



LAND NORTH OF WATER LANE, ANGMERING

DESIGN & ACCESS STATEMENT | MARCH 2018

Prepared by **Pro Vision** on behalf of
Rydon Homes and Gleeson Strategic Land



LAND NORTH OF WATER LANE, ANGMERING
DESIGN AND ACCESS STATEMENT
PROJECT NO. 2479

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CONTENTS

1. Introduction 1

- Purpose and Scope
- The Team
- Angmering North – SD9 Allocation
- Objectives

2. Site Analysis 7

- Site and its Context
- Location and Access
- Wider Context
- Historic Context
- Planning Context
- Planning History and Relevant Comments
- Environmental Context
- Summary of Constraints
- Development Opportunities

3. Landscape 33

- Landscape Strategy
- Green Infrastructure
- Landscape Mitigation Measures

4. The Design Approach 41

- Initial Designs
- The Masterplan Approach
- Urban Design Principles
- Essential Conceptual Elements
- Urban Design Features
- Use and Amount
- Scale

5. Character Areas and Architectural Principles 61

- Principles for Creating a Sense of Place
- Residential Plot Components
- Frontage Character
- Building Typologies
- Setback
- Parking Typologies
- Boundary Treatment
- Architectural Principles
- The Character Areas
- Typical Illustrative Elevations
- Material Palette
- Illustrative Design Code

6. Access Strategy and Street Typology 85

- Site Access Arrangements
- Transport Sustainability
- Traffic Impact
- Street Hierarchy
- Primary Street
- Secondary Street
- Home Zones
- Reducing Crime
- Pedestrian and Cycle Network

7. Conclusion 99



View looking north west across site towards A27



1 INTRODUCTION

1.1 Cleeson Strategic Land and Rydon Homes have assembled a team of experienced professionals to develop proposals for a sustainable development on the edge of the village of Angmering near Littlehampton, which is sensitive to the defining characteristics of the site and the surrounding area.

1.2 The site is within an inherently sustainable location, with good access to facilities and services in the village and to higher order settlements nearby such as Littlehampton, and Worthing. The site has a number of natural assets, including a rural Sussex village setting and views of the National Park.

PURPOSE AND SCOPE

1.3 The aim of a Design and Access Statement is to explain and illustrate the essential place-making principles that will deliver a well-connected, distinctive and attractive new development on the edge of Angmering. This document:

- Sets out the vision for the site;
- Provides a comprehensive analysis of the site and its context;
- Explains how the development will capture the essential characteristics of this part of Sussex via a landscape led solution to its setting adjacent to the South Downs National Park;
- Demonstrates how the development of this site responds to the site's surrounds; and
- Describes the concept masterplan, landscape strategy and access proposals.

1.4 A Design and Access Statement can aid decision making by enabling the Local Planning Authority and interested parties to better understand the analysis that leads into the design of the development proposals. This Design and Access Statement has been prepared by Pro Vision Planning and Design to support an outline planning application for the erection of up to 525 dwellings, together with 3ha of employment land, 7ha of public open space, landscaping and means of access.

1.5 Given the sensitivities of the area around the site it is clear that a high quality and responsive landscape led development needs to be proposed. Whilst typically an outline planning application will include a Design and Access statement and parameter plans, this application proposes to go a step further in establishing a clear vision for the site, which achieves a high quality of design, enabling the decision maker to set a standard for the reserved matters stage, and ensure the proposals are delivered in a manner true to the original vision.

1.6 The Design and Access Statement includes an analysis of the site and its immediate context and explains how the proposed development will fit within the site and respond to the local context. This document also explains how the proposed development will respect local distinctiveness, preserve the setting of important Listed buildings, the village Conservation Area, the functional floodplain and the South Downs National Park.

1.7 This Design and Access Statement should be read in conjunction with other supporting documents, including:

- Statement of Community Involvement (prepared by Pro Vision)
- Planning Statement (prepared by Nexus Planning);
- Landscape and Visual Impact Assessment (prepared by David Jarvis Associates);
- Ecological Appraisal (prepared by The Ecology Partnership);
- Arboricultural Appraisal and Tree Survey (prepared by PJC Consulting);
- Flood Risk and Drainage Assessment (prepared by Merebrook Consulting);
- Transport Assessment (prepared by i-Transport);
- Noise and Air Quality Assessment (prepared by Phlorum); and
- Archaeology Assessment and Heritage Letter (prepared by CgMs)



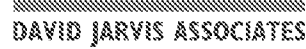
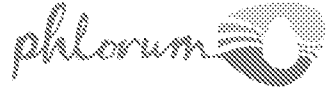
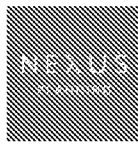
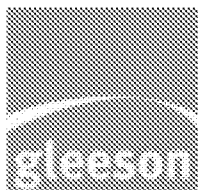
Aerial view of application site



Site Location

The overall vision for the site is for a landscape led, attractive and sustainable development that has regard for the village and surrounding area.

The intention is to create a place that is in harmony with nature, respectful of the needs of existing and future generations.



1.8 THE TEAM

Gleeson Strategic Land

The Applicant

Gleeson has over 100 years experience in bringing forward quality, well designed development schemes and making efficient use of development land in a sustainable and environmentally responsible way.

Rydon Homes

The Applicant

Rydon Homes are one of the operating divisions of the Rydon Group, a successful construction, development, maintenance and management group working throughout England.

Nexus Planning

Planning Consultant

Nexus Planning are a highly skilled and experienced team of planning and regeneration consultants.

Pro Vision

Masterplanner

Pro Vision are independent Chartered Town Planning consultants, Architects and Urban Designers and are leading the public consultation and design process.

Phlorum

Acoustics and Air Quality

Phlorum are an environmental consultancy who offer monitoring and assessment services to complement the requirements of all aspects of environmental, ecological and sustainability issues.

CgMs

Heritage and Archaeology

CgMs provides specialist consultancy advice in archaeology, historic buildings and conservation.

David Jarvis Associates

Landscape

David Jarvis Associates are a practice of professional chartered town planners, urban designers and landscape architects who provide imaginative but commercially realistic advice.

The Ecology Partnership

Ecology

The Ecology Partnership is an independent ecological consultancy, offering a variety of environmental surveys, appraisals, and mitigation and translocation services.

Merebrook Consulting

Drainage

Merebrook Consulting are an environmental and engineering consultancy who provide high quality, practical and pragmatic advice and solutions across many sectors.

PJC Consulting

Arboriculture

PJC Consulting provide Arboricultural and Ecological Consultancy Services and Landscape Design Services to a vast range of clients throughout the UK.

i-Transport

Transport

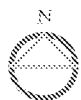
i-Transport are an experienced firm of consultants in the construction industry specialising in transport planning.



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Angmering North-SD9 Allocation

- 1.8 The design is based on a landscape led approach to provide a sustainable development in the village of Angmering, which is sensitive to the defining characteristics of the site and the surrounding area.
- 1.9 Angmering is an inherently sustainable location, with good access to facilities and services in the village and to higher order settlements nearby such as Littlehampton, and Worthing.
- 1.10 The strategic allocation 'Angmering North SD9' is made up of three land parcels:
- North of Water Lane
 - South of Water Lane
 - Land between Arundel Road and Dappers Lane
- 1.11 The sites North and South of Water Lane are within the same land control and have been masterplanned together. An application for South of Water Lane has been submitted to Arun District Council (application reference A/99/17/OUT) for up to 175 dwellings. The design for North of Water Lane follows similar design principles.
- 1.12 Land between Arundel Road and Dappers Lane, is within a separate landownership under the control of Persimmon Homes.
- 1.13 Given the sensitivity of the Angmering North SD9 allocation and due to the close proximity of the South Down National Park (SDNP) the vision of the allocation has been landscape led to preserve the character of SDNP in line with the policy wording:
- 1.14 *"The allocation of Angmering North SD9 will see the creation of a landscape led sustainable community on the edge of the village of Angmering. The allocation has been masterplanned to respect the boundary between the urban area and the SDNP. The allocation will facilitate a community with strong links to Angmering village and the nearby areas such as Littlehampton, and Worthing".*
- 1.15 The allocation should deliver a choice of housing of all tenures to support the social and economic needs of the area. Provision of green infrastructure should provide for formal and informal recreation, to promote wellbeing, enhance biodiversity and help to establish a community in harmony with the wider rural environment.



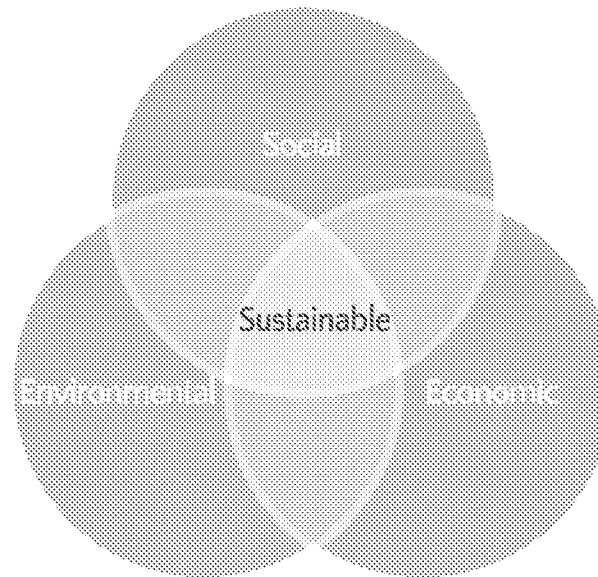
Aerial view of site allocation SD9

Site allocation SD9

OBJECTIVES

1.9 The objectives for the development are to:

- Create an attractive landscape led setting in which to live with a strong sense of place;
- Have regard for and make use of locally available building materials and local building techniques and styles;
- Design new built form that is in harmony with the natural environment;
- Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
- Provide an appropriate mix of new market and affordable homes to respond to local needs;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity;
- Enhance local character, the landscape setting, the Conservation Area, visual amenity and biodiversity; and
- Ensure a safe access to the site that maximises accessibility for all.



“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

The National Planning Policy Framework



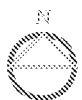
2 SITE ANALYSIS

SITE AND ITS CONTEXT

- 2.1 The site covers an area of 32.9 ha of land and is located to the north of Water Lane on the eastern fringe of Angmering.
- 2.2 The site is constrained by roads to the north, west and south and the ancient woodland Grooms Copse to parts of the east.
- 2.3 The A27 major trunk road runs along the northern boundary. Vehicular access is presently only available from Water Lane which runs along the southern boundary, whilst Dappers Lane runs up the western boundary and currently provides access via a public footpath at the north-west corner.
- 2.4 The agricultural land is generally used for arable purposes. A large portion is occupied by the Oval Raceway, used for a variety of motor sports.
- 2.5 The terrain slopes predominantly down from north to south with a high point around 45m AOD to 14m AOD at the access point on Water Lane.
- 2.6 The access road to the raceway is edged with trees and hedging and leads into the Oval Raceway past a tree belt running west east towards Grooms Copse. This tree belt forms a noteworthy landscape feature and location for wildlife.



