

INFLUENCES

-  Existing Site Contours
-  Existing Vegetation
-  Existing Public Rights of Way (PROW)
-  Extent of Fluvial Flooding
(Source: Gov.uk/flooding)
-  Extent of Surface Water Flooding
(Source: Gov.uk/flooding)
-  Sensitive Landscape Edge
-  Existing On-Site Features/Buildings:
 1. Angmering Auto Services
 2. Caravan/Campervan Site
 3. Bungalow
 4. Derelict Structures
-  Listed Buildings

OPPORTUNITIES

-  Potential Vehicular Access Point
-  Potential Vehicular Access Point to Employment
-  Potential Developable Area
-  Potential Building Frontages
-  Potential Circulation - Spine Road
-  Potential Pedestrian & Cycle Links
-  Potential Public Open Space
-  Potential Children's Play Areas
-  Potential Location for a SuDS Feature
-  Remove Existing Vegetation
-  Woodland Belt & Strengthening

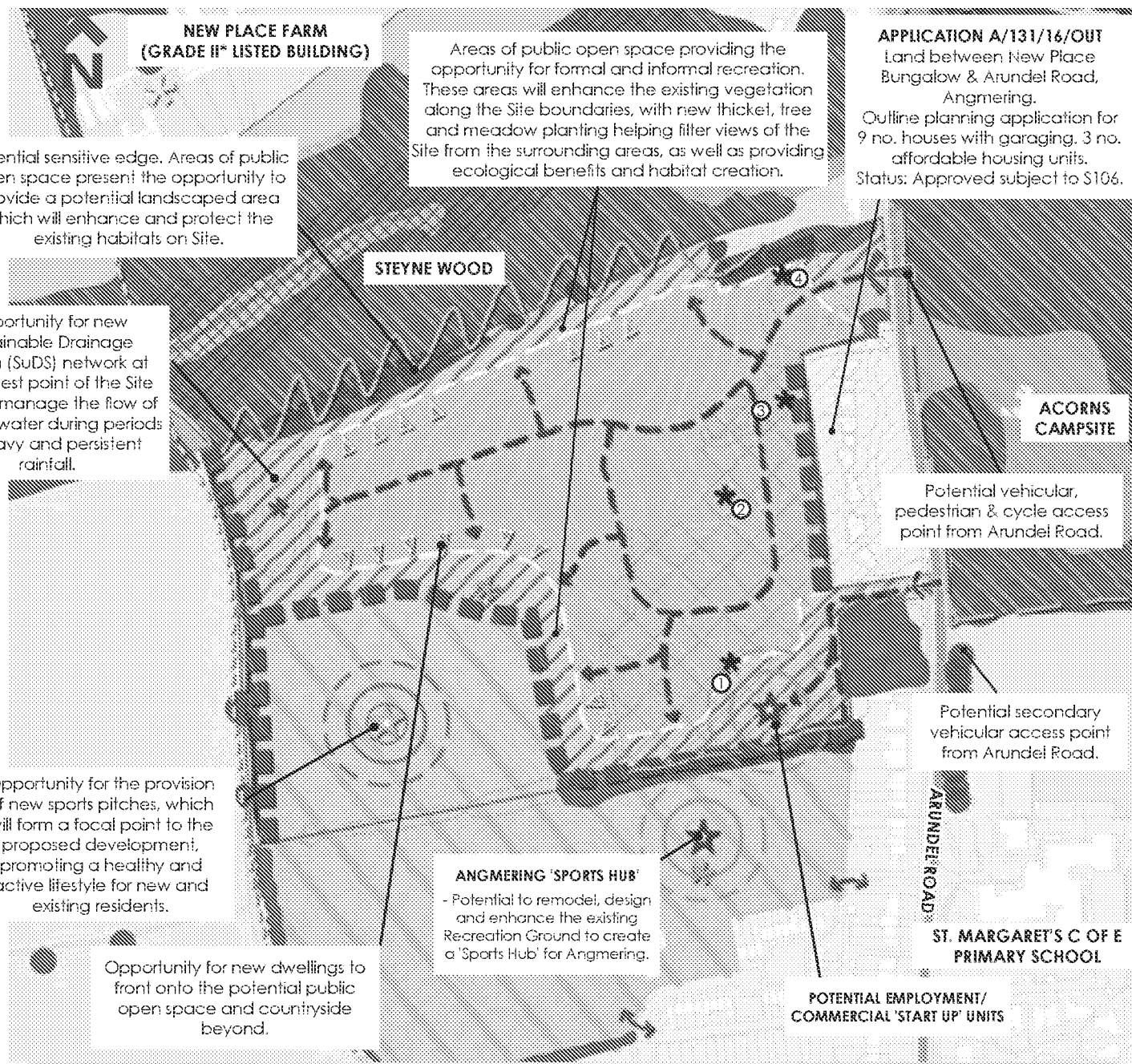


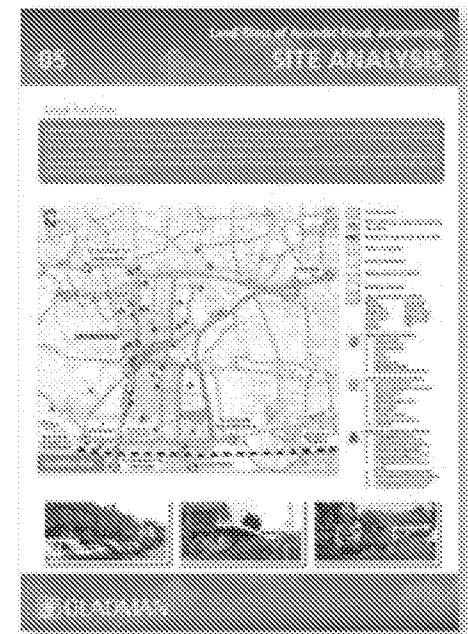
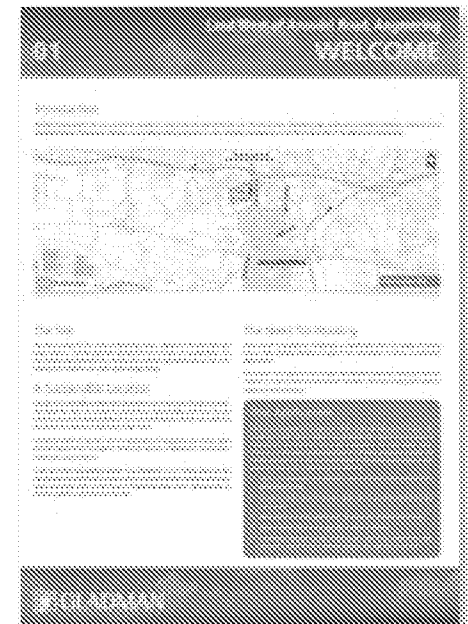
Figure 4.1: Opportunities and Influences Plan.

4.2 Consultation

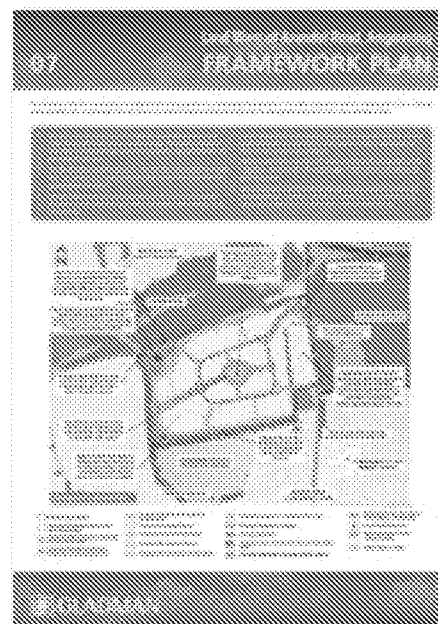
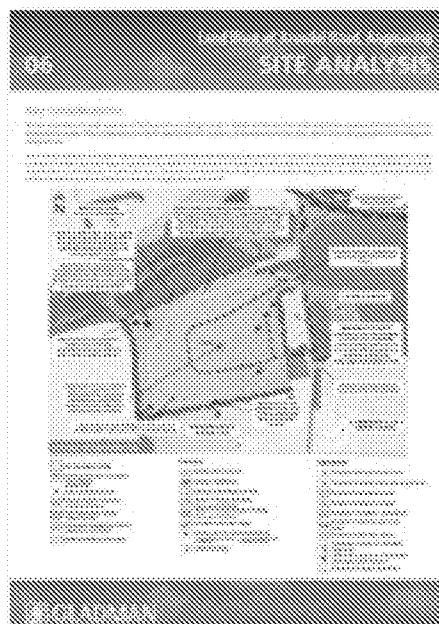
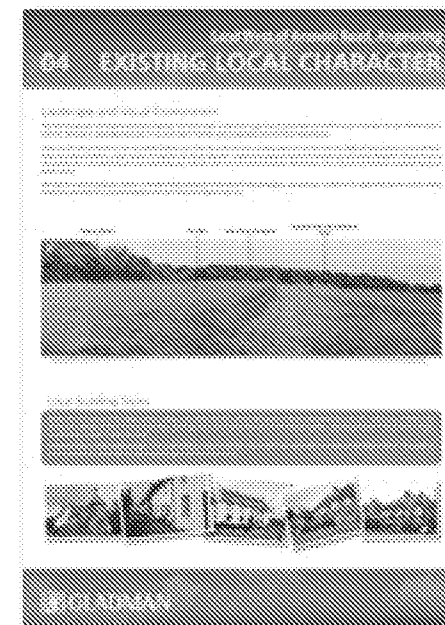
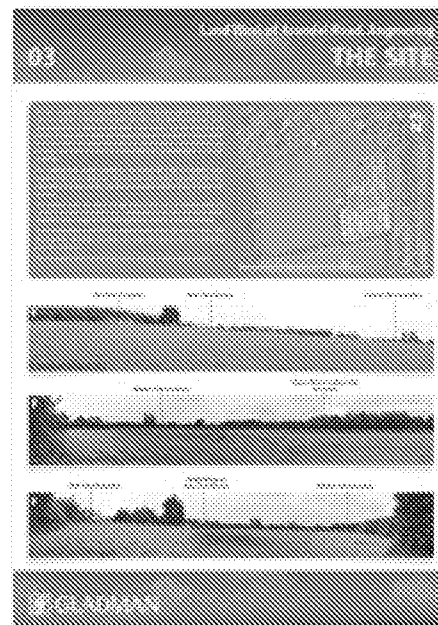
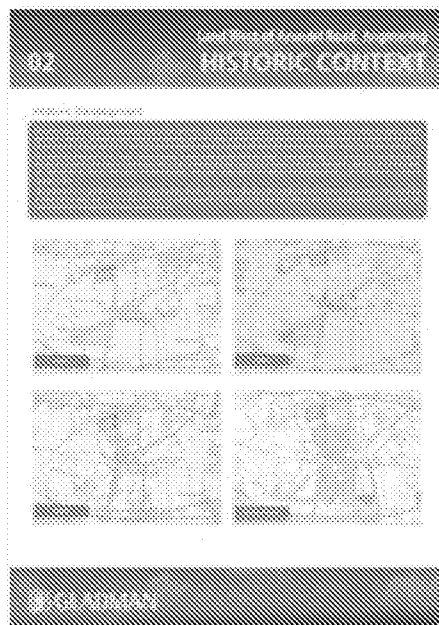
November 2017

Gladman Developments originally engaged in a process of community consultation in November 2017, which informed the evolution of the proposals for the Site.

