Hook Lane, **Pagham**

Design Code Document // October 2020

Hallam Land Management

ARUN DISTRICT COUNCIL P/57/20/DOC

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thrive.

URBAN WILDERNESS

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Introduction

This Design Code Masterplan has been prepared by Hallam Land Management Limited and to guide the development at Hook Lane, Pagham.

The Site is part of the Pagham North Strategic Site allocated for development in the adopted Arun District Local Plan.

Outline planning permission for development at Hook Lane was granted by Arun District Council (ADC) on the 2nd September 2019.

Condition 6 requires a Design Code Masterplan to be prepared for the proposed development. Subsequent Reserved Matters Applications will need to accord with the approved Design Code Masterplan following its approval by Arun District Council.

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1 Introduction

Background & Site Location

This Design Code document follows on from the approval of an Outline Application (P/30/19/OUT) dated 02.09.2019 *- for 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.*

Details of access to the development from Pagham Road and Hook Lane were approved as part of P/30/19/OUT with approval of Layout; Scale; Appearance and Landscaping reserved. This design code will build on design principles established in the consented Outline Application, described in the submitted Design and Access Statement and illustrated in the Development Framework and Landscape Masterplan.

This Design Code document will describe in detail the parameters for Layout, Scale, Appearance and Landscaping and provide context of planning policy as well as both national and local design guidance.

The site is identified in the Arun Local Plan as part of the Pagham North Strategic Allocation. Policy H SP2a combines the North and South allocations with a target delivery of at least 1200 dwellings over the plan period.

The site is enclosed by roads on all sides, and is located just north of Pagham village centre, north west of Bognor Regis. The site comprises a total of 17.2 ha which is currently in agricultural use. The proposed development will create a new settlement boundary for Pagham.

The immediate surrounding area to the south and east consist predominantly of residental development. To the north and west are areas of agricultural fields, a farm complex and sporadic housing.

Site boundary shown in wider context

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Site Location Plan

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1 Introduction

The Vision for the Proposed Development?

Our vision is to provide an attractive, high quality new neighbourhood which fits sensitively within its context, respects the landscape of this area and which creates a sustainable development tailored to the housing needs of the District.

In detail this means:

- The development will reflect the best qualities of housing found in the area whilst responding to the need to create a 21st century neighbourhood design to reduce carbon, save energy, conserve water and enhance biodiversity.
- Housing will respect the sensitive landscape features within the site. Development will be set within a robust Green Infrastructure, which will include the retention of existing trees, hedgerows and ditches, augmented with extensive new tree planting and new habitat creation. An existing watercourse crossing the site will be realigned and reprofiled making this feature more naturalistic in appearance and enhancing its biodiversity potential.
- Open space provision will be planned to exceed Arun District Council's current open space standards and to be designed to accord with the Arun Green Infrastructure Study which specifically seeks to create softer more integrated urban - rural interfaces, including 'green wedges' extending into development.
- In terms of appearance the development will employ the use of an attractive palette of building materials common to the wider area, which in turn will help to integrate development within the landscape and create a distinctive sense of place.

This Vision and these objectives that are carried forward into this Design Code.

Design Fixes & Parameters

The **Development Framework Plan** sets out a broad brush masterplan identifying:

- The broad arrangement of land uses across the site
- Vehicular and pedestrian access points
- The amount of development
- Location of open space and street hierarchy

The **Landscape Masterplan** sets out the approach towards Green Infrastructure to be provided as part of the development, including

- The creation of attractive useable spaces accessible to all
- Delivery of a high-quality Public Open Space (POS) network
- An effective transition between urban and rural environments
- Maintenance and enhancement of existing boundary vegetation
- Realignment and re-instatement of the existing watercourse through the site
- Street tree planting and a hierarchy of soft landscaping treatments to reinforce distinct development identity areas and create features

The **Design and Access Statement** provides contextual information about the Site, the Vision for the Proposed Development and the design strategy.

The Design Code Masterplan is based on these three documents as required by condition 6 of the outline planning permission.

Design Policy Influence

National Design Guidance

The National Design Guide (NDG), published in 2019 aims through focusing on three overarching themes of Character, Community and Climate to describe ten characteristics that make up a well-designed place. The circular graphic from the NDG below illustrates these themes and their constituent parts in more detail.

Considerable contextual and site-specific analysis has already been presented at the outline planning application stage and is not repeated here. Subsequent pages are colour-coded to demonstrate the overlaps between the content of this document and the NDG. To ensure this Design Code helps deliver a well-designed place the later pages of this Code will expand on characteristics like nature, resources and lifespan.

Adopted and Emerging SPDs

This document refers to the following adopted Supplementary Planning Docuements (SPDs):

- ADC Parking Standards SPD (adopted January 2020)
- ADC Open Space, Playing Pitches, Indoor and Built Sports facilities SPD (Adopted January 2020)

Arun District Council is preparing a District Design Guide SPD but that is not yet adopted policy. Having sought pre-submission advice from the Council about the content of this Design Code, and followed national guidance this document reflects best practice and the design quality aspirations of the emerging SPD.

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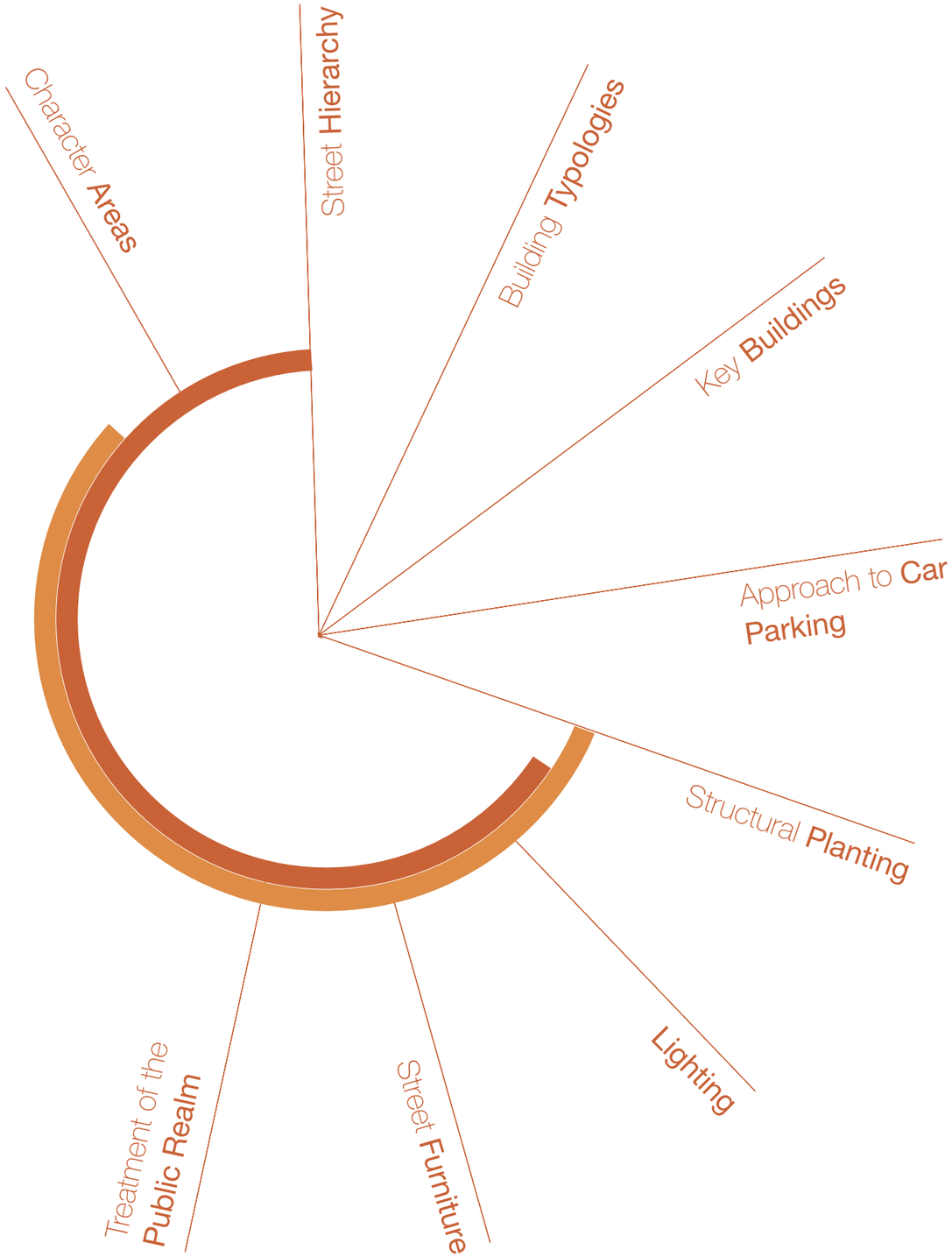
What is a Design Code?

The NPPF/NPPG describes a Design Code as a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The Design Code is then the basis for the preparation of subsequent reserved matters applications.

What does this Design Code Masterplan cover?

The graphic and written components of the Code are founded on the design vision established in the outline planning permission, illustrated through the Development Framework Plan, the Landscape Masterplan and the Design & Access Statement.

This Design Code also reflects the further requirement of condition 6 of the outline permission that 9 specific design elements are coded (the graphic opposite lists them). These local requirements fit within several of the National Design Guide themes and characteristics.



How will the Design Code Masterplan be used?

The Code establishes the two and three dimensional design elements of the proposed development. It is technical and precise and instructs the designer as to the physical components of the place that the subsequent reserved matters should deliver.

The Reserved Matters applications relating to appearance, landscape, layout and scale will be judged against the approved Code.

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1 Introduction

What will the Reserved Matters Applications cover?

The Site has the benefit of an Outline planning permission granted in September 2019. This established the principle of development of the site and the broad arrangement of land uses as shown on the Development Framework Plan. Only vehicular access to Hook Lane and Pagham Road was determined in detail at that stage. Subsequent reserved matters applications are therefore required by Condition 1 of the planning permission.

These are defined in **article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as**:

Appearance: the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Landscaping: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features

Layout: the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Scale: the height, width and length of each building proposed within the development in relation to its surroundings

The Design Code Masterplan is therefore a step or a stage between the general arrangement and development principles established in the Outline Planning Permission and the Reserved Matters Applications that are to follow. It provides the design instructions to inform the more detailed work in relation to appearance, landscaping, layout and scale.

D1 Uses

The work undertaken in preparing the Design Code Masterplan is based on the Site being developed for 300 new homes and the Care Home. The planning permission does not require the primary school or other D1 uses to be provided as part of the Reserved Matters applications.

The Primary School and Early Years accommodation required for pupils from new housing at Pagham will be constructed at the Pagham South Site. Local centre uses are also to be provided at the Pagham South Site (Phase C). Other community facilities (Scout Hut and Ambulance Post) are to be provided on land north of Sefter Road as part of the Pagham North Site.

The Development Framework Plan allows for the parts of the Site identified for D1 uses to be development for housing in the event such provision is not required.

