

Land North of Water Lane Angmering

Design & Access Statement and Code Compliance Document

Revision A : December 2021



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Land North of Water Lane, Angmering

Design & Access Statement and Code Compliance Document

1.0 BACKGROUND

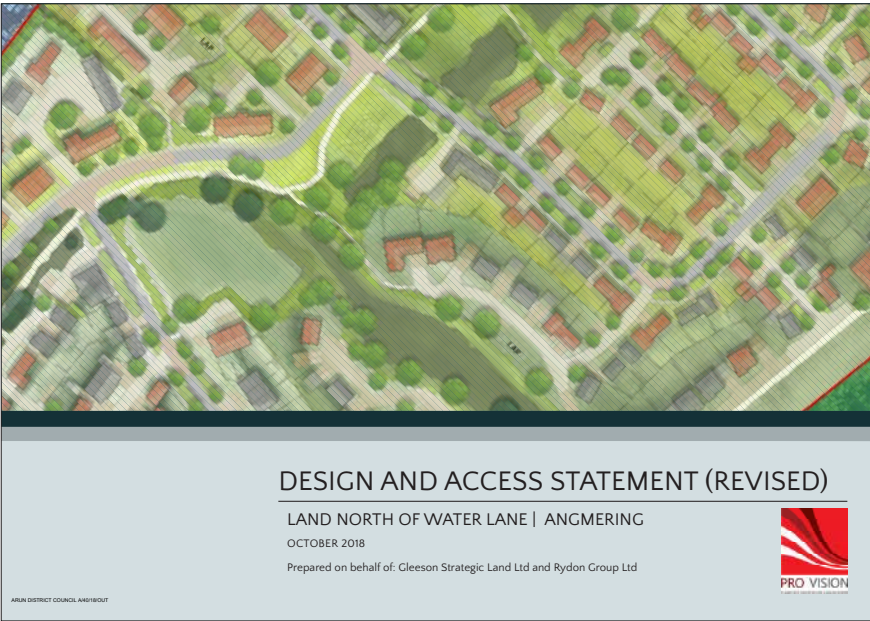


1.0 BACKGROUND

1.1 Introduction

This document has been prepared to accompany the Reserved Matters planning application for Land North of Water Lane, Angmering pursuant to the outline planning consent reference A/40/18/OUT.

Condition 5 of the Outline Planning Permission requires that a Design Code is produced to provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. This document would then be used as a basis for the development of the reserved matters approval. The content of this document has been set out to explain how this Reserved Matters application is compliant with the Design and Access Statement (Revised) – October 2018 which was submitted with the Outline application, the Design Code and the revised Parameter Plans which have been prepared and submitted.