A leaflet covering the application proposals for the Site was delivered to local residents living in Angmering and interested parties, for their information.



The original consultation boards were available to view online at <http://www.your-views.co.uk/angmering>



May 2019

Since the time of the original Public Consultation process in 2017, Gladman Developments have been working alongside Angmering Parish Council to develop a scheme, which could facilitate a future Sports Hub for Angmering and the surrounding area. This consultation material was also made available online and through a public exhibition led by the Parish Council in May 2018.

Full details of both consultations and information presented, which includes the consultation boards, are set out in the Statement of Community Involvement accompanying the Planning Application.



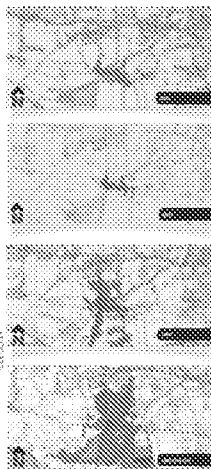
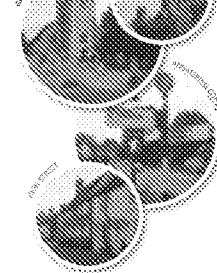
These consultation boards were available to view at the Parish Council consultation and online.

02. HISTORIC CONTEXT

Historical Development

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HAPEL & WERBES: KURCH

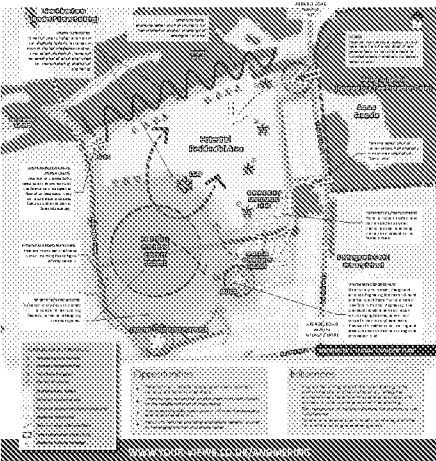


HOWYOUNG WENT TO COLLEGE

06. SITE ANALYSIS

Key Considerations

Journal of Management Inquiry 22(4) 399–416
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DOI: 10.1177/1056492613505501



03. THE SITE

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WORMS AND THE COUCHGRASS

07. FRAMEWORK PLAN

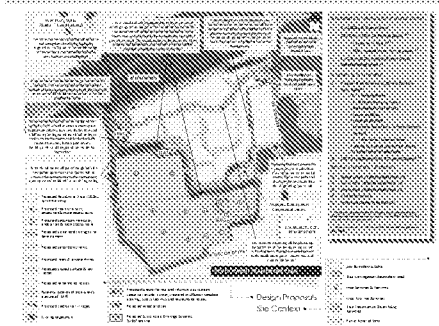
The Vision

As a result of the above, the authors have concluded that the use of the proposed model for the analysis of the data obtained from the experiments is not only possible, but also very effective. The model is able to describe the behavior of the system in a very accurate manner, and the results of the analysis are in good agreement with the experimental data.

The authors would like to thank the Ministry of Science and Higher Education of the Republic of Poland for the financial support of this work.

The authors would also like to thank the anonymous reviewers for their valuable comments and suggestions.

The authors declare that they have no conflict of interest.



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04. EXISTING LOCAL CHARACTER

Landscape and Visual Environment

¹ For example, if a group of people is asked to estimate the number of people in a room, the group's estimate is more accurate than the average of individual estimates.

1997年12月25日



Ⓔ Your leading arm pushes the SSB towards the receiving ground.

Swakwena, 2000



WWW.FORHANS.CO.HK/CPH0000

08. HAVE YOUR SAY

YOUR VIEWS

[illegible]

7000000000000000000

APPENDICES CONTINUING

05. DEVELOPMENT PROPOSALS

5.1 The Development Framework Plan

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with Angmering and the surrounding context, and an assessment of planning and design policy. This has resulted in the Development Framework Plan (Figure 5.1) that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

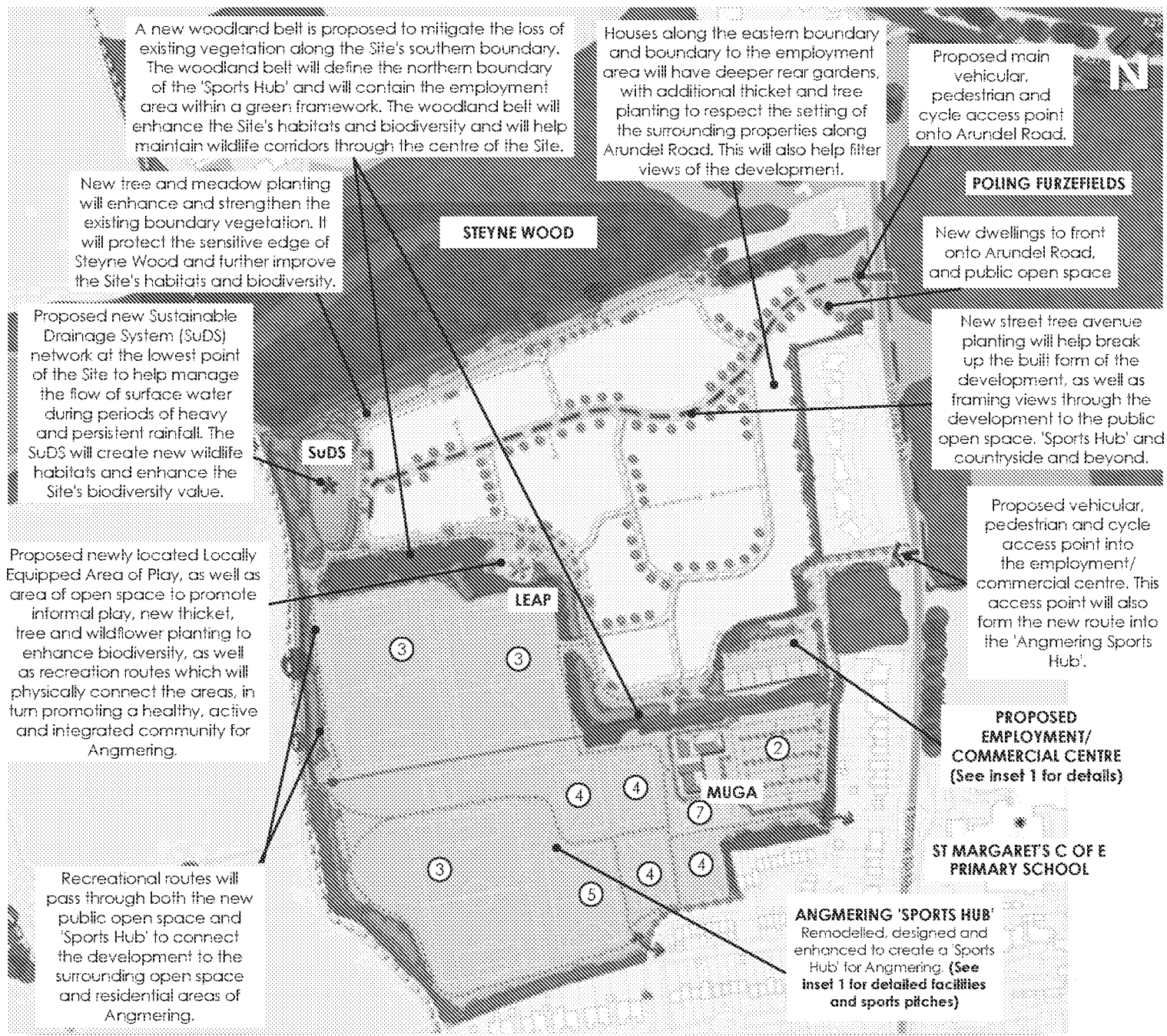
VISION – A PLACEMAKING APPROACH

- Provide up to 160 dwellings, offering a range of dwelling types, sizes and tenures.
- Creation of a high quality, sustainable new neighbourhood that integrates successfully with the existing settlement fabric of Angmering and the wider countryside.
- Provide 6 x commercial/employment 'Starter Units' and associated infrastructure for local business'.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of a full size adult football pitch, new public open space, and recreational routes and a pedestrian crossing on Arundel Road outside the school will be provided as part of the housing development.
- Create new habitats with ecological benefits through the implementation of new vegetation and an attenuation basin that will form part of the Site's Sustainable Drainage System (SuDS).
- Create an area of Angmering which reflects the local vernacular and architectural heritage, to build a sense of place and identity.
- Create a firm, attractive edge to the settlement.

VISION – FUTURE ASPIRATIONS

- The housing development could facilitate the creation of an enhanced 'sports hub' and extension to the existing recreation ground and south western part of the development.
- Creation of a formal sports facility for the local community, including football and cricket pitches and a new purpose built community/sports pavilion with associated parking and infrastructure.
- It is envisaged that the car parking at the sports hub would serve not only people using the sports facility, but also as a safe and convenient drop off/ pick up point for parents and children of the nearby St Margaret's School, thereby relieving congestion on Arundel Road.

