

SUSTAINABLE COMMUNITY



# HAMPTON PARK

• WEST SUSSEX •

DESIGN AND ACCESS STATEMENT

AUGUST 2021



**Persimmon**

Together, we make a home.



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# INTRODUCTION

This Design and Access Statement accompanies the concurrent Reserved Matters application in relation to Persimmon Homes' land at North Littlehampton.

The original Outline application was approved in 2013 under reference LU/47/11, and subsequently amended under a s73 application (LU/182/15/PL), which included a revised masterplan. The fifth phase of development for Hampton Park is being bought forward under the aegis of Planning Approval LU/182/15/PL.

The design parameters have been established through an extensive and forensic process, undertaken by the technical team set out on the previous page, the antecedent being the North Littlehampton Development Framework Document (November 2017) and the approved masterplan therein. The scheme

accords with guidance within (i) the Development Framework Document (2017), (ii) the Arun Design Guide, (iii) National Design Guidance, including "Living with Beauty" (Building Better, Building Beautiful Commission, 2020).

This document sets out the design rationale in relation to both the layout and the architectural appearance for each "character area," of which there are four in total. In addition, the Statement sets out the key principles of the landscape, parking and movement strategies.

**"THE SCHEME ACCORDS WITH GUIDANCE WITHIN THE DEVELOPMENT FRAMEWORK DOCUMENT (2017), THE ARUN DESIGN GUIDE, NATIONAL DESIGN GUIDANCE AND LIVING WITH BEAUTY."**

**(BUILDING BETTER, BUILDING BEAUTIFUL COMMISSION, 2020)**



# THE SITE

This former brownfield site is situated to the north of Littlehampton.

## THE SITE LOCATION THE SITE CONTEXT

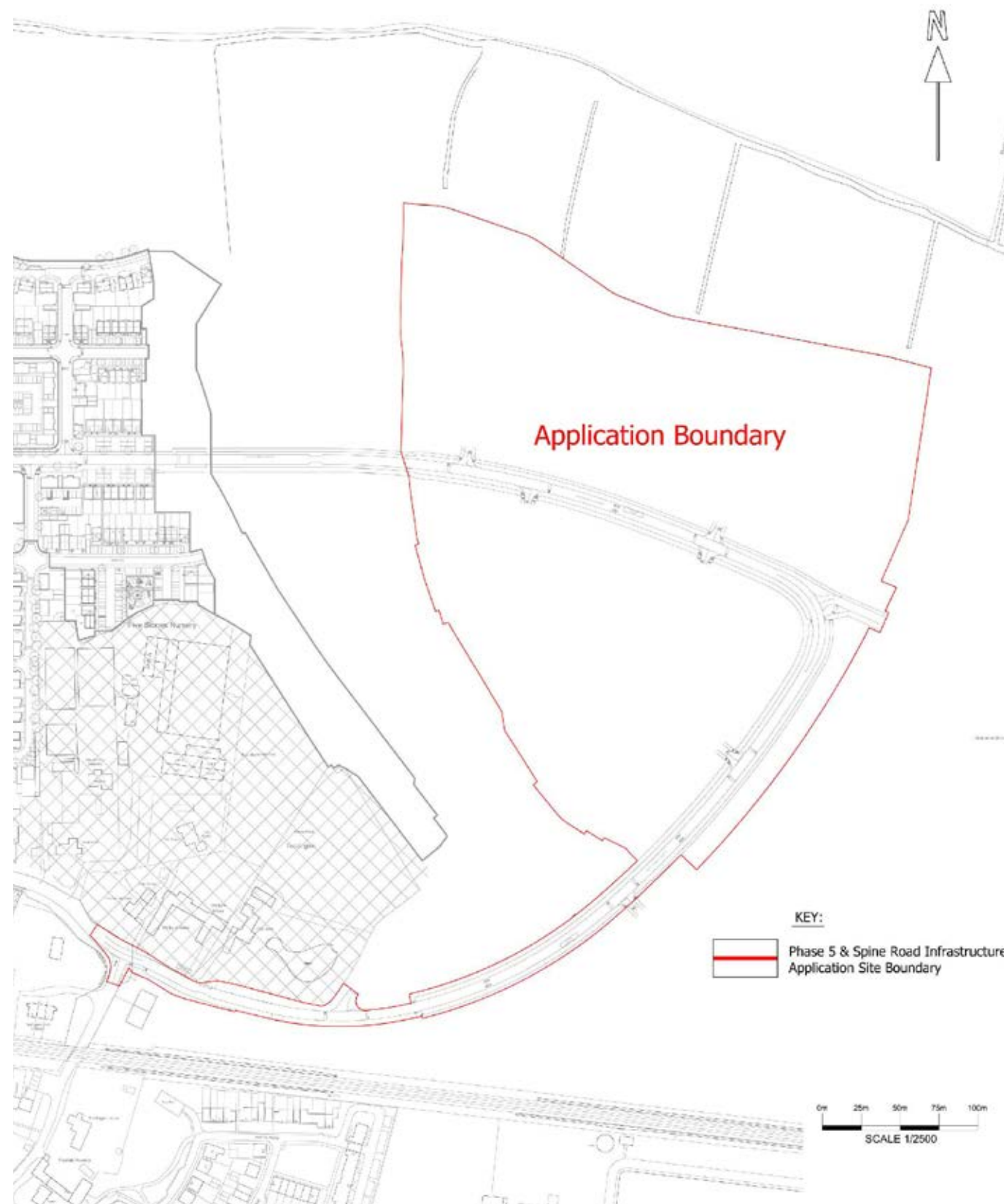
This is Phase 5 of the strategic development area known as Hampton Park - which has outline planning permission for up to 1,260 new homes, plus associated infrastructure - including schools, community buildings and a commercial hub. The approved masterplan and the Development Framework Document (2017) set out the guiding principles for the overall/ strategic development.

Our application for Phase 5 embraces some 8 ha, and this land is situated immediately east of the proposed Central Wetland Area, and then extends eastwards toward Phase 6 and the designated playing fields. Access for Phase 5 will be taken via two crossing points through the Central Wetland Area from the west.

