

2.0 SITE AND LOCAL CONTEXT

- 2.1 EXISTING SITE**
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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.

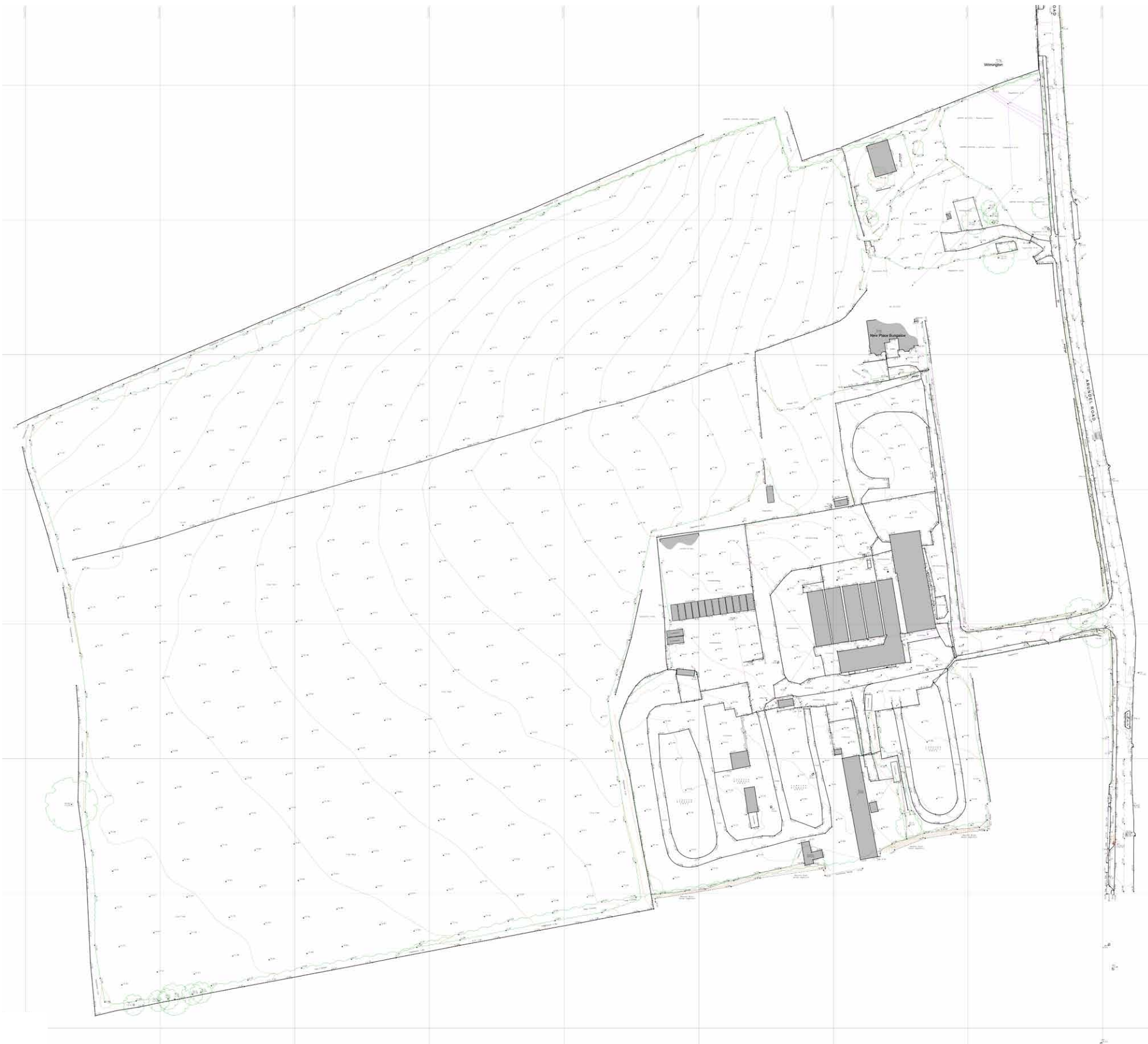
Key characteristics of this landscape area include:

- 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 Furze fields 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.



ARUN DESIGN GUIDE REFERENCE

- Topography, orientation, landform, and landscape character.

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

ARUN DESIGN GUIDE REFERENCE

- The hierarchy and accessibility of, and connections provided by, streets, routes, spaces, and entrances including roadways, cycle paths and Public Rights of Way. This should include connections from the site into the wider transport network and may include consideration of how the Strategic Road Network could be used and/or affected by the proposed site use, including non-motorised users.