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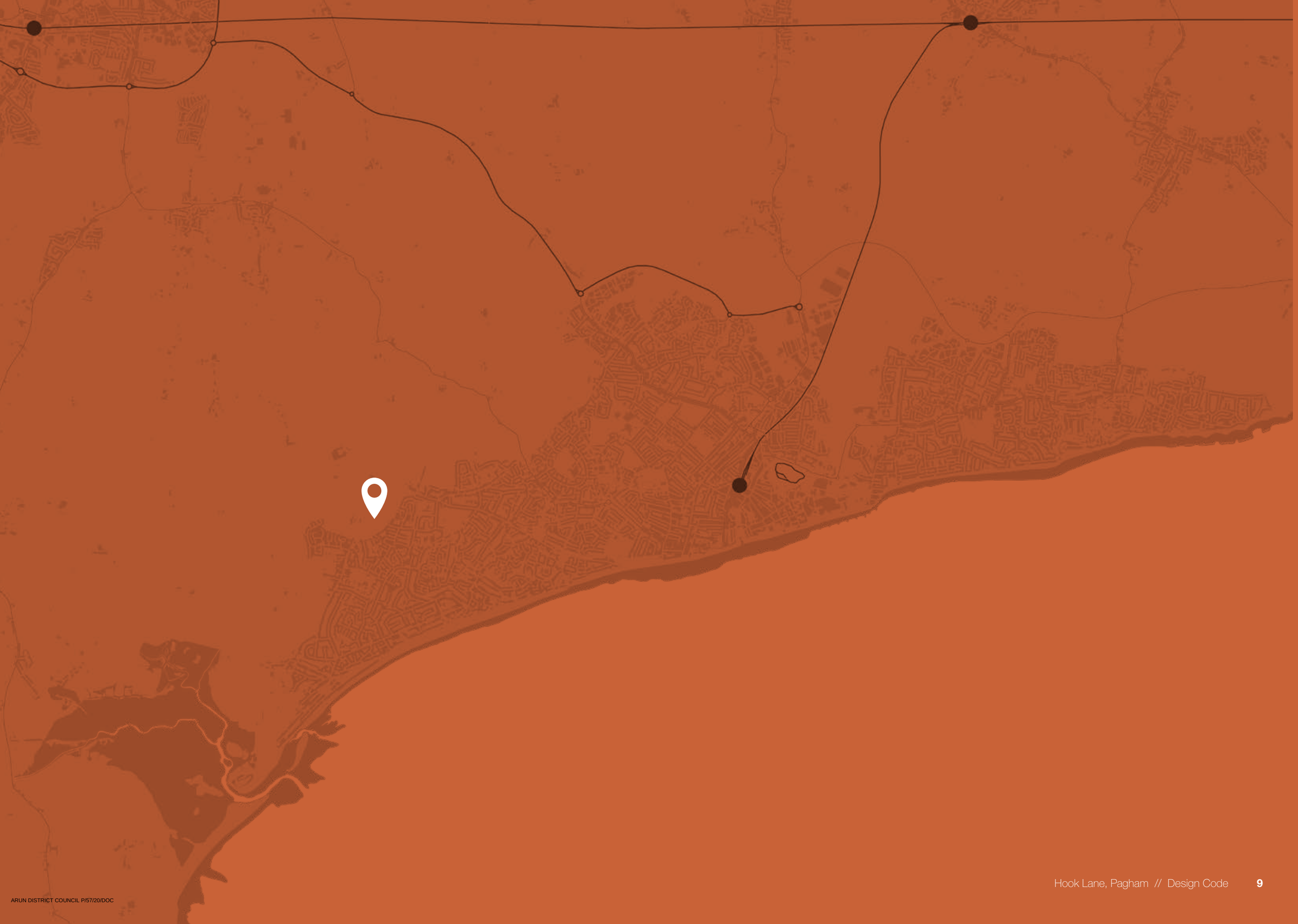

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2 Site Context

Existing Site

The application site comprises a total of 17.2ha / 42.5 acres, located to the north east of Pagham centre immediately adjacent the settlement boundary and the existing urban edge. The site is enclosed on all sides by roads, to the north by Sefter Road, to the south east by Hook Lane and to the west by Pagham Road. All three roads see regular vehicular usage, with Pagham Road providing an important road connection between Pagham and Chichester.

The site currently comprises arable land with periphery hedgerows and tree groups. There is a small change in topography from 6.7m Above Ordnance Datum (AOD) at the eastern boundary to 4-4.5m AOD at the western boundary.

The site's wider context is formed by the existing urban area of Pagham (Rose Green) to the south and east and open countryside punctuated by small villages and farmsteads to the north and west. The existing urban area to the east is largely characterised by a mix of low rise housing developments, including bungalows and two-storey detached properties. Housing predominantly includes small front gardens and private driveways often defined by small hedgerows.

Land to the north and west comprises predominantly of arable farmland. Fields are irregular in size and shape and are typically defined by native hedgerows punctuated with hedgerow trees. Of note is the Pagham Rife to the west of the site which flows north to south towards Pagham Harbour.

Key plan showing location of site photos

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1. View from Drift Road / Hook Lane junction - looking west towards the site

2. View from Pagham Road / Hook Lane junction - looking north east towards the site

3. View from Sefter Road - looking south west towards Pagham Road

4. View from Sefter Road - looking south towards the site.

5. View from Sefter Road / Hook Lane junction - looking north east towards the site.

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2 Site Context

Constraints & Opportunities

The constraints and opportunities for the development of the site are highlighted in the drawing opposite.

Physical & Environmental

Topography & Drainage

The site is generally of low lying topography and has an existing East / West watercourse in the Northern half of the site. The site provides opportunities for subtle alterations to the topography to better contain the existing watercourses and create raised areas for views to the wider area without changing natural catchments. Drainage proposals are to include a Sustainable Urban Drainage network to manage the existing watercourses across the site.

Noise

The potential noise sources are from vehicular traffic on the roads immediately surrounding the site. The noise survey, which accompanied the Outline Approval indicated that, where required, noise levels inside the proposed dwellings can be provided within acceptable limits through the provision of passive ventilation systems and standard double glazing for those residential properties fronting Hook Lane, Pagham Road and Sefter Road.

'The internal layout of properties can also consider the location of lounge and bedroom areas to avoid sight lines towards Hook Lane, Pagham Road and Sefter Road. Properties closest to the road will also be suitably set back from the surrounding roads.

Ecology & Vegetation

The proposals should include habitat creation to the north of the site for reptiles and West European Hedgehogs. This should feature log piles, hibernacula and patches of brush. In addition residential garden fences should include small holes at their base in order to keep connectivity and enable free movement for these species. A 20m buffer from adjacent road carriageways along the northern and western boundaries should be provided to maintain dark corridors for bats.

The enhancement of the existing ditch and incorporation of additional Sustainable Drainage System features will increase the potential for water voles. The network of hedgerows within the application site provides connectivity between habitats both within the application site and within the wider landscape with a range of conservation values from moderate to high.

Much of the hedgerow is to be retained and buffered as part of the proposals with only small sections removed for pedestrian and vehicular access. Hedgerow improvement will include additional planting and buffering ensuring that the small amount of hedgerow loss is compensated for. The improvements to hedgerows should also consider habitat enhancements for bats as per Outline Approval Planning Condition 29.

In addition mature trees will be protected from damage and from soil compaction during works by erecting and maintaining fenced Root Protection Areas (RPAs). The mature tree protection includes the retention and protection of 1No TPO Tree: T6(B).

Heritage

An archaeological evaluation has now been undertaken and the conditional requirements for this have now been discharged.

Access

The Planning Approval P/30/19/OUT included detailed consent for two access points : one from Pagham Road and one from Hook Lane. Both access junctions are subject to S278 Highway Design.

Pagham Road

Provides a key arterial link between Pagham and Chichester and the wider road network to the North. The vehicular access from Pagham Road is proposed in the South west corner of the site.

Hook Lane

The proposed vehicular access from Hook Lane is located in the North East area of the site.

There are no Public Rights of Way crossing the site, however the development proposals provide opportunities to extend the local network of pedestrian and cycle routes in order to provide access to landscaped open space providing health benefits for existing and new residents.

Visual

Visibility of the site is generally well contained by existing boundary planting, with the exception of views from Hook Lane to the east. Boundary planting along Hook Lane is low and often gappy permitting residents fronting Hook Lane, and passing pedestrians and motorists, open views across the site.

Development should ensure that it is set back from the boundary of the site, it should actively front Hook Lane and should include new structural tree and hedge planting to increase screening in order to soften and partially screen views of development from the east.

Key

- Site Boundary
- Public Rights of Way
- Flood Zone 3
- Flood Zone 2
- Existing Watercourse
- Biodiversity Opportunity Area
- Residential Facades with Views into Site
- Proposed Ecological Corridor (20m Offset)
- Existing Site Access
- Proposed Vehicular & Pedestrian Access
- Proposed Pedestrian Access
- Existing Bus Stops
- Category B Tree - TPO TREE (TREE T6(B)
- Category C Tree
- Category C Hedgerow
- 2016 Noise Levels
- 2035 Noise Levels

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Constraints & Opportunities Plan

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3 Context

Character Assessment

A character assessment has been undertaken to document the architectural styles and materials within the surrounding area. The assessment has identified three main character types namely; Mid to Late 20th Century Housing, Traditional Vernacular and Recent Developments. Each character type is outlined in more detail below.

Mid to Late 20th Century Housing

The overwhelming character of Rose Green and Nyetimber is one of mass produced mid to late 20th century housing. Typically the forms include a large number of chalet style bungalows. The key features can be identified as:

- Typically 1 storey in height to 2 storey maximum
- Typically detached with some semi-detached and terraces
- Examples of gables facing the road
- Use of brick and wall cladding
- Simple casement windows with no astragals

Traditional Vernacular

Within the surrounding context of the site and within the village centre there are some examples of a Local or Traditional Vernacular. Key features can be defined as:

- Detached or semi detached properties
- Typically two storey in height
- Pitched gable end roofs with some hipped or half hipped roof profiles with one example of gablets
- Typically slate grey or rustic brown (brindle) roof tiles
- Walls typically red brick, with occasional encased stone or flint or painted brick
- Window styles are generally vertically proportioned with white frames and astragals

Recent Developments

There are two relatively recent developments in Pagham found at Osborne Way & Spinnaker View / Anchorage Court. The appearance of the new developments appears to take design references from the traditional vernacular with features such as:

- Typically two storey
- Mix of gable roof and hipped roofs
- Materials include orange / brown / red bricks, with occasional use of encased flint, render and Fibre cement cladding
- Roof typically grey / brown and rustic red
- Windows typically white framed vertically proportioned some with glazing beads

