

LAND WEST OF ARUNDEL ROAD, ANGMERING

DESIGN AND ACCESS STATEMENT

December 2021

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TEAMS

It is the aim of the applicants and the design teams to deliver this residential development in line with the parameters that were set out and approved in the outline planning permission.

The design process considered the work carried out at outline, and progress those conclusions through this Design & Access Statement and into the detailed designs that will form the Full Planning Application for the residential and Hybrid Application for the commercial area.

The key to the success of this development will be the continued collaborative involvement of the design teams moving these proposals to the Full Planning and to a hybrid application.



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1.0 BACKGROUND

- 1.1 PLANNING APPLICATION**
- 1.2 SITE LOCATION**
- 1.3 OUTLINE APPLICATION**

1.0 BACKGROUND

1.1 PLANNING APPLICATION

OSP Architecture have been appointed by Redrow to produce the Design & Access Statement for the Land off Arundel Road, Angmering, which will form a hybrid application, with the residential development proposed in full and the commercial area proposed in outline.

An outline application (ref: A/122/19/OUT) was approved in March 2020, confirming the principle of residential and commercial development on site. The outline planning permission allowed for up to 160 dwellings to come forward on the site alongside up to approximately 1,300 sqm of commercial floorspace.

Consideration has been given to the outline planning permission in terms of acceptable quantum and potential layouts of the site although we note that no formal masterplan was approved.

This Design & Access Statement will set out the design evolution, reasoning and detail behind that which is proposed. It will demonstrate how the context and constraints have been considered to evaluate the opportunities and builds on the previous proposals and responds to discussions with Planning Officers at Arun District Council regarding public open space requirements within the area.

This Design & Access Statement will provide details such as character areas and the principals of how they have been developed, urban design principles, street hierarchy, building typologies, key buildings, car parking, structural planting, street furniture, lighting and treatment of the public realm.