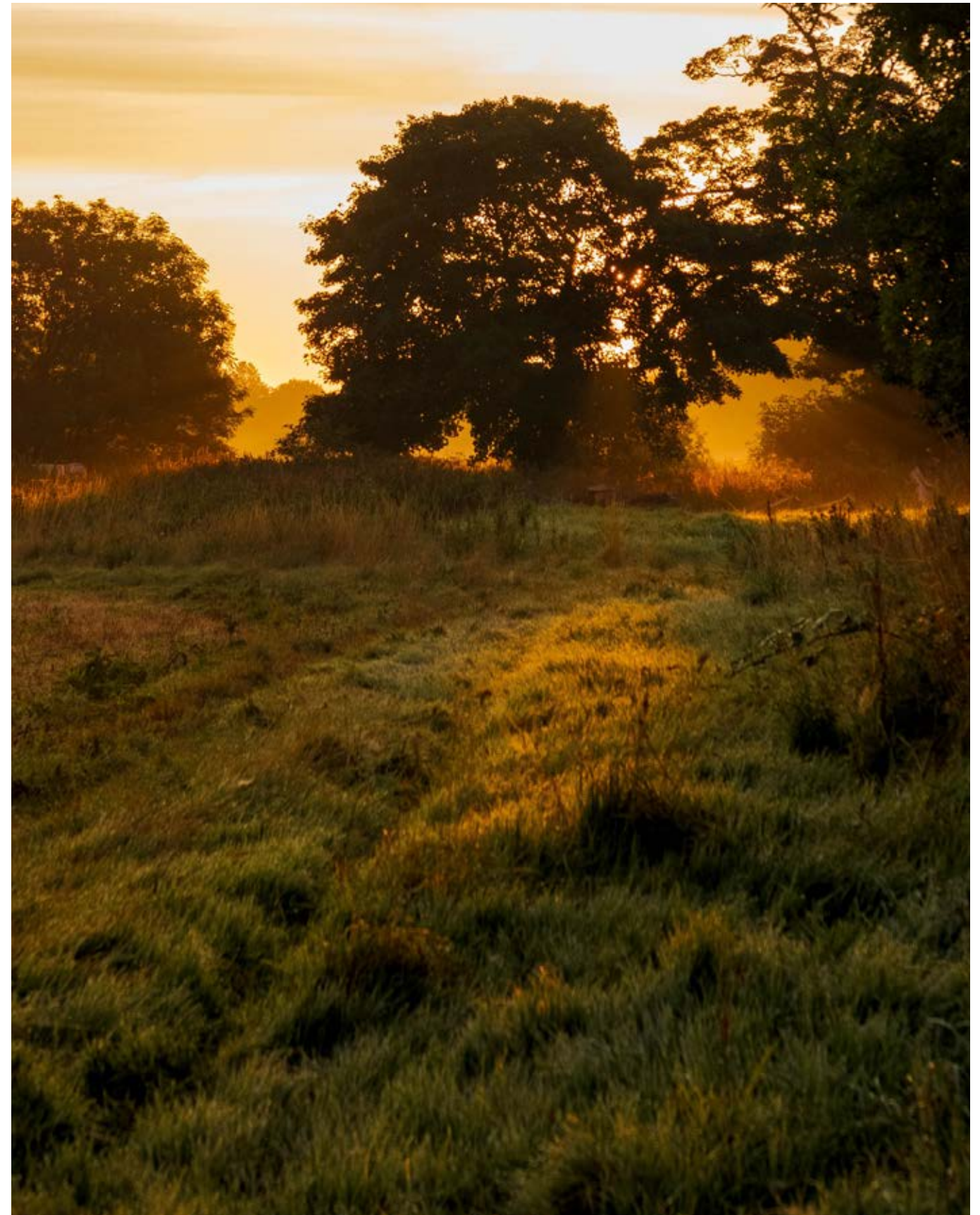
To the north of the site is the Black Ditch; to the east is the future Phase 6, and to the south is Phase 7 and the primary school. The masterplan shows the site's position within the overall Hampton Park scheme.

The Central Wetland Area (CWA) is the main area of open space and flood storage facility within the neighbourhood development and will comprise a large, moderately recessed amenity area., which will include woodland. A significant number of new homes will enjoy an open prospect across this longitudinal open space, which also acts as a 'gateway' and visual link to the Black Ditch, just beyond the Phase 5 northern boundary.





**FIGURE 1. SITE LOCATION**





# CONSTRAINTS & OPPORTUNITIES

These inter-twined considerations are bullet-pointed for ease of reference.

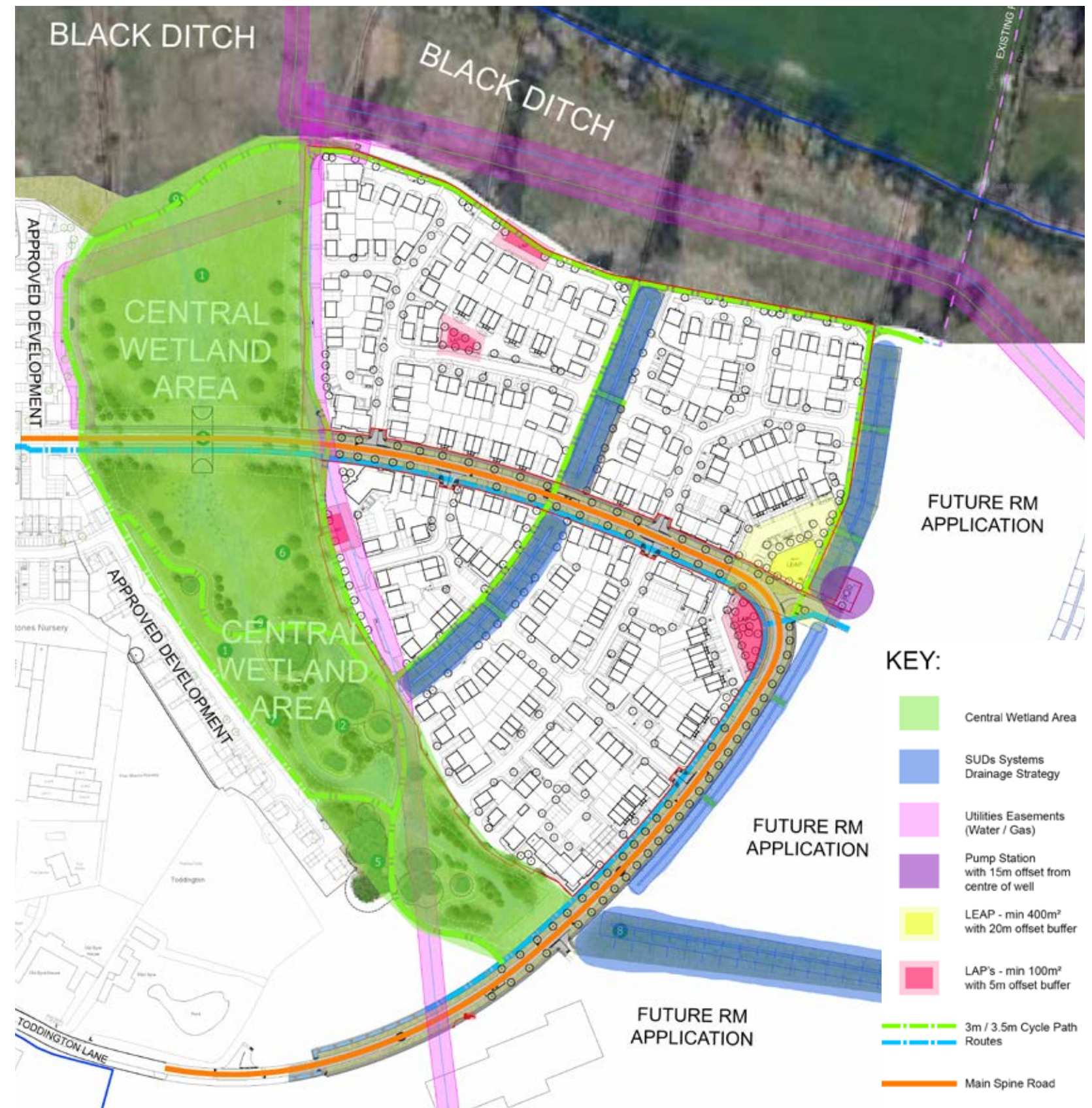
## CONSTRAINTS

- The Black Ditch immediately adjoining the northern boundary.
- The Central Wetland (an area of flood storage/ open space) along the western boundary.
- The north-south linear swales, required as part of the drainage strategy.
- The main spine road.

## OPPORTUNITIES

- The linear swales and spine road create four quartiles/ parcels of development.
- Pedestrian linkages throughout the scheme, connecting to the existing local footpath network.
- A clear street hierarchy can be developed, centred around a greenery-fringed spine road, that will connect to Toddington Lane.
- Dwellings positioned to overlook the Black Ditch, Central Wetland Area and swales.
- Integrating formal open space and LEAP.
- Strategic landscape planting, with trees throughout, to create distinct green corridors.
- Integrating bus stops and a bus route into the layout.
- New Sustainable Urban Drainage Systems (SUDS), utilised for bio-diversity enhancement and doubling as an attractive landscape setting/ amenity resource.
- Creation of links into publicly-accessible parkland in the Central Wetland Area





**"CREATION OF LINKS INTO PUBLICLY-ACCESSIBLE PARKLAND IN THE CENTRAL WETLAND AREA."**



# DESIGN CONCEPT

There are eight sub-headings which have been combined to inform the Phase 5 design.

