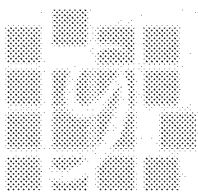


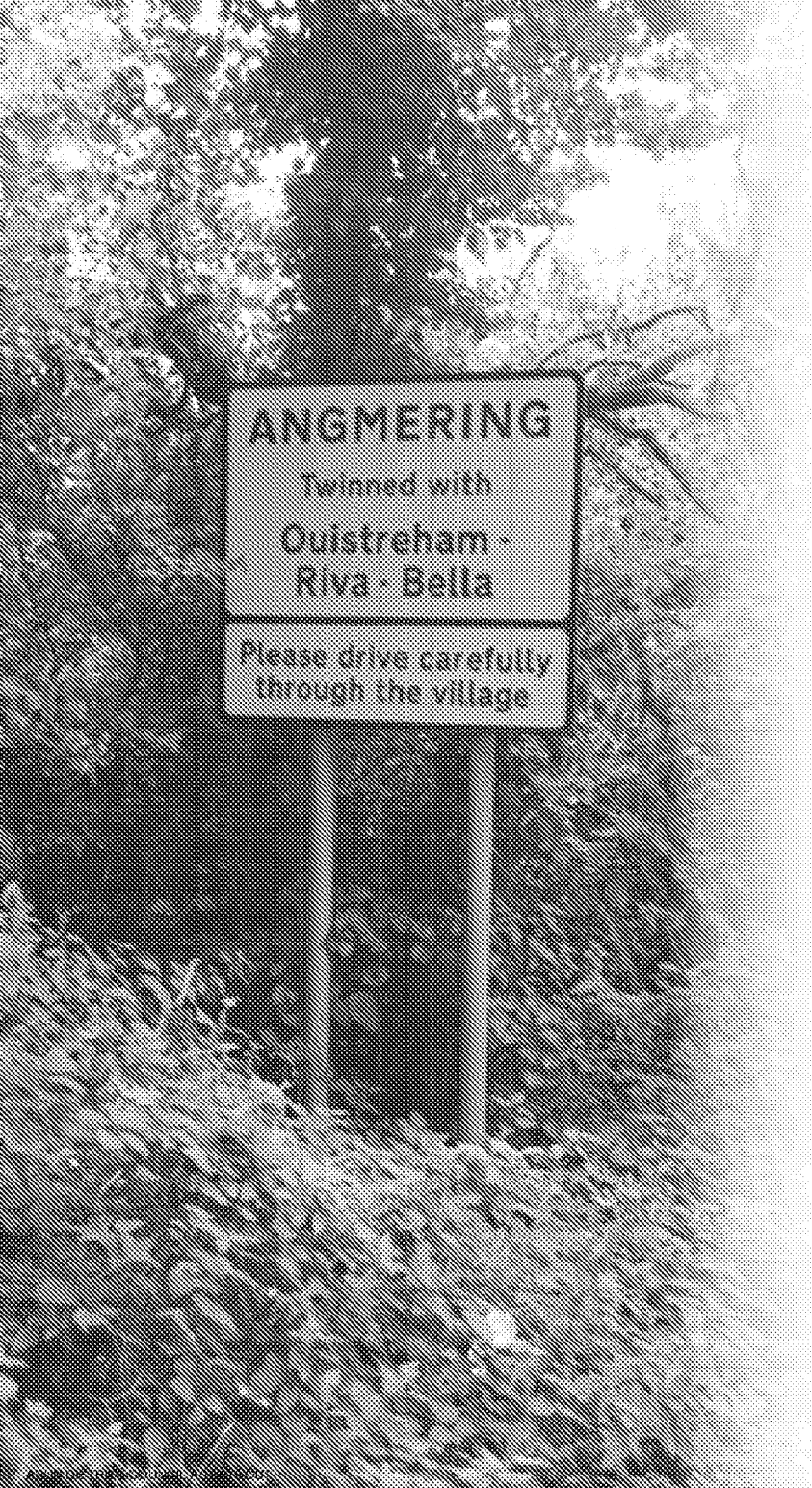


DESIGN AND ACCESS STATEMENT

Land West of Arundel Road, Angmering

August 2019





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On behalf of:



GLADMAN

Gladman Developments Ltd.

	Date:	Prepared by:	Authorised by:	File reference:
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Design and Access Statement

Issue Date: August 2019

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01. INTRODUCTION

1.1 Introduction

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd for a proposed residential development at Land West of Arundel Road, Angmering (the Site). The Site lies within the administrative area of Arun District Council.

The Site is located on the northern extent of the settlement of Angmering, adjacent to Arundel Road and wraps around a recently approved development for nine homes off Arundel Road. The Site is centrally located between Chichester to the west and Brighton to the east, approximately 13 miles/21km respectively. Angmering also benefits from its proximity to Portsmouth in the west and Crawley to the north east. The Site measures approximately 9.10 hectares and comprises agricultural land, as well as an existing small industrial park and caravan storage facility. The Site's northern boundary is defined by Steyne Woods, to the west by a mature hedgerow, with arable farmland beyond and Angmering Recreation Ground to the south.

The submitted planning application seeks outline planning consent for a high quality sustainable development comprising the following:

- Residential development for up to 160 new dwellings.
- A proposed employment and commercial centre with associated infrastructure.
- New publicly accessible green space, including new recreational footways, connecting into the surrounding public rights of way network and a Locally Equipped Area for Play (LEAP).
- Sustainable Drainage System (SuDS) in the form of an attenuation basin designed to manage surface water and provide new habitats for wildlife.
- Vehicular access point off Arundel Road and a secondary access point serving the employment area and potential future sports hub further south along Arundel Road. New pedestrian and cycle access will be incorporated within the design proposals.
- Access is applied for in full.

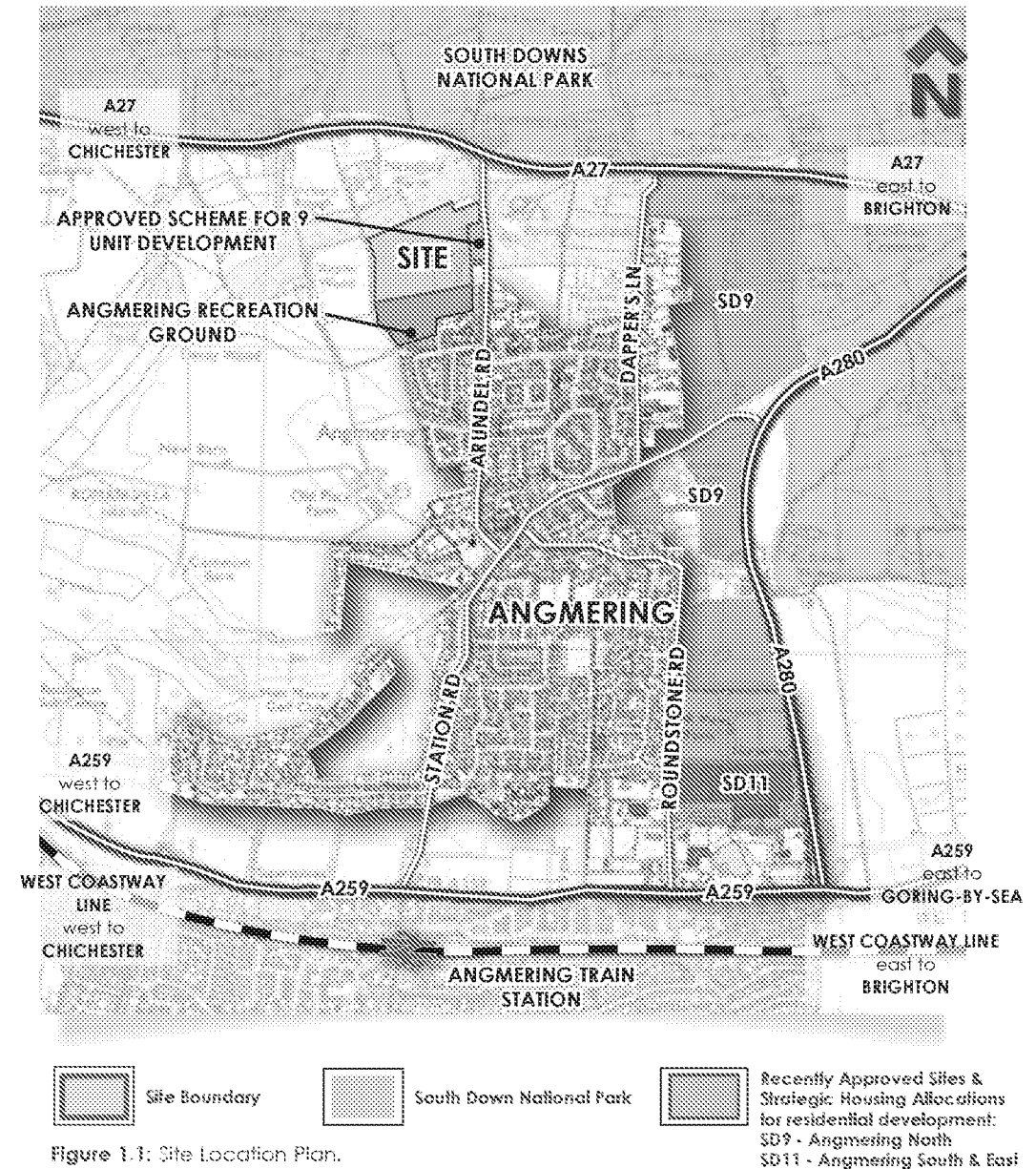


Figure 1.1: Site Location Plan.

Recently Approved Sites & Strategic Housing Allocations for residential development:
SD9 - Angmering North
SD11 - Angmering South & East

The Vision

The vision for the Site is to create a sensitively designed and high quality place which complements the character of Angmering, and responds to the Site's assessed constraints, as follows:

- Deliver appropriate housing growth for Angmering.
- Provide up to 160 dwellings, offering a range of dwelling types, sizes and tenures to meet the housing needs of the area.
- Respect and enhance the Site's landscape and environmental assets by setting the new housing within an attractive green infrastructure framework.
- Green infrastructure framework will allow for appropriate landscape and ecological mitigation measures to be applied and to enhance the existing Site's vegetation.
- Provision of new publicly accessible green space, and recreational routes providing suitable space for formal and informal play opportunities for new and existing residents.
- Promote a development that integrates into its surroundings, with a focus on maximising connectivity with the existing settlement edge, the Public Rights of Way network and Angmering Recreation Ground.
- Create a 'place' that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.

