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1 Introduction

- 1.1 Arun District Council granted outline planning permission (the 'Permission') for the following development at Hook Lane Pagham on the 2nd September 2019:

"the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure".

- 1.2 In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended), *Condition 1* of the Permission requires an application for the approval of 'reserved matters' to be made within 3 years of the date of the permission. Hallam Land Management Limited has submitted an application for:

"Approval of reserved matters for the construction of 300 no. new homes, internal roads, footpaths and cycleways, car parking and landscaping pursuant to Condition 1 of outline planning permission P/30/19/OUT".

- 1.3 In this instance, the reserved matters which require approval comprise (a) layout, (b) scale, (c) appearance, (d) landscaping.
- 1.4 *Condition 6* of the Permission requires a Design Code Masterplan to be approved prior to the submission of the Reserved Matters.
- 1.5 The purpose of the Design Code Masterplan was to demonstrate how detailed proposals would reflect the objectives of the approved Design Code.
- 1.6 As such, *Condition 6* establishes the basis for the Reserved Matters Applications.
- 1.7 The Design Code Masterplan was a mechanism to enable further detailed principles to be set out that mirrored the structuring elements provided by: the Development Framework Plan 167/P/006 Rev E; the Landscape Masterplan 167/P/003 Rev D; and the Design and Access Statement as a platform for this current stage and the reserved matters.
- 1.8 Importantly, the Design Code Masterplan was concerned with *"controlling the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Local Plan"*.
- 1.9 The Design Code's purpose in this regard was concerned with the visual appearance of buildings (and spaces) and hence the content of the design code in establishing principles relating to character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. It intentionally did not include technical detail which is within the purview of other planning conditions.
- 1.10 The Applicants submitted the Design Code Masterplan on the 18th June 2020 and *Condition 6* was duly discharged by the Local Planning Authority on 9th October 2020.
- 1.11 The approved Design Code includes a Regulating Plan that establishes key principles in relation to Urban Form, Street Frontage, Vistas and Scale and Massing (page 20).



- 1.12 It also provides principles in relation to Permeability, Movement and Street Hierarchy (page 22 - 24).
- 1.13 Four Character Areas are identified for the proposed development and their various attributes are described on pages 28 – 33 of the Design Code. A summary table identifies the defining principles for the Character Areas on page 27.
- 1.14 Areas of Public Open Space and their respective typologies are explained on pages 35-45 of the Design Code.
- 1.15 The submitted Reserved Matters Application has been prepared in the context of and to accord with the Approved Design Code and its key and defining principles.
- 1.16 In the following Tables in Section 2, we have summarised how the proposed layout, scale, appearance and landscaping deliver the Design Code's principles.

2 Design Code Compliance Tables

2.1 The tables below present how the scheme is compliant with the approved Design Code for the outline planning permission.

2.2 The tables address each key area identified within the approved Design Code, and draws on key plans to illustrate the compliance.

Sefter Meadow and the rural edge

	Design Code Principle	Compliance with Design Code	Compliant? Y/N
Frontage	Informal building frontage with irregular set backs and alignments	Refer to Site Layout SL.01. Buildings located along Sefter Meadow and the rural edge create a more rural and informal edge and create a transitional edge from built form to landscape. As such the frontage has irregular angles and the dwellings are set back at varying depths.	Y
Setbacks	Irregular 2 - 5 metres	Refer to Site Layout SL.01 Set backs in this character area are generally deeper to allow for additional on plot landscaping to the front of the properties thus softening the edge of the built form.	Y
Building Types	Typically larger detached dwellings with occasional semi-detached units and terraced units	Refer to Site Layout SL.01 And cross reference with accommodation schedule for unit size. In keeping with the rural edge character the buildings plotted in this area are predominantly larger detached dwellings. These dwellings are rural in character and have softer tones with occasional tile hanging to soften the transition between built form and landscaped edge.	Y
Building Heights	Typically 2 storey with occasional single storey	Refer to Street Scene B-B and house type drawings pack. Buildings in this character are selected to be larger detached 2 storey dwellings.	Y
Front Boundaries	Soft verdant planting and specimen trees integrates into rural landscape Hedges generally, some picket fencing or estate railings to key / corner plots	Please see UW Softworks dwgs 167-RM-[10, 11, 12, 13 & 15]. Structural hedgerows and/or estate railings (see corresponding Hardworks dwgs) define key corners/junctures within the character area. Intermediary plots reflect the wider POS with ornamental beds composed of perennial and shrub planting to create a transitional character between POS and built form. Please also see 'Street Trees' below.	Y
Side Boundaries	Flank walls to be brick, brick and timber panelling or panel fence with soft planted verge and specimen trees.	Please see Boundary Materials Layout BML.01, UW Hardworks dwgs 167-RM-[03, 04, 05, 06 & 08] key reference & label M5. Prominent flank gardens to be defined by brick walls and others, often behind planting, to be fenced. Planting approach as per above 'Front Boundaries' item. Where side boundaries lead into adjacent character	Y