## THE DESIGN EVOLUTION

As part of the detailed pre-application process Persimmon Homes has engaged in a long- standing dialogue with Arun District Council and West Sussex County Council, running over a period of 18 months. This included a formal pre-application submission, where a layout was submitted for 293 dwellings. Arun District Council formally responded in a letter dated the 27th July 2020, which sets out their key recommendations. These were:

- Repositioning of the LEAP to the north of the spine road.
  - Housing re-positioned to overlook the drainage swales.
  - Green margin along the spine road comprising a 3 metre planted verge either side, together with a 3m cycle-path and a 2m footpath.
  - Apartment blocks framing the Central Wetland Area, and to be motor-accessed from the side/ rear.
  - Reduction in dwelling numbers, to facilitate further landscape opportunities and enhancing connectivity/ permeability.... Including:
  - Ensuring pedestrian/ cycle connectivity across the drainage channels
- These recommendation, by ADC, have been fully considered by Persimmon Homes and, as far as possible, incorporated into the current layout.

**" THESE RECOMMENDATION, BY ADC, HAVE BEEN FULLY CONSIDERED BY PERSIMMON HOMES AND, AS FAR AS POSSIBLE, INCORPORATED INTO THE CURRENT LAYOUT. "**





**FIGURE 3. SITE LOCATION**



**"THE LAYOUT EMBODIES A CONFIGURATION IN WHICH THE HOUSING IS DIVIDED INTO FOUR QUARTERS, VIA THE GREEN SWALES AND THE SPINE ROAD, WITHIN AN ENVELOPE OF OPEN SPACE ON THE WEST AND NORTH FLANKS OF THE SITE. THESE KEY ELEMENTS DEFINE THE DESIGN PARAMETERS."**

## THE SITE LAYOUT

The layout embodies a configuration in which the 260 homes are divided into four quarters, via the green swales and the spine road, within an envelope of open space on the west and north flanks of the site.

The upper-most edge of the northern quartiles, with views across the Black Ditch and countryside beyond, are defined by larger detached homes, similar to that approved on Phase 2. And this configuration is continued along the western site edge, with homes both framing and overlooking the Central Wetland Area.

Running parallel with the Central Wetland Area, on its eastern edge, is a line of predominantly detached and semi-detached homes, that are intentionally paired to provide rhythm and symmetry, and enjoying views across the open space. To reduce street-clutter, parking is generally placed to the side of properties - this arrangement mirrors the proposals on Phase 4, on the opposite flank of the Central Wetland Area - along its western edge, thus creating a clearly legible / defined physical edge to the longitudinal landscape.

The site is then divided into two halves by a broad green swale, which duals as a surface water drainage feature - giving opportunities for biodiversity enhancement. And there is a similar green band of infrastructure on the eastern edge, that will divide the new housing from the future Phase 6, which runs along the eastern perimeter of this phase. Crossing points for pedestrians and cyclists are proposed across these swales to facilitate connectivity to other parts of the development

From the northern and western edges of the site, the layout transitions into a traditional built form: set around a clear road hierarchy. Tree planting is to be much in evidence along the spine road and, once established, will continue the green infrastructure distributed through the development. In order that these landscaped areas link successfully parking is to be placed either along the side of houses (rather than on frontages, or in discreet courtyards for the apartment blocks.

There is to be a central area of open space concentrated around a LEAP, this is to act as a focal space at the apex of the spine road, and will be framed by 3 storey homes.

In summary, the layout embodies the following principles:

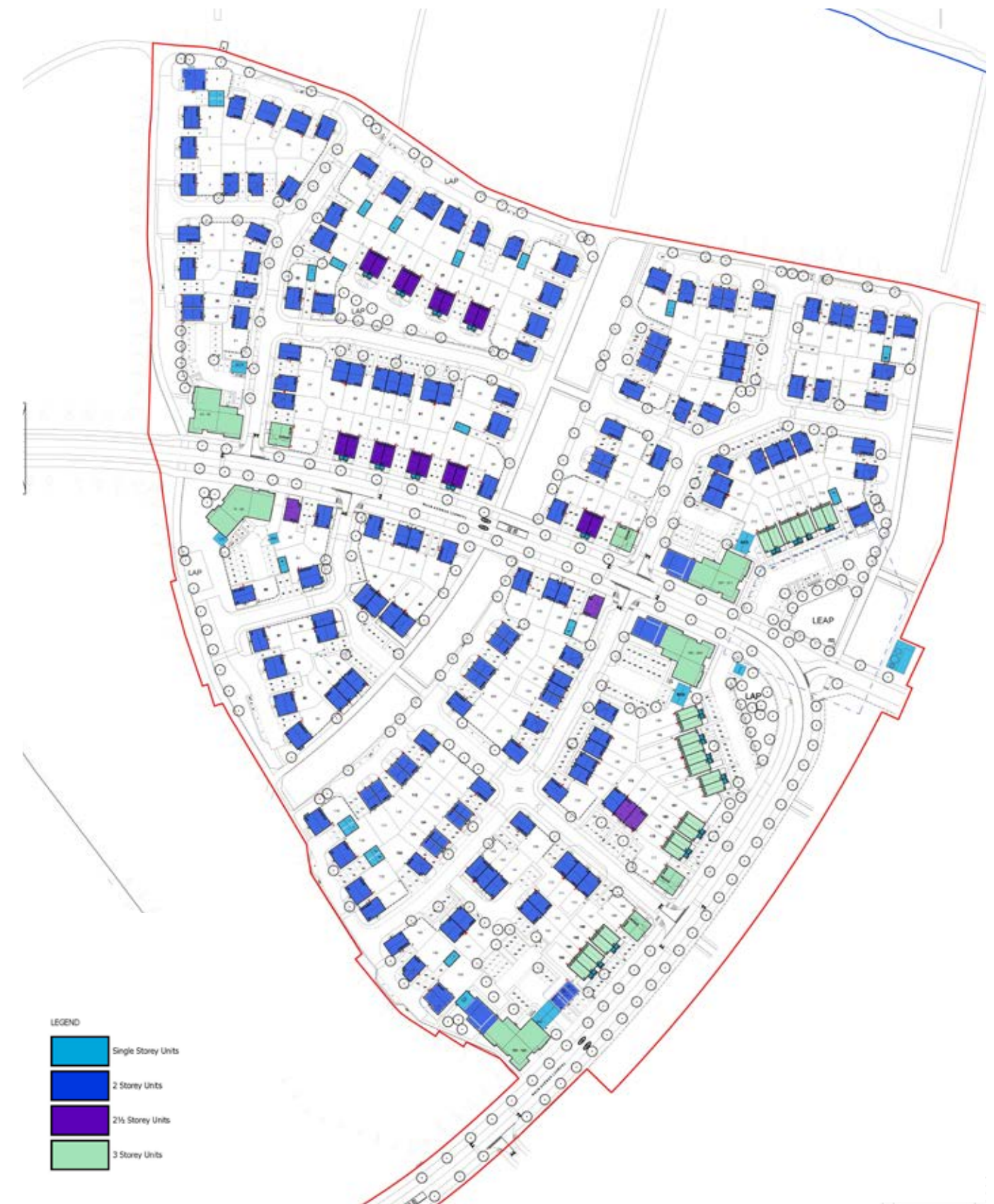
- The 260 dwellings will consist of a broad mix of 2, 3, and 4-bedroom dwellings.
- Create a key/ nodal open space area central to the overall scheme.
- Clearly defined street hierarchy based on a primary green-fringed spine road, transitioning to secondary streets, and private drives.
- The central spine road is to be built to adoptable standards, with a 3m width cycle path plus a 2m width footpath either side.
- Strongly discernible green infrastructure including drainage channels running north-south through the scheme.
- An average density of 32.5 dwellings per hectare
- Tenure will be 80% market dwellings and 20% affordable dwellings.
- The Central Wetland is to be the main (and publicly accessible) area of open space and will offer biodiversity benefit, thus the inclusion of woodland.
- There is to be a palette of both contemporary and traditional materials and building styles to identify each/ separate character area.
- LEAP/ LAPs will be fully accessible within the scheme.
- M4(2) and M4(3) compliant units



**FIGURE 4. SITE LAYOUT PLAN**

## STOREY HEIGHTS

The new housing storey heights have been designed around the underlying basis of each character area. Thus, generally, speaking the 2.5 storey and 3 storey units frame the spine road while the 2 storey units have been placed on the transitional / outer edges of the scheme, to give a well-mannered gradation.



