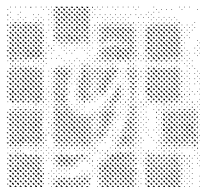




DESIGN AND ACCESS STATEMENT

Land West of Arundel Road, Angmering

March 2018



ANGMERING

Twinned with
Owstreham -
Riva Bella

Please drive carefully
through the village

Prepared by:



CSA Environmental
Dixie's Barns, High Street,
Ashwell, Herts. SG7 5NT

On behalf of:



GLADMAN

Gladman Developments Ltd.

	Date:	Prepared by:	Authorised by:	File reference:
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Land West of Arundel Road, Angmering

Design and Access Statement

Issue Date: March 2018

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01. INTRODUCTION

1.1 Introduction

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd for a proposed residential development at Land West of Arundel Road, Angmering (the Site). The Site lies within the administrative area of Arun District Council.

The Site measures approximately 9.10 hectares and lies on the northern edge of Angmering adjacent to Arundel Road. The submitted planning application seeks outline planning consent for a high quality sustainable development comprising the following:

- Residential development for up to 200 new dwellings.
- New publicly accessible green infrastructure including provision for a new full size adult football pitch, areas of green space that will incorporate ecological mitigation and habitat creation, retained hedges and trees and sustainable drainage features.
- Access is applied for in full.

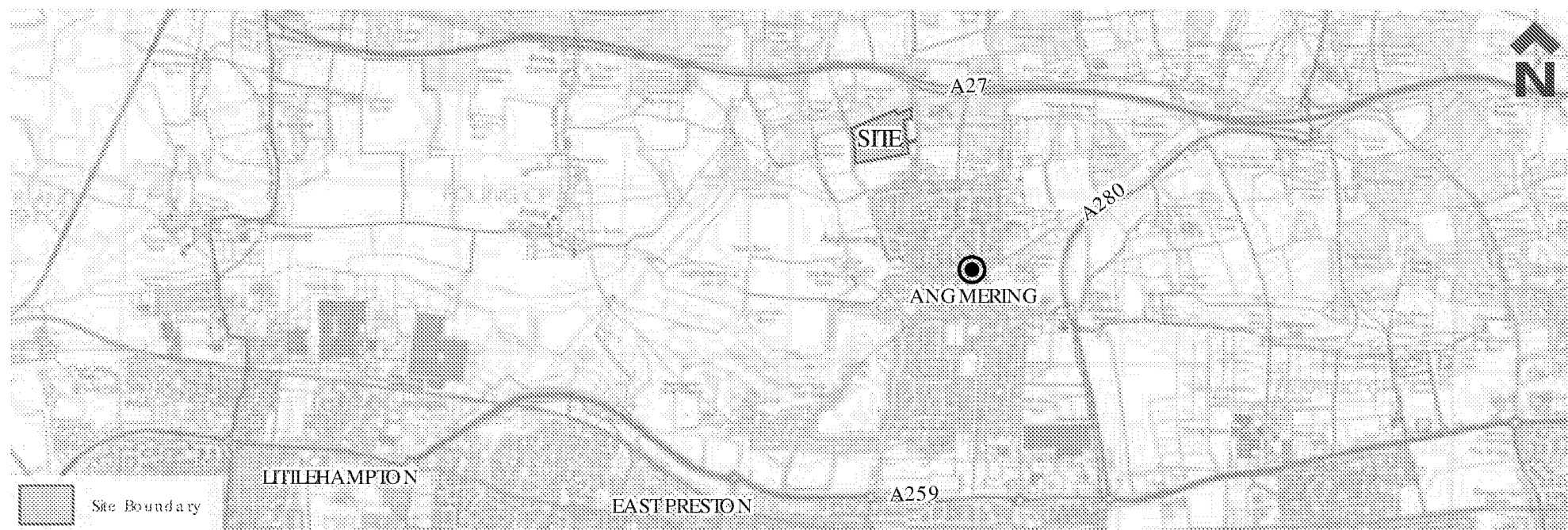


Figure 1.1: Site Location Plan.

The vision for the Site is to create a sensitively designed and high quality place which complements the character of Angmering, and responds to the Site's assessed constraints, as follows:

- Deliver appropriate housing growth for Angmering.
- Provide up to 200 dwellings, offering a range of dwelling types, sizes and tenures to meet the housing needs of the area.
- Respect and enhance the Site's landscape and environmental assets by setting the new housing within an attractive green infrastructure framework.
- Green infrastructure framework will allow for appropriate landscape and ecological mitigation measures to be applied and to enhance the existing Site's vegetation.
- Provision for a new full size adult football pitch, new publicly accessible green space, and recreational routes, will provide a suitable space for formal and informal play opportunities for new and existing residents.
- Promote a development that integrates into its surroundings, with a focus on maximising connectivity with the existing settlement edge and the Public Rights of Way (PRoW) network.
- Create a 'place' that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.

1.2 Purpose of the Design and Access Statement

The DAS explains the design rationale for the scheme and how the applicant has fully considered the proposals and understand what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following sections:

01. Introduction: This section introduces the development proposals and sets out the vision and purpose of the Design and Access Statement.
02. Planning Context and Design Guidance: This section sets out the relevant planning policy and design guidance that applies to the development of the Site.
03. Site Assessment: This section demonstrates the steps taken to appraise the Site and its surroundings.
04. Evaluation and Evolution: This section identifies the influences and opportunities of the Site and its surroundings and sets out key urban design principles for the scheme.
05. Development Proposals: This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0 and local design guidance.
06. Conclusion: This section evaluates the proposals against NPPF sustainability and design criteria.

02. PLANNING CONTEXT AND DESIGN GUIDANCE

2.1 Planning Policy Background

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies this planning application. This section provides a brief summary of relevant national planning policy but focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF) (March 2012). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- Decision taking.
- The presumption in favour of sustainable development.
- Delivering a wide choice of high quality homes.
- Requiring good design.
- Promoting sustainable transport.
- Conserving and enhancing the natural environment.

Paragraph 57 of the NPPF states that “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”.

Paragraph 61 goes on to state that “Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”.

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented. Paragraph 006 (ID 26-006-20140306) of the PPG provides further information on design in the planning process. It states:

Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:

- Local character (including landscape setting).
- **Safe, connected and efficient streets.**
- A network of greenspaces (including parks) and public places.
- Crime prevention.
- Security measures.
- Access and inclusion.
- **Efficient use of natural resources.**
- Cohesive & vibrant neighbourhoods.

National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- Planning Practice Guidance (PPG), DCIG, 2014.
- Manual for Streets 2: Wider Application of the Principles, 2010.
- Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007.
- Building for Life 12 (3rd Ed.), Design Council, 2015.

2.2 Local Planning Policy

Adopted Local Plan – Arun District Council Local Plan (2003)

The Adopted Arun District Local Plan is the Council's key planning document and is used as the basis for all planning decisions taken within the District. It contains policies against which development proposals are assessed. The Adopted Local Plan forms part of the Development Plan for the District. Arun District Council are in the process of updating their Local Plan. The Arun District Council Local Plan 2011-2031 Publication Version was produced in 2014 and the most up to date version of the plan showing modifications produced in 2017 (Document PELP37). The Local Plan sets out the Council's vision for development in the District up to 2031. This emerging Local Plan and its supporting documents are currently under examination and until such a time that they are formally adopted the saved policies in the Arun District Local Plan (2003) remain relevant, albeit out of date due to the lack of a 5 year supply of land for housing.

- Policy GEN3 – Protection of the Countryside
- Policy GEN5 – Provision of New Residential Development
- Policy GEN7 – The Form of New Development
- Policy GEN8 – Development and the Production of New Infrastructure
- Policy GEN11 – Inland Flooding
- Policy GEN12 – Parking in New Development
- Policy GEN14 – Public Transport
- Policy GEN15 – Cycling and Walking
- Policy GEN20 – Provision of Public Open Space within New Development
- Policy GEN28 – Trees and Woodland
- Policy AREA10 – Strategic Gaps
- Policy AREA11 – Local Gaps
- Policy DEV17 – Affordable Housing

Of particular importance to this DAS is Policy GEN7 (The Form of New Development), which states that schemes must display:

“High quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrative written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.”

Policy GEN7 also sets that development will be permitted provided it:

- *Makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 33 dwellings per hectare;*
- *Demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- *Promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- *Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- *Retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- *Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; and Provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

03. SITE ASSESSMENT

3.1 Site Location and Context

The settlement of Angmering lies in an accessible location along the A27 between Portsmouth and Brighton; approximately 5.6km (3.5 miles) from the centres of Worthing and Littlehampton to the east and west respectively. The A27 forms the northern boundary to the settlement and runs in an east-west direction connecting Portsmouth to Brighton. 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 form the main vehicular routes running through the settlement, connecting the A27 to the A259. Crawley and the M23 sit approximately 36km (22 miles) north east of the settlement. The South Downs National Park lies approximately 450m at its nearest point to the edge of the settlement, with the English Channel located some 2.4km (1.5 miles) directly south.

The Site is located on the northern edge of the settlement, around 1.0km (0.6 miles) to the centre of Angmering. Angmering Railway Station is located approximately 1.2km (0.75 miles) further to the south of the settlement centre, which straddles the boundaries of Angmering and East Preston.

The Site is bound immediately to the north by a mature woodland named Steyne Wood, beyond which is the A27. To the east, Arundel Road forms the eastern boundary of the Site which is indented by a small parcel of land with the benefit of planning consent for the construction of nine new dwellings. Arundel Road forms the principal approach to the settlement from the north. The southern boundary is defined by the Angmering Sports and Recreation Ground, whilst to the west it is defined by a mature hedgerow with arable farmland beyond.



Angmering is centrally located along the A27 between Portsmouth and Brighton.



A number of services and facilities are located within the centre of Angmering.

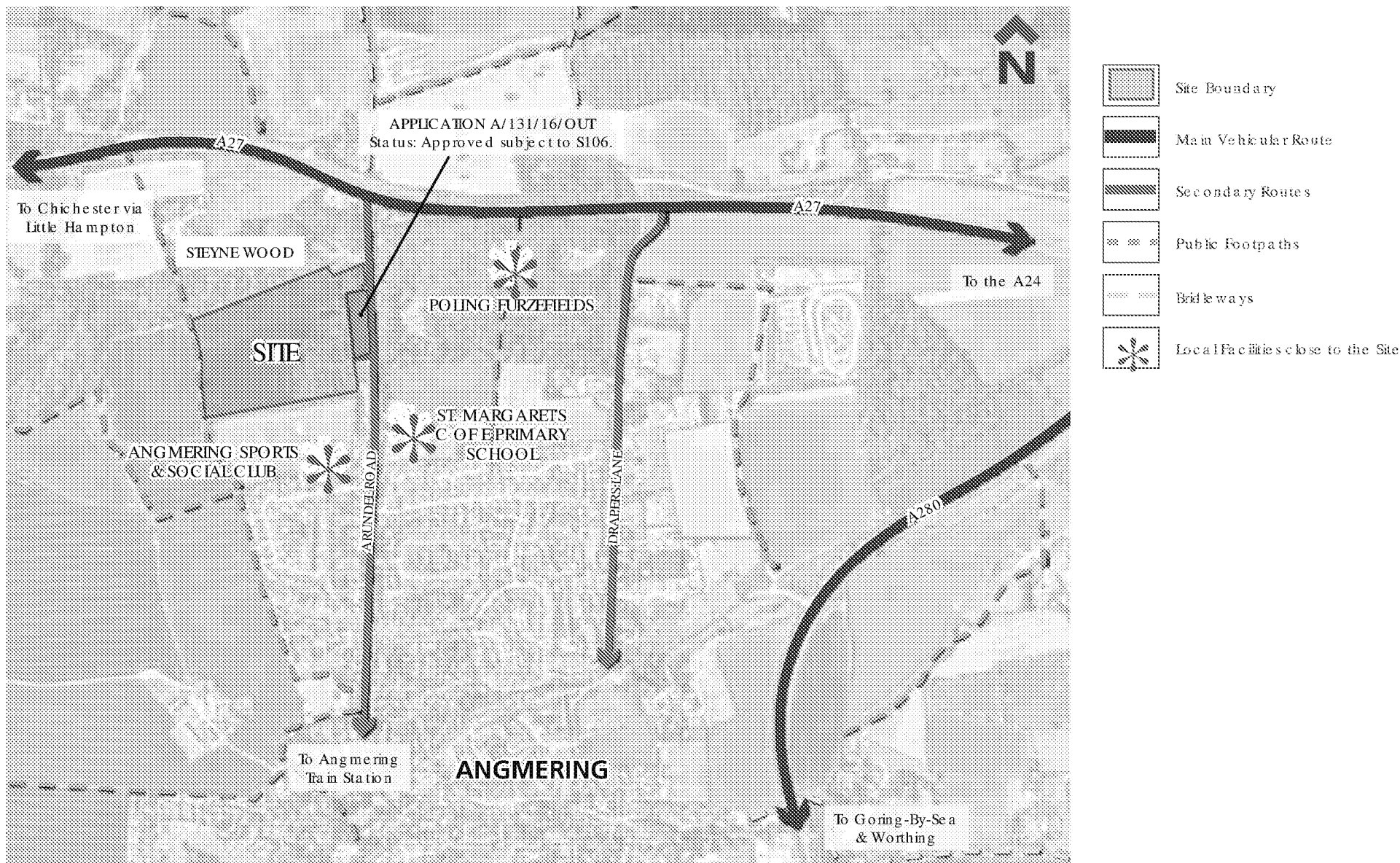


Figure 3.1: Site Context.

3.2 Surrounding Designations

Figure 3.2 shows the designations within the context of the Site. The Site is not covered by any national statutory or non-statutory designations for landscape, historical or ecological character or quality. The South Downs National Park lies approximately 450 metres at its nearest point to the north of the Site. Decoy Wood and a small area of Steyne Wood are designated as Ancient Woodland and are within 1km (0.62 miles) of the Site. It is important to note, however, that areas of Steyne Wood within close proximity of the Site are not designated as Ancient Woodland. There are numerous other areas of Ancient Woodland and Replanted Ancient Woodland to the north and east of the Site which fall within the South Downs National Park.

There is a Scheduled Monument located within 1.5km (0.93 miles) to the south west of the Site, which supports evidence of a Romano-British Villa and traces of Iron Age occupation. There is no intervisibility between this and the Site due to intervening vegetation and the undulating topography of the area.

Angmering Conservation Area is situated approximately 0.6km (0.37 miles) to the south of the Site, separated from the Site by intervening modern residential housing and Angmering Sports and Recreation Ground. As a consequence, there is no intervisibility between the Site and the Listed Buildings within the Conservation Area. There are Listed Buildings dotted throughout Angmering, notably the Grade II* Listed Building of Newplace Farmhouse which lies 0.5km (0.31 miles) north of the Site and again there is no intervisibility between these and the Site due to the intervening built development and/or the woodland of Steyne Wood.

There are no trees covered by TPOs on the boundaries or within the interior of the Site. The woodland named locally as Poling Furze field is covered by a TPO which is located immediately to the east of Arundel Road.



The 13th Century Grade II* Listed Building of St. Margaret's Church of Angmering.