Approved Outline application DAS



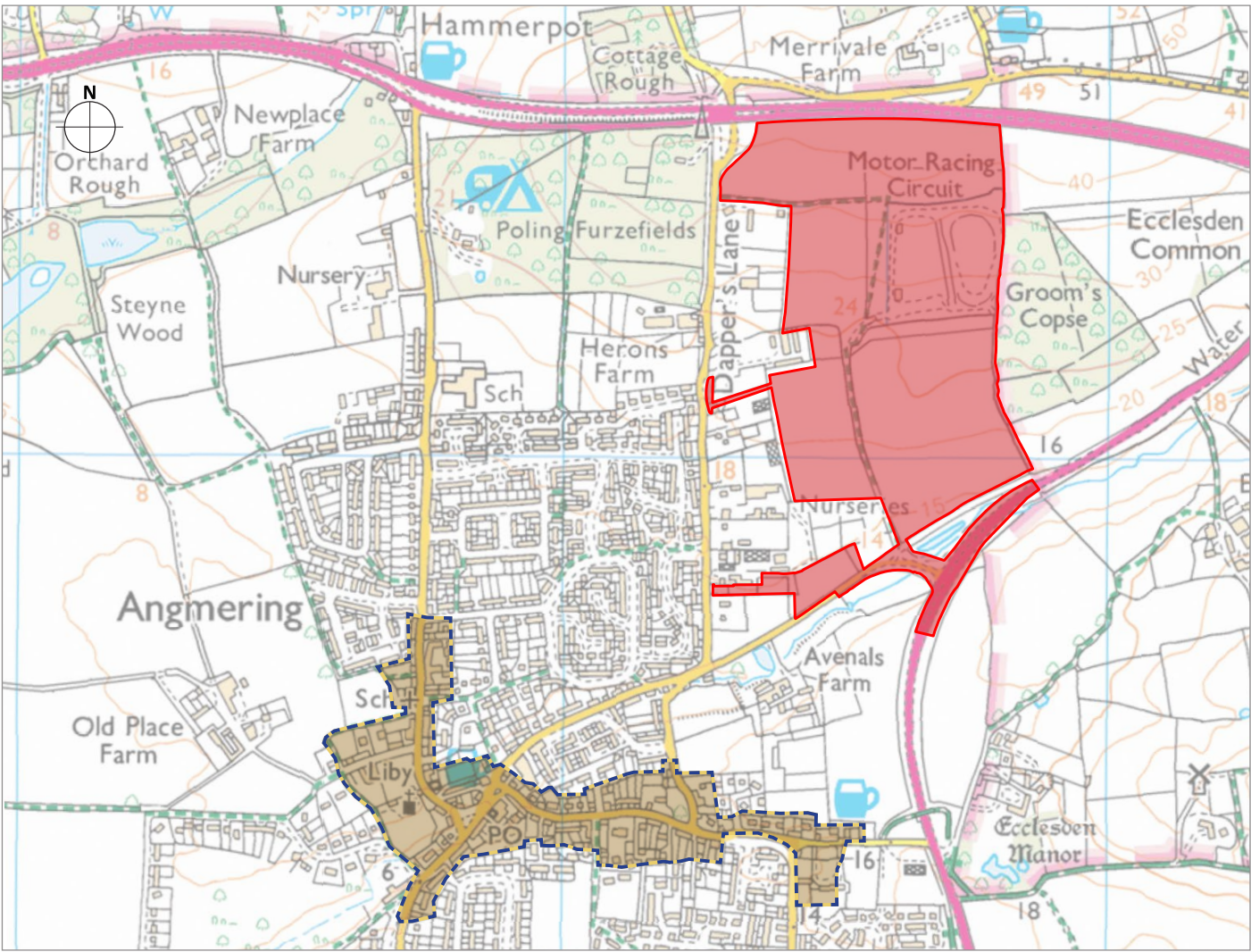
Design Code

1.0 BACKGROUND

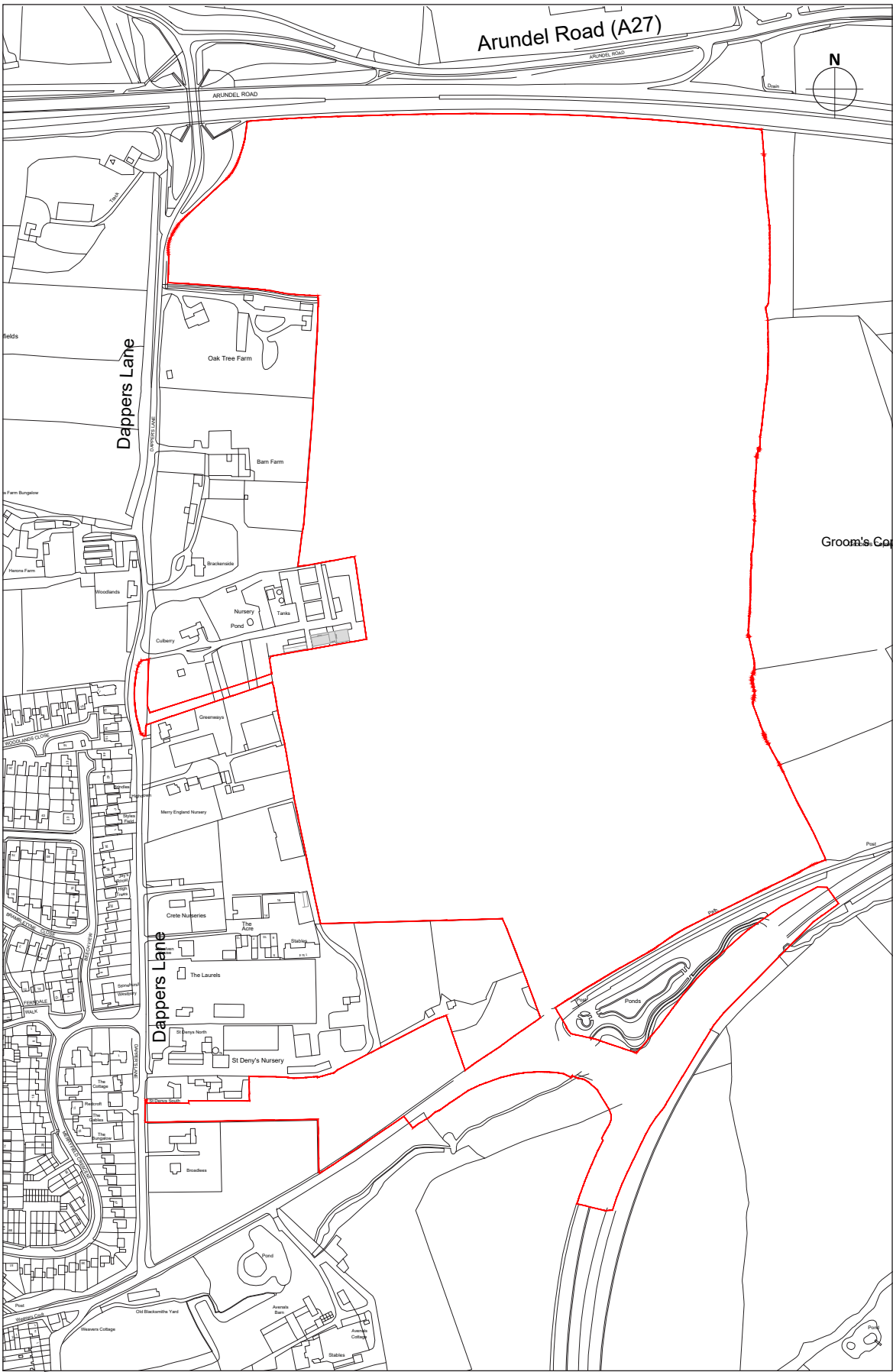
1.2 Site Location

The site is one of three which make up the Angmering North Strategic Allocation and is situated between Water Lane and the A280 to the south and the A35 to the north on the north eastern fringes of Angmering.

The eastern boundary is formed by Grooms Copse Ancient Woodland and agricultural fields. Properties and business premises accessed from Dappers Lane enclose the site to the west.



Site location in relation to Angmering village and the Conservation Area



Site location plan 1:5000

1.0 BACKGROUND

1.3 Outline Consent Compliance

Outline consent was granted 27th August 2019, with the following description of development (extract from Decision Notice A/40/18/OUT),

‘Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.’

The outline consent was granted with the statutory time limit condition (Condition 2) requiring the approval of the reserved matters no later than three years from the date of this permission, which would be 27th August 2022.

The outline consent also includes a number of planning conditions and S106 obligations that are required to be addressed through the Reserved Matters process. The relevant conditions and obligations are set out below, alongside commentary on how compliance is achieved (excludes time compliance conditions).

1.4 Planning Conditions

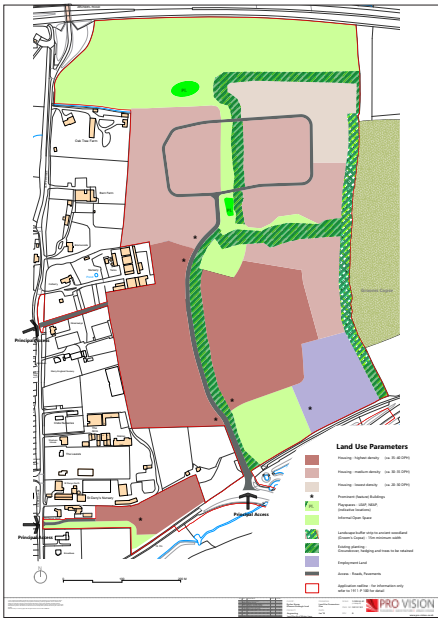
Condition 4 (Approved Parameter Plans)

The planning permission relates to the following approved plans:

- Dwg No.1911-P-100 Rev.F - Location Plan
- Dwg No.1911-P-101 Rev.G - Land Use Parameters
- Dwg No.1911-P-102 Rev.G - Building Heights Parameters
- Dwg No.ITB9105-GA-102 Rev.G - Site Access
- Dwg No.ITB9105-GA-117 - Proposed Access
- Dwg No.ITB9105-GA-118 Rev.B - Access Link

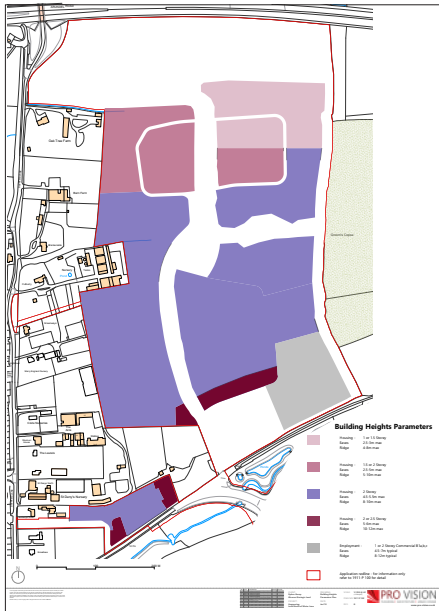
Response:

Land Use: The Land Use Parameter Plan approved as part of the outline consent defines the extent of the residential development, the employment parcel, the landscape buffer zone to the Ancient Woodland, the extent of existing planting to be retained, points of access and the extent of informal open space. This plan was predicated on an Indicative Proposed Layout submitted as part of the outline planning application. The Reserve Matters application is broadly consistent with the Plan although includes an extension of the development area northwards to enable additional open space within the centre of the site and a higher quality residential layout to be achieved. A Section 73 application has been submitted to revise the Parameter Plan accordingly and deliver sensitive density ranges closest to the Woodland Edge and Parkland character areas.