**FIGURE 5. STOREY HEIGHTS PLAN**

## UNIT TYPES

There is to be a mix of 2, 3 and 4 bedroom family homes units that will meet local needs.

### PRIVATE TENURE:

- 6 x 1-bed houses
- 30 x 2-bed houses
- 113 x 3-bed houses
- 25 x 4-bed houses
- 34 x 2-bed flats

**Total: 208 Units**

### AFFORDABLE HOUSING

#### Rent

- 16 x 2-bed houses
- 11 x 3-bed houses
- 2 x 4-bed houses

#### Shared Ownership

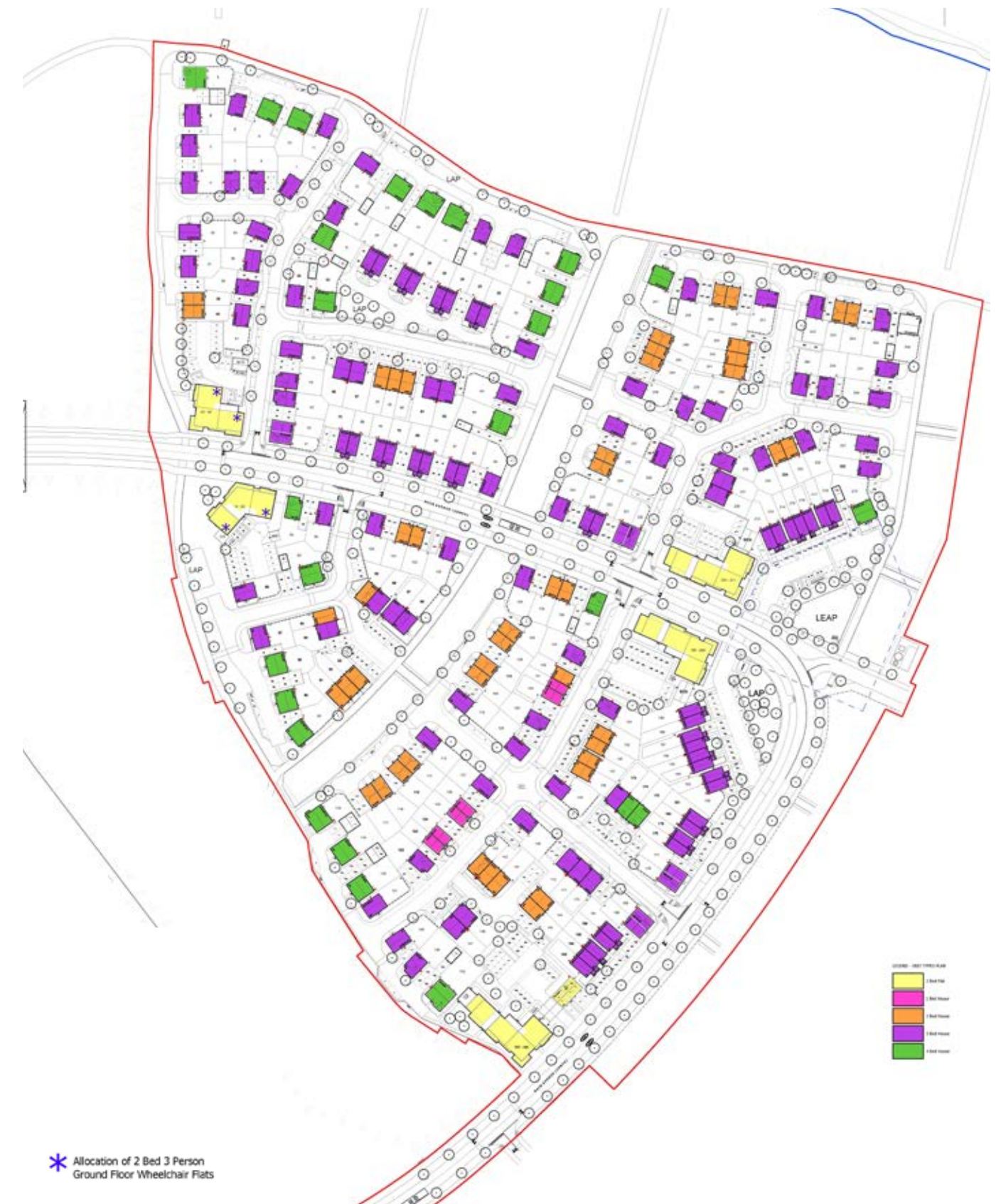
- 5 x 3-bed houses
- 18 x 2-bed flats

**Total: 52 Units**

**OVERALL SITE TOTAL  
FOR PHASE FIVE: 260  
DWELLINGS.**

The above mix will provide family housing, predominantly focused on 2- and 3-bedroom units - in accordance with the Councils SMHA, which seeks a higher proportion of family housing.

In addition, every dwelling will comply with Nationally Described Space Standards (NDSS). Lastly, four of the units are wheel chair compliant in accordance with the requirement in the s106 Agreement (January 2013) to provide 12 wheelchair- compliant units across the overall scheme.



**FIGURE 6. UNIT TYPES PLAN**

## PARKING STRATEGY

The parking strategy in this design complies with the guidance set out in the ADC Parking Standards Supplementary Planning Guidance. Overall, the scheme provides for 547 car parking spaces: specifically, there are 2 car parking spaces for each 2 bedroom and 3-bedroom unit, and 3 car parking spaces for each 4-bedroom dwelling.

There are permutations in spatial parking provision across the site, these are dependent on the individual character area. However, for the most part, parking is placed to the side of dwellings to avoid 'street clutter' while in other locations parking is set aside within discreet courtyards. There is also provision for visitor/ unallocated parking spaces around the site.

Phase 5 also incorporates electric vehicle charging points, which is in accordance with the Council's SPD dated January 2020. For the proposed development, some 209 active EV charging points are proposed in a combination of communal and on-plot locations.



**FIGURE 7. PARKING STRATEGY PLAN**

## MOVEMENT STRATEGY

Permeability and connectivity are key parts of the Phase 5 proposals – hence, cycle and pedestrian links are shown in the accompanying plans. These show linkages through the scheme and across the swale features, intended to create key desire lines that connect not only to the earlier Phases and the Central Wetland Area but also to the existing footpath network.

Access to the development parcels will be taken from the proposed new spine road, which will then transition into the minor access roads and private drives. A change in surface material to block paving and varying road widths, help to define the road hierarchy, give spatial legibility, and delineate sub areas - intended to give a greater sense of place.

The main spine road is a 6.2 metre carriageway width, with a 2m footpath on one side and a 3-metre cycle path on the other, together with a green verge for tree planting along its length; and frontage gardens continue the green-framing along the main thoroughfare. There are two pinch points proposed along the road, incorporated to control traffic speeds.

All roads have been designed to ensure user-safety for pedestrians, cyclists and drivers and this application is accompanied by a Stage 1 Road Safety Audit.

