DESIGN AND ACCESS STATEMENT (REVISED)

LAND NORTH OF WATER LANE | ANGMERING

OCTOBER 2018

Prepared on behalf of: Gleeson Strategic Land Ltd and Rydon Group Ltd

PRO VISION
PLANNING | ARCHITECTURE | URBAN DESIGN

ARUN DISTRICT COUNCIL A/208/21/PL

LAND NORTH OF WATER LANE, ANGMERING

DESIGN AND ACCESS STATEMENT (REVISED)
PROJECT NO. 2479

PREPARED ON BEHALF OF GLEESON STRATEGIC LAND LTD AND RYDON GROUP LTD

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CONTENTS

1. Introduction 2

1.1 Purpose and Scope 3
1.2 The Team 5
1.3 Angmering North SD9 Allocation 7
1.4 Objectives 9

2. Site and Context 12

2.1 Development Considerations 16
2.2 Development Opportunities 18

3. Landscape Strategy 20

3.1 Green Infrastructure 23
3.2 Landscape Mitigation Measures 26

4. Vision and Design 30

4.1 Vision and Masterplan Principles 31
4.2 Design Framework 35
4.2.1 Access and Movement 36
4.2.2 Street Hierarchy 37

5. Character Areas & Appearance 40

5.1 Gateway Avenue 43
5.2 Woodland Edge 49
5.3 Park Land Edge 53
5.4 Village 59
5.5 Commercial Park 63
5.6 Masterplan and Layout 67
5.7 Material Palette 69

6. Access Strategy 76

6.1 Site Access Arrangements 77
6.2 Transport Sustainability 79
6.3 Traffic Impact 81

7. Drainage Strategy 84

7.1 Surface Water Drainage 85
7.2 Foul Drainage 85
7.3 Flooding 85

8. Conclusion 88

9. Appendices 92

9.1 Infrastructure Delivery Costs 93

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ARUN DISTRICT COUNCIL A/208/21/PL

1. INTRODUCTION

1.1 Purpose and Scope 3

1.2 The Team 5

1.3 Angmering North SD9 Allocation 7

1.4 Objectives 9

1. INTRODUCTION

Gleeson Strategic Land and Rydon Homes have assembled a team of experienced professionals to develop proposals for a sustainable development on the edge of the village of Angmering near Littlehampton, which is sensitive to the defining characteristics of the site and the surrounding area.

The site is within an inherently sustainable location, with good access to facilities and services in the village and to higher order settlements nearby such as Littlehampton, and Worthing. The site has a number of natural assets, including a rural Sussex village setting and views of the National Park.

1.1 PURPOSE AND SCOPE

The aim of the Design and Access Statement (DAS) is to explain the vision for development on the proposed site and illustrate the Masterplan principles which are essential in place-making. The objective is to create a distinctive and attractive development and one which responds to the inherent landscape features within the site and surrounding context with sustainable links and connections to the wider area.

This document:

- Provides an analysis of the site and its context;
- Sets out the vision for the site;
- Explains how the development will capture the essential characteristics of this part of Sussex via a landscape led solution to its setting adjacent to the South Downs National Park;
- Demonstrates how the development of this site responds to the site's surrounds; and
- Describes the concept masterplan, landscape strategy and access proposals.

This Masterplan document is set out to aid decision making by enabling the Local Planning Authority and interested parties to better understand the analysis that leads into the design of the development proposals. It has been prepared by Pro Vision Planning and Design to support an outline planning application for the erection of up to 525 dwellings, together with 3ha of employment land, 7.3ha (approx.) of public open space, landscaping and means of access.

A high quality and responsive landscape led development is proposed to create a clear vision for the site and achieve a high quality of design. Whilst this document is to support the outline planning application its purpose is to enable decision makers to set a standard for the reserved matters stage and ensure the proposals are delivered in a manner true to the vision set out within this document.