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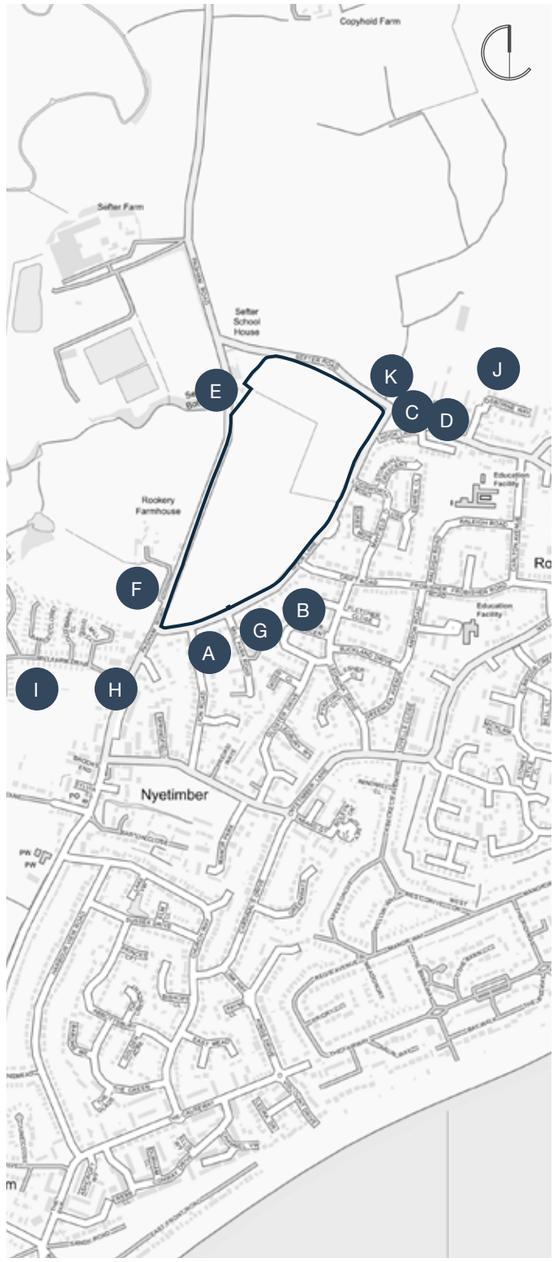
Mid to late 20th century housing

Traditional vernacular

Recent development



Key Plan

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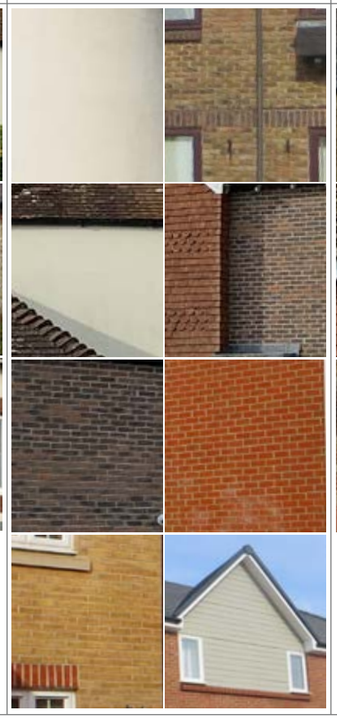
3 Context

Detailing Materials

Summary of Existing Character

Building Types	Roof Line & Building Heights	Fenestration	Materials	Detailing	Boundary Treatments	Texture, Tones & Colours
Within the immediate context of the site there is a range of building types including detached, semi- detached, terraced row and apartment blocks.	There is a variety of roof forms within the surrounding area with a mix of pitched, gable fronted, front to back and hipped roof forms. Building heights range from single storey bungalows to three storey flats.	There is a wide range of window styles within the surrounding area varying in proportion and scale. The windows on post war bungalows tend to be have wider horizontal emphasis and the traditional forms and recent developments tend to have vertical proportioned windows as well as having mullions and glazing beads. Most windows in the area are white framed windows with occasional green and brown frames.	There is an eclectic mix of bricks found across the area ranging from plain red and yellow to multi tonal and buff colours. The most recent development at Osborne Way generally has a mix of two brick types with occasional flint, render, painted brick and some feature cladding. Roofing materials are typically slate grey or brown roof tiles with some orange tiles.	Generally detailing is quite restrained limited mainly to brick window, head and corner detailing. There are also examples of roof dormers, hipped roofs, chimneys, bay windows and tile hanging projections.	Hedge Boundaries are common particularly along Hook Lane whereas backstreets tend to have no defined boundaries or low level walls. The more recent developments generally have shrub planting to the front and low level knee rails to open spaces. Rear gardens have brick walls or brick and timber fences. In the wider area there is also a common, or local, post and rail fence which has also been used in new developments.	Wall colours include orange, red and multi tone brick. Roof tones are brown, grey and orange. Detailing includes flint, painted brick and quoins.
Principles to take forward: The predominant building style is detached and semi-detached dwellings with occasional terrace rows and apartment blocks.	Principles to take forward: There are a number of 1-1.5 storey post war dwellings found within the area surrounding the site some of which are gable fronted to the road. The more traditional vernacular forms are however mainly two storey in height with front to back gable forms and occasionally hipped roofs.	Principles to take forward: Predominantly white framed windows, with mullions, glazing beads and having a vertical emphasis emulate the traditional vernacular.	Principles to take forward: Predominantly red brick with feature render and cladding.	Principles to take forward: Brick detailing is a common element. Feature detailing can include roof dormers, chimneys, bay windows and tile hanging.	Principles to take forward: Hedge planting is common particularly to shield dwellings from busy roads. Lower boundaries are common in back land areas. Local fence style could be used.	Principles to take forward: Traditional tones can be used as the backdrop to the development with the addition of feature materials and textures.
						 Walls Roofs Detailing & Features

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The Vision

Our vision is to provide an **attractive, high quality new neighbourhood** which fits sensitively within its context, respects the landscape of this area and which creates a sustainable development tailored to the housing needs of the District.

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4 Design Code: Framework

Design Evolution

The framework of the proposed development is derived from the previous outline submission work. This followed an iterative design process, conceptual studies and was honed by public consultation as reflected in the following conceptual images.

During the design process for the Outline Planning Application the path of the existing watercourse was reviewed. In its current form the existing water feature is heavily engineered and has sharp right hand corners. During the design process the watercourse was designed to become more naturalised, providing sinuous bends that meander through the green space allowing for the side slopes to be slackened creating a more sensitive area with landscape and biodiversity benefits. The detailed drainage strategy is to be developed as part of the discharge of pre-commencement condition 10.

The approved Development Framework Plan Rev E was the end result of the outline planning application stage. The urban structure of the development is shown in some detail on this plan (opposite) in the form of buildings, landscape features (both existing and proposed). This plan was sufficient in providing enough detail at the outline stage that the principles of the vision were achievable.

Existing Site Layout

Initial Concept Plan

Secondary Concept Plan

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Masterplan B

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4 Design Code: Regulating Plan

Urban Framework

The framework of the proposed development is derived from the previous outline submission work resulting in the approved Development Framework Plan Rev E. The urban structure of the development is shown in some detail on this plan in the form of buildings, streets, open spaces and landscape features (both existing and proposed).

This plan was sufficient in providing enough detail at outline stage that the principles of the vision were achievable. The development of the design code has required that a more considered plan be produced to illustrate how the urban form will underpin the detail in the design code and properly translate into a coherent pattern of development with its own distinct identity.

The Design Code Regulating Plan opposite has been developed to indicate how this could be done and how the different elements of the design code can be used to determine the overall character of the development (see page 24) . The key principles of the plan can be described as follows >

Urban Form

The urban form consists of a series of large outward facing perimeter style development blocks bisected by the curving central spine street that runs south to north. The blocks are subdivided by linear streets and mews streets running east-west. Within and around these development blocks there are green spaces and courtyards providing breaks in the urban form and creating destination features.

The building forms are more condensed to the southern and central parts of the site creating the tighter grain required to effectively enclose spaces and provide the density necessary for mews style streets and courtyards. The Spine Street within the southern part of the development will have a strong formal character through the use of repetition of semi-detached houses complemented by formal avenue tree planting.

This formality will be continued around the street as it loops around the large open space of Down's View to the north, albeit it in a less dense form of detached houses to reflect the less condensed form of development within the northern part of the site.

Houses along the eastern edge with Hook Lane are designed to complement to the staggered and suburban feel of existing housing opposite, and this is true of the western and northern boundaries also where development bleeds out into the countryside.

Street Frontage

The urban form provides for streets with a high degree of enclosure. Buildings will be designed with their main entrances and habitable rooms facing the street to promote activity on the street and provide natural surveillance. Gables to streets will all have windows and corner turning typologies will be used throughout.

Private frontages will vary within the development to avoid uniformity and to provide room for green space and tree planting next to the public highway. Some streets will be required to have similar frontage depth and design however, in order to create a clear character or formality. The Spine Street and Mews Streets are two examples of this. Frontages will be defined by a consistent use of boundary features reflecting the local vernacular.

The block design promotes gardens to the rear of properties backing onto other gardens to create a back to back scenario. This provides a clear distinction between the public and private realm and promotes security.

Vistas

Internal vistas within the development are designed to create a variety of experiences. Whilst some are terminated with buildings some vistas are designed as extensions of existing vistas along Drift Road and Lodsworth Road east of the site. A wide green corridor on the eastern side also provides an open vista into Down's View, connecting it to Hook Lane.

The Spine Street provides a series of views winding its way through the development with open vistas to the west with open landscape beyond in its north section.

Scale & Massing

In order to reflect the existing pattern of development within this part of Pagham all buildings will be one or two storeys in height. The massing will be designed to provide enclosure in a form that contributes to the perceived character of different streets and spaces. Key buildings within the development will be articulated and emphasised to mark key corners, vistas and nodes within the development to aid legibility.

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The Design Code Regulating

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4 Design Code: Regulating Plan

Access & Movement

Site Access

Vehicular access to the existing highway network will take the form of two new priority T junctions. One from Hook Lane to the north-east and one from Pagham Road to the south-west. The proposed Pagham Road junction will include a ghost right turn lane.

A new pedestrian footway and improved bus layby to Pagham Road is proposed. Both accesses will include pedestrian footways providing linkages between the new development and the existing highway network.

In addition a number of pedestrian only links and two cycle/ pedestrian link will be provided linking to existing footways along Hook Lane and onto the wider existing residential areas.

Permeability & Movement

The design of streets and spaces contributes to their legibility and ultimate usage. The street and space network within the development will designed to:

- Create a permeable and functional layout designed around desire lines and connected spaces in the form of a connecting Spine Street accessing a series of descending routes;
- Provide a choice of integrated routes in the form of a network of streets and footpaths/shared surfaces/ cycleways connecting to existing routes, existing/ proposed facilities, open spaces and transport nodes;
- Respect the local morphology whilst tightening up the urban form in places to promote placemaking and clearly identify a hierarchy of streets and spaces;
- Promote a street pattern which promotes pedestrian priority and is legible and easy to navigate;
- Promote accessibility for all including those with impaired mobility and the elderly;
- Promote the control of vehicle speeds through best urban design practice including restricting forward visibility, narrowing street widths, providing frequent connections, changes in direction, change in surface materials and tight junction radii.

Access & Movement Plan

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Street Hierarchy & Permeability

Spine Street

The Spine Street will be the main movement route within the development. The street will be designed to contribute to the site wide landscaping strategy with softened garden frontages complemented with street trees in verges as well as front garden trees and shrubs.

The road highway width will be 5.5m wide with 2m footways either side and will provide a transition between the central urban area and the more open and landscaped spaces to the west and north. Localised swales along the street will be used to attenuate surface water run-off and to contribute to the landscape character. In addition key junctions will be tabled and block paved to denote important intersections and aid pedestrian crossing.

From the Spine Street there will be a network of progressively less trafficked more homely routes and these will include:

East to West Side Streets

Providing internal circulation into residential areas and providing connections to site access points and the wider green space network. These streets gently transition into mews streets, shared surface streets/courtyards and terminate in private drives providing a softer edge to the landscaped perimeter.

These streets are not through routes and so they will be semi-private in nature. Carriageways will be nominally 4.5m -4.8m wide and the highway can be designed as a shared surface with no delineation between the carriageway and footway. Shared surface streets are to include service margins at a minimum width of 500mm.