**"MOST NOTABLY, PERMEABILITY AND CONNECTIVITY ARE KEY PARTS OF THE PHASE 5 PROPOSALS, WITH CYCLE AND PEDESTRIAN LINKS...THROUGH THE SCHEME AND ACROSS THE SWALE FEATURES TO CREATE ESSENTIAL DESIRE LINES THAT CONNECT NOT ONLY TO THE EARLIER PHASES AND THE CENTRAL WETLAND AREA BUT ALSO TO THE EXISTING FOOTPATH NETWORK."**



**FIGURE 8. MOVEMENT STRATEGY**

## REFUSE STRATEGY

The refuse and servicing strategy utilises the road and movement network mentioned previously and include convenient bin collection points, positioned at specific locations through the scheme in order to reduce carry-distances. Turning heads have been incorporated to facilitate unfettered manoeuvrability of refuse vehicles.



**FIGURE 9. REFUSE SWEEP PATH ANALYSIS**



**FIGURE 10. REFUSE STRATEGY**

## HOUSING ASSOCIATION UNITS

The approved scheme provides 20% affordable housing, split as follows: 50% rental units and 50% shared ownership dwellings. This is in accordance with the s106 Agreement; plus, the affordable housing mix has been expressly agreed with the Local Planning Authority during pre-application discussions. A mix of 2-, 3- and 4-bedroom units are proposed and, as noted earlier, all unit sizes are in line with Nationally prescribed space standards for new housing.



**FIGURE 11. TENURE PLAN**



# THE ARCHITECTURAL APPEARANCE

The shaping of the 260 dwellings into four sub areas, via... the east to west spine road... the north to south green swales... and the enclosing effect of the “green periphery” will give a discernible sense of place to the scheme.

This sense of identity is shaped by having four distinct character areas that contain different architectural elements.

- THE CENTRAL WETLAND AREA CHARACTER
- THE CENTRAL SPACES CHARACTER
- THE GREEN EDGE CHARACTER
- THE SPINE ROAD RESPONSE CHARACTER

These character areas were defined within the approved Development Framework Document in 2017, and each phase transitions carefully from one character area to the next: thus, the contemporary character along the western edge of the Central Wetland Area and the spine road flows into the traditional West Sussex vernacular in the green edge neighbourhood.

The built form in each character area is punctuated by focal buildings, particularly corner dwellings, with detailed elevations on both facades, and special

fenestration and detailing, and the ends of streets will be framed by the switch in vernacular to key buildings, intended to direct vistas to the countryside beyond.

Each character area has a distinctive architectural vernacular and a density suited to the site’s inherent features, and the following general principles have been established to guide the design of new dwellings:

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SIMPLE BUILT FORM | Buildings will be designed with a simple form and detailing                                                                                                                                            |
| KEY BUILDINGS     | Careful placement of focal buildings using special detailing and enhanced materials and finishes                                                                                                       |
| ROOFS             | Roofs will be a mix of brown, red and dark grey tiles to reflect each character area                                                                                                                   |
| EAVES             | There will be a mix both anthracite grey and white eaves and fascia boards with black rainwater goods throughout                                                                                       |
| WALLS             | A variety of wall materials to reflect each character area, including brick, render and flint                                                                                                          |
| WINDOWS           | Each character area will incorporate its own window design - from the contemporary long-form/ modular window along the Central Wetland Edge to the traditional cottage-style window in the Green Edges |
| DOORS             | Door styles reflect each character area and vary from cottage-style doors in the Green Edges to the more contemporary “notes” in the Wetland Edge area.                                                |



**"THE SHAPING OF THE 260 DWELLINGS INTO FOUR SUB AREAS, VIA... THE EAST TO WEST SPINE ROAD... THE NORTH TO SOUTH GREEN SWALES... AND THE ENCLOSING EFFECT OF THE "GREEN PERIPHERY" WILL GIVE A DISCERNIBLE SENSE OF PLACE TO THE SCHEME."**





FIGURE 14. CENTRAL WETLAND



FIGURE 12. CENTRAL GREEN - SUDS



FIGURE 13. GREEN EDGE - BLACK DITCH



FIGURE 17. CENTRAL SPACES



FIGURE 16. SPINE ROAD - LEAP



FIGURE 15. THE SPINE ROAD



# NATIONAL & LOCAL DESIGN GUIDANCE

There are two key design documents forming our design cornerstones: The Arun Design Guide, plus “Living with Beauty” (Building Better, Building Beautiful Commission, 2020).

The latter document, published by Central Government, sets out guidance and the key objectives for producing good design. It sets out the Government’s priorities for well-designed places through embodiment of 10 characteristics:

1. **Context** – enhances the surroundings. *The scheme makes use of the existing context which reflect architectural detailing for character area.*
2. **Identity** – attractive and distinctive. *A variety of housing density and house styles to create clearly defined character areas.*
3. **Built Form** – a coherent pattern of development. *Architectural style/ detailing defines and assists the scheme’s legibility.*
4. **Movement** – accessible and easy to move around. *Key desire lines have been created through the scheme, to encourage movement and permeability.*
5. **Nature** – enhanced and optimised. *Respecting the existing habitat/ ecological value within the Central Wetland and the creation of new areas of bio-diversity habitat.*
6. **Public spaces** – safe, social and inclusive. *Public open spaces (LEAPs/ LAPs) carefully integrated into the built form and accessible by all.*
7. **Uses** – mixed and integrated. *Linkages provided to the community hub and primary school.*
8. **Homes and buildings** – functional, healthy and sustainable. *New homes will benefit from sustainable construction methods and designed to the latest Building Regulations.*
9. **Resources** – efficient and resilient. *Energy efficient homes that will comply with the latest national regulations, electric vehicle car charging points, together with a 10% carbon reduction overall.*
10. **Lifespan** – made to last. *High quality homes and public open spaces with long-term management plans.*







# THE FOUR CHARACTER AREAS

There are four character-areas – each with a high standard of architectural emphasis and individuality - that define Phase 5.

## THE CENTRAL WETLAND AREA: A CONTEMPORARY CHARACTER

The western edge of Phase 5, adjoining the Central Wetland Area, has a contemporary stamp: with long module glazing / larger window openings – resonant of Phase 4, with a simple / high quality palette of materials intended to continue the strong sense of 21st century identity.

The apartment blocks – framing the entrance to the open space – mirror those provided on Phase 4, with similar contemporary features in their façade design; plus, inset balconies punctuating the elevations and providing additional amenity space. The relationship of homes to apartments has been carefully considered: the bulk and massing of the homes will relate with the massing and aesthetic of the apartments, ensuring a cohesive rhythm to the street scene - particularly along the Central Wetland Area.

## THE CENTRAL SPACES: A TRANSITIONAL CHARACTER

The Central Spaces Character Area provides the design transition from the urban/ higher density architecture, along the spine road and wetland edge, to the traditional parkland edge. This character area comprises terrace and semi-detached buildings, with traditional forms and architectural elements.

The general form and aspiration for the 'central spaces' aims for a transitional density of housing development within the main residential area... from the more urban/ high density form along the spine road to the looser more informal arrangement of homes on the periphery in the parkland edges. Therefore, the use of 2 storey semi-detached units and terracing, incorporating a mix of smaller and medium-sized accommodation, will be appropriate - especially where they front on LAPs. Parking is generally placed to the side, or in discreet courtyards.

## THE GREEN EDGES: A TRADITIONAL WEST SUSSEX VERNACULAR

On the outer Phase 5 periphery is the parkland edge, which incorporate more traditional elements of the West Sussex domestic vernacular. The green edges sit alongside the swale features and the Black Ditch along the northern boundary. This character area has traditional elements in its architectural detailing (and for the most part a lower density), including flint and brick details - such as banding, quoin details and chimneys, to create an informal and rural feel. Cottage-style windows and front doors are proposed to accentuate the rural feel to this character area.