Birds eye view of site





*Photos above:
Application site as existing*

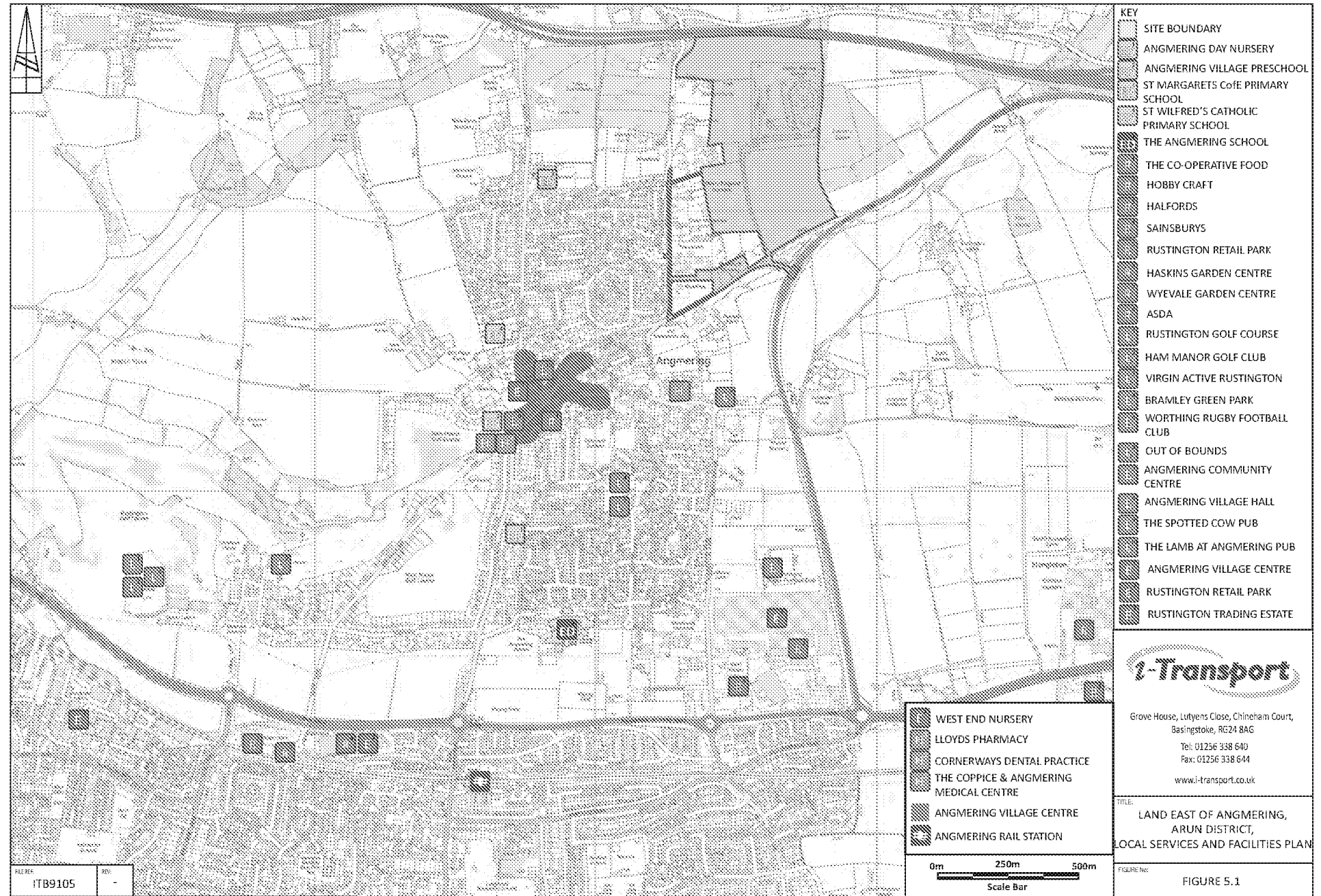
LOCATION AND ACCESS

- 2.7 Angmering is within the administrative district of Arun D.C. within West Sussex County. It is a civil parish and has a large village hall with good connections to the sub-regional road network. It has a railway station, approximately 1km from the village centre.
- 2.8 The village is split into two parts with the original village around a centre at the intersection of Water Lane and High Street. A modern area of housing exists to the south and east of the village.
- 2.9 Angmering High Street and village centre is located within a short (10 minute) walk from the site and provides a number of services including newsagents, local shops, medical facilities, hairdressers, takeaways and community facilities. Other local facilities, including primary and secondary schools along with leisure facilities, are also located within the village within a comfortable walk and cycle of the site.
- 2.10 The general extent of the village and its location relative to the road and rail networks is shown in the plan opposite. This plan also includes details of local services and facilities in and around the village.
- 2.11 The main access to the site is off Water Lane where a well defined route has existed for many years. Other opportunities for pedestrian and vehicular access exist off Dappers Lane.



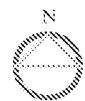
*Photos above:
Angmering Village*

Plan showing facilities and services within Angmering



WIDER CONTEXT

- 2.12 Angmering Parish is approximately 10km long (north-south) and about 3km wide (east-west) although it narrows in the north where it falls within the area administered by the South Downs National Park Authority.
- 2.13 A Neighbourhood Plan was prepared between 2013-2015 and relates to the southern most part of the parish that is outside the South Downs area. Angmering village falls within the centre of this area. It is a large village in close proximity to a range of other settlements including Littlehampton and Worthing (see plan opposite).
- 2.14 The village and proposed site lie outside but near to the South Downs National Park.
- 2.15 The A280 Angmering by-pass has taken traffic from the village centre and is the main connection with the wider road network.



Aerial photo showing wider context of application site



Site Location



NO THROUGH ROAD

EAST PRESTON 1
FERRING 2

ANGMERING

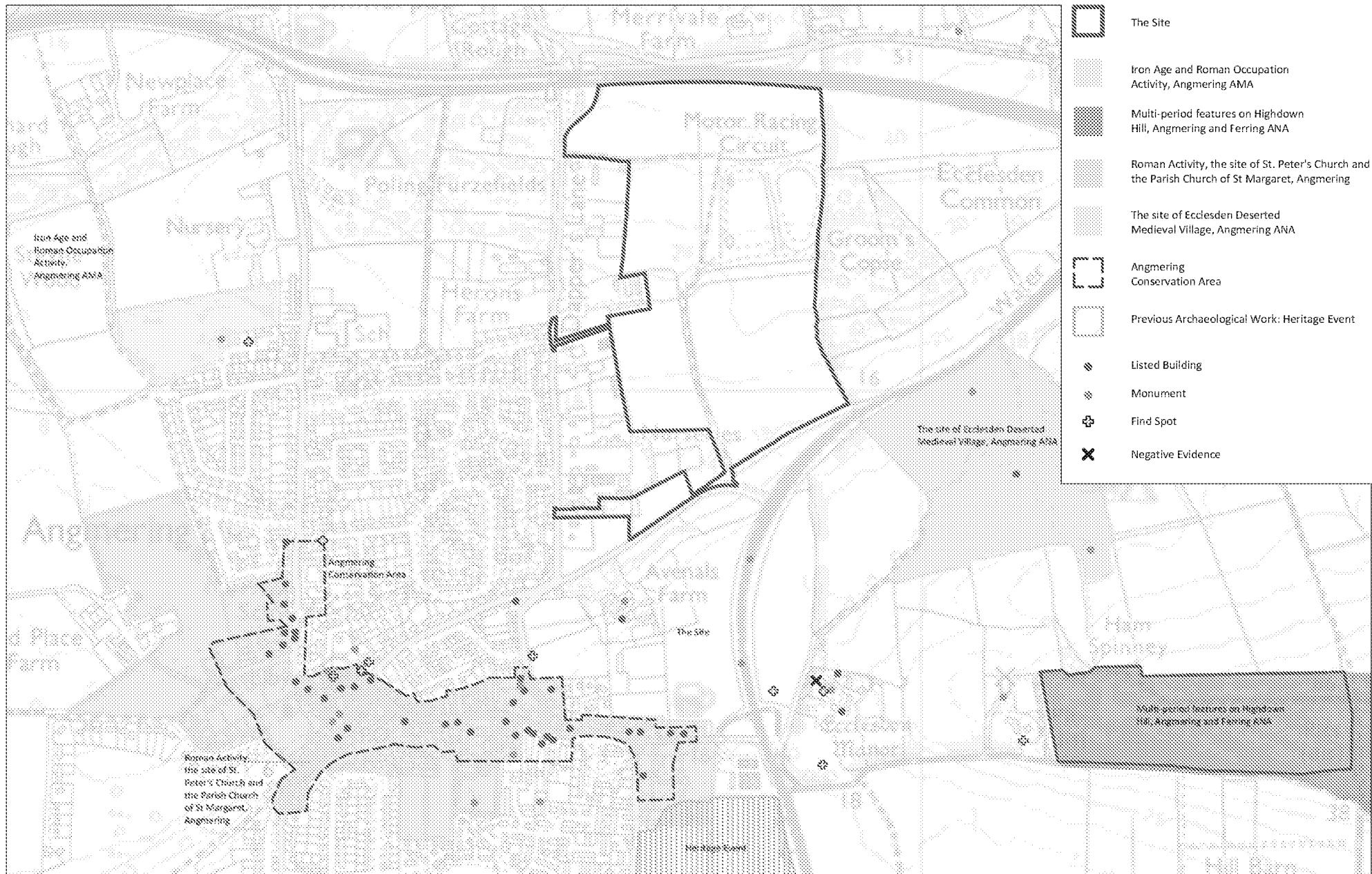


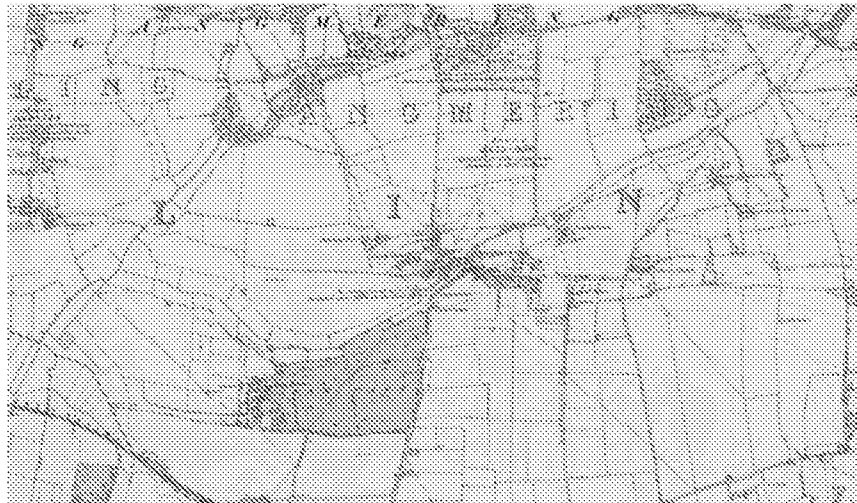
HISTORIC CONTEXT

- 2.16 One of the earliest settlements within the present parish boundary was Roman or Romano-British.
- 2.17 A Middle Bronze Age (c.1500 BC) settlement is located north of the village. Evidence of Mid-to-Late Bronze Age, Iron Age (c.750 BC to 0 BC), and Saxon (c.450 AD to 800 AD) has also been found to the north-east of the village.
- 2.18 The name "Angmering" is thought to derive from a Saxon farming settlement of about 600AD. The original name was "Angenmaering" meaning Angenmaer's people. Various name changes took place over the centuries and these included Angemeringatun and Ameringe. In the 9th century Alfred the Great, King of Wessex, bequeathed to his kinsman Osferthe "... Angmerengatun and the land that thereto longyth".
- 2.19 Angmering was a relatively prosperous village in the 14th and 15th centuries. In 1384 it was classed as a town and in that year received a charter to hold a Saturday market and an annual fair.
- 2.20 The site is located to the north-east of the Angmering Conservation Area. A map of the Conservation Area and key Listed Buildings is included on page 15, and a series of historic maps are included on page 16.