Approved land use parameter plan

Building Heights: The Reserved Matters application reflects the aim of the Parameter Plan to address the interface between building heights, open green space and views from the National Park. On the north-eastern edge of the proposed developed area dwellings will be limited to 1 or 1.5 storeys in height. Buildings of 2.5 storeys in height are to be located within the Village character area and not on the eastern boundary and the majority of the residential area remains limited to a maximum building height of 2 storeys, as approved at outline stage. The distribution of building heights has been updated in the submitted Section 73 application to reflect the more detailed assessment and testing of the original Parameter Plans.



Approved building heights parameter plan

Condition 5 (Design Code)

Prior to the submission of any reserved matters application for a design code shall be submitted to, and approved by, the Local Planning Authority. The document shall demonstrate how the detailed proposals will reflect the objectives of the Design and Access Statement. The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, car parking approach, structural planting, street furniture, lighting and the treatment of the public realm. The development shall be carried out in accordance with the approved design code.

Response:

The Reserved Matters application is submitted in parallel with an application seeking approval of a Design Code. The Design Code has been prepared in collaboration with officers and the Council's Design Consultant. The Parish Council and Angmering Advisory Group have been consulted during the evolution of the Design Code.

1.0 BACKGROUND

Condition 6 (Materials and Finishes)

The details referred to in Condition 1 shall include details of materials and external finishes of the buildings, surfaces for roads / footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details.

Response:

The Reserved Matters application is supported by material specifications set out in this Statement and a Materials Distribution Plan.

Condition 7 (Landscaping and Layout)

The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site and in the locations shown as ‘proposed planting to screen views from the South Downs National Park’ on the Landscape Strategy plan;
- iii. Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, with the crown spread of any retained tree;
- iv. The detailed landscape design for the development including the layout and design of the public realm within the development;
- v. Details of the play areas and public open spaces;
- vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision; and
- vii. The screen planting along the southern edge of both residential and employment areas should be a minimum of 6m wide.

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period expect where removal is indicated on a plan approved by the Local Planning Authority.

Response:

The Reserved Matters application is in line with the requirements of Condition 7 through the submission of plans including a planting specification, tree protection plan, details of hard landscaping, details of the proposed NEAP, boundary treatments and lighting strategy.

1.5 S106 Agreement

The S106 (27th August 2019) does not include obligations relating to dwelling mix, affordable housing distribution, or other matters of detail usually included within Reserved Matters applications.

The S106 requires the submission of an Affordable Housing Masterplan prior to commencement and an obligation not to occupy more than 100 private dwellings until there is an affordable housing contract in place. No more than 183 private dwellings can be occupied before all affordable dwellings are completed.

Whilst not directly relevant to the Reserved Matters application the S106 includes the following key obligations (in summary) which are relevant to the local community:

Financial contributions as follows (to be index linked):

- £120,000 to support delivery of the A259 improvements, prior to 450th occupation.
- £54,600 towards the Angmering Flood Risk assessment prior to 1st occupation
- £575,184 towards expansion of the Coppice GP Surgery before 75th dwelling is occupied.
- £98,437.50 towards libraries prior to 1st occupation.
- £748,125 towards nurse education.
- £95,534.76 to police before 225th dwelling is occupied.
- £2,650,200 towards Primary Education with 25% paid prior to 1st occupation and 75% prior to 51st occupation.
- £2,414,736 towards Secondary Education, based on a housing mix referred to in the S106, with 25% paid prior to 1st occupation and 75% prior to 51st occupation.
- £794,071 towards sports and leisure, with £615,659 to be paid before 26th dwelling is occupied and the remainder before 51st dwelling is occupied.