Variations in road width will include localised narrowings and spaces for visitor parking. In places these routes will terminate in single sided frontages facing towards open spaces. As such they provide logical, easy and unrestricted access between residential areas and the site's wider green infrastructure.

Street Design & Parking

Lighting - Adopted streets to be lit in accordance with West Sussex County Council requirements. All other streets to be lit from individual plots and by any lighting proposals associated with Public Open Space.
Street Furniture - Rectilinear timber slatted furniture. Seating and bins to be co-located and strategically distributed to enhance informal recreation opportunity associated with localised steetscape widening, key views, and incidental greenspace.
Parking - to be in accordance with Arun District Council Parking Standards Supplementary Planning Document January 2020.

Key

- Main Spine Street (primary vehicular route)
- Streets (secondary vehicular route)
- Shared surface streets & mews
- Private drives
- Internal paths & Links to wider Context
- Cycleway Networks

Street Hierarchy & Permeability Plan

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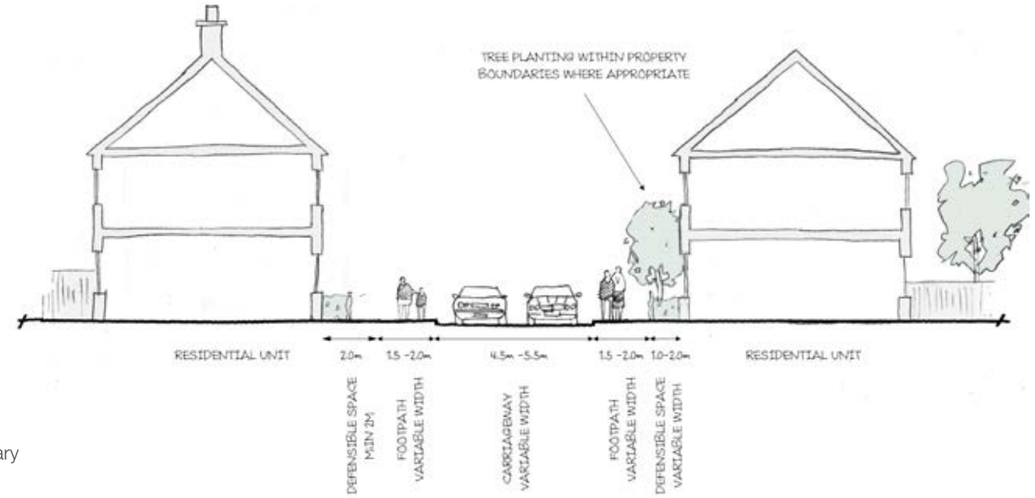
4 Design Code: Regulating Plan

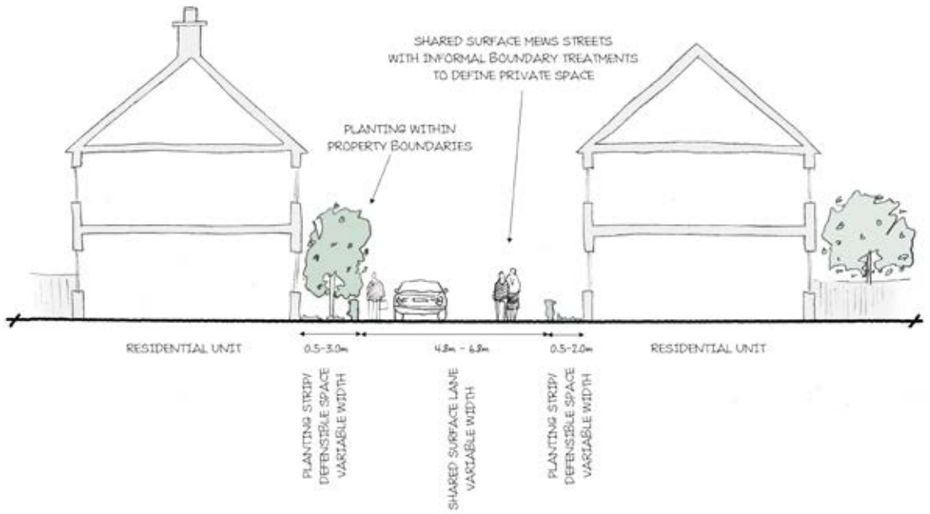
Street Hierarchy & Permeability

Street Sections

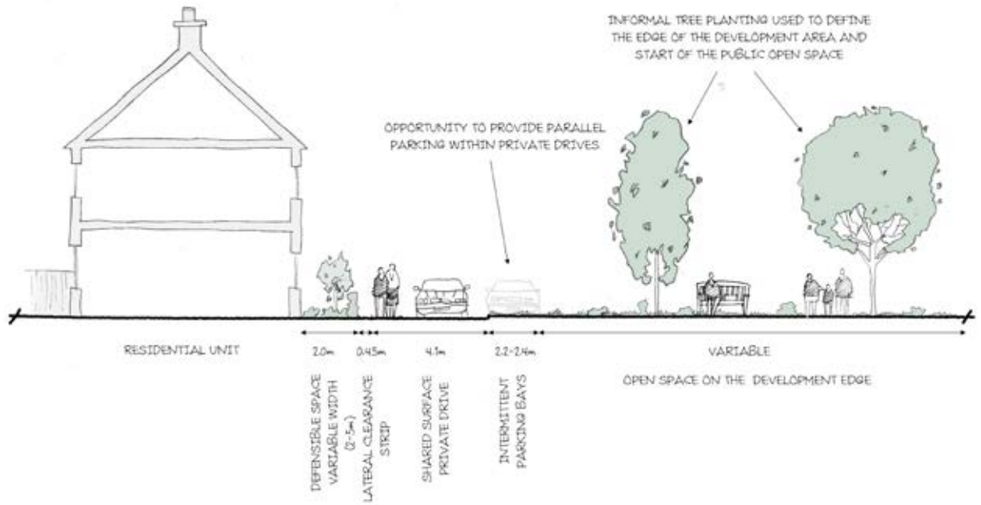
Spine Street



Secondary Street



Mews



Private Drives

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4 Design Code: Identity

Proposed Character Areas

Four Character areas are proposed across the site which will also include key buildings and focal spaces. The Character areas are identified in the diagram opposite and are:

1. **Sefter Meadow and the Rural Edge**
2. Southern Gateway and the Downs View Spine
3. Hook Lane and Pagham Rife Green
4. Streets and Mews

Key

- Key plots or groupings (enhanced plots)
- Sefter Meadow and the Rural Edge
- Southern Gateway and the Downs View Spine
- Hook Lane and Pagham Rife Green
- Streets and Mews

Character Area Plan

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	DEFINING PRINCIPLES	LAYOUT, BOUNDARIES & BUILDING FORM		ARCHITECTURAL DETAILING & MATERIALS
SEFTER MEADOW & THE RURAL EDGE	• Transition to Countryside • Informal form – loose edge • Softer feel – Country vernacular • Rustic rural / earthy tones	**Frontage:** Informal building frontage with irregular set backs and alignments **Setbacks:** Irregular 2 - 5 metres **Building Types:** Typically larger detached dwellings with occasional semi-detached units and terraced units **Building Heights:** Typically 2 storey with occasional single storey **Front Boundaries:** Soft verdant planting and specimen trees integrates into rural landscape Hedges generally, some picket fencing or estate railings to key / corner plots **Side Boundaries:** Flank walls to be brick, brick and timber panelling or panel fence with soft planted verge and specimen trees	**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 **Streets:** Typically single fronted private drives Block paving (in rustic tones) or tarmac **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)	**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 **Roofs:** Predominantly brown or red (mottled effect) roof tiles with occasional grey tiles to provide contrast and to key plots **Walls:** Rustic red / orange bricks with use of tile hanging (to match roof) used to soften elevations **Windows:** White framed casement windows with use of glazing bars to emphasise rural character **Doors / Detailing:** Pitched roofs to door canopies and bay windows
SOUTHERN GATEWAY & THE DOWNS VIEW SPINE	• Formal spine road / route through the development • Urban Character • Slightly harder feel - Town vernacular • Route transitions from South (more urban) to North (more open) • Regular alignment of buildings • Repetition of built form, set-backs and spacing	**Frontage:** Formal building frontage in same alignment to reinforce the street Key groupings front open spaces and corners **Setbacks:** Regular setbacks between 2-4m **Building Types:** Typically semi-detached in South with occasional terraces and detached dwellings Typically detached dwellings in North with occasional semi-detached **Building Heights:** Typically 2 storey **Front Boundaries:** Dwarf walls in the south with hedgerows in the north where space allows **Side Boundaries:** Flank walls to be brick to brick and panel with soft planted verges and specimen trees	**Parking:** Typically on plot or rear courtyard parking On plot parking to be set back from building line **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 **Street Trees:** Larger specimens, like Lime specimens and fastigiate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)	**Architectural style:** Town vernacular More formal appearance Predominantly brick with brick detailing Typically front to back roofs and gables **Roofs:** Predominantly grey roof tiles with occasional brown and red roof tiles **Walls:** Predominantly red/orange brick with brick banding and plinth detailing **Windows:** White casement windows with limited use of glazing bars to key plots **Doors / Detailing:** Typically flat roofs to front door canopies and bay windows
HOOK LANE & PAGHAM RIFE GREEN	• Transition to existing urban area (Hook Lane) • Dwelling types to mirror those found on Hook Lane • Form varies formal (North) to irregular (South) • Retained and enhanced boundary hedgerow controls views into the development • Landscape buffer defines edge to Hook Lane	**Frontage:** Regular and aligned building frontage to North Irregular building frontage to South Typically wide fronted dwellings to Rife Green **Setbacks:** 2 – 5m **Building Types:** Flats, terraced, semi-detached and detached (including bungalows) **Building Heights:** 1 – 2 storey **Front Boundaries:** Soft verdant planting and knee rails Formal hedges to key plots and corners	**Side Boundaries:** Brick, brick & timber panel or timber panel fencing. Landscape buffer meets edge of side of some boundaries **Parking:** Typically on plot or rear courtyard parking Potential for some on plot driveways to be finished in gravel **Streets:** Typically pedestrian footpaths or private drives Block paving or tarmac surfaces **Street Trees:** Larger specimens, like Lime specimens and fastigiate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)	**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 **Roofs:** Mixture of grey, brown and red roof tiles **Walls:** Generally brick with use of cladding to key plots and groupings **Windows:** White casement windows with limited use of glazing bars **Doors / Detailing:** Mixture of flat roof and pitched roof door canopies
STREETS & MEWS	• Urban character • Defined by a series of urban spaces including pockets of open space, courtyards, lanes and mews streets • Mixture of dwelling typologies • Typically wide fronted, semi-detached or terraced frontages frames the urban realm	**Frontage:** Regular and aligned building frontages **Setbacks:** 0.5 – 3.0m **Building Types:** Detached, semi-detached, terrace rows and flats **Building Heights:** 1 – 2 storey **Front Boundaries:** Varies depending on street typology Can include verdant planting, hedge or no defined boundary **Side Boundaries:** Brick, brick & timber panel or timber panel fencing **Parking:** Combination of on plot, courtyard and frontage parking	**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 **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)	**Architectural style:** Urban character Dwellings grouped to frame spaces Predominantly brick with occasional detailing from other character areas **Roofs:** Mixture of grey, brown & red roof tiles **Walls:** Predominantly red or orange brick Use of painted brick, render or cladding to key plots **Windows:** White casement windows with limited use of glazing bars Doors / Detailing: Mixture of flat roof and pitched roof door canopies

4 Design Code: Identity

Sefter Meadow & the Rural Edge

Defined by wide areas of public open space; Sefter Meadow, Downs View and the Western Edge. Areas of public open space provide a transitional zone from the more built up parts of the site to the wider open countryside. Built form will have a softer, lower density character and will be typified by detached and semi-detached homes on larger more organically arranged plots. Front gardens integrate into the wider open spaces.