Future Aspirations

- The housing development could facilitate the provision of an enhanced 'sports hub' to be provided within the existing recreation ground and to the south western part of the Site. This could provide formal sports provision for the local community, including football and cricket pitches and a new purpose built community/ sports pavilion with associated parking and infrastructure.
- The car parking at the sports hub could be used by parents dropping children off at the nearby St Margaret's School, thereby relieving congestion on Arundel Road. A pedestrian crossing on Arundel Road outside the school will be provided as part of the housing development.

1.2 Purpose of the Design and Access Statement

The DAS explains the design rationale for the scheme and how the applicant has fully considered the proposals and understand what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following sections:

- 01. Introduction:** This section introduces the development proposals and sets out the vision and purpose of the Design and Access Statement.
- 02. Planning Context and Design Guidance:** This section sets out the relevant planning policy and design guidance that applies to the development of the Site.
- 03. Site Assessment:** This section demonstrates the steps taken to appraise the Site and its surroundings.
- 04. Evaluation:** This section identifies the influences and opportunities of the Site and its surroundings and sets out key urban design principles for the scheme.
- 05. Development Proposals:** This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0 and local design guidance.
- 06. Conclusion:** This section evaluates the proposals against NPPF sustainability and design criteria.

02. PLANNING CONTEXT AND DESIGN GUIDANCE

2.1 Planning Policy Background

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies this planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF) (February 2019). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development.
- Decision-making.
- Delivering a sufficient supply of homes.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Making effective use of land.
- Achieving well-designed places.
- Conserving and enhancing the natural environment.

Paragraph 124 of the NPPF states that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 127 provides a set of design criteria which new development should seek to achieve:

- Function well and add to the overall quality of the area over the lifetime of the development.
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Be sympathetic to local character and history, while not preventing or discouraging innovation.
- Establish or maintain a strong of place to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).
- Create places that are safe, inclusive and accessible and which promote health and well-being.

National Planning Practice Guidance

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented. Paragraph 006 (ID 26-006-20140306) of the PPG provides further information on design in the planning process. It states:

"Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives." The following issues should be considered:

- Local character (including landscape setting).
- Safe, connected and efficient streets.
- A network of greenspaces (including parks) and public places.
- Crime prevention.
- Security measures.
- Access and inclusion.
- Efficient use of natural resources.
- Cohesive & vibrant neighbourhoods.

National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- Manual for Streets 2: Wider Application of the Principles, 2010.
- Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007.
- Building for Life 12 (3rd Ed.), Design Council, 2015.

2.2 Local Planning Policy

The Arun District Local Plan (2011-2031), was adopted on 18th July 2018 and replaces the Arun Local Plan 2003 and the saved policies within it. However, the Arun Local Plan also covers the area of Arun District which falls within the South Downs National Park (SDNP), and so the Arun Local Plan still remains part of the Development Plan for that area until the SDNP adopt a new Local Plan.

Adopted Arun Local Plan 2011-2031 (July 2018)

The Arun Local Plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011- 2031. The policies of relevance to this Site and Design and Access Statement are set out below:

- **Policy C SP1 - Countryside:** States that outside the defined Built-Up Area Boundary, the countryside will be protected as an important resource in its own right.
- **Policy G1 SP1 - Green Infrastructure and Development:** States that all major development must consider, at an early stage of the design process, the need to protect and enhance existing Green Infrastructure assets, and the connections between them. The Plan identifies opportunities to strengthen the network, including the promotion of walking and cycling routes and creation of links to recreation facilities, the South Downs National Park and the District's inland villages.
- **Policy LAN DM1 - Protection of Landscape Character:** states that, 'Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.'
- **Policy D SP1 - Design:** states that, 'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.' It goes on to note that development proposal should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design; and the influence these objectives have on the form of the development.
- **Policy OSR DM1 - Open Space, Sport and Recreation:** states that new housing development will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study.
- **Policy T DM1 - Sustainable Travel and Public Rights of Way:** states that 'New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network'.
- **Policy ENV SP1 - Natural Environment:** states that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- **Policy ENV DM5 - Development and Biodiversity:** states that 'Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.' Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces.'
- **Policy D DM1 - Aspects of Form and Design Quality** sets out a number of aspects the Council will have regard to when considering any application for development. Those relevant to this assessment are listed below:
 - **Character:** Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping and design features;
 - **Appearance / attractiveness:** Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area;
 - **Trees and woodland:** All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals;
 - **Public realm:** Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas;
 - **Layout – movement:** Development schemes should carefully consider walking and cycling as an integral part of the overall design concept; and
 - **Layout – legibility:** Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points, and/or a variety of detail within the public realm.

Angmering Neighbourhood Plan 2014 – 2029, Including Post Examination Comments

The Angmering Neighbourhood Plan Group has prepared the Angmering Neighbourhood Plan to provide a vision for the future of the settlement. It sets out clear policies and objectives to realise these visions through planning and controlling land use and development change over the Plan period 2014 to 2029.

The plan highlights the importance of the Plan area in its location at the foot of the South Downs and Ecclesden Hills. It notes the contribution that the north east of the Plan area, in particular, contributes to the distant panoramic views from the National Park across open farmland towards the Downs and Arundel.

Policy HD2: Parish Housing Allocation: Identifies a number of sites for housing development within the Built-up Area Boundary, allowing for one proposed boundary change to the south of the settlement, to provide for at least 100 new homes during the Plan period.

Arun Green Infrastructure Study – June 2012

The South East Green Infrastructure Framework was produced in 2009 to provide a regional level approach to implementing the South East Plan's Green Infrastructure Policy. The Arun Green Infrastructure Study provides a District level framework for Green Infrastructure in Arun.

Angmering is not located within a Strategic Green Infrastructure (GI) Corridor, as identified in the report, and there are no large Green Infrastructure assets identified in the vicinity of the Site. However, Local and Strategic gaps are noted as being of importance to the GI Network, including Angmering and Rustington / East Preston Local Gap to the south and east of Angmering. Green Infrastructure typologies identified in the report also include smaller assets such as amenity greenspace.

The Angmering East Growth Area (SD11 in Figure 1.1 on Page 1) is referred to in the study, and recommendations are given for Green Infrastructure in this and other growth areas, which it states are also applicable to new developments across the District.





View looking west across the Site towards the mature hedgerow which bounds the western edge of the Site and the mature woodland at Steyne Woods to the north west of the Site.

03. SITE ASSESSMENT

3.1 Site Location and Context

The settlement of Angmering lies in an accessible location along the A27 between Portsmouth and Brighton; approximately 5.6km (3.5 miles) from the centres of Worthing and Littlehampton to the east and west respectively. The A27 forms the northern boundary to the settlement and runs in an east-west direction connecting Portsmouth to Brighton. The southern extent of Angmering is defined by the A259 which runs parallel to the coastline, connecting Worthing to Chichester. Station Road, Water Lane and the A280 form the main vehicular routes running through the settlement, connecting the A27 to the A259. Crowley and the M23 sit approximately 36km (22 miles) north east of the settlement. The South Downs National Park lies approximately 450m at its nearest point to the edge of the settlement, with the English Channel located some 2.4km (1.5 miles) directly south.

The Site is located on the northern edge of the settlement, around 1.0km (0.6 miles) to the centre of Angmering. Angmering Railway Station is located approximately 1.2km (0.75 miles) further to the south of the settlement centre, which straddles the boundaries of Angmering and East Preston.

The Site is bound immediately to the north by a mature woodland named Steyne Wood, beyond which is the A27. To the east, Arundel Road forms the eastern boundary of the Site which is indented by a small parcel of land with the benefit of planning consent for the construction of nine new dwellings. Arundel Road forms the principal approach to the settlement from the north. The southern boundary is defined by the Angmering Sports and Recreation Ground, whilst to the west it is defined by a mature hedgerow with arable farmland beyond.



A number of services and facilities are located within the centre of Angmering.



Angmering is centrally located along the A27 between Portsmouth and Brighton, and is well connected by a number of bus services and Angmering train station to the south of the settlement.

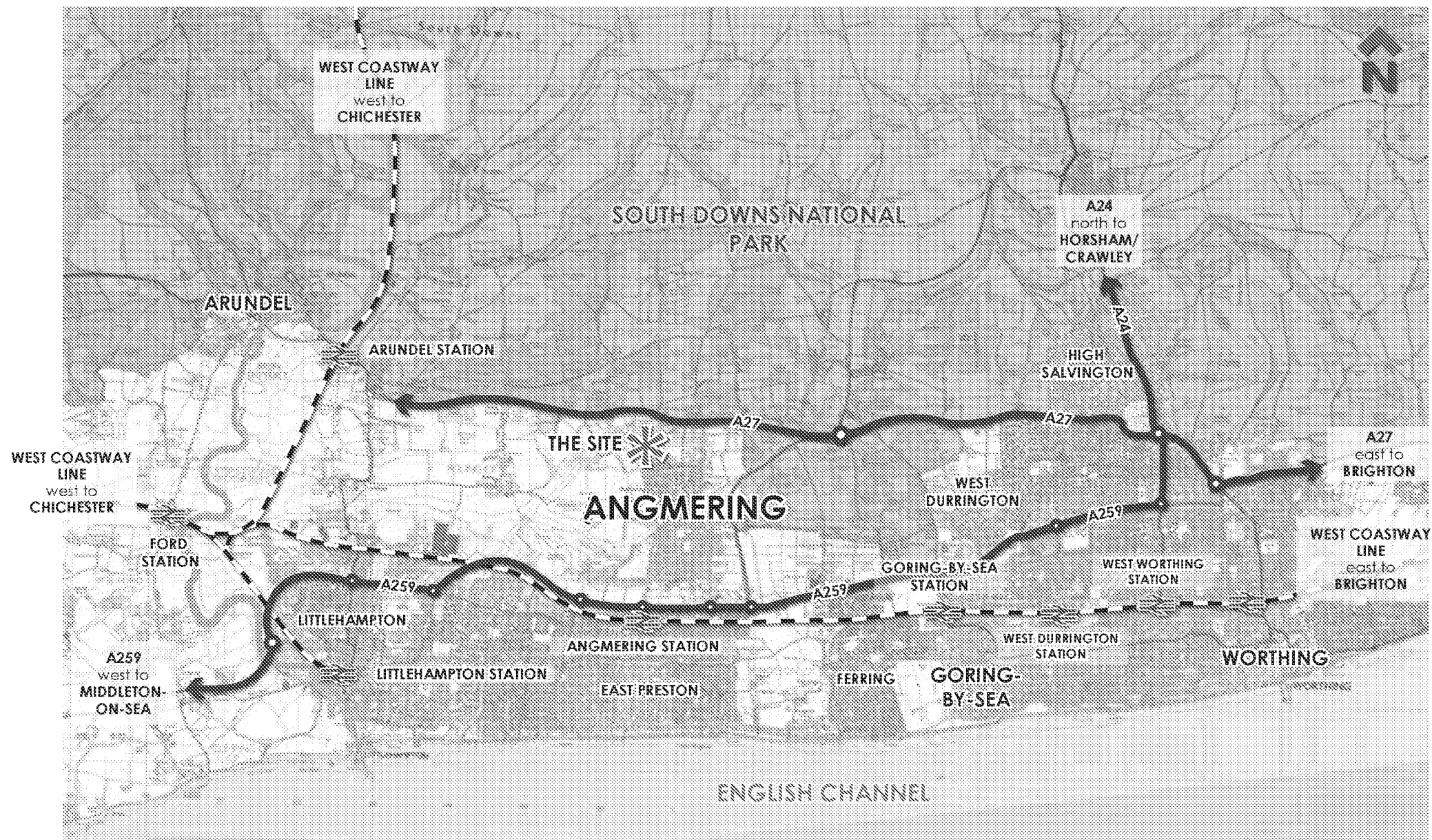


Figure 3.1: Site Context.