Land West of Arundel Road, Angmering - March 2018 8

3.3 Historic al Development

The historic maps at Figure 3.3 show how Angmering and the local area has developed over the past 123 years. It is understood that the name Angmering derives from a Saxon farming settlement of about 600AD. Prior to the Norman invasion in 1066, there were two manors which were recorded in the Domesday book and later divided. Today these are the Manors of East and West Angmering, Bargeham, Ecclesden and Ham. Ham Manor is seen in context of the south west of Angmering, and has been converted into Ham Manor Golf Club.

The steady growth of the settlement ended at the beginning of the 19th Century, when the gentry and principal land owners consolidated holdings to produce more economical parcels of land resulting in greater yields. Consequently it caused many of Angmering's less privileged farmers and residents to move to other settlements, creating a decline in population which resulted in Angmering losing its status as a Market Town.

The construction and opening of Angmering Railway Station in 1846 enabled produce that was being grown in the settlement's market gardens to be transported further afield to emerging seaside resorts like Bognor Regis and Brighton, and beyond to London and Birmingham. The growth of the settlement, however, retained its original form centred upon the historic core of Angmering at the junction of today's Arundel Road and Station Road/Water Lane, as seen on the 1885 and 1889 maps. In the 1920s and 1930s several of Angmering's historic houses and cottages were lost and replaced by large housing estates, which can be seen on the 1960 map. It is clear when analysing the historical

growth of Angmering that development was limited visually and physically constrained by the A27 to the north, Dapper's Lane and A280 to the east, the A259 to the south and by Station Road/Arundel Road to the West.

The greatest period of expansion for the settlement occurred after World War II between 1961 and 1971 when the parish population rose from 2,850 to 4,816 as a result of the construction of several new housing estates.

Today, the Site can be seen in the context of the north western corner of Angmering. The most recent expansion of the settlement is evident in the southern parts of the settlement at Bramley Green and Swansbourne Park.

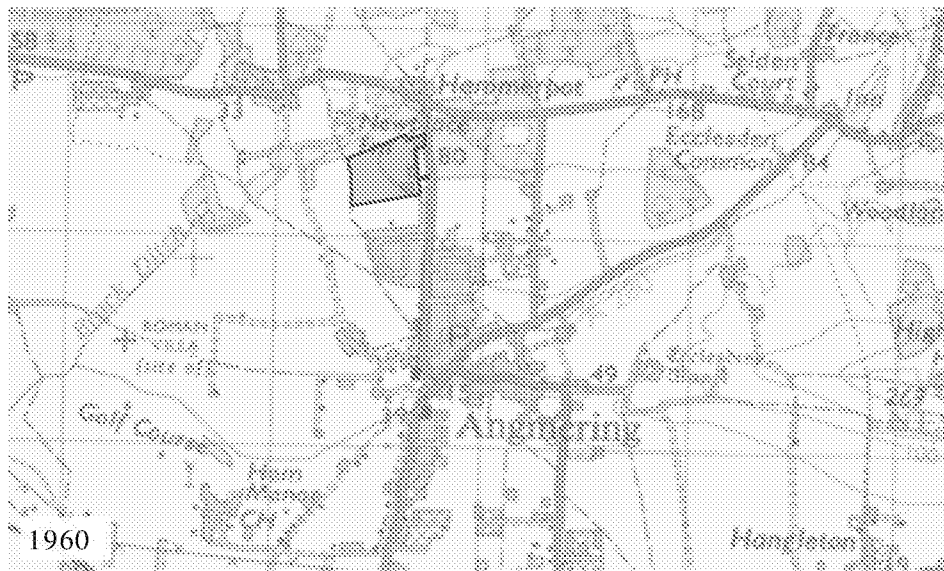
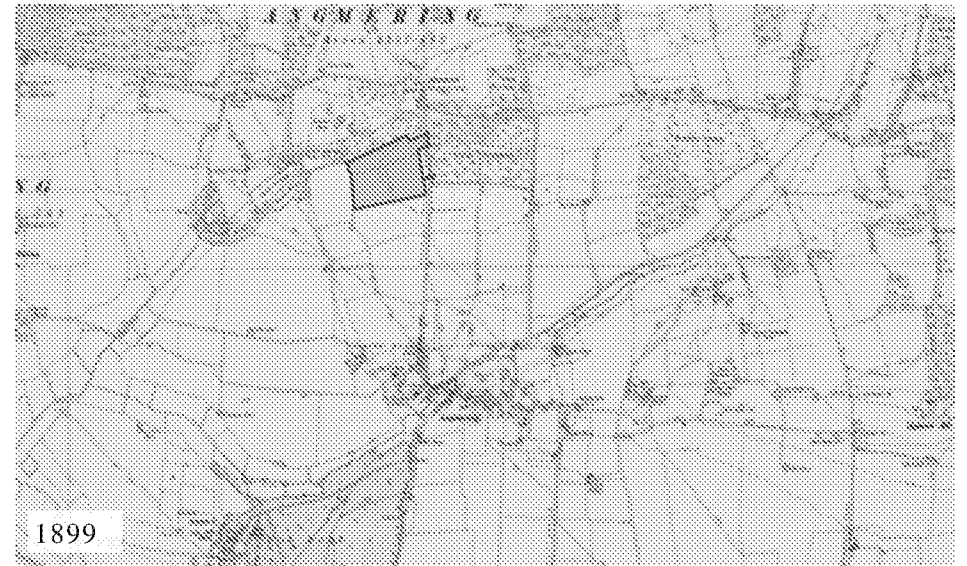
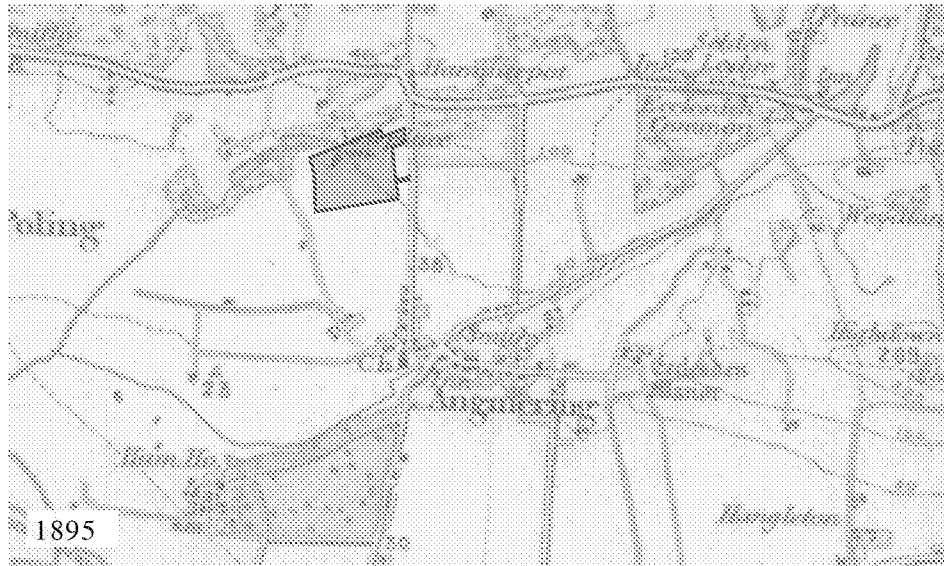


Figure 3.3: Historical development

3.4 Settlement and Architectural 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 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 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 of streets are 2½ to 3 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 design of the development proposals.

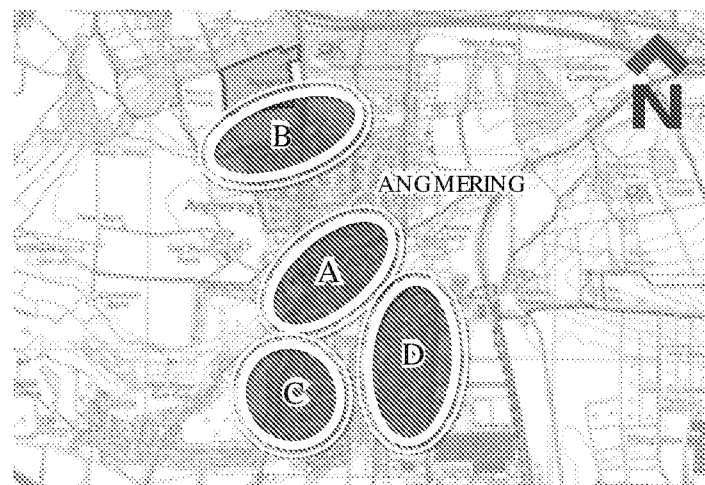


Figure 3.4: Character areas assessed on pages 11 and 12.



Character Area A: Historic Core

Water Lane / Amundel 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 larger detached 2½ 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 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.**



Character Area B

Palmer Road/Deeray Drive/Lansdowne Way

- 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 a grey concrete composite tile, with regular chimneys adding interest to the roofscape.
- Majority have front gardens with on-plot parking and garaging.



Character Area C

Greenwood Drive/Acom Close

- **Residential properties reflect the typical style of the late 20th and early 21st Century.**
- Mix of detached 2 storey dwellings and chalet bungalows.
- Generally constructed in red brick, some with rendering in pastel shades and white weatherboard detailing, 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 constructed from a concrete composite, with some use of chimneys adding interest to the roofscape.



Character Area D: Bramley Green Development

Rowan Way/Keech Way/Nursery Road

- Detached, semi-detached and terraced housing typically 2 to 3 storeys in height.
- Generally constructed in red brick, some with **flint stone 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.

3.5 Traditional Detail and Material

Although Angmering as a whole possesses a range of building and architectural styles, there is a strong local character evident in the settlement, particularly within the more historic parts along the High Street, Church Road, Water Lane and Arundel Road. The settlement centre itself is designated as a Conservation Area and its appearance owes much to the rich variety of architectural forms and styles. Angmering's historic core also exhibits a rich range of building materials including red brick, render in a mix of pastel shades, exposed timber frames, flint stone and tile-hanging detailing to facades. Angmering Library and Church Hall are notable examples of this detailing and use of materials. The use of red/brown clay plain tiles and slate roofs and a variety of chimney sizes, punctuate the roofscape of the Conservation Area. The majority of these properties have large sash wooden or small lead lattice windows.

Much of the post-war development, evident to the north of the centre of Angmering and within the vicinity of the Site exhibit the typical style of mid to late 20th Century residential architecture, which in places, fails to respect the local vernacular seen within Angmering's historic core. These are predominately red brick houses; some of which incorporate weatherboard cladding, with grey tiled roofs generally constructed from a concrete composite.

The newly constructed modern development at Bramley Green and Swansbourne Park tend to better reflect the local vernacular of Angmering. The dwellings are built in a mix of red and buff brick, with some buildings exhibiting white and pastel coloured rendering and flint stone detailing, adding variety to the streetscape. The roofs are finished with plain tiles with brick chimney stacks adding interest and variety to the roofscape.

STREET TYPOLOGY



- Terraced buildings line the medieval street frontages and are characteristically 2 and 3 storeys in height.
- The buildings sit on the back edge of the pavement. Houses set behind walled or tiled front gardens tend to be found towards the more peripheral parts of the historic core.
- Parking tends to be on-street as drive ways and garages are very unusual in the historic core.

DETAILING AND CHIMNEYS



- A mix of interesting detailing can be found throughout the historic core ranging from the ornate detailing that can be seen on the older properties along Arundel Road, the High Street and Water Lane to the more low key detailing on the more modest terrace housing to the more peripheral parts of the historic core.
- Large chimneys articulate the roofscape of the terraced houses and create vertical rhythm along the street.

WINDOWS AND DOORWAYS



- Windows to front elevations tend to be rectangular and give vertical emphasis to the frontages.
- Windows typically comprise sash window styles and have either stone heads and cills or brick heads.
- Also some interesting examples of small lead lattice windows can be seen along the High Street.
- Simple door openings, often with a light above.

MATERIALS



- Local brick comprises red, orange and grey shades.
- Render tends to comprise either white or pastel shades.
- Flint stone and exposed timber beams can be seen throughout the historic core of Angmering, adding to its rich architectural character.
- The roofscape traditionally consists of clay pantile or slate tiles.

3.6 Existing Site Features

The Site 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 a small business area and caravan storage area. All landscape features of note are contained to the boundaries of the Site, within the residential parcels or on the boundaries of the industrial area.

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, the southern and western boundaries are formed by a mix of scattered trees, hedgerows and scrub vegetation, which become denser to the north of the Site, culminating in the deciduous mature woodland of Steyne Wood immediately to the north.

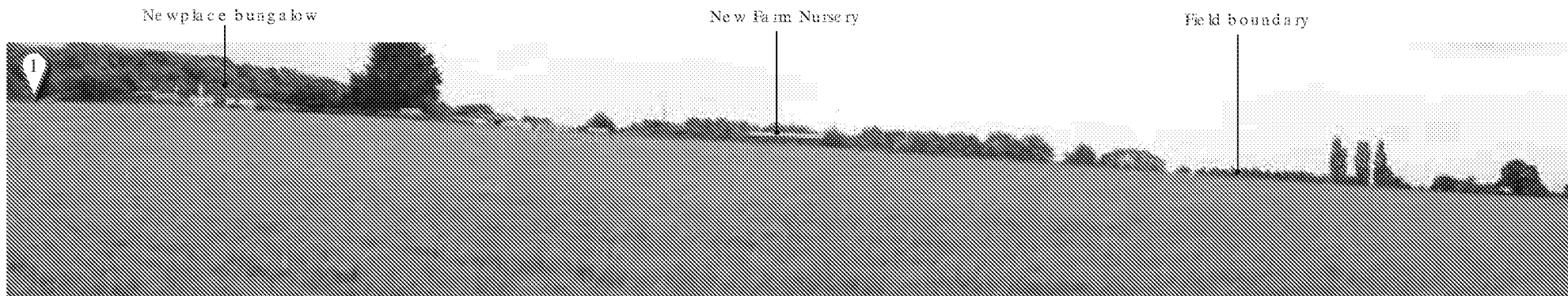
The industrial park and caravan storage area is bound by low hedging along its northern and western boundary and a continuation of the Site's existing boundary vegetation (trees, hedgerow and scrub vegetation) along its southern boundary.

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 the residential properties along Palmers Road to Steyne Wood and Decoy Wood and beyond to the South Downs National Parks.



Figure 3.5: Aerial Photograph.



View looking south across the Site towards Newplace Bungalow.



View looking west across the Site from the west of Newplace Nursery.



View from the north eastern corner of the Site looking south west.

3.7 Archaeology and Built Heritage

A Heritage Desk Based Assessment has been prepared in support of this planning application. It finds that the Site does have some archaeological potential, although there is currently no evidence to suggest remains of a significance that would preclude development. Equally, the Assessment finds that the development of the Site will not harm the heritage significance of the Angmering Conservation Area to the south through changes to setting.

3.8 Topography

The topography of the Site is gently sloping from a high point of 20 metres Above Ordnance Datum ('AOD') at the north-east corner of the Site on Amundel Road, to a low point of 11 metres AOD in the north-western corner.

The land to the north east of the Site rises fairly rapidly to a high point of 52m AOD at The Fox Patching Inn Public House along the A27. Whereas the land to the south west of the Site falls steadily to a low point of 5m AOD at Decoy Pond within Decoy Woods.

3.9 Utilities

A utilities search, including mains gas, electricity and BT cables, has been undertaken as part of this planning application. There are a number of utilities present on the Site which serve the existing residential property and the industrial units within the former Newplace Nursery. As part of the design proposals these buildings are being removed and the associated utilities will be protected or removed where necessary to accommodate the design proposals.

