

LAND WEST OF ARUNDEL ROAD, ANGMERING

DESIGN AND ACCESS STATEMENT

Please refer to separate technical details for ecology and landscape proposals within the 2.1Ha of sports pitch land.

March 2022

ARUN DISTRICT COUNCIL A/270/21/OUT

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TEAMS

It is the aim of the applicants and the design teams to deliver a high quality residential development in line with the Council’s adopted design policies and the Arun Design Guide.

The design evolution process as set out within this Design and Access Statement has fed into the preparation of a hybrid planning application on the site. In addition, the site benefits from outline planning permission for a similar scale and form of development which has fed into the design process. In this context, the planning application includes full details of the residential element of the scheme including access, landscaping and ecological mitigation, with the provision of 2.1ha of sports pitch land and commercial floorspace to be considered with outline parameters only.



Client – Redrow



Architect – OSP Architecture



Planning consultant – Turley



Arboriculture – RPS



Drainage – RPS



Transport – JNP Group

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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 and sports pitch land 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

Aerial photograph of site from the south ►



1.0 BACKGROUND

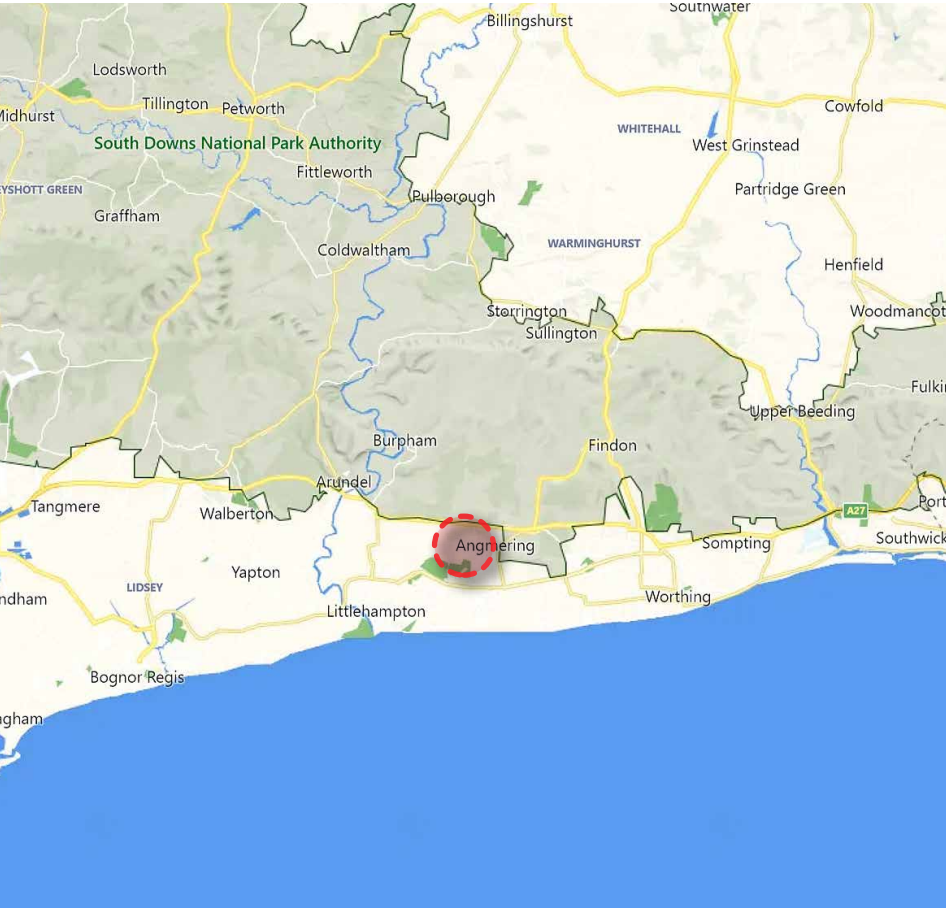
1.2 SITE LOCATION

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.