		areas the planting approach of the adjacent character area informs the composition of the side boundary planting. (please see UW Softworks dwgs 167-RM-[10, 11, 12, 13 & 15].	
Parking	Typically on plot parking set back from the building line with occasional frontage or courtyard parking. Potential for some on plot driveways to be finished in gravel.	Refer to Site Layout SL.01 & Parking Strategy Layout PSL.01 for parking types. Parking in this area for the larger detached dwellings is on plot with private driveways. These dwellings also benefit from on plot garages.	Y
Streets	Typically single fronted private drives Block paving (in rustic tones) or tarmac	Please see UW Hardworks dwgs 167-RM-[03, 04, 05, 06 & 08] key references & labels A1 & B1. Tarmac used primarily for distributor routes, with blockwork specified for tertiary routes.	Y
Street Trees	Side Roads - Trees to include good autumn colour varieties (eg Upright Pin Oak) and winter flowering specimens (eg. Winter Flowering Cherry) where space allows. Otherwise, ornamental specimens are to be used (eg Witch Hazel, Amelanchier etc) Mews and Private Drive - Larger specimens, like Acer or Pine species, to be used where space allows. Otherwise, ornamental specimens are to be used (eg Cherry, Amelanchier)	Please see UW Softworks dwgs 167-RM-[10, 11, 12, 13 & 15]. Roads off of the Spine Road treated as per Design Code Side Roads, with remaining minor roads treated as per Design Code Mews and Private Drives. This approach delivers a tree hierarchy as one journeys through the road hierarchy.	Y
Architectural Style	Traditional Country Vernacular Typically front to back pitched roofs Occasional hipped or half hipped roofs to key plots. Rustic tones provide a softer feel.	Refer to Dwellings Material Layout DML.01 for materials, street scene B-B & associated House / plot drawings. Dwellings in this character area exemplify a Traditional Country or rural vernacular, with pitched roofs occasional hipped or half hipped roofs to key plots. Dwellings also have rustic tones and tile hanging to some plots to provide a softer feel which helps transition to the rural landscape.	Y
Roofs	Predominantly brown or red (mottled effect) roof tiles with occasional grey tiles to provide contrast and to key plots.	Refer to Dwellings Material Layout DML.01 Roofs are Predominantly brown or red (mottled effect) roof tiles with occasional grey tiles to provide contrast and to key plots. Generally rustic rural tones as typified within the wider rural area.	Y
Walls	Rustic red / orange bricks with use of tile hanging (to match roof) used to soften elevations.	Refer to Dwellings Material Layout DML.01 Walls are softer rustic red / orange bricks with tile hanging used to break up the elevations and provide a softer feel.	Y
Windows	White framed casement windows with use of glazing bars to emphasise rural	Refer to street scene B-B & associated House / plot drawings.	Y

	Character.	Windows are white framed casement windows with use of glazing bars to create small pane cottage character. Curved snapped brick arch headers over unfussy brick cills.	
Doors/detailing	Pitched roofs to door canopies and bay windows.	Refer to street scene B-B & associated House / plot drawings. Doors in tongue and groove style with diamond pane to suit cottage vernacular. Canopies, on gallows brackets, and bay windows have pitched roofs.	Y

Southern Gateway and The Downs View Spine

	Design Code Principle	Compliance with Design Code	Compliant? Y/M
Frontage	Formal building frontage in same alignment to reinforce the street. Key groupings front open spaces and corners.	Refer to Site Layout SL.01 This character area is slightly more urban and the buildings are set on same frontage alignment to provide a unified and defined edge to the road. Where applicable to the layout, such as opposite the play area, dwellings are grouped together to help frame the spaces. Key locations also have corner turning dwellings or groupings.	Y
Setbacks	Regular setbacks between 2-4m	Refer to Site Layout SL.01 Dwellings in this character area typically have a shorter set back to help define the street edge.	Y
Building Types	Typically semi-detached in South with occasional terraces and detached dwellings. Typically detached dwellings in North with occasional semi-detached.	Refer to Site Layout SL.01 Typically semi-detached in South with occasional terraces and detached dwellings Typically detached dwellings in North with occasional semi-detached	Y
Building Heights	Typically 2 storey	Refer to Street elevation A-A and house type drawing pack. Dwellings in this character area are predominantly two storey to help define the street edge.	Y
Front Boundaries	Dwarf walls in the south with hedgerows in the north where space allows	Please see UW Hardworks dwgs 167-RM-[05, 06 & 08] key reference & label M1 for dwarf walls. Please see UW Softworks dwgs 167-RM-[03 & 05] for hedgerows (or shrub planting where space necessitates).	Y
Side Boundaries	Flank walls to be brick to brick and panel with soft planted verges and specimen trees.	Please see Boundary Materials Layout BML.01 and UW Hardworks dwgs 167-RM-[03, 05, 06 & 08] key reference & label M5. Prominent flank gardens to be defined by brick walls and others, often behind planting, to be fenced. Planting to reflect front boundaries composition with single species hedgerows and robust shrub planting. Where side boundaries lead into adjacent character areas the planting approach of the adjacent character area informs the composition of the side boundary planting. (please see UW Softworks dwgs 167-RM-[10, 12, 13 & 15].	Y

Parking	Typically on plot or rear courtyard parking. On plot parking to be set back from building line.	Refer to Site Layout SL.01 & Parking Strategy Layout PSL.01 for parking types. Parking types vary in this location with some on plot and some rear courtyard parking. On plot is set back behind building line to limit cars being visible from the street.	Y
Streets	5.5m wide street with 2.0m wide pavement to both sides. Single side pavement where adjacent to Downs View. Tree planting in wider soft verges, open space areas and deeper front gardens Tarmac roads and pavements	Refer to Site Layout drawings SL.01. Main streets are 5.5m wide with 2.0m pavements. Please see UW Hardworks dwgs 167-RM-[03, 05, 06 & 08] key reference & labels A1, B1 and B2 for road/pavement surfacing. Tarmac used predominantly with key junctions tabled and block paved.	Y
Street Trees	Larger specimens, like Lime specimens and fastigate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)	Please see UW Softworks dwgs 167-RM-[10, 12, 13 & 15]. Fastigate Hornbeam and Sorbus 'Streetwise' used where architectural constraints necessitate. Larger parkland specimens used where space allows; at the site access points, incidental greenspaces, ELEAP & Sefter Meadow.	Y
Architectural Style	Town vernacular More formal appearance Predominantly brick with brick detailing. Typically front to back roofs and gables	Refer to Dwellings Material Layout DML.01 for materials, street scene A-A & associated House / plot drawings. This character is more urban and the dwellings are designed to be more formal in appearance with a town vernacular. Generally a harder feel in this area with crisper detailing.	Y
Roofs	Predominantly grey roof tiles with occasional brown and red roof tiles	Refer to Dwellings Material Layout DML.01 – Predominantly more urban feel in this area with predominantly grey roof tiles and very occasional brown / red roof tiles	Y
Walls	Predominantly red/orange brick with brick banding and plinth detailing	Refer to Dwellings Material Layout DML.01 - Generally a cleaner urban feel in this character area - predominantly red/orange brick with brick banding and plinth detail.	Y
Windows	White casement windows with limited use of glazing bars to key plots	Refer to street scene A-A & associated House / plot drawings - White casement windows with limited use of glazing bars to key plots. Flat gauged brick arches over with stone cills.	Y
Doors/detailing	Typically flat roofs to front door canopies and bay windows	Refer to street scene A-A & associated House / plot drawings. – Two panel front doors with Georgian glazing pane over and typically flat roofs to front door canopies and bay windows.	Y

