Capital Multi Stock'
- Ibstock 'Hardwicke Sherwood Blaze'

Contrasting brick - Ibstock 'Surrey Country Red'

- Flint Detailing
- 009 Beige Monocouche Render
- Pastel yellow horizontal cladding

Rooftiles:

- Redland 'Cambrian Slate'
- Redland 'Rustic Red' Duoplain
- Redland 'Charcoal Grey' Duoplain

Surface Finishes:

- Blacktop
- Resin bonded gravel
- Coloured Porous block paving

Amendments
Rev A: Layout and materials updated

Urban Design

Barratt Developments plc
Forest Business Park
Cartwright Way
Bardon Hill
Leicestershire
LE67 1UB

telephone 01530 276276

Project
Angmering
Land off Roundstone Lane
Angmering

Drawing Title
Materials Plan

Scale *
1:500 @ A0

Date
23-07-12

Drawn
SW

Drawing Ref
ST-02-16A

David Wilson Homes
BARRATT HOMES

* When printing to scale, please ensure that your printer settings are set to Page Size and not Fit to Page. Please check the scale bar is correct for the paper size of the drawing. You can use the scale bar or grid to check the printed drawing.

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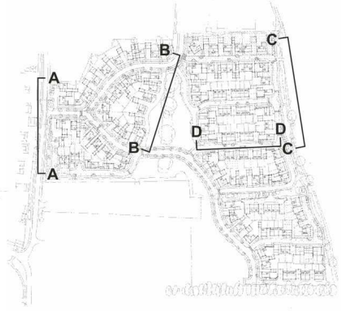
7.0 Street Elevations

View A:A from Roundstone Lane

View B:B from Central Green Space

View C:C from A280 Angmering Bypass

View D:D



Amendments

A Street scenes amended sfw 10/02/2014

Urban Design

Barratt Developments plc
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Cutthorpe Road
Barlaston Hill
Leicestershire
LE67 1UB

telephone 01530 278276

Project
Angmering
Land off
Roundstone Lane

Drawing Title
Street Elevations

Scale*
1:200 @ A1

Date
18-07-12

Drawn
SW

Drawing Ref
ST-02-15 A

BARRATT HOMES

David Wilson Homes

* When printing to scale, please ensure that your printer settings are set to 'Actual Size' and not 'Fit to Page'. Incorrect settings will affect the scale of the drawing. You can use the scale bar or grid to check the printed drawing.

INDICATIVE STREET ELEVATIONS

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8.0 Consultation

8.1 Consultation with the Local Authority

The design has evolved over a number of months, and this has included consultation with local residents and the Local Authority on a variety of issues, from the wider context, the general principles of development, through to top detailed consideration of the extent, layout and character of the proposals. There has been a considered approach to weighting the concerns and opinions of various stakeholders in order to find a balanced design solution.

8.2 Public Consultation

Two public consultations where held at Angmering Village Hall on Saturday 4th February and 24th March 2012.
The exhibitions covering all the main topics for the proposed scheme, including:

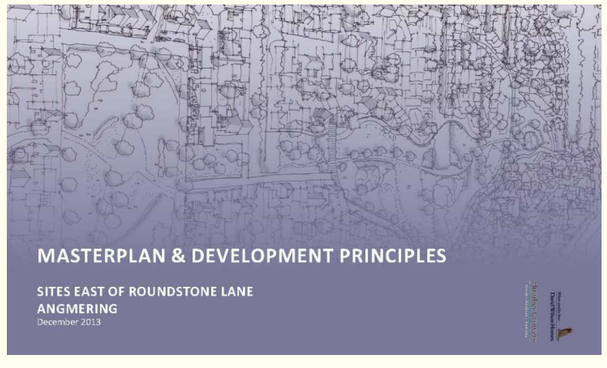
- Planning Policy
- Design Process
- Local Character Areas
- Affordable Housing
- Highways & Transport
- Drainage
- Landscaping & Ecology
- Visuals of proposals

A separate Consultation Statement was prepared and submitted as part of the original planning application by Lucken Beck explaining the process and covering the response to feedback from the consultation process.