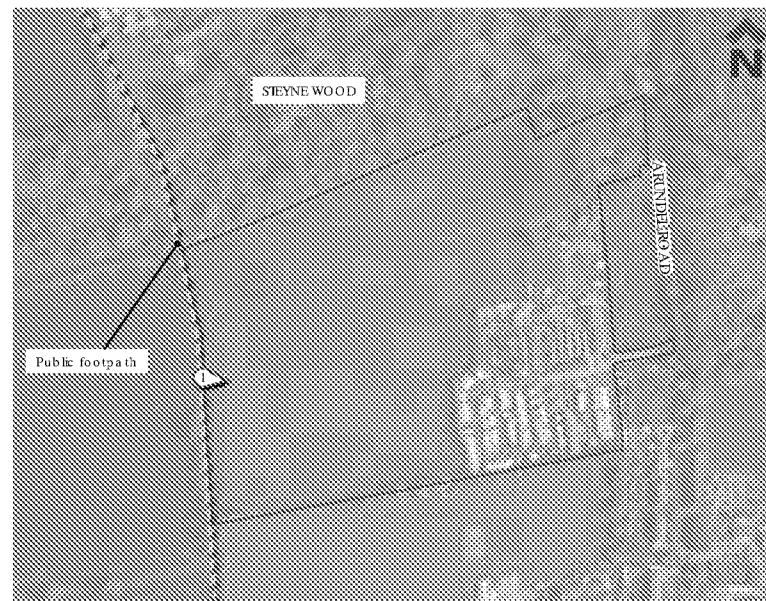


Figure 3.6: Topography Plan.

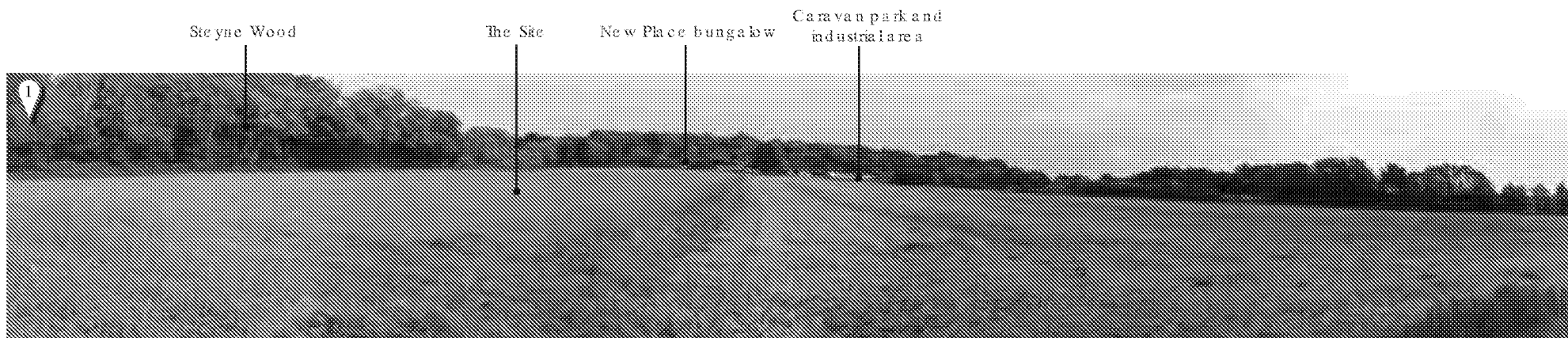
3.10 Landscape and Visual Character

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this planning application. The findings and conclusions of the LVIA are summarised as follows:

- Neither the Site or the immediate surrounding landscape is covered by any statutory or non-statutory designations for landscape quality or character.
- The LVIA finds that the Site is well related to the existing settlement and that the development of the Site would not be out of character with the surrounding and emerging development within Angmering.
- Views of the Site are largely confined to vantage points located to the south and west, with views from the north and east restricted by woodland adjacent to the Site. There are also views, filtered to varying degrees, from the recreation ground and nearby housing to the south, as well as the adjacent public footpath.
- Views of the Site from the South Downs National Park are restricted by landform, the enclosed nature of the Site and intervening development and vegetation.
- The LVIA concludes that the Site can accommodate residential development without giving rise to material landscape, townscape or visual effects.



Map showing Site boundary and photo locations



View looking east across the Site.

- An initial desk study and extended Phase 1 Habitat survey which included bat surveys, was undertaken in September 2017. The report noted that hedgerows and trees, bats, nesting birds, badgers, dormice, other mammals, reptiles and amphibians could have the potential to be subject to adverse effects as a result of the development in the absence of mitigation.
- There are no statutory designated wildlife sites covering any part of the Site. There is one statutory European wildlife site identified within 10km of the Site; Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and wetland of international importance (Ramsar) located c. 8.5km north west of the Site. Given the legislative frameworks underpinning the designation of European sites, this is considered to be important at the international level. There are no national or local statutory designated wildlife sites identified within 3km of the Site.
- In the absence of any mitigation measures, the proposed development would be anticipated to have, at most, adverse effects significant at the Local level. However, with the implementation of precautionary impact avoidance, mitigation measures and suitable derogation/licencing where necessary, the development is not anticipated to result in any significant adverse residual effects to important ecological features.
- The Development Framework Plan will deliver benefits for wildlife in the form of additional habitats, with the opportunity to provide additional biodiversity enhancement measures alongside the new housing.

Map of the study site showing various habitats and features. The map includes a north arrow, a scale bar, and a legend. The site is divided into several areas: a large 'SI' (Semi-improved grassland) area on the left, a 'TR/CG' (Tall ruderal / Colonising ground) area on the right, and a central 'A' (Amenity grassland) area. Various features are labeled, including 'H1' through 'H13' (Hedge), 'B1' through 'B13' (Buildings), 'A' (Amenity grassland), 'CG' (Colonising ground), 'HS' (Hard standing), 'TR' (Tall ruderal), and 'SI' (Semi-improved grassland). The map also shows a 'Species-rich hedge with trees H4-6)', 'Species-rich hedge (H1-3 & 8-9)', 'Species-poor hedge (H7)', 'Fence', 'Wall', 'Individual trees - deciduous', 'Individual trees - coniferous', 'Pond', 'Trees with features suitable for roosting bats', and '1 - brush pile; 2 - Garden: amenity grassland with ornamental planting, mature trees & shrubs, chestnut post & rail fencing'.

	Site Boundary		Amenity grassland		Wall
	Species-rich hedge with trees H4-6)		Dense scrub		Individual trees - deciduous
	Species-rich hedge (H1-3 & 8-9)		Scattered scrub		Individual trees - coniferous
	Species-poor hedge (H7)		Colonising ground		Pond
	Fence		Hard standing		Trees with features suitable for roosting bats
	Amenity grassland		Tall ruderal		1 - brush pile; 2 - Garden: amenity grassland with ornamental planting, mature trees & shrubs, chestnut post & rail fencing
	Semi-improved grassland		Buildings (B1-13)		

Figure 3.7: Habitat Survey Plan

3.12 Arboriculture

An Arboricultural Assessment has been prepared in support of this planning application to assess the impact of the development on the Site's trees and hedgerows. It recommends that the proposals for the Site avoid the Root Protection Areas (RPA) of the Site's trees and hedgerows. A survey of the Site was undertaken in November 2017. Figure 3.8 identifies a total of 15no. trees (T1 – T15), 14 groups (G1 – G14) and 4 hedges (H1 – 4) being recorded and assessed on and adjacent to the Site. The findings and conclusions of the Arboricultural Assessment are summarised below:

- The primary arboricultural features of the Site have been identified as the two individual Category A trees located adjacent to the western boundary and the large area of mixed broadleaf woodland to the north of the Site. In addition, a number of Category B tree groupings were also identified on the northern and southern boundary of the Site, along with a collection of individual trees located in the south western corner of the Site.
- In order to implement the proposed vehicular access to the Site, the low quality group GS will require removal. The Development Framework Plan indicates that within the Site's interior it will likely be necessary to remove a number of the trees and hedgerows. The majority of features that may require removal are Category C (low quality).
- Given the low quality nature of most of the items to be removed, and considering the landscape proposals for the wider Site, this impact is considered acceptable from an arboricultural perspective. The development of the Site provides the opportunity to undertake considered and appropriate new tree planting as part of a specific landscape planting strategy for the Site.

Based on the information provided from the Arboricultural Impact Assessment and the development proposals, the loss of this existing vegetation will be mitigated across the Site with new tree and hedgerow planting, assisting in delivering an overall enhancement of the arboricultural resource of the Site.

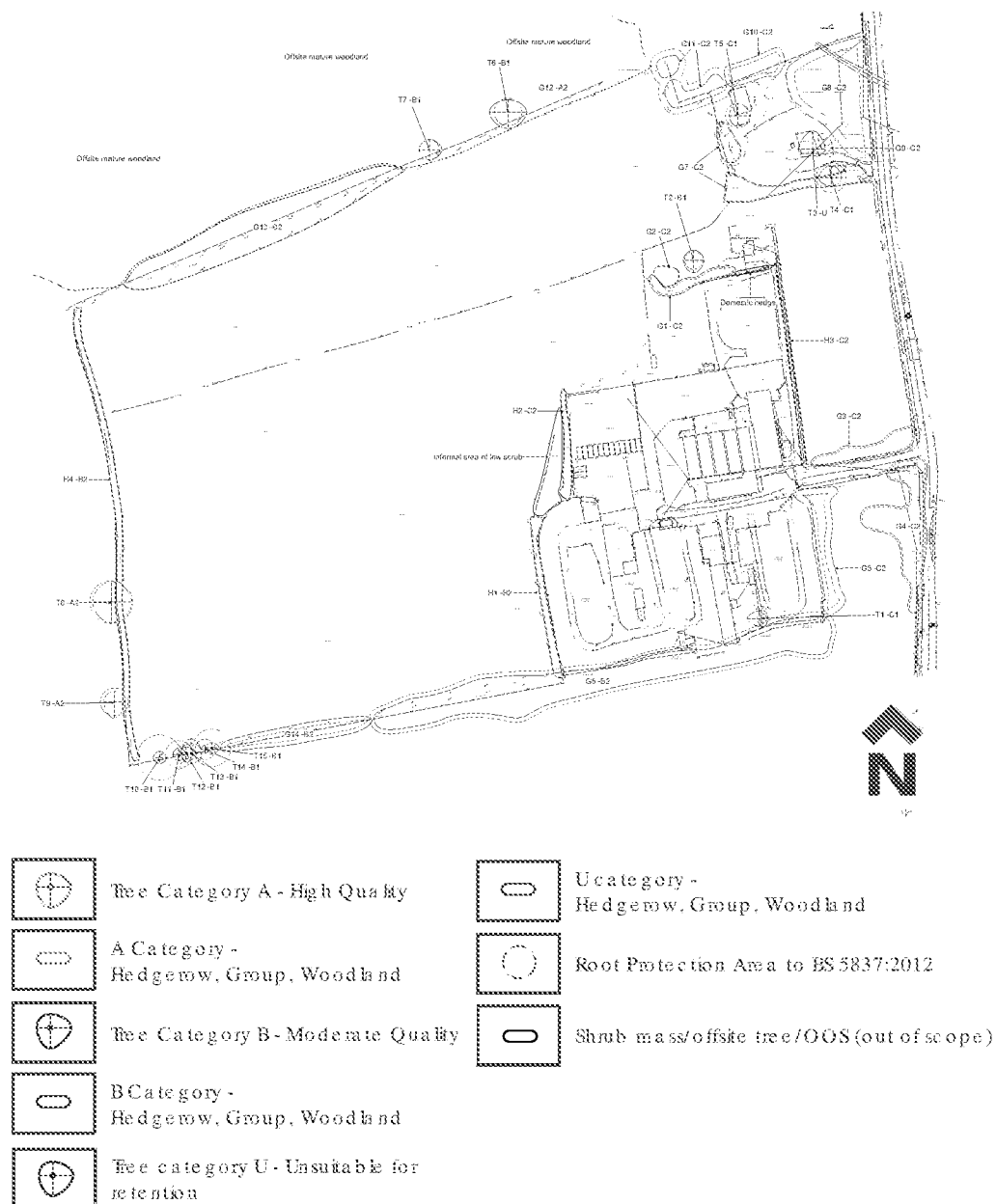


Figure 3.8: Tree Survey.

3.13 Access, Movement and Facilities

Angmering is well served by a number of services and facilities all of which are within a convenient location of the Site. St. Margaret's Church of England Primary School is located just to the south east of the Site on the opposite side of Arundel Road. The services and facilities located within the settlement include a library, a pharmacy, a village hall, public houses, a supermarket, a doctor's surgery and a number of privately owned retail shops. The settlement also has a wide provision of sports and recreation facilities, including Ham Park Golf Course, allotments and Angmering Sports and Recreation Ground, which includes a social club, children's play area and a mix use games area. The Angmering School is a large coeducational community secondary school, sixth form and specialist sports college located on the southern extent of the settlement.

Angmering Railway Station is located within a 10 minute cycle (2.4km/1.5 miles) of the Site, or easily accessible via the local bus network, which also provides regular services to Brighton, Portsmouth, Southampton and London. There are a number of bus services that serve Angmering providing connections to Arundel and Shoreham-by-Sea, both of which have a wide range of facilities and services. The nearest bus stop is located approximately 320m south of the Site along Arundel Road.



St Wilfred's Primary School along Arundel Road.



Angmering Railway Station.



Shops and local services located within the centre of Angmering.



Local shops overlooking Angmering's village green.