-  Site Boundary 9.10ha
-  Existing Vehicular Circulation
-Dual Carriageway
-Secondary Road
-  Local facilities/Services
-  South Downs National Park
-  Tree Preservation Order - Poling Tuzelfield
-  Public Rights of Way (PRoW)
-  Proposed Residential Area: 4.55 ha
Up to 160 dwellings
-  Proposed Main Vehicular, Pedestrian and Cycle Access Point
-  Proposed access point into the employment area and 'Sports Hub'
-  Proposed Spine Road through the Development
-  Proposed Secondary Streets
-  Proposed Lanes and Private Drives
-  Proposed Shared Surface
-  Proposed Recreational Routes
-  Proposed Location for Children's Play Area
-  Proposed Pedestrian Linkages
-  Existing Vegetation
-  Proposed Area of Formal & Informal Public Open Space: To include, new tree, thicket and meadow planting, football pitches and recreational routes
-  Proposed Woodland Belt
-  Potential Sustainable Drainage System (SuDS) Feature



POTENTIAL FUTURE COMMUNITY FACILITIES

Proposed Employment/Commercial Centre

- 6 x 1,000sq.ft 'Starter Units'
- 28 x 2.4m x 4.8m Car Parking Spaces **
- 1 Space per 215sq.ft **
- 10% Allocated Visitor Parking Spaces **
- 1 x 3.5m x 11.0m Medium/Heavy Goods Vehicle Parking Space **

Proposed Angmering 'Sports Hub'

1. Purpose Built Community/Sports Pavilion - Aprx.700m² *
 - 6 x Changing Rooms
 - 2 x Officials Changing Rooms
 - Male 2 Female/Disabled WCs
 - Reception/Office
 - Kitchen & Bar/Cafe
 - Treatment Room/Drop-In Room (Doctor/Dentist)
 - Club Room/Hall/Function Room
 - Internal & External Store/Plant Rooms
 - Outdoor Patio/Terrace Space
2. 150 Parking Spaces (Incl. 8 Disabled Spaces) **

Sports Pitch Provision

3. Senior 110m x 70m Football Pitch x 3
4. Junior 40m x 30m Football Pitch x 4
5. Junior 60m x 40m Football Pitch x 1
6. Cricket Square x 1
7. Multi-Use Games Area (MUGA)

* The facilities provided within the Purpose Built Community/Sports Pavilion are based upon previous designs around 700m² footprint, but may differ when designed in detail.

** Requirements set out in the Arun District Council Parking Standards (October 2000)

Figure 5.1: Development Framework Plan.

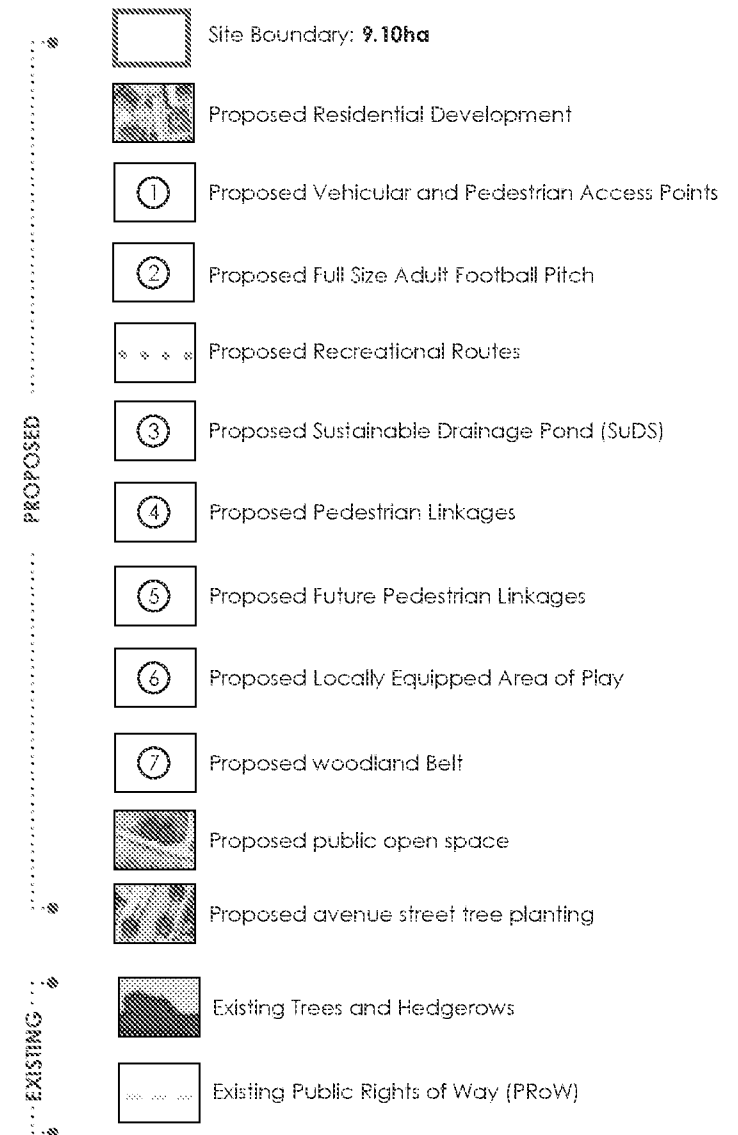
5.2 The Illustrative Masterplan

The Illustrative Masterplan (Figure 5.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent Reserved Matters application should reflect in order to respect the in depth analysis of the Site and its surrounding context.

The Illustrative Masterplan provides for up to 160 dwellings (up to 30% affordable) as well as an area for employment and new areas of public open space which wrap around the houses. Two new full size adult football pitches are proposed providing a focal point to the development, as well as promoting a more integrated and active community for both new and existing residents of Angmering. A new woodland belt and boundary vegetation to include thicket and hedgerow planting will create an enhanced landscaped edge to the Site's existing vegetation. The loss of the vegetated to facilitate the sports pitches will be compensated with new tree and hedgerow planting across the development. The proposed attenuation basin in the north western corner will have a permanently wet area creating a new ecological habitat as well as enhancing the existing biodiversity of the Site.

The housing development could facilitate the creation of an enhanced 'sports hub' and extension to the existing recreation ground and south western part of the development. The creation of a formal sports facility for the local community, could include football and cricket pitches and a new purpose built community/ sports pavilion with associated parking and infrastructure. It is envisaged that the car parking at the sports hub would serve not only people using the sports facility, but also as a safe and convenient drop off/ pick up point for parents and children of the nearby St Margaret's School, thereby relieving congestion on Arundel Road.



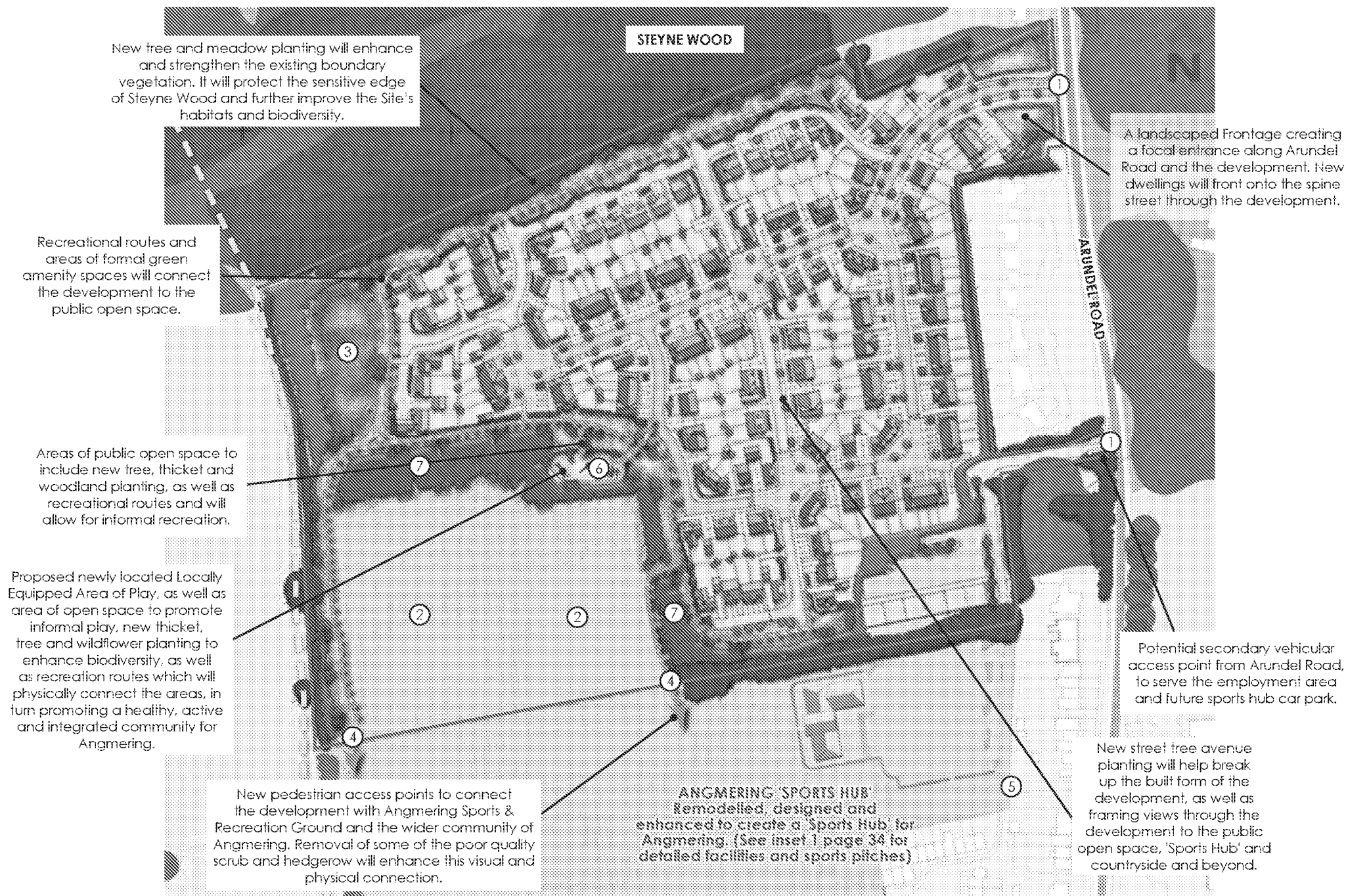


Figure 5.2: Illustrative Masterplan.