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.

BS 5837:2012 Tree Quality Categories - Table 1

- 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



ARUN DESIGN GUIDE REFERENCE

- Environmental features including existing and potential wildlife habitats, trees and hedgerows, watercourses, and drainage and arable, pastoral, or horticultural land.

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

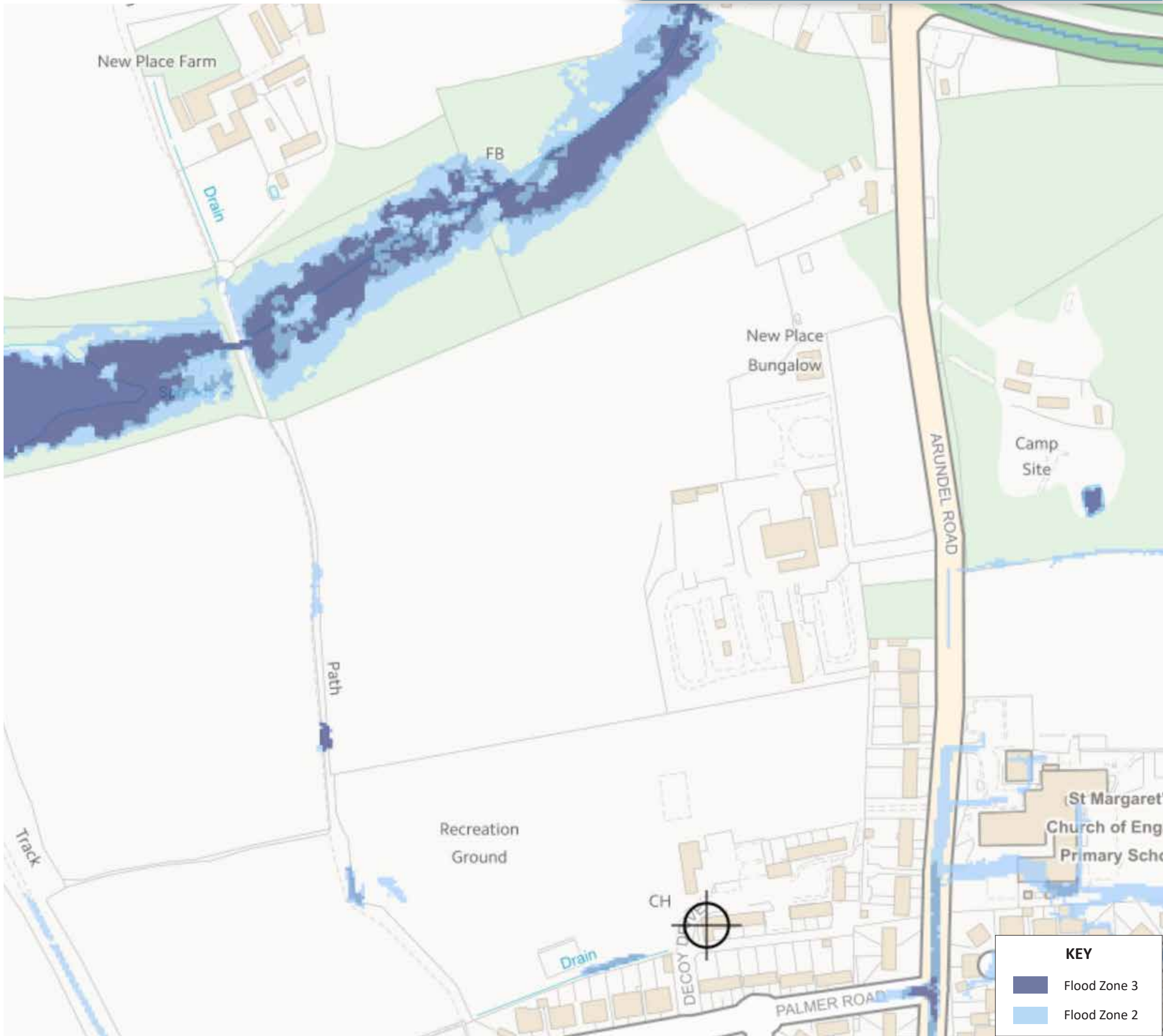
A Ecological Survey has been undertaken and accompanies this application - *please refer for references*.

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.

ARUN DESIGN GUIDE REFERENCE

- Drainage patterns including patterns of flooding, flood risk and the permeability of the site and its surrounds.