Aerial photograph of site and surroundings



1.0 BACKGROUND

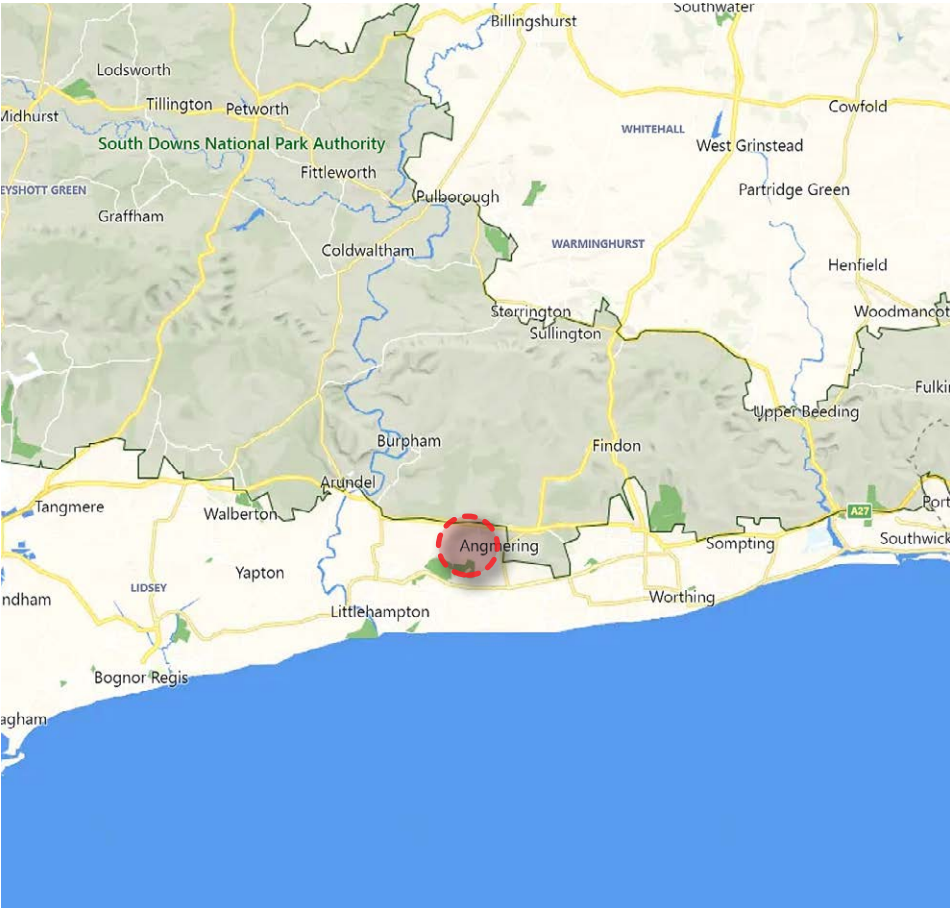
1.2 SITE LOCATION

The settlement of Angmering lies in an accessible location along the A27 between Portsmouth and Brighton, approximately 3.5 miles (5.5 km) from the centres of Worthing to the east and Littlehampton to the west. The A27 forms the northern boundary to the settlement and runs in an east to west direction connecting Portsmouth in the west to Brighton in the east. The southern extent of Angmering is defined by the A259 which runs parallel to the coastline, connecting Worthing to Chichester.