5.3 Use and Amount

The outline planning application covers a total area of 9.10 hectares. The proposals encompass the following uses:

Residential Development Area - Up to 160 dwellings (4.55 hectares)

The development accommodates a residential development area measuring 4.53 hectares, providing for up to 160 dwellings. The average net density for the development area is 35 dwellings per hectare (dph).

The housing mix will be determined at the Reserved Matters stage, but it is expected to include a range of house types, sizes and tenures. Up to 30% of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.

Proposed Employment/ Commercial Centre - 6 x ' Starter Units' (0.45 hectares)

The development accommodates an area measuring approximately 0.45 hectares for employment opportunities for the local area. The land will provide six 'starter units' measuring 1000 sq.ft per unit, as well as 28 car parking spaces and one space for a medium/ heavy goods vehicle.

Green Infrastructure – 4.07 hectares

As shown on the Land Use Plan (Figure 5.3), the proposals for the Site include 4.07 hectares of green infrastructure. The green infrastructure will have a range of functions and provide a range of benefits, including:

- **Landscape:** The proposals include for new native hedgerow and tree planting along the Site's boundaries, in particular along the northern boundary, to respect the setting on the mature woodland at Steyne Wood and the filter any further views from the Grade II Listed Building at Newplace Farmhouse. A new woodland belt is also proposed to follow the line of the sport pitches to the south of the development. This new woodland belt will mitigate against the loss of the existing boundary planting along the southern boundary. Additional landscaping along the remaining boundaries will enhance the existing Site's vegetation, as well as strengthening habitats and enhancing the Site's ecologically valuable assets.
- **Formal Sports Provision:** To accommodate two new full size adult football pitches. The football pitches will form a focal point to the development, promoting a healthy and active lifestyle for new and existing residents. It will also provide the opportunity for the integration of the future aspirations of the Sports Hub, which could be facilitated through this development.
- **Open Space/Amenity Areas:** A network of public open spaces designed to create a sense of place. New public open space will allow for informal recreation and include recreational routes. These routes will link to Arundel Road. A children's play area is also proposed in the form of a Locally Equipped Area for Play.
- **Sustainable Drainage Feature (SuDS):** To accommodate the provision of a new attenuation basin in the north western corner of the Site, to manage excess surface water run-off during periods of heavy and persistent rainfall. An area of the attenuation basin will be permanently wet to create a new wetland habitat on Site.

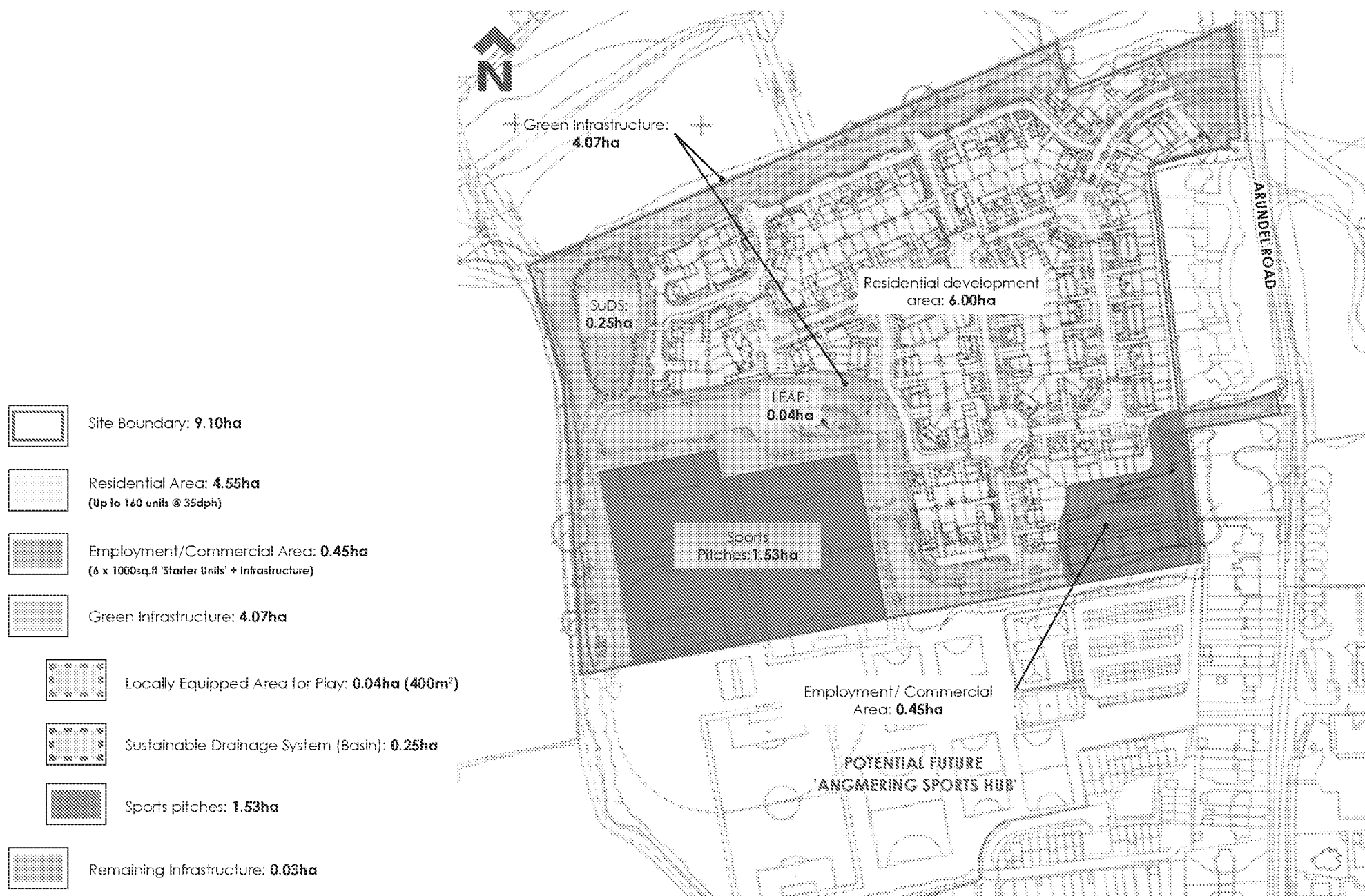


Figure 5.3: Land Use Plan.

5.4 Access

Vehicular Access

Vehicular access into the Site will be via a new road off Arundel Road, in the form of a single priority junction. An existing access exists onto Arundel Road which will become a secondary access to serve the employment area in the south eastern corner of the Site and potential future sports facility.

Emergency Vehicles

The detailed design of the layout will be designed in accordance with Part 8 of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

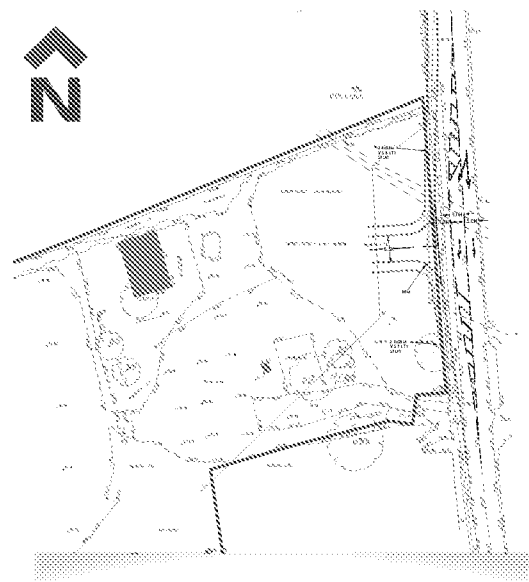


Figure 5.4: Proposed main vehicular access point off Arundel Road.

Pedestrian and Cycle Access

Pedestrian and cycle access to the Site will be available via the vehicular access points from Arundel Road. A new recreational footway will be provided within the open space around the new homes.

A future aspiration would be to provide two additional pedestrian links to the south of the development, within the potential sports hub. These links would provide safe & convenient routes to Arundel Road and the surrounding settlement.

Public Transport

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located along Arundel Road approximately 350m from the south eastern corner of the Site's boundary, offering services to Angmering settlement centre, Arundel and Shoreham-by-Sea.

Angmering Railway Station is located approximately 2.4km (1.5 miles) to the south of the Site, which provides services to Brighton, Portsmouth, Southampton and London.

Service vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed with the LPA as part of the future Reserved Matters submissions. Critically, the streets will be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations to ensure appropriate waste collection, vehicular access and bin carry distance standards are achieved.

