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The Arun District Design Guide has been prepared in support of the Arun Local Plan 2011-2031, and is part of the Council’s commitment to secure the highest quality of new development during a period of significant growth within the District. The Guide promotes best practice at all stages of the design process, and is intended to act as a holistic toolkit to assist landowners, developers, applicants, agents, designers and planners when developing and assessing development proposals. Rather than seeking to be overly prescriptive, the Guide encourages a range of design solutions and acknowledges that a high quality of design can be achieved in many ways. Once adopted as a Supplementary Planning Document (SPD), the Arun District Design Guide will be a material consideration in the determination of planning applications.

The Design Guide is a detailed and comprehensive document, containing a high level of guidance and information. This Non-Technical Summary (NTS) has been prepared to provide an overview of the key messages contained in each section and chapter of the Design Guide, in order to assist readers in digesting and navigating the more detailed and comprehensive SPD. Through the non-technical summary, the reader can quickly understand where and how to look within the Design Guide for detailed information, depending on the potential development type they will be applying for. It is advised that the NTS should be used as an entry point into the Design Guide, rather than as a guidance document in its own right. Applicants should always refer to the full guidance contained in the longer document when preparing development proposals.
Introduction
Arun District Design Guide SPD - Non-Technical Summary | April 2020

What is to be Achieved?

Before using the Arun District Design Guide it is important to understand the context in which the Guide is prepared, together with its purpose, the objectives that sets and the messages that conveys.

A.01 Opportunity

The Local Plan sets out a vision for the future of Arun, seeking to protect the heritage, culture and other valuable aspects of the District while also meeting the future challenges of climate change, an ageing population and a substantial housing need, with at least 20,000 new homes to be delivered throughout the plan period.

In doing so, good design will be key to ensuring a high quality of development. This has been a failure of a number of schemes brought forward in the District in the recent past, which have been developed according to a largely standardised and generic set of design principles rather than what is best for the people and communities of Arun. The Design Guide provides direction on how good design is to be achieved throughout Arun, in order that the future urban form/townscape is developed in a holistic manner that makes best use of the opportunities that the District has to offer.

A.02 Purpose of the Guide

The Guide provides detailed guidance in order to raise design standards across the District, ensuring that only the highest quality development is delivered. It aims to:

- Address past, current and future challenges by improving and enhancing the distinctive character and qualities of Arun District;
- Establish key design principles and criteria, and set out the process that should be followed in order to achieve high quality design;
- Provide an effective tool that can be used by a variety of people regardless of their familiarity with the application, masterplanning and design processes;
- Set out ADC’s expectations for future development.

The Design Guide has been prepared to assist rather than complicate the application process through user-friendly guidance which is concise, succinct, focused, highly illustrative and visual.

A.03 Users of the Guide

The Guide seeks to assist a range of key players to develop and access high quality design, including:

- Landowners, developers and agents considering potential development opportunities;
- Householders considering residential conversions, extensions and alterations;
- Designers drawing up schemes;
- Development management officers assessing the suitability of proposals when determining applications;
- Statutory and non-statutory consultees and members of the public commenting on planning applications; and
- Town/Parish councils and residents commenting on planning applications.

A.04 Status of the Guide

The Guide is a Supplementary Planning Document, acting as a material consideration in ADC’s decision-making process by giving detailed advice on how Local Plan policies should be implemented in order to deliver high quality design. The Guide cannot however introduce new/amended policies or targets for development.

The Guide has been prepared in line with the strategic objectives for design set out in the Local Plan.

A.05 Good Design

The purpose of the Design Guide is to promote Good Design. This term goes beyond the appearance of individual buildings to encompass all aspects of the built and natural environment and has economic, social and environmental implications.

Good design balances the needs of service users and providers to ensure that development is characterful, offers diverse choices, contains successful and attractive public realm, ensures ease of movement, and is accessible, safe, permeable, adaptable, sustainable and integrated.

