Introduction

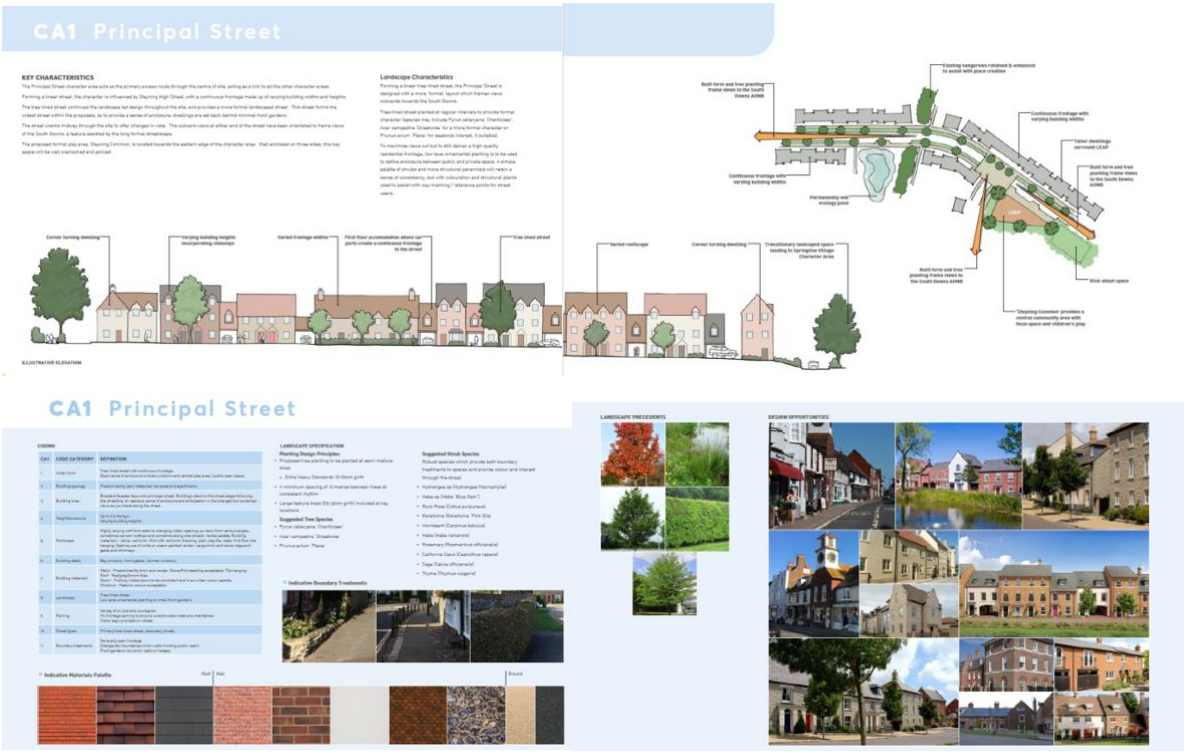
Set out below is an extract from the working draft information of the Steyning Design Code currently in development. Land to the rear of Kings Barn Lane has been identified as a new character area in Steyning made up of its own typologies as per the approved Outline Design Code. An analysis of each Character Area to inform the level of design control needed has been undertaken. That analysis for Land to the rear of Kings Barn Lane is set out below. Its content will inform the Code intended to guide the design of new development to achieve the design goals for each Character Area and the wider parish. It is followed by other relevant extracts or information to provide an overall picture of intent.

The purpose of the extract is to inform any reserved matters application for the site that may come forward ahead of the publication of the Steyning Design Code.

Extract

LCA9: Land to the rear of Kings Barn Lane

A scheme to develop this land has received outline approval. The decision notice for the site is conditioned and requires that the reserved matters application/s bring forward a detailed scheme which substantially complies with the Outline Design Code including the following details:



Illustrative view along the Primary Tree-Lined Street within the Principal Street Character Area

CA2 Springline Village

KEY CHARACTERISTICS

This area follows the traditional Springline village character. This lower density area is located to the northern and eastern edges of the development, and will create the new edge of the settlement. To create a character sympathetic and appropriate to its setting, this area has a looser, more informal pattern, to ensure any views of the development are softer.

The Springline character of clusters of dwellings broken up with irregular swathes of landscape has been implemented into the design, with 'green fingers' of landscape 'bleeding' into the site from the edges of development. To the western side of the site the 'green fingers' follow existing (and reinstated) historic field boundaries, and to the east (as we move toward the rural fringe of Steyning) they widen to become larger swathes of landscape, containing cycle paths and areas of public open space.