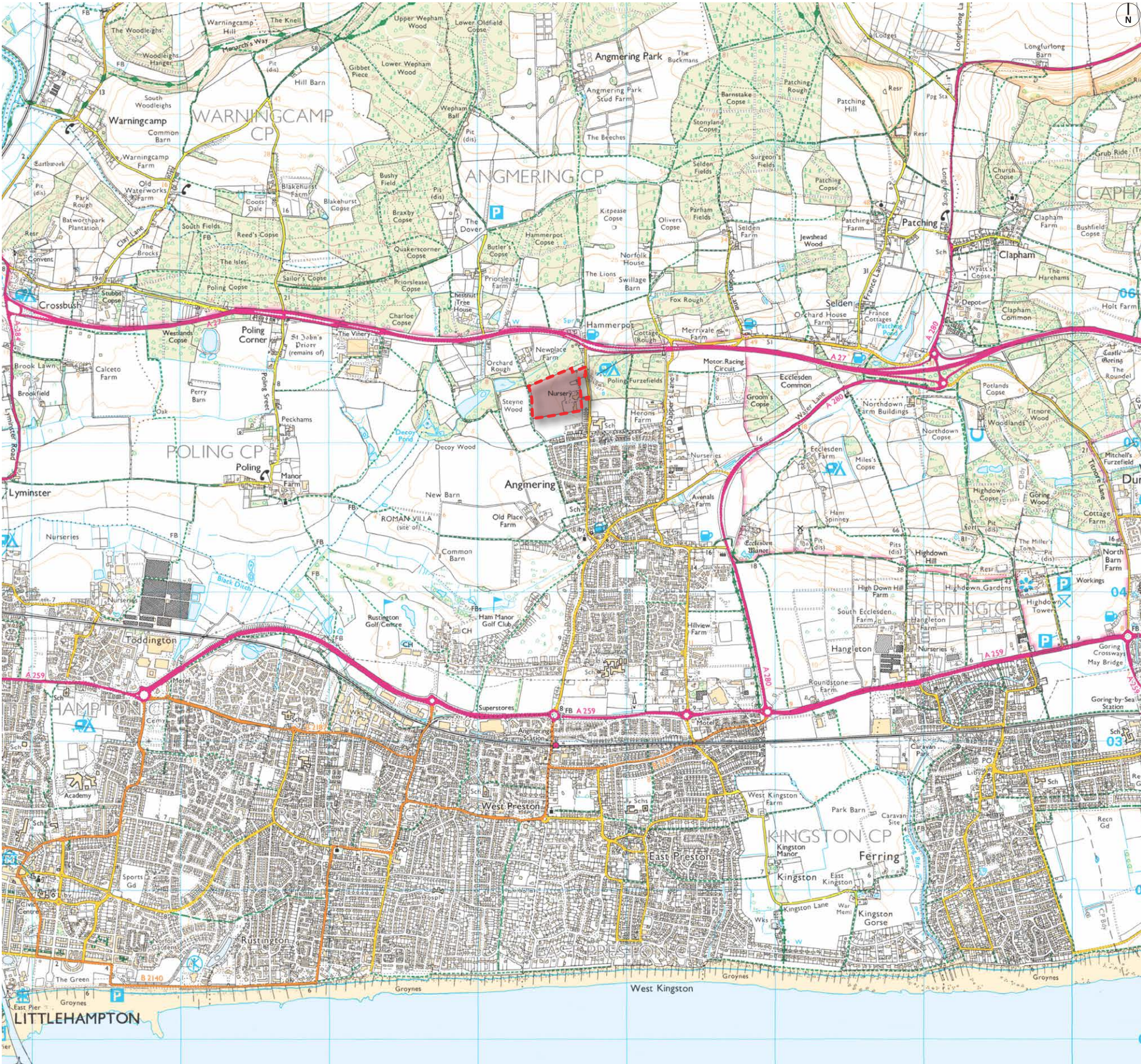
Station Road, Water Lane and the A280 are the main vehicle routes running through the settlement, connecting the A27 to the A259. Crawley and the M23 are approximately 23 miles (37 km) north east of the settlement. The edge of South Downs National Park lies on the northern side of the A27 and includes 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.



Illustrative Framework Plan

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