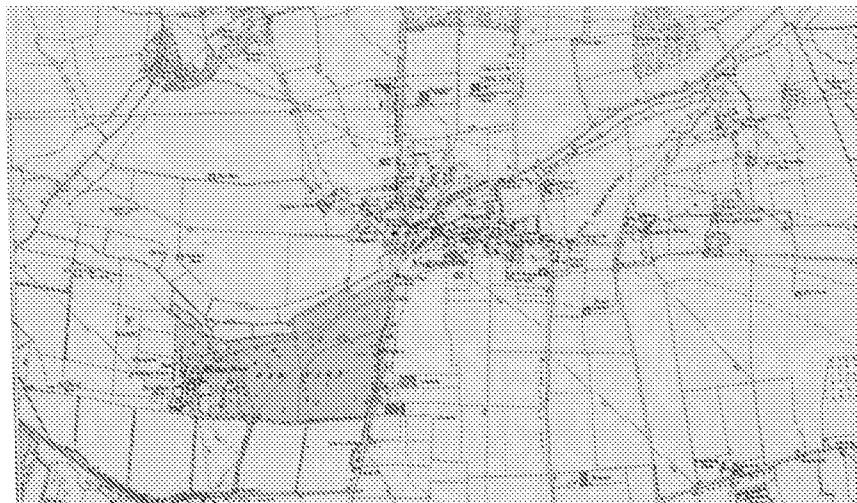




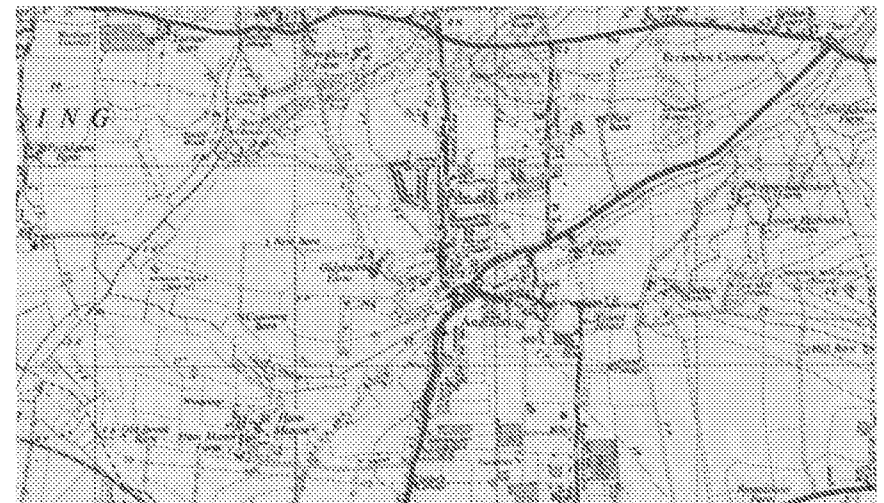
1879



1913



1934

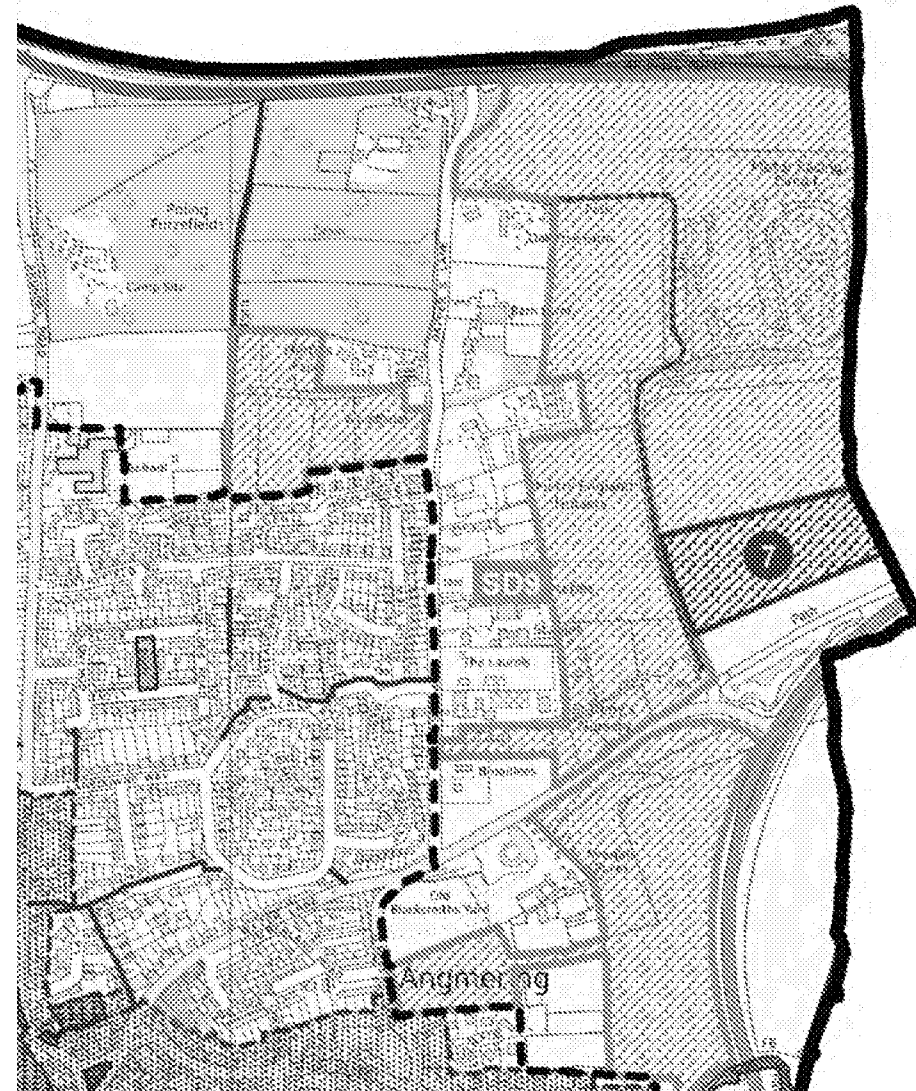
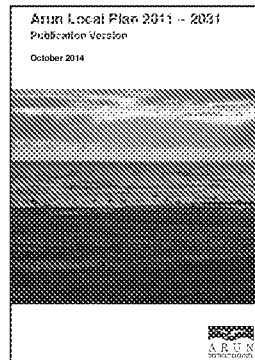
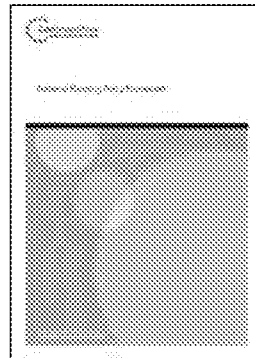


1959

Image Source:
National Library of Scotland

PLANNING CONTEXT

- 2.21 The Arun District Local Plan (2011 – 2031) was submitted to the Secretary of State in January 2015, within which the Council identified Angmering as a sustainable location for housing growth.
- 2.22 An independent Inspector deemed that there was a need for modifications to the Submission Version of the Local Plan to deliver more houses in the District.
- 2.23 In February 2016, the Inspector concluded that housing provision should be increased to 16,900 dwellings (845 dwellings per annum) over the Local Plan Period. However, that figure was based on now outdated 2012-based Sub-National Population Projections. Providing an update using the latest 2014-based projections, the Council's consultants, C L Hearn, have recently advised that the OAN should be increased further to 18,380 dwellings (919 dwellings per annum).
- 2.24 The Council has consulted on the proposed Main Modifications for the local plan. Within the Modification the application site is allocated as part of a larger area known as SD9 "Angmering North".
- 2.25 A copy of the Arun Local Plan 2011-2031 Draft (March 2017) Map 4, which shows the allocated area is shown opposite.
- 2.26 Further up to date information on the development plan context and relevant planning policies is contained within the separate Planning Statement prepared by Nexus Planning.



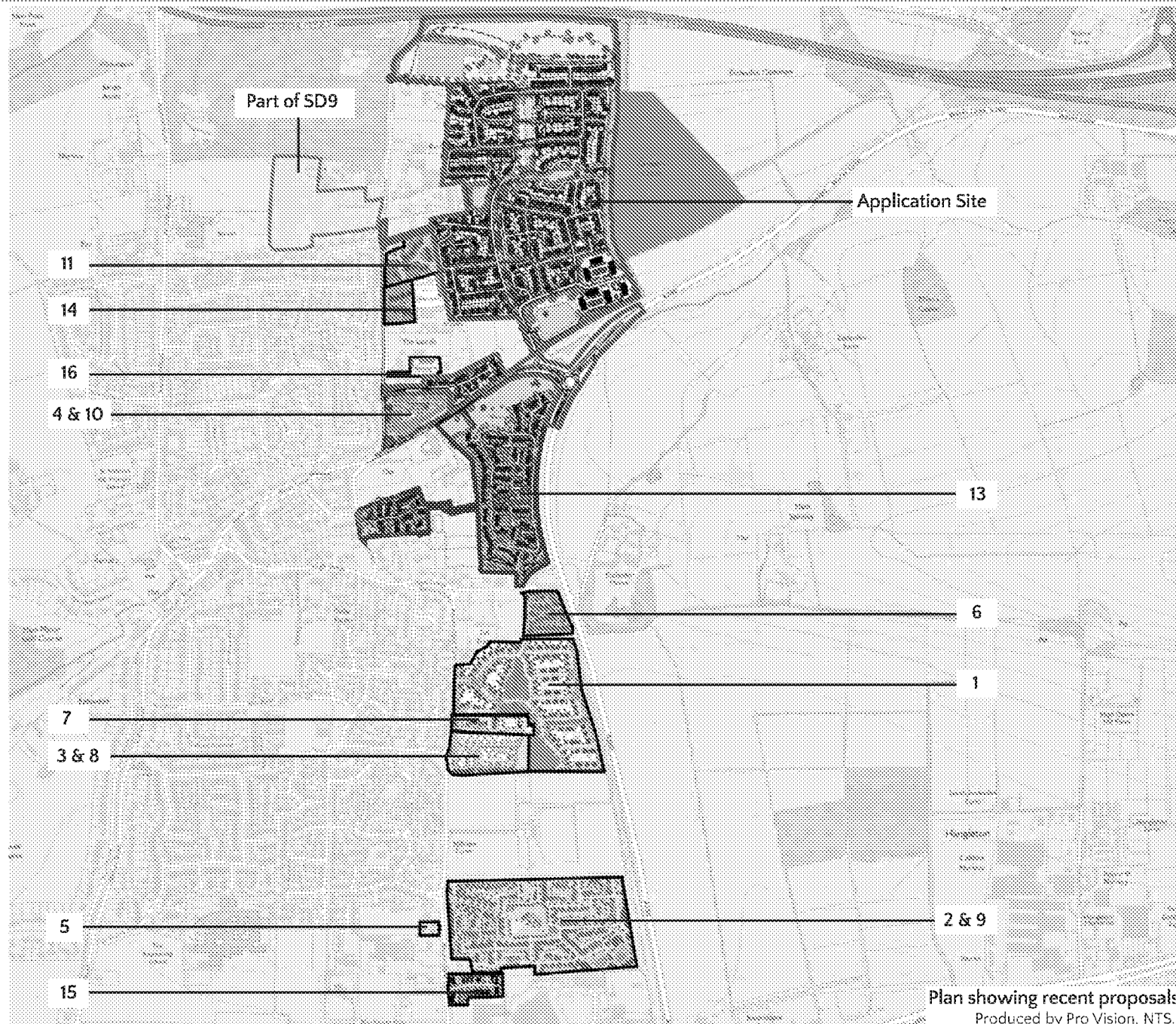
Extract from the Arun Local Plan 2011-2031 Draft (January 2018)



PLANNING HISTORY RELEVANT CONSENTS

- 2.27 With considerable development taking place within close proximity to the site, particularly to the south and in Dappers Lane, it is considered beneficial to review the progress and main features of those development proposals, in particular where planning consent has been granted.
- 2.28 This review of nearby developments has fed into the design process, influencing the chosen design and character of the Proposed Development. This helps develop in a manner consistent to the character of the existing character and form of the village whilst allowing, where possible, connectivity to flow between the development areas.
- 2.29 The table (right) provides an illustration of nearby planning applications / consents which have been considered in the formation of the Proposed Development. On the page opposite, provided for context, the masterplans for developments close to the site have been superimposed onto a plan of the area for context.
- 2.30 This review process in conjunction with the pre-application advice sought with the Council has enabled the masterplan to be produced in a way that appropriately reflects existing and current development within Angmering. The subsequent chapters of this DAS explore further the design process undertaken.

No. on map	Reference	Validated	Description	Status
1	A/82/12	30/07/2012	138 dwellings	Approved Conditions + S106
2	A/122/12	16/11/2012	195 dwellings	Approved Conditions + S106
3	A/135/12	18/12/2012	36 dwellings	Approved Conditions + S106
4	A/134/13	07/11/2013	27 dwellings	Refused
5	A/141/13	05/12/2017	7 dwellings	Refused
6	A/51/14/OUT	14/04/2014	32 dwellings	Approved Conditions + S106
7	A/154/14/OUT	29/10/2017	18 dwellings	Approved Conditions + S106
8	A/167/14/PL	10/12/2014	46 dwellings	Approved Conditions + S106
9	A/144/15/PL	02/10/2015	246 dwellings	Approved Conditions + S106
10	A/27/16/PL	29/01/2016	53 care apartments	Approved Conditions + S106
11	A/142/16/OUT	29/07/2017	18 dwellings	Approved Conditions + S106
13	A/99/17/OUT	22/05/2017	175 dwellings	Undecided
14	A/178/17/OUT	22/09/2017	7 dwellings	Approved + conditions
15	A/132/17/OUT	10/07/2017	30 dwellings	Undecided
16	A/31/15/PL	09/04/2015	8 business units	Approved + conditions



Site Location



Plan showing recent proposals
Produced by Pro Vision, NTS.

ENVIRONMENTAL CONTEXT

2.31 A thorough analysis of the application site and its immediate context has been undertaken. The current condition and character of the site is described in subsequent sections of this statement. A brief summary of key environmental context factors is set out below.

2.32 Work undertaken by specialist consultants includes appraisals and assessments covering all the technical elements relevant to the application, namely;

- ❖ Landscape and Visual Impact Assessment (prepared by David Jarvis Associates);
- ❖ Arboricultural Appraisal and Tree Survey (prepared by PJC Consulting);
- ❖ Ecological Appraisal (prepared by The Ecology Partnership);
- ❖ Flood Risk and Drainage Assessment (prepared by Merebrook Consulting);
- ❖ Transport Assessment (prepared by i-Transport);
- ❖ Noise and Air Quality Assessment (prepared by Phlorum).

Landscape

2.33 The application site falls within the Arun District Landscape Character Area 43: Ecclesden Hills. It is situated between Dapper's Lane, Water Lane, the A27 and the A280. Immediately east is Groom's Copse Ancient Woodland and the South Downs National Park which continues north.