Good design must also be flexible enough to respond to changing environmental and economic circumstances and offer a return on investment. Developers must ensure long-term value by learning from best practice and applying successful qualities to a new context in a way that celebrates and complements local character.
A.06 Key Design Objectives

The Key Design Objectives provide a basis for the guidance contained in the document. These are:

1. **Local Distinctiveness, Character & Identity**
   Enhance sense of place through design proposals which take the built, natural and historic context of their location into account, responding functionally, ecologically, socially and aesthetically.
   Proposals should enhance existing distinctiveness, character and identity.

2. **Cohesive & Vibrant Neighbourhoods**
   Ensure the health, well-being and quality of life of users of an area through spaces and buildings which encourage a range of users to meet and mix.

3. **Diversity**
   Provide variety, choice and sensory richness in design. Incorporate a proper mixture of uses and facilities with a wide variety of housing types and tenures.

4. **Ease of Movement**
   Ensure that places are easy to get to and move through for all users, including pedestrians and cyclists, allowing access to existing and new local services, facilities and open spaces. Ensure a sufficient level of imaginative and well-integrated solutions for all.

5. **Accessibility & Inclusion**
   Ensure that places are safe, secure and welcoming for people of all ages and physical and mental abilities, understanding the needs of all potential users to ensure inclusive design.

6. **Legibility & Integration**
   Streets and spaces should create a positive relationship between fronts and backs of buildings, with clearly defined public and private spaces.

7. **Adaptability & Future Needs**
   Anticipate the need for change to buildings and spaces, to design flexible places that function well today and are easy to adapt to changing needs, environmental changes or future development.

8. **Safety, Security & Crime Prevention**
   Create safe, pleasant spaces and routes, reducing the likelihood of crime and contributing to a sense of security.

9. **Efficient Use of Natural Resources**
   Make good use of the natural and built environment, conserving and improving it as required. Use design to reduce energy and water use and mitigate against flooding, pollution, overheating and overcooling.

10. **Innovation**
    Encourage appropriate innovation in construction techniques, design and technologies, which enhances and adds to the existing character performance, quality and aesthetics of the area.

11. **Climate Change & Sustainability**
    Mitigate and adapt to climate change through energy efficiency, renewable energy, passive solar, wind, geothermal and micro generation technologies, and infrastructure provision.

12. **Good Streets & Spaces**
    Provide a clear and permeable hierarchy of streets, routes and spaces to create safe and convenient ease of movement by all users. Establish a high quality public realm. Incorporate, or provide links to, a network of green spaces and water.

13. **Well Designed Buildings**
    Construct sustainable buildings which are appropriate to their function and context.

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**Figure 1: Key Objectives Icons**
How is it to be Achieved?

B.01 Structure & Understanding of the Guide

The Design Guide is structured into three main sections, which cover topics from strategic place-making principles to detailed guidance on specific issues:

**Introduction** explains what the Design Guide will achieve and how it should be used.

- Chapter A sets out the characteristics and value of ‘good design’ and the key design objectives of the document.
- Chapter B explains the process of design and the role of the Design Guide within this.
- Chapter C offers an overview into the existing character and context of Arun District in order to provide an initial basis for character assessment.

**Masterplanning & Working with the Guide** sets out a number of overarching design principles which apply to all development types, explaining the masterplanning process and how to integrate a plot with its surroundings. This includes all steps that need to be taken to deliver high-quality development either to an empty plot or when making alterations to an existing development.

- Chapter D: Responding to the Site and its Setting explains that a site should be appraised in order to understand its unique characteristics, while developing a design rationale that establishes the approach to the site.
- Chapter E: Natural Environment illustrates how the natural resources of a site should be taken into account, incorporated and enhanced.
- Chapter F: Movement Framework highlights how a movement network should be created to ensure accessibility, permeability and inclusivity when travelling to and circulating within a site.
- Chapter G: Built Structure & Development Plots underlines the importance of locating local centres and facilities and defining the plot layout, density and land uses within the proposed development.
- Chapter H: Welcoming Streets and Spaces explains how different streets and spaces are articulated and defined, covering hierarchy, enclosure, proposed street structure, characteristics of open spaces, residential outdoor amenity spaces, external space standards, shop-fronts and signage, street furniture, lighting, public art, waste and recycling facilities, and utilities.