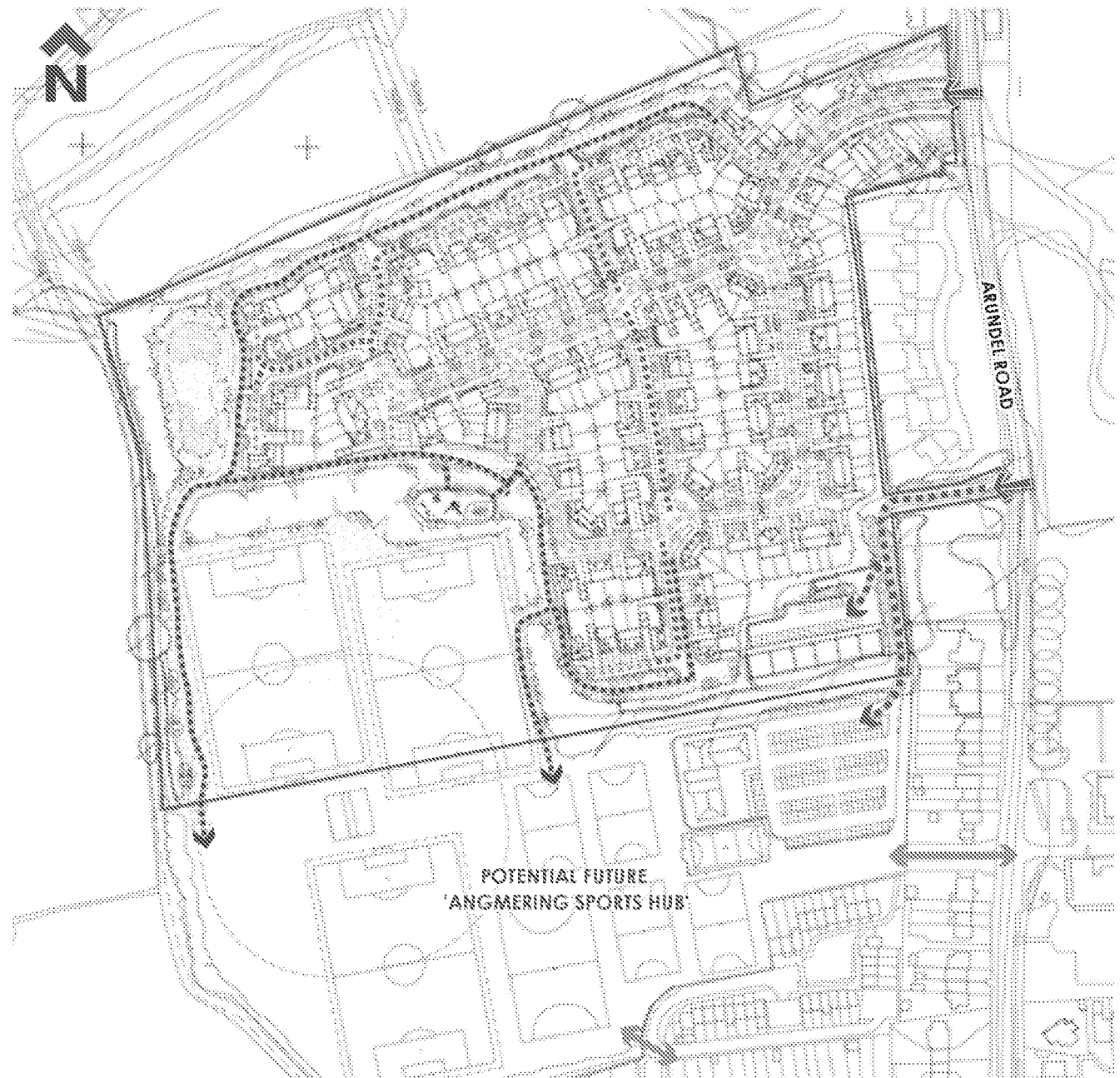
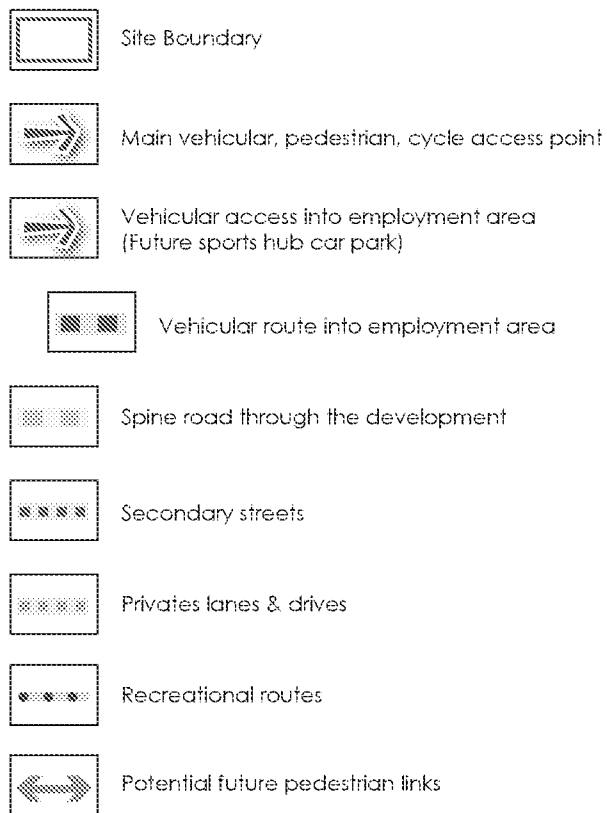


Figure 5.5: The proposed movement strategy creates an integrated development.

5.5 Layout

It is important to note that the layout of the development is a Reserved Matter. However, the key principles need to be communicated within the Design and Access Statement to ensure the subsequent detailed design reflects the initial aspirations and development structure.

The disposition of the proposed uses and the structural layout elements established by the Development Framework Plan and the Illustrative Masterplan have been designed to adhere to the principles established in the preceding sections. A number of design principles have influenced the development proposals for the Site, including:

- The development will be set within an attractive landscape framework and has been structured to create a firm, green boundary to the settlement edge.
- New areas of open space will accommodate a range of green infrastructure uses, including two full size adult football pitches and children's play area, creating an area of public open space and a focal point for the development, integrating the development with the existing Angmering Sports and Recreation Ground to the south and the wider community of Angmering. Additional areas of open space will provide informal recreation, such as walking and picnicking.
- New recreational routes will meander through the open spaces around the development and provide key links to Arundel Road and to Angmering Sports and Recreation Ground.
- The new boundary vegetation will comprise new woodland, thicket and tree planting to strengthen the existing boundary vegetation and to create an attractive backdrop to the development and its open spaces.
- The new homes will consist of mostly 2 storey forms with some 2½ storey dwellings used to create visual interest and articulation to the roofscape.
- The main vehicular access point to the development will be from Arundel Road, with a secondary vehicular access point also taken onto Arundel Road, to serve the employment area and potential future sports hub car park to the south. This will result in a small loss of a number of low quality trees and hedgerows which lie along the route of the proposed access road into the Site. Consequently, new tree and hedgerow planting will be provided within the Site to mitigate the loss of the existing vegetation.
- A new attenuation basin located within the north western corner of the Site will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. It will be designed to maximise its wildlife value and to form an integral part of the Site's green infrastructure. An area of the basin will be lined and permanently wet to provide additional ecological habitat and enhance the Site's overall biodiversity value.



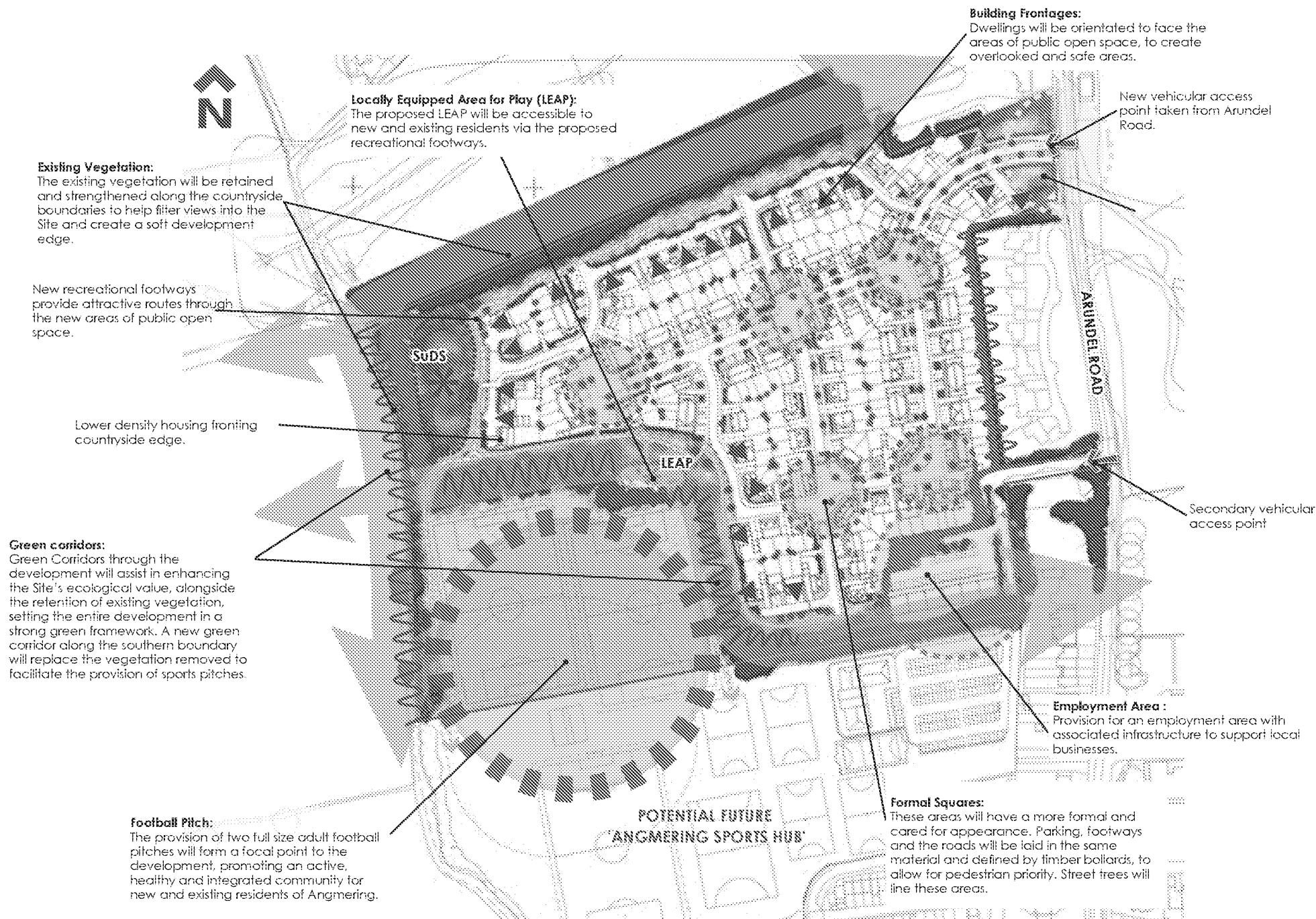
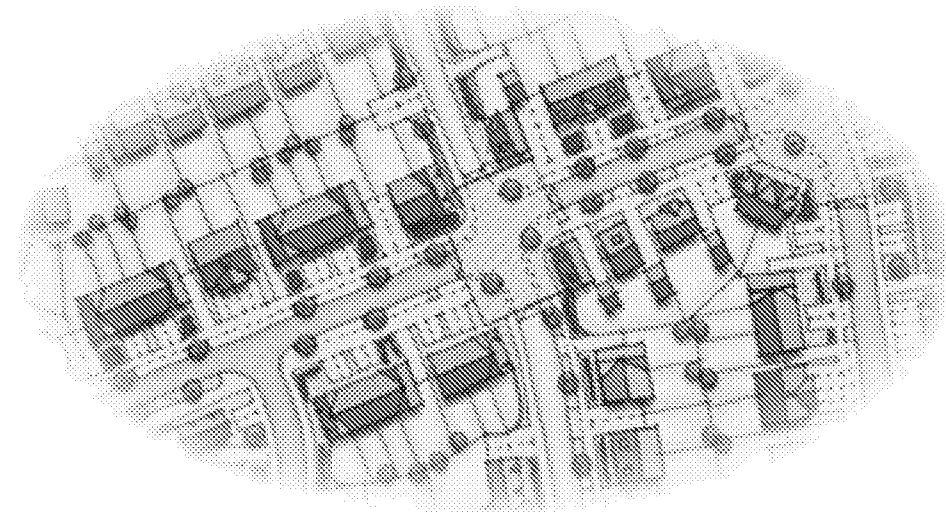


Figure 5.6: Layout Principles.