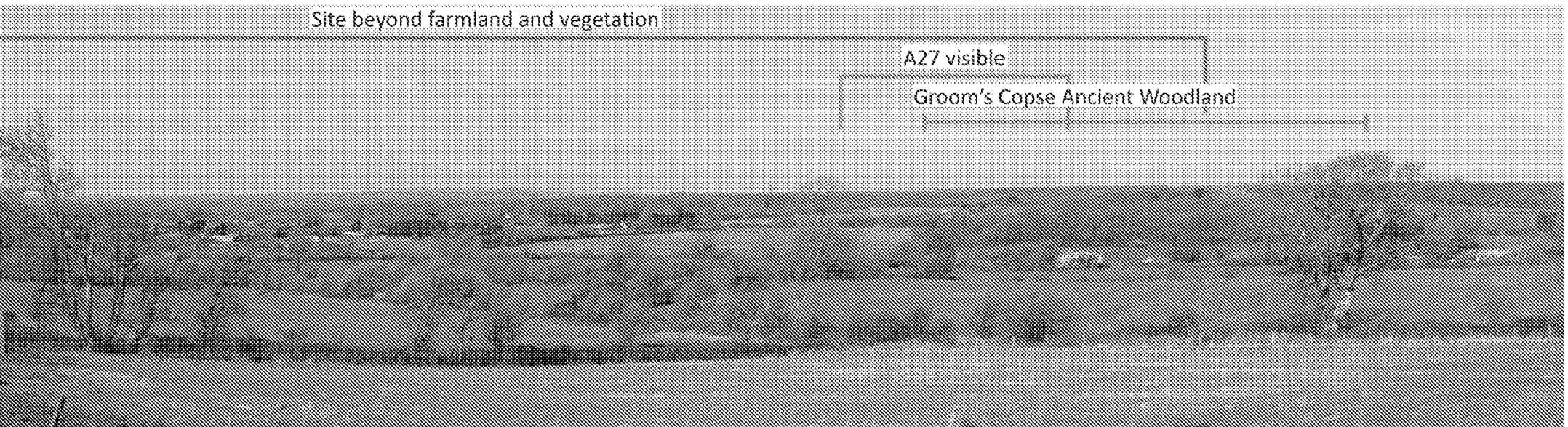
2.34 The site is currently accessed from Water Lane to the south. The access road follows Public Right of Way 2149 leading to the Oval Race Club. Public Right of Way 2149 continues north through the site then west towards Dapper's Lane and Angmering. Other Public Rights of Way are located in the vicinity of the application site including those within the National Park. Those located to the south east on higher ground at Highdown Hill provide clear views of the site across the valley.

2.35 The landform of the application site is gently undulating and slopes from the northern boundary, alongside the A27, dropping approximately 30m to the southern boundary, alongside Water Lane. The south western parcel drops further towards Dapper's Lane.

2.36 Within the application site there are several areas of mature tree and hedge planting including one tree in the south western development parcel, between St Deny's, Broadlees and Dapper's Lane, that is subject of Tree Preservation Order TPO/A/1/14.

2.37 The key sensitivities that have been considered are:

- ❖ The South Down National Park; long distance views from the south east at Highdown Hill and closer views from the north.
- ❖ The proximity of Groom's Copse Ancient Woodland.
- ❖ Public Rights of Way within the site and those with clear views of the .
- ❖ Tree subject of Tree Preservation Order



Trees

- 2.38 PJC Consultancy (arboricultural consultants) have carried out a tree survey of the site using the full topographical measured survey base,
- 2.39 Detailed reports prepared by PJC consultancy include;
- An Arboricultural Survey
 - An Arboricultural Impact Assessment
- 2.40 These reports have been taken into account in the preparation of the scheme. Retention of existing trees was a basic principle and starting point in the design process.

Ecology

Baseline

2.41 An extended preliminary ecological appraisal was undertaken on the 7th August 2015. Further protected species surveys were undertaken including:

- ❖ Biological records purchased from SxBRC in 2015
- ❖ Hedgerow assessment 2015
- ❖ Bat transect surveys 2015
- ❖ Remote sound recording for bats 2015
- ❖ Dormouse surveys 2015
- ❖ Reptile surveys 2015
- ❖ eDNA survey 2016

2.42 Results of the surveys in 2015 and 2016 have identified the following in summary;

- ❖ The site consists primarily of arable fields, surrounded by significant hedgerows and trees line. There are hedgerows throughout the site, which provide connectivity to the adjacent ancient woodland. There are no ponds on site; however there is an offsite pond that lies adjacent to Water Lane, as well as two ponds or waterbodies within 250m of the red line boundary that could be identified from OS Mapping.
- ❖ Ancient woodland, Groom's Copse, lies adjacent to the site on the eastern edge.
- ❖ A total of five hedgerows on site were considered to be important due to species richness and associated features.

- ❖ Bat activity surveys identified a high number of common pipistrelles using the site with other species recorded. All activity on the site was limited to the habitat edges. No bat roosts were identified on site.
- ❖ Dormouse surveys identified the presence of a population of dormice within the ancient woodland on the eastern aspect of the site. The dormice were also found along the species rich hedgerows along the centre of the site and down the hedgerows which lie adjacent to the main access.
- ❖ No reptiles were found in any suitable habitat across the whole of the site.
- ❖ eDNA surveys of the pond to the south of the site (the balancing pond) did not identify any GCN DNA within the pond.
- ❖ Other species identified on site include a main badger sett within the central tree line and hedgerow. Water voles were also identified in the off site balancing pond.

Potential Impacts

2.43 Potential construction effects include:

- ❖ Loss of habitat, including scrub habitat, small sections of hedgerows and habitats including fields and agricultural land use;
- ❖ Disturbance to European protected species (dormice);
- ❖ Disturbance to other protected species (badgers) and their foraging habitat;
- ❖ Loss of bird nesting habitat within hedgerows;
- ❖ Loss of bat foraging habitat and potential

- disturbance to commuting routes;
- ❖ Loss of habitat and habitat fragmentation in relation to the site and wider landscape; and
- ❖ Impacts on protected sites and / or habitats including ancient woodland to the east of the site.

2.44 Potential operation effects include

- ❖ Management of the sites habitats with regards to nature conservation interest;
- ❖ Potential operational impacts on nesting bird, badger and dormouse habitat etc;
- ❖ The provision of opportunities for wildlife on site; and
- ❖ Maintaining some degree of habitat linkages across the site and with habitats in the wider landscape.

Cumulative Impacts

2.45 Assessment of the cumulative effects of the two Water Lane proposals, the adjacent assisted living flat scheme, Persimmon's 90 dwellings and any developments on Roundstone Lane which are consented and / or under construction.



Habitat Enhancement Areas Plan

Key

-  Woodland
-  Enhancement areas of double planting, woodland edge and thicket creation
-  Retain where possible and enhance with:
 - Hazel
 - Hawthorn
 - Blackthorn
 - Privet
 - Elder
 - Field maple
 - Honeysuckle
-  Thorny planting to include:
 - Hawthorn
 - Blackthorn
 - Holly
 - Dog rose
 - Honeysuckle
-  New tree planting to include:
 - Hazel
 - Sweet chestnut
 - Oak
 - Beech
 - Wayfaring tree
-  Adult dormouse in nest
-  Empty dormouse nest
-  Survey boundary

Site: Land north of Water Lane, Angmering
Client: Rydon Homes
Drawing Date: October 2017
Drawing Title: Dormouse nest locations and proposed enhancement areas

the
ecology
 partnership

The Ecology Partnership Ltd
 Thorncroft Manor, Thorncroft Drive, Leatherhead,
 Surrey, KT22 8JB
 : 01372 364 133 : www.ecologypartnership.com

Mitigation/Compensation

2.46 Surveys completed in 2015 have identified a range of protected species using the site and as such outline mitigation measures have already been proposed which include the following recommendations:

- ❖ 15m buffer along the eastern edge of the site to buffer any impacts from development on the ancient woodland;
- ❖ Providing an enhanced connective landscape along the northern edge of the site for dormice, linking Grooms Copse on the east to further woodland blocks to the west.;
- ❖ Provision of new additional dormouse habitat on site through suitable planting;
- ❖ Ensuring that no back gardens back onto any maintained tree line, hedgerow or ancient woodland buffer;
- ❖ Defensive planting along the edges of the site where required to protect dormice and other species;
- ❖ Lighting plans which include removal of lighting along edges of the site where significant habitats are present;
- ❖ Low level lighting within the site as a whole;
- ❖ Maintenance of hedgerows on site where possible;

- ❖ Maintenance of the green centre of the site, which includes the badger sett;
- ❖ Maintaining green linkages throughout the site to ensure species, including badgers, can move across the site and into the wider landscape;
- ❖ Provision of new habitats on site, including SUDs ponds, which will be planted to enhance for local wildlife, including water voles;
- ❖ Planting new habitats such as wildflower areas to the northern edge of the site to provide new opportunities for bats and birds as well as invertebrates;
- ❖ Other enhancements to the site including bat and bird boxes.

2.47 Overall, the site has the potential to provide a net gain in ecology.

Flood Risk & Drainage

2.48 The Environment Agency's indicative flood plain map shows the whole area for new housing and employment development as not being at risk of fluvial flooding and therefore it falls into Flood Zone 1. According to the National Planning Policy Framework classification, the site is suitable for residential development.



SUMMARY OF CONSTRAINTS

2.49 A contextual analysis of the site and surrounding area has identified key features within the locality that will help inform the evolution of the development proposals. The site's constraints can be broadly summarised as the following:

2.50 Physical and Environmental Constraints

- Gently sloping land.
- Surface water drainage.
- Hedgerow and tree coverage across the site and on Eastern boundary.
- Existing habitats which could support biodiversity.
- Proximity to the South Downs National Park.

2.51 Social and Neighbourhood Constraints

- Perceived pressure on local infrastructure.
- Perceived overdevelopment of the village.
- Need for low cost housing.

2.52 Access Constraints

- Capacity of highway network.
- Limited suitable points of access to site.
- Need for connectivity with the existing built up area.
- Impact on public rights of way.



A280 Angmering bypass south east of site



Dappers Lane junction (bus link)



Public right of way to north of site



Existing Entrance on Water Lane

DEVELOPMENT OPPORTUNITIES

2.53 The site provides an excellent opportunity for a landscape led development which is well related to Angmering, and respects the physical extent of the village. The site offers the opportunity to develop comprehensively and to boost the supply of housing on the edge of an existing settlement in a sustainable location.

2.54 Physical and Environmental Opportunities

- ❖ Potential to create a well contained, high quality development, with a mix of sizes and tenures to meet market demand.
- ❖ Opportunities to significantly enhance the biodiversity of the immediate area through the creation of robust, well connected site wide green infrastructure, including tree, shrub and hedgerow planting.
- ❖ Potential to create a new Sustainable Drainage System (SuDS), which adequately attenuates surface water drainage whilst promoting biodiversity and public amenity.
- ❖ Opportunities to reference local characteristics in terms of plot arrangement, use of materials and detailing to create a development that will positively respond to its immediate context.

- ❖ Potential for boundary treatments to be reinforced with new planting. This, coupled with a well-considered and sensitive layout, can create a built environment that is well integrated within the landscape.

2.55 Social and Neighbourhood Opportunities

- ❖ The site is located: within safe walking distance of the centre of Angmering and its amenities.
- ❖ The site is located: within easy reach of existing employment opportunities within Angmering.
- ❖ The scheme has the potential to provide bus stops which provide future residents with opportunities for sustainable travel.
- ❖ The scheme will include: the provision of affordable and market housing.
- ❖ Include 3ha of land for employment purposes.

2.56 Access Opportunities

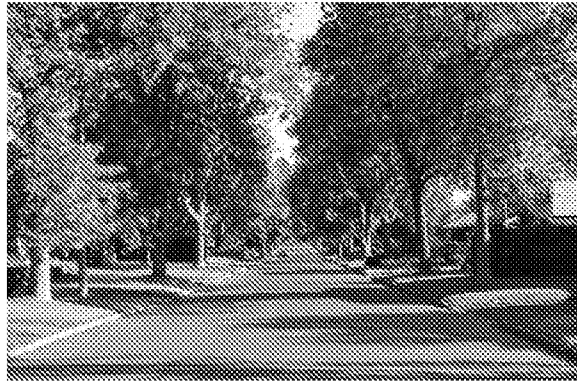
- ❖ Improved access to serve the development from Water Lane.
- ❖ Pedestrian / Cycle link to the site from Water Lane, and Dappers Lane.
- ❖ The site can deliver access for pedestrians, cyclists and vehicles in a safe manner, effectively linking the site with the village and the surrounding countryside network.
- ❖ Possible new roundabout on A280 / Water Lane junction.



