



PRIMARY STREET

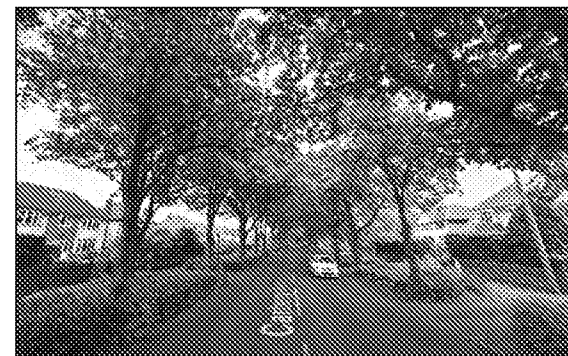
'The Avenue'

- 5.7 The Avenue will provide access from the development on to Water Lane. It will form the primary street and central spine running through the development culminating in a loop around the eastern portion of the site. However, it will not be urban or 'hard' in its entirety as there will be vistas towards trees at each end, and out across the village green and between dwellings.
- 5.8 Secondary routes will branch off at intervals throughout the development, which in turn will provide views out from the Lane to the adjoining countryside, providing green fingers through the development.
- 5.9 The Avenue will comprise a part tree-lined avenue fronted by two storey dwellings. Trees will be planted on the southern side of the road where possible to mitigate harmful shadowing. Dwellings will benefit from short set-backs from the road edge, thereby defining the street space.
- 5.10 Dwellings will comprise a mix of types and designs. Parking will be provided on plot with individual accesses off the Lane. Focal buildings will signal changes in direction and key vistas.

5.11 The Village Green will be a key feature along the Avenue, centrally located within the development providing a social meeting place and community hub. The Green will also provide a key visual link with the adjoining countryside. An equipped play area would be located on the Village Green.