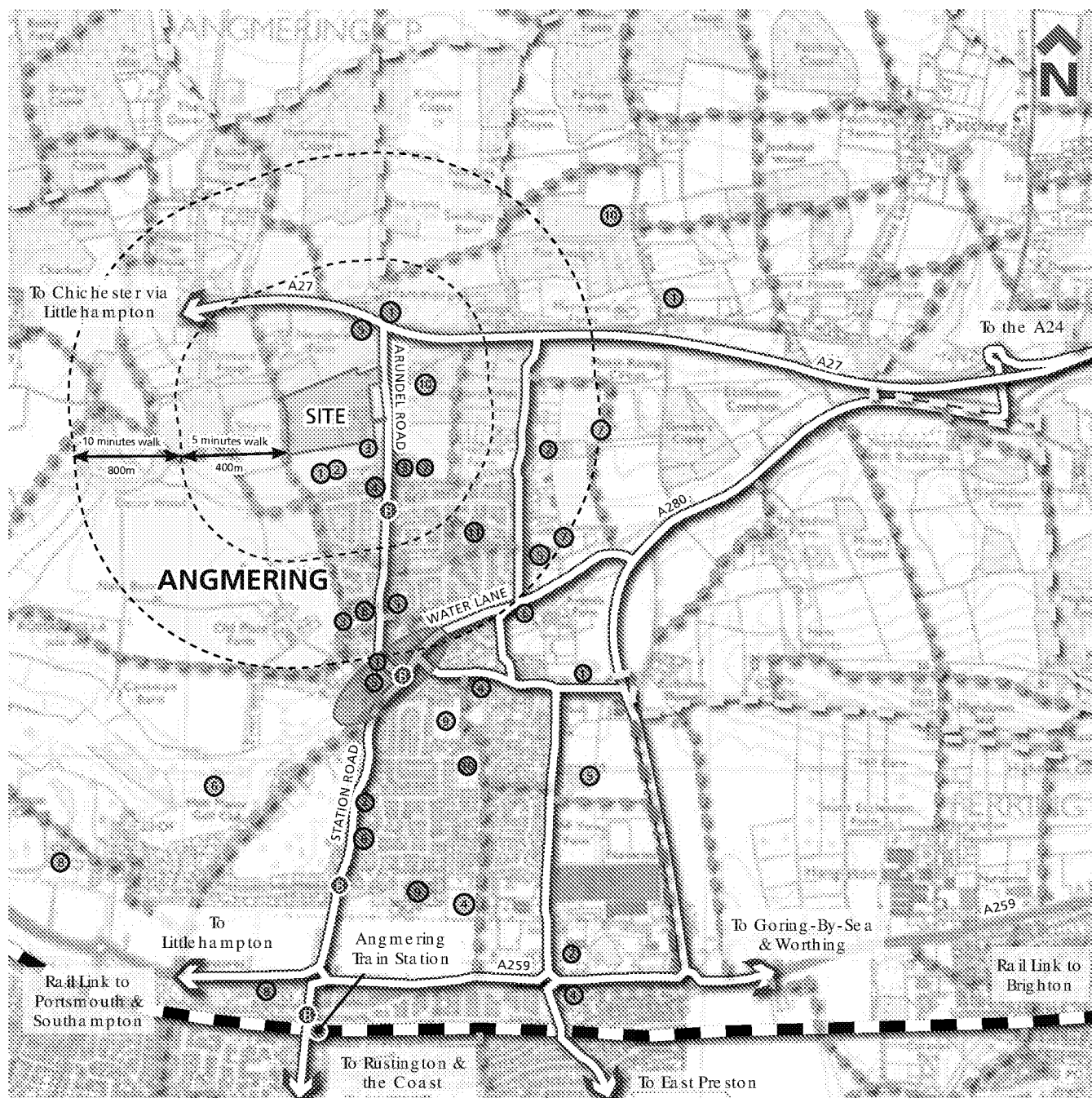


Figure 3.9: Services and Facilities Plan.

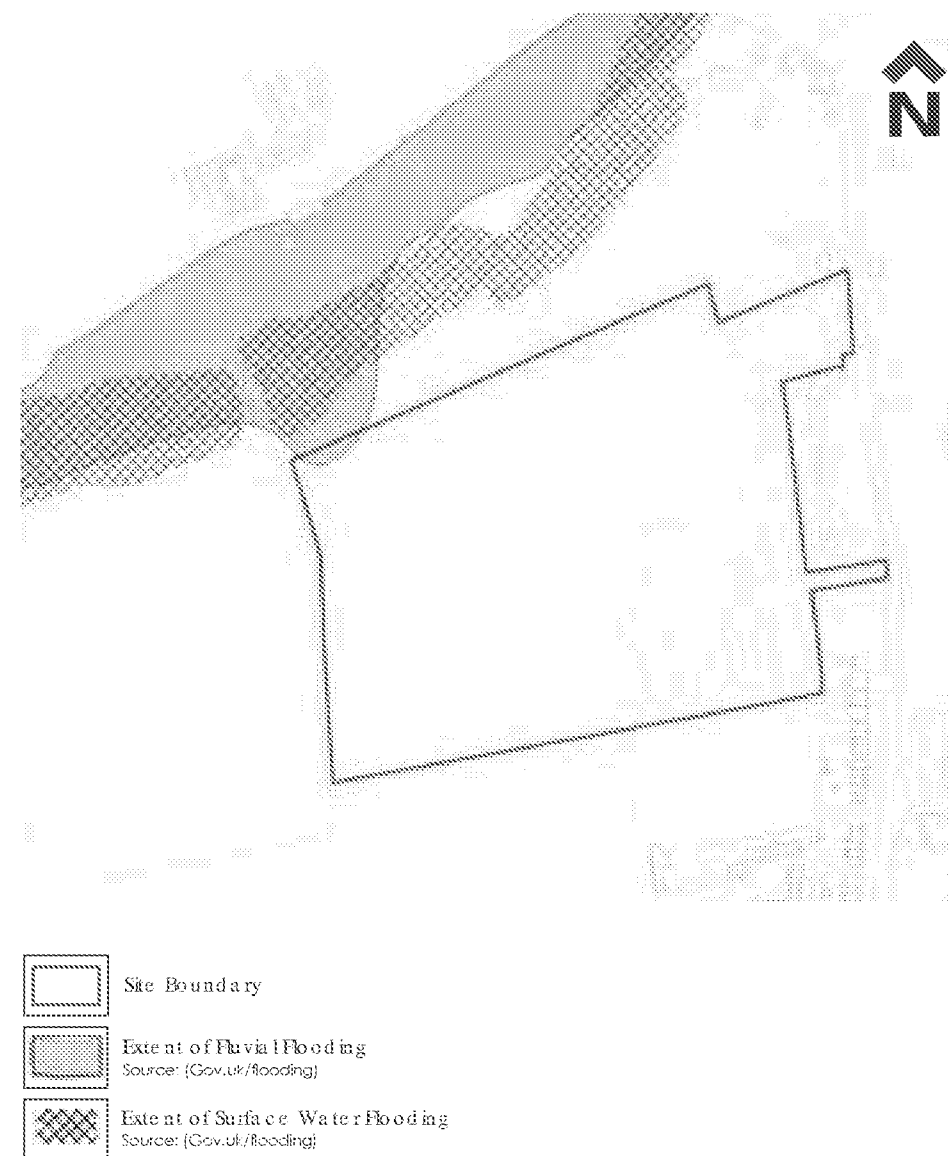
-  Site Boundary
-  Main vehicular routes and existing bus stops
-  Railway & Angmering train station
-  Public Footpaths
-  Existing bridleway
-  Byway open to all traffic
-  Walking distances
-  High Street Facilities including:
Library, Pharmacy, Village Hall, Parish Council,
Co-op Store, Public House, Barbers and Butchers
-  Other Commercial Facilities:
1. Public Houses
2. Garden Centres
3. Bed & Breakfast
4. Hotel
5. Garages
6. Fishing Shop
7. Motorbike Dealer
8. Supermarket and Retail Park
-  Sports and Recreation Facilities:
1. Sports & Social Club
2. Sports & Recreation Association
3. Theatre Group
4. Skate Park
5. Worthing Rugby Club
6. Golf Course
7. Race Track
8. Activity Complex
9. Allotments Association
10. Campsites
-  Education, Community & Churches:
1. St Margaret's Church
2. Angmering Baptist Church
3. Immanuel Church Angmering
4. William Older Playgroup
5. Angmering Village Pre School
6. Angmering Day Nursery
7. St. Margaret's Primary School (C of E)
8. St. Wilfrid's Primary School (RC)
9. The Angmering School (Secondary)
10. Angmering Community Centre
11. 1st Angmering Scout Group

3.14 Water, Drainage and Hydrology

The outline planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that, following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards. The findings and conclusions of the FRA are summarised below:

- The FRA and Flood Map at Figure 3.10 shows that the majority of the proposed development Site does not lie within any of the Environment Agency's Flood Zones. However, a small section of the Site at the north western corner lies within the Fluvial Flooding Zone.
- There are two large ponds within Steyne Wood and Decoy Wood connected by a small unnamed watercourse which is in relatively close proximity of the Site. However, due to the topography of the surrounding area the Site is outside of the fluvial flood extent and is therefore at a very low risk of flooding.
- Flood risk from surface water is considered low across the whole Site; additional flows resulting from the proposed development have been incorporated into the drainage strategy.
- The majority of the surface water runoff can be conveyed to an attenuation basin which forms an integral part of the development's SuDS strategy.

Based on the FRA, and taking into account the above points, the development of the Site should not be deemed unacceptable on flood risks grounds as the development will not be at risk from existing sources and will not result in flooding downstream.



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04. EVALUATION AND EVOLUTION

4.1 Opportunities and Influences

The opportunities and influences associated with the proposed development have been identified following the assessment of the Site and its surroundings, as detailed in Sections 2 and 3. These are listed below and shown on the Opportunities and Influences Plan at Figure 4.1. This assessment of the Site and its surroundings has informed the design proposals.

OPPORTUNITIES

- Provision of high quality, sustainable, and sensitively designed new housing, with the Site able to accommodate up to 200 new homes with associated green infrastructure.
- Create a carefully planned new residential development that is well-related to the existing settlement of Angmering.
- Provision of a new vehicular and pedestrian access point from Arundel Road and a spine street that creates a legible route through the new development, which links to a secondary access point to the south from Arundel Road.
- Creation of a locally distinctive development which draws on the local vernacular.
- To provide a new full size adult football pitch to form a focal point to the development, promoting a healthy and active lifestyle for new and existing residents. The new football pitch will form a physical and visual link between the new development and Angmering Sports and Recreation Ground.
- To provide new sustainable drainage system (SuDS) features which can form an integral part of the development's green infrastructure, providing ecological **benefit and habitat creation**.
- To provide new recreational routes through the new areas of public open space that link to Arundel Road, the existing Public Right of Way (PROW) to the west and Angmering Sports and Recreation Ground to the south, integrating the development into its surroundings.

INFLUENCES

- Existing trees and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary for the removal of vegetation, in particular along the proposed route of the access road from Arundel Road.
- The Site should be outward looking onto the new public open spaces and dwellings should be set back from the proposed nine dwelling development along Arundel Road to respect their setting.
- New boundary vegetation to include new woodland, thicket and hedgerow planting which will create a landscaped edge to the development in order to respect the mature woodland of Steyne Wood and the Site's countryside edge.
- **The Site's low point at the north western corner defines the location of the potential attenuation basin.**

-  Site Boundary: 9.10ha
-  Existing Vehicular Circulation, Dual Carriageway and Secondary Road
-  Local Facilities/Services
-  Priority Habitat Inventory - Deciduous Woodland (England)
-  Tree Preservation Order - Polling Fruzefield
-  Consented Residential Scheme - Application A/131/16/OUT
-  Existing buildings to be removed

INFLUENCES

-  Existing Site Contours
-  Existing Vegetation
-  Existing Public Rights of Way (PROW)
-  Extent of Fluvial Flooding
(Source: Gov.uk/flooding)
-  Extent of Surface Water Flooding
(Source: Gov.uk/flooding)
-  Sensitive Landscape Edge
-  Existing On-Site Features/Buildings:
 1. Angmering Auto Services
 2. Caravan/Campervan Site
 3. Bungalow
 4. Derelict Structures
-  Listed Buildings

OPPORTUNITIES

-  Potential Vehicular Access Point
-  Secondary Vehicular Access Point
-  Potential Developable Area
-  Potential Building Frontages
-  Potential Circulation - Spine Road
-  Potential Pedestrian & Cycle Links
-  Potential Public Open Space
-  Potential Location for a Full Size Adult Football Pitch
-  Potential Location for a SuDS Feature
-  Potential Location for a Foul Pump Station

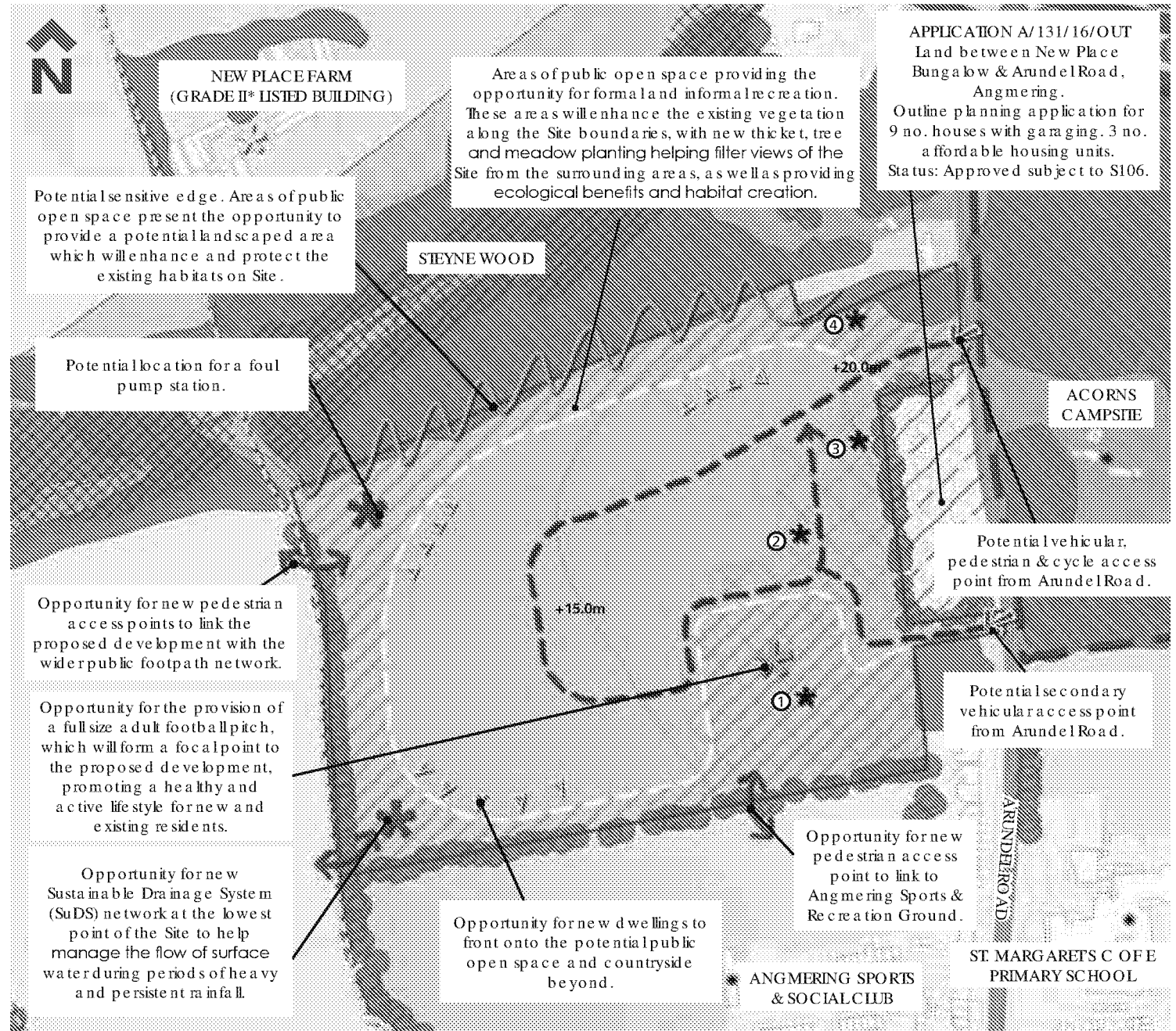


Figure 4.1: Opportunities and Influences Plan.