3.2 Surrounding Designations

Figure 3.2 shows the designations within the context of the Site. The Site is not covered by any national statutory or non-statutory designations for landscape, historical or ecological character or quality.

The South Downs National Park lies approximately 450 metres at its nearest point to the north of the Site.

Conservation Area and Listed Buildings

There are a number of listed buildings within the vicinity of the Site. Those nearest to the Site are located to the north of Steyne Wood; Newplace Farmhouse, less than 200 metres to the north, a Grade II*; with Decoy Cottage, to the north west, and The Old Cottage, at Hammerpot, a Grade II. The remainder of the listed buildings are located to the south of the Site within the conservation area, or associated with Avenals Farm and Ecclesden Manor and Farm. There is no intervisibility between any of these buildings and the Site.

There is a Scheduled Monument located within 1.5km (0.93 miles) to the south west of the Site, which supports evidence of a Romano-British Villa and traces of Iron Age occupation. There is no intervisibility between this and the Site due to intervening vegetation and the undulating topography of the area.

Ecology

Statutory: There are no statutory nature conservation designations covering any part of the Site. One statutory European wildlife site was identified within 10km of the Site: Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and wetland of international importance (Ramsar) located c. 8.5km north-west of the Site. Given the legislative frameworks underpinning the designation of European sites, this is considered to be important at the international level. No national or local statutory nature conservation designations were identified within 3km of the Site.

Non-statutory: Five local non-statutory nature conservation designations were identified within 3km of the Site; the closest sites are Polling Copse Local Wildlife Site (LWS) c. 2km west-north-west of the Site, which is a large semi-natural ancient woodland parcel, and Highdown Hill & the Miller's Tomb LWS c. 2km east-south-east, which is an area of chalk grassland that supports several uncommon plants and animals. These non-statutory sites are described in Table 1 below.

As LWS's are designated according to criteria applied in a county context, these sites are considered to be ecologically important at the County level.

Ancient Woodland: There is no designated Ancient Woodland covering any part of the Site or immediately adjacent land.

Decoy Wood and a small area of Steyne Wood are designated as Ancient Woodland and are within 1km (0.62 miles) of the Site. It is important to note, however, that areas of Steyne Wood within close proximity of the Site are not designated as Ancient Woodland. There are numerous other areas of Ancient Woodland and Replanted Ancient Woodland to the north and east of the Site which fall within the South Downs National Park.

Public Rights of Way (PROW)

Public footpath number 2176 runs adjacent to the western boundary of the Site, connecting Arundel Road, the recreation ground and the western edge of Angmering with Steyne Wood and the A27 in the north. Public footpath number 2198 heads west from the recreation ground into Steyne Wood to the west of the Site. In addition to these a network of public footpaths crosses the landscape to the south west of the Site.

Tree Preservation Order (TPOs)

There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by viewing Arun District Council 'Tree Preservation Order Search', on the Arun District Council website on 14th December 2017. The nearest TPO to the Site covers an area of woodland to the east of the Site and Arundel Road, known as 'Poling Furzefields'.

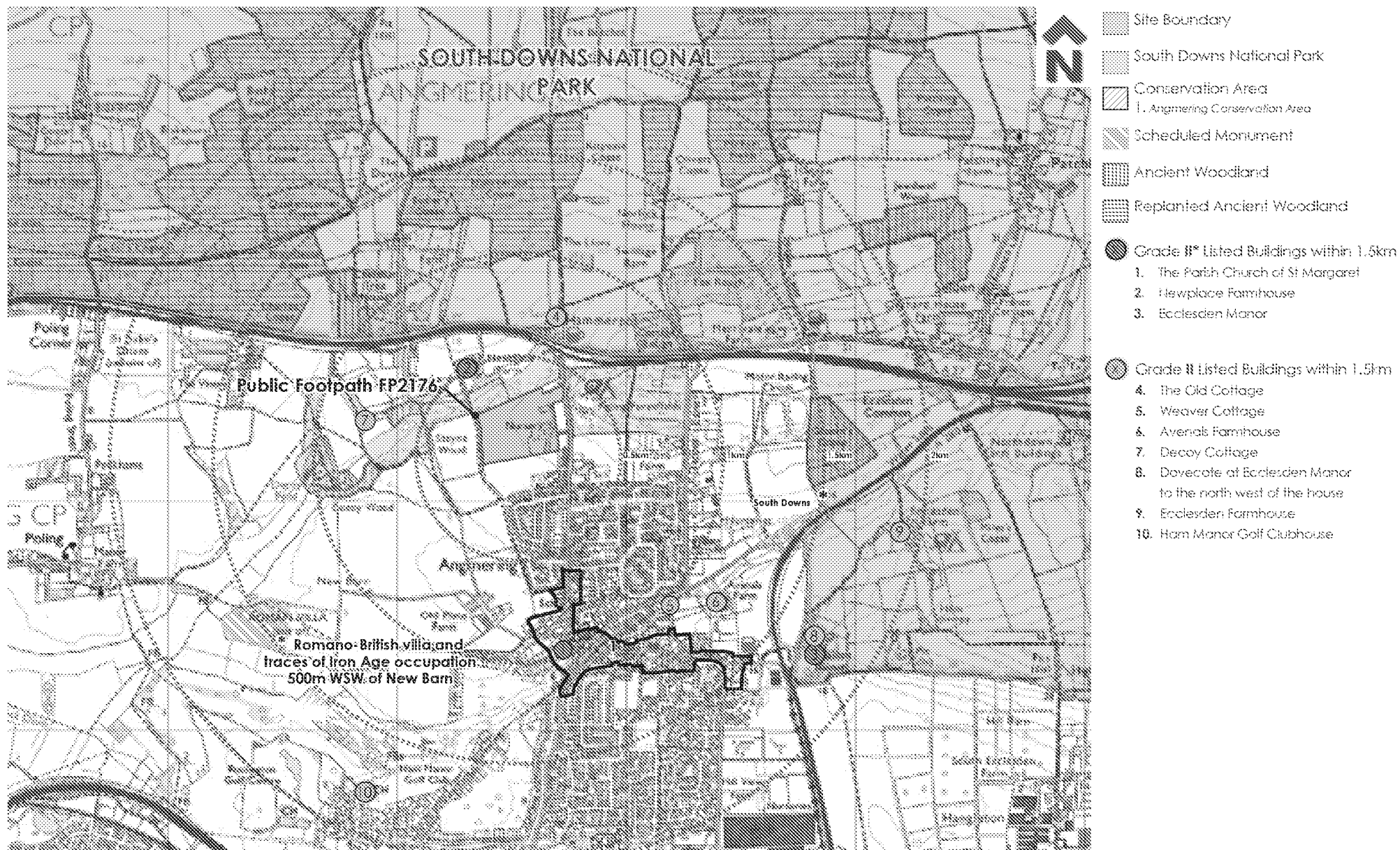


Figure 3.2: Surrounding Designations.

3.3 Historical Development

The historic maps at Figure 3.3 show how Angmering and the local area has developed over the past 123 years. It is understood that the name Angmering derives from a Saxon farming settlement of about 600AD. Prior to the Norman invasion in 1066, there were two manors which were recorded in the Domesday book and later divided. Today these are the Manors of East and West Angmering, Borgeham, Ecclesden and Ham. Ham Manor is seen in context of the south west of Angmering, and has been converted into Ham Manor Golf Club.

The steady growth of the settlement ended at the beginning of the 19th Century, when the gentry and principal land owners consolidated holdings to produce more economical parcels of land resulting in greater yields. Consequently it caused many of Angmering's less privileged farmers and residents to move to other settlements, creating a decline in population which resulted in Angmering losing its status as a Market Town.

The construction and opening of Angmering Railway Station in 1846 enabled produce that was being grown in the settlement's market gardens to be transported further afield to emerging seaside resorts like Bognor Regis and Brighton, and beyond to London and Birmingham. The growth of the settlement, however, retained its original form centred upon the historic core of Angmering at the junction of today's Arundel Road and Station Road/Water Lane, as seen on the 1885 and 1889 maps. In the 1920s and 1930s several of Angmering's historic houses and cottages were lost and replaced by large housing estates, which can be seen on the 1960 map. It is clear when analysing the historical growth of Angmering that development was limited visually and physically constrained by the A27 to the north, Dapper's Lane and A280 to the east, the A259 to the south and by Station Road/Arundel Road to the West.

The greatest period of expansion for the settlement occurred after World War II between 1961 and 1971 when the parish population rose from 2,850 to 4,816 as a result of the construction of several new housing estates.