Hook Lane and Pagham Rife Green

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Frontage	Regular and aligned building frontage to North. Irregular building frontage to South. Typically wide fronted dwellings to Rife Green	Refer to Site Layout SL.01 The building form takes its cues from the housing opposite the road which is more regular and aligned in the northern area and becomes more fragmented in the southern area. Dwellings to Rife Green are selected to be wide fronted dwellings to help define the edge to Rife Green	Y
Setbacks	2 – 5m	Refer to Site Layout SL.01 Buildings along this edge vary as defined above and are set within a landscaped buffer area usually behind private drives. Setbacks vary in depth north to south.	Y
Building Types	Flats, terraced, semi-detached and detached (including bungalows)	Refer to Site Layout SL.01 and Flat blocks and groupings of units are located in the northern part of Hook Lane to mirror those found opposite. Further south buildings become more detached and include some bungalows.	Y
Building Heights	1 – 2 storey	Refer to streetscene E-E and F-F and house type drawings pack – to mirror dwelling styles already found in Hook Lane and nearby the proposals include the Woodcarver – a single storey bungalow.	Y
Front Boundaries	Soft verdant planting and knee rails Formal hedges to key plots and corners	Please see UW Softworks dwgs 167-RM-[10, 12, 14 & 15]. Structural hedgerows and/or knee rails (see corresponding Hardworks dwgs) define key corners/junctures within the character area. This includes plots fronting onto Rife Green POS Typology which are defined predominantly by a mixed ornamental hedgerow. Intermediary plots reflect the wider POS with ornamental beds composed of perennial and shrub planting to create a transitional character between POS and built form. Please also see 'Street Trees' below.	Y
Side Boundaries	Brick, brick & timber panel or timber panel fencing. Landscape buffer meets edge of side of some boundaries	Please see Boundary Materials Layout BML.01 and UW Hardworks dwgs 167-RM-[03, 05, 07 & 08] key reference & label M5. Prominent flank gardens to be defined by brick walls and others, often behind planting, to be fenced. Planting to reflect front boundaries composition. Where side boundaries lead into adjacent character areas the planting approach of the adjacent character area informs the composition of the side boundary planting. Also see UW Softworks dwgs 167-RM-[10, 12, 14 & 15].	Y
Parking	Typically on plot or rear courtyard parking Potential for some on plot driveways to be finished in gravel	Refer to Site Layout SL.01 & Parking Strategy Layout PSL.01 for parking types – Parking varies in this location but is typically rear courtyard parking in the northern area and on plot in the southern area.	Y

Streets	Typically pedestrian footpaths or private drives Block paving or tarmac surfaces	Please see UW Hardworks dwgs 167-RM-[03, 05, 07 & 08] key reference & labels A1 and B1. Tarmac used primarily for distributor routes with blockwork specified for tertiary areas.	Y
Street Trees	Larger specimens, like Lime specimens and fastigate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)	Please see UW Softworks dwgs 167-RM-[10, 12, 14 & 15]. Trees predominantly located within POS against/within Hook Lane hedgerow where conditions for growth are optimal and where the streetscape of both 'Hook Lane and Pagham Rife Green' character area and the existing Hook Lane residents will benefit. This approach has allowed for larger specimens to be used more extensively benefiting the existing edge of Rose Green. Fastigate Hornbeam and Sorbus 'Streetwise' have been used where trees are required in closer proximity to buildings.	Y
Architectural Style	Appearance to reflect character of existing dwellings in Hook Lane Use of gables breaks up fenestration Farmyard cluster is key space and defines vehicular entrance from Hook Lane	Refer to Site Layout SL.01, street scenes E-E & F-F and associated house type and plot drawings. Dwellings are designed to reflect the character of existing dwellings in Hook Lane. Gables are also used to break up the roof line when viewed from the opposite side of Hook Lane. The Northern entrance area is designed to resemble a Farmyard cluster.	Y
Roofs	Mixture of grey, brown and red roof tiles	Refer to Dwellings Material Layout DML.01 – Roofs have a mixture of materials in this area including grey, brown and red roof tiles	Y
Walls	Generally brick with use of cladding to key plots and groupings	Refer to Dwellings Material Layout DML.01 – to match the surrounding materials found in Hook Lane dwellings are generally brick with use of cladding to key plots and groupings.	Y
Windows	White casement windows with limited use of glazing bars	Refer to Site Layout SL.01, street scenes E-E & F-F and associated house type and plot drawings. White casement windows with some glazing bars	Y
Doors/detailing	Mixture of flat roof and pitched roof door canopies	Refer to Site Layout SL.01, street scenes E-E & F-F and associated house type and plot drawings. Mixture of flat roof and pitched roof door canopies	Y