**Chapter I: Parking Strategy** guides the development of car and cycle parking strategies, emphasising electric vehicle requirements.

**Chapter J: Building Design** addresses the form and character of buildings, scale and massing, corner buildings/landmarks, façades and elevations, inclusive and adaptable design, noise and overshadowing, and building edges.

**Chapter K: Climate Change and Sustainability** illustrates how sustainable development and climate change mitigation can be successfully implemented, introducing criteria for energy and water efficiency and insulation and ventilation guidelines.

**Chapter L: Ensuring Quality** highlights the main elements that will ensure high development quality through the use of materials and maintenance practices, while setting criteria for the future proofing of development.

**Development & Intervention Types** gives further detailed guidance on technical issues associated with specific development types. The development types covered by the guide are the following:

- Chapter M: Housing Extensions
- Chapter N: Building Conversions
- Chapter O: Strategic Housing (100< dwellings) & Major Residential Development (10-100 dwellings)
- Chapter P: Infill Development (2-9 dwellings)
- Chapter Q: Rural Development
- Chapter R: Apartment Buildings
- Chapter S: New Homes
- Chapter T: Mixed Use Schemes

The Arun District Design Guide consists of criteria and principles to inform the design process, followed by supporting text, illustrations and general guidance. The guidance is relevant to all scales of development and to different contexts.
The matrix below sets out the relevant interfaces between the design principles set out in Section 2 and development types contained in Section 3 in order to help users navigate the Guide and understand which chapters are relevant to their design proposals.

### Design Guide Matrix

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How to Use the Design Guide

The Design Guide utilises a similar format throughout. Each section communicates the main goal of the page, displays a plan of an example situation or illustrative principles and further photographic material advising on how an issue should be tackled, identifies supporting information and visuals where required, and provides useful guidance and additional information, together with a glossary of useful terms that the applicant can refer to.

Each chapter guides the applicant through a checklist of the design standards that Arun District Council expects from all new developments. This checklist is the tool through which Arun District Council will evaluate and assess development proposals and applications, from setting the masterplanning principles of large site allocations and major development schemes, to guiding small interventions, extensions and building conversions.

Icons have been designed to signpost the above and are used throughout the guide in order to steer the reader’s attention to specific topics and information.

Six simple steps have to be followed when using the Guide:

1. **Identify the Process:** Depending on the type of development/intervention, identify the relevant chapters of the guide that should be considered.

2. **Focus on the Goal:** Each chapter has a main goal/objective, accompanied by plans and illustrations demonstrating how this should be achieved. This should be the focus throughout the Guide.

3. **Follow the Process:** Application of design principles must follow the order of chapters within the Design Guide, as each is informed by the previous.

4. **Inform your Design:** To understand the impact of any new development, while making the best possible design choices, the features and variables of both the existing site and its surrounding area have to be comprehensively understood and appraised. This may entail further technical studies and surveys.

5. **Communicate your Design:** Each stage/chapter recommends ways to communicate design proposals in a clear and understandable way. It should be noted that these standards are provided as guidance and the level of information should be relevant and proportionate to the nature of the application being sought. Applicants are advised to refer to the Council’s validation checklist for a full list of application requirements.

6. **Follow the Rules:** The guide provides a checklist/set of rules to be followed in order to deliver high quality development.