Defining Principles

- Transition to Countryside
- Informal form – loose edge
- Softer feel – Country vernacular
- Rustic rural / earthy tones

Layout, Boundaries & Building Form

Frontage:

- Informal building frontage with irregular set backs and alignments

Setbacks:

- Irregular 2 - 5 metres

Building Types:

- Typically larger detached dwellings with occasional semi-detached units and terraced units

Building Heights:

- Typically 2 storey with occasional single storey

Front Boundaries:

- Soft verdant planting and specimen trees integrates into rural landscape
- Hedges generally, some picket fencing or estate railings to key / corner plots

Side Boundaries:

- Flank walls to be brick, brick and timber panelling or panel fence with soft planted verge and specimen trees

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

Streets:

- Typically single fronted private drives
- Block paving (in rustic tones) or tarmac

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)

Architectural Detailing & Materials

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

Roofs:

- Predominantly brown or red (mottled effect) roof tiles with occasional grey tiles to provide contrast and to key plots

Walls:

- Rustic red / orange bricks with use of tile hanging (to match roof) used to soften elevations

Windows:

- White framed casement windows with use of glazing bars to emphasise rural character

Doors / Detailing:

- Pitched roofs to door canopies and bay windows

Indicative Street Scene

Typical Layout Arrangement

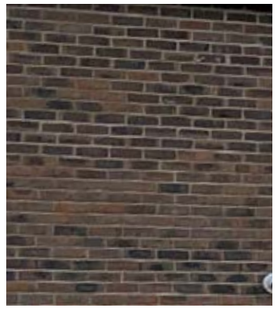
- Single Fronted Private Drive
- Informal building frontage with irregular set backs

Key Plan: Sefter Meadow and the Rural Edge

Transition to Countryside

Brown Tiles

Mottled Tiles



Rustic Brick

Tile Hanging

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Southern Gateway & the Downs View Spine

A sinuous spine road running through the site linking the Southern Gateway with the North Eastern link from Hook Lane. The Spine road has a natural North – South sub-division with the distinctions of the Care Home and Hook Meadow in the Southern Gateway opening up to the landscape dominated Downs View area in the North. Typically the built form transitions from a regular repeat pattern of semi-detached units in the South to more detached units in the North.

Defining Principles

- Formal spine road / route through the development
- Urban Character
- Slightly harder feel - Town vernacular
- Route transitions from South (more urban) to North (more open)
- Regular alignment of buildings
- Repetition of built form, set-backs and spacing

Layout, Boundaries & Building Form

Frontage:

- Formal building frontage in same alignment to reinforce the street
- Key groupings front open spaces and corners

Setbacks:

- Regular setbacks between 2-4m

Building Types:

- Typically semi-detached in South with occasional terraces and detached dwellings
- Typically detached dwellings in North with occasional semi-detached

Building Heights:

- Typically 2 storey

Front Boundaries:

- Dwarf walls in the south with hedgerows in the north where space allows

Side Boundaries:

- Flank walls to be brick to brick and panel with soft planted verges and specimen trees

Parking:

- Typically on plot or rear courtyard parking
- On plot parking to be set back from building line

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

Street Trees

- Larger specimens, like Lime specimens and fastigiate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)

Architectural Detailing & Materials

Architectural style:

- Town vernacular
- More formal appearance
- Predominantly brick with brick detailing
- Typically front to back roofs and gables

Roofs:

- Predominantly grey roof tiles with occasional brown and red roof tiles

Walls:

- Predominantly red/orange brick with brick banding and plinth detailing

Windows:

- White casement windows with limited use of glazing bars to key plots

Doors / Detailing:

- Typically flat roofs to front door canopies and bay windows

Indicative Street Scene

Typical Layout Arrangement

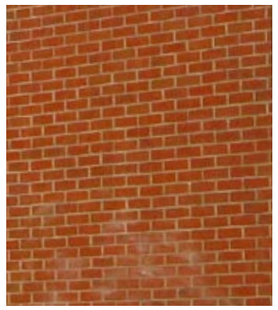
- Formal Building Frontage on same alignment to reinforce the street
- Key groupings front open spaces + corners

Key Plan: Southern Gateway and the Downs View Spine

Linear Frontage & Repeat Forms

Grey Roof Tiles

Render & Brick details



Red Bricks

Orange Bricks

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4 Design Code: Identity

Hook Lane & Pagham Rife Green

Eastern edge to Hook Lane defined by retained (and enhanced) hedgerow with 10m width of buffer planting to built form providing selected areas of visual permeability. Pagham Rife Green provides green link between Hook Lane & open space/ countryside in the West. Built form to mirror that found on Hook Lane typically bungalows, detached and semi-detached units.

Defining Principles

- Transition to existing urban area (Hook Lane)
- Dwelling types to mirror those found on Hook Lane
- Form varies formal (North) to irregular (South)
- Retained and enhanced boundary hedgerow controls views into the development
- Landscape buffer defines edge to Hook Lane

Layout & Building Form

Frontage:

- Regular and aligned building frontage to North
- Irregular building frontage to South
- Typically wide fronted dwellings to Rife Green

Setbacks:

- 2 – 5m

Building Types:

- Flats, maisonnettes, terraced, semi-detached and detached (including bungalows)

Building Heights:

- 1 – 2 storey

Front Boundaries:

- Soft verdant planting and knee rails
- Formal hedges to key plots and corners

Side Boundaries:

- Brick, brick & timber panel or timber panel fencing.
- Landscape buffer meets edge of some side boundaries

Parking:

- Typically on plot or rear courtyard parking
- Potential for some on plot driveways to be finished in gravel

Streets:

- Typically pedestrian footpaths or private drives
- Block paving or tarmac surfaces

Street Trees

- Larger specimens, like Lime specimens and fastigiate Oak or Hornbeam, to be used where space allows. Otherwise, smaller, dense crowned, specimens should be used (eg Sorbus spp.)

Architectural Detailing & Materials

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

Roofs:

- Mixture of grey, brown and red roof tiles

Walls:

- Generally brick with use of cladding to key plots and groupings

Windows:

- White casement windows with limited use of glazing bars

Doors / Detailing:

- Mixture of flat roof and pitched roof door canopies

Indicative Street Scene

Typical Layout Arrangement

- Regular and aligned building frontage to North (1)
- Irregular building frontage to South (2)

Key Plan: Hook Lane and Pagham Rife Green

Pagham - Bungalows with Gable Frontage

Hook Lane - Irregular Frontage

Mixture of Roof Tiles: Grey - Red - Brown

Brick Material

Cladding

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Streets & Mews

The internal streets comprise the streets behind the main character frontages as set out above. The character of these streets is typified by a varied built form, including courtyards, pocket open spaces, mews, shared surface streets with a combination of hard and soft landscaping.

Defining Principles

- Urban character
- Defined by a series of urban spaces including pockets of open space, courtyards, lanes and mews streets
- Mixture of dwelling typologies
- Typically wide fronted, semi-detached or terraced frontages frames the urban realm

Layout & Building Form

Frontage:

- Regular and aligned building frontages

Setbacks:

- 0.5 – 3.0m

Building Types:

- Detached, semi-detached, terrace rows and flats

Building Heights:

- 1 – 2 storey

Front Boundaries:

- Varies depending on street typology
- Can include verdant planting, hedge or no defined boundary

Side Boundaries:

- Brick, brick & timber panel or timber panel fencing

Parking:

- Combination of on plot, courtyard and frontage parking

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

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)

Architectural Detailing & Materials

Architectural style:

- Urban character
- Dwellings grouped to frame spaces
- Predominantly brick with occasional detailing from other character areas

Roofs:

- Mixture of grey, brown & red roof tiles

Walls:

- Predominantly red or orange brick
- Use of painted brick, render or cladding to key plots

Windows:

- White casement windows with limited use of glazing bars

Doors / Detailing:

- Mixture of flat roof and pitched roof door canopies

Indicative Street Scene

Typical Layout Arrangement

- Series of urban spaces including pocket of open space, courtyards, lanes and mews streets
- Typically wide fronted or terraced frontages frame the urban realm

Key Plan: Southern Gateway and the Downs View Spine

Wide / Terraced Frontages frame Urban Realm

Mixture of Roof Tiles: Grey - Red - Brown

Red Brick Render Cladding

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4 Design Code: Key Buildings & Groups

Key Buildings & Groups

Key Buildings

Key buildings will be located throughout the development, either as single buildings or building groups. Key buildings are positioned in specific locations, stop ending key views or at important gateway locations. Significant differentiation of dwellings with landmark status will be expected with enhanced facing materials. This will help aid visual legibility throughout the layout and provide variety in the street scene.

Form

The term 'key building' can be interpreted in many ways and should not be taken at face value. A key building in urban design terms may not be a single building at all. A series of elements treated as an identifiable whole can be used to mark out built form as more of a landmark than its immediate neighbours. This could be in the form of:

- A pair of semi-detached houses or within a terraced group
- A plot series within a terrace
- A plot series treated as a singular building or unit
- A singular prominent feature as part of a building

Similarly a run of buildings within a street that share a common theme, be this in terms of their scale, massing, height, form or appearance, are an important component in establishing a built form hierarchy.

Scale

As a general rule the scale of key buildings should reflect their importance within the streetscape or building group. Not every key building needs to be greater in size than its neighbours but it should be distinctive enough to mark it out as more important.

Materials

The use of alternative materials and colour palettes should be considered as a method for reinforcing the status of key buildings. Particular attention should be given to choosing materials appropriate to particular character areas such as the use of weatherboarding, tile hanging, render or painted brick.

Features & Detailing

The use of features on buildings such as projecting bay windows, hipped or half hipped roofs, chimneys and contrasting brickwork can be used to reinforce key building status. The feature itself might be used on a relatively simple building to impart key status or act as a focal point, but must read as part of an identifiable whole.

Buildings on the Axis of Junctions

Buildings will turn corners positively so that both elevations seen from the street have windows to them and avoid blank gable ends visible from the public realm. Generally, the depth of the building will be turned side on to the street allowing narrow gable ends and substantial window frontage provided to habitable rooms on both the main and return facades. Building flanks will also require consideration. Although these may not be true corner turning buildings, some additional articulation such as side windows and or detailing will be required.