Streets and Mews

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Frontage	Regular and aligned building frontages	Refer to Site Layout SL.01 - Typically regular building frontages are proposed in this area to define the edge of the different internal mews streets and pocket areas of open space.	Y
Setbacks	0.5 – 3.0m	Refer to Site Layout SL.01 – Set backs are typically shorter to define shared surface streets	
Building Types	Detached, semi-detached, terrace rows and flats	Refer to Site Layout SL.01 – Dwellings in this location are typically grouped together or are wide fronted to help define the urban realm and shared spaces.	Y
Building Heights	1 – 2 storey	Refer to Site Layout SL.01 Building heights are mostly 2 storey providing a backdrop in this more intimate and urban area.	Y
Front Boundaries	Varies depending on street typology Can include verdant planting, hedge or no defined boundary	Please see UW Softworks dwgs 167-RM-[12, 14 & 15] for front boundaries defined by open lawns or mixed shrub planting. Please also see 'Street Trees' below.	Y
Side Boundaries	Brick, brick & timber panel or timber panel fencing	Please see Boundary Materials Layout BML.01 and UW Hardworks dwgs 167-RM-[05, 07 & 08] key reference & label M5. Prominent flank gardens to be defined by brick walls and others, often behind planting, to be fenced.	Y
Parking	Combination of on plot, courtyard and frontage parking	Refer to Site Layout SL.01 & Parking Strategy Layout PSL.01 for parking types – this area has a combination of different parking types to suit the location and style of the street.	Y
Streets	Combination of side roads, shared surface streets and private drives Side roads typically 4.8 – 5.5m wide Typically 2.0m wide pavement to one side only Combination of tarmac and block paving to mews / courtyard spaces	Refer to Site Layout SL.01 - Combination of side roads, shared surface streets and private drives Side roads typically 4.8 – 5.5m wide Typically 2.0m wide pavement to one side only Combination of tarmac and block paving to mews / courtyard spaces. Please see UW Hardworks dwgs 167-RM-[05, 07 & 08] key reference & labels A1, B2 and B2 for road/pavement surfacing. Shared surface block paving used predominantly with pavements defined by 25mm upstand kerbs.	Y
Street Trees	Side Roads - Trees to include good autumn colour varieties (eg Upright Pin	Please see UW Softworks dwgs 167-RM-[12, 14 & 15]. Roads off of the Spine Road treated as per Design Code Side Roads, with remaining minor roads treated as per	Y

	Oak) and winter flowering specimens (eg. Winter Flowering Cherry) where space allows. Otherwise, ornamental specimens are to be used (eg Witch Hazel, Amelanchier etc). Mews and Private Drive - Larger specimens, like Acer or Pine species, to be used where space allows. Otherwise, ornamental specimens are to be used (eg Cherry, Amelanchier)	Design Code Mews and Private Drives. Adding a layer of variation to the hard landscape surfacing hierarchy, this approach delivers a tree hierarchy to be experienced as one journeys into the heart of the residential areas.	
Architectural Style	Urban character Dwellings grouped to frame spaces Predominantly brick with occasional detailing from other character areas.	Refer to Site Layout SL.01 & street scene D-D along with associated house types and plot drawings. Designed to have a varied urban feel with a series of different spaces framed by groups or individual dwellings. Dwellings have a mix of characters and materials.	Y
Roofs	Mixture of grey, brown & red roof tiles	Refer to Dwellings Material Layout DML.01 – varied mix of roof tones including grey, brown & red roof tiles	Y
Walls	Predominantly red or orange brick Use of painted brick, render or cladding to key plots	Refer to Dwellings Material Layout DML.01 - Predominantly red or orange brick with some cladding used to break up the street scenes.	Y
Windows	White casement windows with limited use of glazing bars	Refer to Site Layout SL.01 & street scene D-D along with associated house types and plot drawings - White casement windows with some glazing bars	Y
Doors/detailing	Mixture of flat roof and pitched roof door canopies	Refer to Site Layout SL.01 & street scene D-D along with associated house types and plot drawings – flat roof and pitched roof door canopies	Y

Sefter Meadow – Public Open Space

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Headline Characteristics	The view northwest across Sefter Meadow from the vehicular crossing over Rife Green should be dramatically revealed as one journeys north through the scheme. This will be achieved through the strategic placement of	Please see 167-RM-12 Softworks Plan. A native woodland mix with open understorey is proposed at the junction of Sefter Meadow and Rife Green POS Typologies to conceal and then reveal the view across Sefter Meadow.	Y

	structural planting.		
	Sefter Meadow South will be formal in character with large amenity areas defined by rhythmic tree planting at the perimeter. Such tree planting will sit within a perimeter of grasses (left to grow and flower), with naturalised bulbs/perennials, regularly divided by mown pedestrian access routes/amenity areas.	Please see 167-RM-11 Softworks Plan. Formal tree planting patterns, even margins to the watercourse and regular mown areas, define the central areas of Sefter Meadow. Perennial wildflower mixes are specified with spring flowering bulbs amongst.	Y
	The watercourse, swales and attenuation basins will be designed to have a pleasing naturalistic form with varied gradients.	Please see drawing 10461-DR-001 which indicates naturalistic channels and slope gradients for the SUDS and diverted watercourse.	Y
	Modest planting margins will bound the southeastern portions of the Rife (watercourse), with marginal planting extending further out from the watercourse in the northwest.	Please see 167-RM-[09,10&11] Softworks Plans. Even planting margins bound the watercourse in its southeastern stretches with planting extending and merging into neighbouring mixes in the northwest. Specimen shrub planting also peppers the northwestern banks.	Y
	The viewing mound will be set amongst wildflower meadow planting that extends up its slopes. Two ascension routes will be provided for different abilities; a formal route and a less formal route differentiated by surface finish and gradient.	Please see 167-RM-11 Softworks Plan. The viewing mound is planted with aspect appropriate seed mixes. The formal route is surfaced with Hoggins and set at a maximum 1:21 gradient. A mown path defines the less formal route with both direct access to the summit, and indirect access amongst boulders set within the gentle slope.	Y
	Northern portions of Sefter Meadow will comprise of bold, naturalistically shaped, compartments of differing meadow planting interlocking with one other. Access will be limited to informal mown routes between these compartments. Tree planting in these peripheral spaces will be formed of naturalistic tree clusters, filtering views	Please see 167-RM-09 Softworks Plan. Two complementary wildflower meadow mixes have been specified in this area with routes and spaces carved between by mown areas. Trees are specified in accordance with the naturalistic character and contextual semi-urban/rural tree composition.	Y