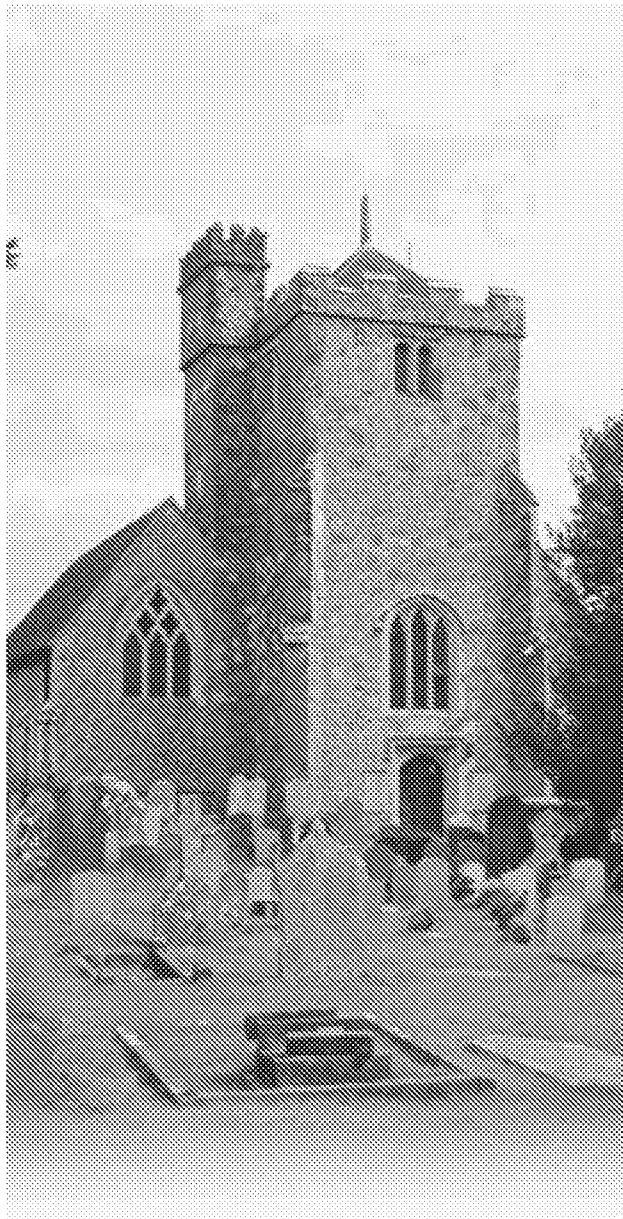
Today, the Site can be seen in the context of the north western corner of Angmering. The most recent expansion of the settlement is evident in the southern parts of the settlement at Bramley Green and Swansbourne Park.



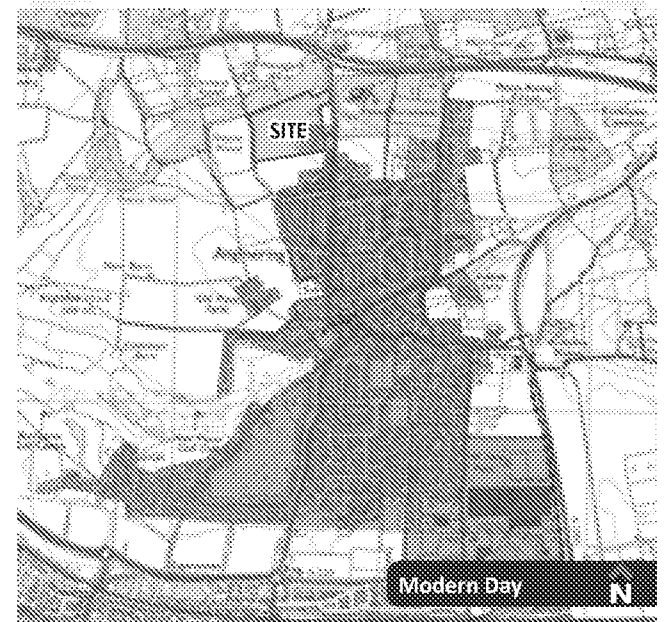
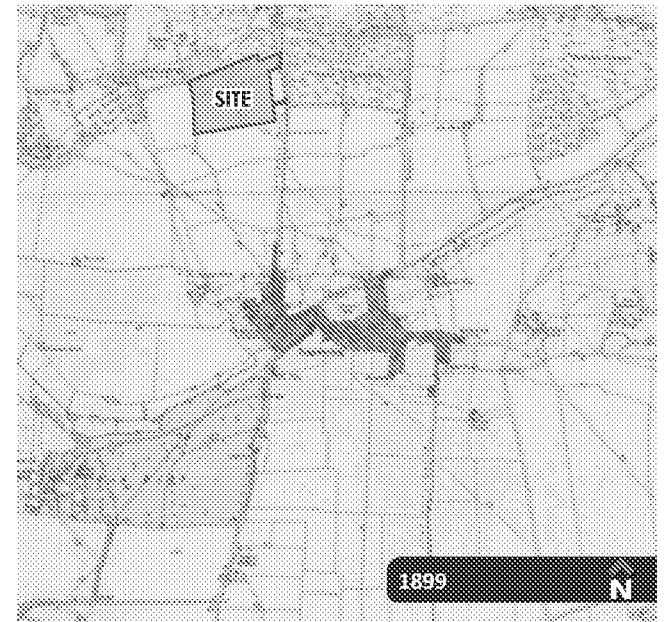
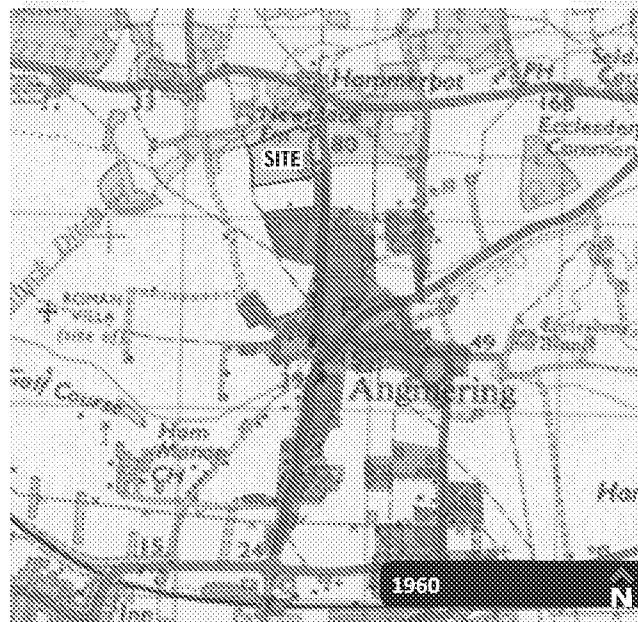
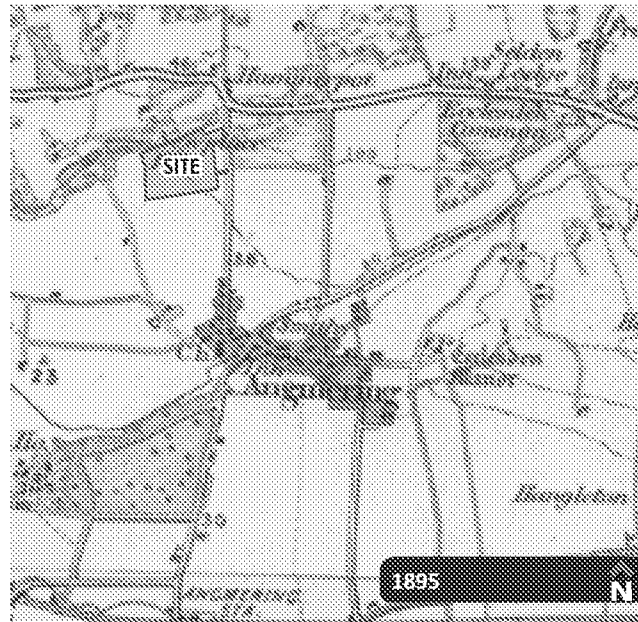
Angmering Conservation Area is located within the centre of Angmering approximately 900m to the south of the Site and is centred around the junction of Arundel Road, Church Road, Station Road, Water Lane and High Street.



Listed Buildings: Angmering is home to a number of Listed Buildings, the majority of which can be found within the Conservation Area to the south of the Site.



Grade II* Listed 13th Century Parish Church of St. Margaret's



3.4 Settlement and Architectural Context

The historic heart of Angmering is characterised by an attractive mix of architectural styles, building types and ages, including timber-framed properties dating back to the 15th Century as well as the Parish Church of St. Margaret's which dates back to the early 13th Century. The historic buildings are typically terraced and either sit on or close to the back edge of the pavement, with a mix of Victorian and Georgian buildings standing alongside these.

The more recent housing, which forms the post-war developments to the north of the centre of Angmering and in the immediate vicinity of the Site, comprise detached, semi-detached and terraced housing with a mix of bungalows, notably along Palmer Road and Lansdowne Way. In contrast to Angmering's Conservation Area and historic core, these properties are set back behind front gardens with private driveways which accommodate parking to the front and sides of properties.

However, the newly constructed development to the south west of the Site siting adjacent to the A280 and Worthing Rugby Club, reflects the architectural style of a modern 21st Century development as well as echoing some of the architectural form and vernacular characteristics of the historic core, with some houses set to the back edge of the pavement in areas. The development comprises a mix of detached, semi-detached and terraced dwellings. Key buildings on corners of streets are 2½ to 3 storeys in height contributing to a variety within the roofscape of the development. These properties tend to have their own private drives with on-plot parking.

We have considered the character of several of Angmering's residential areas in more detail, in order to inform the layout and design of the development proposals.

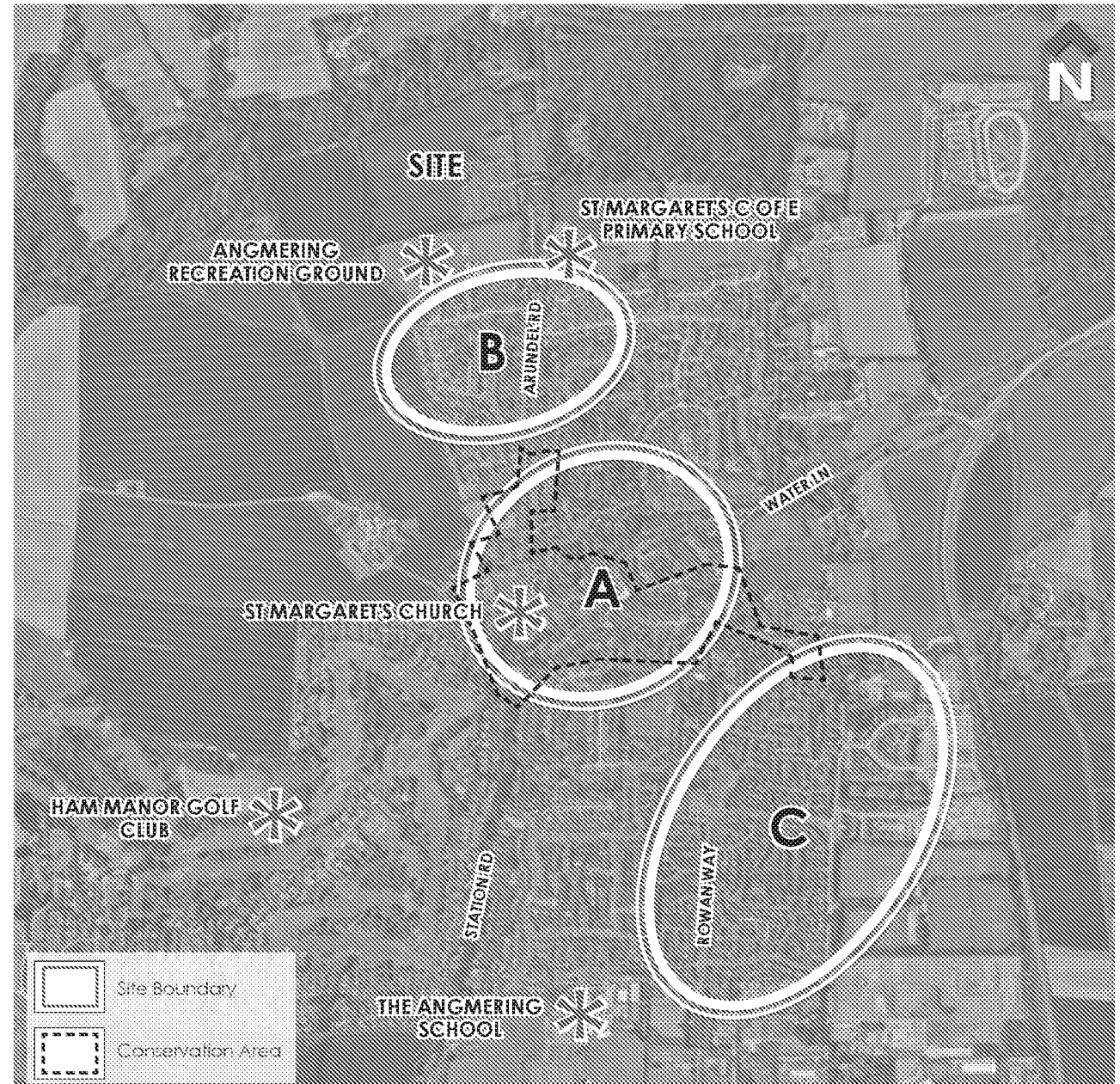
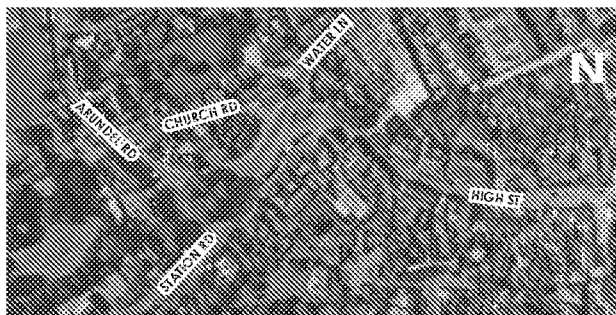


