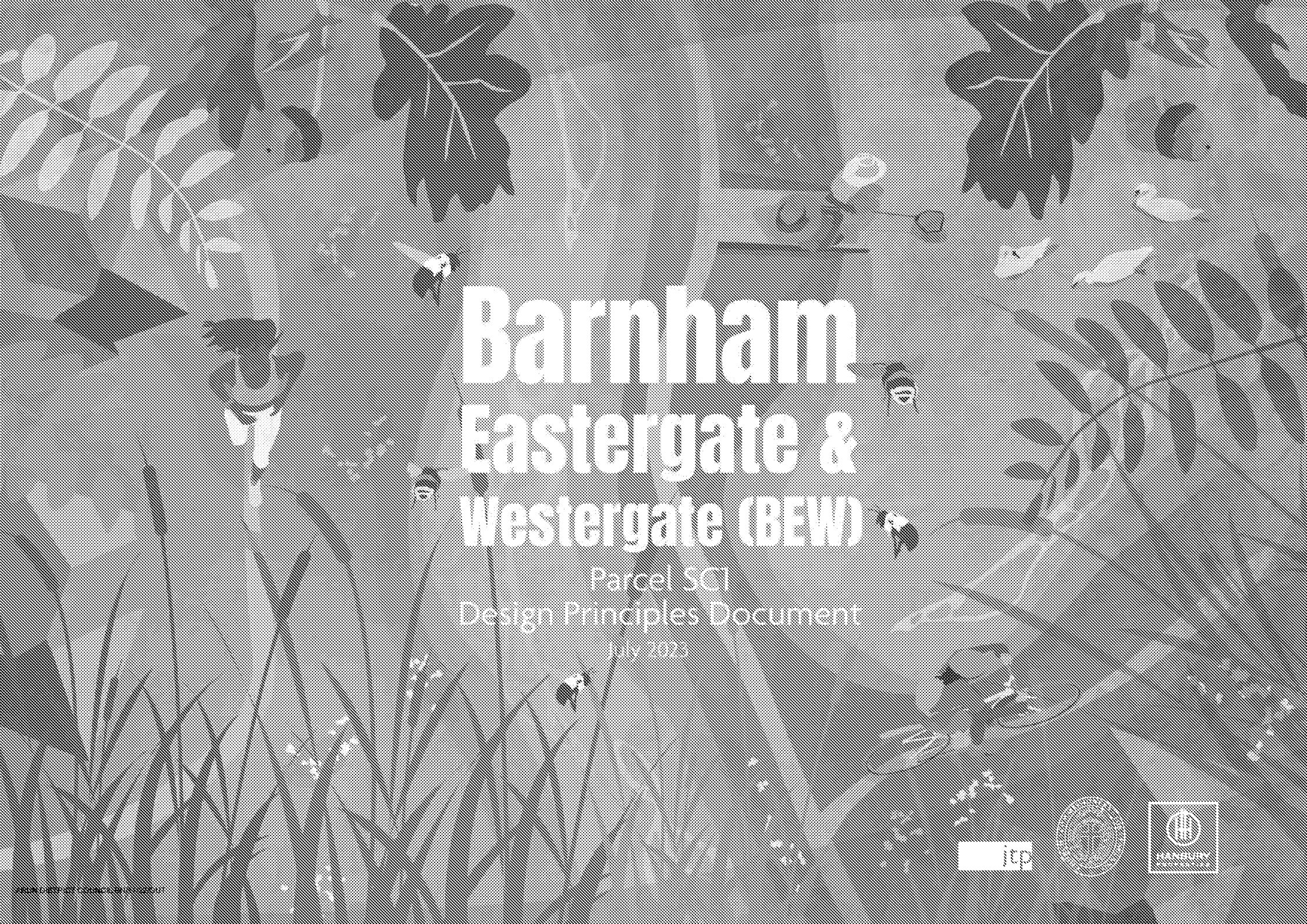
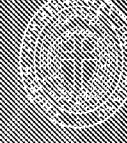




Barnham Eastergate & Westergate (BEW)

Parcel SC1
Design Principles Document
July 2023



The Team



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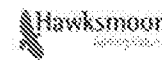
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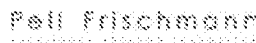


Heritage & Archaeology
Development Archaeology Services Ltd
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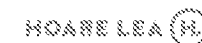
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Ecology Solutions Ltd
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Executive Summary



Artists' impression looking towards the new primary school, Neighbourhood Square and mixed uses



Artists' impression looking east along the Green Link towards the New Neighbourhoods

The application site 'BEW Parcel SCI' is in West Sussex and is part of the area identified for planning local development in the Arun Local Plan. Arun Local Plan Policy HSP2c SD5 designates the BEW Parcel SCI and other land as a Strategic Allocation and identifies the key design and infrastructure requirements to support the allocation and serve existing communities.