	and creating smaller niches for picnicking etc.		
Hardworks	Footways/Cycleways –Where parallel to the highway, shared footways/cycleways should reflect the adjoining materiality. All other paths routed through POS should be treated as follows. A solid surface should be used for both shared footways/cycleways and primary routes (resin bound gravel or tarmac for example). Secondary routes should be surfaced with Hoggin. Gathering Spaces – Tumbled setts (with smooth/even finish) bound by upstand timber rounds. Crossing Points – Suitable durable and hardwearing material to be utilised in the creation of close-board platforms. Upstands to all elevated edges with balustrading where necessary. Landscape Features – Logs, stumps and boulders utilised where appropriate to enhance play opportunity. Timber to be stripped of bark and planed smooth where required.	Please see 167-RM-[02,03&04] Hardworks Plans and associated Keys for materials specified in accordance with Design Code requirements. The shared footpath/cyclepath is specified as tarmac rolled with red chippings. This material marries necessary functionality/ longevity with an aesthetic harmonious to the surrounding scheme. Crossing points have become surplus to requirement due to the agreed culverting approach.	Y
Furniture	South – Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit. North – Chunky, rustic timber benches with litter bins, dog waste bins, and signage to suit.	Please see 167-RM-[02,03&04] Hardworks Plans and associated Keys for furniture specified in accordance with Design Code requirements.	Y
Lighting	POS to be unlit.	Lighting not provided in POS to comply with design code.	Y
Structural Planting	Spine Street Trees – Street trees located along the Spine Street on the POS side of the street should have dense	Please see 167-RM-[09,10&11] Softworks Plans and associated labels for trees specified in accordance with Design Code requirements. Native woodland groups are specified either side of the Spine Road (at the junction of the Sefter Meadow and Rife Green POS typologies). In maturity the species	Y

	crowns and be grand in stature. Amongst others trees these may include Lime specimens, Oak or Horse Chestnut. Parkland Trees – Whilst areas of open space will be prioritised, parkland trees will be located within these larger areas, as single specimens or in a small group, to add depth and interest to the wider views. Such trees may include Beech, Horse Chestnut, Oak, and small groupings of Pine specimens as seen in the wider urban landscape. Trees in peripheral areas providing transition to the edges of the site/development will be clustered in small groups and comprise of smaller specimens like Birch spp., Hazel, Alder or Willow, as appropriate to location. Specific use of Weeping Willow should also be explored at key locations along the realigned watercourse. Hop-Over - Where Sefton Meadow interfaces with Rife Green a 'hop-over' should be created through the appropriate placement of tree planting either side of the road that divides the two POS Typologies. This 'hop-over' should create a bridging effect at tree canopy level, in the long term, high over of the height of anticipated traffic. This will act to ensure continued habitat connectivity either side of the road.	specified (including Oak and Beech for example) will grow to the heights and form required to create a successful hop-over. Setting out of these mixes should be agreed onsite by the Project Landscape Architect and Ecologist.	
Softworks	Amenity Grassland - Slow growing, hard wearing, grasses responsive to regular mowing.	Please see 167-RM-[09,10&11] Softworks Plans and associated labels for seed mixes specified in accordance with Design Code requirements. Perennial wildflower mixes are specified against highway routes with spring flowering bulbs amongst.	Y

	Meadow – A select palette of meadow typologies to form a varied landscape with naturalised bulb/perennial planting adjacent highway routes. Marginal Planting – Wildflowers and grasses suitable to water margins with native shrubs/small trees interspersed amongst for structure.	Native shrubs/small trees are specified in the northwestern reaches of the watercourse in accordance with the POS Typology headline characteristics.	
Play	Local Area of Play - Modest area of logs, stumps, low earth mounding or boulders to create local play opportunity. Timber to be stripped of bark and planed smooth where required. Suitable furniture including seating and litter bin to also be provided. Soft landscaping should reflect the wider POS Typology.	Please see 167-RM-04 Hardworks Plan for composition, layout and furniture specification of proposed LAP in accordance with Design Code requirements and Arun Supplementary Planning Document - Open Space, Playing Pitches, Indoor And Built Sports Facilities, Appendix 2, Table A2.1.	Y

Eastern Edge – Public Open Space

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Headline Characteristics	Existing hedgerow vegetation should be enhanced to ensure suitable density and structure. Management practices should consider varying hedgerow heights on this boundary to create a positive visual connectivity between the new and existing built form.	Please see 167-RM-[10,12,14 &15] Softworks Plans and 167-RM-16 Softworks Schedule for site appropriate Native Hedge Mix, specified as double staggered row in existing boundary vegetation gaps.	Y
	Meadow, with naturalised perennial planting against the existing hedgerow, should be utilised to create a soft and attractive edge between the new development and Rose Green.	Please see 167-RM-[10,12,14 &15] Softworks Plans and associated labels for wildflower meadow seed mixes peppered with colourful perennials.	Y
	Relating directly to Hook Lane, this space will be planted with street trees reflective of the Spine Street, increasing cohesion	Please see 167-RM-[10,12,14 &15] Softworks Plans and associated labels for trees specified to reflect the Spine Street (Please see 167-RM-[10,12,13 &15] for Spine Street trees) in accordance with Design Code requirements.	Y

	between existing and proposed infrastructure.		
	Wherever this space broadens out to more significantly relate to the new housing, native species tree groups will be employed to soften the visibility of the proposed scheme in the surrounding suburban landscape.	Please see 167-RM-12 Softworks Plan where space widens to allow native woodland planting groups, set amongst wildflower and amenity grassland, in accordance with Design Code requirements.	Y
Hardworks	Footways/Cycleways –Where parallel to the highway, shared footways/cycleways should reflect the adjoining materiality. All other paths routed through POS should be treated as follows. A solid surface should be used for primary routes (resin bound gravel or tarmac for example). Secondary routes should be surfaced with Hoggin	Please see 167-RM-[03,05,07 &08] Hardworks Plans and associated Keys for materials specified in accordance with Design Code requirements. The shared footpath/cyclepath is specified as tarmac rolled with red chippings. This material marries necessary functionality/ longevity with an aesthetic harmonious to the surrounding scheme.	Y
Furniture	Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.	Please see 167-RM-[03,05,07 &08] Hardworks Plans and associated Keys for furniture specified in accordance with Design Code requirements.	Y
Lighting	Bollards should be utilised to light pedestrian routes (including pedestrian access points from Hook Lane).	Please refer to drawings 10461-1200-001 & 10461-1200-002 which provide details of the lighting strategy.	
Structural Planting	Native Tree Planting - Native tree groups with low-lying understorey to facilitate filtered through views. Specimen Trees – Tree specimens should reflect the Spine Street composition. This may include Lime specimens and fastigate Oak or Hornbeam, with smaller, but similarly dense-crowned trees, (eg Sorbus spp.) used for variation. Existing Hedgerow - Gap up hedgerow boundaries with suitable native hedgerow mix. Where gaps in boundary vegetation are proposed to enable site	Please see 167-RM-[10,12,14 &15] Softworks Plans and associated labels for structural planting specified in accordance with Design Code requirements. Specimen trees in this POS Typology reflect those specified for the Spine Street (please see 167-RM-[10,12,13 &15] for Spine Street trees specified). Less fastigate varieties have been used in this POS Typology due to the additional space available in comparison to the Spine Street. Please see 167-RM-[10,12,14 &15] Softworks Plans and 167-RM-16 Softworks Schedule for site appropriate Native Hedge Mix, specified as double staggered row in existing boundary vegetation gaps. Such additions will significantly increase habitat connectivity along this boundary. Where vehicular access is proposed to Hook Lane, the necessary visibility splays limit the tree planting that is reasonably possible either side of the proposed carriageway. Beech trees have been specified	Y