To the south-eastern parcel the development pattern loosens even further, with dwellings forming courtyards to reflect the nearby Kings Barn Farm.

Dormer bungalows are proposed to the north-east corner to minimise further any impact of development to the most rural edge of the development.

Rain gardens and grass banks are incorporated into the verges of streets to further strengthen the character of a Springline Village.

Landscape Characteristics

Following the traditional Springline village character, this is a lower density area with a more informal pattern with clusters of dwellings interspersed with irregular swathes of open space. An alternative and staggered rhythm of tree planting to reflect the more informal and clustered pattern of development.

Trees planted irregularly (at irregular intervals and in clusters) to provide a more informal character within the adjoining open space. Species could include a mix of trees which provide seasonal interest and of varying heights/girths. This could include species such as Amelanchier lamarckii 'Robin Hill' and Sorbus aucuparia 'Cardinal Royal' for seasonal interest alongside natives such as Acer campestre and Corylus avellana.

A more natural development transition with the adjoining Green Infrastructure, where the planting palette uses a native and ornamental mix to create an informal scene. Low hedgerows used to offer enclosure and connectivity. These should be seen as 'green frontages' where seasonal colour and wildflower / bulb mixes also provide for a more diverse edge.

ILLUSTRATIVE ELEVATION

CA2 Springline Village

CODING

CA2	CODE CATEGORY	DEFINITION
1	Urban form	Soft edge to development. Small runs of dwellings interspersed with landscape. Larger dwellings, lower densities. Narrower streets compared to other character areas. Greater variation in building footprint shapes and sizes. Larger front gardens encouraged to create a strong rural setting.
2	Building typology	Terraced clusters and cottages. Double fronted farmhouse. Ancillary subordinate buildings.
3	Building lines	Informal and staggered to create some houses with sheltered front gardens and [illegible] on the back of the pavement with strong street presence.
4	Height/enclosure	Generally up to 2 storeys with up to 1.5 storey in the north east corner.
5	Roofscape	Varied eaves and ridge heights. Roofscape broken up by changes in orientation of ridges, and punctuated by chimneys. Hipped or pitched roof, with subservient smaller wings to the rear or side.
6	Building detail	Simple architectural detailing.
7	Building materials	Predominantly earthy tones to minimise visual impact. Walls - predominantly brick, with some render acceptable on focal buildings and away from the edges of the site. Roof - Red/grey/brown tiles. Doors - Publicly visible doors to be consistent and in a rural colour palette. Windows - rural palette.
8	Landscape	Springline village character - informal, irregular planting. Rain gardens adjacent to central street, bunding to areas of incidental open space. Low hedgerows as boundary treatments.
9	Parking	Generally on plot, with limited frontage parking to integral houses. Groups of parking between planted bays for courtyards. Driveway cross overs kept to a minimum. Rural paths. Some roads do not have pavements; simple grassed verges.
10	Street types	Secondary Street / Shared Space, Rural Lane / Shared Space, Private Lane / Courtyard
11	Boundary treatments	Side/garden boundaries brick/flint walls fronting public realm. Front gardens low brick/flint walls or hedges. Timber fences to address public realm should be avoided. Boundaries in front of building should be normally lower than at rear.

LANDSCAPE SPECIFICATIONS

Planting Design Principles:

- Structural tree planting to comprise a mix of semi-mature and young planting to provide variation in sizing:
  - Extra Heavy Standards 18-20cm girth
  - Heavy Standard 12-14cm girth
  - Standards 10-12cm girth
  - Double staggered species rich hedgerow with plants spaced at 5 no per linear metre
  - Shrubs spaced at a minimum of 3 plants per m²

Suggested Tree Species

- Acer campestre
- Alnus glutinosa
- Corylus avellana
- Amelanchier lamarckii 'Robin Hill'
- Sorbus aucuparia 'Cardinal Royal'
- Tilia cordata 'Greenspire'
- Native hedgerow with locally prominent species

Suggested Shrub Species

- Hydrangea sp (Hydrangea Macrophylla)
- Hebe sp (Hebe 'Blue Gem')
- Rock Rose (Cistus purpureus)
- Escallonia (Escallonia 'Iveyi')
- Hornbeam (Carpinus betulus)
- Hebe (Hebe rakaiensis)
- Rosemary (Rosmarinus officinalis)
- California lilacs (Ceanothus repens)
- Periwinkle (Vinca minor)

Indicative Boundary Treatments

Indicative Materials Palette

LANDSCAPE PRECEDENTS

DESIGN OPPORTUNITIES

Illustrative view of the Springline Village Character Area

CA3 Roman Road

KEY CHARACTERISTICS

The Roman Road character area is an extension of the existing context to the south. These very linear streets follow a formal development parcel structure, with consistent building lines framing views to the South Downs. The main street within this character area (running north-south) follows the same alignment with Roman Road, to ensure the framed view of the National Park is continued within the site.