Subsequently following the above and due to the Masterplan study prepared by Barton Willmore in association with key landowners and stakeholders, a number of further meetings and exhibitions have been held with the Local Authority and residents to discuss the 'Masterplan & Development Principles' document.

2nd Public Consultation Image Boards

Public Exhibition



Barton Willmore - Masterplan study

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9.0 Landscape Strategy

Landscape Design Strategy

9.1 Site Location:

The site lies adjacent to the A280 trunk Road, south and east of the village of Angmering and the Conservation Area and to the south west of the South Downs National Park.

The design strategy for the site has been informed by the proposed built form, the local character, setting of the site and the conclusions of a Landscape and Visual Impact Assessment. The latter identified that the greatest impact would be on a small number of very local residents living adjacent to the site and that distant views into the site were restricted. This will include additional structure planting within the site for screening at canopy level and regenerative planting for the continuation of ecological habitat.

It is also proposed to provide screening with significant boundary hedgerow planting along Roundstone Lane using locally occurring native species.An element of the Roundstone Lane boundary will be used for the creation of a new entrance into the site, away from the existing junction, which will require the ground levels to be re- graded to form a compliant gradient slope for pedestrian access. These works will be landscaped to enhance the entrance to the site with an avenue of trees and new boundary hedging.

9.2 Existing Vegetation:

Within the site, existing hedgerows and trees are being retained where possible and will be maintained through a management plan. Arboricultural and Ecological surveys and reports have been prepared to assess and provide recommendations for the retained vegetation which is being reflected in the planting and design strategies for the site. Care is being taken to retain tree canopy links to allow bats to continue using the site for feeding and additional planting is being proposed to enhance the biodiversity and ecological value within the site.

9.3 Open Space:

A open landscaped green link will be retained running through the centre of the site, from north to south providing, play areas and informal recreation space. Footpath links connect the east and west sides of the site, onto footpath routes to Roundstone Lane, the village facilities, schools and Cow Lane to the South Downs National Park and National Trust land at Highdown Hill. In addition to this, the proposed Barton Willmore Masterplan accommodates for future possible connections to the northern and southern adjacent proposed developments. The current David Wilson Homes proposed scheme also accommodates for these possibilities.

7. Lands cape Strategy

1 + 2 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.

4 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.

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.

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.

Extract from page 40 of the ‘Masterplan & Development Principles’ document

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9.5 Landscape Strategy

Extract from page 41 of the ‘Masterplan & Development Principles’ document

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10.0 Access

10.1 Accessibility

The site is within a short walk of Angmering village centre shops and services, and are accessible via safe footpaths from the development.
There are bus stops on both sides of Roundstone Lane within a short walk of the proposed site entrance.

Angmering Railway Station is located approximately 2km walking distance from the site and is on the south coast mainline between Portsmouth and Brighton which provides direct services to London and Southampton.

10.2 Highway Access and Onsite Streets

The housing layout will be served by a new highway access from Roundstone Lane which has been assessed in terms of the surrounding traffic calming and subject to a Road Safety Audit.

The onsite street layout has been designed in accordance with current West Sussex design standards and principles and Manual for Streets. The layout provides good permeability onto and through the site for pedestrians connecting to the surrounding footpaths.

Vehicular traffic is intended to be subservient to the needs of pedestrians and cyclists, with a design speed of 20mph throughout. Various traffic calming measures are used to control traffic speeds including:

- tight horizontal alignments with restricted forward visibility
- raised tables with changes of materials
- on street parking
- minimal use of formal highway signage and street clutter

The vehicle access and movement pattern is a fairly simple loop route, giving easy access to all areas. The alignments of the onsite streets are designed to restrict vehicle speeds whilst allowing access for service and emergency vehicles.

Visitor parking has been included within the streets to support the private parking arrangements for the residents in accordance with current parking standards. Car parking levels will be sufficient to serve the needs of the development so as not to produce overspill parking.