	access, 'hopovers' should be created through appropriate hedgerow management or tree planting. 'Hop-overs' act to raise hedgerow canopy heights either side of roadways to ensure continued habitat connectivity. Where new trees are specified for this purpose, they should reflect locally prevalent native tree planting.	at the extents of the visibility splays with a view to limiting the vegetative gap in maturity.	
Softworks	Meadow – Meadow to be underplanted with naturalised perennial planting in margins adjacent hedgerow.	Please see 167-RM-[10,12,14 &15] Softworks Plans and associated labels for wildflower meadow seed mixes peppered with colourful perennials.	Y
Play	Local Areas of Play (LAP) - Modest areas of logs, stumps, low earth mounding or boulders to create local play opportunity. Timber to be stripped of bark and planed smooth where required. Suitable furniture including seating and litter bin to also be provided. Soft landscaping should reflect the wider POS Typology.	Please see 167-RM-07 Hardworks Plan for composition, layout and furniture specification of proposed LAPs in accordance with Design Code requirements and Arun Supplementary Planning Document - Open Space, Playing Pitches, Indoor And Built Sports Facilities, Appendix 2, Table A2.1. Please note that the two LAPs proposed in this POS Typology have been relocated to better accord with the above-mentioned Arun SPD. Please see accompanying Planning Statement for further explanation.	Y

Rife Green – Public Open Space

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Headline Characteristics	The northern and southern edges of Rife Green should be lined with tree planting softening the built frontages. The majority of the trees should reflect the composition of the Spine Street and be planted in linear groups of 2 to 3. This planting will be bookended with native species tree groups to provide visual punctuation and well-defined transitory thresholds.	Please see 167-RM-12 Softworks Plan for linear specimen tree groupings either side of Rife Green and woodland groups to the west and the east. Specimen trees in this POS Typology reflect those specified for the Spine Street (please see 167-RM-[10,12,13 &15] for Spine Street trees specified).	Y
	The existing watercourse should be designed to have a pleasing naturalistic	Please see drawing 10461-DR-001 which indicates naturalistic channels and slope gradients for the SUDS and diverted watercourse.	Y

	form with varied gradients. Such gradients should enable wider marginal planting areas reflective of Sefter Meadow North.		
	Rife Green should contain bold, naturalistically shaped, interlocking compartments of meadow planting and amenity grassland, creating small/medium niches for informal recreation.	Please see 167-RM-12 Softworks Plan for interlocking parcels of wildflower meadow and amenity grassland. The form of these compartments is more geometric than those of Sefter Meadow North, reflecting the more urban setting.	Y
Hardworks	Footways –Where parallel to the highway footways should reflect the adjoining materiality. A solid surface should be used for primary POS routes (resin bound gravel or tarmac for example). All other secondary routes should be surfaced with Hoggin.	Please see 167-RM-05 Hardworks Plan and associated Key for materials specified in accordance with Design Code requirements. As required by the LPA a shared footpath/cyclepath crosses the Rife Green in this location, continuing north and south through the Eastern Edge POS Typology. It is specified as tarmac rolled with red chippings. This material marries necessary functionality/ longevity with an aesthetic harmonious to the surrounding scheme.	Y
Furniture	Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.	Please see 167-RM-05 Hardworks Plan and associated Key for furniture specified in accordance with Design Code requirements.	Y
Lighting	Bollards should be utilised to light pedestrian routes crossing Rife Green.	Please refer to drawings 10461-1200-001 & 10461-1200-002 which provide details of the lighting strategy. Private bollard specification Kosnic KBLD210T or similar 1010mm height with integrated LED Lantern. Lumen output switched off between 22.00 and 05.00 in accordance with BS and WSCC Curfew guidance.	Y
Structural Planting	Native Tree Planting - Native tree groups with low-lying understorey to facilitate filtered through views. Specimen Trees – Tree specimens should reflect the Spine Street composition. This may include Lime specimens, Oak or Hornbeam in the open space, with smaller, but similarly dense-crowned trees, (eg Sorbus spp.) used in suitable garden frontages to further soften the	Please see 167-RM-12 Softworks Plan for native tree groups specified in accordance with Design Code requirements. Please see 167-RM-12 Softworks Plan and associated labels for trees specified in accordance with Design Code requirements. Specimen trees in this POS Typology reflect those specified for the Spine Street (please see 167-RM-[10,12,13 &15] for Spine Street trees specified). Native woodland groups are specified either side of the Spine Road (at the junction of the Sefter Meadow and Rife Green POS typologies). In maturity the species	Y

	built form. Specific use of Weeping Willow should also be explored at key junctures of the realigned watercourse. Hop-Over - Where Rife Green interfaces with Sefter Meadow a 'hop-over' should be created through the appropriate placement of tree planting either side of the road that divides the two POS Typologies. This 'hop-over' should create a bridging effect at tree canopy level, in the long term, high over the height of anticipated traffic. This will act to ensure continued habitat connectivity either side of the road.	specified (including Oak and Beech for example) will grow to the heights and form required to create a successful hop-over. Setting out of these mixes should be agreed onsite by the Project Landscape Architect and Ecologist.	
Softworks	Amenity Grassland - Slow growing, hard wearing, grasses responsive to regular mowing. Meadow – Meadow typologies chosen for visual continuity across both dry and wet conditions. Meadow to be planted with naturalised bulb/perennial planting at differing intervals along the Green. Marginal Planting – Wildflowers and grasses suitable to water margins with native shrubs interspersed amongst for structure.	Please see 167-RM-12 Softworks Plan and associated Key/labels for seed mixes specified in accordance with Design Code requirements. Perennial wildflower meadow mixes are specified throughout, with spring flowering bulbs set amongst. Wildflower composition favours whites, greens and some accents of warmer tones between both wet and dry mixes. Native shrubs/small trees are specified in this stretch of the watercourse to balance with Sefter Meadow North composition.	Y