ARUN DISTRICT COUNCIL A/208/21/OUT

This document includes an analysis of the site and its immediate context and explains how the proposed development will fit within the site and respond to the local context. It explains how the proposed development will respect the existing characteristics within the site to create a distinctive place, and one which respects the characteristics of the village Conservation Area.

This Masterplan Document should be read in conjunction with other supporting documents, including:

- **Statement of Community Involvement**
  (prepared by Pro Vision)
- **Planning Statement**
  (prepared by Nexus Planning);
- **Landscape and Visual Impact Assessment**
  (prepared by David Jarvis Associates);
- **Ecological Appraisal**
  (prepared by The Ecology Partnership);
- **Arboricultural Appraisal and Tree Survey**
  (prepared by PJC Consulting);
- **Flood Risk and Drainage Assessment**
  (prepared by Merebrook Consulting);
- **Transport Assessment**
  (prepared by i-Transport);
- **Noise and Air Quality Assessment**
  (prepared by Phlorum); and
- **Archaeology Assessment and Heritage Letter**
  (prepared by CgMs)

ARUN DISTRICT COUNCIL A/208/17/PL

The overall vision for the site is for a landscape led, attractive and sustainable development that has regard for the village and surrounding area.

The intention is to create a place that is in harmony with nature, respectful of the needs of existing and future generations.

1.2 THE TEAM

Gleeson Strategic Land

The Applicant

Gleeson has over 100 years experience in bringing forward quality, well designed development schemes and making efficient use of development land in a sustainable and environmentally responsible way.

Rydon Homes

The Applicant

Rydon Homes are one of the operating divisions of the Rydon Group, a successful construction, development, maintenance and management group working throughout England.

Nexus Planning

Planning Consultant

Nexus Planning are a highly skilled and experienced team of planning and regeneration consultants.

Pro Vision

Masterplanner

Pro Vision are independent Chartered Town Planning consultants, Architects and Urban Designers and are leading the public consultation and design process.

Phlorum

Acoustics and Air Quality

Phlorum are an environmental consultancy who offer monitoring and assessment services to complement the requirements of all aspects of environmental, ecological and sustainability issues.

CgMs

Heritage and Archaeology

CgMs provides specialist consultancy advice in archaeology, historic buildings and conservation.

David Jarvis Associates

Landscape

David Jarvis Associates are a practice of professional chartered town planners, urban designers and landscape architects who provide imaginative but commercially realistic advice.

The Ecology Partnership

Ecology

The Ecology Partnership is an independent ecological consultancy, offering a variety of environmental surveys, appraisals, and mitigation and translocation services.

Merebrook Consulting

Drainage

Merebrook Consulting are and environmental and engineering consultancy who provide high quality, practical and pragmatic advice and solutions across many sectors.

PJC Consulting

Arboriculture

PJC Consulting provide Arboricultural and Ecological Consultancy Services and Landscape Design Services to a vast range of clients throughout the UK.

i-Transport

Transport

i-Transport are an experienced firm of consultants in the construction industry specialising in transport planning.