10.3 Transportation and Traffic Impact

Traffic impact modelling was undertaken as part of a full Transport Assessment which is provided separately to support the original Planning Application and assesses the suitability of the development in transport terms.

The development impacts were assessed and found to not be detrimental to the village or surrounding area including key junctions on the A280 and A259.

A Residential Travel Plan will be put into effect which will seek to reduce travel demand and car use through sustainable travel incentives and information.

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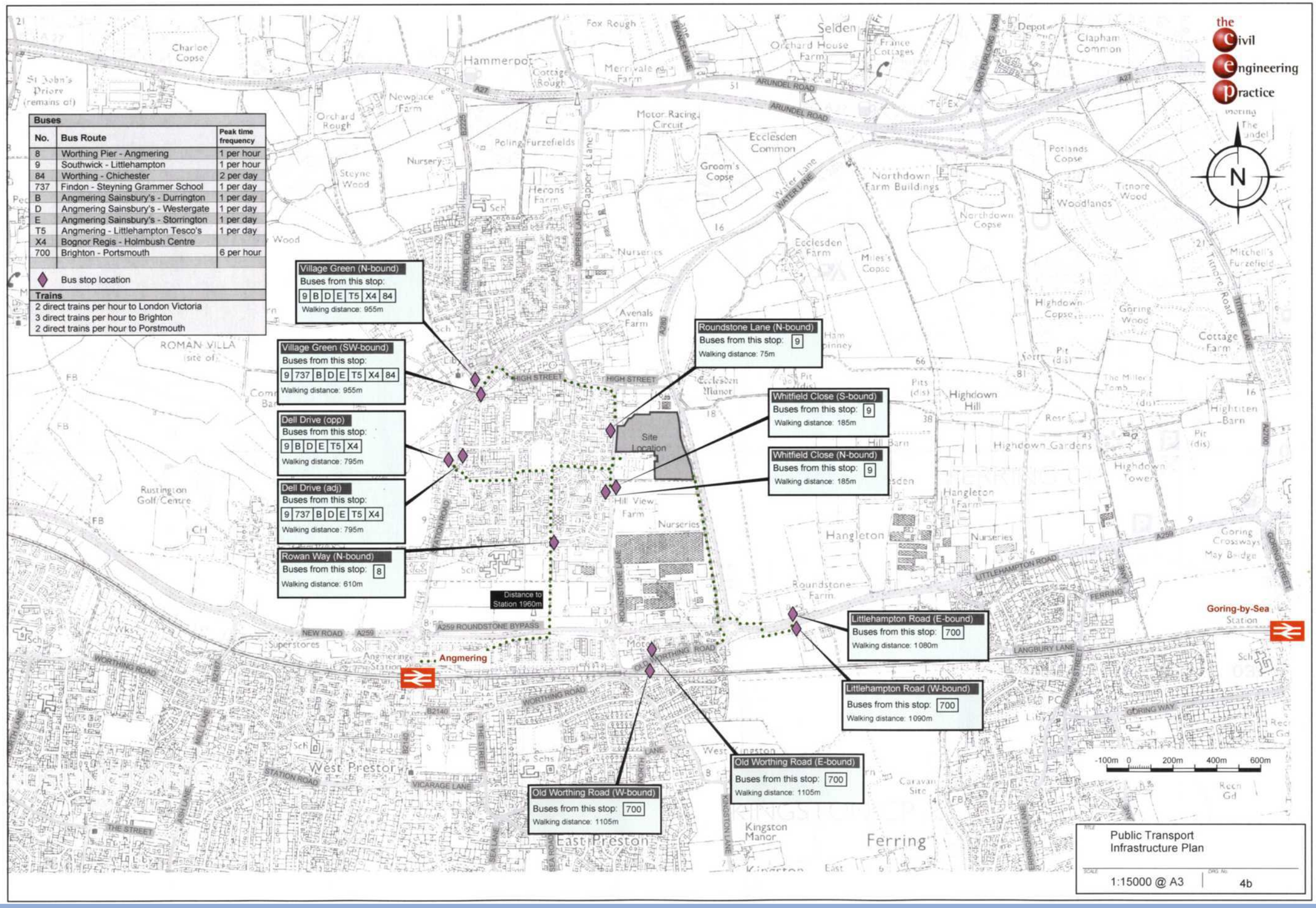
10.4 Movement and Access



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11.0 Detailed Proposal

11.1 Layout

The detailed layout has evolved from the site analysis and the Masterplan concepts as described earlier.