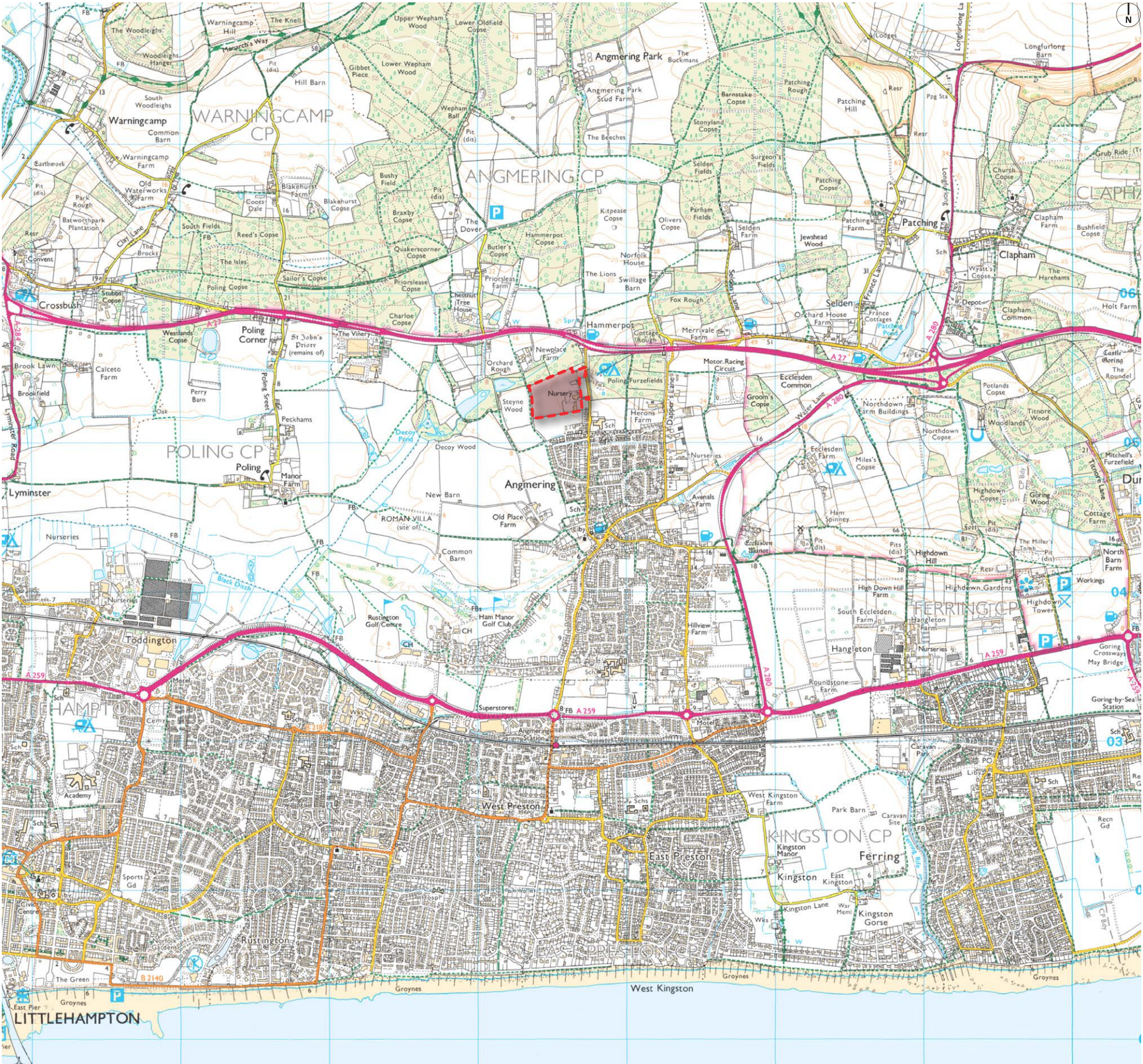
Station Road, Water Lane and the A280 are the main vehicle routes running through the settlement, connecting the A27 to the A259. Crawley and the M23 are approximately 23 miles (37 km) north east of the settlement. The edge of South Downs National Park lies on the northern side of the A27 and includes an area to the east of the settlement. The English Channel is approximately 1.5 miles (2.4 km) to the south beyond East Preston.