The Endorsed Framework Masterplan

As the first stage in the masterplanning process, a Framework Masterplan was prepared to comprehensively plan for the allocation and associated infrastructure whilst promoting high quality and imaginative design. Arun District Council (ADC) endorsed the Framework Masterplan in November 2020, and it provides an indication of the broad layout of the site and how the requirements in the Local Plan could be translated into a well-designed, successful place.

Outline Planning Application

This Outline Planning Application for BEW Parcel SCI presents the first development parcel within the Strategic Allocation and is brought forward by C.C. Projects and Ashmarden Ltd and Hanbury (PM) Ltd, who are promoting the site as 'The Southern Consortium'. The site is largely north of the West Coastway railway line, part of the larger site allocation SD5 referenced in ADC's Local Plan. This proposal builds on the objectives and development principles established in the Framework Masterplan, as well as adopted and emerging policy, to propose a high quality residentially led mixed use development that is complemented and supported by an enhanced landscape and transport infrastructure.

This Design Principles Document provides a benchmark for quality and co-ordination across all phases of the BEW parcel SCI. It sets out key design principles to underpin well-designed, distinct neighbourhoods, streets and the public realm. This document is submitted for approval and sits alongside the parameter plans. It takes into account the principles established in the endorsed Framework Masterplan and established design principles that ADC will expect reserved matters applications to accord with.

The A29

The A29 realignment scheme, an important part of the aims for Arun District as outlined in the West Sussex Transport Plan, allows for improved journey times through the area by means of a new road bridge across the railway through the Strategic Allocation site.

Introduction

Purpose of the Document

This Design Principles Document has been prepared in support of the Outline Planning Application submitted for BEW Parcel SCI on behalf of C.C. Projects and Ashmarden Ltd and Hanbury (PM) Ltd. It forms part of the suite of documents submitted for the application and should be read in conjunction with the parameter plans.

The site forms part of the site allocated in the Arun District Local Plan (2018) under Policy H SP2c SD5. The Outline Planning Application (with all matters reserved except for the A29 realignment) is for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior extra care facility (Use Classes C2/C3), flexible retail and community floorspace (Use Classes E/F2/sui generis), a primary school, plus associated open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29, including construction of a new road carriageway, junctions and associated infrastructure.

A Framework Masterplan for the SD5 allocation was endorsed by Arun District Council in November 2020. The purpose of the Framework Masterplan was to provide a strategic and flexible guide that provides an indication of the broad layout of the site as a well designed, successful place. This Design Principles Document takes into account and expands upon the principles established in the endorsed Framework Masterplan. Further detail about the Framework Masterplan can be found in the Design and Access Statement.

The purpose of this Design Principles Document is to provide a benchmark for quality and co-ordination across all phases of the BEW parcel SCI. It sets site specific design requirements to underpin well designed, distinct neighbourhoods, streets and the public realm.

This document will be an approved document by Arun District Council (ADC) and is aimed to assist:

- ADC officers in assessing future reserved matters applications;
- future phase developer and consultant teams in understanding the requirements for preparing Reserved Matters Applications;
- The local community in understanding the requirements for and expectations for design quality across the site; and
- In achieving buy-in from key statutory undertakers, including West Sussex County Council highways, refuse collection, utilities departments, and the fire service.

Guidance within the Design Principles Document uses the word 'should' to indicate that compliance with the design principles is generally required. Deviation from the principles set out in this document will only be permitted based on robust evidence and strong justification for doing so. In such cases, developers and design teams will need to demonstrate that their proposals will deliver a high quality design that aligns with the aims of the Design Principles.

Illustrations in this document are provided as examples of how the scheme might come forward. The design and layout will be approved at Reserved Matters Application (RMA) stage.