Dwellings in this character area will mimic the local context, with a more regimented street pattern, where dwellings of similar scale and mass use changes materials to offer variety and interest to the street scene.

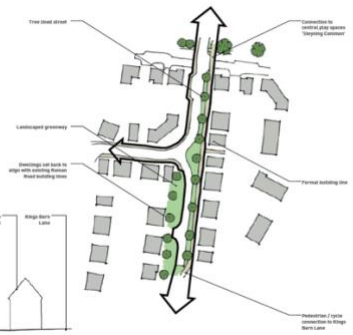
The pedestrian and cycle link to Kings Barn Lane is accessed from this character area, with a wide dedicated path connecting Kings Barn Lane to Stayning Common, the proposed play area located to the centre of the site. Along this green route, the street is widened to include a tree lined verge and landscaped frontage, creating a direct, attractive green route for new residents and the wider community.

Landscape Characteristics

Forming a linear predominantly single sided tree lined secondary street, the roman road is designed with a formal layout which frames views outwards towards the South Downs. This tree lined street is designed to reflect the regimented street pattern and draw users in along the route to the central ribbon park within the site.

Tree lined secondary street of single species, planted at regular intervals to provide formal character with hedgerow species selected to assist in maintaining views out and along the streets towards the landscape beyond. Species may include; Acer campestre 'Postlodge', Carpinus betulus 'Fastigiata' and Pyrus calleryana 'Chanticleer'.

To maximise views out but to still deliver a high-quality residential frontage, low level single species ornamental and mixed native hedgerow planting is to be used to define enclosure between public and private realm.



CA3 Roman Road

CODING

CA3	CODE CATEGORY	DEFINITION
1	Urban form	Cohesive, orderly, planned character achieved by rectilinear rotation of common design features within a limited palette, the back of inter-war planned development character. Regular building lines with gaps between buildings, detached plots with landscaping around. Regular consistent plot width and depth.
2	Building typology	Predominantly semi-detached framed symmetrical pairs and terraces with occasional detached.
3	Building lines	Setback from the road allowing buffer zone of landscaped gardens or parking areas between road / road and houses.
4	Heights/storeys	Generally 2 to 2.5 storeys.
5	Roofscape	Ridge running parallel to the road or hipped front bays with hipped or gabled roofs. Rear wings arranged to the rear of the property. Individual buildings enhanced with limited palette.
6	Building detail	Feature front gables. Tile hung windows.
7	Building materials	Use a limited palette to promote a cohesive character, including: Walls - Brick - darker, like hanging. Roofs - Slate / Plain tile. Doors - Painted, colour doors to be considered and in a clear colour palette. Windows - Neutral colours acceptable.
8	Landscape	Tree lined street. Ornamental native planting to front gardens.
9	Parking	Variety of on plot, frontage parking and courtyards.
10	Street types	Secondary Street, Secondary Street / Shared Space, Rural Lane / Shared Space, Private Lane / Courtyard, Secondary Street / POS Edge Link.
11	Boundary treatments	Hedgerow boundaries to rear roads fronting public realm. Front gardens: low brick walls or hedges.

LANDSCAPE SPECIFICATIONS

Planting Design Principles

- Proposed tree planting to be planted at semi-mature sizes:
  - Extra Heavy Standards 18-20cm girth
- A minimum spacing of 6 metres between trees at consistent rhythm
- Double staggered species rich mixed native hedgerow with plants spaced at 5 no per linear metre.
- Single species ornamental hedgerow with plants spaced at 5 no per linear metre.

Suggested Tree and Hedge Species

- Native hedgerow with locally prominent species
- Box hedgerow (Buxus supervirens)
- Privet hedgerow (Ligustrum ovalifolium)
- Escallonia hedgerow (Escallonia 'rosy')
- Acer campestre 'Postlodge'
- Carpinus betulus
- Pyrus calleryana 'Chanticleer'

Indicative Boundary Treatments

Indicative Materials Palette

LANDSCAPE PRECEDENTS

DESIGN OPPORTUNITIES

Illustrative view of the cycle and pedestrian link to Kings Barn Lane within the Roman Road Character Area.

CA4 Railway Suburb

KEY CHARACTERISTICS

The Railway Suburb references the old Stayning railway line from the Stayning Bypass) and some of the surviving properties that originally formed the immediate surroundings to Stayning Railway Station – originally located to the south-west corner of the site.