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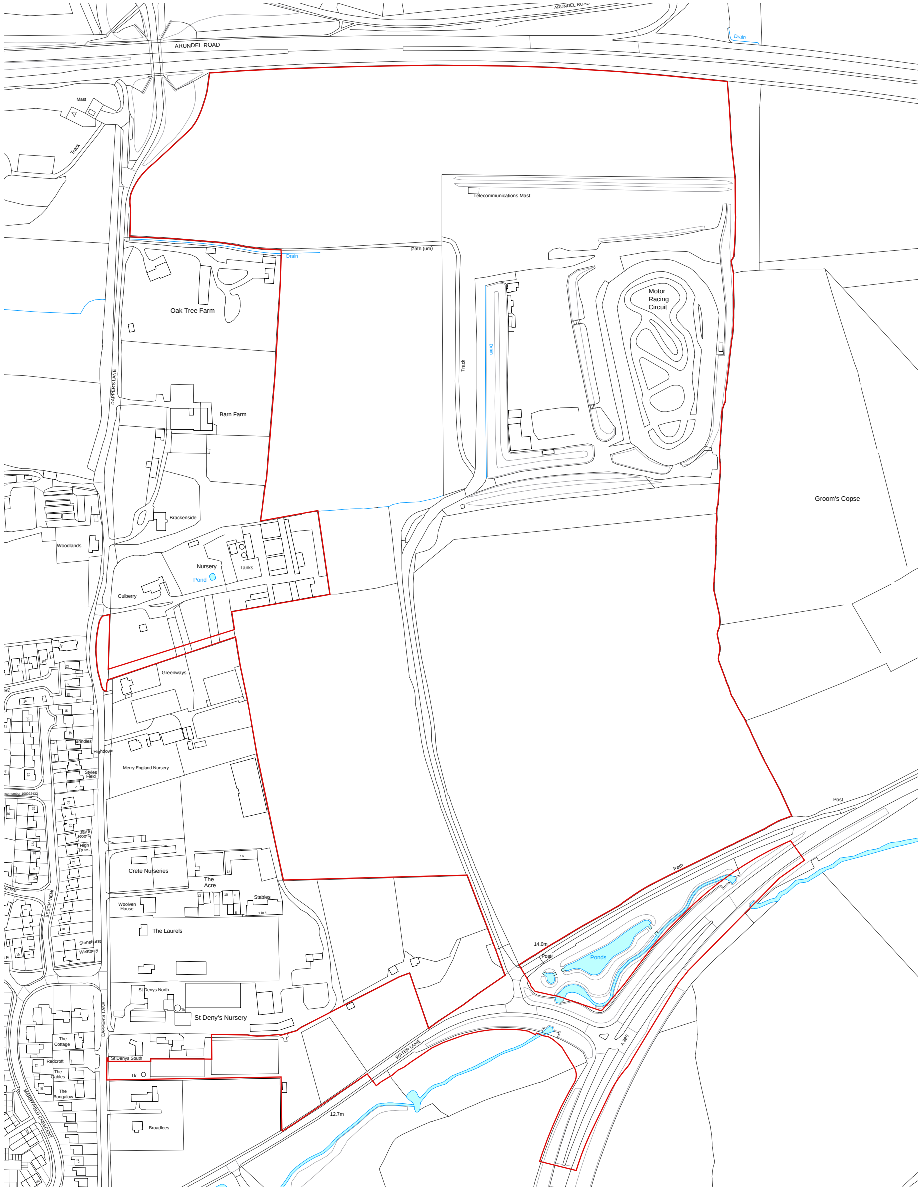

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Site Location Plan

Site Location

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1.3 ANGMERING NORTH –SD9 ALLOCATION

The design is based on a landscape led approach to provide a sustainable development in the village of Angmering, which is sensitive to the defining characteristics of the site and the surrounding area.

Angmering is an inherently sustainable location, with good access to facilities and services in the village and to higher order settlements nearby such as Littlehampton, and Worthing.

The strategic allocation 'Angmering North SD9' is made up of three land parcels:

- **North of Water Lane**
- **South of Water Lane**
- **Land between Arundel Road and Dappers Lane**

The sites North and South of Water Lane are within the same land control and have been masterplanned together. An application for South of Water Lane has been submitted to Arun District Council (application reference A/99/17/OUT) for up to 175 dwellings. The design for North of Water Lane follows similar design principles.

Land between Arundel Road and Dappers Lane, is within a separate landownership under the control of Persimmon Homes.

Given the sensitivity of the Angmering North SD9 allocation and due to the close proximity of the South Down National Park (SDNP) the vision of the allocation has been landscape led to preserve the character of SDNP in line with the policy wording:

*"**The allocation of Angmering North SD9 will see the creation of a landscape led sustainable community on the edge of the village on Angmering. The allocation has been masterplanned to respect the boundary between the urban area and the SDNP. The allocation will facilitate a community with strong links to Angmering village and the nearby areas such as Littlehampton, and Worthing**".*

The allocation should deliver a choice of housing of all tenures to support the social and economic needs of the area. Provision of green infrastructure should provide for formal and informal recreation, to promote wellbeing, enhance biodiversity and help to establish a community in harmony with the wider rural environment.