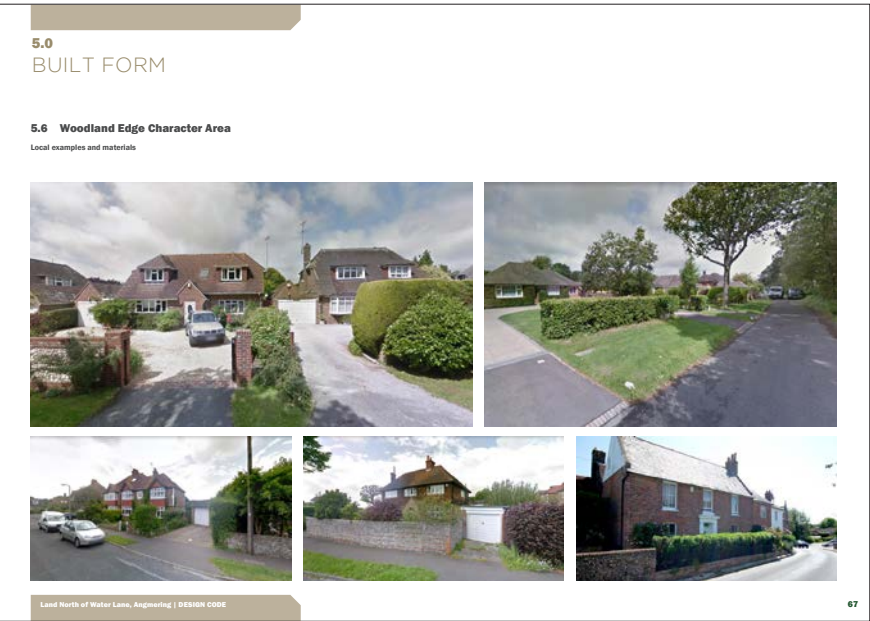
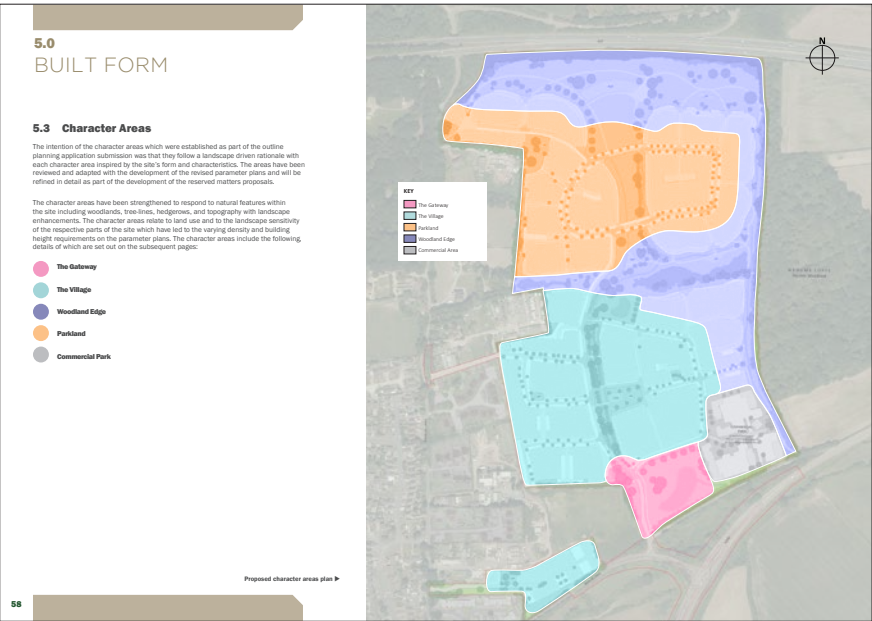
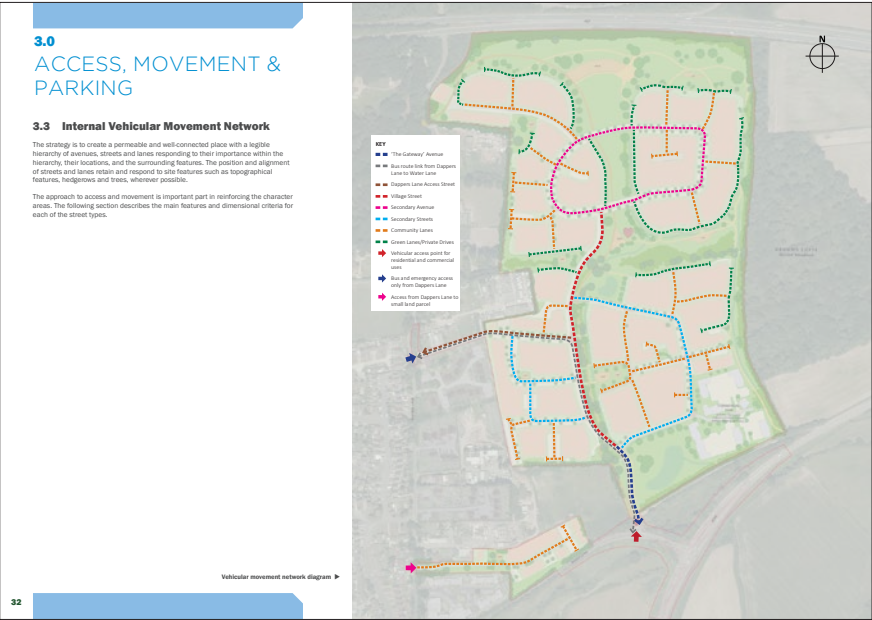
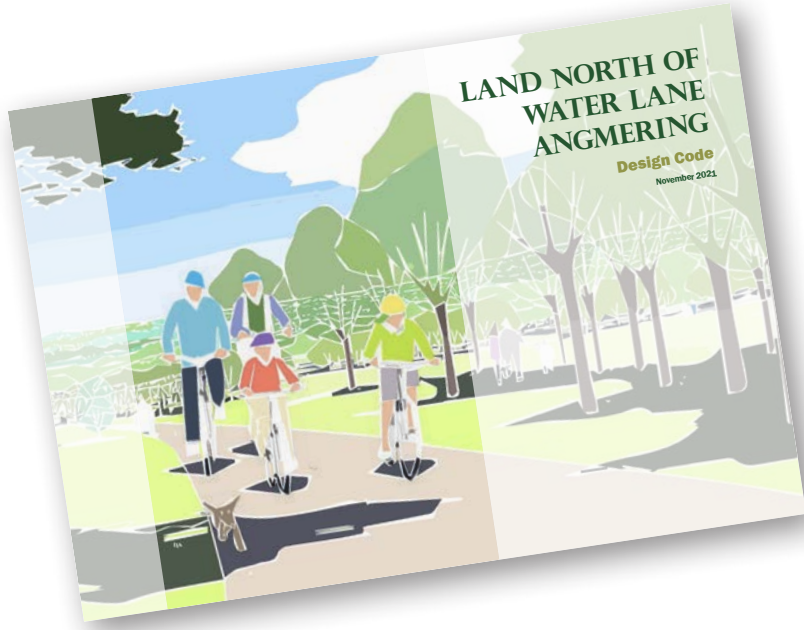
Off-site highway works as follows:

- Improve A27/A280 junction; deliver a new roundabout on Water Lane.
- Provide a new footpath on Dappers Lane.
- Provide small scale footpath improvements (i.e. dropped curbs, tactile paving).
- Sixth Form and Fire and Rescue contributions are based on a County Formula approach and paid in full prior to 1st occupation.
- Not to commence development until a Landscape and Ecology Management Plan and Green Infrastructure Specification is submitted and approved.
- Prior to occupation of the 101st dwelling to submit a marketing plan for the employment land.
- Prior to occupation of the 351st dwelling to have marked the employment land in accord with the Marketing plan.
- Prior to occupation of the 150th dwelling to provide services to the employment land.
- Not to commence development until highway Works Scheme has been submitted and approved.
- The HW1 element of Highway Works is to be completed prior to 1st occupation.
- The HW2 element of Highway Works is to be completed prior to 100th dwelling is completed.
- The HW3 element of Highway Works is to be completed prior to 150th dwelling is completed.
- The HW4 element of Highway Works is to be completed prior to 150th dwelling is completed.

1.0 BACKGROUND

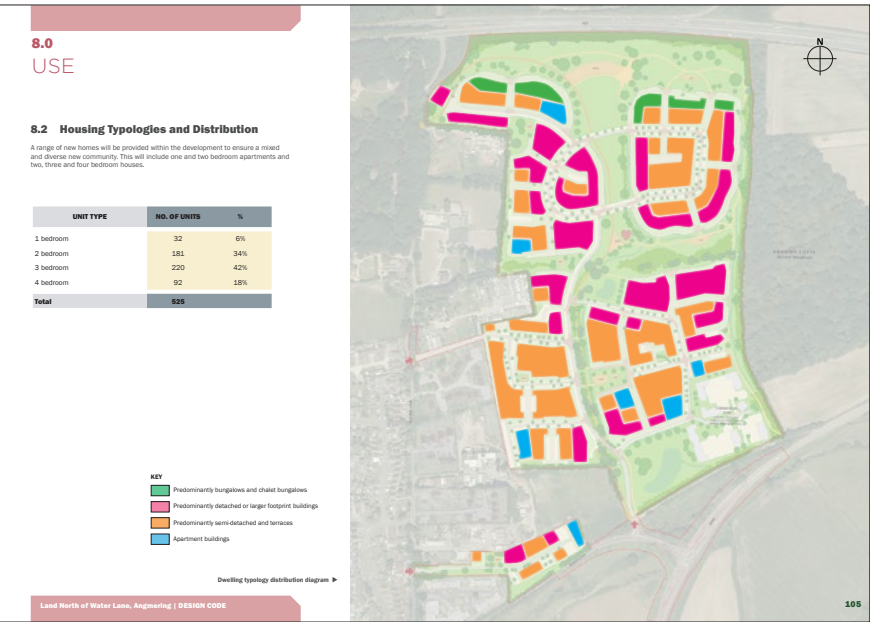
1.6 Design Code Compliance

The reserved matters application has been prepared to follow the guidance and mandatory requirements set out within the Design Code which has been submitted separately in response to Condition 5 within the Outline Approval for application reference A/40/18/OUT. The respective sections of this document identify where the subsequent Reserved Matters proposals have responded in detail to the principles set out in the Code.