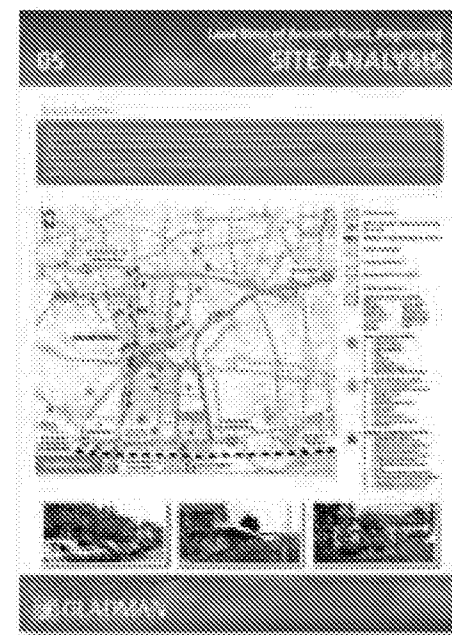
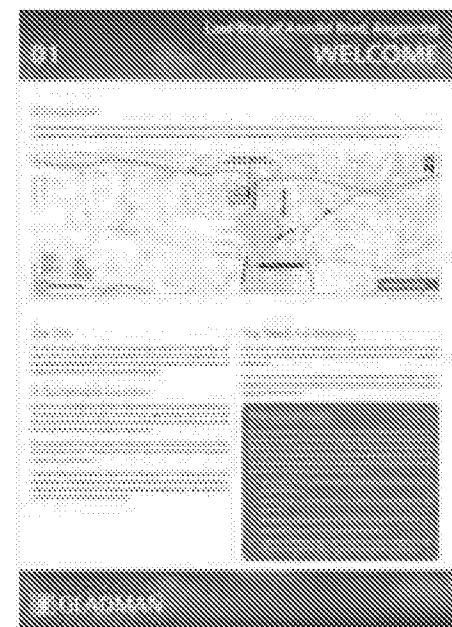
4.2 Consultation

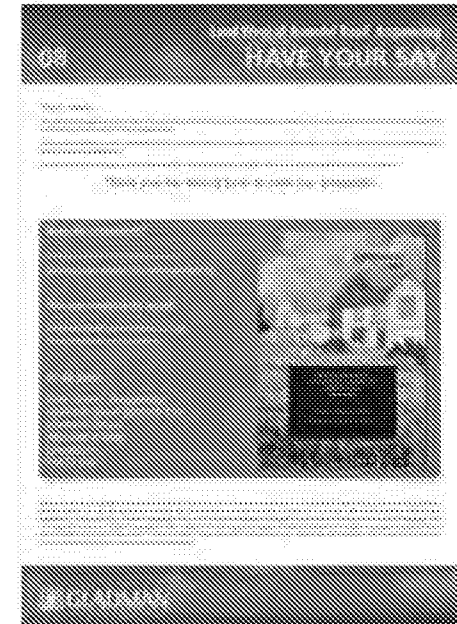
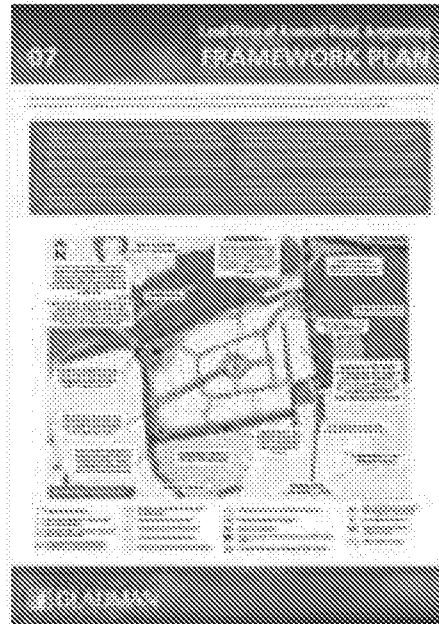
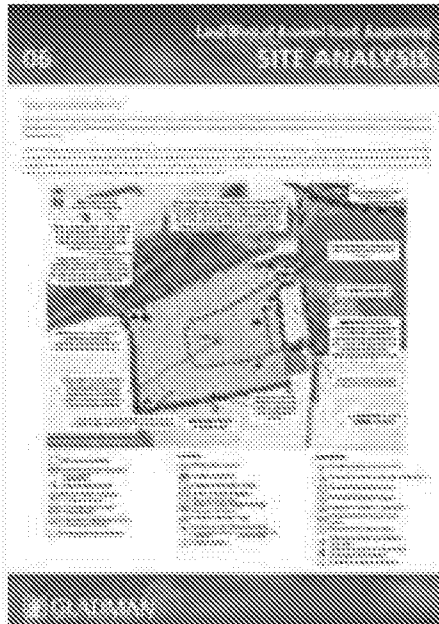
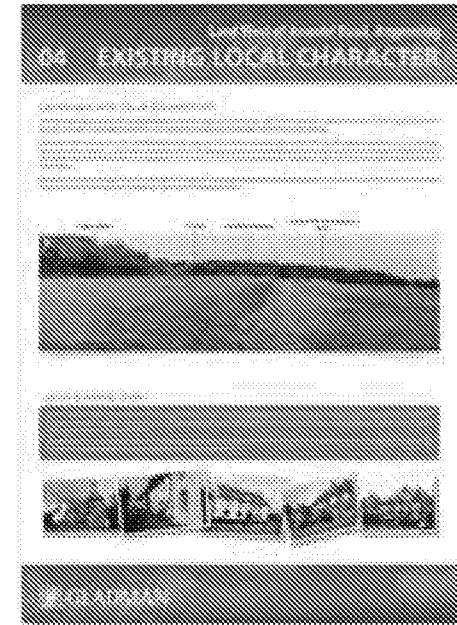
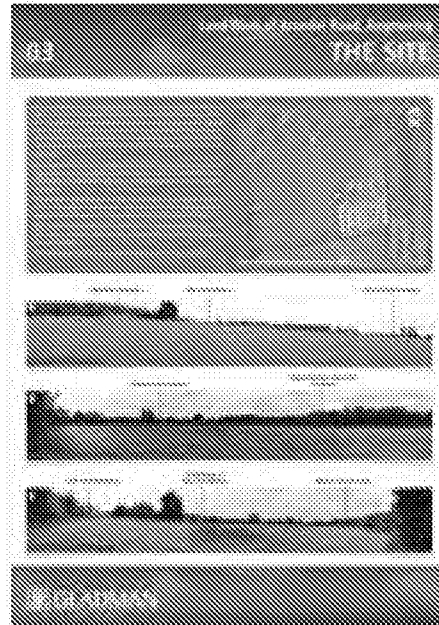
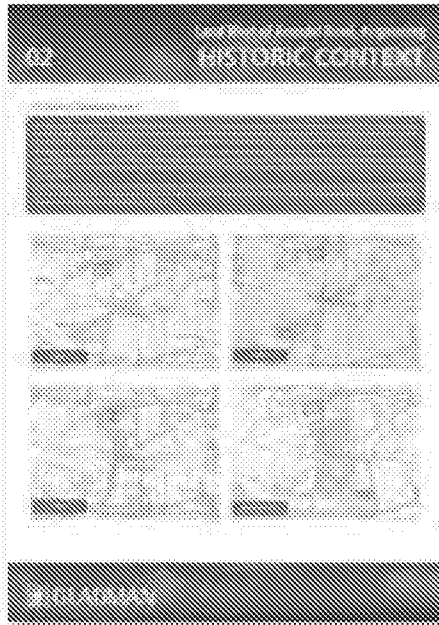
Gladman Developments has engaged in a process of community consultation, which has informed the evolution of the proposals for the Site.

A leaflet covering the application proposals for the Site was delivered to local residents living in Angmering and interested parties, for their information.

Full details of the consultation and information presented, which includes the consultation boards, are set out in the Statement of Community Involvement accompanying the Planning Application.

The consultation boards were available to view online at [\[REDACTED\]](#)





05. DEVELOPMENT PROPOSALS

5.1 The Development Framework Plan

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with Angmering and the surrounding context, and an assessment of planning and design policy. This has resulted in the Development Framework Plan (Figure 5.1) that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

VISION – A PLACEMAKING APPROACH

- Provide up to 200 dwellings, offering a range of dwelling types, sizes and tenures.
- Creation of a high quality, sustainable new neighbourhood that integrates successfully with the existing settlement fabric of Angmering and the wider countryside.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of a full size adult football pitch, new public open space, and recreational routes.
- **Create new habitats with ecological benefits** through the implementation of new vegetation and an attenuation basin that will form part of the Site's Sustainable Drainage System (SuDS).
- **Create an area of Angmering which reflects** the local vernacular and architectural heritage, to build a sense of place and identity.
- **Create a firm, attractive edge to the settlement.**

	Site Boundary 9.10ha
	Proposed Residential Area: 6.00ha Up to 200 dwellings
	Proposed Main Vehicular, Pedestrian & Cycle Access Point
	Proposed Secondary Vehicular, Pedestrian & Cycle Access Point
	Proposed Spine Road through the Development
	Proposed Secondary Streets
	Proposed Lanes & Private Drives
	Proposed Recreational Routes
	Proposed Shared Surface & Key Spaces
	Proposed Pedestrian Linkages
	Existing vegetation
	Proposed Area of Formal & Informal Public Open Space
	Potential Sustainable Drainage (SuDS) Feature
	Potential Sustainable Drainage (SuDS) Feature
	Dual Carriageway / Secondary Road
	Local Facilities/Services
	Tree Preservation Order - Poling Furze field
	Public Rights of Way

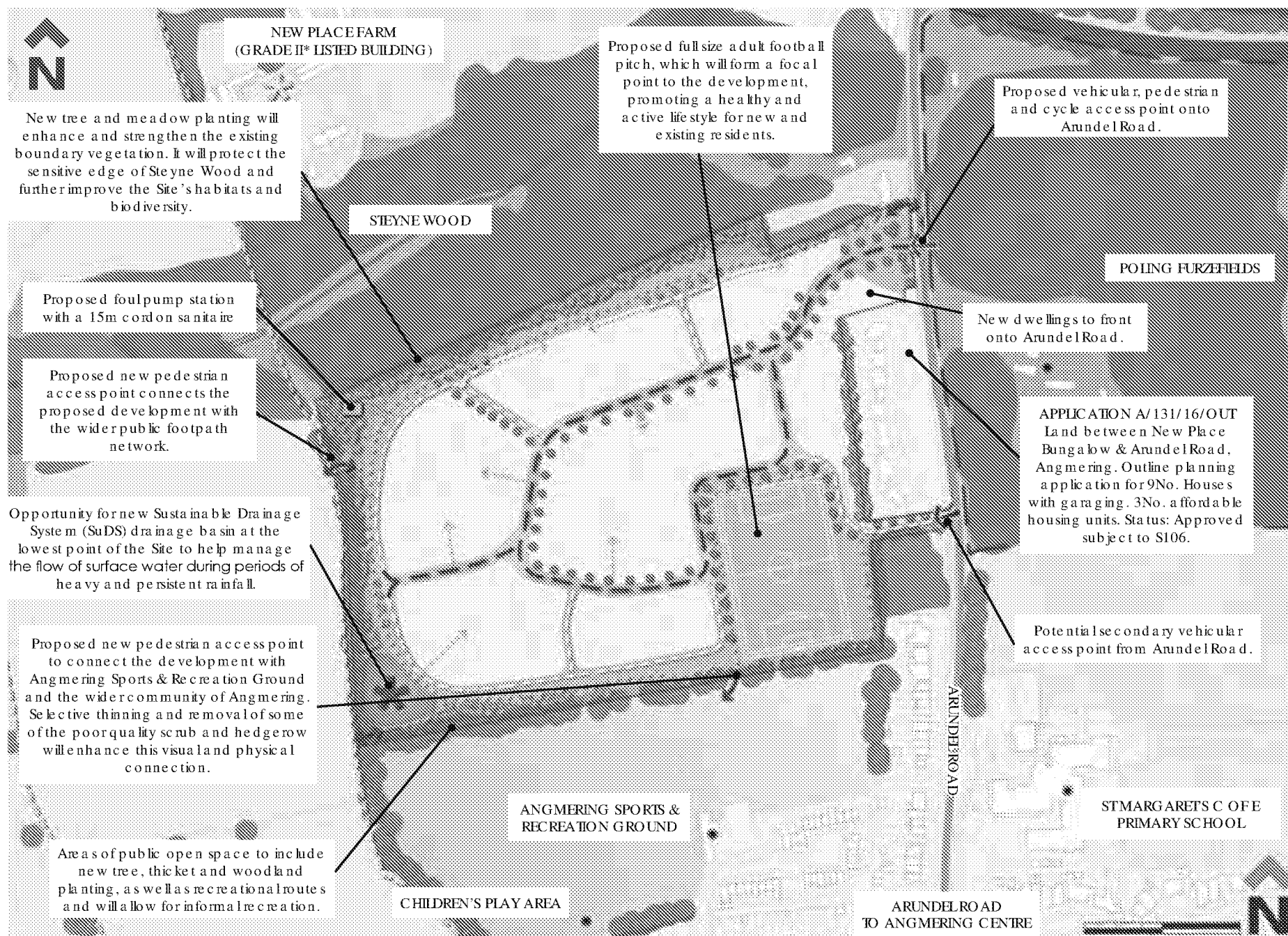


Figure 5.1: Development Framework Plan.

5.2 The Illustrative Masterplan

The Illustrative Masterplan (Figure 5.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent Reserved Matters application should reflect in order to respect the in depth analysis of the Site and its surrounding context.

The Illustrative Masterplan provides for up to 200 dwellings (up to 30% affordable) as well as new areas of public open space which wrap around the houses. A new full size adult football pitch within a new central public open space will provide a focal point to the development as well as promoting a more integrated and active community for both new and existing residents of Angmering, creating a visual and physical connection between the development and Angmering Sports and Recreation Ground. New boundary vegetation to include woodland, thicket and hedgerow planting will create an enhanced landscaped edge to the Site's existing vegetation. A small section of vegetation along the south eastern boundary could be selectively thinned and/or removed to enhance the connection between the development and the sports and recreation ground. The loss of this vegetation will be compensated with new tree and hedgerow planting across the development. The proposed attenuation basin in the south western corner will have a permanently wet area creating a new ecological habitat as well as enhancing the existing biodiversity of the Site.