The Vision for BEW Parcel SC1



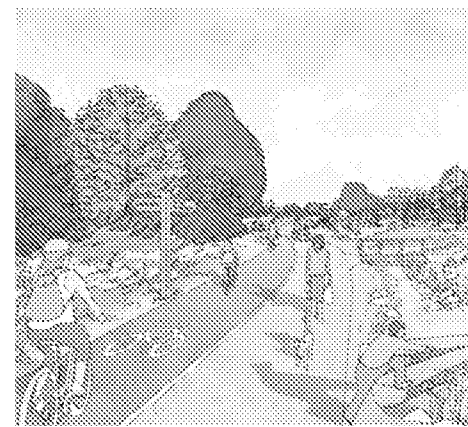
Embraces the **Lidsey** life through...

- A meandering landscape as its defining feature, providing space for recreation and life support for wildlife;
- An ecologically rich wildlife corridor protecting, enhancing and forming a key link within the Lidsey Rife Linear Park and corridor;
- Providing space to escape and be close to nature;
- Routes that are slow paced for leisure;
- Incorporating opportunities to cycle and connect to the coast; and
- Connecting and protecting adjacent villages through landscape corridors and buffers.



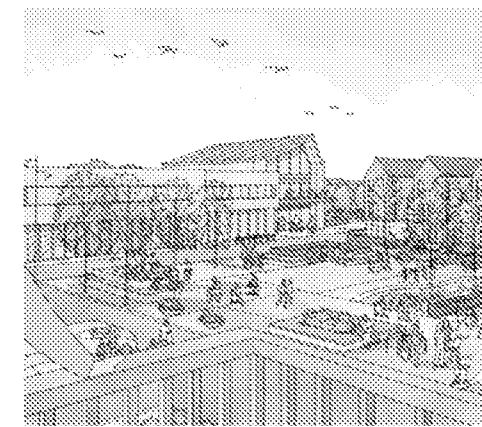
Embeds **loops** of activity and landscapes in everyday life through...

- Providing slower loops for wildlife and nature connections;
- Encouraging exploration with circuitous, indirect and winding routes;
- Looping green landscapes throughout new neighbourhoods;
- Linking neighbourhoods together with leisure trails and active travel loops; and
- Local routes which bring social life together and provide opportunities to meet.



Delivers strategic **links** through...

- Direct connections through the realigned A29, East-West link Road and strategic cycle connections;
- Active and aligned travel, bringing movement to and through the site;
- Designed around sustainable movement and that makes active travel easy; and
- Clear sight lines and vistas.



Offers sustainable **living** with a strong community spirit through...

- Delivering a significant number of homes to fulfil local needs, including affordable and homes for the elderly;
- Providing an intensity of activity within the neighbourhood centre, and a mix of uses and places to meet and socialise;
- Cultivating community spirit through mini neighbourhood hubs;
- Connecting and linking routes leading to the Neighbourhood Centre; and
- Encouraging living life outdoors, combining tranquillity with vibrancy

This Planning Process

Local Plan Policy HSP2 requires that the strategic site allocations are comprehensively planned and should have regard to a masterplan that has been endorsed by the Council. In accordance with this, a Framework Masterplan was prepared to set out the masterplanning principles for the allocation and integrate it within the existing landscape and community to achieve a high quality place. The Framework Masterplan was endorsed by Arun District Council in November 2020.

The Framework Masterplan represents the first stage in the decision making process following the allocation of the site within the Local Plan, which is set out in the adjacent diagram. Planning applications within the allocation must comply with the principles established and present the next stage in the approvals process. Following Hybrid and Outline Planning Applications, detailed design information will be provided at Reserved Matters stage, and planning conditions will be used to provide increasing levels of technical and design detail.

Further design evolution and detail will be provided in planning applications through a suite of documents, including Design and Access Statements and parameter plans. This Design Principles Document also forms part of the formally submitted suite of documents for the planning application.

1. LOCAL PLAN ALLOCATION

Arun Local Plan Policy HSP2c SD5 allocates the site as a strategic allocation and identifies the key design and infrastructure requirements for development to deliver. This informs the Framework Masterplan and subsequent planning applications.