11.2 Streets and Character

The different character areas have been designed specifically for their role in the overall scheme. Each has recognisable characteristics drawn directly form Angmering which will add both variety and distinctiveness to the scheme. The character is essentially traditional, and references to the local vernacular will help to create a coherent sense of place which is appropriate to the village and West Sussex.

The character areas are formed around clearly defined streets and public spaces. Each uses distinct forms of scale and massing, degree of enclosure, surface materials, and hard and soft landscaping treatments, as indicators of each character.

Key urban design principles have been applied to the scheme design, such as:

- The use of primary/secondary route principle for the street patterns defined in a way that is relevant to the particular character area that it falls into.
- The use of perimeter block structures to housing groups has been used, to clearly define 'public' and 'private' spaces.
- The use of key focal buildings at the end of vistas to add interest and to aid 'wayfinding'

11.3 Housetypes

The housetypes have been tailored specifically for the scheme and those types chosen generally display strong traditional forms, which are suitable for use as part of the character strategy for the proposed character areas. They have been adapted to reflect the typical characteristics of Angmering, including eaves detailing, window style and fenestration, door styles, dormer window types, etc. In addition, some of the distinctive and icon elements that have been identified from each reference area have been used to bring a sense of continuity to the new place.

The houses have been carefully arranged to reinforce the character areas that they form and will be further supported by the materials and the landscaping choices, so that the overall impression is one of a well designed extension to Angmering.

Figure 5.1 Street Hierarchy

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11.4 Proposed Layout

N

Angmering - DWH -Schedule of Accomodation			
28th Jan 2014			
HOUSE MIX			
House Type	No.	Sq. Ft.	Total
Private			
206	7	678	4746
382	18	837	15066
341	12	1001	12012
331	3	1024	3072
404	2	1167	2334
451	12	1354	16248
433	5	1362	6810
469	19	1536	29184
421	4	1771	7084
436	9	1591	14319
500	6	1797	10782
536	3	2217	6651
			0
			0
			0
			0
			0
Total	**100**		**128308**
Affordable			
SH28	7	842	5894
SH35	1	1055	1055
SH39	29	926	26854
230	2	704	1408
			0
			0
			0
			0
			0
Total	**39**		**35211**
Total No.	**139**		**163,519**

LEGEND

- Private Housing
- Affordable Housing
- Contrasting Surface
- Proposed Trees
- Site Boundary
- Highway Visitor
- Private Drives

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12.0 Design Criteria

12.1 Design Criteria

As part the Barton Willmore 'Masterplan & Development Principles' document a 'Design Checklist' is included to summarise the key principles set out within the document and to provide a tool on which to assess applications on the relevant site.

The image opposite is an extract from the 'Masterplan & Development Principles' document, which indicates the key principles of what each proposed development area is expected to achieve. This has been outlined as to how the latest David Wilson Homes application scheme proposals respond to the design criteria set.

Key Principles	Manor Nursery	DW Land	Pound Place	Pound Nursery	Rugby Club	West End Nursery
Compliant with maximum Number of Units?	24	139	15	34	193	195
	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
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	0.78ha	0.09ha	0.19ha	1.08ha	1.09ha
	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
Provision of Equipped Children's Play Area?	LAPs	LEAP & LAPs	LAPs	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 Links?	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 9.4 Design Checklist

ARUN DISTRICT COUNCIL A/82/12/

Prepared by Barratt Group Urban Design
on behalf of
Barratt Southampton Ref: ST-02-28 February 2014

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