Children's Play Area – Public Open Space

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Headline Characteristics	The LEAP should extend up to the edges of the POS and be defined by suitable fencing and a low hedge (broken at entry points for high levels of visual permeability). This area will contain a central equipped play zone surrounded by a naturalistic play zone.	Please see 167-RM-06 Hardworks Plan and 167-RM-13 Softworks Plan for layout/structure of Children's Play Area in accordance with Design Code requirements.	Y
	The landscape immediately outside of the play area should be a simple composition of bulb planting, amenity grassland and specimen tree planting. This simple approach will flow through the middle of the play area and around the central equipped play zone.	Please see 167-RM-13 Softworks Plan for simple landscape composition at the perimeter of the space, and through the core, in accordance with Design Code requirements.	Y
	The central equipped play zone should comprise of rustic play equipment with elements of investigation and exploration. Play equipment should be predominantly constructed from timber.	Please see 167-RM-06 Hardworks Plan for play equipment specification in accordance with Design Code requirements.	Y
	Beyond the margins of the central equipped play zone, but within the bounds of the overall play area, a playful naturalistic landscape should be established, peppered with landscape features suitable for natural play.	Please see 167-RM-06 Hardworks Plan and 167-RM-13 Softworks Plan for layout, structure and composition of naturalistic play landscape in accordance with Design Code requirements. This space contains low mounding (max 1:3 gradients), logs, trim trail features and boulders all set amongst longer grasses punctuated with specimen shrubs.	Y
	Passive surveillance should be provided by dwellings to the north, east and south.	12 residential dwellings overlook this space, all of which are between 20 and 30 metres of the central activity zone.	Y
Hardworks	Footways – Where parallel to the highway footways should reflect the adjoining materiality. Primary footways within and around the play area are to be	Please see 167-RM-06 Hardworks Plan and associated Key for materials, equipment and landscape features specified in accordance with Design Code requirements.	Y

	block paved with secondary routes surfaced with Hoggin. Central Equipped Play Zone – Shock absorbent surfacing suitable to the equipment proposed. Landscape Features – Logs, stumps, low earth mounding and boulders utilised to enhance play opportunity. Timber to be stripped of bark and planed smooth where required. Play Equipment – Rustic style play equipment predominantly constructed from timber. Fencing – Low level black, hoop top metal railings suitable to play area and residential environment.	The primary entrance and associated landing/gathering space within the play area is paved in a complementary format and colour to the surrounding footways and tabled road surface located beyond the perimeter of the play area. Secondary routes within the play area are surfaced with tarmac rolled with buff chippings to balance a hoggin aesthetic with longer term functionality required of such an intensively used space. The boundary of the play area is defined by a single species hedge (as per the headline characteristics), with black gates and black hoop top fencing at access points. A double leaf gate has been specified at the primary entrance to reflect its prominence and to enable necessary maintenance access.	
Furniture	Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.	Please see 167-RM-06 Hardworks Plan and associated Key for furniture specified in accordance with Design Code requirements.	Y
Lighting	Low level ambient lighting of the play area should be created for night time visibility. The use of low-level luminaires should be explored if surrounding street lighting does not provide sufficient ambient light.	Please refer to drawings 10461-1200-001 & 10461-1200-002 which provide details of the lighting strategy Private Bollard specification Kosnic KBLD210T or similar 1010mm height with integrated LED Lantern. Lumen output switched off between 22.00 and 05.00 in accordance with BS and WSCC Curfew guidance.	Y
Structural Planting	Specimen Trees – Tree specimens should reflect the Spine Street composition on the periphery of the Children's Play Area. These may include Lime specimens and fastigate Oak or Hornbeam. Within the naturalistic play zone smaller ornamental trees/shrubs should be used sporadically. These may include Cherry spp., Witch Hazel, Viburnum spp. or Cornus for example.	Please see 167-RM-13 Softworks Plan and associated labels for trees, shrubs and hedging specified in accordance with Design Code requirements. Specimen trees in this POS Typology reflect those specified for the Spine Street (please see 167-RM-[10,12,13 &15] for Spine Street trees specified).	Y

	Hedging – Single species, slow growing, ornamental hedge.		
Softworks	Amenity Grassland - Slow growing grasses responsive to regular mowing, underplanted with bulbs. Meadow Grassland – Grasses mix that produces an open ‘flower-friendly’ sward. Meadow grassland to be planted with naturalised perennials and ornamental shrubs/small trees.	Please see 167-RM-13 Softworks Plan and associated Key/labels for seed mixes and bulbs specified in accordance with Design Code requirements. To ensure a simple and robust landscape within this intensively used space, a meadow grassland mix has been specified for the naturalistic play areas. This will ensure that the overall effect required by the Design Code will be achieved in longevity. Playful varieties of ornamental shrubs/small trees are specified in the naturalistic margins of this play area. These varieties will blossom, fruit and create exciting niches for play under their canopies.	Y