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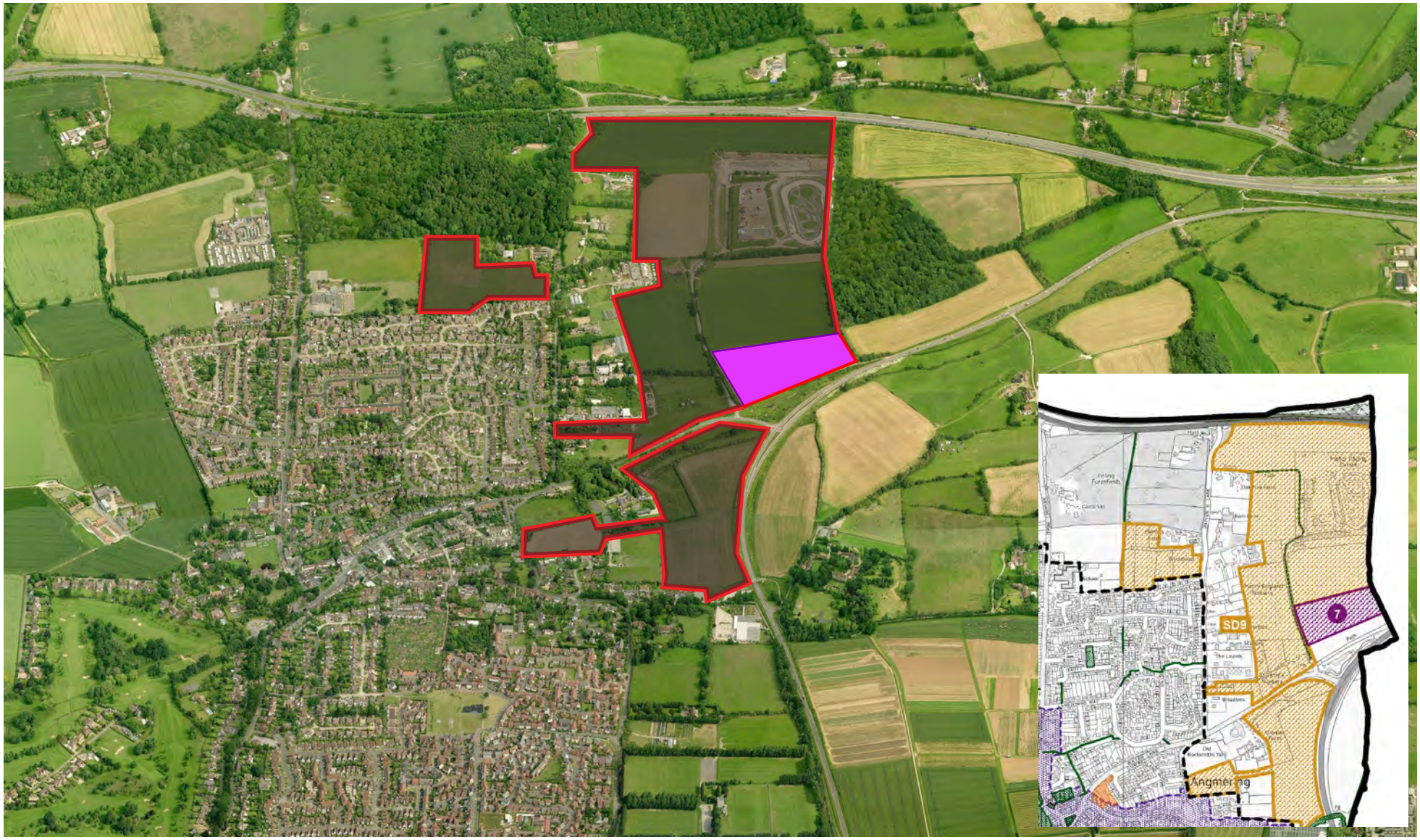