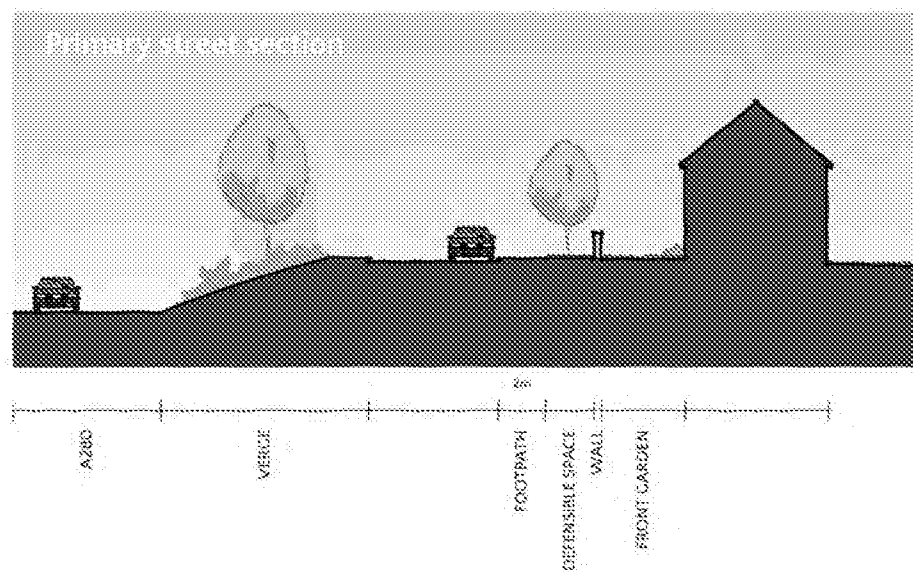
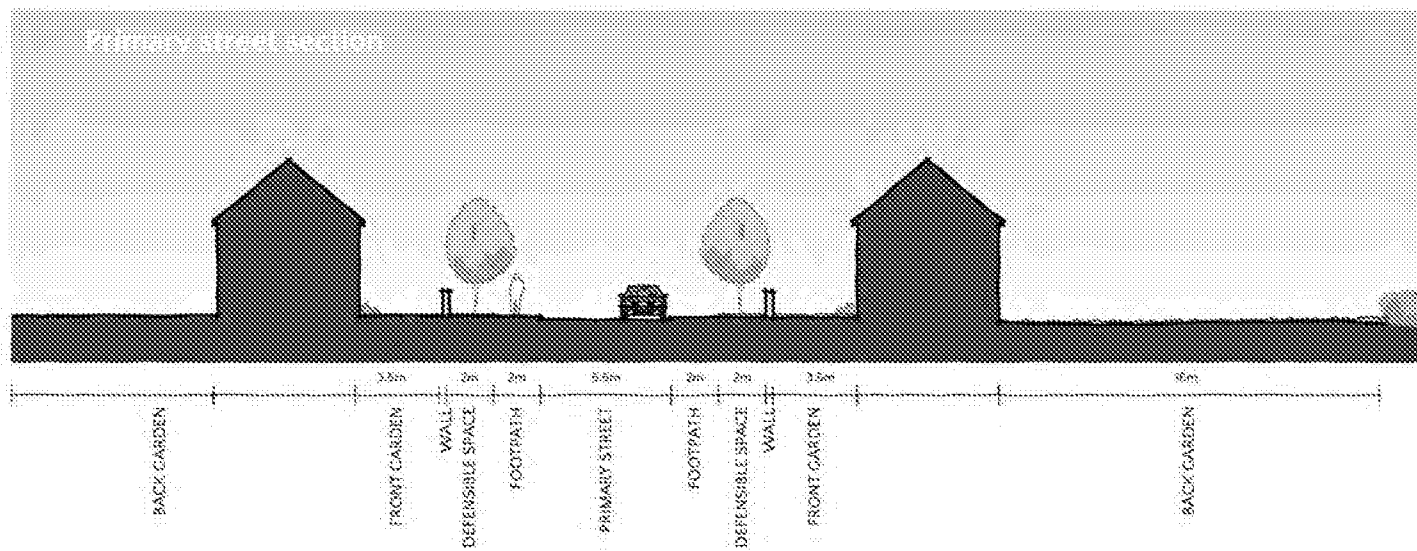
5.12 Parameters for the Avenue include:

- Minimum Road width: 5.5m
- Minimum Pavement width: 2m
- Speed limit: 20mph
- Speed control: Build outs / surfacing