5.0 BUILT FORM

FRONTAGE CHARACTER	PROPOSED LAYOUT	BUILT FORM IMAGE	FRONTAGE AND BOUNDARY TREATMENT	PUBLIC REALM
Secondary Street			- Generally regular building line - More regular spaces between buildings - Defined front garden - Metal railings and / or dwarf brick wall	- Defined footway and carriageway with kerb - Landscape verge and parallel parking bays
Informal Lane			- More irregular typologies - Occasional examples of staggered and angled building alignment to street - Gaps between buildings vary - Nominal front garden depth - Generally no front garden boundary	- Gross verges and service margins - More informal tree planting
Informal Green Space Frontage			- Varying depths of front gardens - Predominantly detached building typologies - Gaps between buildings for on-street parking - Building alignment generally parallel to drive	- Gross verge frontages - More informal tree planting
Formal Green Space Frontage			- Generally regular building line - Generally consistent gap between buildings - Building alignment parallel to street - Generally formal composition of typologies	- Perpendicular parking spaces designed into frontage - Gross verge frontages - More informal tree planting

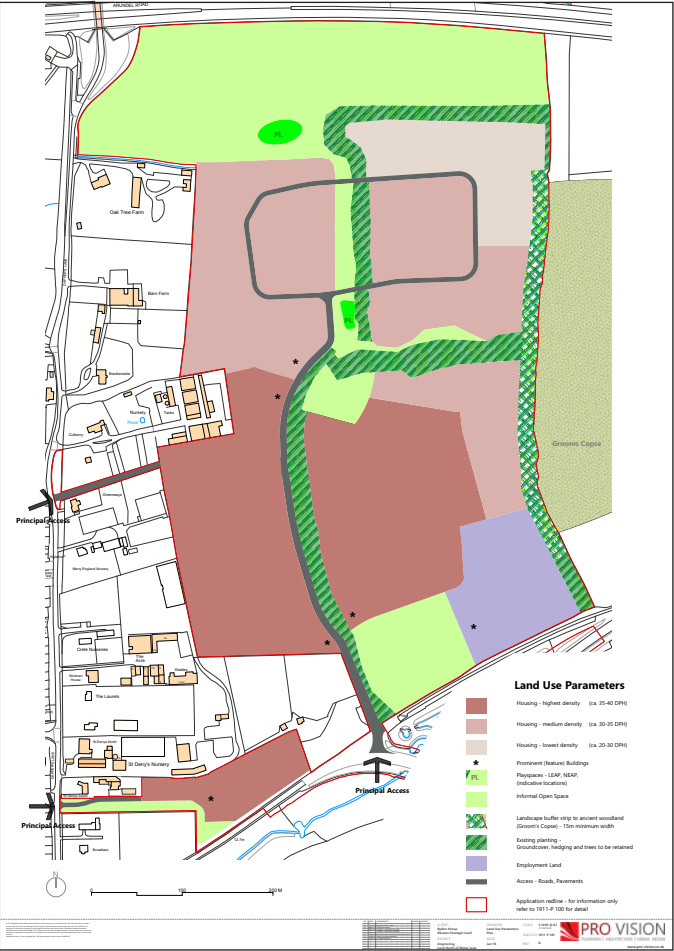


1.0 BACKGROUND

1.7 Development Parameters Compliance

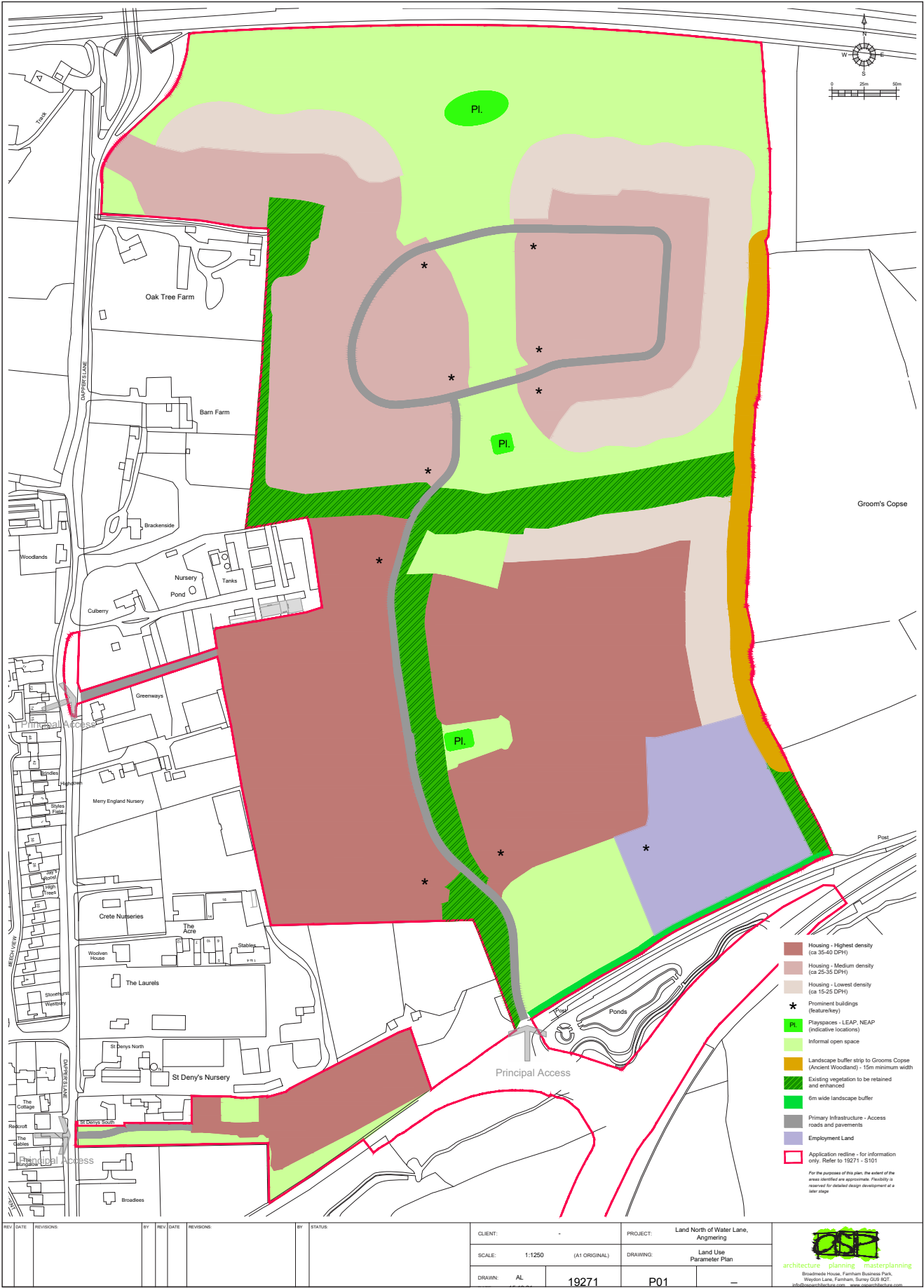
The initial layout proposals for the site were developed to be generally compliant with the parameter plans which were approved as part of the outline application. As part of the pre-application process which was undertaken with Arun District Council with regard to the development of the Design Code and Reserved Matters Planning Application officers referred to aspects of the illustrative layout and related parameter plans approved at outline stage which they were not happy with. It was recommended that the layout should be revised to reduce the amount of open space located at the northern end of the site by extending the development area and enabling the relocation of open space area within the centre of the development to create a stronger, landscape led development framework and enable a more balanced and accessible distribution of open space areas.