The site is located on the northern edge of the settlement, around 0.6 miles (1 km) to the centre of Angmering. Angmering Railway Station is situated approximately 0.75 miles (1.2 km) further to the south the settlement centre, which is between to the boundaries of Angmering and East Preston.

The site is bound immediately to the north by the mature woodland of Steyne Wood, beyond which is the A27. Arundel Road forms part the eastern boundary of the site, which excludes a small parcel of land which forms the site of 9 new dwellings currently under construction. Arundel Road is the principal approach to the settlement from the north. The southern boundary is defined by Angmering Sports and Recreational Ground and the west boundary of the site is defined by mature hedgerows with arable farmland beyond.



Wide context location plan (not to scale)



OS plan (not to scale)

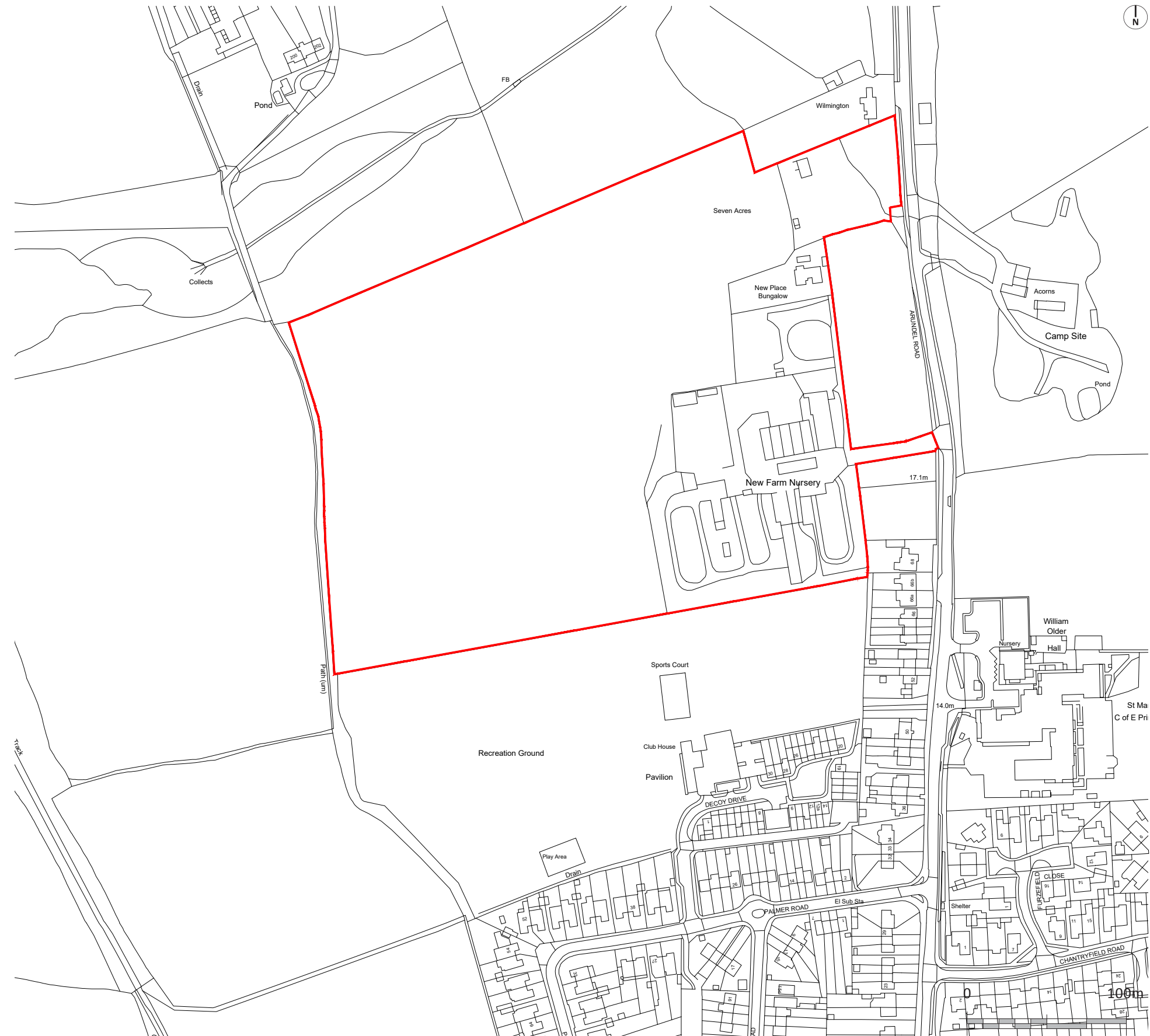
1.0 BACKGROUND

1.3 OUTLINE APPLICATION

The outline application approved in March 2020 was submitted with a number of plans which set out some initial parameters and possible master planning design solutions.

The Framework Plan to the right, which was submitted with the outline application but is not an approved document, illustratively demonstrates the following opportunities for the site:

- The ability to provide a residential development for upto 160 homes.
- The retention of a commercial use on the site.
- The ability to provide new publicly accessible green space on the site, including new recreational footways, connecting into the surrounding public rights of way network and a Locally Equipped area of play.
- Two vehicular access points off Arundel Road.
- The potential to create a locally distinctive development, promoting a healthy and active lifestyle for new residents.
- The provision of space to provide two sports pitches, forming a physical and visual link between the development and the Angmering Sports and Recreational Ground.



Site location plan (not to scale)

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2.0 SITE AND LOCAL CONTEXT

- 2.1 EXISTING SITE**
- 2.2 NATURAL LANDSCAPE AND TOPOGRAPHY**
- 2.3 SITE ACCESS**
- 2.4 TREES**
- 2.5 FLOOD RISK ASSESSMENT**
- 2.6 ECOLOGY**
- 2.7 SURROUNDING CONTEXT**
- 2.8 SUMMARY OF CONTEXTUAL ANALYSIS**

2.0
EXISTING SITE & CONTEXT

2.1 EXISTING SITE

The site is 8.9ha and 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 poor quality buildings and a range of open storage areas. All landscape features of note are contained to the boundaries of the site, or on the boundaries of the industrial area. Apart from the existing trees along the site boundaries, there is limited landscaping within the site itself.

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, southern and western boundaries are formed by a mix of scattered trees, hedgerows and scrub vegetation, which become denser to the north 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 sites existing boundary of 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 residential properties along Palmers Road to Steyne Wood and Decoy Wood and beyond to the South Downs National Parks.



Photo from Arundel Road of existing commercial access



Aerial photo from the south looking northwards



Aerial photo looking north west of existing commercial access



Photo from Arundel Road of new 9 dwelling development



Aerial photo looking south west of location for new access



Photo from Arundel Road of location for new access



2.0
EXISTING SITE & CONTEXT



2.0 EXISTING SITE & CONTEXT

2.2 NATURAL LANDSCAPE AND TOPOGRAPHY

The site lies within the SC12 Angmering Upper Coastal Plain Landscape Character Area (LCA), which forms one of 42 unique landscape areas identified across West Sussex from the West Sussex County Council Landscape Character Assessment.