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

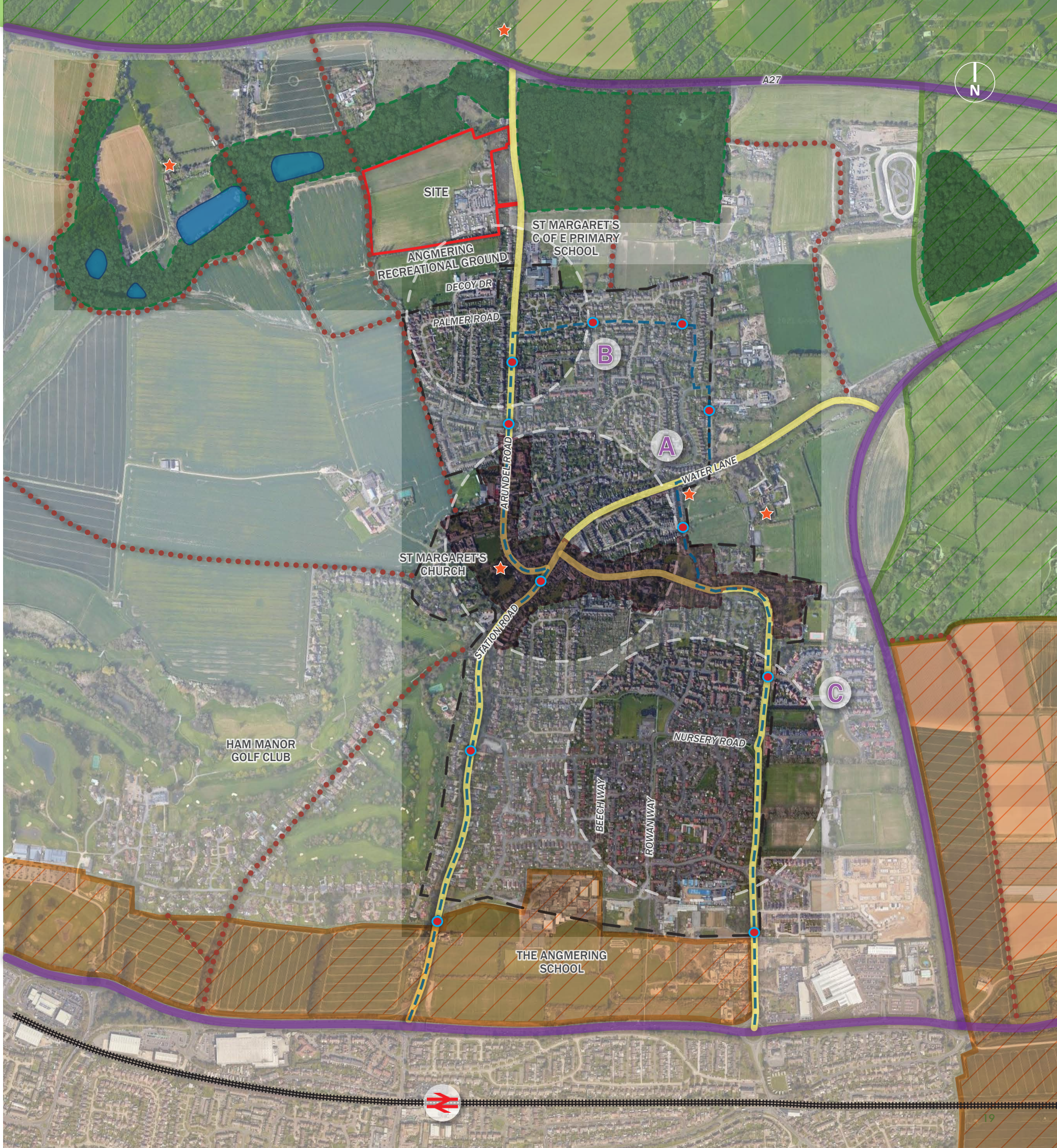
Local gap

Public footpaths

Local Character Areas

ARUN DESIGN GUIDE REFERENCE

- Focal points, prominent locations, and important views in and out of the site.
- Character of buildings and built structures including scale, layout, form, massing, architectural features, and materials, together with the building line and plot boundary of the adjacent properties.
- Areas, buildings, and structures of heritage and/or archaeological interest including Conservation Areas, listed buildings and Scheduled Monuments.