The character area is the closest area of the site to the old railway line and station, occupying the south-east area of the site.

The Railway Suburbs character is influenced by the surviving streets, including Station Road and Southdown Terrace. These streets are composed of terraced villa's behind small front gardens. Each terrace, or pair of semi's has a uniformity in detail and material, and follow a formal building line. Details include bay windows and dormer windows, and materials are predominantly light in colour – render or painted brickwork (white). More ornate dwellings include tile hanging to gables and first walls within brick quoins.

The design of this area follows suit, with streets made up of small runs of terraces and semi-detached dwellings following a formal building line behind small front gardens.

This character area forms the gateway into the site from the new roundabout, where a terrace and a pair of semi-detached dwellings provide an attractive, continuous frontage to welcome you into the site. To the centre of the character area a ribbon park runs east-west providing a pedestrian focused link from the front of the site through to the new play area's. The alignment of the park is orientated around the view of St Andrews Church to the west, providing a key vista and visual connection to the centre of Stayning.

Where the main access road within the Railway Suburb passes through the ribbon park, a focal square is formed. The square will be fronted by a small number of apartments and continuous frontages, to ensure a good sense of enclosure to this key space. There is also opportunity for traffic calming features where it bisects the ribbon park.

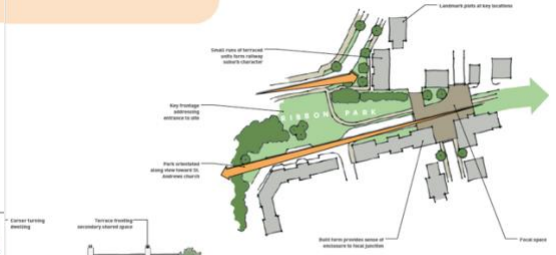
Landscape Characteristics

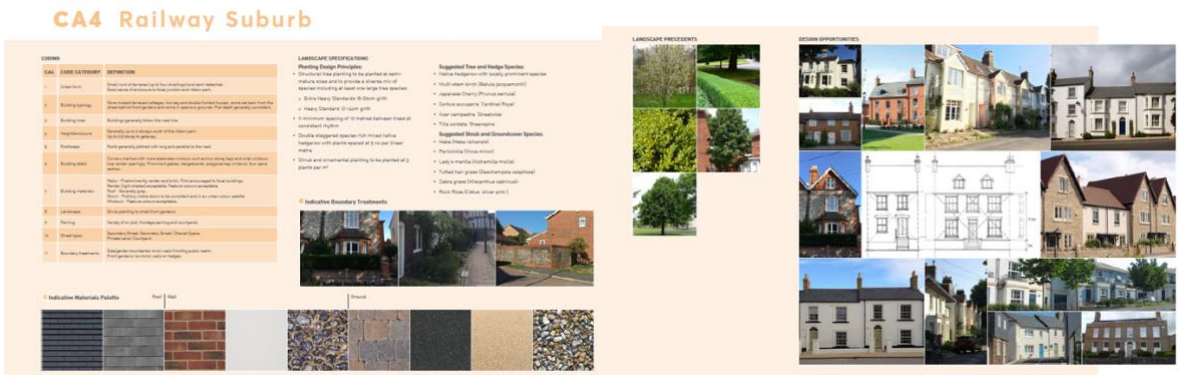
Influenced by the surviving terraced villa's in the local area, these streets are complex terraces or pairs of semi's with a uniformity in detail and material, following a formal building line with small front gardens. This character area forms the gateway into the site, which leads to the ribbon park. Where the main access road within the Railway Suburb passes through the ribbon park, a focal square is formed.

The residential frontages overlooking the central ribbon park utilise low ornamental shrubs and clipped hedgerow to maintain inter-visibility. The ribbon park provides recreational facilities, maximising the ridge landform to create a network of paths and seating areas with outward views. Ornamental tree species with high or shaped canopies can also be distributed to maintain natural surveillance but provide visual interest. Clipped canopies will also enable views out towards St Andrews Church to be maintained.

Minimal front garden space and therefore landscaping to be kept to a minimum.

Shrub planting to front gardens to comprise low growing species or groundcover only. Minimal use of trees, shrubs and hedgerows to ensure views into the ribbon park.





To be referenced appropriately [ONH]

Study

In managing community feedback on the scheme, the Parish Council has reviewed the approved Outline Design Code and identified opportunities for some elements of the approved Outline Design Code to be revised. There is an opportunity to use the Steyning Design Code, which is intended to form part of the modified Steyning Neighbourhood Plan, to enable those revisions to be made that ought to still enable substantial compliance with the approved Outline Design Code for any future detailed scheme/s.