*Photos above:
Examples of primary streets*

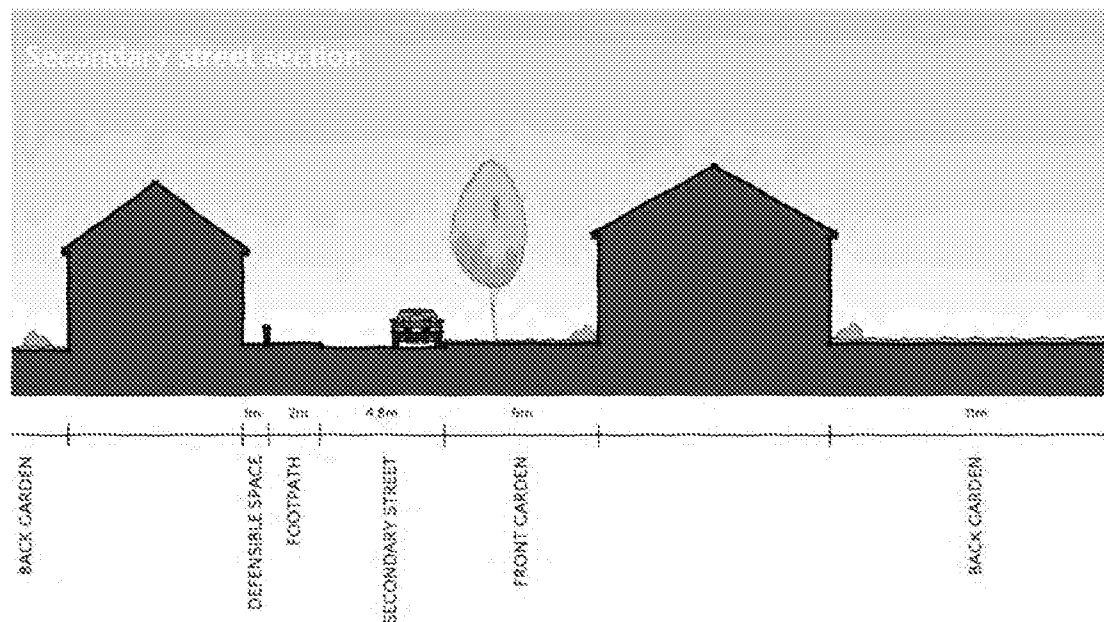
Source: Google images 2016



SECONDARY STREET

'The Village Lane'

- 5.13 The Lane will be designed to include areas of shared surface promoting equal priority for pedestrians, cyclists and vehicles. The Lane will benefit from frontages on both sides of the street, and dwellings will directly address the street having limited or no defensible space.
- 5.14 Parking will be provided on-plot, with some visitor parking on street in bays. The Lane will be tree lined, with hard landscaping in the form of brick and flint walling.
- 5.15 Parameters for The Mews include:
- Minimum Road width: 4.1m
 - Minimum footpath width: To be included within the road width enabled by shared surface
 - Maximum Speed Limit: 15 mph
 - Speed control: Road width / surfacing



Photos above:
Examples of Secondary streets
Source: Google Images 2016

HOME ZONES

- S.16 The Home Zones are comprised of short streets which do not have a vehicular through access thereby reducing vehicle speeds and traffic. Homezones are located at Parkland Edge, South Downs View, The Avenue and The Village, all with a series of private drives off. The Home zones provide 'safe streets' where there is pedestrian priority enabling informal and impromptu meeting places and spaces for children to play.
- S.17 Shared surfaces will be utilised marking a distinction between the primary lane and the home zones through the use of materials. Parking will be on driveways, with some on-street parking for visitors and similarly delineated through a change in materials.
- S.18 Trees will be larger and low level planting will be increased to enhance the pedestrian priority and feel of these areas. Dwellings will front the road. Deeper set-backs may be provided to increase the street space adding to its social role.
- S.19 Parameters for the Home Zones include:
- Minimum Road width: 4.1m
 - Minimum footpath width: To be included within the road width enabled by shared surface
 - Maximum Speed Limit: 10mph
 - Speed control: Road width / surfacing



Example of home zone

DESIGN PRINCIPLES

5.20 The principles of 'Secured by Design' will be followed, in particular for safe open spaces.

5.21 The illustrations opposite taken from 'Secured by design' interactive guide highlight various scenarios which demonstrate good practice;

- Natural surveillance
- Defensible front gardens
- Cables with windows
- Landscape planted boundaries