2.0
EXISTING SITE & CONTEXT

CHARACTER AREA A - WATER LANE / ARUNDEL ROAD / STATION ROAD

- Sitting on or close to the back edge of the pavement, predominantly terraced housing located side by side with a mix of large detached 2 1/2 and 3 Storey Victorian and Georgian dwellings.
- Older properties are timber framed with exposed timber in places. Constructed from red, buff and grey brick and finished with a mix of pastel render throughout, with the presence of flint stone and hanging tile detailing.
- Roofs are generally pitched with use of grey slate tiles or orange/red clay plain tiles. Chimneys are present throughout, punctuating the roofscape.
- Majority of the properties have original large traditional wooden sash or small lead lattice windows.
- Where boundaries are present, they are typically low brick walls, finished with wrought iron railings.

TyPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with drives and private gardens	Low brick walls and open	Carriageway, verge, and pavement.	Mostly 1 and 2 storey. Some 3 in historic unique buildings	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile	Extensive through area	UPVC casement with timber sash in older properties

WATER LANE



ARUNDEL ROAD



STATION ROAD



WATER LANE



ARUNDEL ROAD



STATION ROAD



2.0 EXISTING SITE & CONTEXT

CHARACTER AREA B - PALMER ROAD / DECOY DRIVE

- Post-war residential development to the south of the site.
- Detached, semi-detached and terraced housing typically 2 storeys in height, with a mix of bungalows throughout.
- Generally constructed in red or buff brick with some use of weatherboard detailing. Roofs are generally covered with grey concrete composite tile, with regular chimneys adding interest to the roofscape.
- Majority have front gardens with on-plot parking and garaging.

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached	Set back from roads some gardens converted to drives	Open where converted, low brick walls and hedging	Carriageway with pavement both sides	2 storeys and bungalows	Brick and some boarding and painted brick	Red / brown concrete tiles	Extensive through area	UPVC casement

PALMER ROAD



DECOY DRIVE



PALMER ROAD



DECOY DRIVE



2.0 EXISTING SITE & CONTEXT

CHARACTER AREA C - ROWAN WAY, BEECH WAY, NURSERY ROAD

- Detached, semi-detached and terraced housing typically 2 to 3 storeys in height.
- Generally constructed in red brick, some with flintstone detailing, tile hanging and rendering in pastel shades, providing a variety to the streetscape.
- Majority have front gardens with on-plot parking and garaging.
- Pitched roofs in grey, brown and orange plain tiles, with regular chimneys adding interest to the roofscape.

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set close to pavement with minimal frontages, some frontage car parking	Open boundaries	Carriageway with pavement both sides with modern estate cul-de-sac pattern	2 storeys and 3 storeys with dormers	Brick and render	Red / brown / grey concrete tiles	None	UPVC casement

ROWAN WAY



BEECH WAY



NURSERY ROAD



2.0 EXISTING SITE & CONTEXT

2.8 SUMMARY OF CONTEXTUAL ANALYSIS

A review of the local character areas have found that there are some key master planning principles, plot configurations and detail that have and will inform the emerging designs.

The key features have been grouped under the following headings:

- Structure and form.
- Density
- Heights
- Parking
- Landscaping
- Architecture

Structure and form

The structure of the blocks in the character assessments give a flavour of the variations found through Angmering with the age of the different parts of the village providing good examples of approach at different times in the village evolution.

Density

The density through the typically village varies with the denser in the historic core and dropping at the outer edges of the village. Exception to this is that in the southeast of the settlement where the newer estates have been built.

Building heights

Building heights in the areas studied are typically 1-2 storeys with the occasional 2½ and 3 storey buildings, particularly at junctions.

Parking

Car parking is generally provided with in the curtilage of the properties. On the larger detached properties in large plots with open drives to converted frontages and side car parking o the smaller plots. There is little of plot in the study areas.

Landscaping

The structural landscaping within which areas have become established, and to a lesser extent the setting of more contemporary housing areas, has been defined by woodland edges or field boundaries and areas of established green space.

Architecture

The emerging scheme will build its design cues based on the landscape character, plot configurations and building typologies. The fenestration detail and materiality will pull visual referencing from the specific areas of the village.

Key features include:

- Steeper pitched roofs with plain tile finish
- Shallower pitch roofs with slate finish
- White render
- Predominantly orangey brown stock brick
- Occasional use of tile hanging
- White or coloured boarding
- Simple porch canopies



ARUN DESIGN GUIDE REFERENCE

- Streetscape including the layout and forms of spaces, boundary treatments, and the interfaces between public and private realms.