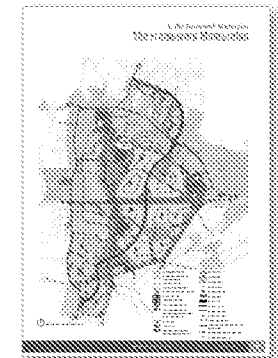
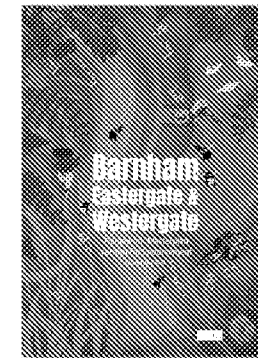
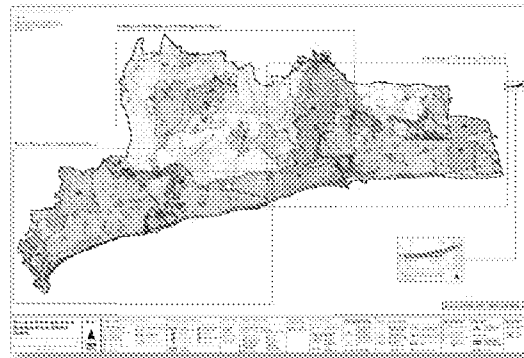
There are multiple land owners within the allocation site and the diagram opposite broadly illustrates the various ownerships and promoters.

2. FRAMEWORK MASTERPLAN DOCUMENT

Arun Local Plan Policy HSP2c SD5 requires a Framework Masterplan and document to be developed in line with the high level development principles endorsed by Arun District Council. The Framework Masterplan was produced by the Southern Consortium which comprise of C.C. Projects and Ashmarden Ltd and Hanbury (PM) Ltd, and is the majority landowner of the site allocation.

The endorsed Framework Masterplan provides key 'design concepts' to ensure high quality design and placemaking. This in turn will define the character and context of the development proposals.

For further detail on the endorsed Framework Masterplan, please refer to Chapter 2 of the Design and Access Statement (DAS).



This Planning Process

3. HYBRID, OUTLINE OR FULL PLANNING APPLICATIONS

As the site allocation is subject to multiple ownerships, land parcels will come forward by a series of separate planning applications, such as Outline, Hybrid and Full Planning Applications.

These applications must accord with the Framework Masterplan endorsed by members of Arun District Council (ADC) in November 2020, and ADC's high level design principles. Each application will be accompanied by a Design and Access Statement (DAS) which will provide an additional layer of detail from that included in the Framework Masterplan. A Design Principles Document will accompany the DAS and set out the key 'Design Principles' to ensure consistency and quality of design approach across the development site and focused guidance for compliance at the detailed design stage. Each application will also contribute its proportional share in terms of the delivery of infrastructure either on site or via Section 106 obligations.

4. RESERVED MATTERS APPLICATIONS (FOLLOWING OUTLINE OR HYBRID APPLICATIONS ONLY)

Detailed design proposals will be submitted to Arun District Council for approval. Each Reserved Matters Application will be required to demonstrate how it aligns with the development principles approved at Outline or Hybrid Application stage. The Reserved Matters Application will provide an additional layer of design detail on:

- Access;
- Layout of the Reserved Matters Application parcel;
- Design of the houses/employment space/local centre;
- Specific number of dwellings including affordable housing and housing mix; and
- Location of landscape features and play facilities.

5. PLANNING CONDITIONS & OBLIGATIONS

Each planning permission will be subject to a number of conditions and legal obligations which will require further information to be provided to the Council before certain activities can take place, such as construction works, deliveries and occupation of the development. Each stage must accord with the endorsed Framework Masterplan and previously agreed stages.

This Application

PARAMETER PLANS

A set of parameter plans form a key part of the Outline Planning Application and will be formally approved as part of the planning permission. The parameter plans set the framework for the masterplan, to help guide and shape future development, and they form the basis for the assessment in the Environmental Statement. The application sets the following development parameters:

- Land Use;
- Movement and Access;
- Green Infrastructure;
- Building Heights; and
- Development Character Areas.