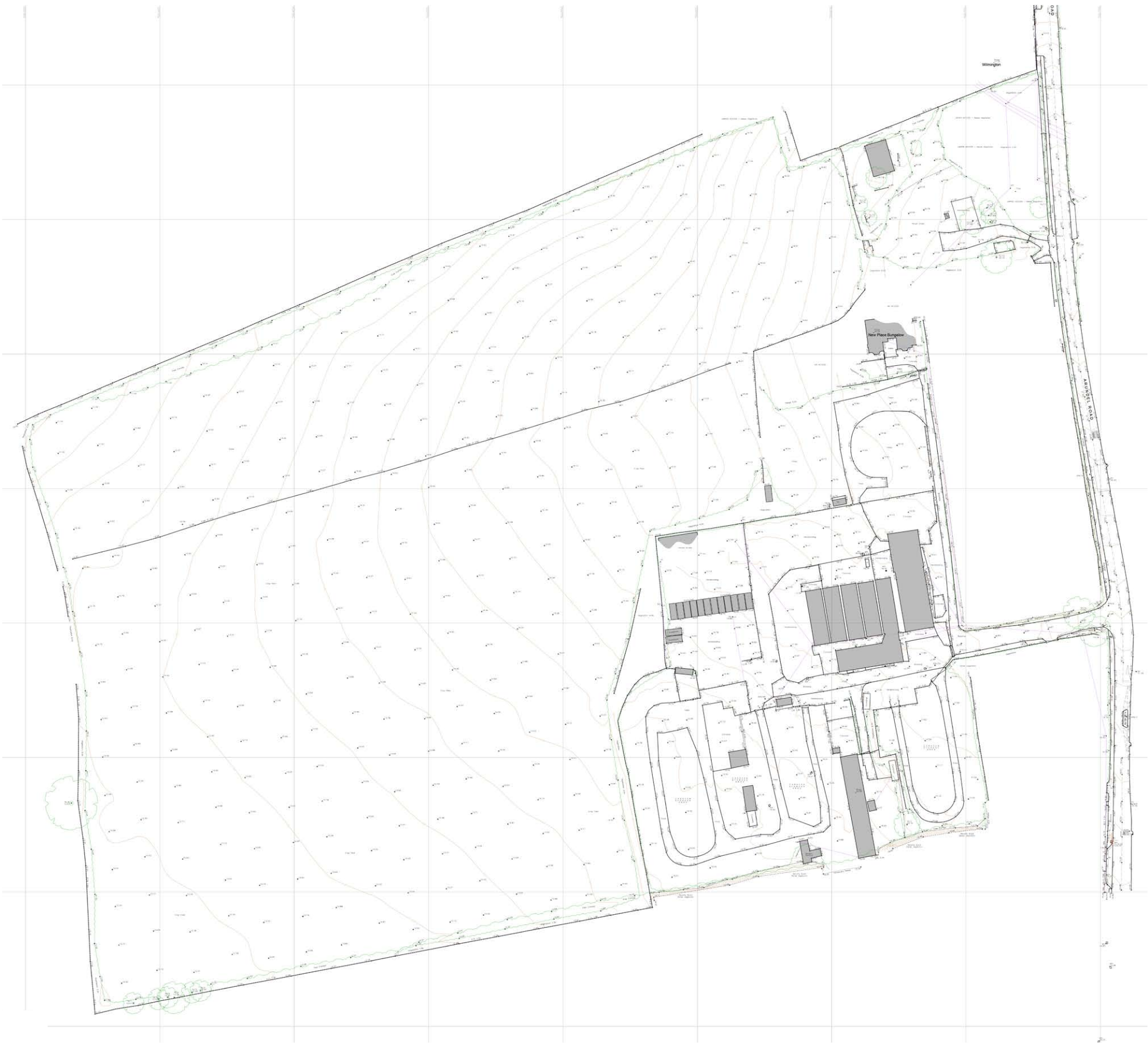
Key characteristics of this landscape area include:

- Mainly gently undulating farmland enclosed by woods with frequent hedgerows,
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands,
- Pattern of small to medium sized pastures and arable fields,
- Intimate hidden wooded valleys containing narrow water bodies,
- Roads are mostly winding hedged or wooded lanes (except the A27)

The landscape context surrounding the site is generally consistent with the characteristics of the SC12 Angmering Upper Coastal Plain LCA. Vegetation within the site is generally located to the boundaries including the internal divisions between existing land uses. Areas of unmanaged scrub and hedgerows up to 4m in height are associated with the close board and corrugated fences surrounding the industrial uses, with domestic trimmed hedges and trees following the curtilage of the New Place bungalow. There are also large areas of unmanaged scrub and trees within the northeastern part of the site.