-  Site Boundary: 9.10ha
-  Proposed Residential Development
-  Proposed Vehicular and Pedestrian Access Points
-  Proposed Full Size Adult Football Pitch
-  Proposed Recreational Routes
-  Existing Public Rights of Way (PRoW)
-  Existing Trees and Hedgerows
-  Proposed Sustainable Drainage Pond (SuDS)
-  Proposed Pedestrian Linkages
-  Proposed Foul Pump Station

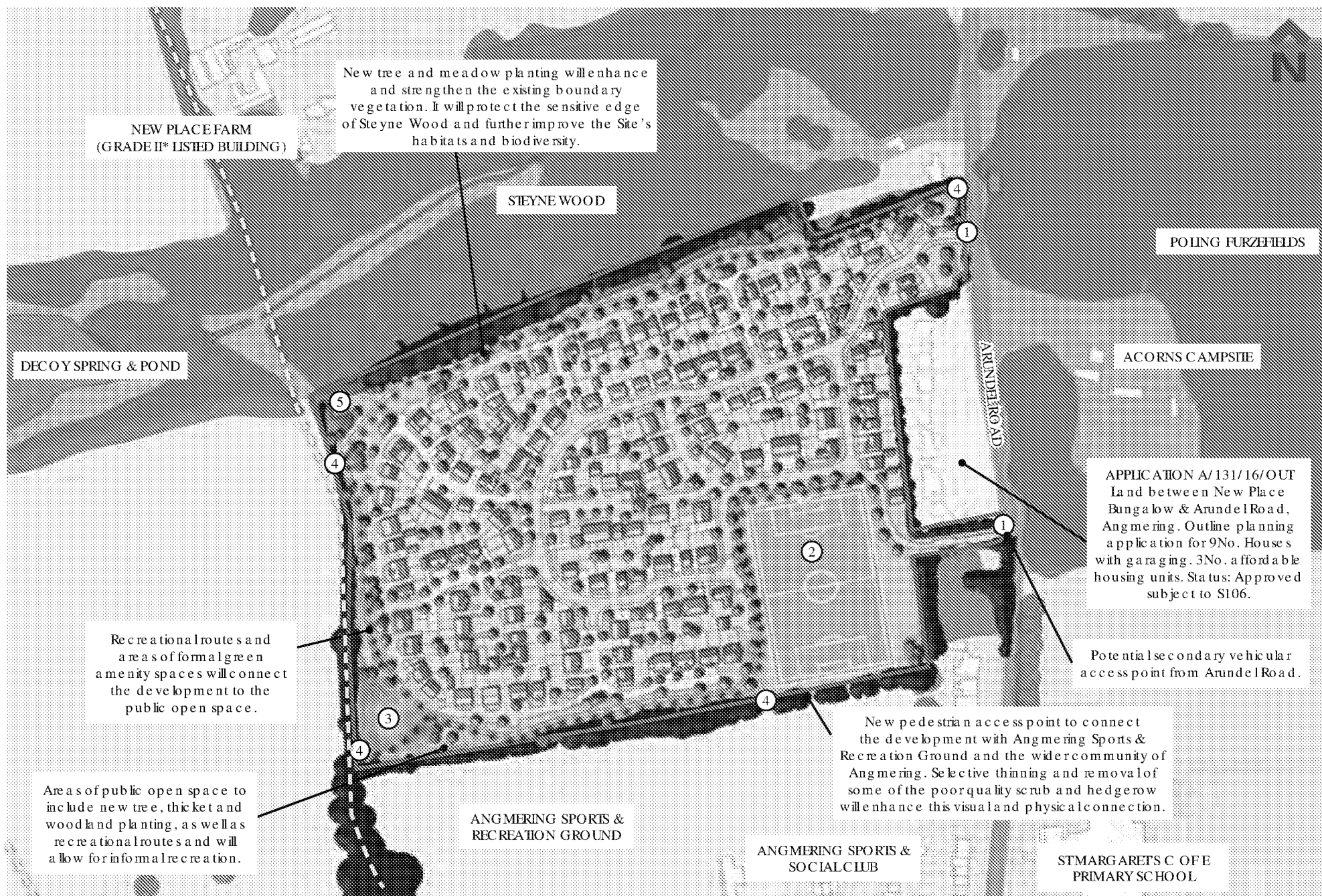


Figure 5.2: Illustrative Masterplan.

5.3 Use and Amount

The outline planning application covers a total area of 9.10 hectares. The proposals encompass the following uses:

Residential Development Area - Up to 200 dwellings (6.00 hectares)

The development accommodates a residential development area measuring 6.00 hectares, providing for up to 200 dwellings. The average net density for the development area is 33 dwellings per hectare (dph).

The housing mix will be determined at the Reserved Matters stage, but it is expected to include a range of house types, sizes and tenures. Up to 30% of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.

Green Infrastructure – 3.10 hectares

As shown on the Land Use Plan (Figure 5.3), the proposals for the Site include 3.10 hectares of green infrastructure. The green infrastructure will have a range of functions and provide a range of benefits, including:

- **Landscape:** The proposals include for new woodland, native hedgerow and tree planting along the Site's boundaries, in particular along the northern boundary, to respect the setting on the mature woodland at Steyne Wood and the filter any further views from the Grade II Listed Building of Newplace Farmhouse. This will also respect the amenity of the existing adjoining farmland and countryside. Additional landscaping along the remaining boundaries will enhance the existing Site's vegetation, as well as strengthening habitats and enhancing the Site's ecologically valuable assets. A small area of the south eastern boundary vegetation could be selectively thinned and/or removed to create a visual and physical connection between the development and football pitch to Angmering Sports and Recreation Ground. The loss of this existing vegetation will be mitigated with new woodland and hedgerow planting across the Site.
- **Formal Sports Provision:** To accommodate a new full size adult football pitch. The football pitch will form a focal point to the development, promoting a healthy and active lifestyle for new and existing residents. It will also provide the opportunity to integrate the new development with Angmering Sports and Recreation Ground adjacent to the Site.
- **Open Space/Amenity Areas:** A network of public open spaces designed to create a sense of place. New public open space will allow for informal recreation and include recreational routes. These routes will link to Arundel Road and the Public Right of Way (PROW) adjacent to the western boundary.
- **Sustainable Drainage Feature (SuDS):** To accommodate the provision of a new attenuation basin in the south western corner of the Site, to manage excess surface water run-off during periods of heavy and persistent rainfall. An area of the attenuation basin will be permanently wet to create a new wetland habitat on Site.

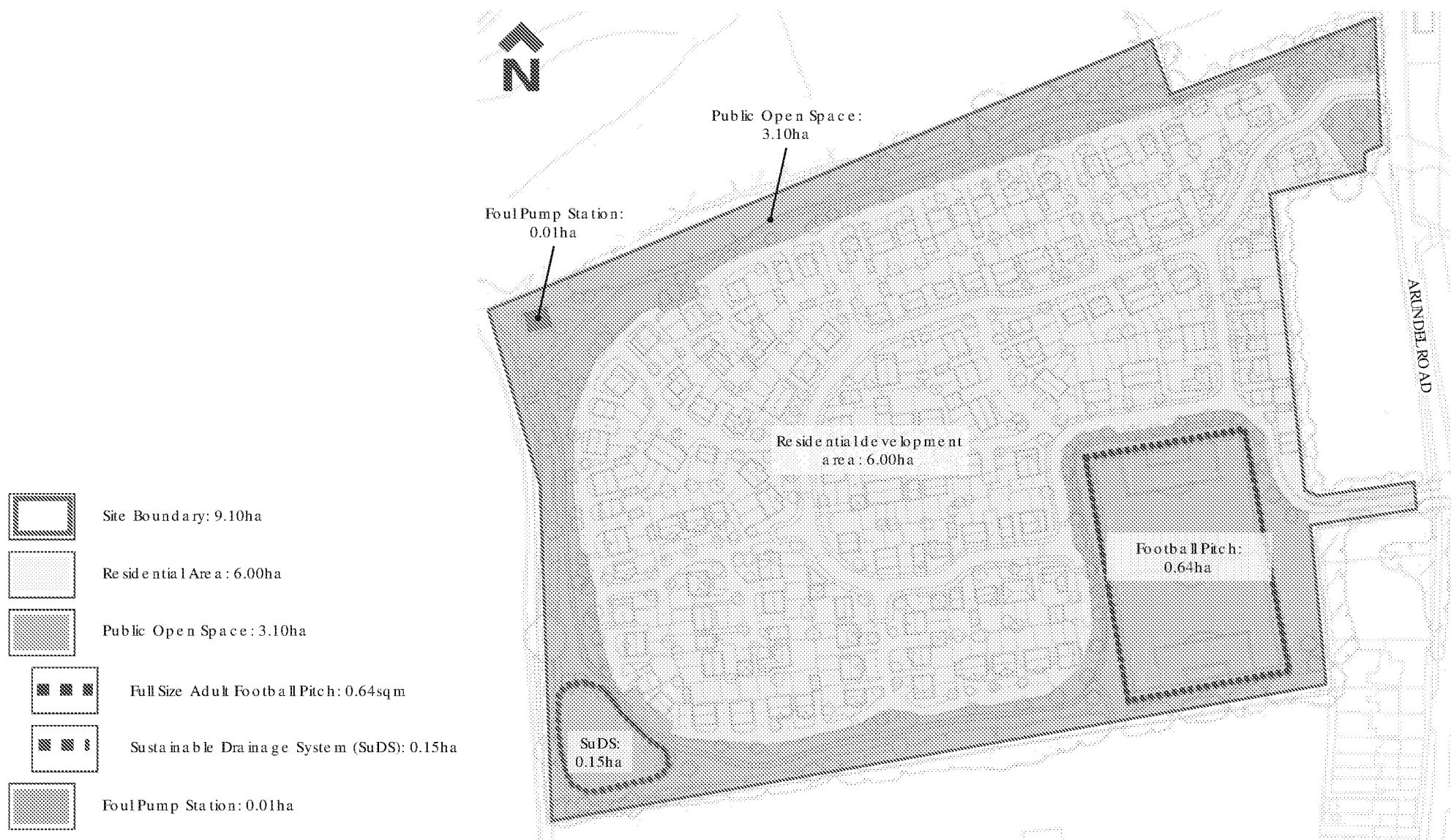


Figure 5.3: Land Use Plan.

5.4 Access

Vehicular Access

Vehicular access into the Site will be via a new road off Arundel Road, in the form of a single priority junction. An existing access exists onto Arundel Road which will become a secondary access for the scheme to create a logical route through the development.

Emergency Vehicles

The detailed design of the layout will be designed in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

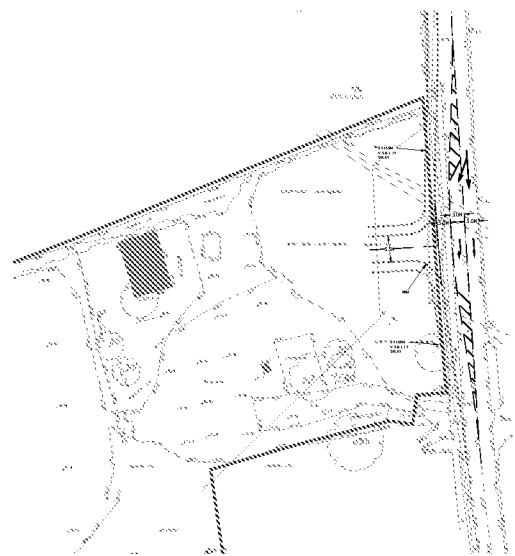


Figure 5.4: Proposed main vehicular access point off Arundel Road.

Pedestrian and Cycle Access

Pedestrian and cycle access to the Site will be available via the vehicular access points from Arundel Road. A new recreational footway will be provided within the open space around the new homes, which will provide two pedestrian links to the public footpath to the west and a pedestrian link to Angmering Sports and Recreational Ground to the south.

Public Transport

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located along Arundel Road approximately 350m from the south eastern corner of the Site's boundary, offering services to Angmering settlement centre, Arundel and Shoreham-by-Sea.

Angmering Railway Station is located approximately 2.4km (1.5 miles) to the south of the Site, which provides services to Brighton, Portsmouth, Southampton and London.

Service vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed with the LPA as part of the future Reserved Matters submissions. Critically, the streets will be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations to ensure appropriate waste collection, vehicular access and bin carry distance standards are achieved.

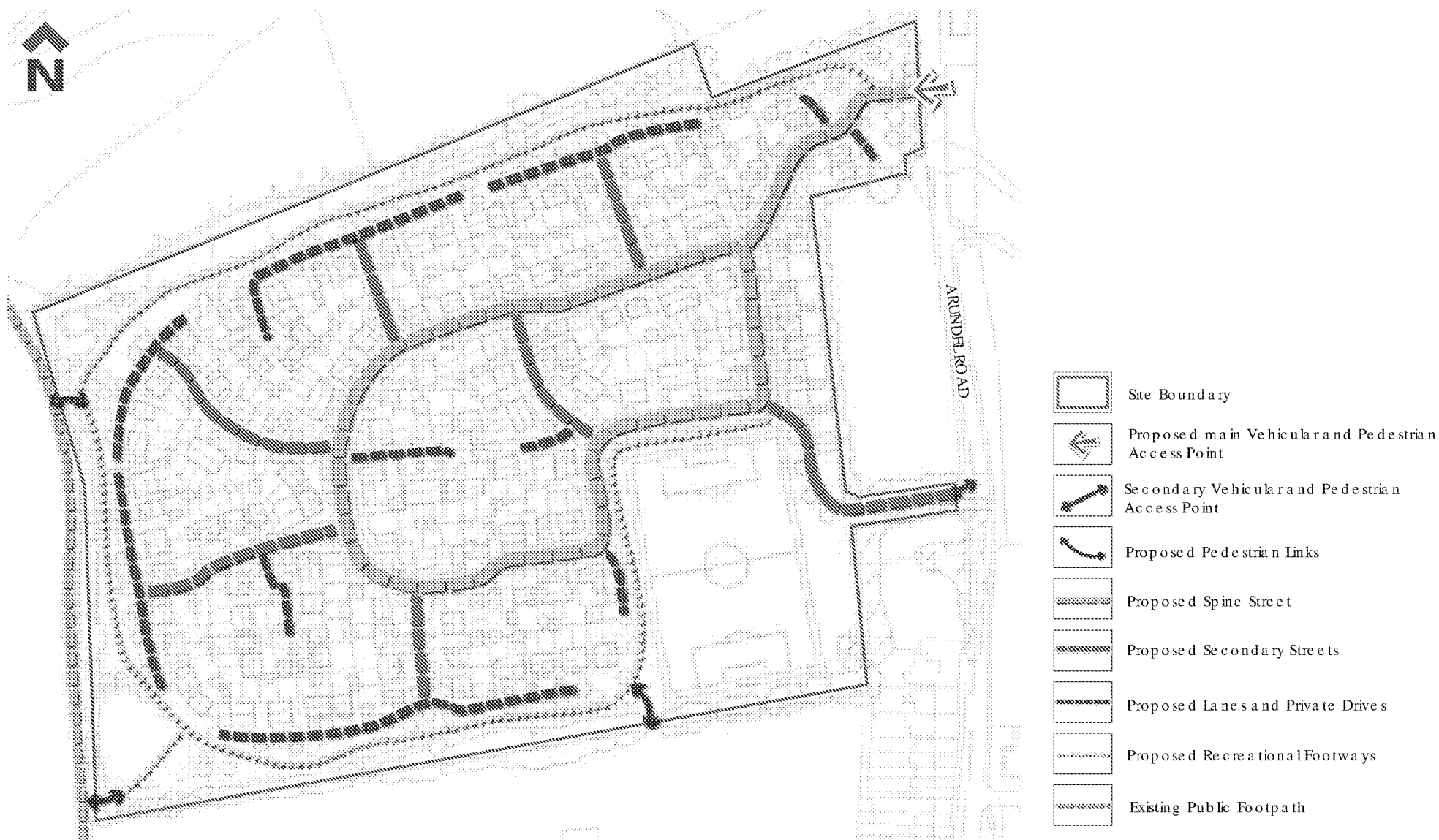


Figure 5.5: The proposed movement strategy creates an integrated development.

5.5 Layout

It is important to note that the layout of the development is a Reserved Matter. However, the key principles need to be communicated within the Design and Access Statement to ensure the subsequent detailed design reflects the initial aspirations and development structure.