A revised concept approach for the development was subsequently produced and discussed with officers on which revised Land Use and Building Heights parameter plans have been based.



Approved land use parameter plan

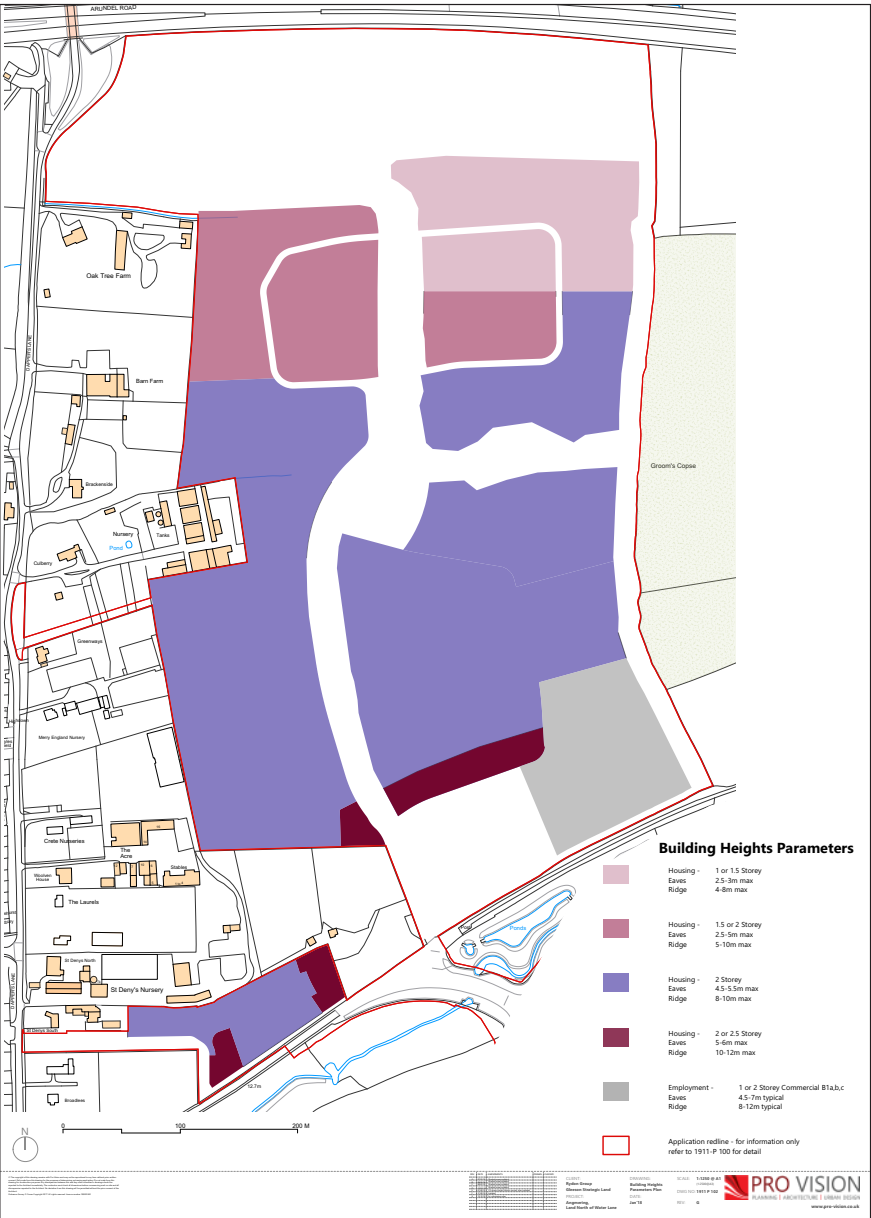
Revised land use parameter plan ►



CLIENT:	-	PROJECT:	Land North of Water Lane, Arngeming
SCALE:	1:1250 (A1 ORIGINAL)	DRAWING:	Land Use Parameter Plan
DRAWN:	AL	19271	P01