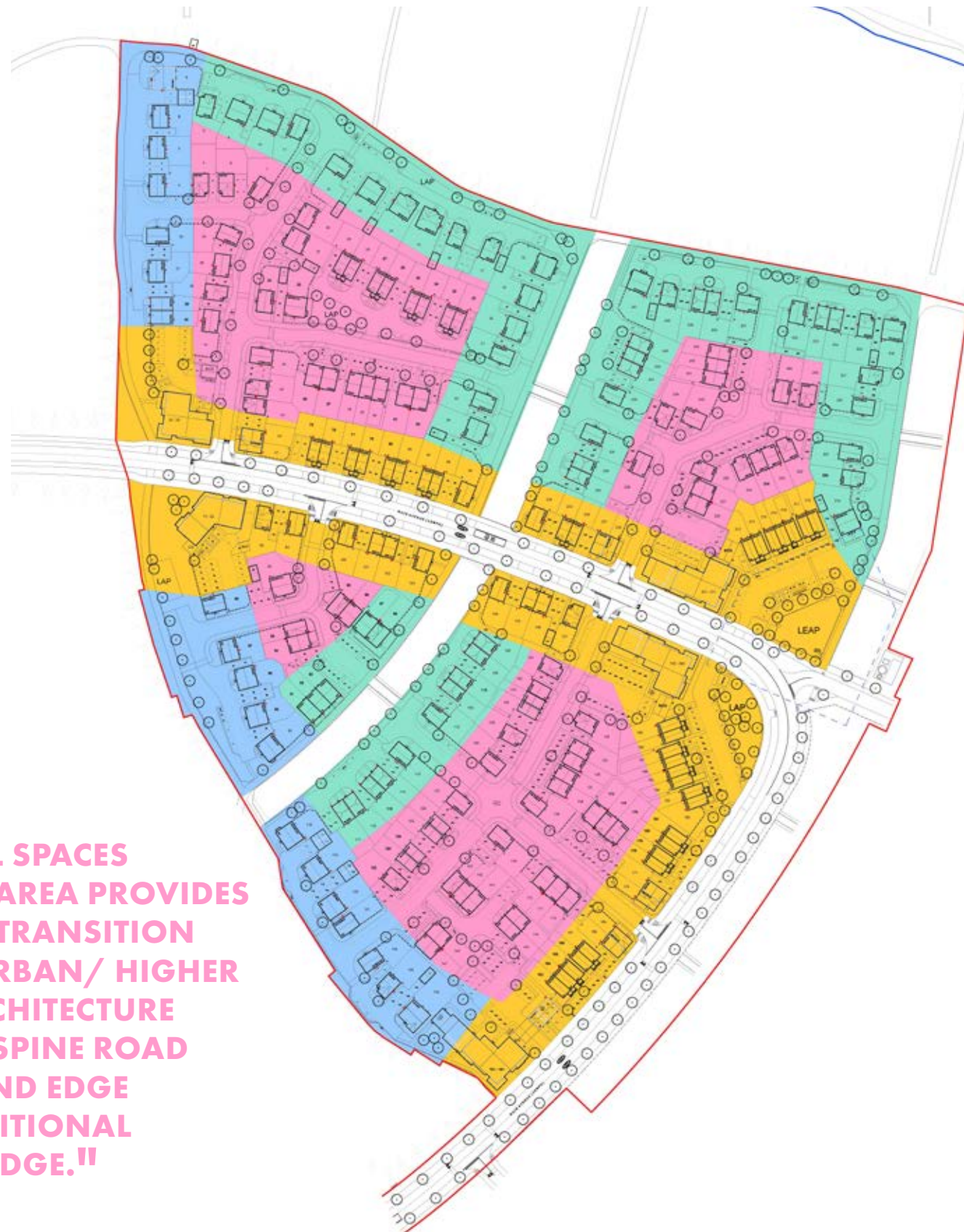
## THE SPINE ROAD RESPONSE: AN URBAN CHARACTER

The spine road area's design-response has a more 'urban' street scene, in which higher density dwellings frame the road, with a predominant mix of 3 storey townhouses and contemporary facade apartment blocks. This is in contrast to the lower-density response incorporated along the Central Wetland Area.

The 3 storey town houses utilise projecting balconies on their frontage, intended to create façade-enlivenment, and additional amenity features for occupants. They also provide surveillance out and across the open space areas; and this theme continues along the length of the spine road. A key feature to the townhouses is the incorporation of rendering to the first-floor façade - reminiscent of traditional urban domestic architecture.

**"THE SPINE ROAD RESPONSE HAS A MORE 'URBAN' STREET SCENE, IN WHICH HIGHER DENSITY DWELLINGS FRAME THE ROAD..."**

**"THE CENTRAL SPACES CHARACTER AREA PROVIDES THE DESIGN TRANSITION FROM THE URBAN/ HIGHER DENSITY ARCHITECTURE ALONG THE SPINE ROAD AND WETLAND EDGE TO THE TRADITIONAL PARKLAND EDGE."**



**"ON THE OUTER PERIPHERY ARE THE PARKLAND EDGES, WHICH INCORPORATE MORE TRADITIONAL ELEMENTS OF THE WEST SUSSEX VERNACULAR."**

## DENSITY

The density of the layout alters and changes - from the higher density along the spine road, where an urban character is proposed, to the more traditional density of the central spaces and the lower density of the green edges. The density has been engineered to reflect the individual/ locational context within the layout which is then complimented by the accompanying architectural detailing, ensuring there is a coherent and distinct narrative to each character area.

**"THE DENSITY OF THE LAYOUT TRANSITIONS FROM THE HIGHER DENSITY ALONG THE SPINE ROAD, WHERE AN URBAN CHARACTER IS PROPOSED, TO THE MORE TRADITIONAL DENSITY OF THE CENTRAL SPACES AND THE LOWER DENSITY OF THE GREEN EDGES."**

**FIGURE 18. CHARACTER AREAS PLAN**



# THE LANDSCAPE STRATEGY

Phase 5 emphasises green space permeability as a distinct “weave” in the new neighbourhood: the Central Wetland Area, on the immediate west provides an open and verdant context - while the northern boundary fronts the Black Ditch, with wide-ranging views across the countryside beyond, offering a glimpsed vista toward Arundel castle. And permeating the scheme will be longitudinal fingers of landscaping in the form of planted swales, and tree-lined roads.

There is a Local Area of Play within three of the quartiles, providing younger children with close-to-home opportunities for informal play; while the Central Wetland Area, provides a safe / overlooked area for children to explore and to travel more broadly. More formal play facilities are to be provided on a future phase, to be located on the eastern boundary. A centrally positioned LEAP (serving the overall scheme) provides a focal feature to Phase 5.

Beyond the southern edge of the Phase 5 site the main spine road transitions to an informal character, where it connects into the rural setting of Toddington Lane and the community hub. This “informal stamp” is continued in the design and landscape proposals for the community hub / Central Wetland Area and the tree-lined spined road.

There are no notable existing trees on the Phase 5 land, and there will be some minor tree and hedge removal to accommodate development. In fact, the majority of important trees are located outside the housing clusters and within the Central Wetland Area, these will be retained and bolstered as part of the woodland character proposed in the CWA. Further afield, green corridors will break up the four designated development parcels, providing wildlife and recreational linkages across the site plus regular pockets of visual amenity for the new neighbourhood.



## Phase 5 Landscape Strategy

The landscape and design objectives are to integrate the proposed development into the surrounding landscape, and provide defining characteristics throughout the development. Landscape character areas are proposed to help provide distinctiveness within and around the site, whilst respecting the landscape setting.