The disposition of the proposed uses and the structural layout elements established by the Development Framework Plan and the Illustrative Masterplan have been designed to adhere to the principles established in the preceding sections. A number of design principles have influenced the development proposals for the Site, including:

- The development will be set within an attractive landscape framework and has been structured to **create a firm, green boundary to the settlement edge.**
- New areas of open space will accommodate a range of green infrastructure uses, including a full size adults football pitch, creating an area of public open space and a focal point for the development, integrating the development with Angmering Sports and Recreation Ground to the south and the wider community of Angmering. Additional areas of open space will provide informal recreation, such as walking and picnicking.
- New recreational routes will meander through the open spaces around the development and provide key links to Arundel Road, the public footpath along the western boundary and to Angmering Sports and Recreation Ground.
- The new boundary vegetation will comprise new woodland, thicket and tree planting to strengthen the existing boundary vegetation and to create an attractive backdrop to the development and its open spaces.
- The new homes will consist of mostly 2 storey forms with some 2½ storey dwellings used to create visual interest and articulation to the townscape.
- The main vehicular access point to the development will be from Arundel Road, with a secondary vehicular access point also taken onto Arundel Road. This will result in a small loss of a number of low quality trees and hedgerows which lie along the route of the proposed access road into the Site. Consequently, new tree and hedgerow planting will be provided within the Site to mitigate the loss of the existing vegetation.
- A new attenuation basin located within the north western corner of the Site will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. It will be designed to maximise its wildlife value and to form an integral part of the Site's green infrastructure. An area of the basin will be lined and permanently wet to provide additional ecological habitat and enhance the Site's overall biodiversity value.



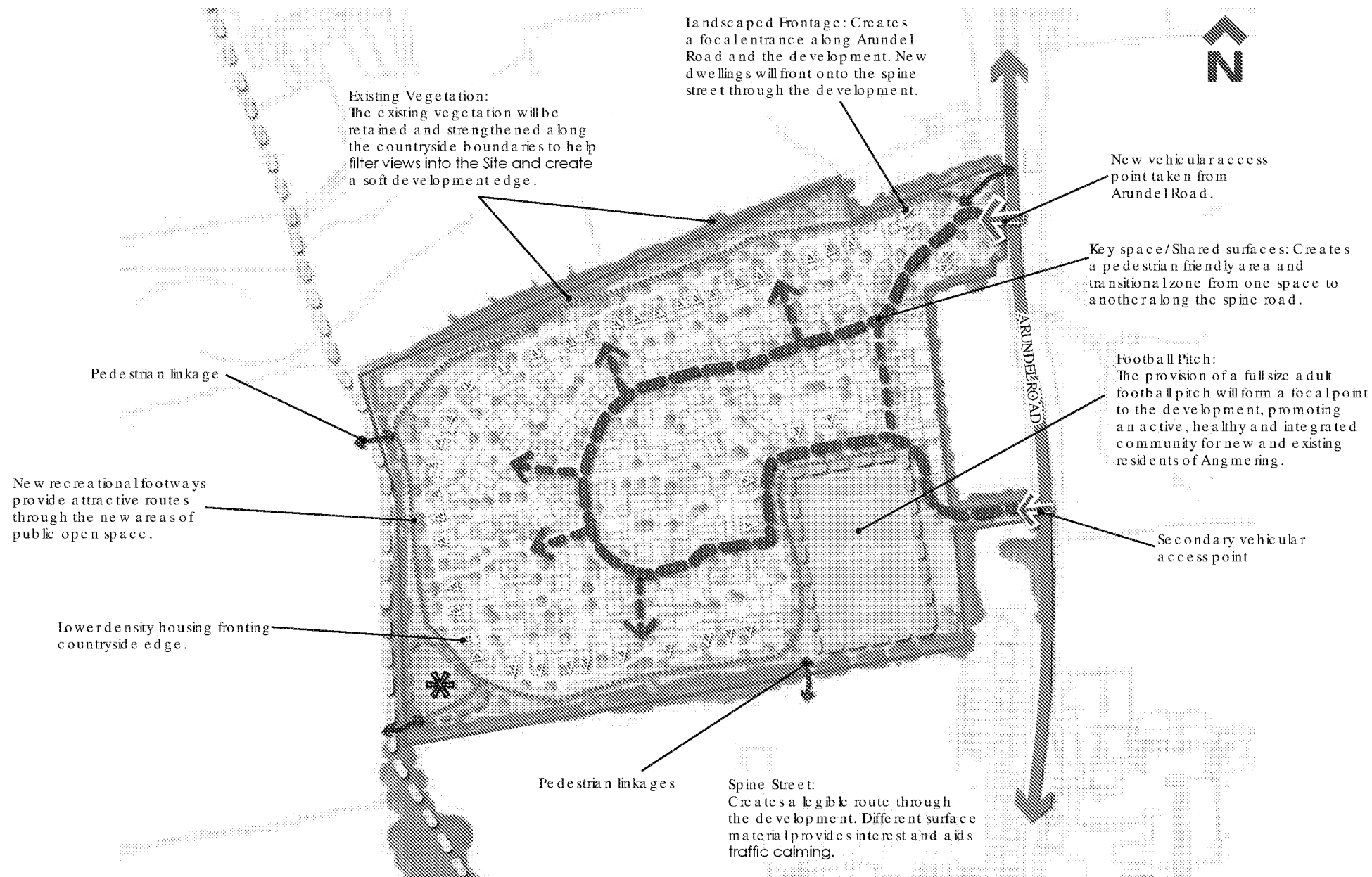


Figure 5.6: Layout Principles Plan.

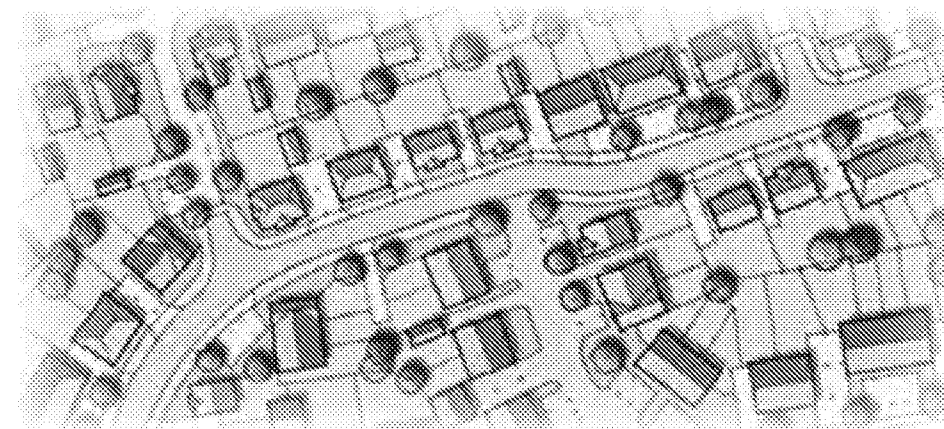
Street Hierarchy and Legibility

The Development Framework Plan and the Illustrative Masterplan have been designed to show how a clear hierarchy of streets and spaces should be created so that it will be clear for residents and visitors alike to know where the principal routes are and how to navigate their way around the development. The design proposals provide for a layout where each street and route within the hierarchy will be an identifiable type. Character Areas with different layout and subtly different detailing will aid in ensuring a legible layout.

Character Area – Spine Street

The Spine Street will be the principal street running through the development from the new access points off Amndel Road. It will be suitable for all types of predicted traffic movement. The key characteristics of the Spine Street are as follows:

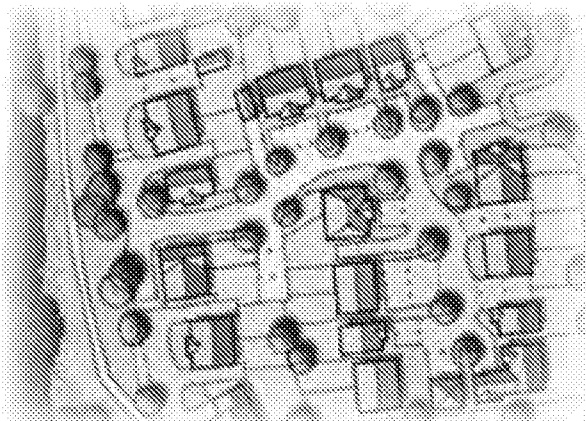
- **Defined by a more formal arrangement of buildings with occasional varied building line and differing set back distances.**
- In parts, strong and consistent building frontages should front the street to mark its importance as the principal street serving the development and aid legibility.
- A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character.
- Will accommodate safe movement for vehicles, cyclists and pedestrians. **Differing surface materials will therefore help to passively control traffic speeds.**



Character Area – Secondary Streets

The Secondary Streets will provide important connections between the Spine Street and the Lanes and Private Drives in order to maximise the development's permeability and feeling of integration. The key characteristics of the Secondary Streets will be as follows:

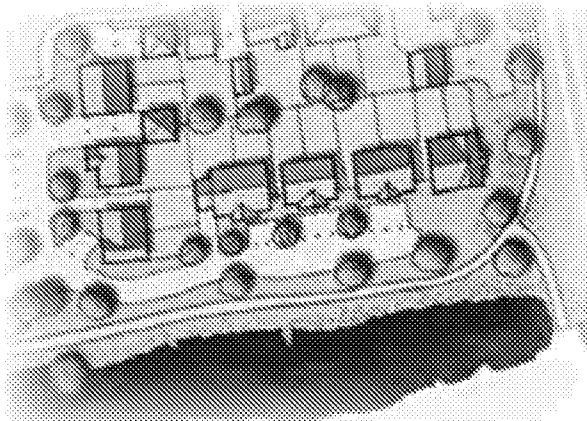
- Less formal than the Spine Street with a greater variation in building line and differing setback distances.
- A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character.
- Change in surface material where the street crosses the central area of open space to **passively control traffic speeds**.



Character Area – Lanes and Private Drives

The Lanes and Private Drives will play an important role in the character of the development, marking the peripheral parts of the development parcels overlooking the new open spaces. The key characteristics of the Lanes and Private Drives are as follows:

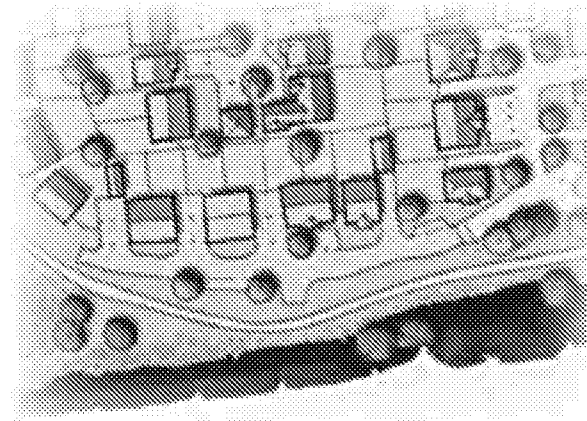
- Predominantly detached dwellings to create lower densities, and varied setback distances and building orientations.
- Good sized front gardens will assist in creating softer building lines that appropriately mark the transition between the built environment and the development's open spaces.
- Generally, will take the form of shared surface, private drives.



Character Area – Recreational Routes

This traffic-free route will run through the areas of public open space, providing important connections to the play area within the open space as well as the adjoining streets and houses. The key characteristics are as follows:

- The route will pass through attractively landscaped areas around the proposed housing, which will be overlooked by the new homes to ensure they are safe and secure to use.
- The route will be clearly visible and sensitively signposted, providing a clutter free path.
- Sensitive lighting will avoid light pollution and **potential conflicts with ecological objectives**.
- The route will be more than just a path for non-vehicular movement. For example, benches will be placed alongside it to coincide with key points of interest, such as the play areas.



Street Design

Calming and slowing traffic is an important part of delivering streets for people, and encouraging walking and cycling. To slow vehicles and to encourage users to drive with caution, it is expected that some, or all, of the following methods will be used:

- Locating buildings so that they are close to the street edge or carriageway.
- The introduction of features that act as visual 'incidents' along the street.
- Changes in the carriageway surface.
- The use of well designed 'shared surfaces' to create streets for all.
- Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment.

Parking

Arun District Council's Parking Standards SPG sets out the standards of parking provision for residential development and reflects Policy GEN12 of the Arun District Council Local Plan 2003. Since adoption of this document in 2000, the County Council have introduced the use of the 'West Sussex County Council Residential Parking Demand Calculator' to calculate the parking demand generated by new development. At the detailed stage, the car parking provision will be designed in conjunction with the calculation tool. The calculation tool has been developed to use Census Ward data on car ownership patterns and allows the specific determination of predicted parking demand by entering data, including location (ward), the dwelling types (house or flat), size (number of bedrooms), tenure (private or affordable) and the way parking is provided (allocated or unallocated). Based upon previous experience of the calculation tool, it is envisaged that the development will comprise the following general parking provision standards:

At the detailed design stage, the car parking will be designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. The majority of the car parking will be on-plot in the form of private driveways, garages and carports.

- 1 bedroom dwellings:

Minimum 1.5 - 2 spaces each

- 2 bedroom dwellings:

Minimum 2 spaces each

- 3 bedroom dwellings:

Minimum 2 - 3 spaces each

- 4+ bedroom dwellings:

Minimum 2 - 4 spaces each

The car parking provision will be designed so that it does not dominate the street scene or cause inconvenience to pedestrians and cyclists. At the detailed design stage, due consideration will be given to the proximity of parking to the property it is intended to serve. It is recognised that if parking is inconvenient it will be poorly used. The principal means of parking will include on-street parking, integral garage parking, shared courtyard carparks and detached garages within the curtilage of dwellings. Communal parking courts will not be excessively large in scale. They will be overlooked by at least one adjacent dwelling in order to discourage car-related crime. Wherever practical, they will also be provided with suitable lighting and will only be served by one entrance / exit point.

Creating a Safe and Secure Environment

The Development Framework Plan has been designed to adhere to the following principles of designing out crime:

- **Permeability:** a choice of routes within the layout will encourage walking and cycling, therefore reducing car dependency for local trips and maximising the presence of 'eyes on the street'.
- **Natural surveillance:** dwellings will front onto the streets and public spaces with entrances and windows fronting onto the public realm to maximise overlooking.
- **Animated street scenes:** building frontages have been designed to be as 'active' as possible, particularly at ground floor level. Windows to active rooms, such as living room and kitchen windows, will face the public realm.
- **Car parking:** the majority of cars will be accommodated within the curtilage of the dwellings to provide optimum surveillance. Where used, car parking courts have been designed to be well-overlooked and enclosed by walls and new landscaping.
- **Non-vehicular routes:** new housing will front onto open spaces containing pedestrian routes to maximise natural surveillance.