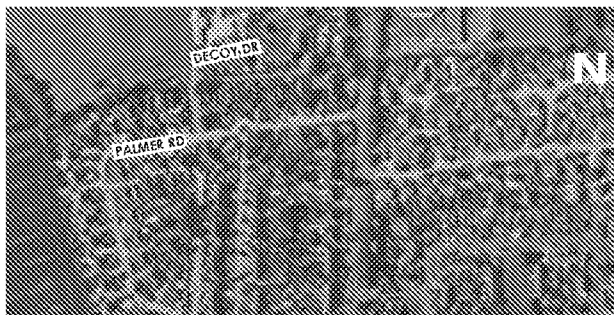
Figure 3.4: Character areas assessed on Page 14



CHARACTER AREA A: Historic Core

Water Lane/Arundel Road/Station Road

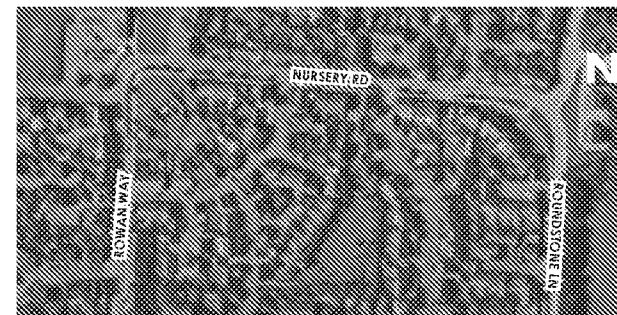
- Sitting on or close to the back edge of the pavement, predominantly terraced housing located side by side with a mix of larger detached 2½ and 3 storey Victorian and Georgian dwellings.
- Older properties are timber framed with exposed timber in places. Constructed from red, buff and grey brick and finished with a mix of pastel render throughout, with the presence of flint stone and hanging-tile detailing.
- Roofs generally pitched with use of grey slate tiles or orange/red clay plain tiles. Chimneys are present throughout, punctuating the roofscape.
- Majority of the properties have original large traditional wooden sash or small lead lattice windows.
- Where boundaries are present, they are typically low brick walls, finished with wrought-iron railings.



CHARACTER AREA B

Palmer Road/Decoy Drive

- Post-war residential development to the south of the Site.
- Detached, semi-detached and terraced housing typically 2 storeys in height, with a mix of bungalows throughout.
- Generally constructed in red or buff brick with some use of weatherboard detailing. Roofs are generally covered with a grey concrete composite tile, with regular chimneys adding interest to the roofscape.
- Majority have front gardens with on-plot parking and garaging.



CHARACTER AREA C

Rowan Way/Beech Way/Nursery Road (Under Construction in Parts)

- Detached, semi-detached and terraced housing typically 2 to 3 storeys in height.
- Generally constructed in red brick, some with flint stone detailing, tile-hanging and rendering in pastel shades, providing a variety to the streetscape.
- Majority have front gardens with on-plot parking and garaging.
- Pitched roofs in grey, brown and orange plain tiles, with regular chimneys adding interest to the roofscape.

3.5 Traditional Detail and Material

Although Angmering as a whole possess a range of building and architectural styles, there is a strong local character evident in the settlement, particularly within the more historic parts along the High Street, Church Road, Water Lane and Arundel Road. The settlement centre itself is designated as a Conservation Area and its appearance owes much to the rich variety of architectural forms and styles. Angmering's historic core also exhibits a rich range of building materials including red brick, render in a mix of pastel shades, exposed timber frames, flint stone and tile-hanging detailing to facades. Angmering Library and Church Hall are notable examples of this detailing and use of materials. The use of red/brown clay plain tiles and slate roofs and a variety of chimney sizes, punctuate the roofscape of the Conservation Area. The majority of these properties have large sash wooden or small lead lattice windows.

Much of the post-war development, evident to the north of the centre of Angmering and within the vicinity of the Site exhibit the typical style of mid to late 20th Century residential architecture, which in places, fails to respect the local vernacular seen within Angmering's historic core. These are predominately red brick houses: some of which incorporate weatherboard cladding, with grey tiled roofs generally constructed from a concrete composite.

The newly constructed modern development at Bramley Green and Swansbourne Park tend to better reflect the local vernacular of Angmering. The dwellings are built in a mix of red and buff brick, with some buildings exhibiting white and pastel coloured rendering and flint stone detailing, adding variety to the streetscape. The roofs are finished with plain tiles with brick chimney stacks adding interest and variety to the roofscape.

DETAILING AND CHIMNEYS



- A mix of interesting detailing can be found throughout the historic core ranging from the ornate detailing that can be seen on the older properties along Arundel Road, the High Street and Water Lane to the more low key detailing on the more modest terrace housing to the more peripheral parts of the historic core.
- Large chimneys articulate the roofscape of the terraced houses and create vertical rhythm along the street.

WINDOWS AND DOORWAYS



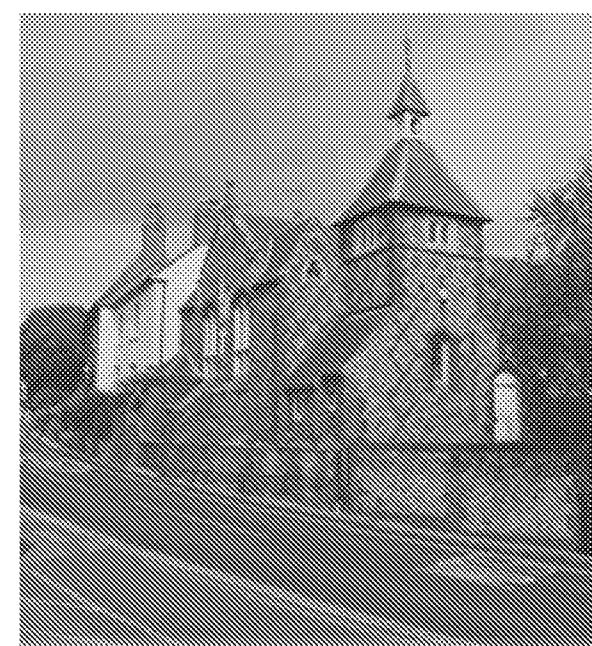
- Windows to front elevations tend to be rectangular and give vertical emphasis to the frontages.
- Windows typically comprise sash window styles and have either stone heads and cills or brick heads.
- Also some interesting examples of small lead lattice windows can be seen along the High Street.
- Simple door openings, often with fanlight above.

STREET TYPOLOGY



- Terraced buildings line the medieval street frontages and are characteristically 2 and 3 storeys in height.
- The buildings sit on the back edge of the pavement. Houses set behind walled or railed front gardens tend to be found towards the more peripheral parts of the historic core.
- Parking tends to be on-street as driveways and garages are very unusual in the historic core.

MATERIALS



- Local brick comprises red, orange and grey shades.
- Render tends to comprise either white or pastel shades.
- Flint stone and exposed timber beams can be seen throughout the historic core of Angmering, adding to its rich architectural character.
- The roofscape traditionally consists of clay pantile or slate tiles.

3.6 Existing Site Features

The Site comprises four land parcels including an irregular agricultural field, an area of scrubland, a residential property, and the former New Farm Nursery, which now incorporates a small business area and caravan storage area. All landscape features of note are contained to the boundaries of the Site, within the residential parcels or on the boundaries of the industrial area.

The southern and western boundaries are defined by a chain link fence which borders Angmering Sports and Recreation Ground. In addition to the existing chain link fence, the southern and western boundaries are formed by a mix of scattered trees, hedgerows and scrub vegetation, which become denser to the north of the Site, culminating in the deciduous mature woodland of Steyne Wood immediately to the north.

The industrial park and caravan storage area is bound by low hedging along its northern and western boundary and a continuation of the Site's existing boundary vegetation (trees, hedgerow and scrub vegetation) along its southern boundary.

An existing dwelling on Arundel Road adjoins the Site's south eastern corner, with the properties extending south from here, along Arundel Road, separated from the Site by intervening trees and hedgerows.

An existing public footpath runs adjacent to the western boundary which connects the residential properties along Palmers Road to Steyne Wood and Decoy Wood and beyond to the South Downs National Parks.



Figure 3.5: Aerial Photograph.

Decoy Wood, forming the Site's
northern boundary

Newplace bungalow
and area of caravan site

Vegetation forming the boundary
between the Site and the former
New Farm Nursery



Photograph 1: View looking from the western Site boundary east across the Site, towards Newplace bungalow and caravan site.