- 1 The Avenue:** The primary access road, The Avenue, arcs across the site in a west-east direction, dividing it in two, creating a prominent linear feature before curving south-eastwards to form an edge to the development. Trees along the road edge would be planted, combined with a shrubs/ hedges, to create consistency along its length which would emphasise the role of the road and provide contrast to the less formal structure of the adjoining residential roads. The road verges allows for the selection of medium-sized trees to be positioned away from residents' properties. Proposed shrubs/ hedges would provide continuity along the length of the road.
- 2 SuDS:** These would provide the backbone of both the green/ blue infrastructure within the development and provide connectivity across the site between the Central Wetland in the south-west and the Water Meadows at the north. They would provide sustainable drainage features within the development. Soft landscaping will determine the character of these areas, with an emphasis on species that are tolerant of the unpredictable water conditions. Large trees will provide separation from the adjacent residential areas, while species rich meadows and wetland planting would deliver both a range of habitats and seasonal variation.
- 3 Central Wetland Edge:** Adjoining the proposed development to the west is the proposed Central Wetland. It includes native species and aquatic plants, in addition to grasses that would be left to grow long over time and flower. The properties along the western edge of the development overlooks the Central Wetland. The proposed landscape would create a transitional zone from the residential area to the Central Wetland with medium-large sized specimen trees being positioned along the wetland edge, and smaller trees interspersed within shrub planting closer to the residential properties. To increase diversity and visual interest, the larger zones for soft landscape would include species rich grass/ wildflowers as appropriate.
- 4 Water Meadows Edge:** Adjoining the proposed development to the north is the existing water meadows relating to the Black Ditch further north. Again, the properties here overlook the water meadows. The proposed landscape would mimic the proposals fronting the Central Wetland, to achieve a transitional zone between the development edge and the water meadow edge.
- 5 Streets:** Leading off the Main Avenue are a series of roads, connecting to the residential buildings. The semi-formal connectivity role would be reflected in the landscape, with scattered small street trees and low shrub planting in the narrow front gardens. Due to the limited planting space, a strong colour pallet would be encouraged to emphasise the planting areas.
- 6 Shared Surface Areas:** These are the most informal of the residential areas on the site, with pedestrians and vehicle traffic sharing the same space. To aid in creating an environment that is both pleasant and safe for all users, trees would be used where possible with an understorey of vibrant low-level planting. The soft landscape would provide a suitable setting to Local Areas of Play (LAP) and plant species would provide structure, texture and colour.
- 7 Local Equipped Area for Play (LEAP):** The LEAP is positioned towards the south-eastern edge of the site with overlooking properties. The LEAP would include robust materials, sympathetic to the site, such as timber structures, logs and boulders. These elements would provide a minimum number of five play experiences. Surface finish materials would include rubber mulch and other suitable surfaces. Logs would be positioned in bark mulch or in grass areas. Native planting and hazel coppice areas would provide interest and help increase biodiversity.

**FIGURE 19. PHASE 5 LANDSCAPING STRATEGY PLAN**



### Key

- 1**  **Wetland area:** Pond to be created for interest and to increase the potential for species diversity. Pond to include aquatic plants, rushes and reeds. A footpath link at low level to be provided at the north with a boardwalk where appropriate. Tree and shrub planting provided at the edge of the development plateaux to allow for open uninterrupted views towards the north, to the hills within the National Park.
- 2**  **Parkland area:** retained trees to be bolstered with new native tree and shrub planting, and hazel coppice, to create an area for informal recreation. Footpaths at low level to be provided with boardwalks where appropriate. Long grass / species rich grass and wildflowers to be established.
- 3**  **Open views** provided across the wetland to the north and south from the bridge. Tree and shrub planting positioned strategically on the embankments, at both ends, to ensure that views from the bridge are maintained. Planting on the bridge embankments will also provide interest from within the wetland area and will integrate the structure into the landscape scheme.
- 4**  **Tree planting** positioned at the top of the bank, to provide an edge to the development and define the wetland area. For detail refer to Plant Schedule in DWG no. sk.cwa.3.
- 5**  Existing trees to be retained
- 6**  Large specimen native trees. For detail refer to Plant Schedule in DWG no. sk.cwa.3.
- 7**  Native tree and shrub planting
- 8**  Planting within swales
- 9**  Low level path: self-binding gravel. Boardwalks provided where necessary. Tarmac paths to be provided on 1:21 gradient slopes into the wetland area

**FIGURE 20. LANDSCAPE PLAN**



**"GREEN CORRIDORS WILL BREAK UP THE FOUR DESIGNATED DEVELOPMENT PARCELS, PROVIDING WILDLIFE AND RECREATIONAL LINKAGES ACROSS THE SITE PLUS REGULAR POCKETS OF VISUAL AMENITY FOR THE NEW NEIGHBOURHOOD."**

## SECURITY

Reducing opportunities for crime through the design matrix is a key objective in creating a secure sense of place. The layout has been engineered to create natural surveillance and to engender a sense of ownership over private areas.

To do this the proposals respond to Secure by Design principles as follows:

Dwellings are to be arranged to address the street or individual/ open spaces - so they are overlooked. Projecting balconies along the central spine road and recessed balconies in the flats provide additional surveillance.

Both vehicular and pedestrian entrances are policed by gateway buildings which overlook these spaces.

Various pedestrian routes have been created, which cross the swales, which not only improve permeability through the layout, they encourage regular pedestrian movement and natural community surveillance.

Care has been taken to ensure activity to the frontages at corners, including windows on gable ends.

Parking is predominantly on plot or along frontages ensuring good close surveillance.

Where private courtyards are used, they are limited in size and will be overlooked.

High-luminosity column lighting along the main roads.

## DRAINAGE AND FLOOD RISK

The drainage strategy is the corner-stone of these proposals: it has been developed as part of the wider/ neighbourhood scheme, and approved as part of the Outline Planning Permission - and the parameters were set within that consent.

SUD's will be employed via a mixture of pipes for collecting and storing surface water before discharging into the proposed drainage network in the linear swales and central wetland (which will ultimately discharge into the Black Ditch on the northern boundary).

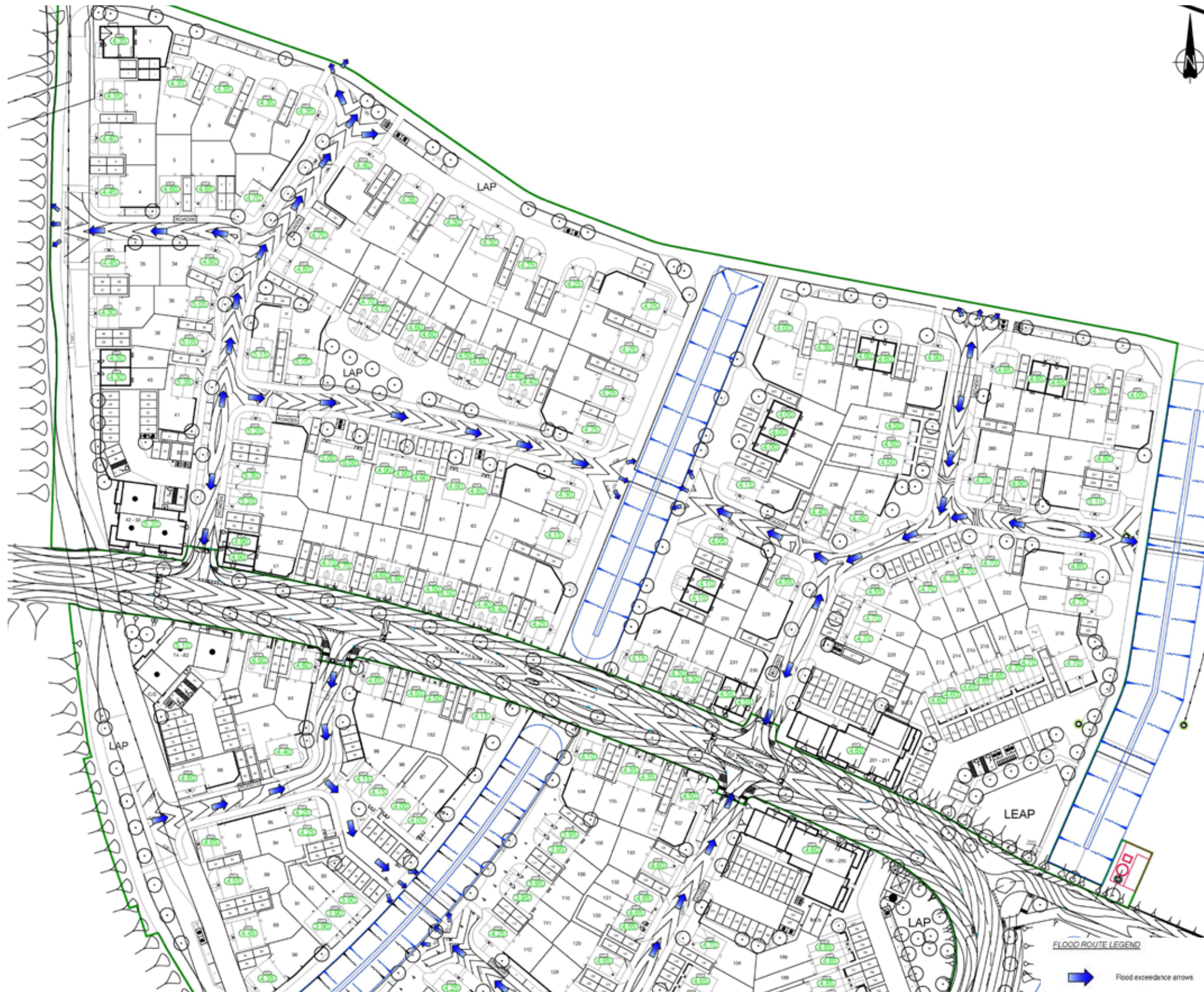
Foul sewage, will be pumped through the existing network in Phase 2 and 4, and will join the new Southern Water rising main, that is now operational and subject to the s104 Agreement.