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3.0 DESIGN FRAMEWORK

- 3.1 DESIGN FRAMEWORK
- 3.2 OTHER DESIGN GUIDANCE
- 3.3 SITE CONSTRAINTS



3.0 DESIGN FRAMEWORK

3.1 DESIGN FRAMEWORK

The Design & Access Statement and the layout will be built around the Redrow 8 Design Principles, which closely align with the National Design Guide. The document has been set out within specific consideration to both the National Design guide and Arun Design Guide, Table 2 sets out how the details contained within these two documents are considered in turn.

The Design Guides and this Design & Access Statement will continue to inform the emerging proposals to ensure we deliver a positive legacy to the village.

The National Design Guide 2021

The National Design Guide (January 2021) is a response to the ‘Creating Space For Beauty’ interim report by the Building Better, Building Beautiful Commission published in July 2019.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

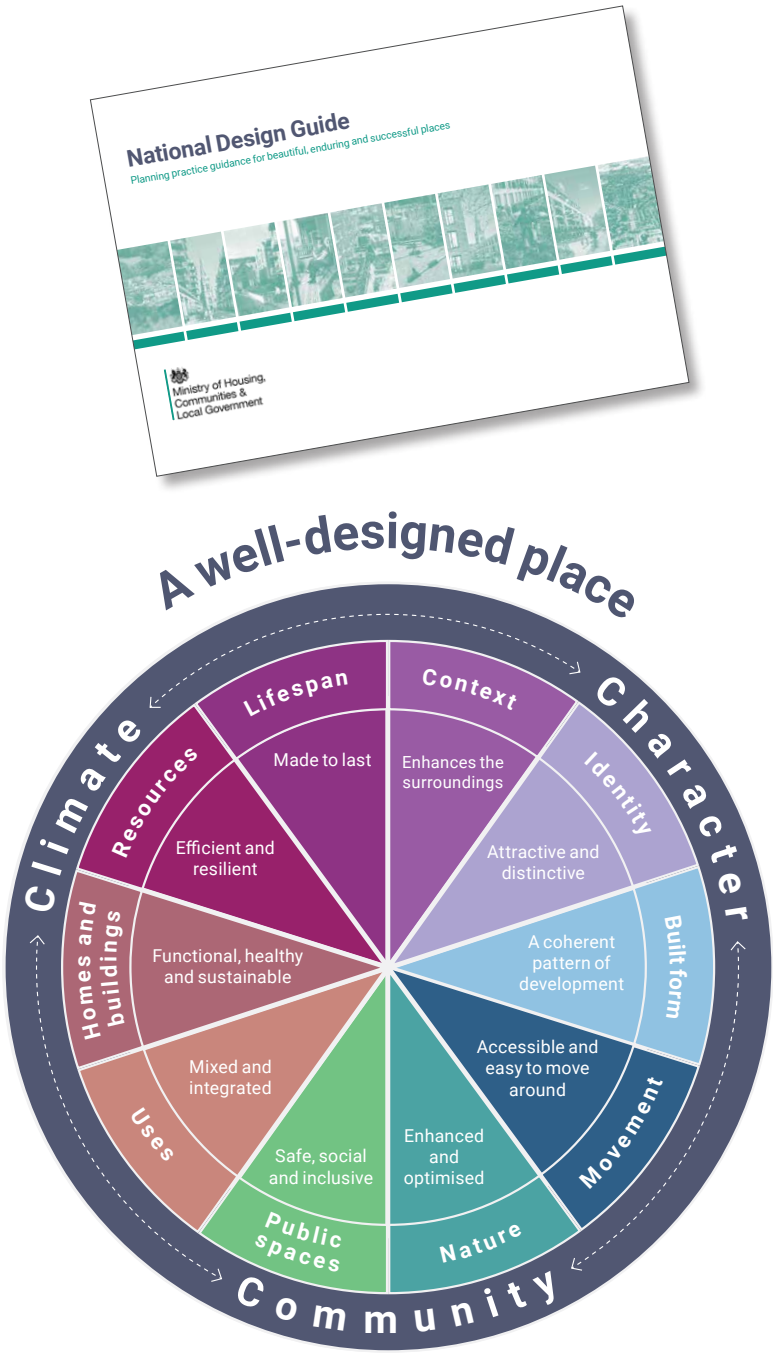
The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities in the form of 10 characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

Introducing the 10 characteristics

Well-designed places have individual characteristics which work together to create its physical distinctiveness.