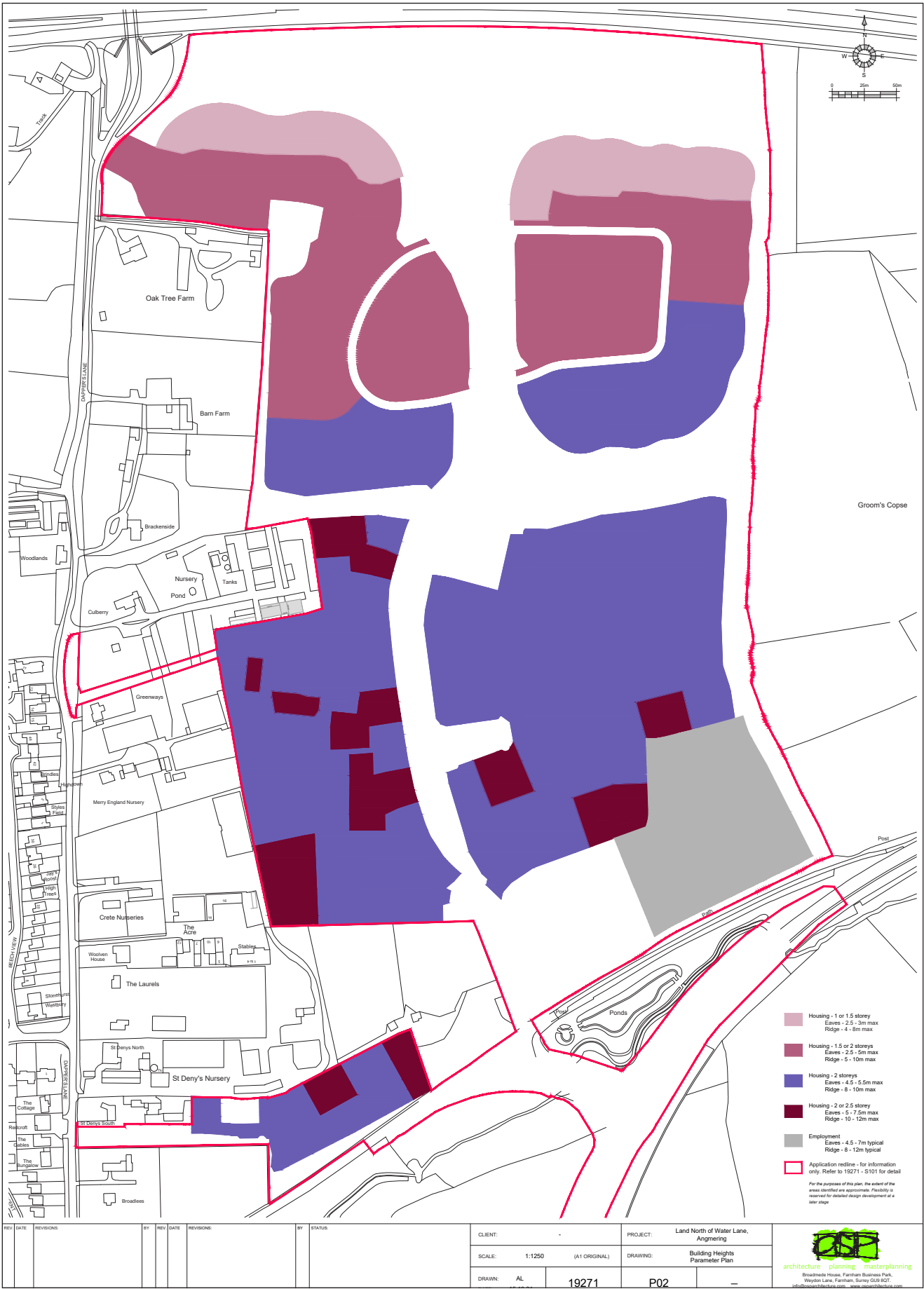


1.0 BACKGROUND



Approved building heights parameter plan

Revised building heights parameter plan ►



Land North of Water Lane, Angmering

Design & Access Statement and Code Compliance Document

2.0 PROPOSED LAYOUT

The proposed site layout has been developed and informed by a review of the outline application DAS, Design Code, parameter plans and a context and site analysis.



2.0 SITE LAYOUT PRINCIPLES

2.1 Constraints Plan

The physical constraints which are features of the site have informed the outline application and the consented design principles. These were set out in the Design Code to set the more detailed parameters for the development of these Reserved Matters proposals. The constraints included:

- Access positions – Vehicular, pedestrian / cyclist and bus all as approved as part of the outline application
- Topography
- Ancient woodland and associated 15m buffer zone
- Existing good quality trees and associated Root Protection Areas.
- Watercourses
- Public Right of Way
- Existing vegetation and habitats to be retained
- Ecology – Badger setts and trees with bat roost potential identified
- Noise from Arundel Road (A27) and neighbouring industrial units
- Distant views from South Downs National Park
- Restrictions on building heights
- Open space buffer along northern edge of site
- Potential SuDS basin locations

KEY

Primary access locations

Pedestrian/cycle/bus and emergency link

Topography

Retained existing Public Right of Way

15 metre minimum width buffer to Groom's Copse Ancient Woodland

Trees and tree groups protected by TPO

Category A & B tree Root Protection Areas (RPA's)

Category C tree Root Protection Areas (RPA's)

Watercourses with 3m buffer

Badger setts and associated buffer zone

Noise from Arundel Road (A27)

Potential noise from neighbouring industrial units to west

0 dB target with garden fence

-5dB target with garden fence

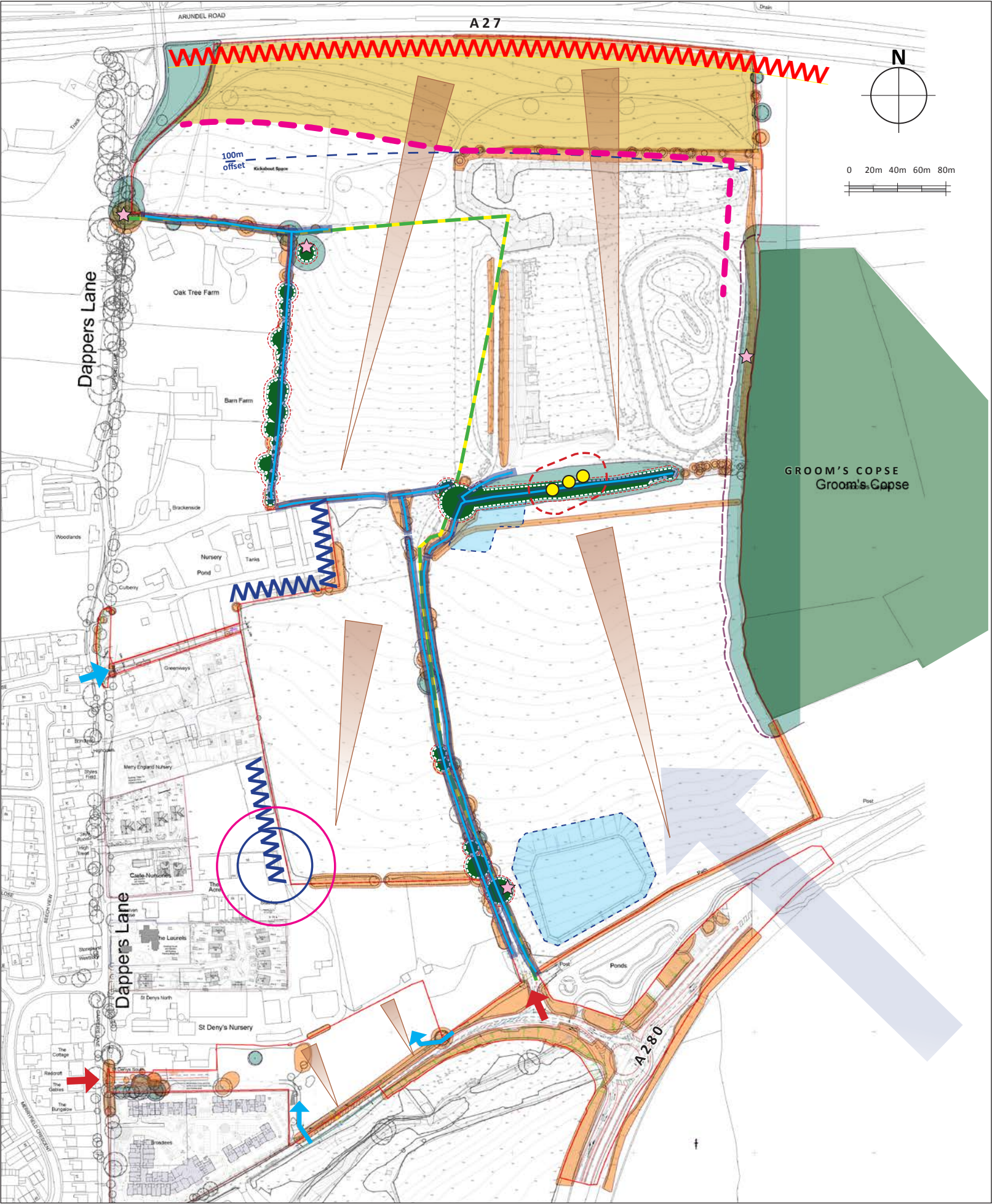
Distant views from South Downs National Park to south of site