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**Chapter Topic**
- Built-Up Structure & Development Plots
  - G.01 Neighbourhoods, Centres & Local Facilities

**Sub-Chapter Topic**
- G.01.1 Neighbourhoods, Centres & Local Facilities

**Goal**
- Create a “heart” of a neighbourhood by defining the centre of new development.

**Guidance**
- The design of new development, particularly new centres and local facilities, should make a positive contribution to the appearance of the area.
- Centres should provide a focal point and be a place where people can meet and gather.
- Centres can perform a functional role but should also be nice places to be, forming a public or feature space that acts as a local gathering space.

**Design Criteria**
- Centres are expected to contribute to the quality and character of the built environment.
- Centres should be designed to meet the needs of the local community.

**Inform Your Design**
- Centres should contribute to the overall design of the area.

**Communicate Your Design**
- Centres should be easily accessible by foot and bicycle.

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**Figure 2: Design Guide Sample Page**
B.02 Design Process & Consultation

The adjacent diagram provides an overview of key issues to be addressed at different stages of the design process and signposts to the relevant sections of the Design Guide which will assist in doing so.

This includes the consultation process, which helps to ensure that proposals are accepted and supported by ADC, the relevant statutory authorities, and the people for whom they are intended and/or affect.

The appropriate level of consultation is dependent upon the nature, scale and type of development, and may include discussions with:

- **Stakeholders including Statutory Consultees:** ADC is required by law to consult a number of stakeholders and organisations and also has a list of local stakeholders, contained in the Arun District Statement of Community Involvement (2018), who will be consulted on various types of development. Pre-application consultation on the part of an applicant can therefore be an important mechanism to secure the support of these parties and the Council.

- **Neighbours and the General Public:** Engagement with existing communities can be used to gather key information about a site and its context, the aspects which are considered important to the local community, and to address any concerns at an early stage of design development.

- **Arun District Council – Pre-Application Advice Service:** This is an opportunity to understand how a planning application will be judged against relevant policies and guidance, and identify any necessary modifications at the earliest stage, as well as additional or specialist consultation that should be undertaken prior to application. Depending on the nature of development this may comprise a written response, site visit, or pre-application meeting(s).
Chapter C of the Guide provides an overview of the key characteristics of the District in order to encourage development proposals to ‘Make it Arun District’.

C.01 Arun District Profile

Arun extends from the West Sussex Coastal Plain in the south to the South Downs National Park (SDNP) in the north. The SDNP Authority is the Local Planning Authority (LPA) for the northern part of the District, and therefore the Arun Local Plan and this Design Guide address the southern half of the District only.

Environment

The Arun LPA covers 12,090 hectares with an estimated population of 147,000, over 77% of whom live in coastal urban areas centred on Littlehampton and Bognor Regis. In total however, 60% of the District comprises rural land which predominates in the northern half of the LPA area. The Local Plan identifies a number of Built Up Area boundaries, with land outside these to be treated as countryside with development restrictions, particularly within designated ‘Gaps between Settlements’

Population

Arun District has one of the highest elderly populations in the country, with both national and local forecasts predicting a further rise in the proportion of older people, bringing challenges in terms of healthcare and housing. The District exhibits wide differences in standards of living and is home to some of the most affluent but also the most deprived people in the UK.

Economy

While Arun is relatively prosperous when compared to the national average, the District performs below average for the south east region. High levels of out-commuting, with around one third of residents in employment working elsewhere, is enabled by direct rail links from the District to London, Central Sussex and Gatwick Airport.

C.02 Arun District Planning Context & Guidance

All documents contained within the planning policy and guidance framework will form a material consideration in planning decisions. Applicants should therefore carry out a review of all relevant policies and guidance as early as possible in the design process.
**C.03 Heritage & Conservation Environment**

This section sets out Arun District’s rich historic environment which future development must seek to protect, complement and enhance. Over 3.15% of the total land area in the District is covered by designated heritage assets, comprising a significant proportion of the total built area. These assets include listed buildings, local buildings or structures of character, conservation areas, areas of character and Scheduled Monuments.