Opportunities to enhance

- Drainage solutions that avoid stagnant water such as the use of permeable surfacing across the site on and off plots, infiltration basins and soakaways, swales and rain gardens. Where drainage solutions use methods that will lead to stagnant water, such as wetlands and ponds ensuring that these are designed with circulation, vegetation, and aeration to prevent stagnation.
- There are a number of parking courtyards planned within the approved Outline Design Code. There is an opportunity to encourage the use of natural features, including the use of permeable surfacing as set out above, within the layout of parking courtyards and not solely as a boundary treatment to soften the appearance. Example:

Figure 10-5a: An example of well landscaped courtyard parking, Valençay, France (Credit – Create Streets)

Figure 10-5b: Courtyard parking, Poundbury, Dorset (Credit - Andy Cameron)

Source: Healthy Streets for Surrey Design Code: https://www.surreycc.gov.uk/land-planning-and-development/healthy-streets/requirements-and-guidance/section?id=10.3

- The pedestrian and cycle access strategy reflects the nature of twittens found across Steyning which provide connections to important routes and increase accessibility for active travel movement within the site as shared routes for different users.
- Segregated cycle and walking routes can often fail to work effectively for a number of reasons, one of them being lack of proper separation between paths. Whilst the approved Outline Design Code only references shared routes for different users, images used for cycle links show segregated routes without proper separation. Shared routes are preferred given the rural character of Steyning, the site's location with high visual quality and ecological value, likely sporadic use of routes (not all users will use the routes at the same time), the nature of groups using the paths (families preferring to use the whole area and a wider space for those using wheelchair bikes or tricycles), and the likely number of crossing movements which is more difficult with segregated paths.

Surface materials

Precedent image of cycle link

- Photovoltaic roof tiles are preferred to slate roof tiles for all character areas.
- A cross is indicated for the use of permeable paving for the CA2 Springline Village, CA3 Roman Road and CA4 Railway Suburb character areas as indicated in the image below. Clarify what the issue is, if with colour see two other colour options below:

- A cross is indicated for the use of natural stone walling for the CA2 Springline Village character area (see below) and confusingly no indication of where it might be used within the coding which states the use of predominantly brick with some render on focal buildings. Please clarify removal:

- A focus on the use of flint walls (rather than brick walls) fronting the public realm within the CA4 Railway Suburb character area.

- Clarifying the design opportunities for the CA4 Railway Suburb character area:

- Revisiting building heights on the parcel adjoining properties on Kings Barn Lane with up to 1.5 storeys preferred in this area:

- With no provision for allotments given the provision of a community orchard has been prioritised, there is an opportunity to revisit other options for food growing such as using rain gardens proposed or make provision for the use of living walls for food production in public open spaces.
- Given climate change commitments, chimneys are increasingly becoming functionally redundant. This presents an opportunity to use chimney stacks, and chimney breasts (where applicable) provided as part of the new development in innovative ways.

Strategy

- Consistency with the provisions of the National Model Design Guide; National Model Design Guide; and the South Downs National Landscape design guidance; and substantially the approved Outline application Design Code allowing for some personalisation reflecting community design preferences.
- Conserve and enhance heritage assets and their settings
- Conserve and enhance key views as identified in the approved Outline Design Code
- Retain the town edge to the north and east of the character area as identified in the ANALYSIS (see below)
- Reinforce the distinctiveness at the New gateway node as identified in the ANALYSIS (see below)
- Maintain and reinforce the permeability between different parts of Steyning by providing connections to twittens and other paths as identified in the ANALYSIS (see below)
- Reinforce a familiar, legible, distinctive, accessible, comfortable and safe outdoor environment to contribute to Steyning as a dementia friendly place – see Neighbourhoods for Life checklist by The Wellbeing in Sustainable Environments Research Unit of the Oxford Institute for Sustainable Development (see below)