Key Buildings & Groupings Plan

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Sefter Meadow & the Rural Edge

Key Building – potential features:

- Tile hanging
- Half hipped roofs

Southern Gateway & the Downs View Spine

Key Building – potential features:

- Hipped roofs & render walls
- Bay windows to corner turning units

Hook Lane & Pagham Rife Green

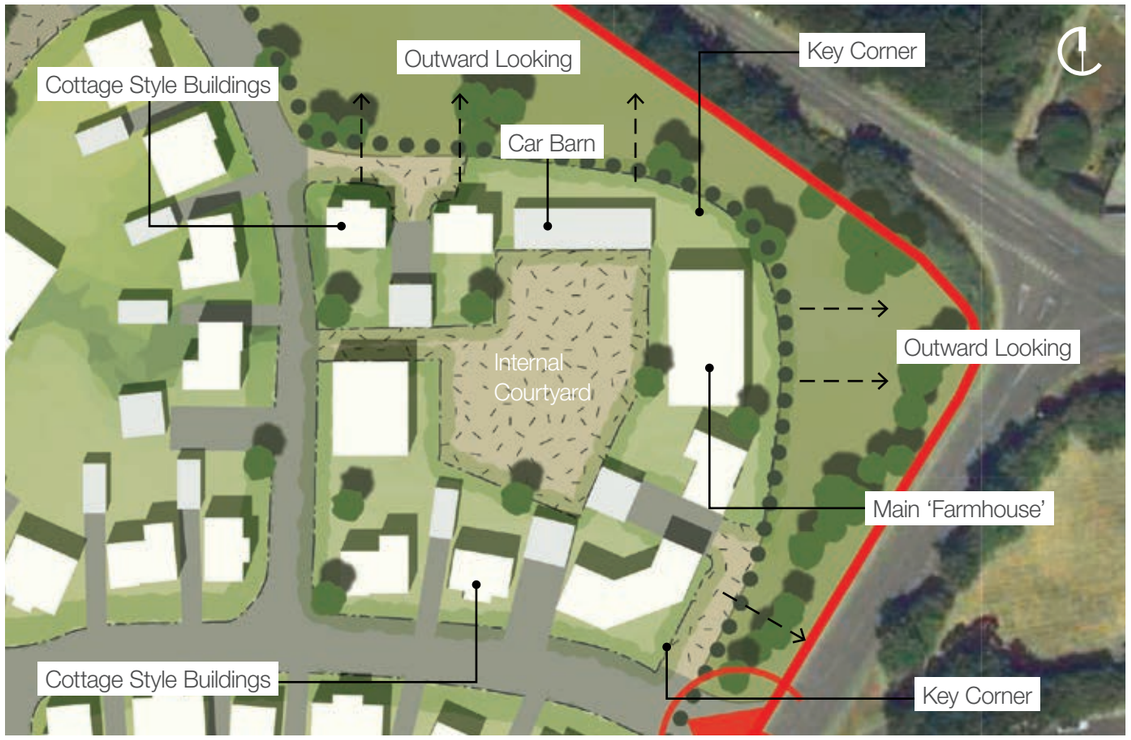
Key Building – potential features:

- Gable to Hook Lane
- Weatherboarding

Streets & Mews

Key Building – potential features:

- Buildings grouped into terrace run
- End unit turns corner
- Weatherboarding



Key Grouping – Farmyard Cluster

To mark the significance of the Northern Entrance there is a key group of buildings set out in the form of a farmyard cluster. This cluster falls within the Hook Lane & Pagham Rife Green Character area. Whilst it is covered within this element of the Design Code it should also be identifiable as unique area in its own right.

The key design elements that will set it apart from the Character Area are:

- Define the Northern Entrance from Hook Lane
- Provide a prominent presence in the North Eastern corner addressing Sefter Road and Hook Lane
- Take the form of a group of buildings set around an internal courtyard space
- Be outward looking towards Sefter Road and Hook Lane
- Have buildings of a different scale and form such as single storey car barns cottage style dwellings and a main building representing a Farmhouse scale within the grouping
- Use materials similar to the overarching character area with emphasis on farmyard tones and textures such as rustic bricks, grey or black weather boarding, painted brick and grey or mottled red roof tiles
- Building features could include hipped roofs, feature door porches and chimneys

Photographs indicate farmyard type building cluster at junction of Sefter Road and Pagham Road.

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5 Design Code: Public Open Space

Public Open Space

High quality Public Open Space (POS) is an essential component of the development at Hook Lane, covering circa 40% of the total site area. A clearly defined rationale for the design of the site's POS, which forms a framework for the new built development and the site's integration with its context, is therefore essential. This rationale must also facilitate the delivery of open space in a phased manner. The intention is that a safe and enduring landscape is established that will provide a rich and diverse setting for the proposed dwellings; encourage activity, animation and play; establish a unified character that balances built and natural components; maximises biodiversity; and delivers natural infiltration drainage systems.

The site's existing landscape of hedgerows and trees, whilst fragmented, provides a framework to work within and reinforce. New broadleaved woodland, trees, hedgerows, areas of amenity, wildflower and species-rich grassland, and varied wetland habitats will bolster and dramatically improve this existing framework.

The landscape led approach employed in the outline application sought to draw the landscape into the development, knitting areas together and creating cohesion. Open spaces and greenways should continue to be designed to allow the scheme to breathe, improve legibility, and establish a rich landscape environment for the long term.

Design Objectives

Key design objectives relating to the design of the site's POS include the following:

- The creation of attractive useable spaces that are accessible to all. Wherever possible all surfaces are to have an even finish and will not exceed gradients of 1:21. Any watercourse crossing points are to be designed to ensure that the deck is flush with adjacent paths and that suitable edges/balustrading is incorporated for safe passage.
- To deliver a high-quality POS network including equipped and naturalistic play, an ecologically diverse network of habitat typologies, and a topographical rise facilitating views toward the South Downs National Park.
- The use of structural planting and open spaces to provide an effective transition between urban and rural environments. Key to this ambition is the delivery of POS that provides a strong landscape framework for the new built development and which draws upon existing planting found locally to the site.
- To maintain and enhance existing boundary vegetation. North and western boundaries should be treated differently to the eastern boundary. On the eastern boundary, new planting should balance the visual integration of the existing urban area with the new development whilst softening views into the site. On the outer edges of the scheme (north and west), structural planting should be positioned to facilitate visual connectivity between the wider landscape and proposed POS/public realm, whilst elsewhere screening the new development and framing select views.
- Realign and re-establish the existing watercourse through the site so that it increases in functionality, biodiversity potential and visual amenity. More broadly, this watercourse forms a key part in the wider sustainable drainage strategy which will act to regulate surface water runoff through and from the site. This watercourse also forms part of a varied landscape topography maximising biodiversity as part of a wider habitat network.
- The street hierarchy should include street tree planting and a hierarchy of soft landscaping treatments to define key routes, road intersections and to soften parking areas. Street trees should also be used as focal features at the end of vistas and around incidental green spaces wherever possible.

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Public Open Space Typologies

The landscape of Hook Lane is broken down into areas that each have distinct characteristics and are responsive to the built development that they adjoin, see Public Open Space (POS) Typologies Plan (right).

The POS typologies within Hook Lane are outlined below and within the following sections:

- Sefter Meadow
- Northern & Western Edges
- Children's Play Area
- Rife Green
- Eastern Edge

Play provision within the scheme ensures that all residents will be within 200m of either a Local Equipped Area of Play or a Local Area of Play. These elements are described within the relevant POS Typologies.

Section 106

As part of the Section 106 agreement associated with this planning permission, a phased delivery of POS is required. Please see POS Typologies Plan (right) which identifies the western public open space phase and the northern public open space phase. The western phase will be provided by the occupation of the 100th dwelling, with the northern phase delivered by the occupation of the 225th dwellings as per the Section 106 agreement (First Schedule, Part 5, para 5.7.and 5.8). The Northern & Western Edges typology will be delivered in two parts; one in the western public open space phase and one in the northern. The remaining typology areas will be delivered alongside the wider development phasing.

Key

Site Boundary

Character Areas

POS Typologies

Sefter Meadow

Northern & Western Edges

Children's Play Area

Rife Green

Eastern Edge

Play

LEAP - Local Equipped Area of Play (please see Children's Play Area POS Typology for detail)

LAP - Local Area of Play comprising of naturalistic play features (please see Sefter Meadow and Eastern Edge POS Typologies for detail)

Phasing

Western POS Phase

Northern POS Phase

POS Typologies Plan

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5 Design Code: Public Open Space

Sefter Meadow

Purpose

Sefter Meadow is the primary public open space of the scheme, with a realignment of the existing watercourse flowing between two inter-related areas. To the south of the watercourse, and located more centrally to the site, an area of new parkland is proposed for formal recreation like ball games, running and walking etc. At the point of transition between the southern and northern portions of Sefter Meadow a viewing mound is proposed to open up views north toward the South Downs National Park. To the north of the viewing mound and watercourse, a more naturalistic space is proposed for informal games, picnics and dog walking. These recreational uses will be set amongst an ecologically rich environment with natural drainage systems and an improved habitat network.

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 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.
- The watercourse, swales and attenuation basins will be designed to have a pleasing naturalistic form with varied gradients.
- Modest planting margins will bound the southeastern portions of the Rife (watercourse), with marginal planting extending further out from the watercourse in the northwest.
- 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.
- 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 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 utililised 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.

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.

Lighting

- POS to be unlit.

Structural Planting

- Spine Street Trees– Street trees located along the Spine Street on the POS side of the street should have dense 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 Sefter 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.

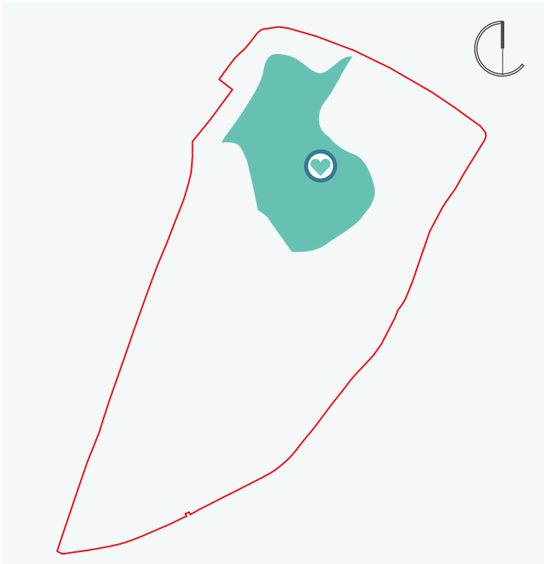
Softworks

- Amenity Grassland - Slow growing, hard wearing, grasses responsive to regular mowing.
- 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.

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.

Precedent Imagery



Key Plan

ARUN DISTRICT COUNCIL P/57/20/DOC

Sefter Meadow - Sketch Illustration

Key

- (A) Rhythmic tree planting set within a perimeter of long flowering grasses
- (B) Long grasses regularly divided by mown pedestrian access routes/amenity areas
- (C) Viewing mound facilitating views toward the South Downs National Park
- (D) Realigned & naturalised watercourse with varied gradients
- (E) Large area of amenity grassland suitable for more formal recreation
- (F) Local Area of Play comprising of naturalistic play features

ARUN DISTRICT COUNCIL P/57/20/DOC

5 Design Code: Public Open Space

Eastern Edge

Purpose

The eastern edge of the scheme fronts onto Hook Lane and in doing so interfaces directly with the existing built form of Rose Green. The focus here will be upon enhancing the streetscape of Hook Lane, reinforcing existing hedgerow boundaries, adding new street tree planting, softening the effect of the proposed built form, and framing views into and out of the site. This linear space broadens in the northeast corner of the site to provide a small 'Green', mirroring the existing open space at Hook Lane Close, to create a combined green gateway to Hook Lane.

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.
- 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.
- Relating directly to Hook Lane, this space will be planted with street trees reflective of the Spine Street, increasing cohesion 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.

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

Furniture

- Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.

Lighting

- Bollards should be utilised to light pedestrian routes (including pedestrian access points from Hook Lane).