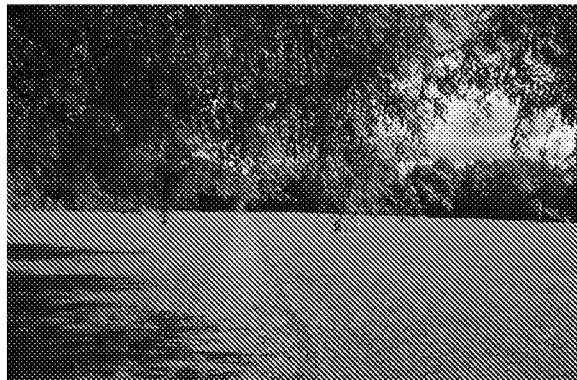
3 LANDSCAPE

LANDSCAPE STRATEGY

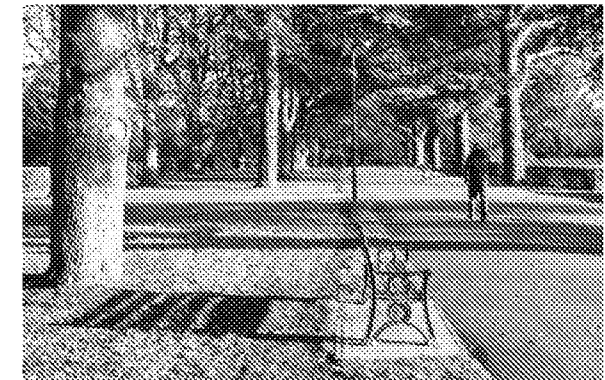
- 3.16 The aim of the landscape strategy for the new development will be to ensure impact on sensitive aspects within the site and its surrounding landscape are considered and minimised.
- 3.17 A key element of the landscape strategy should be to break up areas of development by retaining and enhancing existing trees, hedgerows and areas of vegetation where possible. Additional areas of screen planting should be introduced to further break up the development parcels including wide avenues and tree lines street that would accommodate large scale tree planting.
- 3.18 The higher ground in the northern part of the site should be a 'no-build' zone and retained as public open space, separating the proposed development from the A27 and providing a landscape buffer between new residential properties and the National Park to the north. Other areas of public open space including the kick-about and the linear park in the north of the site, attenuation basins in the west and south of the site and play areas throughout would further break up the development areas.
- 3.19 The use of trees, hedgerows and open space to break up and screen the proposed development areas would ensure any impact on views from the south east, including those from within the South Downs National Park, would be minimised.



AVENUE TREES



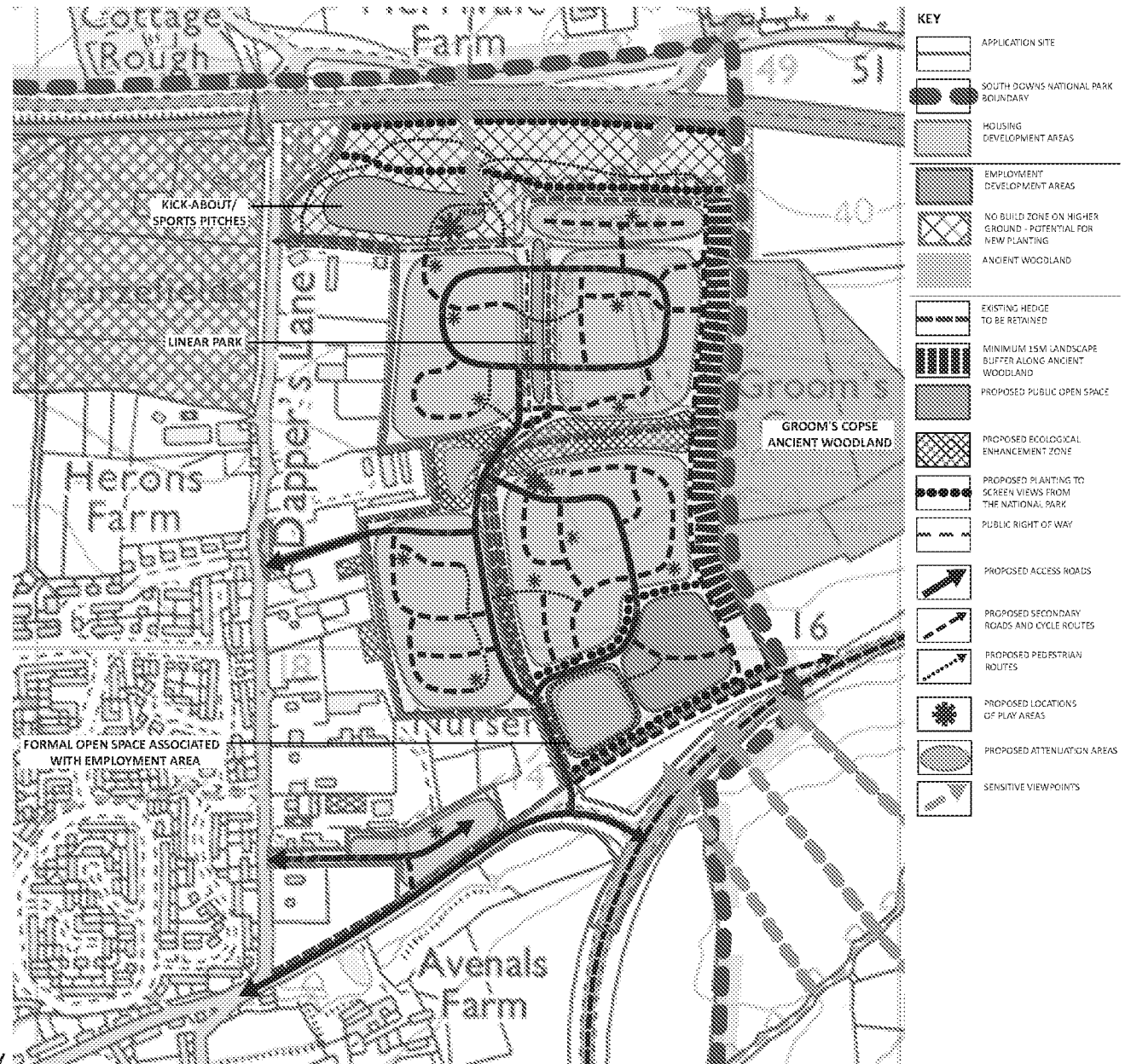
PARKS AND OPEN SPACE



NATURAL PLAY AREAS THROUGHOUT THE SITE



- 3.20 A landscape belt is proposed along the eastern boundary to provide a physical and ecological barrier between the development and Groom's Copse Ancient Woodland. This would be a minimum 15m wide and should have no built development within it. The landscape belt would contain a variety of native tree and shrub planting.
- 3.21 The use of tree species and local materials, consistent with the existing edge of Angmering, would ensure the proposed development would be in-keeping with the existing village and minimise impact on the landscape character of the area.



GREEN INFRASTRUCTURE

- 3.22 A significant network of green infrastructure (GI) serving as multifunctional green space is proposed and provides opportunities for a variety of activities and functions including play, informal recreation and visual amenity.
- 3.23 The GI aims to retain existing trees, hedgerow and vegetation and enhance these in order to reinforce existing connections and provide new ones. This includes proposed screen planting, avenues and tree lined streets.
- 3.24 A minimum 15m wide landscape belt along the eastern boundary, adjacent to Groom's Copse Ancient Woodland, would enhance and protect the woodland edge. This would also create ecological connections into the Ancient Woodland and through the site.
- 3.25 Areas of enhanced ecological value would be included within the development where existing areas of scrub, grassland and dense shrub and tree planting are located. The proposed GI also comprises areas for surface water attenuation within the development. The basin to the south would be partially surrounded by screen planting and hedgerows while providing an open space for the employment development. The basin in the west of the site would also provide wetland habitat.



EXISTING HEDGEROW



EXISTING TREES



PROPOSED SCREEN FIELDHEDGE AND SCREEN PLANTING

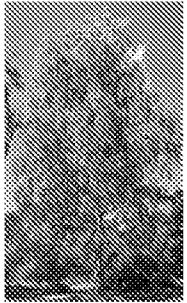


KEY

-  APPLICATION SITE
-  SOUTH DOWNS NATIONAL PARK BOUNDARY
-  ENHANCED GREEN CORRIDORS FOR INCREASED BIO-DIVERSITY
-  EXISTING VEGETATION TO BE RETAINED
-  MINIMUM 15M LANDSCAPE BUFFER ALONG ANCIENT WOODLAND
-  EXISTING HEDGE TO BE RETAINED WHERE POSSIBLE
-  PROPOSED TREE-LINED STREETS SPACED TO HANG UP THE SKYLINE VERGES TO BE MINIMUM 4M WIDE WITH 2M FOOTPATH TO ACCOMMODATE LARGE TREES
-  PROPOSED PLANTING TO SCREEN VIEWS FROM THE NATIONAL PARK
-  PROPOSED FORMAL OPEN SPACES - PARKS AND SPORTS AREAS
-  PROPOSED INFORMAL OPEN SPACE - NATURAL AREAS
-  PROPOSED ECOLOGICAL ENHANCEMENT ZONE
-  PROPOSED ATTENUATION AREAS

Green Infrastructure

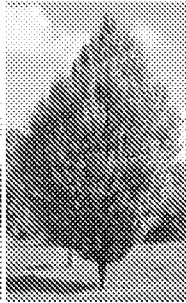
STREET TREES AND TREES IN OPEN SPACES – INDICATIVE SPECIES



Betula pendula



Acer campestre 'Elsrijk'



Carpinus betulus



Fagus sylvatica



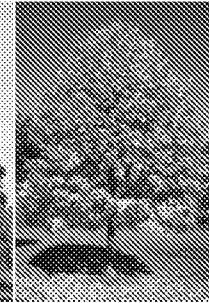
Liquidambar
styraciflua



Prunus avium



Tilia cordata



Tilia tomentosa



Quercus robur

LANDSCAPE BELT AND FIELDHEDGE – INDICATIVE SPECIES



Corylus avellana



Euonymus alatus



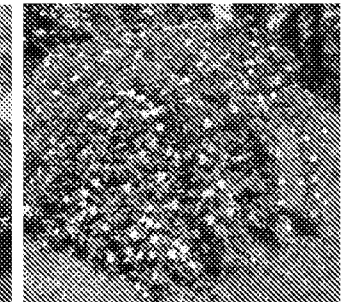
Ilex aquifolium



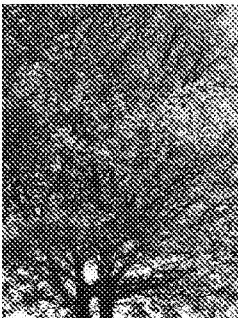
Lonicera periclymenum



Prunus spinosa



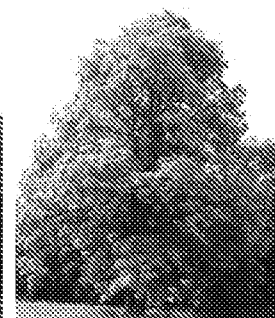
Rosa canina



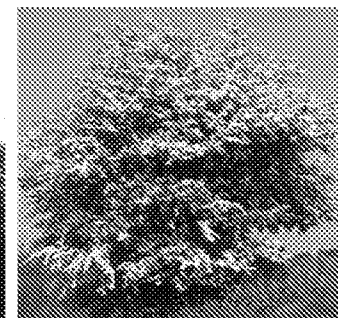
Acer campestre



Carpinus betulus



Castanea Sativa



Crataegus monogyna



Fagus sylvatica



Fagus sylvatica
'Autropurpea'



Quercus robur

LANDSCAPE MITIGATION MEASURES

3.26 A range of mitigation measures are proposed to minimise any adverse effects caused by the proposed development.

- Existing hedgerows and vegetation to be retained and enhanced where possible.
- A landscape belt of a minimum 15m wide is proposed between the development and the Groom's Copse Ancient Woodland.
- Vegetation to the south of the Oval Race Track and the area of existing scrub in the west of the site would be enhanced to provide ecologically important habitat areas.
- Higher ground to the north of the existing Oval Race Club and public footpath 2149 is proposed as a no-build zone, this area would be free from residential and employment development and would provide informal open space and recreational areas whilst separating the development and the A27.
- Development parcels north of the central and western ecological area should be low density housing while dwellings in the most northern part of development area should be no more than 1.5 storey dwellings.
- Two storey, type B1 and B2, employment development is recommended, avoiding B8 warehouse and shed type buildings as these would be particularly visible and not in-keeping with the building types currently in the area.
- Areas of open space would break up the development within the site.
- Wide avenues and tree lined streets within the development would break up the

housing parcels and employment areas. These would require a 4m wide verge, additional to the width of the road, in order to accommodate trees large enough to produce the required effect.

- Proposed structural planting along southern edges of both residential and employment areas would screen the development from the south. Screen planting would need to be a minimum of 6m wide and should include a mixture of native shrub and tree species.
- Attenuation ponds would provide opportunities for enhanced biodiversity as well as flood management.
- Planting around the main access would minimise noise and lighting effect of the proposed round-about.
- The tree subject of a TPO is to be retained and protected.
- A consistent palette of street trees and hedgerows and the sympathetic use of locally appropriate building materials and colours would be used to help soften the appearance of the development and provide a high-quality environment for residents and help to minimise visual intrusion.



A 15M LANDSCAPE BELT ALONGSIDE GROOM'S COPSE ANCIENT WOODLAND



PROPOSED OPEN SPACES



PROPOSED SCREEN FIELDHEDGE AND SCREEN PLANTING

4 THE DESIGN APPROACH

NATAL DESIGNS

- 4.1 The early design approach considered various parcels of land in different ownerships. Initially, the approach focused on landscape issues along with potential connections, development blocks and green infrastructure.
- 4.2 After further site analysis, it was decided that the extent of development should be pulled back in places to avoid visual impact to views from the wider area to respect the setting of historic buildings, to provide appropriate surface water attenuation, and to deliver a series of connected greenspaces through the site. A scheme for up to 525 units was envisaged, as shown by the early concept plan opposite.