Open space buffer zone

Restriction on building height (eastern and northern edges)

Potential SuDS Basin locations

Trees with Bat roost potential



Constraints plan

2.0 SITE LAYOUT PRINCIPLES

2.2 Opportunities Plan

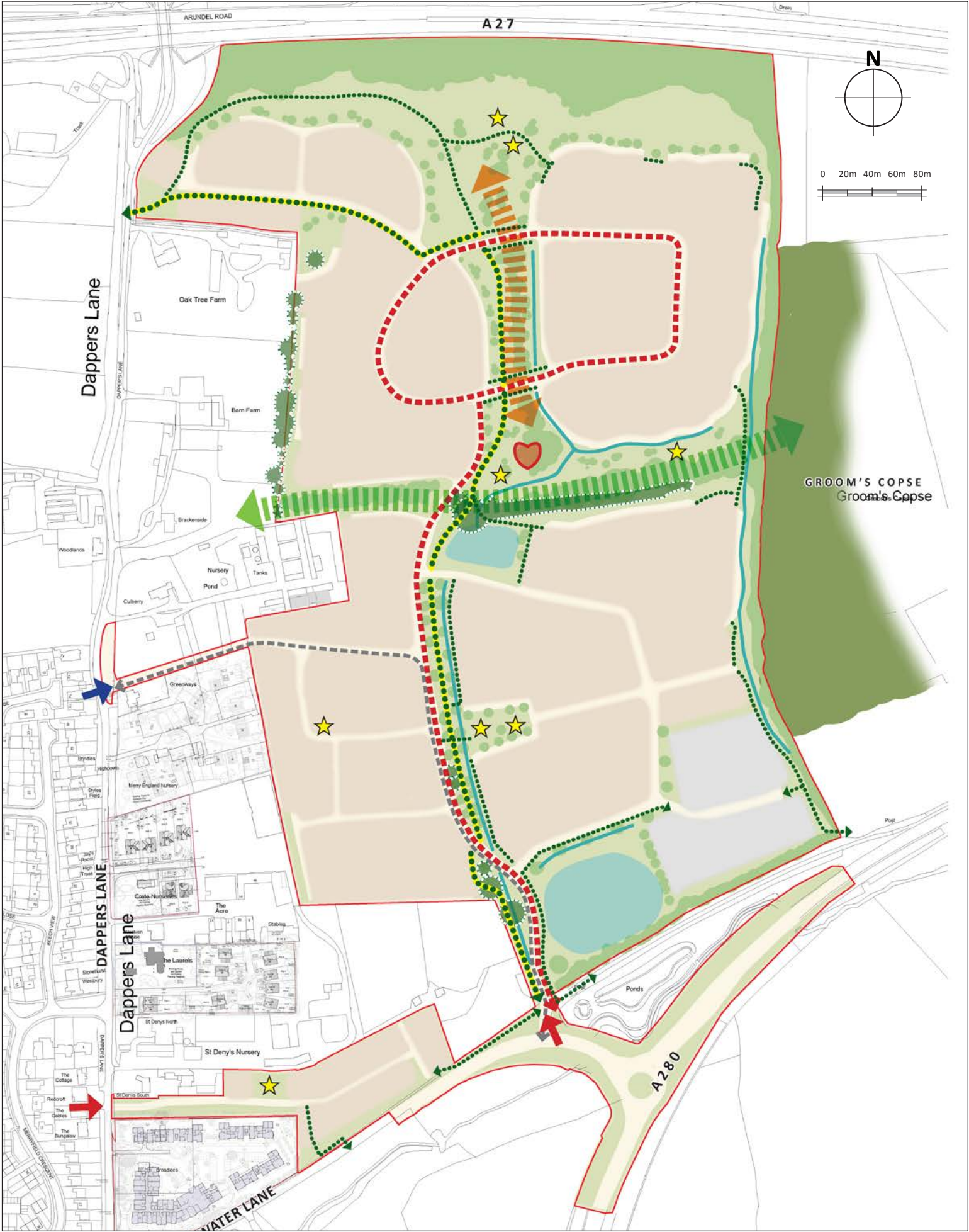
The site presents several key opportunities which are set out below:

- The opportunity to create a landscape led layout and place which is strongly defined by a framework of green corridors and open space.
- The opportunity to retain and enhance or mitigate against the loss of ecological habitat
- The opportunity to provide a diverse range of new homes to meet local demand
- The opportunity to provide affordable new homes to meet local need
- The opportunity to create a new place which is resonant of its location on the edge of Angmering
- The opportunity to create local identity within the new place by the definition of character areas which respond to their respective locations within the site and immediate context
- The opportunity to provide a well connected place with enhance of existing public rights of way and provision of a network of routes which encourages travel by foot or cycle
- The opportunity to retain and integrate into the landscape important trees, hedgerows, and vegetation on the site
- The opportunity to integrate a sustainable drainage system within the landscape which will enable the restrictions on the rate of surface water run-off from the site to be met

KEY

- Site boundary
- Primary access locations
- Pedestrian/cycle/bus and emergency link
- Green space
- Residential development parcels
- Commercial development parcels
- Grooms Copse Ancient Woodland
- Retained TPO Trees
- New tree and hedge planting
- SuDS attenuation ponds

- Swales
- Primary routes
- Opportunity for potential bus route
- Route of enhanced Public Right of Way
- Pedestrian routes
- Play areas
- Opportunity for east-west green linkage
- Opportunity for visual and physical linkage between open space areas
- Opportunity for social and physical focus space for new community



Opportunities plan