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Aerial view of site allocation SD9

Site allocation SD9

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1.4 OBJECTIVES

The objectives for the development are to:

- Create an attractive landscape led setting in which to live with a strong sense of place;
- Have regard for and make use of locally available building materials and local building techniques and styles;
- Design new built form that is in harmony with the natural environment;
- Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
- Provide an appropriate mix of new market and affordable homes to respond to local needs;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity;
- Enhance local character, the landscape setting, the Conservation Area, visual amenity and biodiversity; and
- Ensure a safe access to the site that maximises accessibility for all.

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

The National Planning Policy Framework

ARUN DISTRICT COUNCIL A/208/21/OUT

2. SITE AND CONTEXT

2.1 Development Considerations 16

2.2 Development Opportunities 18

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2. SITE AND CONTEXT

The site covers an area of 32.9 ha of land and is located to the north of Water Lane on the eastern fringe of Angmering.

The site is constrained by roads to the north, west and south and the ancient woodland Grooms Copse to parts of the east.

The A27 major trunk road runs along the northern boundary. Vehicular access is presently only available from Water Lane which runs along the southern boundary, whilst Dappers Lane runs up the western boundary and currently provides access via a public footpath at the north-west corner.

The agricultural land is generally used for arable purposes. A large portion is occupied by the Oval Raceway, used for a variety of motor sports.

The terrain slopes predominantly down from north to south with a high point around 45m AOD to 14m AOD at the access point on Water Lane.

The access road to the raceway is edged with trees and hedging and leads into the Oval Raceway past a tree belt running west east towards Grooms Copse. This tree belt forms a noteworthy landscape feature and location for wildlife.

Birds eye view of site

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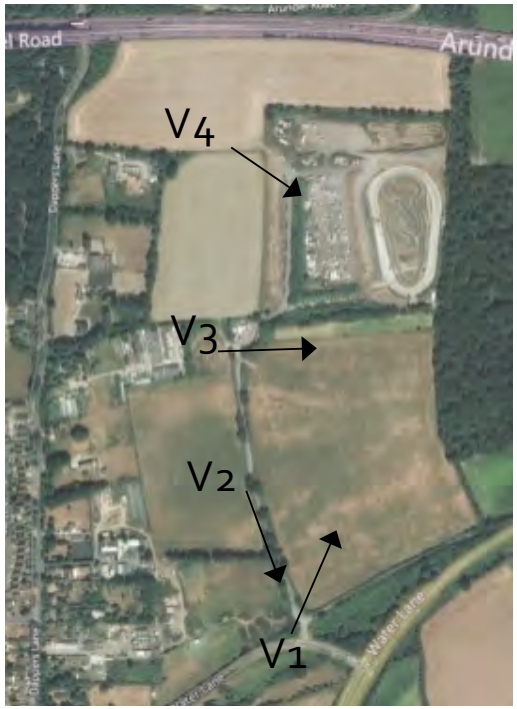
Viewpoints showing site characterisitics and features



V1: Site entrance (looking north east)

V3: Looking east to woodland

V2: Existing access track (looking south)