Southern Site boundary adjacent to Angmering Rec-
reation Ground



Photograph 2: View looking from the western Site boundary south east towards the southern boundary adjacent to Angmering Recreation Ground.

Newplace bungalow

Western Site boundary with route of FP2176 beyond

Decoy Woods which form the
northern Site boundary



Photograph 3: View from the north eastern corner of the Site looking south west across the Site towards the western boundary and Newplace bungalow.

3.7 Landscape and Visual Character

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this planning application. The findings and conclusions of the LVIA are summarised as follows:

- The Site itself is not covered by any statutory or non-statutory designations for landscape character or quality, and there are no notable landscape features within the Site. Two individual trees on the western Site boundary and the area of mixed broadleaf woodland to the north, Steyne Wood, are identified as being high quality and will be protected within the development proposals. The larger part of the Site is considered to be of medium landscape quality and value, with the industrial area being of low landscape quality and value. The Site is assessed as having a medium to low sensitivity to housing development, due to a number of urbanising elements, including the industrial park within the Site, recreation ground and existing & planned housing surrounding the Site.
- The proposed development has strong boundaries, including Steyne Wood and the A27 to the north and Arundel Road and woodland at Poling Furze fields to the east. Land to the east of the Site with outline planning permission for housing will extend the Built-Up Area boundary northwards along Arundel Road in much the same way as the proposals. The Site is considered to be well related to the settlement, and the proposals would not be out of character with the surrounding development within Angmering.

- The visual assessment found that views of the proposed development are largely confined to vantage points located to the south and west, with views from the north and east restricted by woodland surrounding the Site. There are views, filtered to varying degrees, from the recreation ground and surrounding housing to the south, as well as from public rights of way crossing farmland to the south-west. Possible additional views from development associated with the northern edge of Littlehampton are distant, heavily filtered and considered largely insignificant.
- Views of the proposals from the South Downs National Park are restricted by landform, the enclosed nature of the Site and intervening development and vegetation. The upper slopes of Highdown Hill offer far reaching views across Angmering to the wooded hills of the SDNP in the north-west. However, due to intervening development and vegetation on the eastern edge of Angmering any possible glimpses to roofs of the proposed housing will be seen behind existing views of built form with Angmering. Extensive woodland in Angmering Park limits possible vantage points to view the Site from the SDNP to the north of the A27. Woodland surrounding the Site restricts any possible glimpses of roofs of proposed housing to fields to the north-east of Hammerpot.

The LVIA concludes that the Site can accommodate residential development without giving rise to material landscape, townscape or visual effects.

Mature hedgerow defining the Site's western boundary

Steyne Wood defining the Site's northern boundary

Poling Furze fields (Wood) and South Downs National Park beyond (Off-site)

Site's southern boundary adjacent to Angmering Recreation Ground



View looking east across the Site.

3.8 Archaeology and Built Heritage

A Heritage Desk Based Assessment has been prepared in support of this planning application. It finds that the Site does have some archaeological potential, although there is currently no evidence to suggest remains of a significance that would preclude development. Equally, the Assessment finds that the development of the Site will not harm the heritage significance of the Angmering Conservation Area to the south through changes to setting.

3.9 Topography

The topography of the Site is gently sloping from a high point of 20 metres Above Ordnance Datum ('AOD') at the north-eastern corner of the Site on Arundel Road, to a low point of 11 metres AOD in the north-western corner.

The land to the north east of the Site rises fairly rapidly to a high point of 52m AOD at The Fox Patching Inn Public House along the A27. Whereas the land to the south west of the Site falls steadily to a low point of 5m AOD at Decay Pond within Decay Woods.

3.10 Utilities

A utilities search, including mains gas, electricity and BT cables, has been undertaken as part of this planning application. There are a number of utilities present on the Site which serve the existing residential property and the industrial units within the former Newplace Nursery. As part of the design proposals these buildings are being removed and the associated utilities will be protected or removed where necessary to accommodate the design proposals.

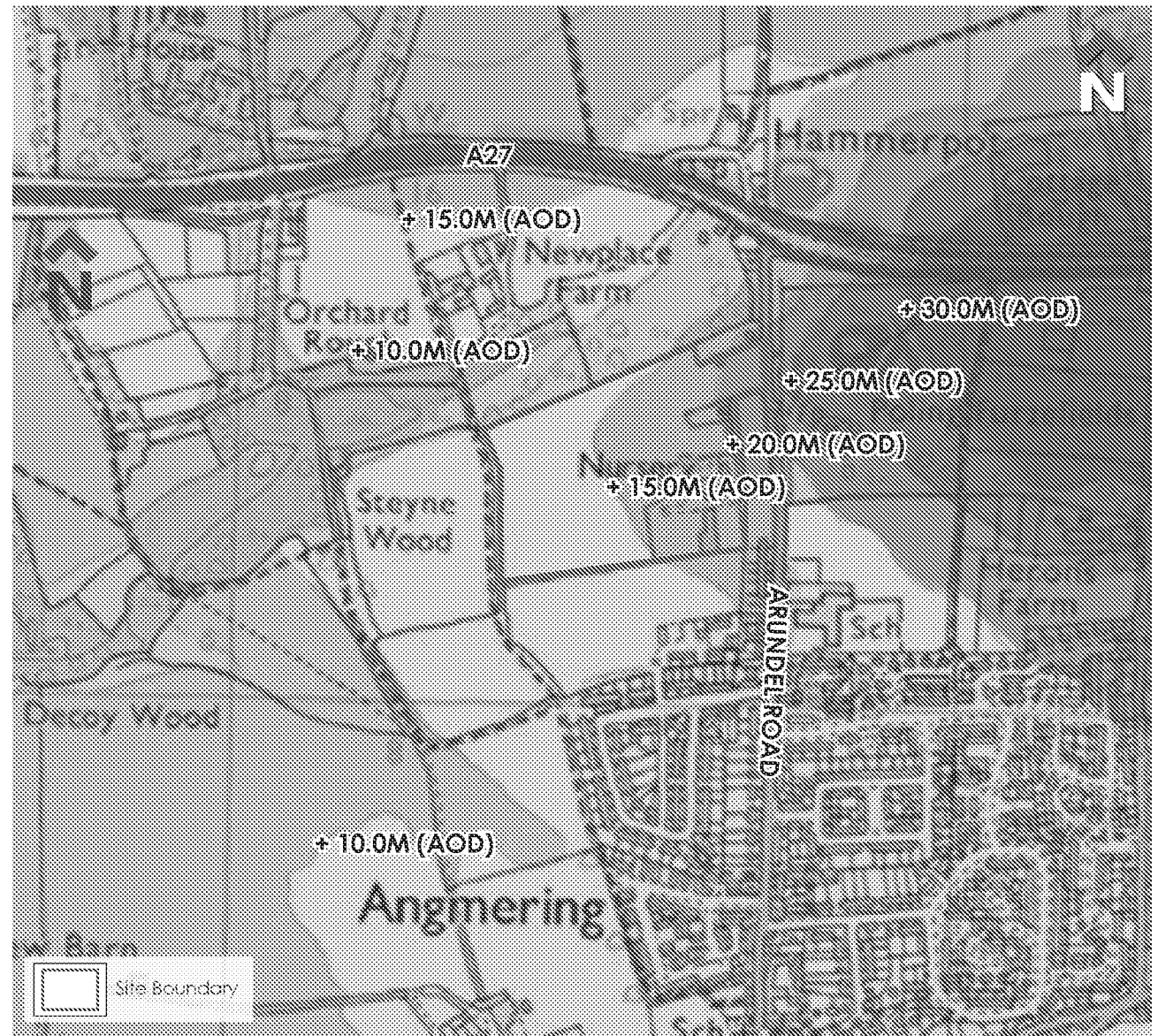


Figure 3.6: Topography Plan.

3.11 Ecology

An Ecological Impact Assessment (EciA) has been prepared in support of this planning application. The EciA aims to establish baseline ecological conditions at the Site and to identify any likely significant effects of the proposed development, in the absence of mitigation, including cumulative impacts. It also sets out ecological measures to mitigate any effects as well as setting out ecological enhancement measures that may be delivered by the proposed scheme. The findings and conclusions of the EciA are summarised below:

- An initial desk study and extended Phase 1 Habitat survey which included bat surveys, was undertaken in September 2017. The report noted that hedgerows and trees, bats, nesting birds, badgers, dormice, other mammals, reptiles and amphibians could have the potential to be subject to adverse effects as a result of the development in the absence of mitigation.
- There are no statutory designated wildlife sites covering any part of the Site. There is one statutory European wildlife site identified within 10km of the Site; Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and wetland of international importance (Ramsar) located c. 8.5km north west of the Site. Given the legislative frameworks underpinning the designation of European sites, this is considered to be important at the International level. There are no national or local statutory designated wildlife sites identified within 3km of the Site.
- In the absence of any mitigation measures, the proposed development would be anticipated to have, at most, adverse effects significant at the Local level. However, with the implementation of precautionary impact avoidance, mitigation measures and suitable derogation licencing where necessary, the development is not anticipated to result in any significant adverse residual effects to important ecological features.
- The Development Framework Plan will deliver benefits for wildlife in the form of additional habitats, with the opportunity to provide additional biodiversity enhancement measures alongside the new housing.

Based on successful implementation of avoidance, mitigation and enhancement measures set out herein, the scheme is considered to accord with all relevant nature conservation legislation, as well as with the provisions of the Arun District Council Local Plan 2003, Draft Local Plan 2014 and the Angmering Neighbourhood Plan 2014.