Communal Areas



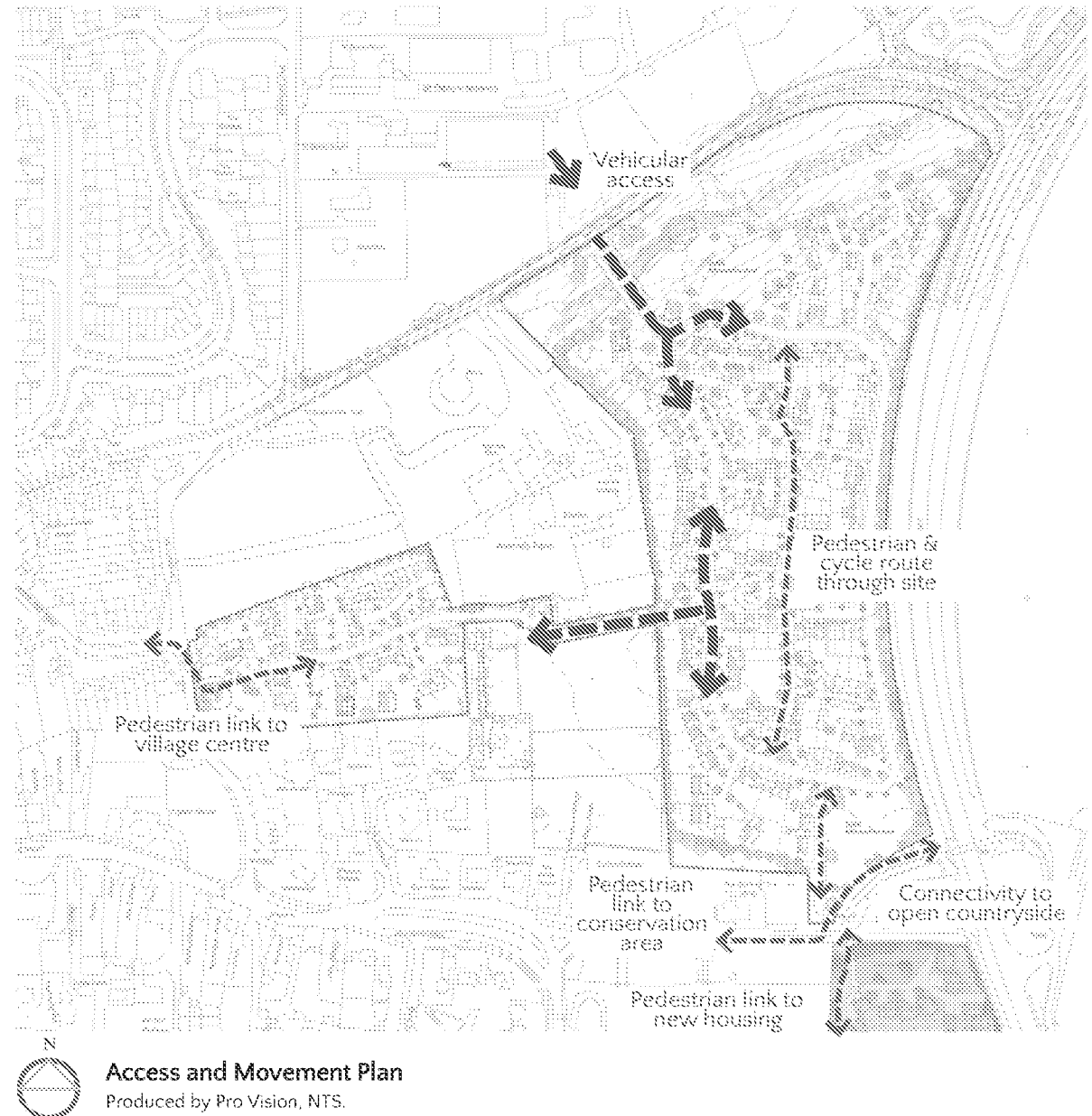
Dwelling Boundaries



Climbing Aids (removal)

PEDESTRIAN AND CYCLE NETWORK

- 5.22 A series of footpaths and cycleways are proposed within the site to connect to the existing street network and open space surrounding the site. Routes will be safe and overlooked.
- 5.23 The plan adjacent highlights the sites connectivity with its surroundings.



6 LANDSCAPE STRUCTURE

DEVELOPMENT PARAMETERS

- 6.1 The design of landscape areas within the site would be undertaken as part of the detailed design of the scheme for the reserved matters application.
- 6.2 A key element of the strategy would be the creation of a central spine / main street through the development with significant street tree planting. A village green would be created to enhance the sense of place. This would create a strong visual axis through the development.
- 6.3 A defined structure of tree planting along the streets within the development should also be integrated into the design, with suitable space created for the incorporation of larger trees that will contribute to the wider assimilation of the development.
- 6.4 Some flint walling is proposed within the site to add definition to the streetscene. Estate railings and timber post and rail fencing is also proposed within open spaces.