**C.04 Natural Environment & Landscape Character**

This section describes Arun District’s distinctive and diverse environmental and landscape features, varying in character from low coastline, to open countryside, to the backdrop provided by the scarp slope of the South Downs. Future development must seek to integrate with and not adversely affect these assets, or increase the risk of flooding.

Arun’s environmental assets are an important contributor to the Landscape Character of the District, as set out in the West Sussex Landscape Strategy which identifies eight Landscape Character Areas within the District which are reported in the Guide. The 2006 Arun Landscape Study identifies moderate to substantial landscape value across much of the District.
C.05 Built Environment & Settlement Character

Much of the new housing provision to be brought forward over the Local Plan period is to be provided as part of designated Strategic and Non-Strategic Housing Allocations or Committed Housing Sites. These are located either within or on the outskirts of existing settlements, and it must be ensured that the existing settlement context is retained and enhanced while also allowing new developments to incorporate their own distinctive character.

To assist with this process, the Design Guide identifies four main settlement contexts within the District’s built environment:

1. Coastal Towns & Neighbouring Settlements

This context encompasses the towns of Bognor Regis and Littlehampton and their surrounding villages, which serve as the main employment, retail and social centres in the District. The towns have maintained separation from one another but merged with their neighbouring settlements to form larger built up areas, in many cases resulting in the loss of rural character. The area is characterised by the transition from the flat coastline in the south, to the setting of the SDNP in the north.

2. Inland Arun: Arundel

Arundel is largely characterised by its historic environment including the town’s Conservation Area and hillside topography, although in areas beyond this the built environment is largely determined by 20th century development of detached houses set out along linear roadways.

3. Inland Arun: The Villages

Arun’s inland villages consist of separate settlements providing a range of shops and local facilities. Those to the south are characterised by a low-lying, flat coastal landscape, notable for a lack of trees and hedgerows. To the north, these grow in prominence transitioning to wooded areas of the Downs.

Much new development is anticipated to close the gaps between these settlements and must seek to provide an appropriate transition between places.

4. Countryside Development

The countryside areas of Arun consist mainly of smaller villages and hamlets with limited services and facilities. The character of these areas is derived from visual connections between settlements and their rural hinterlands, used for arable/pastoral farming and horticulture.
Masterplanning & Working with the Guide
Section 2 sets out a number of overarching design principles which apply to all development types, explaining the masterplanning process. Below are defined the main elements of each chapter within section 2, guiding the reader to the additional pages of the Guide. The following have to read together with the matrix on page 9.

**Responding to the Site & its Setting**

Identify key characteristics and features of the site in order to ensure that future design proposals are responsive to the site and its setting.

- **D.01 Site appraisal.** Analyse the site’s key features and context to identify the constraints and opportunities that will shape future development.
- **D.02 Developing a Design Rationale.** Develop a clear rationale for the site’s development, informed by key characteristics and features identified during the site appraisal.

**Natural Environment**

Use the site’s features and natural resources positively, ensuring that natural assets are protected and enhanced through sensitive incorporation into development proposals informed by appropriate technical assessments.

- **E.01 Using the Site’s Features & Natural Resources.** Create a place that is experienced as part of the local area, responding to and enhancing the features and natural resources of the site.
- **E.02 Landscape Structures and Trees.** Work with existing landscape structures, features and trees to understand their particular qualities and characteristics.
- **E.03 Biodiversity.** Protect and enhance biodiversity within the development site and wider area.

**Movement Framework**

Create an accessible and easily navigable space that caters for the needs of all.

- **F.01 Creating a Network of Streets, Footpaths, Cycleways & Access Arrangements.** Provide a movement framework which follows a clear and logical ‘street hierarchy’, ensuring accessibility, safety and ease of use.

**Built Structure & Development Plots**

Use scale, density and plot layout to create development which serves as a natural extension to the surrounding built environment and incorporates a range of focal points at a variety of scales.