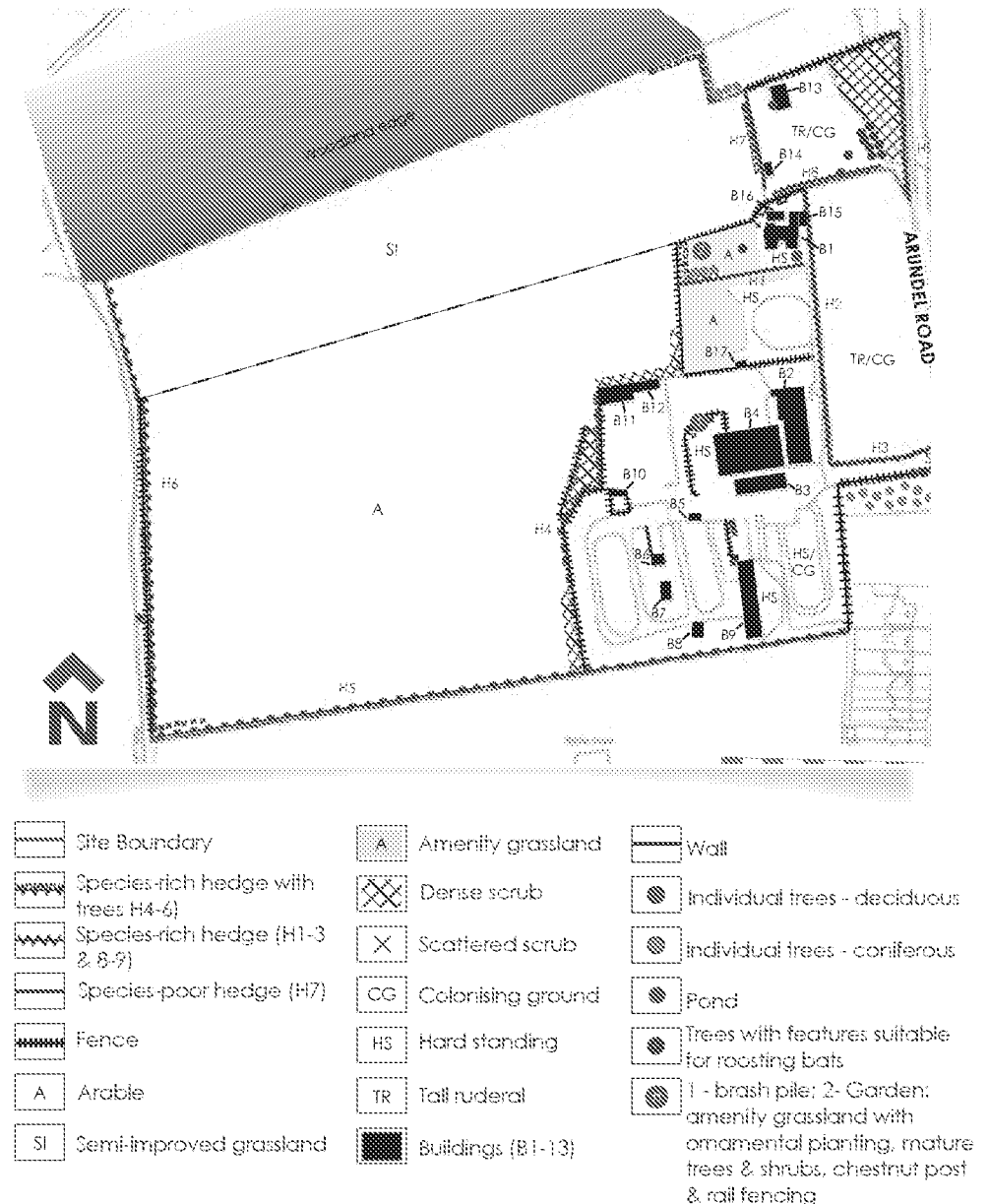


Figure 3.7: Habitat Survey Plan.

3.12 Arboriculture

An Arboricultural Assessment has been prepared in support of this planning application to assess the impact of the development on the Site's trees and hedgerows. It recommends that the proposals for the Site avoid the Root Protection Areas (RPA) of the Site's trees and hedgerows. A survey of the Site was undertaken in November 2017. Figure 3.8 identifies a total of 15no. trees (T1 – T15), 14 groups (G1 – G14) and 4 hedges (H1 – 4) being recorded and assessed on and adjacent to the Site. The findings and conclusions of the Arboricultural Assessment are summarised below:

- The primary arboricultural features of the Site have been identified as the two individual, Category A, trees adjacent to the western boundary of the Site and the large area of mixed broadleaf woodland to the north of the Site. In addition, significant, Category B, tree groups were also identified on the northern and southern boundary of the Site along with a collection of individual trees located in the south-west corner of the Site.
- In order to implement the proposed vehicle access to the Site, the majority of low quality group G8 will require removal.
- The Development proposals indicates that within the Site's interior it will likely be necessary to remove a number of the trees and hedgerows. The majority of items that may require removal are Category C (low quality).
- Removal of G14, and T11, T12, T13, T14, T15 will be required to allow for the provision of the sports pitches. These removals present an arboricultural impact which can be mitigated through the provision of significant tree planting indicated in the development proposals to the north and east of the pitches.
- Given the nature and quality of most of the items to be removed, and considering the landscape proposals for the wider Site, the impacts are considered acceptable from an arboricultural perspective.

Based on the information provided from the Arboricultural Impact Assessment and the development proposals, the impacts of the outline proposals are considered acceptable in arboricultural terms. At the detailed planning and design stages, it will be necessary to produce a detailed Arboricultural Impact Assessment (AIA) which will evaluate the direct and indirect effects of the detailed proposals, specify tree protection measures and provide mitigation recommendations.

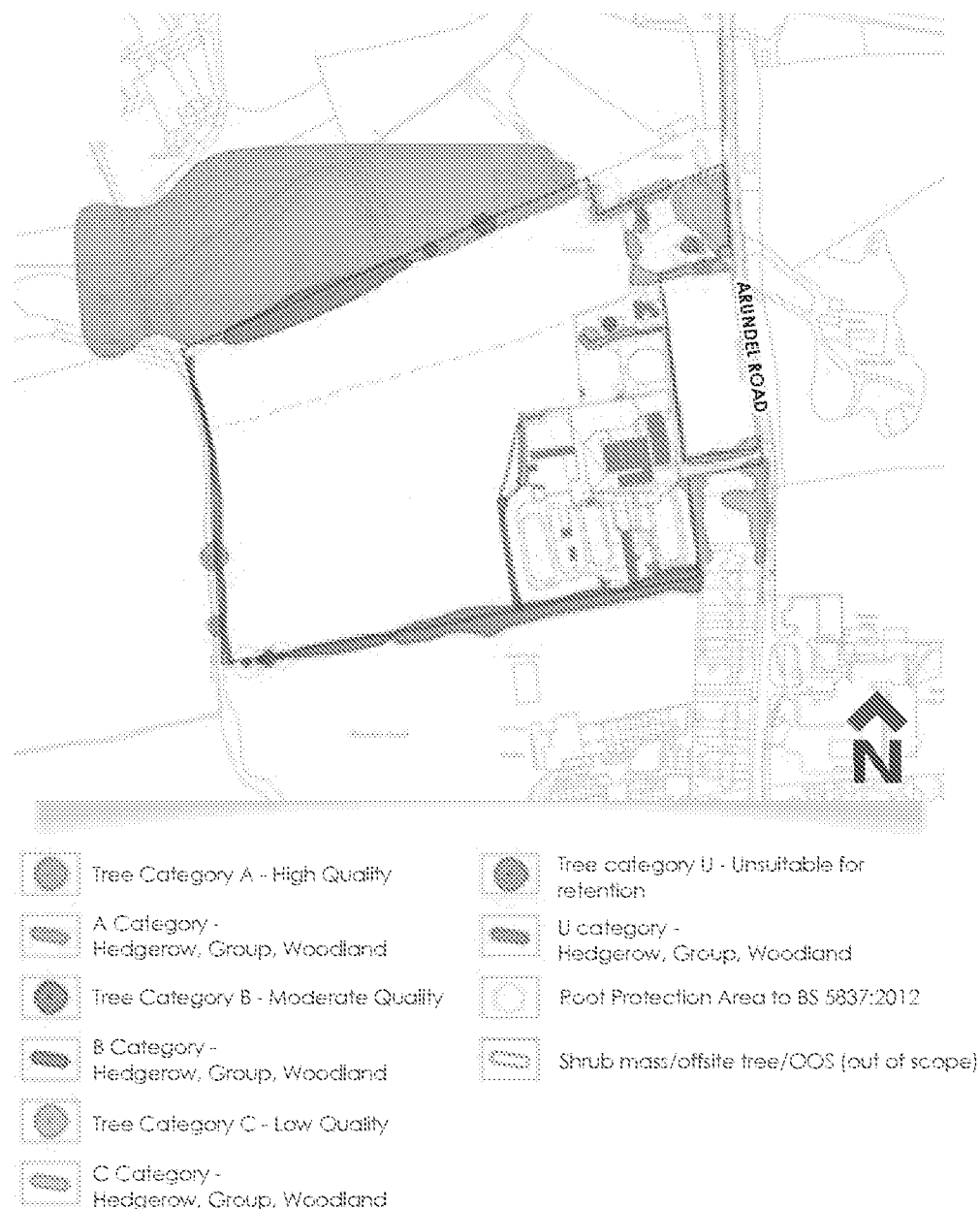
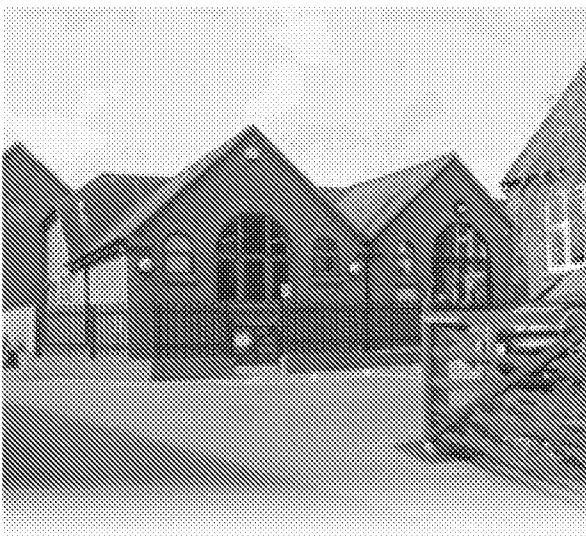


Figure 3.8: Tree Survey.

3.13 Access, Movement and Facilities

Angmering is well served by a number of services and facilities all of which are within a convenient location of the Site. St. Margaret's Church of England Primary School is located just to the south east of the Site on the opposite side of Arundel Road. The services and facilities located within the settlement include a library, a pharmacy, a village hall, public houses, a supermarket, a doctor's surgery and a number of privately owned retail shops. The settlement also has a wide provision of sports and recreation facilities, including Ham Park Golf Course, allotments and Angmering Sports and Recreation Ground, which includes a social club, children's play area and a mix use games area. The Angmering School is a large coeducational community secondary school, sixth form and specialist sports college located on the southern extent of the settlement.

Angmering Railway Station is located within a 10 minute cycle (2.4km/1.5 miles) of the Site, or easily accessible via the local bus network, which also provides regular services to Brighton, Portsmouth, Southampton and London. There are a number of bus services that serve Angmering providing connections to Arundel and Shoreham-by-Sea, both of which have a wide range of facilities and services. The nearest bus stop is located approximately 320m south of the Site along Arundel Road.



Angmering offers a number of education facilities, including St Wilfred's Primary School along Arundel Road.



Angmering Railway Station is located to the south of the settlement between the A259 and West Preston.



Shops and local services located within the centre of Angmering.



Local shops overlooking Angmering's village green.