KEY:

- | | |
|---|--|
|  | Ancient woodland and 15m buffer landscape |
|  | Existing trees / hedgerows |
|  | Proposed trees / hedgerows |
|  | Proposed SUDS
(Sustainable Urban Drainage System) |
|  | Residential development and landmark building |
|  | Formal play area (LEAP - Local equipped area of play & LAP - Local area of play) |



Initial Concept Plan

Produced by Pro Vision, NTS.

THE MASTERPLAN APPROACH

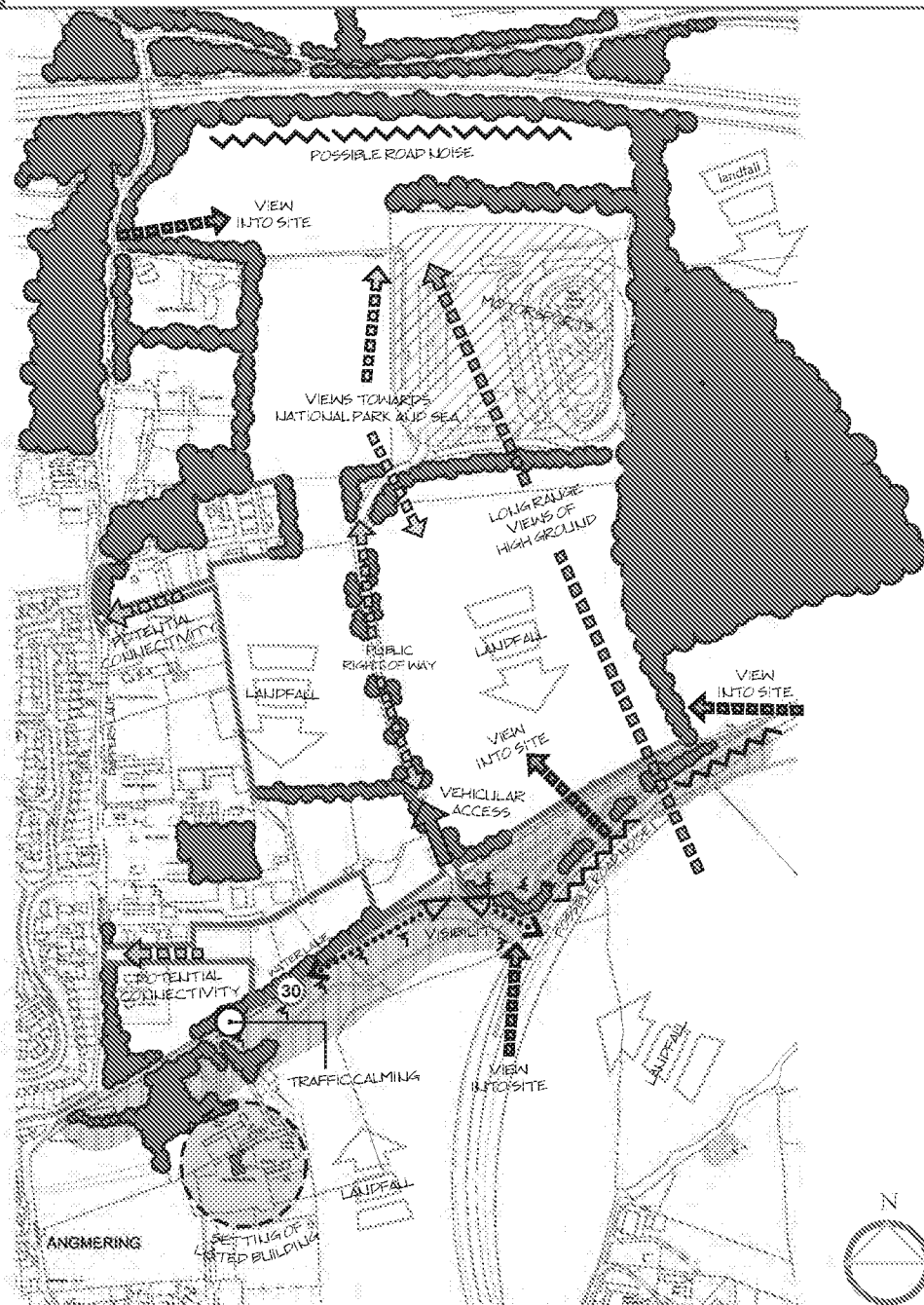
- 4.3 The design evolution is explained in the diagrams and notes that follow in the next 5 pages of this statement. The masterplan has evolved through site analysis and consideration of opportunities.
- 4.4 The masterplan is landscape led and seeks to create a strong sense of place that responds to the local context. The proposed layout will embrace sustainable design principles and aims to provide high quality living in harmony with the sites natural surroundings.
- 4.5 Overall, the design approach is to build in harmony with nature in a sustainable setting.

***PLACE** – Quality spaces that foster social interaction and a development which is well related to the existing settlement.*

***LANDSCAPE** – Retaining existing vegetation and enhancing through strategic planting to blend with the sites natural surroundings and enhancing the sites ecological value.*

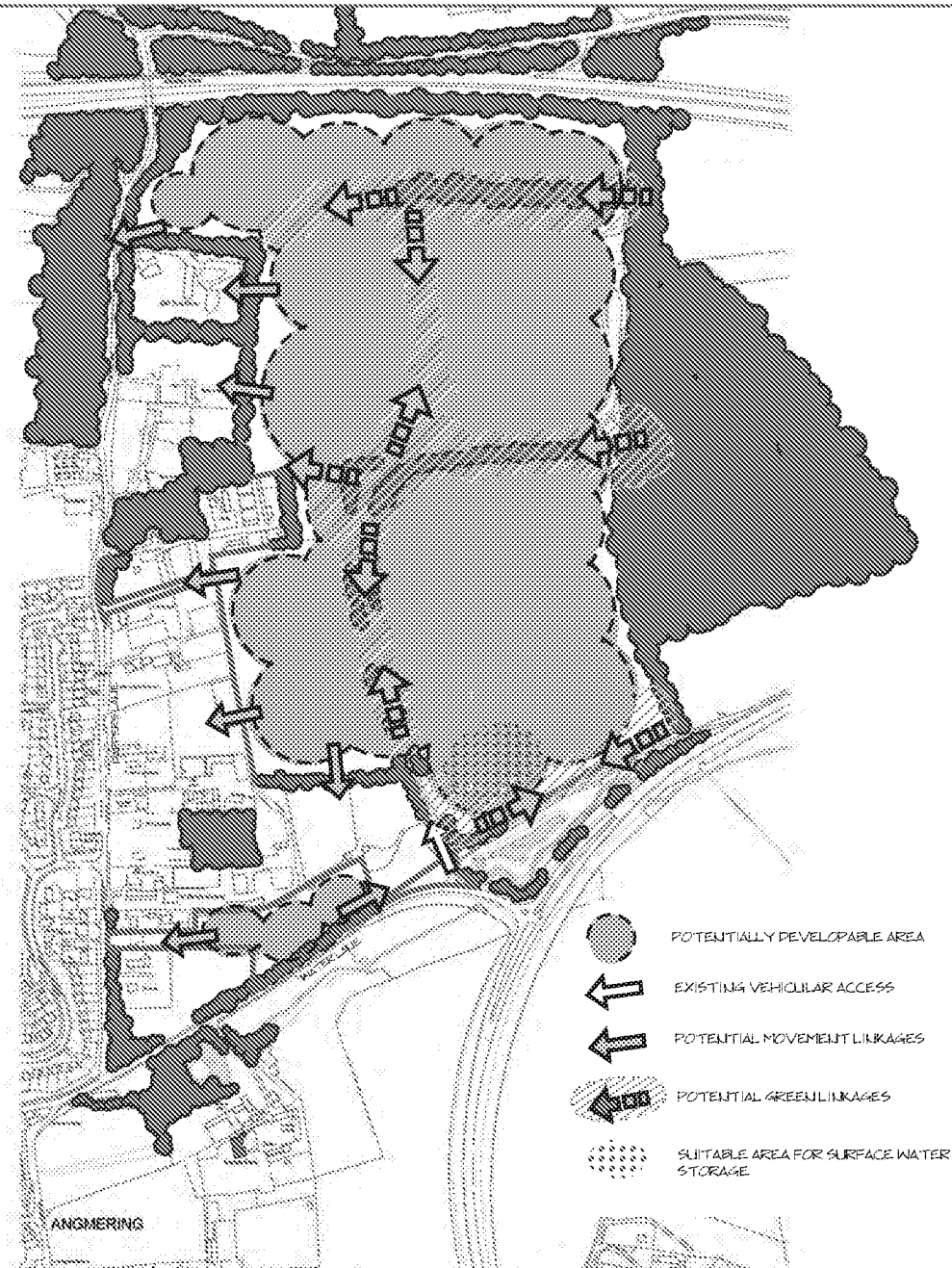
***STREET** – A clear hierarchy of streets which are designed to encourage low vehicle speeds and maximise potential to travel on foot or by cycle.*

***SUSTAINABLE** – A well connected development with easy access to a range of services and facilities both on foot and via the use of public transport.*



1. Design Evolution – Settlement Extension within the Landscape Framework

- Protection of landscape framework;
- Consideration of key views particularly from south and south-east;
- Protection of central north-south public right of way that was the route of the historic access to New Barn;
- Consideration of morphology of existing settlement; and
- Creation of new settlement edge.



2. Design Evolution – Preliminary Concept

- Protection of existing trees and hedgerows;
- Gateway entrance off Water Lane;
- Identify developable areas;
- Respect key green links and movement lines; and
- Water attenuation in low lying area.





3. Design Evolution – Movement Systems

- Main vehicular accesses from the wider road network (off Water Lane and Dappers Lane);
- Pedestrian/cycle access from Dappers Lane (bus link);
- Main spine road or lane through the scheme with loop;
- Greens positioned at intervals along the main internal road and cycle path with incidental views out to open countryside to the north and east; and
- Small access roads (mews / private drives).



4. Design Evolution – Character Areas

- New areas with varying character types;
- Gateway development area linked with green avenues;
- New main tree lined avenues through the full length of the scheme – sinuous route with a crossing point;
- Clusters of village homes preserving and respecting the setting of Angmering; and
- Employment Land up to 3ha included for future employment use.



5. Design Evolution – Key Features

- A coherent landscape framework
- Design with nature with all significant trees and hedges retained;
- Overall design to knit together movement systems, character areas and green infrastructure;
- Development areas to be permeable with existing and proposed footpath routes between and around;
- Legibility and character to be reinforced by the inclusion of key buildings in significant locations connecting where possible to vistas along routes or across open space; and
- Tree planting within main routes through housing areas where possible and positioned to reduce potential overshadowing.

4.6 The concept has developed from the key urban design principles and seeks to ensure that the development is designed to protect and respect the immediate and wider landscape. The development areas include open spaces and strong features that will give the scheme its own identity whilst responding to the local context and site surrounding. The design strategy employs a number of key features, including:

- **Landscape buffer and open space** – providing a buffer to open countryside and respecting existing established hedgerows and important trees. Creating a sensitive edge to the development and providing access to the countryside for leisure and recreation;
- **An obvious gateway** – providing the point of primary access to the site, giving a sense of arrival;
- **Green spaces** – breaking up the built form and helping to create a sense of place;
- **Active frontage** – building designed to front the street providing natural surveillance and creating a varied street scene;
- **Key views and vistas** – designing to respect existing important viewpoints and creating vistas within the development to draw the eye along the road to connect with open spaces and existing residential areas. This assists with the permeability of the scheme;
- **Focal points** – key buildings that draw your attention and define the scheme.

4.7 The proposed development seeks to provide up to 525 new units, internal roads and open space on 31 ha of land, with a mix of 2, 3, 4 and potentially 5 bedroom dwellings. This gives an average density of development of 35 dwellings per hectare (dph) based upon a net developable area of 15.2 ha. The development will aim to provide 30% affordable units in line with policy.

The concept seeks to ensure that the development is landscape led and designed to a high quality through creation of generous plots, open spaces and strong features.