Other relevant extracts

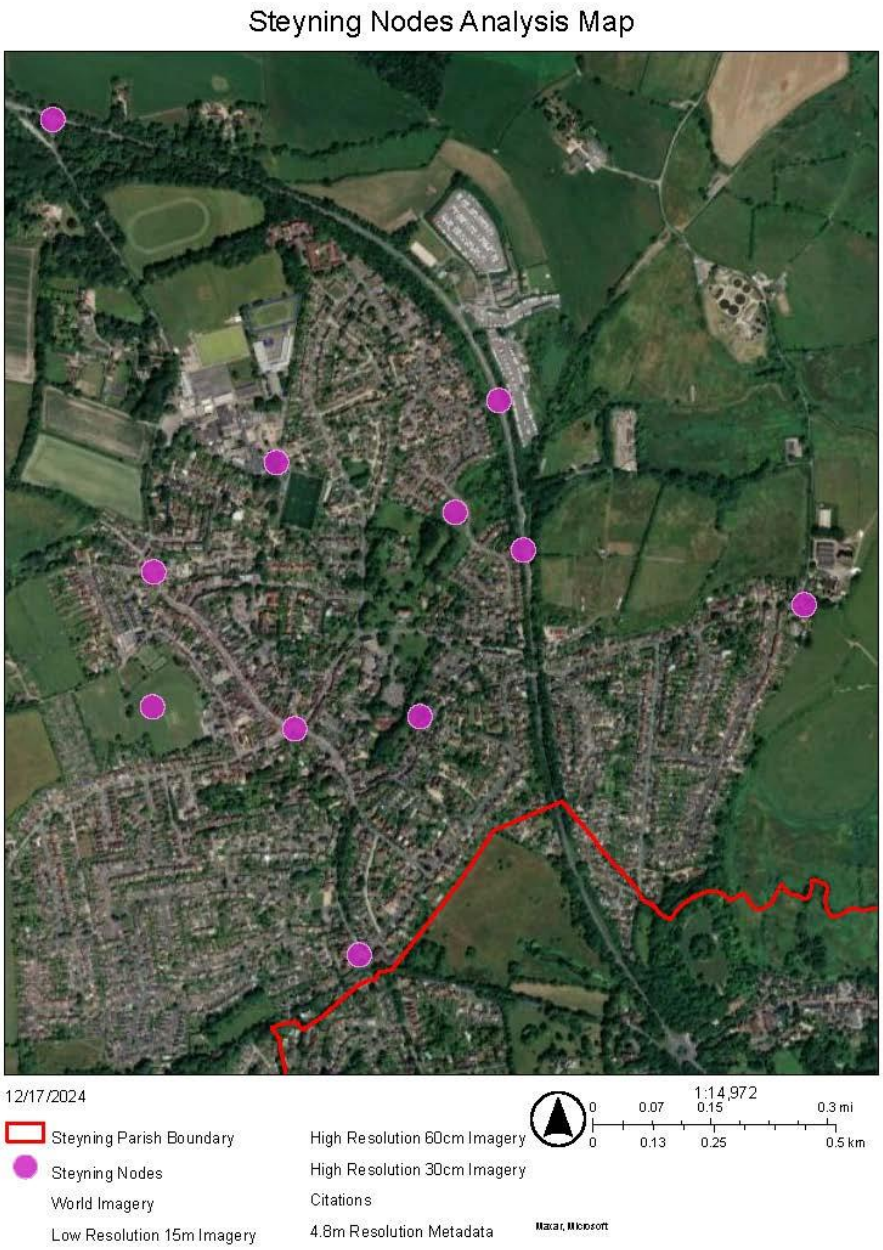
Edges

Edges are visible hard or soft boundaries that divide different areas. You can move through these boundaries in some cases, but they can also be a barrier. The key is that you are in a different place dependant on which side of the edge you are standing in e.g. town / country.

There are several well-established tree belts marking clear edges to the operation of the town and the beginning of the countryside. This considers the recently approved development on Land at Kings Barn Lane.

Nodes

Key points of social interaction or concentration, such as public spaces, parks and places where Paths converge. Nodes are often prominent places where people gather to enjoy and shop for example and so help people recognise where they are.