5.6 Character Areas

SPINE STREET

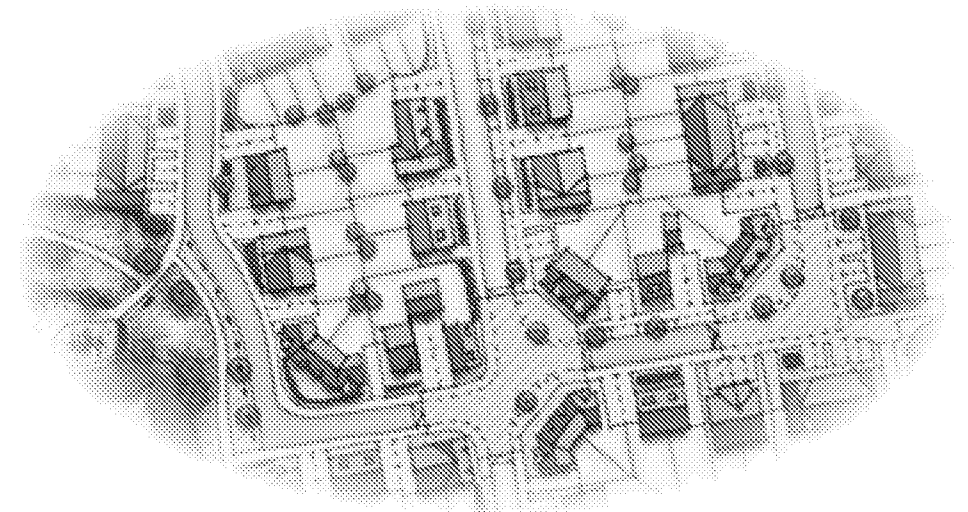


Character Area – Spine Street

The Spine Street will be the principal street running through the development from the new access points off Arundel Road. It will be suitable for all types of predicted traffic movement. The key characteristics of the Spine Street are as follows:

- Defined by a more formal arrangement of buildings with occasional varied building line and differing set back distances.
- In parts, strong and consistent building frontages should front the street to mark its importance as the principal street serving the development and aid legibility.
- A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character.
- Will accommodate safe movement for vehicles, cyclists and pedestrians. Differing surface materials will therefore help to passively control traffic speeds.

SECONDARY STREET

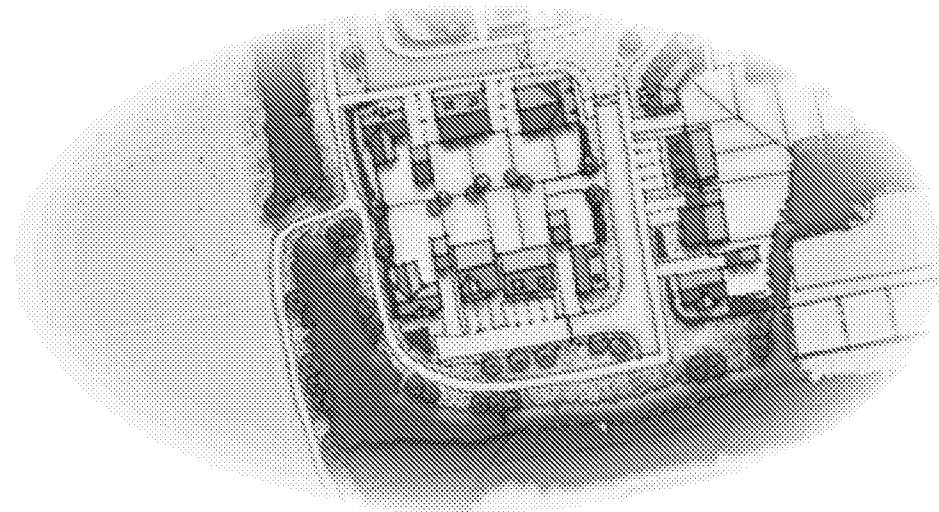


Character Area – Secondary Streets

The Secondary Streets will provide important connections between the Spine Street and the Lanes and Private Drives in order to maximise the development's permeability and feeling of integration. The key characteristics of the Secondary Streets will be as follows:

- Less formal than the Spine Street with a greater variation in building line and differing set back distances.
- A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character.
- Change in surface material where the street crosses the central area of open space to passively control traffic speeds.

***** LANES & PRIVATE DRIVES *****

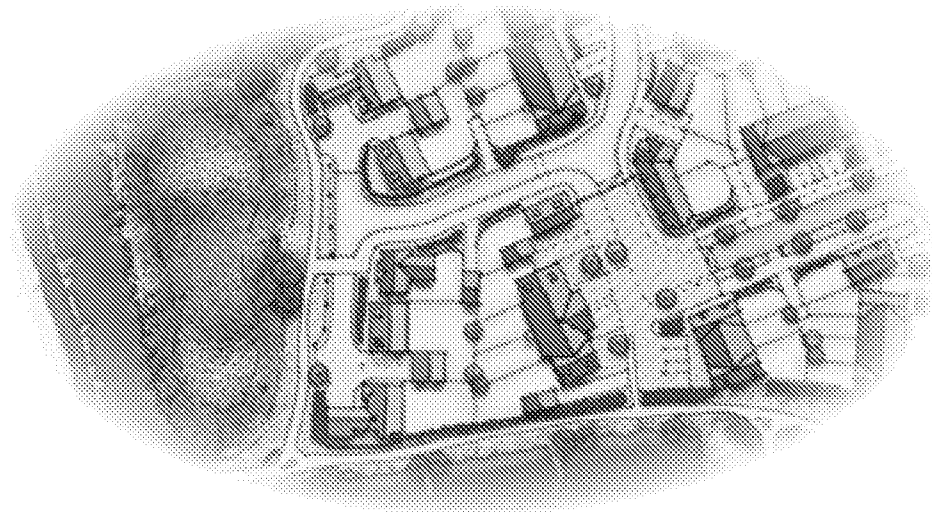


Character Area – Lanes and Private Drives

The Lanes and Private Drives will play an important role in the character of the development, marking the peripheral parts of the development parcels overlooking the new open spaces. The key characteristics of the Lanes and Private Drives are as follows:

- Predominantly detached dwellings to create lower densities, and varied set back distances and building orientations.
- Good sized front gardens will assist in creating softer building lines that appropriately mark the transition between the built environment and the development's open spaces.
- Generally, will take the form of shared surface, private drives.

***** RECREATIONAL ROUTES *****



Character Area – Recreational Routes

This traffic-free route will run through the areas of public open space, providing important connections to the play area within the open space as well as the adjoining streets and houses. The key characteristics are as follows:

- The route will pass through attractively landscaped areas around the proposed housing, which will be overlooked by the new homes to ensure they are safe and secure to use.
- The route will be clearly visible and sensitively signposted, providing a clutter free path.
- Sensitive lighting will avoid light pollution and potential conflicts with ecological objectives.
- The route will be more than just a path for non-vehicular movement. For example, benches will be placed alongside it to coincide with key points of interest, such as the play areas.

Street Design

Calming and slowing traffic is an important part of delivering streets for people, and encouraging walking and cycling. To slow vehicles and to encourage users to drive with caution, it is expected that some, or all, of the following methods will be used:

- **Locating buildings so that they are close to the street edge or carriageway.**
- **The introduction of features that act as visual 'incidents' along the street.**
- **Changes in the carriageway surface.**
- **The use of well designed 'shared surfaces' to create streets for all.**
- **Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment.**

Parking - Residential

Arun District Council's Parking Standards SPG sets out the standards of parking provision for residential development and reflects Policy GEN12 of the Arun District Council Local Plan 2003. Since adoption of this document in 2000, the County Council have introduced the use of the 'West Sussex County Council Residential Parking Demand Calculator' to calculate the parking demand generated by new development. At the detailed stage, the car parking provision will be designed in conjunction with the calculation tool. The calculation tool has been developed to use Census Ward data on car ownership patterns and allows the specific determination of predicted parking demand by entering data, including location (ward), the dwelling types (house or flat), size (number of bedrooms), tenure (private or affordable) and the way parking is provided (allocated or unallocated). Based upon previous experience of the calculation tool, it is envisaged that the development will comprise the following general parking provision standards:

At the detailed design stage, the car parking will be designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. The majority of the car parking will be on-plot in the form of private driveways, garages and car ports.

- **1 bedroom dwellings:** Minimum 1.5-2 spaces each
- **2 bedroom dwellings:** Minimum 2 spaces each
- **3 bedroom dwellings:** Minimum 2-3 spaces each
- **4+ bedroom dwellings:** Minimum 2-4 spaces each

The car parking provision will be designed so that it does not dominate the streetscene or cause inconvenience to pedestrians and cyclists. At the detailed design stage, due consideration will be given to the proximity of parking to the property it is intended to serve. It is recognised that if parking is inconvenient it will be poorly used. The principal means of parking will include on-street parking, integral garage parking, shared courtyard car parks and detached garages within the curtilage of dwellings. Communal parking courts will not be excessively large in scale. They will be overlooked by at least one adjacent dwelling in order to discourage car-related crime. Wherever practical, they will also be provided with suitable lighting and will only be served by one entrance / exit point.

Parking - Employment Area

Arun District Council's Parking Standards SPG sets out the number of parking spaces required for employment uses. The proposals provide 28 2.4m x 4.8m car parking spaces, which equates to 1 space per 215sq.ft, with 10% allocated visitor spaces. Also provided is one 3.5m x 11.0m medium/ heavy goods vehicle parking space.