The site topography gently slopes from a high point of 20m AOD at the northeastern corner of the site at Arundel Road down to a low point of 11m AOD at the northwestern edge. Land to the southwest is characteristically open, flat and low lying and falls to 1m AOD adjacent to the A259 to the south.

The site lies at the foot of slopes whist rise to the north and east across Poling Furzefields to a local high point of 52m AOD at the Fox Patching Inn PH along the A27. To the northwest land falls into a small valley encompassing Hammerpot, New Place and the ponds at Decoy Wood.



2.0
EXISTING SITE & CONTEXT

2.3 SITE ACCESS

There are two existing access points on to the site with the main one serving the commercial area, the existing bungalow and provides the field access. There is a second less obvious field access on the northern side of the site which comes directly of Arundel Road.

Public access to the field is restricted.



View from Arundel Road



View towards Arundel Road



Aerial view from the east

2.0
EXISTING SITE & CONTEXT

2.4 TREES

A Tree Survey has been undertaken and accompanies this application - please refer for references.

Key

Survey boundary.

Tree with numbered reference.
Canopy spread and BS5837:2012 tree quality category as shown below.

Tree (location estimated) with numbered reference.
Canopy spread and BS5837:2012 tree quality category.

Vegetation group with numbered reference.
Canopy extents and BS5837:2012 tree quality category as shown below.

Hedge with numbered reference.
Width and BS5837:2012 tree quality category as shown below.

Category A - High quality

Category B - Moderate quality

Category C - Low quality

Category U - Unsuitable for retention

Tree Preservation Order No.TPO/A/2.
Bracketed number reference relates to the TPO Schedule.

Root protection area (RPA)
Calculated in accordance with Section 4.6 - BS5837:2012

- NOTES:
- Refer to RPS Tree Survey Report & Schedule for further details.
 - Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
 - Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
 - Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period; generally, although not restricted to, March - August inclusive.
 - Survey based upon topographic survey produced in 09/2017



Tree survey plan

2.0 EXISTING SITE & CONTEXT

2.5 FLOOD RISK ASSESSMENT

A Flood Risk Assessment has been undertaken by JNP Group and accompanies this application - *please refer for references*.

The Conclusions and Recommendations from the report are:

- The site comprises agricultural land and an existing small industrial park and caravan storage facility.
- The site slopes from c. 23m aOD in the east to 11m aOD in the west.
- The site is underlain by Head deposits underlain by the London Clay Formation.
- The underlying strata are classified as a Secondary (Undifferentiated) Aquifer (Head deposits). The London Clay is not classified as an aquifer. The site is not in a groundwater source protection zone.
- Based on the available geologic and hydrogeologic information, and the previous use of the site, infiltration drainage is deemed unfeasible at the development site.
- An unnamed watercourse is located c. 70m to the north of the site, flowing north east to west. A ditch is located along the western site boundary. The northern part of this falls towards the unnamed watercourse. The part of the ditch near the south western corner of the site is understood to connect to a ditch to the west via a culvert, with this ultimately
- The Flood Risk Assessment section of this report demonstrates that the risk of flooding from all sources (fluvial, tidal, surface water, groundwater, sewer and reservoir) is low.
- In conclusion, the proposed development is not at risk of flooding and does not increase flood risk off-site.

2.6 ECOLOGY

A Ecological Survey has been undertaken and accompanies this application - *please refer for references*.