- **G.01 Neighbourhoods, Centres & Local Facilities.** Create a “heart” of a neighbourhood by defining the centre of new development.
- **G.02 Density & Uses.** Use an appropriate scale and density to create places at a human scale.
- **G.03 Layout & Plot Size.** Create an appropriate layout for new development, integrating it with its surroundings.
Welcoming Streets & Spaces

Create a network of streets and spaces, both private, semi-private and public, which are accessible, provide amenity for their intended users, and are enhanced by high quality street furniture, signage, lighting and public art which fulfil functional and aesthetic roles.

- **H.01 Definition & Enclosure.** Create an attractive environment of streets and spaces with appropriate spatial definition and enclosure, suited to their location and role.
- **H.02 Streets to Rest, Meet & Gather.** Create a network of streets and spaces where people can rest, meet and gather.
- **H.03 Open Spaces.** Create a network of open spaces of diverse size, scale and character, which have a clear purpose and are accessible to a wide range of potential users.
- **H.04 Residential Outdoor Amenity & External Space Standards.** Provide private and communal residential outdoor amenity spaces which are of a high quality and can be safely and conveniently accessed by all residents.
- **H.05 Shop-fronts & Signage.** Ensure that building frontages and signage are in keeping with the character of the building and surrounding street scene, sensitive landscapes and clear skies.
- **H.06 Street Furniture, Lighting & Public Art.** Offer amenity to pedestrians and contribute to character and sense of place through high quality and appropriate street furniture, lighting and public art, respecting sensitive landscapes and clear.
- **H.07 Waste/Recycling Storage, Facilities and Utilities.** Integrate servicing requirements with the overall design of spaces, ensuring minimum impact on the quality of space.

Parking Strategy

Provide parking for cars and cycles through a variety of solutions which are appropriate to their context, integrate with the surrounding public realm and encourage sustainable and healthy movement.

- **I.01 Car Parking.** Integrate car parking with the surrounding built environment to support attractive and functional streets and spaces.
- **I.02 Electric Vehicles.** Provide designated parking bays and charging points for ultra-low emission and electric vehicles to promote and support their uptake.
- **I.03 Cycle Parking.** Provide readily accessible and secure cycle parking facilities in a range of locations to suit a range of needs.

**Figure 7:** Arun District Design Guide SPD Example Page - Car Parking
Building Design

Ensure that the design of buildings responds to and reinterprets the surrounding townscape and landscape and provides good amenity, accessibility and space for inhabitants.

- **J.01 Form & Character.** Respect the existing landscape and townscape by creating buildings with a form and character that reflects and enhances the distinctive architectural qualities of the surrounding area.

- **J.02 Scale & Massing.** Ensure that the scale and massing of development responds to the existing townscape and landscape.

- **J.03 Corner Buildings.** Create characterful, legible and distinctive places through the careful and bespoke design of corner sites.

- **J.04 Building Frontages & Facades.** Respond to and reinterpret the design of existing frontages and facades.

- **J.05 Roofs, Openings & Articulation.** Ensure that the roofs, windows and entrances of buildings are simply and successfully designed to integrate with their surroundings and context.

- **J.06 Noise & Overshadowing.** Provide a high standard of amenity for residents, visitors and all building users by minimising the impacts of noise and loss of daylight.

- **J.07 Building Edge.** Ensure that development responds positively to its setting by providing an appropriate transition between built up areas and open landscape, and other land.

- **J.08 Internal Space Standards.** Utilise a design-led approach to building space standards, providing homes which are liveable for residents now and in the future.

- **J.09 Inclusive Design & Accessibility.** Create streets, spaces and buildings that are usable and accessible for all, following the principles of inclusive design.

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**Figure 8:** Arun District Design Guide SPD Example Pages - Building Design
Climate Change & Sustainability

Promote development which is environmentally, socially and economically sustainable through development which minimises carbon emissions, represents efficient use of resources, promotes health and well-being and responds to issues of flooding, pollution and climate change.