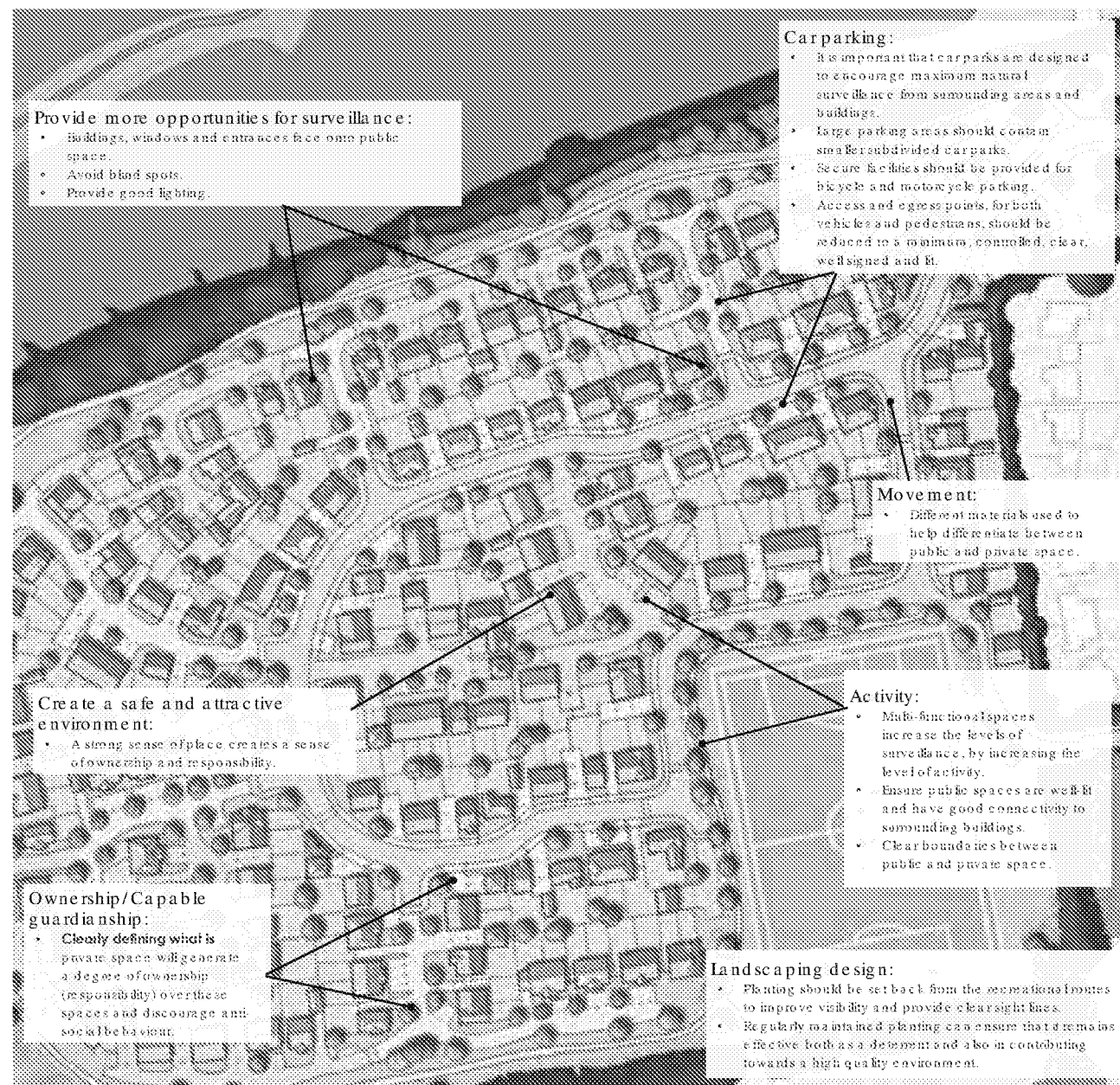


Figure 5.7: 'Designing out crime' Principles.

5.6 Scale and Massing

Density

The development proposals achieve an average density of 33 dwellings per hectare, which achieves an efficient use of the Site, whilst providing a balanced approach to the provision of green infrastructure that means the new homes will sit within an attractive landscaped setting. In general terms, the density of development will graduate from higher densities in the more central parts of the residential development to lower densities towards the peripheral areas and the central area of open space. However, within this overall density framework a range of densities will be established through the Site. When combined with landscape and building form this will assist in providing different areas of recognisable character.

The following density principles have been established by the proposals for the Site:

- Higher densities along the Spine Streets will create stronger building frontages to assist in enclosing and framing the key movement routes through the development.
- Lower density development fronting the green infrastructure that encloses the residential development area to the north, west and south will assist in creating an appropriate transition from the built environment to the rural environment of the adjacent countryside.
- Lower density development overlooking the Arundel Road will assist in creating an appropriate approach into Angmering and respect the prevailing character of Arundel Road immediately to the south of the Site.

Building Heights

The new dwellings will generally be 2 storeys in height in order to reflect the scale of existing residential development along Arundel Road. However, the considered use of 2½ storey dwellings within the more central parts of the development and within the lower parts of the Site will assist in creating the basis for a varied and interesting roofscape. 2½ storey dwellings will, therefore, be used to achieve a number of different townscape functions, including:

- To emphasise the importance of the Spine Streets.
- To create key groupings overlooking the small areas of open space located along the Spine Streets.
- To frame the central area of open space.
- To terminate vistas along the new streets.
- To punctuate the street scene.



Figure 3.8: Building heights plan.

5.7 External Appearance

The appearance of the development is a Reserved Matter, although the principles need to be communicated within the Planning, Design and Access Statement to provide a design framework for the new homes at the detailed design stage.

The Design and Access Statement has already provided an analysis of Angmering's local vernacular. This analysis shows that the settlement possesses a strong traditional character, particularly within its more historic core. Therefore, it is important that the new dwellings draw upon the more traditional characteristics of the local vernacular to reinforce the sense of place established by the layout of the development in terms of the hierarchy of movement routes, the location of small open spaces along the Spine Streets and the provision of green infrastructure which encloses the residential development area.

- **Simple built form:** buildings should be designed with a simple form in a manner that compliments the local vernacular.
- **Unity:** new homes should convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with a harmonious identity.
- **Key buildings:** key buildings using special details, varied building heights and/or increased massing should be used in key locations.
- **Building groups:** groups of buildings should be the principal visual elements that characterise the development. With the exception of key buildings, individual dwellings should be subservient to the building group.
- **Corners:** houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position.

Palette of materials

A restrained palette of materials should be used, although there will be subtle changes in the composition of materials to strengthen the identity of individual areas. The choice of materials should be consistent with local colours:

- **Roof finish:** Brown/orange plain tiles or high quality artificial slate tiles.
- **Facing brickwork:** Predominantly red brickwork with some use of buff brickwork.
- **Render:** Render to highlight key buildings or important structural elements of buildings. Predominantly painted in white or pastel shades.
- **Facades:** Considered use of flint stone or flint hanging detailing to facades for key buildings.
- **Cladding:** Weatherboard timber cladding maybe appropriate for lesser structures e.g. garages.
- **Chimneys:** Chimneys will be used to punctuate the morescape.
- **Corners:** Houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position.
- **Boundary treatments:** Generally boundaries should be defined by vegetation or low fencing.



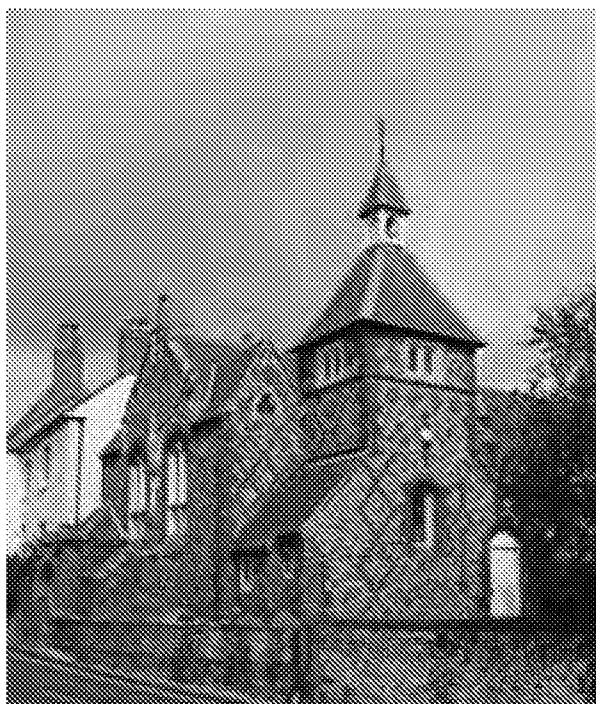
Hanging-tiles to the facades with large chimneys punctuating the roofscape.



New development at Bramley Green Development/ Swansbourne Park reflect the vernacular of Angmering.



Traditional red brick property within Angmering.



Traditional flint stone detailing, which is seen throughout Angmering.



Traditional use of white and cream render, which is an important characteristic of Angmering.



Traditional orange/brown clay plain tiles roofs.

5.8 Green Infrastructure and Drainage

Landscape Design

The landscape proposals have evolved through an analysis of the Site and its setting as well as best practice design guidance. As set out earlier in the DAS, the development comprises 3.10ha of green infrastructure. Therefore, approximately 34% of the Site will comprise areas of retained trees and hedgerows, new public open space including new landscaping, an attenuation basin and a children's play area.

The following key green infrastructure and landscape design principles are proposed:

- Public open space will run around the northern, western and southern parts of the Site to enclose the proposed housing. The proposed full size adult football pitch within the south eastern public open space will provide a focal point for the new homes.
- Pocket greens and street tree planting will aid legibility and soften the built form.
- New and enhanced woodland, hedgerow and tree planting along the Site's boundaries will provide an opportunity to create an attractive new area of public open space. This new landscaping will provide a range of ecological **and landscape benefits**.
- A small area of the south eastern boundary vegetation could be selectively thinned and/or removed to create a visual and physical connection between the development and football pitch to Angmering Sports and Recreation Ground. The loss of vegetation in this area will be compensated with new tree and hedgerow planting across the Site.
- The proposed attenuation basin will create an attractive landscape feature. It will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. The basin will be designed to maximise its wildlife value and include a permanently wet area.



Informal footpaths mown through the wildflower meadows throughout the public open space.



Opportunities for informal natural play will be located throughout the public open space.

Recreation

The proposed development will include a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents.

It is proposed that formal pitch provision will be provided in the form of a full size adults football pitch in the south eastern corner of the development. This football pitch will create a focal point to the development, promoting a healthy and active community, as well as forming a physical and visual connection between the development and Angmering Sports and Recreation Ground to the south. This integration will also allow for new residents of Angmering to use and benefit from the existing play area associated within the recreation ground to the south of the development.

The areas of open space and new landscaping shown on the Illustrative Masterplan will provide a new community asset for informal recreational activities, including walking, picnicking and informal play. This opportunity for formal and informal play spaces will help promote a healthy, active and inclusive community for new and existing residents alike.

Sustainable Drainage Systems (SuDS)

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). An attenuation basin is proposed at the low points of the Site, and will restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

The attenuation basin will condition the quality of the water and provide landscape, amenity and ecological benefits. It will be landscaped with native emergent and marginal vegetation. An area of the basin will be lined in order to be permanently wet, and will be planted with submerged aquatic vegetation to create additional ecological habitat.



Opportunities for informal natural play will be located throughout the public open space.



The attenuation basin will provide an important new ecological habitat.

5.9 Sustainability

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. Paragraph 6 of the Framework states that the policies in paragraphs 18 – 219, taken as a whole, constitute the Government's view as to what sustainable development means for the planning system. The following section describes what makes the proposal a sustainable form of development.

The Economic Role

- The development would contribute to the economic role of the area by generating employment and tax receipts during construction.
- In the longer term the local economy would **benefit from the provision of housing for** workers, investment in local infrastructure and services, additional expenditure on goods and services, from the New Homes Bonus and from additional Council Tax receipts.

The Social Role

- The development would contribute to providing new housing and addressing the current shortfall in supply within Arun District.
- Up to 60 dwellings (30%) of the new homes will be affordable, providing new housing opportunities for existing residents in the area.
- A new full size adult football pitch, new areas of public open space, and recreational routes will help to support community health and well-being.
- The Site is located in an accessible location near to existing bus stops, which provide direct links to the centre of Angmering, Arundel, **Shoreham-by-Sea, and further afield.**

The Environmental Role

- A wide range of connected open spaces comprising existing and new landscaping, SuDS feature and opportunities for biodiversity enhancements, will ensure all new homes are within easy reach of open spaces.
- An attenuation basin will be used to avoid any **adverse impacts in terms of flood risk.**
- The new green infrastructure will enhance the character and quality of the development.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, **carbon emissions and energy efficiency.**

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06. CONCLUSION

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the outline planning application for up to 200 dwellings, access onto Arundel Road, public open space, landscaping, children's play area, sustainable drainage system (SuDS) and associated infrastructure.

The design proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF. Our analysis of the Site shows that it is not subject to any physical or infrastructure constraints and therefore it can make a significant contribution to housing delivery within a 5 year period. In the context of the NPPF, this contribution is considered to be beneficial and therefore amounts to a significant social benefit. Moreover, the development will provide new affordable housing which is seen as a further important social benefit in the context of the NPPF.

The new housing will also bring economic benefits during the construction phase and through the contribution new residents will make to the local economy through their household expenditure.

In terms of the environmental dimension, the Site is in a sustainable location with convenient access to the public transport network. It has an existing public right of way adjacent to its western boundary which links the Site to the wider Public Right of Way network of Angmering and therefore walking and cycling will be a realistic alternative to car trips to local facilities and services within the settlement centre. Using the key design objectives established by the NPPF, the proposals for the Site have been designed to create a successful and sustainable new neighbourhood as follows:

Accessibility

Planning policies and decisions, in turn, should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. Paragraph 69, NPPF.

- Integration of the development with the existing settlement edge with proposed safe access onto Arundel Road.
- Convenient, safe and direct access for all residents to the proposed new green infrastructure which accommodates a number of clear and legible recreational routes.
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its role as a movement corridor.
- Streets and paths will be well overlooked to create the basis for a safe environment.

Health, Community and Social Interaction

To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Paragraph 70, NPPF.

- Provision of, and easy access to, 3.10 hectares of green infrastructure encompassing various forms of recreational activities. Green spaces to include a new full size adult football pitch forming a focal point to the development, SuDS feature, and areas for informal recreation.
- The new football pitch and areas of public open space will form important new social focal points for both the Site and the wider area.
- The new full size adult football pitch will also integrate with Angmering Sports and Recreation ground to the south, promoting social interaction and enhancing the existing community of Angmering.
- The proposed recreational routes will link to Arundel Road and onto further existing public footpaths, connecting the Site to the wider Public Rights of Way network around Angmering.

Public Consultation and Stakeholder Involvement

Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably. Paragraph 66, NPPF.

- Public consultation website launched in November 2017 to seek the views and feedback on the emerging design proposals.
- **A leaflet covering the application proposals for the Site was delivered to local residents living in Angmering and interested parties, for their information.**

Sense of Place

Planning policies and decisions should aim to ensure that developments establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Paragraph 58, NPPF.

- Development of the Site provides the opportunity to establish a distinctive identity that draws upon the local vernacular of Angmering.
- The new areas of public open space will form an important part of the development's character and help integrate it into the landscape character of the wider area.

Sustainability

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 56, NPPF.

- Mix of dwelling types, sizes and tenures supported by extensive areas of green infrastructure. A proportion of the new homes will be affordable and of a type and size that meets local need.
- Permeable layout of streets and recreational routes maximises access and integration with the existing settlement edge and encourages walking and cycling for local trips.
- The development proposal allows for the majority of the on-site landscaping to be retained. Only a small area of vegetation and tree planting will need to be removed to provide vehicular access into the Site, as well as some internal low quality vegetation to the previous Newplace Nursery, which will be mitigated through the provision of new hedgerow and tree planting, ultimately creating a net gain in biodiversity.
- Use of SuDS will help to manage excess surface water run-off during periods of heavy and persistent rain in order to prevent flooding. **The basin will form an integral part of proposed green infrastructure.**
- At the detailed design stage, new homes will meet national standards in respect of reducing energy demand, carbon emissions and energy efficiency.
- Safeguarding and improving existing wildlife habitats, and providing a range of ecological and nature conservation proposals.



Dixie's Barns, High Street, Ashwell, Hertfordshire, SG7 5NT