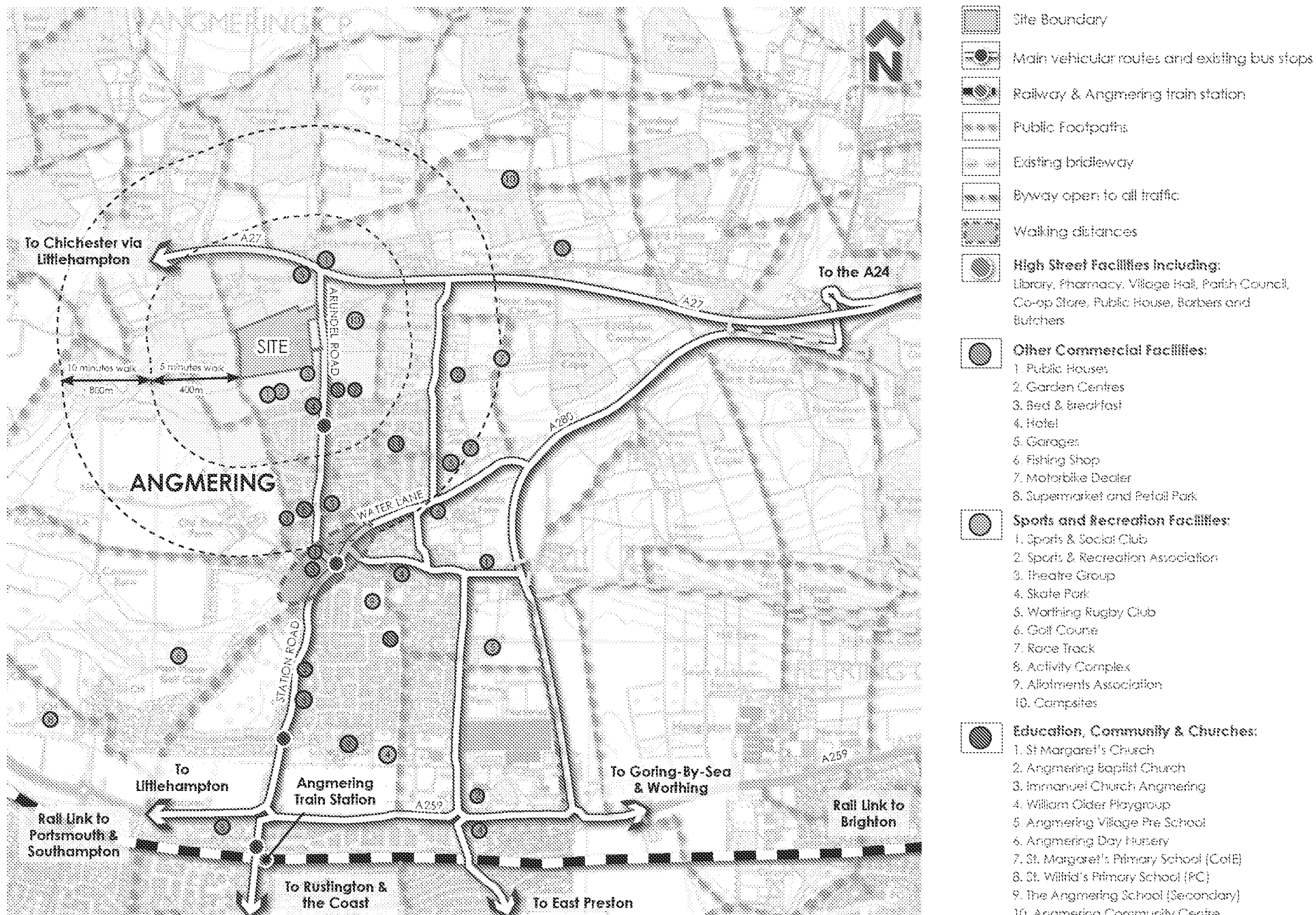


Figure 3.9: Services and Facilities Plan.

3.14 Water, Drainage and Hydrology

The outline planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that, following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards. The findings and conclusions of the FRA are summarised below:

- The FRA and Flood Map at Figure 3.10 shows that the majority of the proposed development Site does not lie within any of the Environment Agency's Flood Zones. However, a small section of the Site at the north western corner lies within the Fluvial Flooding Zone.
- There are two large ponds within Steyne Wood and Decoy Wood connected by a small unnamed watercourse which is in relatively close proximity of the Site. However, due to the topography of the surrounding area the Site is outside of the fluvial flood extent and is therefore at a very low risk of flooding.
- Flood risk from surface water is considered low across the whole Site; additional flows resulting from the proposed development have been incorporated into the drainage strategy.
- The majority of the surface water runoff can be conveyed to an attenuation basin which forms an integral part of the development's SuDS strategy.

Based on the FRA, and taking into account the above points, the development of the Site should not be deemed unacceptable on flood risks grounds as the development will not be at risk from existing sources and will not result in flooding downstream.

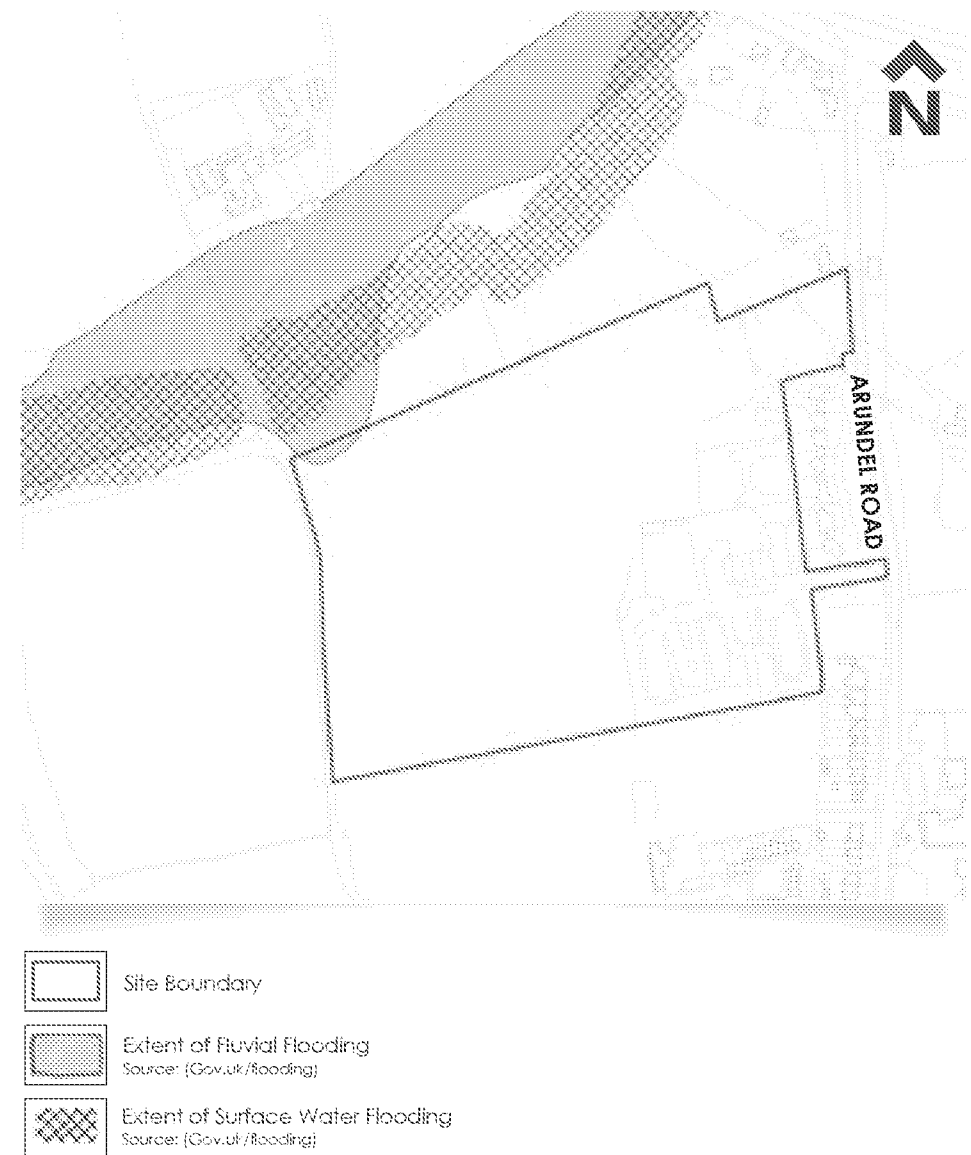


Figure 3.10: Surface Water Flood Map.



View from within Angmering's Conservation Area of The Lamb Public House, at the junction of Arundel Road, Water Lane, High Street and Church Road.

04. EVALUATION

4.1 Opportunities and Influences

The opportunities and influences associated with the proposed development have been identified following the assessment of the Site and its surroundings, as detailed in Sections 2 and 3. These are listed below and shown on the Opportunities and Influences Plan at Figure 4.1. This assessment of the Site and its surroundings has informed the design proposals.

OPPORTUNITIES

- Provision of high quality, sustainable, and sensitively designed new housing, with the Site able to accommodate up to 160 new homes with associated green infrastructure.
- Create a carefully planned new residential development that is well-related to the existing settlement of Angmering.
- Provision of a new vehicular and pedestrian access point from Arundel Road and a spine street that creates a legible route through the new development, which links to a secondary access point to the south from Arundel Road.
- Creation of a locally distinctive development which draws on the local vernacular.
- To provide two new full size adult football pitches to form a focal point to the development, promoting a healthy and active lifestyle for new and existing residents. The new football pitch will form a physical and visual link between the new development and Angmering Sports and Recreation Ground.
- To provide new sustainable drainage system (SuDS) features which can form an integral part of the development's green infrastructure, providing ecological benefit and habitat creation.
- To provide new recreational routes through the new areas of public open space that link to Arundel Road and Angmering Sports and Recreation Ground to the south, integrating the development into its surroundings.

INFLUENCES

- Existing trees and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary for the removal of vegetation, in particular along the proposed route of the access road from Arundel Road and southern boundary.
- The Site should be outward looking onto the new public open spaces and dwellings should be set back from the proposed nine dwelling development along Arundel Road to respect their setting.
- New boundary vegetation to include new woodland, thicket and hedgerow planting which will create a landscaped edge to the development in order to respect the mature woodland of Steyne Wood and the Site's countryside edge.
- The Site's low point at the north western corner defines the location of the potential attenuation basin.

-  Site Boundary: **9.10ha**
-  Existing Vehicular Circulation, Dual Carriageway and Secondary Road
-  Priority Habitat Inventory - Deciduous Woodland (England)
-  Tree Preservation Order - Polling Fruzeifield
-  Consented Residential Scheme - Application A/131/16/OUT
-  Existing buildings to be removed