- **K.01 Energy & Carbon.** Maximise energy efficiency and minimise whole life carbon.

- **K.02 Water & Material Management.** Reduce, re-use and recover materials and protect the District’s water resources.

- **K.03 Adapting to Climate Change.** Design for resilience and adaptability to climate change to ensure the future-proofing of developments.

- **K.04 Flood Risk & Drainage.** Incorporate Sustainable Urban Drainage Systems (SUDS) and other flood risk mitigation.

- **K.05 Quality of the Environment.** Incorporate air, noise and light pollution mitigation.

- **K.06 Health & Wellbeing.** Promote the highest standards of health and wellbeing.

Ensuring Quality

Provide high-quality development for the long term through durable and robust design solutions considered at every stage of the design process.

- **L.01 Materials & Details.** Development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular.

- **L.02 Maintenance and Management.** Ensure the longevity of development, which should remain high-quality for the long term through durable design and appropriate maintenance and management.

- **L.03 High Quality & Development.** Ensure that high quality is present at every stage of development, from initial design to final delivery.
Figure 11: Arun District Design Guide Section 2 - Chapter Sequence

Respond to the Site & its Setting

Natural Environment

Movement Framework

Built Structure & Development Plots

Welcoming Streets & Spaces

Parking Strategy

Building Design

Climate Change & Sustainability

Ensuring Quality

BDP.
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Development & Intervention Types
Section 3 presents further guidance upon technical issues related with specific development types. Below are listed the different development types that are explored within the Arun Design Guide, highlighting their main elements. Depending upon the potential developments readers are directed to the additional pages of the Guide (in relation with matrix on page 9).

**Household Extensions**

Provide household extensions which make a positive contribution to the building in terms of appearance, amenity and space standards.

Household extensions should be designed as visually subservient to and in keeping with the existing building and surrounding area, and tend to be best designed simply although innovative designs may be incorporated if appropriate. Extensions should protect the amenity of occupants in terms of space standards and lighting levels, and of neighbours in terms of privacy and overshadowing. Proposals should also seek to improve the environmental performance of the building.

Specific design guidance is provided on front extensions, porches, canopies, side extensions and rear extensions for detached, semi-detached and terraced houses; in terms of scale, massing and positioning in order to protect the amenity of occupants and neighbours.

Applications should be accompanied by the appropriate technical assessments including rights of light assessments, flood risk assessments and ecological or arboricultural surveys.

**Building Conversions**

Ensure the re-use and adaptation of existing vacant buildings to ensure their ongoing contribution to settlements.

While the original and/or existing use of buildings should be retained wherever possible; under-utilised, redundant or derelict buildings may be suited to sensitive conversion and adaptation. Conversions must protect the original character and appearance of the building, and new uses must be appropriate for both the building and location in which they are accommodated. Conversions must be accessible, sustainable and compliant with the relevant Building Regulations.

Specific guidance is provided on conversion of agricultural buildings, schools, churches and commercial buildings including key detailing and features; and response to typical landscape settings.

The structural integrity of the building must be reported in a structural report. Further relevant technical studies may include arboriculture and protected species/habitat surveys, and a landscape assessment for large proposals. Conversions outside Built Up Area Boundaries must include a statement of the efforts that have been made to market and use the premises for business purposes.

Figure 12: Arun District Design Guide SPD Example Pages - Household Extensions

Figure 13: Arun District Design Guide SPD Example Pages - Building Conversions
Strategic Housing & Major Development

Take a holistic approach to strategic housing and major development sites through a coherent and integrated masterplanning process.

The significant housing requirement for the Local Plan period will be brought through via a combination of Strategic Housing Sites (300+ homes) designated in the Local Plan, or major non-strategic sites designated in Neighbourhood Plans or the Non-Strategic Sites DPD.