5.7 Creating a safe and secure environment

The Development Framework Plan and the Illustrative Masterplan propose a framework for development where the public realm will be overlooked, be open in aspect and well-used in order to reduce opportunities for and the fear of crime. The Illustrative Masterplan has been designed to adhere to the following principles of good design:

- ① **Permeability:** a choice of well-defined routes within the layout will encourage walking and cycling, therefore reducing car dependency and maximising the presence of 'eyes on the street'.
- ② **Natural surveillance:** dwellings will front onto streets and public spaces with entrances and windows fronting onto the public realm to maximise overlooking.
- ③ **Animated street scenes:** building frontages will be as 'active' as possible, particularly at ground floor level. Windows to active rooms, such as living room and kitchen windows, will face the public realm.
- ④ **Car parking:** the majority of cars will be accommodated within the curtilage of the dwellings to provide optimum surveillance. Where used, the parking courts are limited in size, well overlooked and will be enclosed by walls and new landscaping.
- ⑤ **Non-vehicular routes:** new housing will front onto open spaces containing pedestrian routes to maximise natural surveillance.
- ⑥ **Management:** the ownership and responsibility for external space will be clearly identified and the proposals will facilitate ease of maintenance and management.

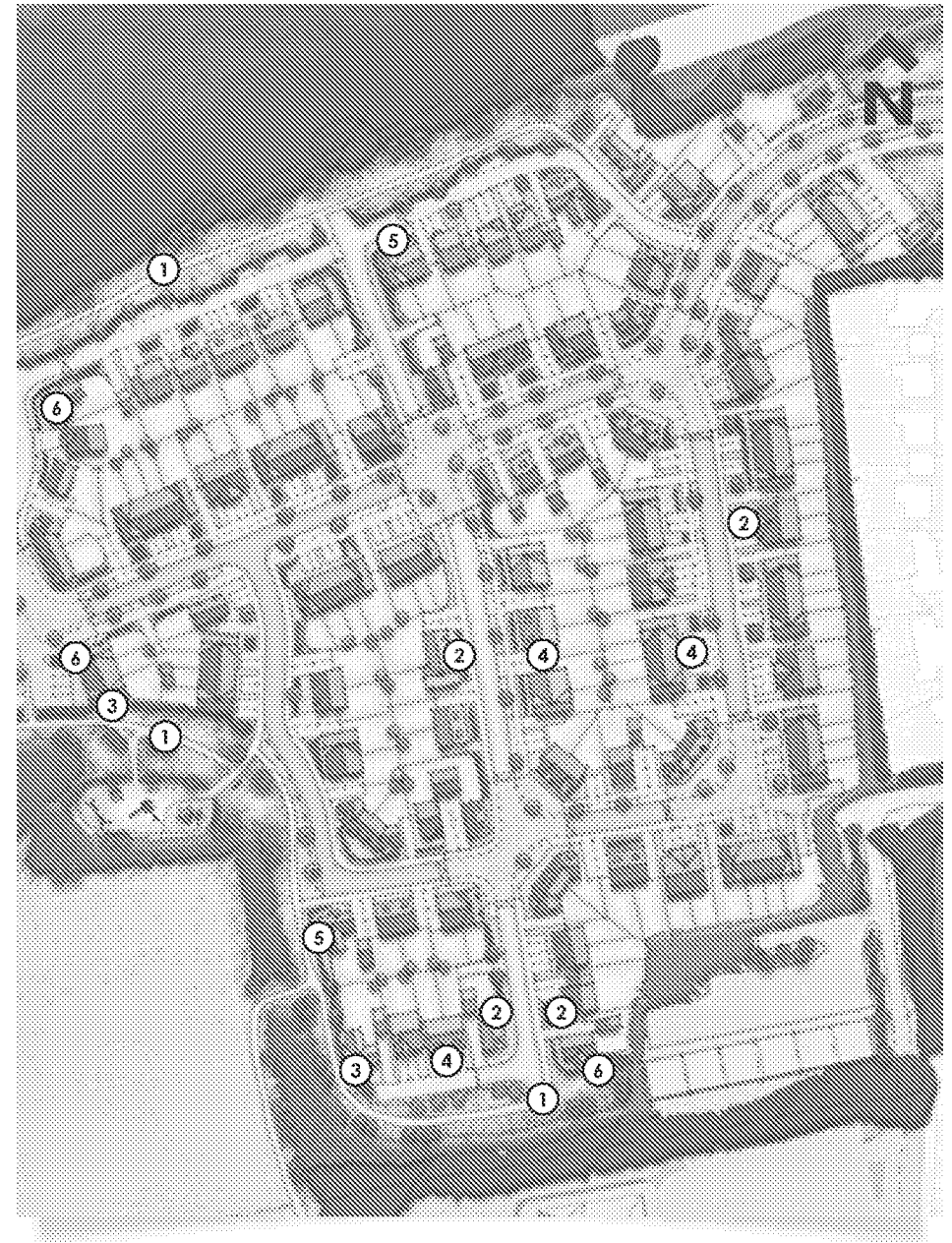


Figure 5.7: 'Designing out crime' Principles.

5.8 Scale and Massing

Density

The development proposals achieve an average density of 35 dwellings per hectare, which achieves an efficient use of the Site, whilst providing a balanced approach to the provision of green infrastructure that means the new homes will sit within an attractive landscaped setting. In general terms, the density of development will graduate from higher densities in the more central parts of the residential development to lower densities towards the peripheral areas and the central area of open space. However, within this overall density framework a range of densities will be established through the Site. When combined with landscape and building form this will assist in providing different areas of recognisable character.

The following density principles have been established by the proposals for the Site:

- Higher densities along the Spine Streets will create stronger building frontages to assist in enclosing and framing the key movement routes through the development.
- Lower density development fronting the green infrastructure that encloses the residential development area to the north, west and south will assist in creating an appropriate transition from the built environment to the rural environment of the adjacent countryside.
- Lower density development overlooking the Arundel Road will assist in creating an appropriate approach into Angmering and respect the prevailing character of Arundel Road immediately to the south of the Site.

Building Heights

The new dwellings will generally be 2 storeys in height in order to reflect the scale of existing residential development along Arundel Road. However, the considered use of 2½ storey dwellings within the more central parts of the development and within the lower parts of the Site will assist in creating the basis for a varied and interesting roofscape. 2½ storey dwellings will, therefore, be used to achieve a number of different townscape functions, including:

- To emphasise the importance of the Spine Streets.
- To create key groupings overlooking the small areas of open space located along the Spine Streets.
- To frame the central area of open space.
- To terminate vistas along the new streets.
- To punctuate the street scene.

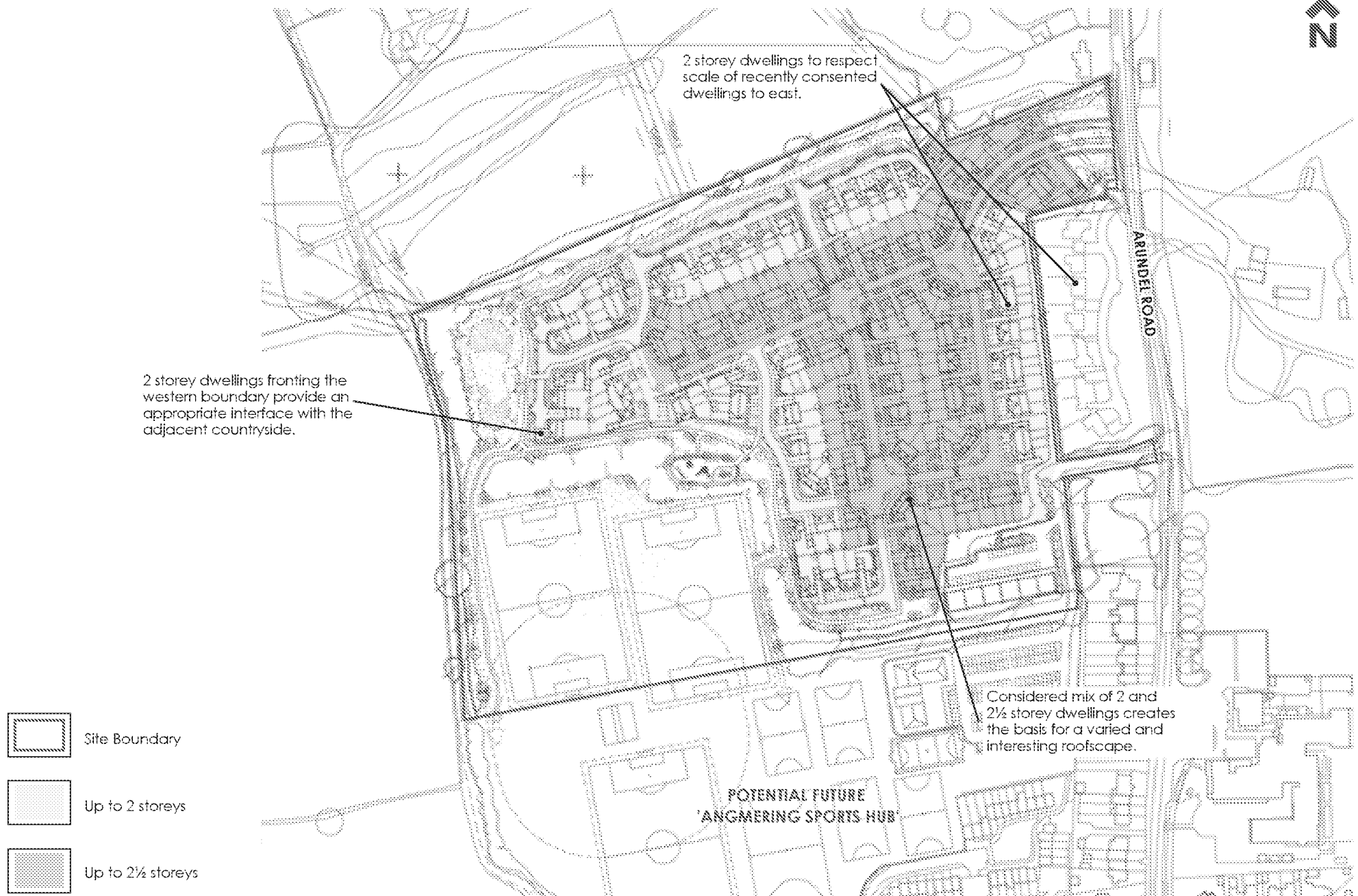


Figure 5.8: Building heights plan.