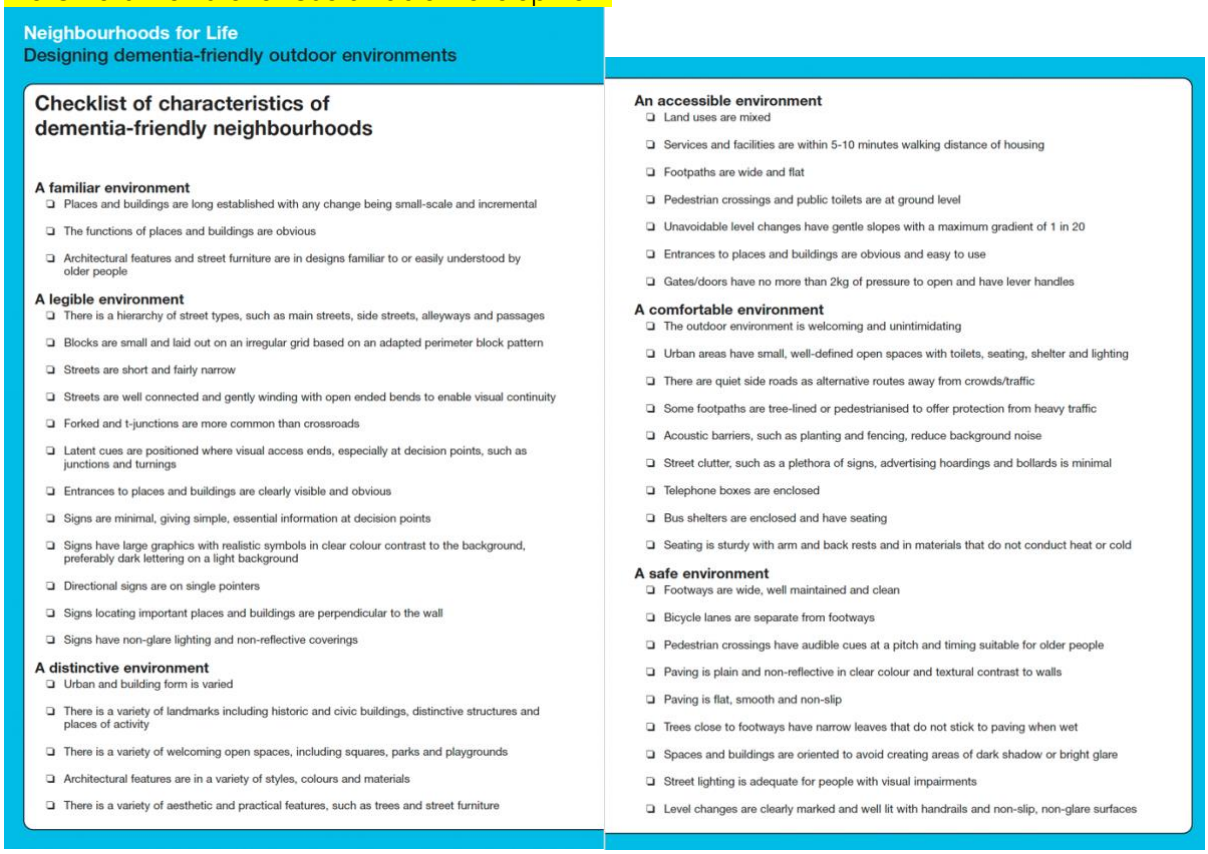
New gateway into the Kings Barn Lane development

The Outline Design Code approved as part of the development describes an arrival gateway onto the Steyning Bypass at a new roundabout. It is planned to be sited close to Footpath number 2585 which is accessed from Abbey Road and crosses the Steyning Bypass to the site. Whilst it is not possible to describe the relationship between the elements that will form part of this gateway, it is likely a point at which vehicles and active travellers will meet.

Paths

These are the routes along which people move through the area, such as streets, footpaths, bridleways and cycleways. Paths are the most significant element because they connect places, channel the way people move about the area and therefore define how they experience the area.

Neighbourhoods for Life checklist by The Wellbeing in Sustainable Environments Research Unit of the Oxford Institute for Sustainable Development



Neighbourhoods for Life
Designing dementia-friendly outdoor environments

Checklist of characteristics of dementia-friendly neighbourhoods

A familiar environment
- ❑ Places and buildings are long established with any change being small-scale and incremental
- ❑ The functions of places and buildings are obvious
- ❑ Architectural features and street furniture are in designs familiar to or easily understood by older people

A legible environment
- ❑ There is a hierarchy of street types, such as main streets, side streets, alleyways and passages
- ❑ Blocks are small and laid out on an irregular grid based on an adapted perimeter block pattern
- ❑ Streets are short and fairly narrow
- ❑ Streets are well connected and gently winding with open ended bends to enable visual continuity
- ❑ Forked and t-junctions are more common than crossroads
- ❑ Latent cues are positioned where visual access ends, especially at decision points, such as junctions and turnings
- ❑ Entrances to places and buildings are clearly visible and obvious
- ❑ Signs are minimal, giving simple, essential information at decision points
- ❑ Signs have large graphics with realistic symbols in clear colour contrast to the background, preferably dark lettering on a light background
- ❑ Directional signs are on single pointers
- ❑ Signs locating important places and buildings are perpendicular to the wall
- ❑ Signs have non-glare lighting and non-reflective coverings