All strategic housing and major development should ensure a high-quality design which is cohesive and integrated with their surrounding and existing context by taking a comprehensive masterplanning approach according to Section 2 of the Design Guide SPD, brought forward by appropriate design professionals.

This should be illustrated and informed by a number of key visions and strategies including the initial site appraisal, vision statement and concept plan; Movement Framework and Strategy, Landscape Strategy and further technical surveys and assessments as appropriate.

Infill Development

Respond positively to the character, appearance and layout of surrounding buildings to provide high quality infill development which enhances amenity for surrounding and new residents.

Infill developments must, in the majority of cases, emulate the established surrounding pattern of building in order to create cohesion and unity. A bolder design response may be suited to development on prominent plots, but must not come at the expense of relating well to existing buildings and features.

Infill developments must not lead to the over-intensification of development land, instead seeking to strike a balance between the benefits of more efficient land use and preserving site access, character, outlook and amenities.

Specific guidance is provided on gap site development within a street frontage, backland development and site redevelopment.

Figure 14: Arun District Design Guide SPD Example Pages - Strategic Housing Development

Figure 15: Arun District Design Guide SPD Example Pages - Infill Development
Integrate rural development sensitively into its setting in order to respect the character of countryside areas of the District.

Although the majority of new development over the Local Plan period will be located within existing urban areas or large strategic sites, over 60% of Arun District is made up of rural and lower density areas. Development within these areas must respect and enhance their distinctive rural character through integration into the landscape setting through retention of important features such as mature trees and planting. Scale, form, massing, facades and elevations should in general adopt a consistent and simple form, with exceptions requiring the highest quality of innovative and creative design. Boundaries should keep areas of hard surfacing to a minimum, and front driveways must be landscaped, sited and designed so as not to dominate the front garden or impact upon the amenity of neighbours.

Provide flatted developments which integrate well with and respond sensitively to their setting.

Well-designed apartment buildings provide a wide range of dwelling sizes and types, and will make a valuable contribution to meeting housing requirements over the Local Plan period. These are best located in town centres or around civic spaces and may take the form of blocks, courtyard buildings or towers, which are each best suited to different contexts.

Guidance is provided on building height and massing, building depth and apartment layout, access and orientation and car and cycle parking; which together ensure that buildings respond to their context, provide the highest standard of amenity, encourage natural surveillance and activity, and meet the travel needs of residents.

The design of apartment buildings should be informed by all appropriate technical studies including sunlight and daylight assessments to ensure access to light and avoid overshadowing, and visual impact assessments where there is potential to impact on key views in and out of the development.
New Homes

Design new homes which reference the character of Arun District, provide a high level of amenity, and are socially and environmentally sustainable; meeting challenges over the long term.

New homes must meet the needs of all of the District’s population, incorporating a mixture of housing types and tenures including at least 30% affordable housing on major housing schemes, which should be ‘tenure blind’. The design of new homes should take into account the guidance provided in Section 2 and provide the highest standards of amenity, accessibility and sustainability, as well as ensuring clear delineation of public and private spaces.

Homes must be capable of flexible adaptation for a number of purposes, for example to meet the changing abilities and mobility of occupants, or in order to enable home working.

Mixed Use Schemes

Provide conveniently located mixed-use development which meets local needs and provides a high standard of amenity for residents and visitors.

Mixed-use schemes should be conveniently located and highly visible in order to enable easy access for both residents and visitors. Buildings should be accessible by all users and incorporate active frontages and entrances adjacent to high-quality public realm. Residential uses should be located so as to maximise natural surveillance while also ensuring amenity in terms of servicing and access, noise, odour, lighting and air quality. Schemes should be legible, incorporating signage where appropriate, and easily walkable, although sufficient parking spaces for bicycles, motorcycles and cars must also be provided to meet anticipated demand.

Mixed-use schemes should be informed by Landscape, Movement and Employment Strategies, and supported by technical assessments as appropriate.