The 10 characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The 10 characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are in Table 2. Table 2 sets out how these characteristics, the draft Arun Design SPD and specifically the points raised in Condition 5 have been considered and where required where these can be found in this document.



NATIONAL DESIGN GUIDE	ARUN DESIGN SPD	ARUNDEL ROAD DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and are set out in section 2 of this Design & Access Statement
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and are set out in section 2 of this Design & Access Statement
Built Form	Building Design (Section J)	See overview in section 5
Movement	Movement Framework (Section F) Parking Strategy (Section I)	See overview in section 6
Nature	Natural Environment (Section E)	See overview in section 8
Public Spaces	Welcoming Streets and Spaces (Section H)	Public realm principals and its associated detail are set out in section 5 of this Design & Access Statement
Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and are set out in section 5 of this Design & Access Statement
Homes and Buildings	Building Design (Section J)	See section 5 of this Design & Access Statement
Resources	Climate Change and Sustainability (Section K)	See section 9 of this Design & Access Statement
Lifespan	Ensuring Quality (Section L)	See section 5 of this Design & Access Statement

3.0
DESIGN FRAMEWORK

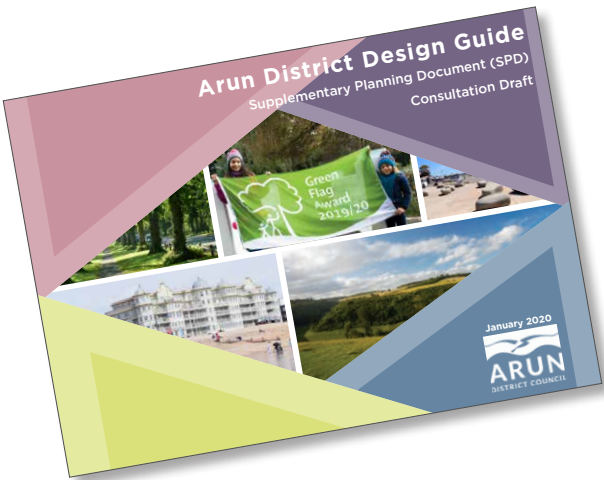
3.2 OTHER DESIGN GUIDANCE

Arun Design Guide

Our submitted proposals have been designed acknowledging the relevant sections of the Arun Design Guide (ADG). The individual sections have been considered in coordination with the National Design Guide, National Model Design Code and all other relevant strategy requirements and policy requirements. Where conflicting guidance is apparent, we have weighted our approach to the ADG.

Key elements of the ADG focuses on the provision of open space and public realm, car parking arrangements, design of the highways and the interface distances between dwellings. We consider we are, in the whole, compliant with this.

Below we set out the key sections we have considered and in appendices in section 11 is a fuller compliance check list.



SECTION D – RESPONDING TO THE SITE AND ITS SETTING
Site Appraisal
Design Rationale
SECTION E – NATURAL ENVIRONMENT
Features and Resources
Structures and Trees
Biodiversity
SECTION F – MOVEMENT FRAMEWORK
Movement Framework
SECTION G – BUILT STRUCTURE AND DEVELOPMENT PLOTS
Centres
Density and Uses
Layout and Plot Size
SECTION H – WELCOMING STREETS AND SPACES
Definition and Enclosure
Streets
Open Spaces
Residential Amenity
Shopfronts and Signage
Street Features
Storage and Utilities

SECTION I – PARKING STRATEGY
Car Parking
Electric Vehicles
Cycle Parking
SECTION J – BUILDING DESIGN
Form and Character
Scale and Massing
Corner Buildings
Frontages and Façades
Roofing and Openings
Noise and Overshadowing
Building Edge
Internal Space Standards
Inclusivity/Adaptability
SECTION K –CLIMATE CHANGE AND SUSTAINABILITY
Energy and Carbon
Water and Materials
Climate Change
Flooding and Drainage
Environmental Quality
Health and Well-being

SECTION L – ENSURING QUALITY
Materials and Details
Maintenance
High Quality
SECTION O – STRATEGIC HOUSING AND MAJOR DEVELOPMENT
Major Developments
SECTION P – INFILL DEVELOPMENT
Infill Development
SECTION Q - RURAL DEVELOPMENT
Rural Development
SECTION R – APARTMENT BUILDINGS
Apartment Buildings
SECTION S – NEW HOMES
New Homes
SECTION T – MIXED-USE SCHEMES
Mixed- Use Schemes