The finished floor levels for plots on both sides of the recessed longitudinal open space will be set a minimum of 500mm above the Central Wetland Area to safeguard homes against a modelled worse-case flood event, and this slightly elevated position for slab levels helps frame the open space, providing a clearly legible / defined edge to the landscape (plus a good degree of surveillance).

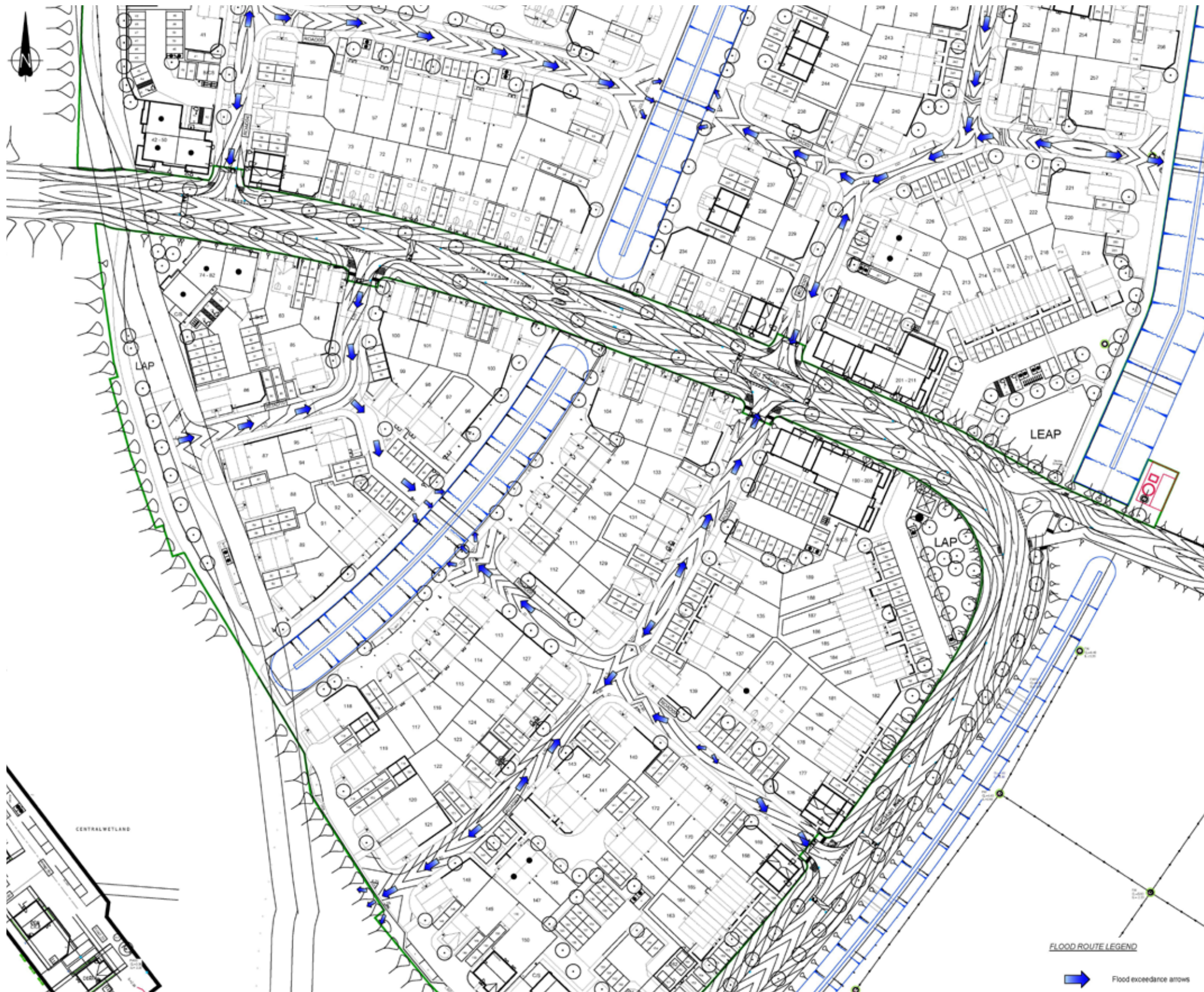




**FIGURE 21. DRAINAGE STRATEGY PLAN**



**FIGURE 22. FLOOD ROUTING PLAN**



**FIGURE 23. FLOOD ROUTING PLAN**



# SUMMARY

Phase Five's 260 dwellings-proposal, described here, runs forward from the Outline planning permission for up to 1,260 homes in North Littlehampton. Fundamentally, the scheme follows the principles of the approved masterplan in the North Littlehampton Strategic Development Framework Document and it embodies the principles in the Arun Design Guide.

This phase at Hampton Park is a partnership of informal housing layout divided across four distinct character areas. Across this assembly will be multi-faceted landscaping, including green linkages that dual as attractive drainage features working through to the countryside beyond the site's perimeter.

The proposals are a continuation of Phase 4, and the accepted development design ethos: hence, use of contemporary elements and materials in the external elevations along the spine road and the Central Wetland Area edge, giving a strong sense of identity, and the necessary (across-the-site spatial) gradation in structure and form to fit this phase of the scheme within both its local context and that for Hampton Park. From the higher density core the scheme then transitions to a more traditional domestic vernacular on the outer edges, creating visually contrast and a mannered gradation.

First and foremost for the design's responsibility is that the proposed layout and its grain should be weaved comfortable into the site's locational setting. That has been addressed - the Phase 5 layout is a continuum of the neighbourhood structural pattern from the western phases to the east of the wetlands - with a good balance between green space and built development. Also, of note is that this site offers the great advantage of having a distinct green setting, via strong existing green boundaries to the west and north.

Phase 5 combines a sense of place, visual legibility and a high-grade domestic setting for its future occupants, all of whom will enjoy close-to-home outdoor, and well-supervised, amenity space.

**"THIS PHASE IS A PARTNERSHIP OF INFORMAL HOUSING LAYOUT WITH DISTINCT CHARACTER AREAS, MULTI-FACETTED LANDSCAPING AND GREEN LINKAGES THAT DUAL AS ATTRACTIVE DRAINAGE FEATURES, TRANSITIONING INTO THE COUNTRYSIDE BEYOND."**



# HAMPTON PARK

• WEST SUSSEX •