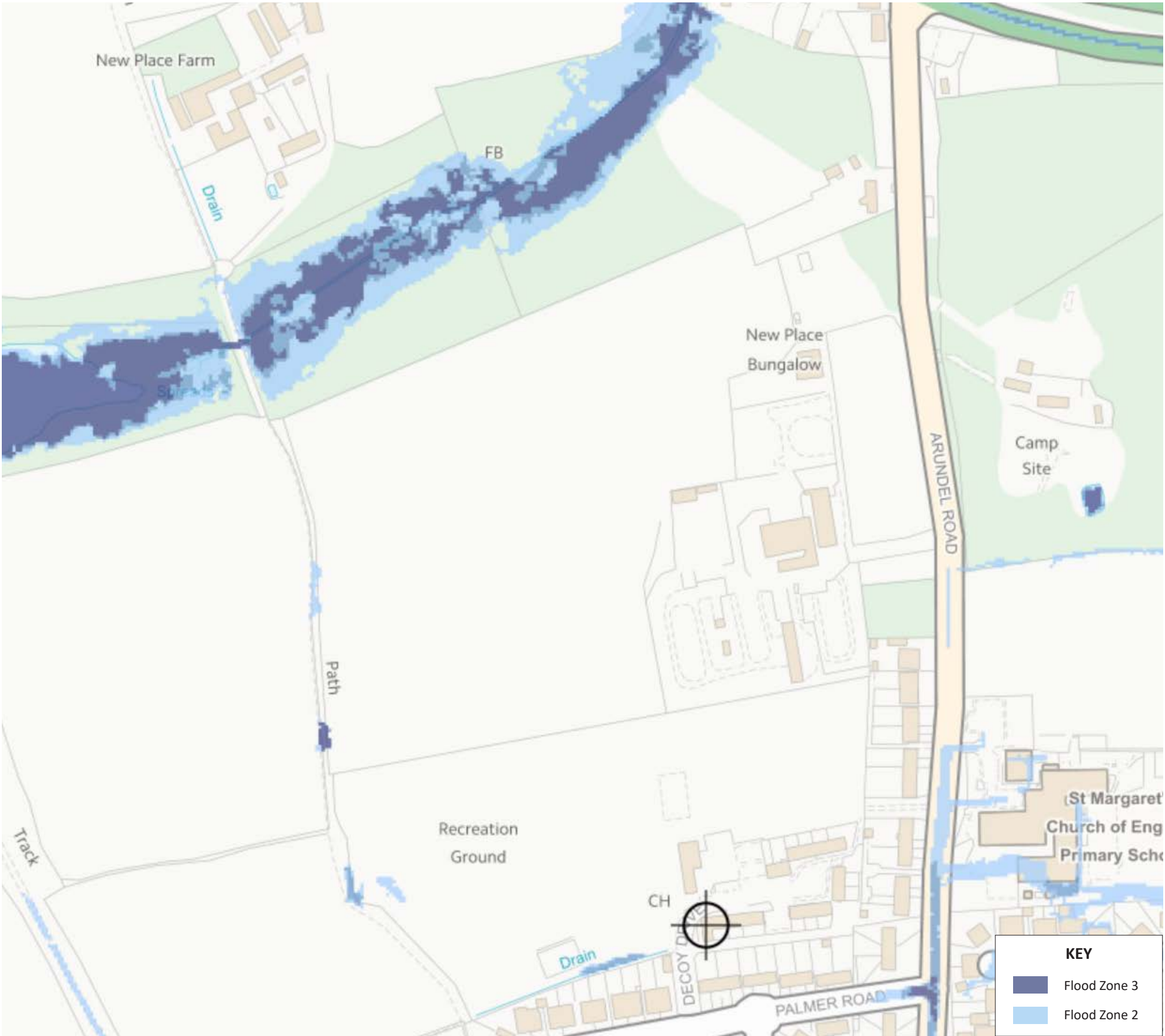
A summary of the report is as follows:

Hazel dormice have been recorded on the site, therefore an EPSML application will be required prior to the commencement of any works related to the proposed development.

Some of the buildings within the commercial area have been identified as having low use satellite roosts for common pipistrelle and soprano pipistrelle. An application for a bat licence will be required prior to the demolition of these buildings.

A badger set is located adjacent to the western site boundary. A badger survey carried out on the site found no movement around the badger set. Badger mitigation information has been set out later within this document.

Further information relating to the ecological mitigation and enhancement strategy can be found within the submitted Ecological Mitigation and Enhancement Strategy, with an overview at section 8 of this document.



Flood risk map

2.0
EXISTING SITE & CONTEXT

2.7 SURROUNDING 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 sitting in 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 back 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 off streets are two and a half to three 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 the design of the development proposals.

KEY

Site Boundary

Heritage assets

Conservation Area

South Downs National Park

Surrounding woodland

Ponds

A Roads

B Roads

Bus routes

Bus stops

Train lines

Train station

Built up area

Local gap

Public footpaths

Local Character Areas

ARUN DISTRICT COUNCIL | DESIGN AND ACCESS STATEMENT

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