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 fastigiate 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 access, 'hop-overs' 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.

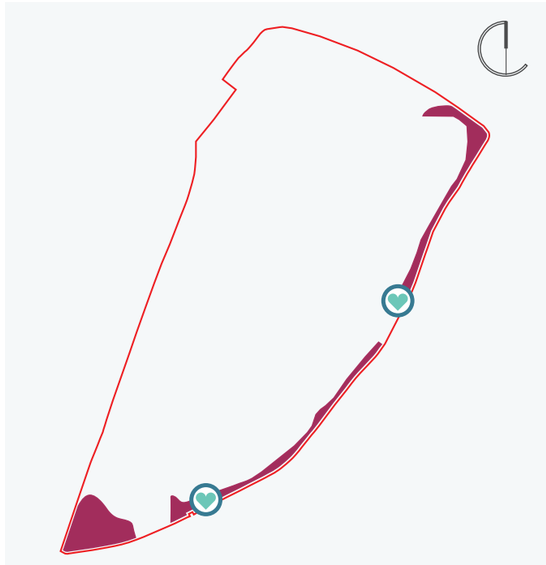
Softworks

- Meadow – Meadow to be underplanted with naturalised perennial planting in margins adjacent hedgerow.

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.

Precedent Imagery



Key Plan

Rife Green

Purpose

This green corridor draws key characteristics of Sefter Meadow through the middle of the scheme to Hook Lane. This corridor also links the existing pedestrian network of Rose Green to the site. This network including links to Dukes Meadow which leads to Rose Green Infant School and Avisford Park beyond. This space should act to form a transitory route between Rose Green and Sefter Meadow. It will have a formal foundational design language but with elements of Sefter Meadow North. This will act to frame Sefter Meadow South (the more formal area) and also create a varied series of experiences as one moves through the site. This space should be further enriched by the treatment of the realigned watercourse which meanders from its existing culvert under Hook Lane into the development.

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.
- The existing watercourse should be designed to have a pleasing naturalistic 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.

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.

Furniture

- Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.

ARUN DISTRICT COUNCIL P/57/20/DOC

Lighting

- Bollards should be utilised to light pedestrian routes crossing Rife Green.

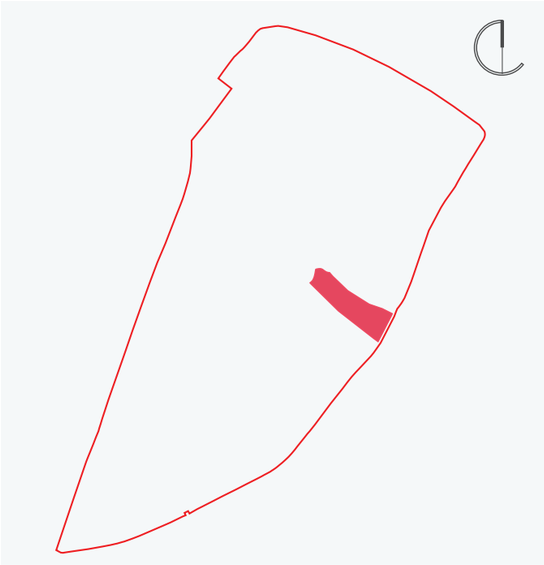
Structural Planting

- 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 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 of the height of anticipated traffic. This will act to ensure continued habitat connectivity either side of the road.

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.

Precedent Imagery



Key Plan

Rife Green with Eastern Edge - Sketch Illustration

ARUN DISTRICT COUNCIL P/57/20/DOC

5 Design Code: Public Open Space

Children's Play Area

Purpose

This new Local Equipped Area of Play (LEAP) should comprise of two sub-zones; one more formal offering containing fixed equipment, such as slides and swings, and one more informal, comprising of landscape features for natural play. The more formal zone, with associated play surfacing, should be located centrally to the children's play area, transitioning outward to a more naturalistic play zone, comprising of long grass with mown routes/spaces, varied topography, logs and boulders, all planted to create an exciting, dynamic and aesthetically pleasing play space. New roads in the vicinity of the play area should include raised tables and dedicated crossings as necessary.

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.
- 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.
- 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.
- 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.
- Passive surveillance should be provided by dwellings to the north, east and south.

Hardworks

- Footways – Where parallel to the highway footways should reflect the adjoining materiality. Primary footways within and around the play area are to be 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.

Furniture

- Rectilinear timber slatted benches with litter bins, dog waste bins, and signage to suit.

Lighting

- Low level ambient lighting of the play area should be created for night time visibility. The use of low-level luminaries should be explored if surrounding street lighting does not provide sufficient ambient light.

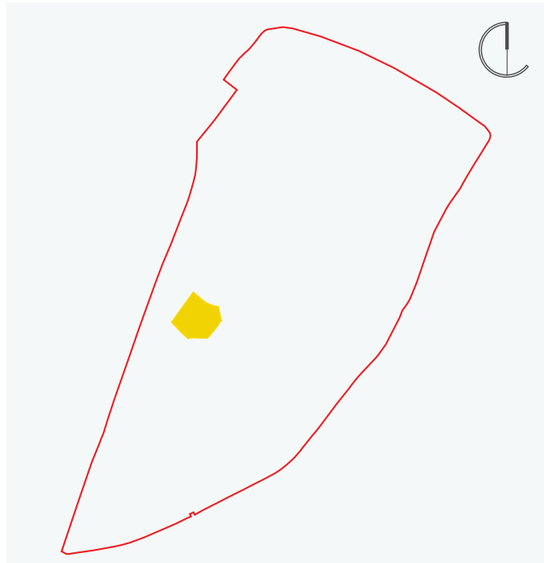
Structural Planting

- 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 fastigiate 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.
- 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.

Precedent Imagery



Key Plan

ARUN DISTRICT COUNCIL P/57/20/DOC

Children's Play Area with Western Edge - Sketch Illustration

Key

- (A) Central equipped play zone with rustic timber play equipment
- (B) Simple composition of bulb planting, amenity grassland, low hedging and specimen trees
- (C) Naturalistic play zone with landscape features suitable for natural play set amongst long grasses and wildflowers
- (D) Strategically maintained gaps in boundary vegetation establishing a positive interface with the wider landscape

ARUN DISTRICT COUNCIL P/57/20/DOC

5 Design Code: Public Open Space

Northern & Western Edges

Purpose

The northern and western edges of the scheme form the interface between the wider rural landscape and this new development. These linear spaces should create a green buffer along their entire extent. These buffers will include a substantial structural planting component that varies in density and form; screening proposed built form, with localised instances of framed views; and providing visual connectivity between the wider landscape and proposed POS/public realm. These design cues should also be reflected in the management of existing boundary vegetation. A system of swales and attenuation basins is proposed to run parallel to these boundaries. These features should be predominantly dry, filling to accommodate heavy rainfall events.

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.
- 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.
- Proposed drainage features should be designed to have a pleasing naturalistic form with varied gradients.
- Woodland understorey and meadow planting should be utilised to create a naturalistic transition from the new development to the site's periphery.
- 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.

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

Furniture

- Chunky, rustic timber benches with litter bins, dog waste bins, and signage to suit.

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.

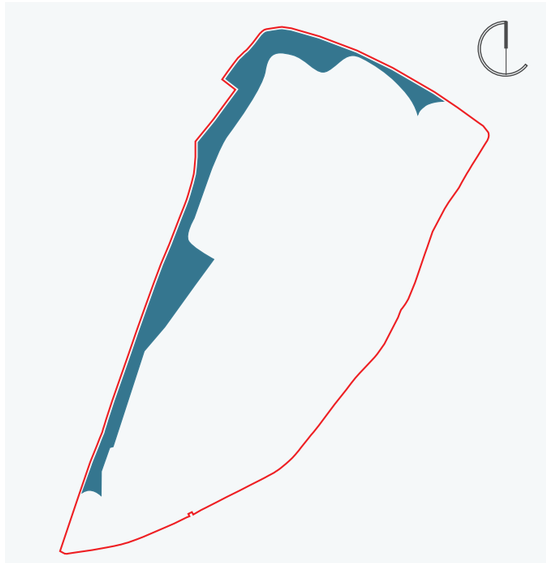
Structural Planting

- Native Tree Planting - Native dry and wet woodland (as 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, 'hop-overs' 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.

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.

Precedent Imagery



Key Plan

ARUN DISTRICT COUNCIL P/57/20/DOC

Materials Palette

Each POS typology, described above, has its own design language. This should establish a sense of identity, aid legibility, and create variation, as one journeys through the scheme. At a site wide level a visual and material coherence should be developed through the use of a holistic materials palette. The images to the right draw on cues from the surrounding environment and introduce fresh design elements appropriate to this new community. Being representative of materials associated with each POS typology, these images also demonstrate coherence at a site wide level.

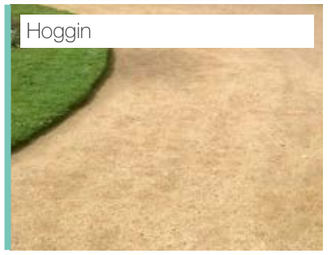
Sefter Meadow

Wildflower Meadow

Stone Boulders

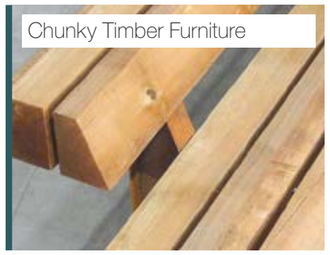
Slatted & Chunky Furniture

Naturalised Bulb Planting


Hoggin

Northern & Western Edges

Woodland Edge Meadow


Chunky Timber Furniture

Native Woodland Mix

Hoggin

Meadow Planted Swale

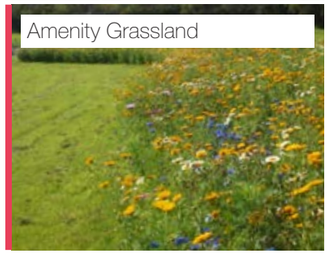
Rife Green

Timber Crossing Point

Linear Specimen Tree Groups

Marginal Planting

Slatted Timber Furniture


Amenity Grassland

Children's Play Area

Features for Natural Play

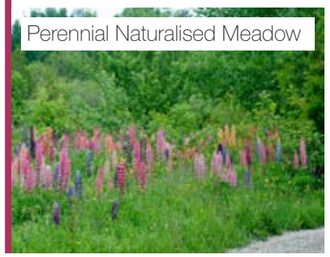
Naturalistic Play Surfacing

Timber Play Equipment

Block Paving

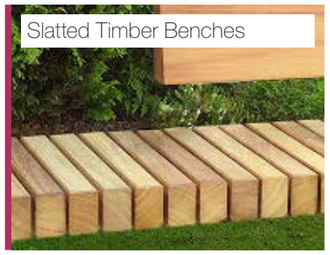
Grassland

Eastern Edge


Perennial Naturalised Meadow

Specimen Trees

Managed Hedgerow


Slatted Timber Benches

Timber Lighting Bollards

ARUN DISTRICT COUNCIL P/57/20/DOC

5

Nature

The new scheme at Hook Lane should fully accord with the principles outlined in the National Design Guide (Ministry of Housing Communities & Local Government 2019). Public open spaces are to accord with Sections N1, N2 and N3 relating to Nature.