LANDSCAPE DESIGN CONCEPT

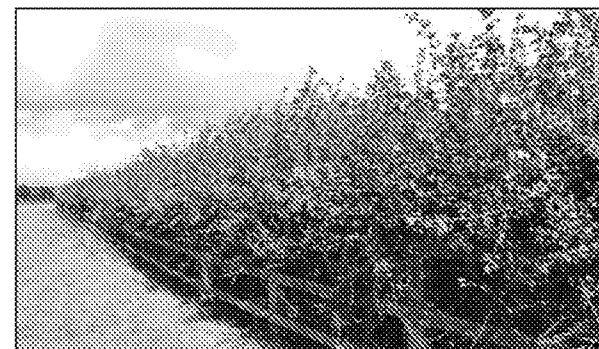
- 6.5 The following elements have been considered in the Landscape Strategy for the site:
 - Retain the existing open Parkland character to the north of the Site consistent with the setting of the NP;
 - Retain and supplement existing boundary vegetation and provide new buffer planting along the eastern boundary in order to maintain the physical and visual relationship of the village edge of Angmering and to mitigate views of the development from the wider landscape setting of the South Downs National Park;
 - Retain and protect trees currently present within the site; and
 - Set the development in a tree structure consistent with the existing edge of Angmering.



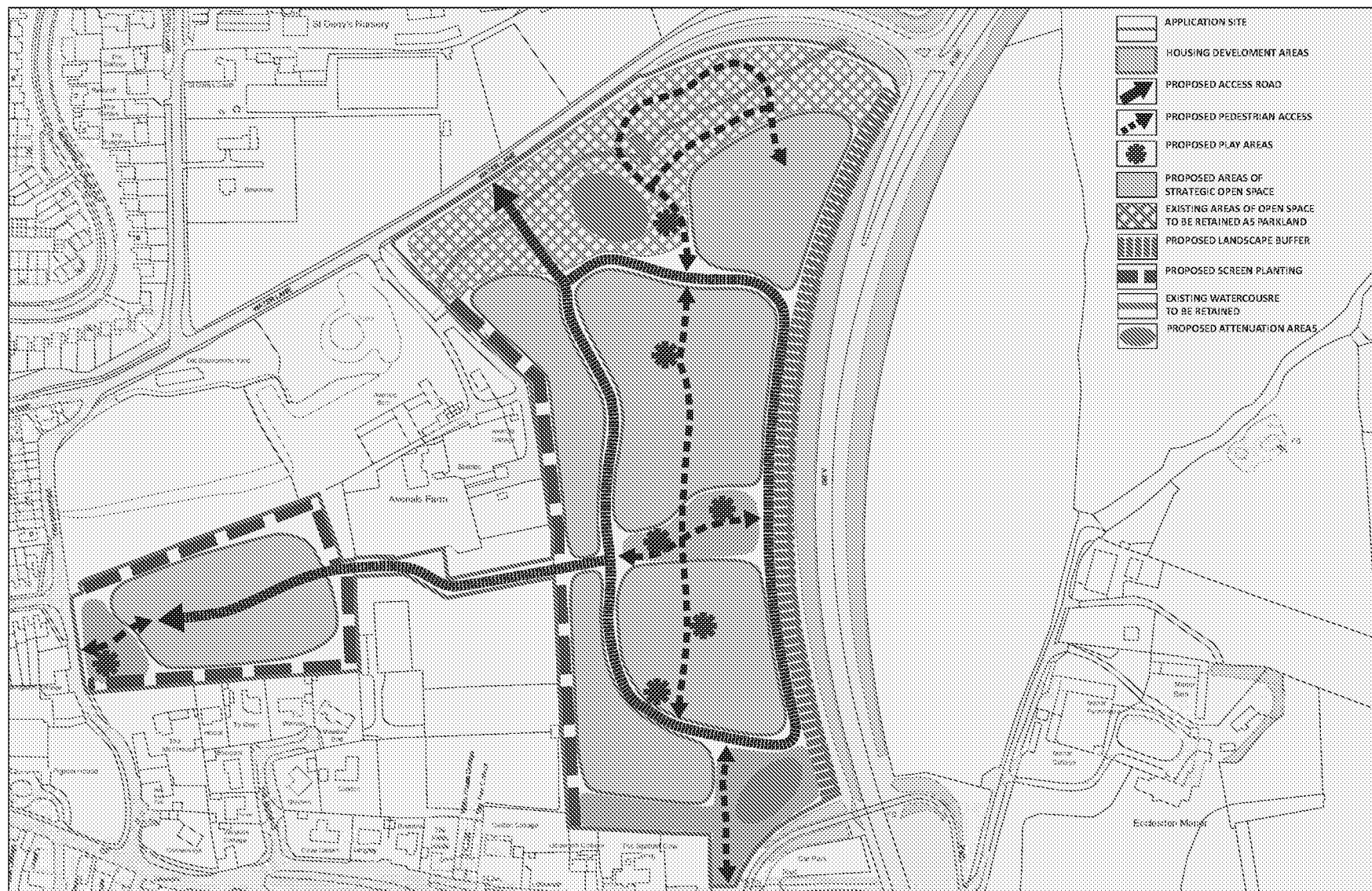
Flint walling is proposed to add definition to the streetscenes