5.9 External Appearance

The appearance of the development is a Reserved Matter, although the principles need to be communicated within the Planning, Design and Access Statement to provide a design framework for the new homes at the detailed design stage.

The Design and Access Statement has already provided an analysis of Angmering's local vernacular. This analysis shows that the settlement possesses a strong traditional character, particularly within its more historic core. Therefore, it is important that the new dwellings draw upon the more traditional characteristics of the local vernacular to reinforce the sense of place established by the layout of the development in terms of the hierarchy of movement routes, the location of small open spaces along the Spine Streets and the provision of green infrastructure which encloses the residential development area.

- **Simple built form:** buildings should be designed with a simple form in a manner that compliments the local vernacular.
- **Unity:** new homes should convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with a harmonious identity.
- **Key buildings:** key buildings using special details, raised building heights and/or increased massing should be used in key locations.
- **Building groups:** groups of buildings should be the principal visual elements that characterise the development. With the exception of key buildings, individual dwellings should be subservient to the building group.
- **Corners:** houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position.

Palette of materials

A restrained palette of materials should be used, although there will be subtle changes in the composition of materials to strengthen the identity of individual areas. The choice of materials should be consistent with local colours:

- **Roof finish:** Brown/orange plain tiles or high quality artificial slate tiles.
- **Facing brickwork:** Predominantly red brickwork with some use of buff brickwork.
- **Render:** Render to highlight key buildings or important structural elements of buildings. Predominantly painted in white or pastel shades.
- **Facades:** Considered use of flint stone or tile hanging detailing to facades for key buildings.
- **Cladding:** Weatherboard timber cladding maybe appropriate for lesser structures e.g. garages.
- **Chimneys:** Chimneys will be used to punctuate the roofscape.
- **Corners:** Houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position.
- **Boundary treatments:** Generally boundaries should be defined by vegetation or low fencing.



Hanging-tiles to the facades with large chimneys punctuating the roofscape.



New development at Bramley Green Development/ Swansbourne Park reflect the vernacular of Angmering.



Traditional red brick property within Angmering.



Traditional flint stone detailing, which is seen throughout Angmering.



Traditional use of white and cream render, which is an important characteristic of Angmering.



Traditional orange/brown clay plain tiles roofs.

5.10 Green Infrastructure and Drainage

Landscape Design

The landscape proposals have evolved through an analysis of the Site and its setting as well as best practice design guidance. As set out earlier in the DAS, the development comprises 4.07ha of green infrastructure. Therefore, approximately 45% of the Site will comprise areas of retained trees and hedgerows, new public open space including new landscaping, an attenuation basin and a children's play area and the sports pitches.

The following key green infrastructure and landscape design principles are proposed:

- **Public open space will run around the northern, western and southern parts of the Site to enclose the proposed housing. The proposed full size adult football pitches within the south western public open space will provide a focal point for the new homes.**
- **Pocket greens and street tree planting will aid legibility and soften the built form.**
- **New and enhanced woodland, hedgerow and tree planting along the Site's boundaries will provide an opportunity to create an attractive new area of public open space. This new landscaping will provide a range of ecological and landscape benefits.**
- **An area of the southern boundary vegetation will be removed to create a visual and physical connection between the football pitches and Angmering Sports and Recreation Ground. The loss of vegetation in this area will be compensated with a new woodland belt defining the area of sport pitches and hedgerow planting across the Site.**
- **The proposed attenuation basin will create an attractive landscape feature. It will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. The basin will be designed to maximise its wildlife value and include a permanently wet area.**



Informal footpaths mown through the wildflower meadows throughout the public open space.



Opportunities for informal natural play will be located throughout the public open space.

Recreation

The proposed development will include a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents.

It is proposed that formal pitch provision will be provided in the form of two full size adult football pitches in the south western corner of the development. These football pitches will create a focal point to the development, promoting a healthy and active community, as well as forming an extension to the Angmering Sports and Recreation Ground to the south. The provision of these pitches and the development of the residential Site facilitate the enhancement and redevelopment of the recreation ground, into a new community facility for Angmering. In addition a new children's play area in the form of a Locally Equipped Area for Play will be provided in the centre of the development.

The areas of open space and new landscaping shown on the Illustrative Masterplan will provide a new community asset for informal recreational activities, including walking, picnicking and informal play. This opportunity for formal and informal play spaces will help promote a healthy, active and inclusive community for new and existing residents alike.

Sustainable Drainage Systems (SuDS)

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). An attenuation basin is proposed at the low points of the Site, and will restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

The attenuation basin will condition the quality of the water and provide landscape, amenity and ecological benefits. It will be landscaped with native emergent and marginal vegetation. An area of the basin will be lined in order to be permanently wet, and will be planted with submerged aquatic vegetation to create additional ecological habitat.



Opportunities for informal natural play will be located throughout the public open space.



The attenuation basin will provide an important new ecological habitat.

5.11 Sustainability

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. Paragraph 6 of the Framework states that the policies in paragraphs 18 – 219, taken as a whole, constitute the Government's view as to what sustainable development means for the planning system. The following section describes what makes the proposal a sustainable form of development.

The Economic Role

- The development would contribute to the economic role of the area by generating employment and tax receipts during construction.
- In the longer term the local economy would benefit from the provision of housing for workers, investment in local infrastructure and services, additional expenditure on goods and services, from the New Homes Bonus and from additional Council Tax receipts.

The Social Role

- The development would contribute to providing new housing and addressing the current shortfall in supply within Arun District.
- Up to 48 dwellings (30%) of the new homes will be affordable, providing new housing opportunities for existing residents in the area.
- Two new full size adult football pitches, new areas of public open space, children's play area and recreational routes will help to support community health and well-being.
- The Site is located in an accessible location near to existing bus stops, which provide direct links to the centre of Angmering, Arundel, Shoreham-By-Sea, and further afield.

The Environmental Role

- A wide range of connected open spaces comprising existing and new landscaping, SuDS feature and opportunities for biodiversity enhancements, will ensure all new homes are within easy reach of open spaces.
- An attenuation basin will be used to avoid any adverse impacts in terms of flood risk.
- The new green infrastructure will enhance the character and quality of the development.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.



View of housing within the housing development along Rowan Way.

06. CONCLUSION

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the outline planning application for up to 160 dwellings, access onto Arundel Road, an area for employment/ commercial use, public open space, landscaping, sports pitch provision, children's play area, sustainable drainage system (SuDS) and associated infrastructure.

The design proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF. Our analysis of the Site shows that it is not subject to any physical or infrastructure constraints and therefore it can make a significant contribution to housing delivery within a 5 year period. In the context of the NPPF, this contribution is considered to be beneficial and therefore amounts to a significant social benefit. Moreover, the development will provide new affordable housing which is seen as a further important social benefit in the context of the NPPF.

The new housing will also bring economic benefits during the construction phase and through the contribution new residents will make to the local economy through their household expenditure.

In terms of the environmental dimension, the Site is in a sustainable location with convenient access to the public transport network. It has an existing public right of way adjacent to its western boundary which links the Site to the wider Public Right of Way network of Angmering and therefore walking and cycling will be a realistic alternative to car trips to local facilities and services within the settlement centre. Using the key design objectives established by the NPPF, the proposals for the Site have been designed to create a successful and sustainable new neighbourhood as follows:

Accessibility

Planning policies and decisions should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages. Paragraph 91(a), NPPF. Integration of the development with the existing settlement edge and to the existing public footpath and pedestrian linkage around the Site.

- **Integration of the development with the existing settlement edge with proposed safe access onto Arundel Road.**
- **Convenient, safe and direct access for all residents to the proposed new green infrastructure which accommodates a number of clear and legible recreational routes.**
- **Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its role as a movement corridor.**
- **Streets and paths will be well overlooked to create the basis for a safe environment.**

Health, Community and Social Interaction

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Paragraph 92(a), NPPF.

- **Provision of, and easy access to, 4.07 hectares of green infrastructure encompassing various forms of recreational activities. Green spaces to include two new full size adult football pitches and children's play area, forming a focal point to the development, SuDS feature, and areas for informal recreation.**
- **The new football pitches and areas of public open space will form important new social focal points for both the Site and the wider area.**
- **The new full size adult football pitches will also integrate with Angmering Sports and Recreation ground to the south, promoting social interaction and enhancing the existing community of Angmering. The proposals could facilitate the future redevelopment and enhancement of the recreation ground.**
- **The proposed recreational routes will link to Arundel Road and onto further existing public footpaths, connecting the Site to the wider Public Rights of Way network around Angmering.**

Public Consultation and Stakeholder Involvement

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. Paragraph 128, NPPF.

- Public consultation website launched in November 2017 to seek the views and feedback on the emerging design proposals.
- A leaflet covering the application proposals for the Site was delivered to local residents living in Angmering and interested parties, for their information.
- A further public consultation and communications with the Parish Council was launched in My 2019 to seek the views and feedback on the emerging design proposals.

Sense of Place

Planning policies and decisions should ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. Paragraph 127, NPPF.

- Development of the Site provides the opportunity to establish a distinctive identity that draws upon the local vernacular of Angmering.
- The new areas of public open space will form an important part of the development's character and help integrate it into the landscape character of the wider area.

Sustainability

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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 124, NPPF.

- Mix of dwelling types, sizes and tenures supported by extensive areas of green infrastructure. A proportion of the new homes will be affordable and of a type and size that meets local need.
- Permeable layout of streets and recreational routes maximises access and integration with the existing settlement edge and encourages walking and cycling for local trips.
- The development proposal allows for the majority of the on-site landscaping to be retained. An area of vegetation and tree planting will need to be removed to provide vehicular access into the Site, as well as some tree and hedgerow planting along the southern boundary to facilitate the sports pitches and internal low quality vegetation to the previous Newplace Nursery, which will be mitigated through the provision of new hedgerow and tree planting, ultimately creating a net gain in biodiversity.
- Use of SuDS will help to manage excess surface water run-off during periods of heavy and persistent rain in order to prevent flooding. The basin will form an integral part of proposed green infrastructure.
- At the detailed design stage, new homes will meet national standards in respect of reducing energy demand, carbon emissions and energy efficiency.
- Safeguarding and improving existing wildlife habitats, and providing a range of ecological and nature conservation proposals.



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