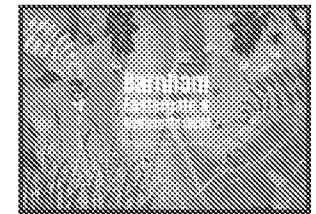
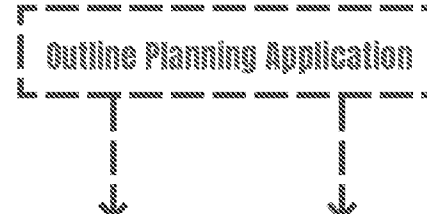
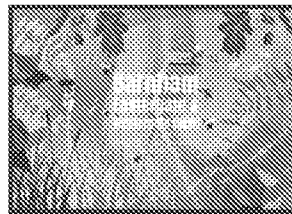
DESIGN PRINCIPLES DOCUMENT

This document is submitted for approval and sits alongside the parameter plans. It takes into account the principles established in the endorsed Framework Masterplan and established design principles that Arun District Council will expect reserved matters applications to accord with.

Other key submission documents:

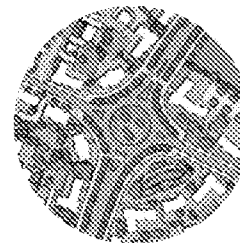
- Planning Statement;
- Environmental Impact Assessment; and
- Design and Access Statement (DAS) and Landscape Strategy submitted as a supporting document.

This diagram shows how the design documents submitted as part of this application relate to each other. While the DAS is an illustrative document, the principles set out in this Design Principles Document are submitted for approval. Therefore, along with the parameter plans which form part of this application, Reserved Matters Applications will need to comply with these principles.



DESIGN & ACCESS STATEMENT (DAS)
Supports what is being applied for
(Submitted as part of the Outline Planning Application)

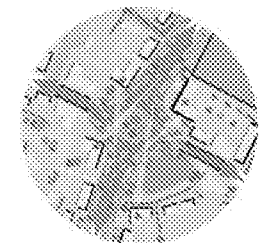
- It is an illustrative document
- Explains the background and context that has informed the design parameters
- Describes the parameters set in the parameter plans for the Outline Planning Application site (Access and movement, land use, Green infrastructure, Building heights, Character areas)
- Supporting illustrative masterplan



Extract of Illustrative Masterplan

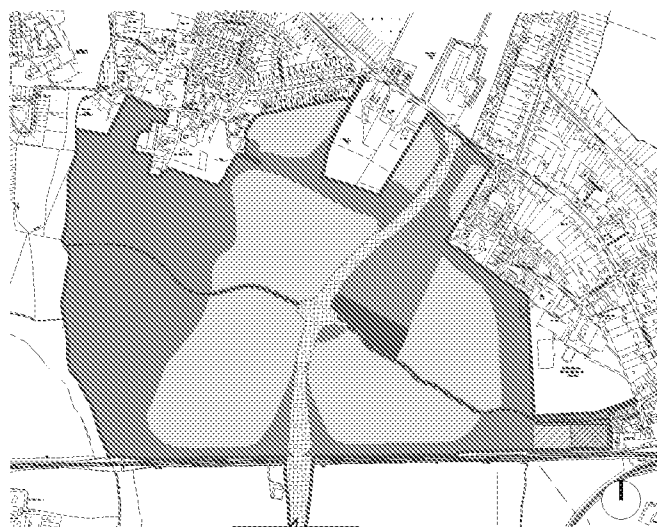
DESIGN PRINCIPLES DOCUMENT
Sets guiding principles to inform future designs and Reserved Matters Applications
(Submitted as part of the Outline Planning Application)

- The principles set are for approval
- Builds on the parameters set out in the parameter plans
- Along with the parameter plans, Reserved Matters Applications will need to comply with these principles.