V4: Looking east to bund wall and woodland

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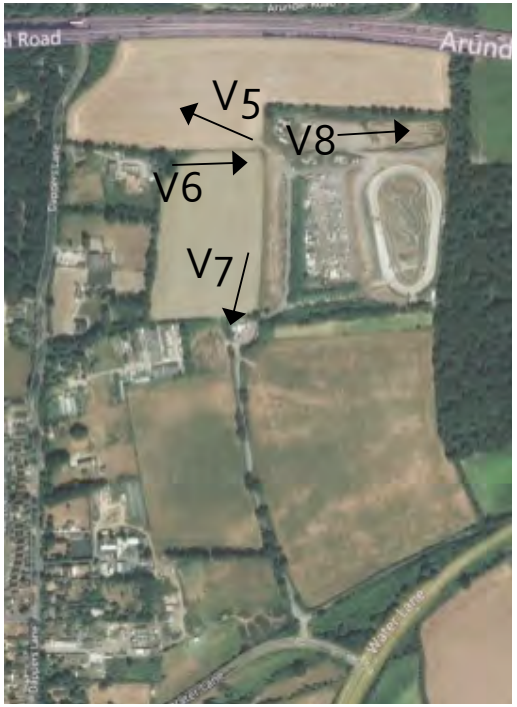
Viewpoints showing site characterisitics and features



V5: Looking north west

V6: Looking east to woodland edge

V7: Looking south east

V8: Race track & bund wall

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2.1 DEVELOPMENT CONSIDERATIONS

To the north of the site is the A27 which is an impermeable boundary and visible from the northern part of the site. To the east is Groom's Copse Woodland that forms a significant feature and collectively with the fields to its north and south create an impermeable eastern boundary. To the west several developments and industrial units exist and provide opportunities for access and links. The main existing access is from the south with an adjacent tree-line along its western edge. The smaller site to the south west will have sperate access from both Dappers Lane.

The site will have no vehicular access from the north and east with limited access from the west. The central north-south Public Right of Way (PROW) will be retained and reinforced with enhanced pedestrian footpaths and cycleways linking the west and south boundaries.

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The site gently slopes southwards and exposes the site from a distance, however the treelines, hedgerows and bund walls divides the site into a number of parcels and define the site's internal characteristics. The internal east-west and north-south connected treelines and hedgerows will be protected for retaining and enhancing the existing habitats and biodiversity improvements. The east-west bund acts as an acoustic barrier from noise generated by traffic on the A27 and also defines the edge of development to the north.

The south east corner of the site is exposed from the A280 but will be screened by a 15 metre north-south buffer to the east of the woodland. The site is generally visually contained with more visual permeability from the south-west.

Summary of Development Considerations:

- Habitat protection and retention of existing vegetation
- Protect Groom's Copse Woodland with a 15m buffer to the east.
- Retain Public Right Of Way (PROW)
- Consideration to north-south and east-west bunds
- Create setback to distance development from A27 and as informed by the LVIA
- No access from northern and eastern boundaries

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2.2 DEVELOPMENT OPPORTUNITIES