North of Water Lane

South of Water Lane



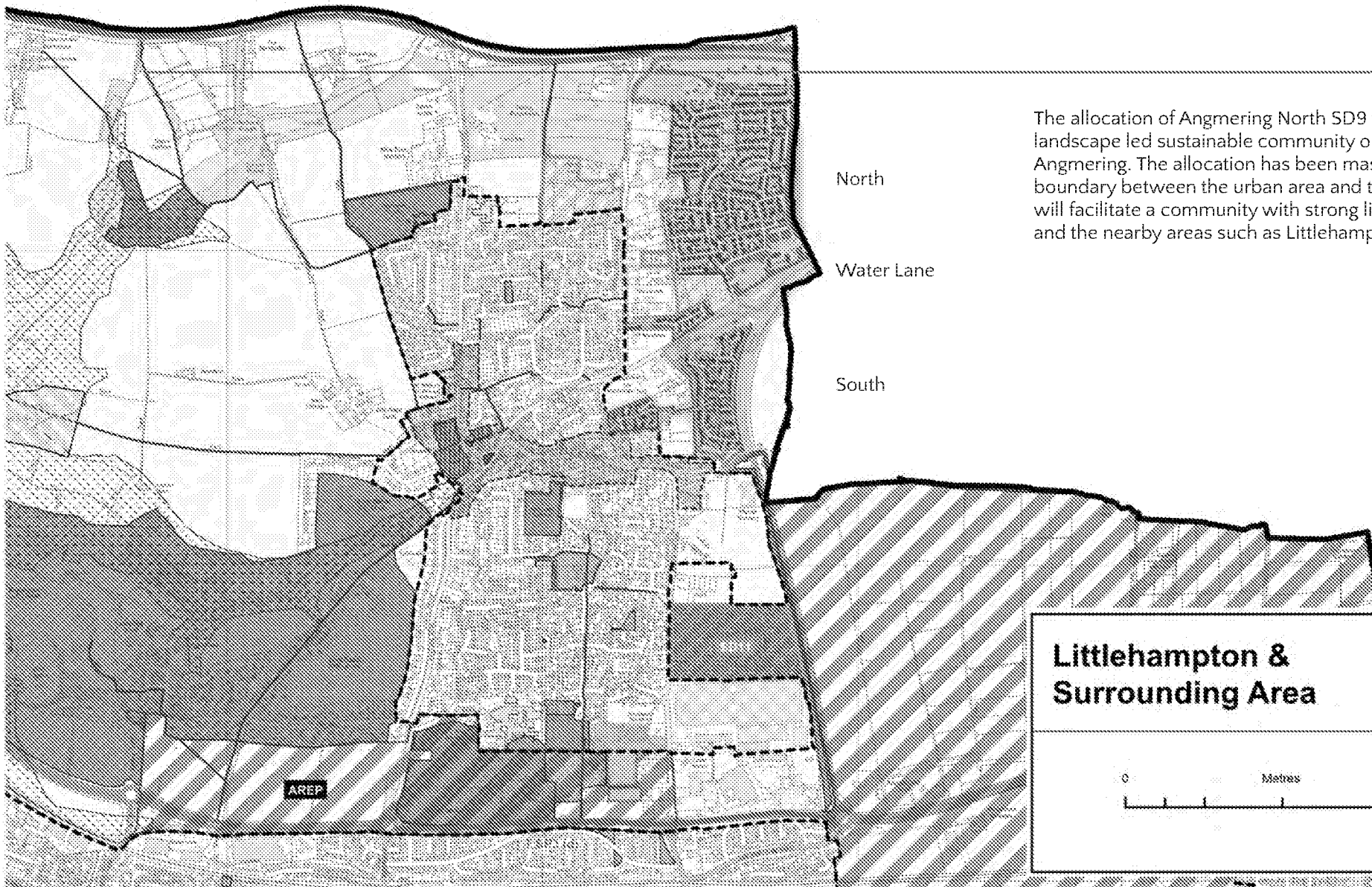
Integrated Masterplan
Produced by Pro Vision, NTS.

The allocation of Angmering North SD9 will see the creation of a landscape led sustainable community on the edge of the village on Angmering. The allocation has been masterplanned to respect the boundary between the urban area and the SDNP. The allocation will facilitate a community with strong links to Angmering village and the nearby areas such as Littlehampton, and Worthing.

North

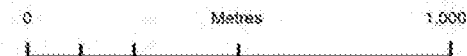
Water Lane

South



Littlehampton & Surrounding Area	Map 4
	 

Map 4

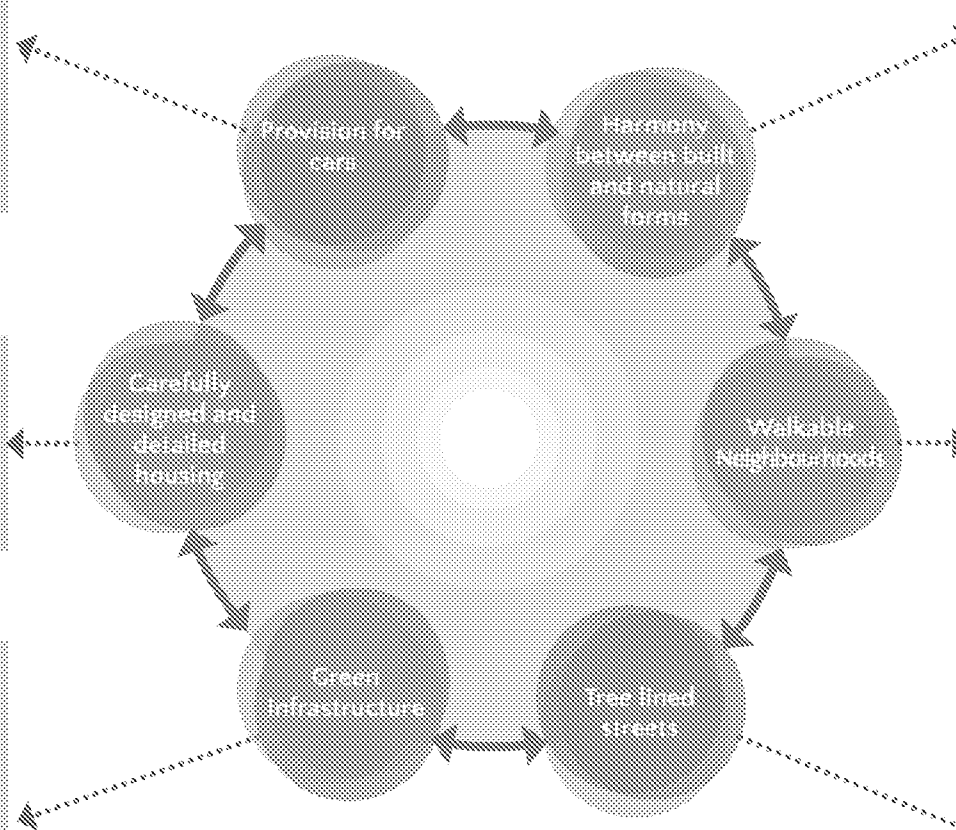
[illegible]

Urban Design Principles

The neighbourhood should be designed to encourage walking, cycling and the use of public transport. The majority of car parking spaces should be at the front or side of a property. There may also be some potential for on-street parking and rear parking courts.

Design details should follow from a careful analysis of the local vernacular. Details are in harmony, following a similar rhythm and overall form, whilst also developing interest and variety by virtue of subtle variations, occasional asymmetry and the odd idiosyncrasy.

The concept incorporates areas of green space, including public open space that is well connected and biodiversity rich. Public open space should link to the wider network of multi-functional green space. The NPPF recognises that green infrastructure delivers a wide range of environmental and 'quality of life' benefits for local communities.



One of the most important elements of the concept is the relationship between buildings and natural forms. The concept is characterised by the carefully designed landscape with generous open space. This provides the setting for well-designed dwellings of good architectural quality with spacious gardens.

Most facilities, services and opportunities for employment should be within easy walking distance. Streets should be designed to be pedestrian friendly, with buildings close to the road and active frontages. Roads should be designed to ensure traffic moves slowly through the neighbourhood.

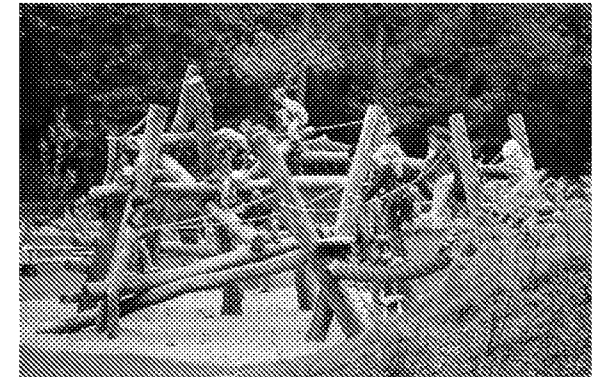
Trees provide a carbon sink, attenuate heavy rainfall, reflect sunlight and offer shade. Tree lined streets act as a green corridor for wildlife and contribute to an attractive townscape. They also promote a sense of place and wellbeing and hence are a key element of the concept.



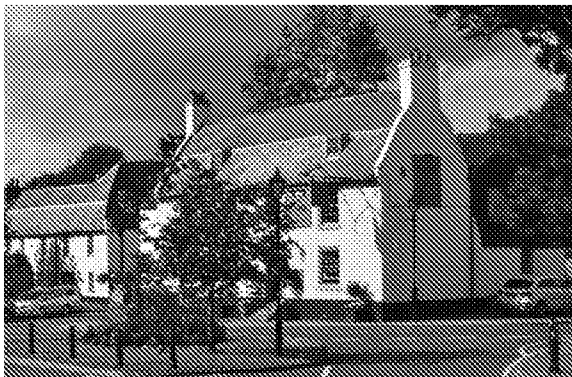
ESSENTIAL CONCEPTUAL ELEMENTS

4.8 The essential conceptual elements of the design are:

- Retention of key trees and creation of a **green “heart” for the “village”** that is open to the public, where children can play and relax;
- Provision of a network of **green movement corridors** linking areas of incidental greenspace.
- **Accessible and sustainable development** that makes use of a site on the urban edge of an existing development. Predominant north / south alignment of a main street through the development with secondary streets, private drives or mews avenues linking to housing. Opportunity to maximise the potential for the use of passive heating and renewable energy technologies such as solar hot water panels and photo voltaic cells;
- A layout that has a **clear sense of place** with focal points, key features and dwellings that face on to main routes through the development;
- Potential for connectivity with existing public footpath network to the north, whilst also creating a **connected and permeable site** with safe pedestrian routes to the south that follow obvious desire lines to known destinations. There should also be natural surveillance of these routes from proposed new homes;
- **A range of dwelling sizes and tenures** with a mix of open market and affordable dwellings to help ensure that a range of local needs are met. 30% of the proposed dwellings would be affordable and would include homes to rent and shared ownership homes. The latter would help local people enter the housing market.



*Photos above:
Examples of conceptual elements to be
incorporated within the design*



*Photos above:
Examples of conceptual elements to be
incorporated within the design*

URBAN DESIGN FEATURES

4.9 In line with the intention to pursue a landscape led scheme the concept proposes tree lined avenue streets, generous gardens and green infrastructure. There will also be appropriate provision for the car and safe areas to play. Overall, the principle design concept is to respect the landscape and to design with nature in a sustainable form

4.10 The concept has been developed from this urban design objective and seeks to ensure that the new built form will be of a high quality and seeks to employ a number of key features including:

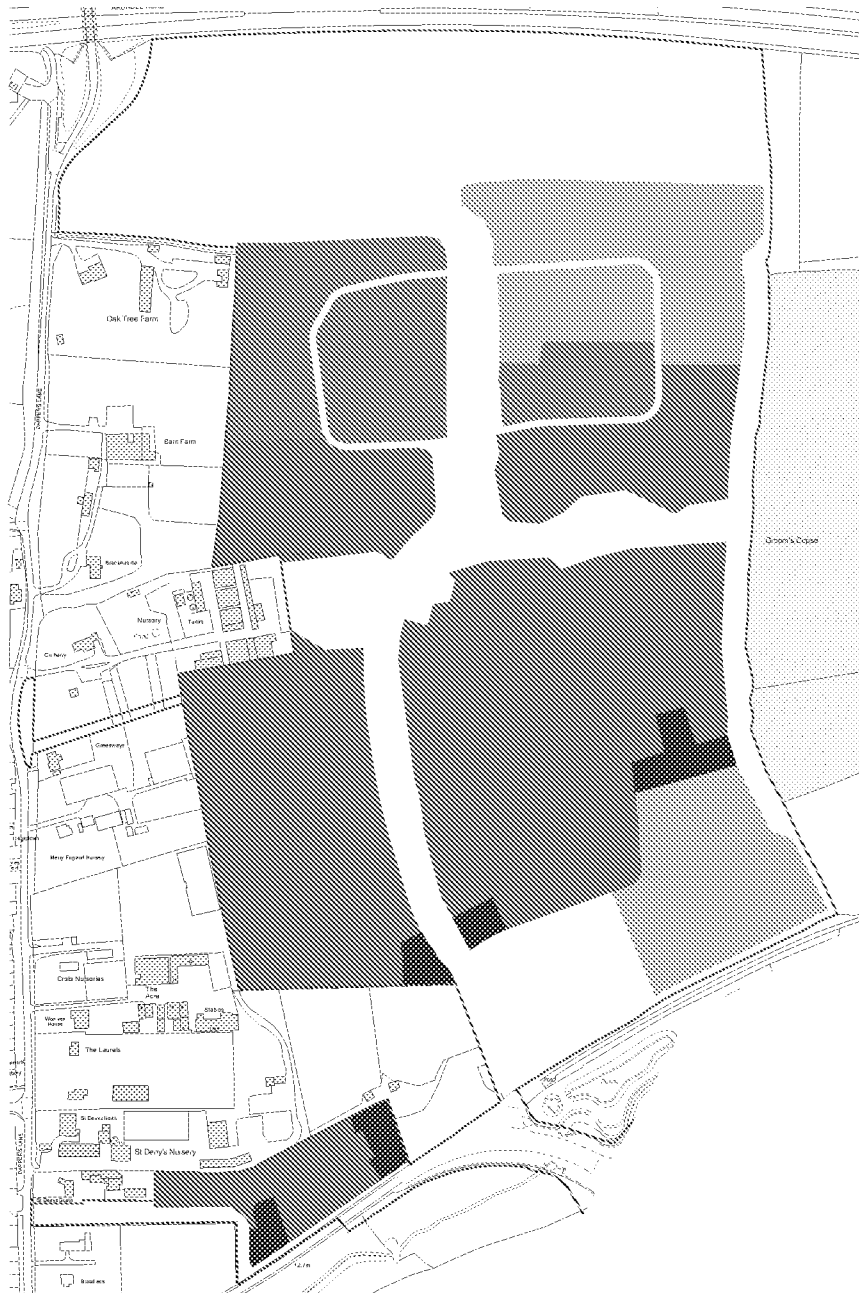
- **Active frontages** – a range of public frontages to create variety and identity and ensuring sufficient areas of private, protected and open garden space;
 - **Key views** – to draw the eye along roads, generally follow routes towards green features or focal point buildings and assist with mental mapping and orientation as one moves through the site; and
 - **Focal points** – key points that draw your attention, help create local character and features.
- **An obvious gateway** – a strong gateway to give the development area an identity and sense of place;
 - **Interlocking axes** – following accessible routes and sitelines with key features on main vistas and to form visual stops;
 - **Tree lined avenues** – generally running north / south but with differing character and functions that help to ensure harmony between built and natural forms with filtered views;
 - **Green Infrastructure** – within and around the development to ensure biodiversity, character and quality;