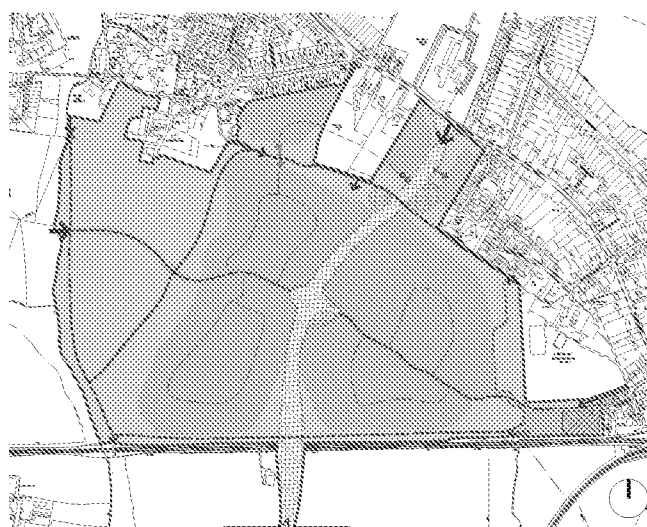


Extract of Design Principles

This Parameter Plans



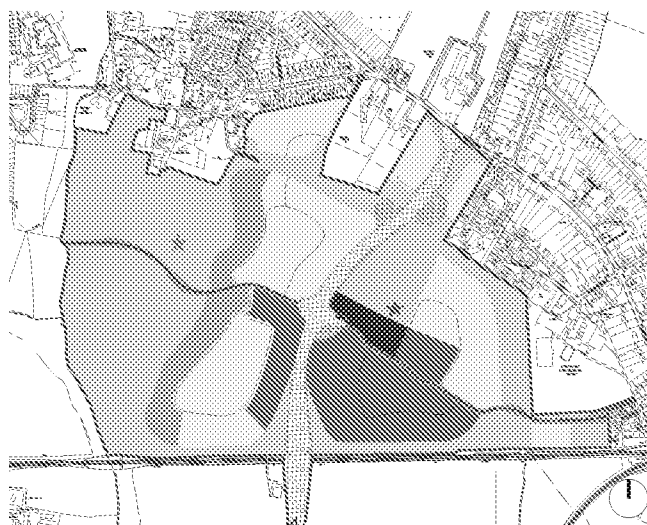
Land Use Parameter Plan



Access & Movement Parameter Plan



Green Infrastructure Parameter Plan



Building Heights Parameter Plan



Development Character Areas Parameter Plan

In addition to the DAS, a set of parameter plans are submitted as part of the planning application. Whilst the DAS sets out the vision and delivery of the site, parameter plans establish a series of parameters for: land use; access and movement; building height; open space, and character areas. These can be found in Chapter 5 of the DAS and are submitted as stand alone drawings.

The Design Principles in this document build upon the parameters set by these plans, particularly the Character Areas Parameter Plan, and provide further design guidance for development.



ARTIST'S IMPRESSION LOOKING TOWARDS POCKET PARK AND ALONG THE EAST-WEST LINK ROAD

Document Structure

The following Design Principles are specific to BEW parcel SC1, and draw upon relevant components from the National Model Design Code and the endorsed (January 2021) Arun District Council Design Guide Supplementary Planning Document (SPD), including aspects such as Movement, Nature, Built form, and the Public Realm. The principles do not seek to prescribe aspects of architectural style, identity, or materials as this information will be provided at RMA stage.

Diagrams are used to illustrate how the proposals should be designed to comply with the design principles set out. The document is structured as three sections:

- A) Site-wide principles
- B) Built form character principles
- C) Landscape character principles

A) SITE-WIDE PRINCIPLES

Key site-wide principles have been identified, and this section provides guidance for the following aspects:

- Movement including access, street hierarchy, key crossings, pedestrian and cycle connections;
- Identification of three Key Groupings which require special design guidance;
- A set of A29 Interface principles supported by diagrams;
- Guidance for the design of Pocket Parks; and
- Specific requirements for each street typology including the width of streets, the relationship between different users, and landscaping.

B) BUILT FORM CHARACTER PRINCIPLES

Three broad areas of distinct character have been identified in the Development Areas Character Parameter Plan submitted as part of this application. The following guidance is provided for each area within this section:

- A brief introduction setting out the key features of the area within the wider masterplan;
- An illustrative view giving a general impression of how the area might look and feel;
- A set of Key Layout Principles supported by a diagram;
- Identification of key interfaces with the public realm within the character area; and
- A series of recommended Built Form Principles are established for each character area.

C) LANDSCAPE CHARACTER PRINCIPLES

Key areas of varying landscape character have been identified and guidance is provided for the following landscape areas:

- A29 Interface;
- Green Gap;
- Railway Interface;
- Green Link;
- Liddy Linear Park; and
- Surface Water Drainage.