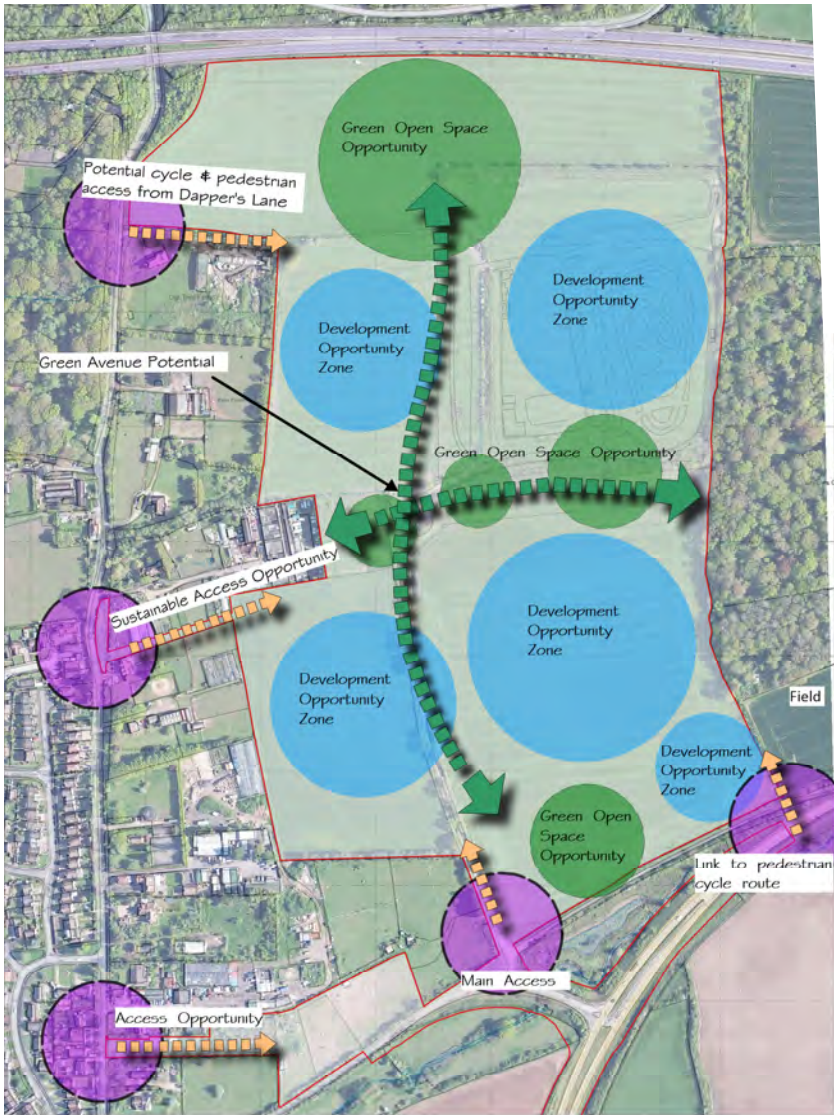
Development within the site will respect the existing landscape characteristics. A 15m buffer to the east will help preserve Groom's Copse Woodland and reinforce the site's containment. The retention of the central tree-lines and hedgerows will provide the opportunity to create a significant green link with ecological enhancements at the centre of the site.

There is an opportunity to create a new gateway at the entrance of the site which can be reinforced by the large attenuation basin to the south. This would be linked to a Public Open Space (POS) further north with a central north-south green link.

Pedestrian and cycle connections to the west and south would help create a permeable development which integrates with the wider environment and allows for sustainable travel modes.

Summary of Development Opportunities:

- Create a new settlement edge while retaining and enhancing existing landscape features
- Protect and enhance existing treelines to create green links at the centre of the project.
- Opportunity to enhance existing ecology
- Provide large Public Open Space (POS) to the north
- Create a new gateway at the entrance of the site reinforced by the location of open space to the south.
- Retain existing movement lines.
- Connect with existing pedestrian and cycle connections to the west and south.



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3. LANDSCAPE STRATEGY

3.1 Green Infrastructure 23

3.2 Landscape Mitigation Measures 26

3. LANDSCAPE STRATEGY

The aim of the landscape strategy for the new development is to ensure impact on sensitive aspects within the site and its surrounding landscape are considered and minimised.

A key element of the landscape strategy is to break up areas of development by retaining and enhancing existing trees, hedgerows and areas of vegetation where possible. Additional areas of screen planting will further break up the development parcels including wide avenues and tree lined streets that would accommodate large scale tree planting.

The higher ground in the northern part of the site will be a 'no-build' zone and retained as public open space, separating the proposed development from the A27 and providing a landscape buffer between new residential properties and the National Park to the north. Other areas of public open space, including the linear park, attenuation basins and play areas, will further break up the development areas.

The use of trees, hedgerows and open space to break up and screen the proposed development areas would ensure impact on views from the south east, including those from within the South Downs National Park, will be minimised.

A landscape belt is proposed along the eastern boundary to provide a physical and ecological barrier between the development and Groom's Copse Ancient Woodland. This would be a minimum 15m wide and should have no built development within it. The landscape belt would contain a variety of native tree and shrub planting.

The use of native tree species and local materials, consistent with the existing edge of Angmering, would ensure the proposed development would be in-keeping with the existing village and minimise impact on the landscape character of the area.

Avenue Trees

Parks and Open Space

Natural Play Areas throughout the Site

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