Northern and Western Edges – Public Open Space

	Design Code Principle	Compliance with Design Code	Compliance? Y/N
Headline Characteristics	The existing boundary vegetation should be enhanced and new native tree/shrub planting employed to limit the visibility of new built form in the wider landscape.	Please see 167-RM-[09,10,11, 13&15] Softworks Plans and 167-RM-16 Softworks Schedule for layout of site appropriate Native Woodland Mix, specified with 35% native evergreen shrub specimens.	Y
	Where beneficial to the relationship of the new development with the wider landscape, gaps in native tree/shrub planting should be created and framed by specimen trees.	Please see 167-RM-[09,10,11, 13&15] Softworks Plans for layout of Native Woodland Mixes and specimen tree groups, allowing for intervisibility between more visually permeable portions of the proposed scheme (wider areas of public open space and streets), and the wider landscape. The western boundary is strongly defined by linear woodland groups with breaks at key locations. The northern boundary is designed to provide filtered views between the landscape to the north and the proposed scheme. The northern boundary of Sefton Meadow is more visually permeable (see 167-RM-09 Softworks Plan) to deliver a site boundary that is varied, with both strongly defined edges and areas of greater visual depth/complexity, all adding to a more positive landscape interface between the wider countryside and the edge of Rose Green.	Y

	Proposed drainage features should be designed to have a pleasing naturalistic form with varied gradients.	Please see drawing 10461-DR-001 which indicates naturalistic channels and slope gradients for the SUDS and diverted watercourse.	Y
	Woodland understorey and meadow planting should be utilised to create a naturalistic transition from the new development to the site's periphery.	Please see 167-RM-[09,10,11, 13&15] Softworks Plans and 167-RM-16 Softworks Schedule for layout of site Native Woodland Mix and associated Woodland Edge Mix seed mix.	Y
	Wherever the northern and western edges broaden out, to more significantly relate to the new housing, or to define a key junction or terminus in the public realm, specimen trees should be utilised to provide structure with modest areas of amenity grass used to create incidental green spaces.	Please see 167-RM-[09,10,11, 13&15] Softworks Plans for incidental amenity grassland areas set amongst wildflower meadow and punctuated by specimen trees.	Y
Hardworks	Footways/Cycleways -Where parallel to the highway, shared footways/cycleways should reflect the adjoining materiality. All other paths routed through POS should be treated as follows. A solid surface should be used for both shared footways/cycleways and primary routes (resin bound gravel or tarmac for example). Secondary routes should be surfaced with Hoggin	Please see 167-RM-[02,03,04, 06&08] Hardworks Plans and associated Keys for materials specified in accordance with Design Code requirements. The shared footpath/cyclepath is specified as tarmac rolled with red chippings. This material marries necessary functionality/ longevity with an aesthetic harmonious to the surrounding scheme.	Y
Furniture	Chunky, rustic timber benches with litter bins, dog waste bins, and signage to suit.	Please see 167-RM-[02,03,04, 06&08] Hardworks Plans and associated Keys for furniture specified in accordance with Design Code requirements.	Y
Lighting	POS not directly lit. In the specification of suitable street lighting for adjacent built areas, consideration should be given to the retention of dark corridor boundary vegetation.	POS not lit. Adjacent built areas to be lit with 6m Signify' Micro Luma' columns and Kosnic bollards in line with BS and WSCC design guide. Lighting to be dimmed or switched off in curfew hours. Please refer to drawings 10461-1200-001 & 10461-1200-002 which provide details of the lighting strategy.	Y
Structural Planting	Native Tree Planting - Native dry and wet woodland (as	Please see 167-RM-[09,10,11, 13&15] Softworks Plans and 167-RM-16 Softworks Schedule for layout of site appropriate Native Woodland Mix, specified with 35%	Y

	required) with shrub and scrub understorey elements. Evergreen species to be utilised in strategic locations for visual effect or increased screening. Specimen Trees – Tree specimens should reflect the adjacent street composition. This may include larger stand-alone specimens, like Acer or Pine spp., amongst smaller groupings of more ornamental trees (like Cherry or Amelanchier). Parkland trees (see Sefter Meadow description) should also be considered where the north and western boundaries transition into Sefter Meadow. Existing Hedgerow - Gap up hedgerow boundaries with suitable native hedgerow mix. Where gaps in boundary vegetation are proposed to enable site access, 'hopovers' should be created through appropriate hedgerow management or tree planting. 'Hop-overs' act to raise hedgerow canopy heights either side of roadways to ensure continued habitat connectivity. Where new trees are specified for this purpose, they should reflect locally prevalent native tree planting.	native evergreen shrub specimens. The Drainage Strategy does not require wet woodland mixes to be specified. Please see 167-RM-[09,10,11, 13&15] Softworks Plans and labels for specimen tree specification in accordance with Design Code requirements and character area composition. Please also see Street Trees in the Sefter Meadow and the Rural Edge character area section of this Design Code Compliance Statement. The existing boundary vegetation in this POS Typology is well intact and does not require any gaps to be filled (please see 167-RM-01 for detail). Where vehicular access is proposed to Pagham Road there is space available to plant specimen trees before the required visibility splays broaden out at the junction. On the northern side of the Spine Road oak trees are specified. The canopy of these specimens will broaden in maturity to decrease the gap in linear habitat connectivity created by the propose site access. In the proposed care home site to the south of the junction a similar approach should be taken to ensure successful habitat connectivity.	
Softworks	Amenity Grassland - Slow growing grasses responsive to regular mowing. Meadow – Meadow typologies chosen for visual continuity across both dry and wet conditions. Meadow to be planted with naturalised bulb/perennial planting at differing intervals along the route.	Please see 167-RM-[09,10,11, 13&15] Softworks Plan and associated Key/labels for seed mixes specified in accordance with Design Code requirements. Perennial wildflower meadow mixes are specified throughout, with spring flowering bulbs set amongst. Wildflower composition favours whites, greens and some accents of warmer tones between both wet and dry mixes.	Y



3 Conclusion

- 3.1 This report has demonstrated how the scheme proposed as part of the Reserved Matters application for Hook Lane accords with the approved Design Code (Condition 6 of the Outline Planning Permission).
- 3.2 The tables have clearly presented the compliance of the scheme with the approved objectives of the Design Code in relation to the layout, scale, appearance and landscape.
- 3.3 It is considered the proposed development of Hook Lane, as set out in the Reserved Matters application, is in accordance with the approved Outline Permission.

LRM Planning
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