A defined structure of street tree planting is proposed



Existing vegetation along eastern site boundary to be retained



Plan illustrating Proposed Landscape Strategy
produced by David Jarvis, 2016. NTS.

LANDSCAPE MASTERPLAN

6.6 The masterplan for the Application Site aims to retain the existing principal landscape features whilst delivering the development objectives identified.

6.7 The elements have been considered and responded to appropriately, leading to the formation of a cohesive masterplan. The following principles have been adopted to help steer the design process:

- The retention and wherever possible, reinforcement, of the existing vegetation to the site boundaries to improve the physical and visual enclosure to the site from the wider landscape and existing residents, particularly along the High Street and to preserve the setting of the Site within the wider landscape, namely the SDNP;
- Retention of open countryside to the north to preserve the rural setting and entrance to the village;
- A series of interconnected greenspaces benefitting from passive surveillance and to promote a feeling of safety and security.
- The site context will guide the choice of hard and soft landscape materials and street furniture to make distinctive spaces responding to its village edge location;

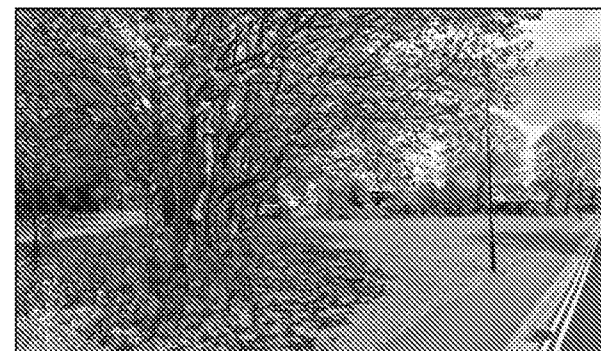
- The design and detail of the spaces will provide clues as to the role of public and communal / private space and the interfaces between the two;
- The provision of the required amount of formal play spaces, in the form of a LEAP and a LAP. These will be designed using natural materials and forms;
- Contact with nature is an important consideration in relation to its village edge location. Locations have been identified for informal open space, utilising natural elements to reflect the Site's location and offering a local resource for all parts of the community; and
- The use of predominantly native trees, shrubs and hedges for landscape and biodiversity benefits.



Mature hedgerow buffer to be retained



Retained open countryside to the north



Existing informal open space in Angmering