Fundamentally, proposed open spaces should integrate with, and enhance, the existing landscape framework. At present this framework is fragmented and limited in its diversity. The scheme proposes significant landscape enhancements, providing both a robust and attractive landscape setting to the new development, and a rich and interconnected network of habitats to integrate with, and improve, prevailing natural systems. New residents, and those existing local people connected to the site by proposed new pathways, should benefit from a scheme designed to deliver a diverse and usable landscape which embodies the following key components:

- An enhanced existing landscape framework which forms the basis of a high-quality network of public open spaces, in turn facilitating improved ecosystem connectivity through; bolstered existing hedgerows; a realigned and naturalised existing watercourse; broad areas of ecologically enriched groundcover; significant new tree planting throughout; and streetscape environments designed to include tree cover and deliver attractive street frontages.
- Open spaces which differ in character and use. Open spaces should vary from large areas of parkland to smaller pockets of wilderness, that facilitate a range of activities appropriate to the environment, including ball games, dog-walking, picnicking, rest and exercise.
- Naturalistic landscape components that are intrinsically low maintenance and will develop in biodiversity in the long term.
- An interconnected access network that enables people to move freely within the site, and which connects people within and outside of the site. This network should include treed streets and new routes set within public open space.
- A naturalistic water management system that integrates and enhances existing watercourse with proposed Sustainable Drainage Systems (SuDS), both of which are integral to, and set within, the wider landscape framework. These features will be designed to enhance the attractiveness of the public open space and to maximise their potential to support a rich and varied biodiversity.

Public Open Space Precedent - Sefter Meadow North

ARUN DISTRICT COUNCIL P/57/20/DOC

Public Space

The new scheme at Hook Lane should fully accord with the principles outlined in the National Design Guide (Ministry of Housing Communities & Local Government 2019). Public spaces are to accord with Sections P1, P2 and P3 relating to Public Spaces.

The proposed public space of this new scheme should be designed to maintain good site-wide legibility and establish a well-connected series of spaces, from parkland to streetscape. Housing arrangement should create a fine pedestrian grain for the development, which is subdivided by a choice of interconnecting streets and pathways. This human scale is a critical component to a well-established sense of place. Continuous frontages, focal buildings/trees and 'wrap-around' corners should be employed to create a positive definition to the streets and avoid 'weak' ill-defined edges, with landmark features positioned to both terminate, or frame, views throughout the scheme. The new, and existing, community should benefit from a scheme designed to deliver the following:

- Streetscape designed to support an active life for all users, with direct and logical connections to the public open space network and wider contextual facilities, incidental greenspaces for socialising and informal play, and attractive environs that people can enjoy.
- Streets and pedestrian routes that encourage active travel between the site and neighbouring Rose Green and the wider countryside. These networks should be designed with the most vulnerable users in mind.
- Fully integrated natural elements such as green landscaped frontages, tree planting (both on street and borrowed on-plot canopies) and naturalistic drainage systems wherever practicable. Such interventions will establish enjoyable microclimates and promote a sense of tranquillity.
- Streets and spaces that foster a sense of safety and security, without the need for additional security measures.
- The design of destination spaces that are well connected, provide a variety of niches for different groups of people, and which facilitate positive use of edge spaces and their establishment.

Public Realm Precedent

ARUN DISTRICT COUNCIL P/57/20/DOC

5 Design Code: National Design Guide

Homes and Buildings

The Layout of the development is to be in accordance with Arun District Design Guide Supplementary Planning Document (SPD) Consultation Draft January 2020. Dwellings are to be set out to meet separation distance standards and have ample provision for amenity space as set out in the guidance noted below;

Separation Distances between Habitable Rooms

Back to Back: min. 21m between habitable rooms of properties or to existing buildings.

Back to Side: min. 14m between habitable rooms and side gable of adjacent property.

Front to Front: min. 16m between habitable rooms of properties facing each other.

Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

Private Rear Garden:

min. 10.5m depth, 50sqm area for two-bedroom homes and 60sqm area for three or more bedroom homes (smaller gardens with adequate daylight and privacy may be acceptable in corner plots).

Private Front Garden:

min. 2m depth which will act as a defensible zone and privacy strip.

Balconies:

max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space.

Communal Shared Spaces:

Minimum 40sqm plus 10sqm for each unit if not provided as balcony space.

Dwellings

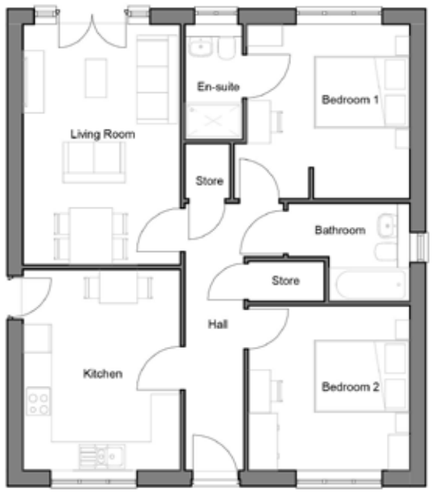
All the dwellings are to provide sufficient internal space in configurations that are to meet, or exceed, those specified in the Nationally Designed Space Standards (NDSS).

Lifespan

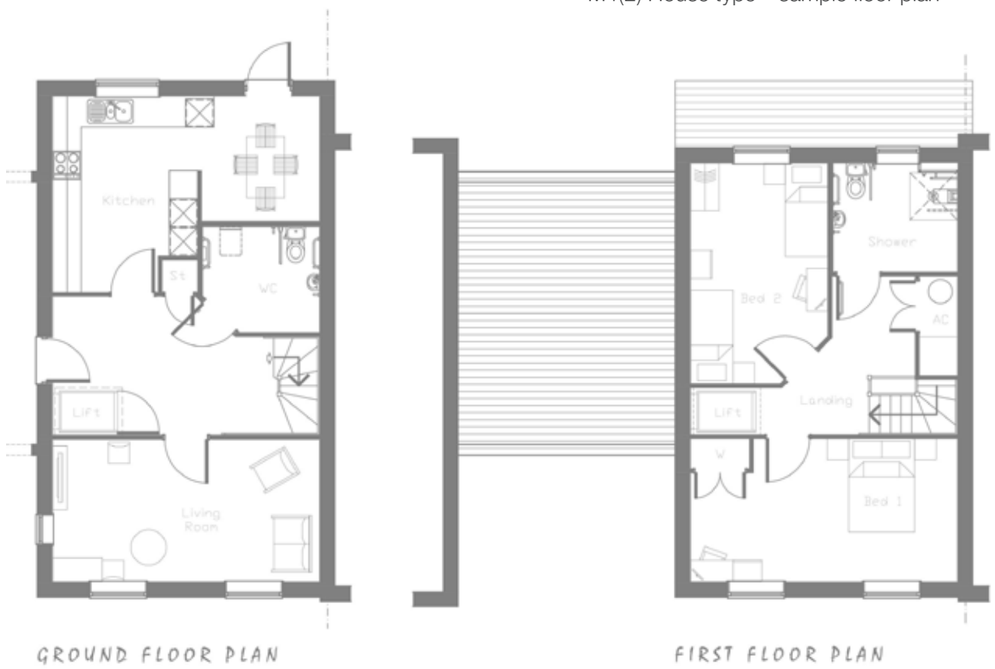
To ensure that the development proposals provide homes which are liveable for residents, now and in the future, the development is to include M4(2) Accessible & Adaptable dwellings and M4(3) Wheelchair user Dwellings. As set out in Condition 34 of the Outline planning consent the minimum number of dwellings will be:

At least 50% of the total number of dwellings shall be designed and constructed to M4(2) (accessible and adaptable) standard and an additional two units shall be constructed to M4(3) (wheelchair user dwellings) standard, for every 50 dwellings developed on the site, as defined by 'Access to and use of buildings: Approved Document M'.

This approach will help future proof the housing stock providing homes that can be adaptable and accessible. A sample of an M4(2) & M4(3) dwelling floor plan is below.



M4(2) House type – sample floor plan



M4(3) House type – sample floor plans

ARUN DISTRICT COUNCIL P/57/20/DOC

Resources

The new development is to be designed to reduce the energy demand and carbon emissions in line with national and local standards. The Arun District Design Guide Supplementary Planning Document (SPD) Consultation Draft January 2020 sets out the aims and objectives for 'Climate change and Sustainability' in Section K of the document. The sustainability strategies that can be implement on this development are outlined as below.

Energy Consumption & Promoting Energy Conservation

The energy demands of the new buildings and carbon dioxide emissions generated will be reduced primarily by focusing on passive enhancements such as solar gains, daylighting, air tightness and improvements to the fabric.

One of the simplest ways to improve the thermal efficiency of a dwelling is to provide an enhanced building fabric. By utilising a fabric first approach buildings should have an enhanced thermal insulation specification that meets or exceeds the requirements set out in Part L of the Building Regulations.

In well insulated buildings, as much as 30% of heat loss can also occur through thermal bridges, which occur when highly conductive elements (e.g. metals) in the wall construction enable a low resistance escape route for heat. It is proposed that all dwellings within the development will comply with Accredited Construction Details for non-repeating thermal bridges.

100% of internal lighting throughout the development will be of the low energy type. External lighting will also be low energy and controlled through PIR sensors or daylight cut off devices.

Selection of New Materials

New materials and construction techniques will be selected to ensure the lowest ecological impact over their projected lifetime. These measures include:

- Sourcing sustainable timber from well managed and licensed European sources
- Using insulation materials that are CFC free to help reduce ozone depletion
- Encouraging contractors to provide separately segregated skips to assist with recycling.

Renewables

Alongside the fabric first approach renewable energy can be provided by the use of Photovoltaic panels. Outline Planning Consent Condition 26 states that

At least 10% of the total predicted energy requirements for the development (taking into account energy efficiency measures) will be generated through renewable or low carbon energy generation on site. The Local Planning Authority will consider 'allowable solutions' where it is clearly demonstrated that the provision of on-site renewable or low carbon energy generation is unviable or not feasible and where equivalent energy savings can be demonstrated.

Water Efficiency

To reduce water demand and the amount of waste water requiring treatment, the proposal will incorporate measures such as dual flush WC's with a maximum 6 litre flush and lower 3 litre flush. New homes will also be fitted with spray/aerator taps on hand basins. Water meters will be installed in all homes to encourage occupants to make further savings in water, and all houses will be provided with water butts for the collection of rain water run off for garden irrigation.

Sustainable Waste Management

Contractors to be encouraged to provide separately segregated skips to assist with the recycling of waste construction materials. New homes to be provided with separate waste recycling bins to encourage domestic recycling rates.

Transport

The proposal will promote sustainable movement by prioritising travel by foot, bicycle and public transport, Cycle storage facilities are to be provide in garages or rear garden sheds and space for cycle parking should also be included throughout the development. To promote electric vehicles car charging points are to be accommodated within the proposals and as per Outline Planning Consent Condition 33 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development.

Health & Well-Being

Health & Well-Being principles are to be offering individuals and communities the greatest potential to lead active and healthy lifestyles. Health & Well-Being principles [Reference Arun DC SPD] promote:

- Encourages and facilitates physical activity and promotes mental wellbeing
- Aligns with Building Standard principles and best practice standards for thermal comfort, acoustics and lighting
- Has no adverse impact on air quality, while design specifications avoid redlist materials
- Incorporates green infrastructure and biophilia
- Has quiet rest areas and a variety of flexible spaces for multiple uses designed in
- Ensures inclusion and accessibility

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