A distinctive environment
- ❑ Urban and building form is varied
- ❑ There is a variety of landmarks including historic and civic buildings, distinctive structures and places of activity
- ❑ There is a variety of welcoming open spaces, including squares, parks and playgrounds
- ❑ Architectural features are in a variety of styles, colours and materials
- ❑ There is a variety of aesthetic and practical features, such as trees and street furniture

An accessible environment
- ❑ Land uses are mixed
- ❑ Services and facilities are within 5-10 minutes walking distance of housing
- ❑ Footpaths are wide and flat
- ❑ Pedestrian crossings and public toilets are at ground level
- ❑ Unavoidable level changes have gentle slopes with a maximum gradient of 1 in 20
- ❑ Entrances to places and buildings are obvious and easy to use
- ❑ Gates/doors have no more than 2kg of pressure to open and have lever handles

A comfortable environment
- ❑ The outdoor environment is welcoming and unintimidating
- ❑ Urban areas have small, well-defined open spaces with toilets, seating, shelter and lighting
- ❑ There are quiet side roads as alternative routes away from crowds/traffic
- ❑ Some footpaths are tree-lined or pedestrianised to offer protection from heavy traffic
- ❑ Acoustic barriers, such as planting and fencing, reduce background noise
- ❑ Street clutter, such as a plethora of signs, advertising hoardings and bollards is minimal
- ❑ Telephone boxes are enclosed
- ❑ Bus shelters are enclosed and have seating
- ❑ Seating is sturdy with arm and back rests and in materials that do not conduct heat or cold

A safe environment
- ❑ Footways are wide, well maintained and clean
- ❑ Bicycle lanes are separate from footways
- ❑ Pedestrian crossings have audible cues at a pitch and timing suitable for older people
- ❑ Paving is plain and non-reflective in clear colour and textural contrast to walls
- ❑ Paving is flat, smooth and non-slip
- ❑ Trees close to footways have narrow leaves that do not stick to paving when wet
- ❑ Spaces and buildings are oriented to avoid creating areas of dark shadow or bright glare
- ❑ Street lighting is adequate for people with visual impairments
- ❑ Level changes are clearly marked and well lit with handrails and non-slip, non-glare surfaces

Other relevant information

The Code will be structured to mirror the structure of the National Model Design Code and therefore contain a range of codes on Movement, Nature, Built Form, Identity, Uses, Homes and Buildings, Resources and Lifespan. Given the content set out for Character Area LCA9, and the wider approach of the Design Code it is therefore intended for the Codes relevant to the Character Area to include Codes as follows:

- Movement themed codes which support the pedestrian and cycle strategy reflecting the nature of twittens across Steyning but as shared routes for different users with no segregated routes; the use of permeable surfacing; and for the layout of a number of parking courtyards to incorporate the use of natural features and permeable surfacing not solely as boundary treatments.
- Nature themed codes to encourage the use of drainage solutions that avoid stagnant water, and exploring other options for food growing.
- Built Form themed codes to guide the design of building heights on the parcel adjoining properties on Kings Barn Lane.
- Identity themed codes guiding the use of materials for permeable surfacing (TBC), avoiding the use of natural stone walling for the CA2 Stringline Village typology (TBC), requiring the use of flint walls (rather than brick walls) fronting the public realm within the CA4 Railway Suburb typology, clarifying the design opportunities for the CA4 Railway Suburb typology,
- Resources themed codes to encourage the use of photovoltaic roof tiles for all typologies, and the use of functionally redundant chimney stacks and breasts (where applicable) for other means such as creating new habitats e.g. habitat bricks.

There may also be parish-wide design codes which are relevant including:

- Homes and Buildings themed codes requiring all new homes to meet the M4(2) accessible and adaptable standard and where evidenced need the provision of M4(3) wheelchair standard as part of the overall mix.
- Resources themed codes which incentivise the Passivhaus or equivalent standard with a space heating demand of less than 15kwh/m2/year.
- Lifespan themed codes which encourages a clear plan for the management and maintenance of assets and space recognising the role of Steyning Parish Council in the long-term management of community buildings, land and other assets used by the local community and visitors requiring applicants to engage with the Parish Council as an appropriate stage enabling discussions to feed into the process of negotiating eligible S106 funding and long-term management schemes of community buildings, land and other assets, and encouraging involving the Parish Council in pre-application discussions or participation in the design of schemes which may include facilitation of community engagement.

Finally, the modified Steyning Neighbourhood Plan is intended to give the content of the Steyning Design Code full weight as part of the development plan and will not be considered supplementary guidance. A policy within the Neighbourhood Plan is likely to require development proposals to demonstrate how their schemes positively respond to the relevant design strategy and accords with the relevant codes as relevant to their location, scale and nature.