- 4.11 The masterplan has been designed to create a strong sense of place that responds to the local context. The proposed layout embraces sustainable design principles and aims to provide high quality living in harmony with the sites natural surroundings.
- 4.12 A wide tree lined avenue on the historic route across the site acts as a spine through the development. Houses should have generous sized gardens throughout with appropriate provision for cars both on and off street and there should be safe areas to play. Overall, the design approach is to build in harmony with nature in a sustainable setting.
- 4.13 A series of parameters plans are provided in support of this application. The parameter plans are also supported by the following sections of this document, which discuss the character areas proposed within the development, and the varying architectural detailing and street typologies that should form part of the development.

Land Use Parameters

	Informal Open Space
	Landscape buffer strip to ancient woodland (Groom's Copse) - 15m minimum width
	Existing planting - Groundcover, hedging and trees to be retained
	Employment Land
	Access - Roads, Pavements
	Application redline - for information only refer to 1911-P 100 for detail
	Housing - highest density (ca. 35-40 DPH)
	Housing - medium density (ca. 30-35 DPH)
	Housing - lowest density (ca. 20-30 DPH)
	Playspaces - LEAP, NEAP, kickabout/pitches (indicative locations)





Building Heights Parameters

	Housing - Eaves Ridge	1 or 1.5 Storey 2.5-3m max 4-8m max		Housing - Eaves Ridge	2 or 2.5 Storey 5-6m max 10-12m max
	Housing - Eaves Ridge	1.5 or 2 Storey 2.5-5m max 5-10m max		Employment - Eaves Ridge	1 or 2 Storey Commercial B1a,b,c 4.5-7m typical 8-12m typical
	Housing - Eaves Ridge	2 Storey 4.5-5.5m max 8-10m max		Application redline - for information only refer to 1911-P 100 for detail	

USE AND AMOUNT

- 4.14 The proposals include a range of house types and sizes suitable for different households. A range of recreational land is also proposed to benefit future residents as well as the existing community, and to complement the residential use.

Residential	Up to 525 dwellings
Play Area	1.02 Ha
Informal Open Space	6.10 Ha
Landscape Buffers	0.67 Ha
Ecological Enhancement	1.57 Ha
SUDS	0.67 Ha
Total Green Space	10.03 Ha
Employment Land	3 Ha

- 4.15 Fields in trust provide guidance for the provision of open space. The emerging recommendation contained in "Beyond the Six Acre Standard" suggest a total of 2.6 Ha would be expected on a development of this scale. These proposals therefore exceed expectations.

SCALE

Building Heights

- 4.16 Building heights are illustrative. For the most part, buildings will be two storey, although there may be 2.5 storey buildings in key locations, which could act as focal buildings within a streetscene. Ridge heights would be kept to a maximum of 12 m.
- 4.17 Along the eastern boundary of the site, which is closest to the boundary of the South Downs National Park, a softer approach is proposed, with buildings not exceeding two storeys and being set back off the boundary behind a landscaped tree belt.

Density

- 4.18 The scheme proposes a low density of development averaging 35 dph across the site based on the net developable area. The development has a loose character, with open spaces incorporated throughout the site and significant sized gaps between buildings to avoid overly dense or prominent built up areas.

Appearance

- 4.19 The illustrative Masterplan for the site aims to create an inspiring place to live with a series of character areas with varying forms that create different experiences and that harmonise with the surroundings and respect the setting of the site.
- 4.20 The development will create 4 different character areas, providing a mix of varying house types, sizes and styles.
- 4.21 The development will be accessed via a primary street serving as the spine road through the development. The street will be a tree lined avenue, supported by native planting. Open space is provided at the northern edge of the development, and centrally within the site in the form of green "fingers". Tree planting throughout the development will enhance ecological habitats and green infrastructure throughout the development.

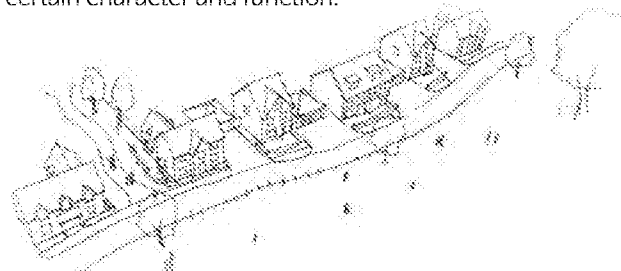


5 CHARACTER AREAS AND ARCHITECTURAL PRINCIPLES

PRINCIPLES FOR CREATING A SENSE OF PLACE

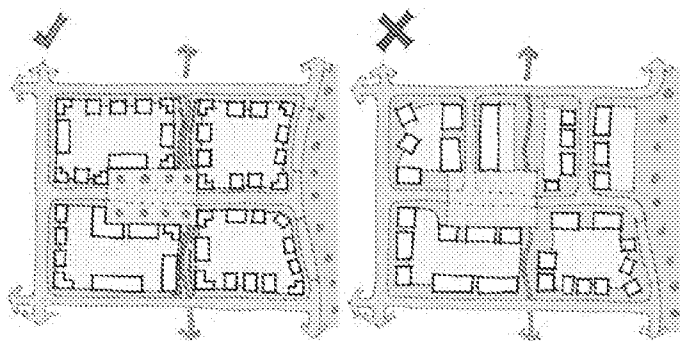
1. The layout and design should respect the character of the site and respond sensitively to its context

- The layout should create a sense of place, complement the site's inherent qualities and enhance the existing landscape and built heritage.
- Character can be achieved through introducing unique residential groupings for each character area. Groupings will be discernible either as 'clusters' of buildings around a shared space, or configurations that address and define a particular space to their front.
- Dwellings are to be configured in these identifiable residential groupings that define spaces of a certain character and function.



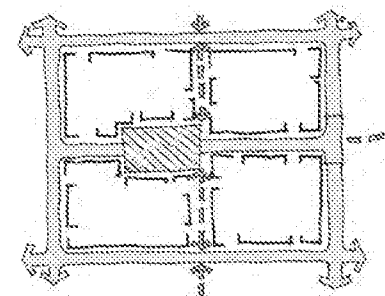
3. Continuity and enclosure

- All frontages along streets and spaces should be designed to create clear definition through building form, linkage and positioning.
- Buildings that relate to a common building line reinforce and define the street.
- Public and private space should be clearly distinguished. Private spaces at the back of buildings should be enclosed for better privacy and security.



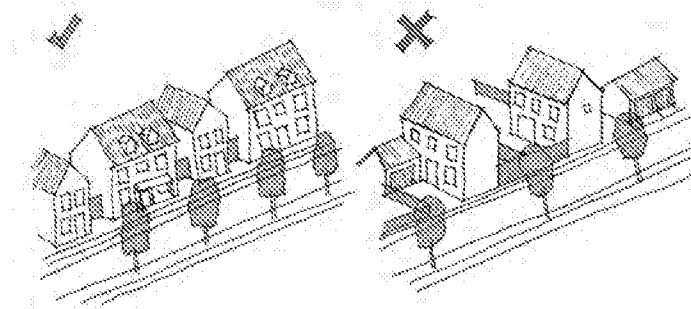
2. Connections and permeability will be integrated throughout the layout

- Pedestrian and cycle routes should be interconnected.
- Where vehicular routes reach a terminating space, pedestrian routes must continue beyond that space and connect to the nearest public route or space.



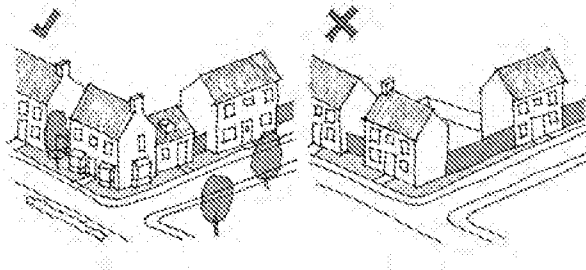
4. Routes and spaces will be addressed by active frontage

- Routes and spaces should be overlooked by windows at ground and/or first floor levels.
- Blank elevations largely devoid of windows should be avoided.
- Public open spaces should be fronted by dwellings.



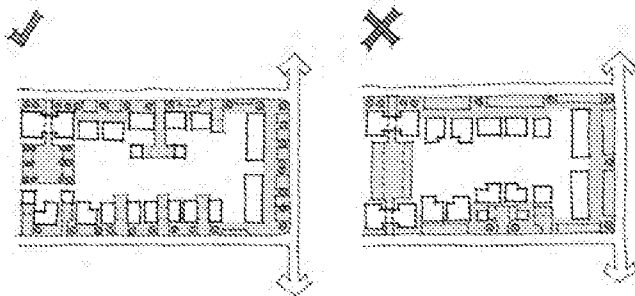
5. Corners will be positively resolved and enclosure will be achieved

- All buildings located on identifiable corners (where two routes, two spaces, or a route and a space meet) should positively address both directions.
- Building form should respond to defined corner locations through building massing being located on that corner.
- L-shaped buildings/corner turning units should address defined corners.



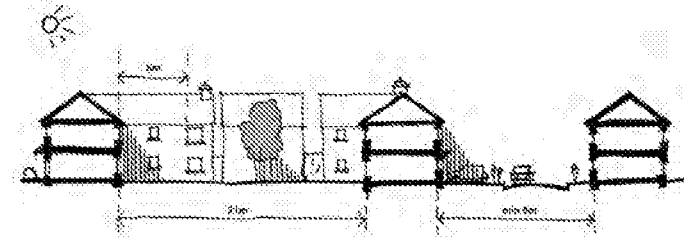
7. Car parking will have minimal visual impact

- A variety of parking solutions must be utilised.
- Adequate parking provision must be made to avoid parking on kerbs and open spaces.
- All private parking spaces must be located within easy access of the dwellings they serve.
- Parking should be overlooked by dwellings.



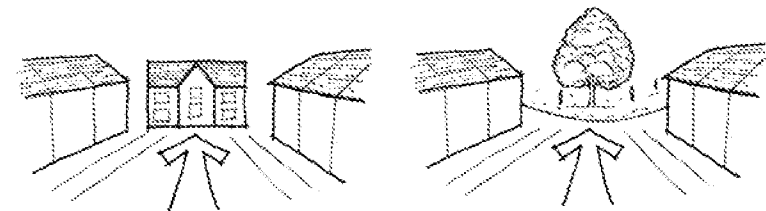
6. Privacy will be maintained

- Direct views from dwellings into dwellings will be avoided, either by separation or detailed design.
- Appropriate design measures in higher density areas include use of opaque glazing or louvres, the angling or positioning of windows to avoid direct sight lines, and the use of full height screening to courtyards or terraces.



8. Focal Points will be established

- Vistas should either end in a defined public open space or be terminated by a 'visual stop'.
- Key buildings will define key corners and frame key views.
- A 'visual stop' may be a carefully positioned marker or key building or a prominent landscape feature.
- Vistas should not terminate in a view of a private driveway or garage door.



9. Create Order and Harmony without Uniformity

- Character areas will be integrated into the design to create distinctiveness.
- Handed and framed dwellings create a rich variety in street scene but with unity.



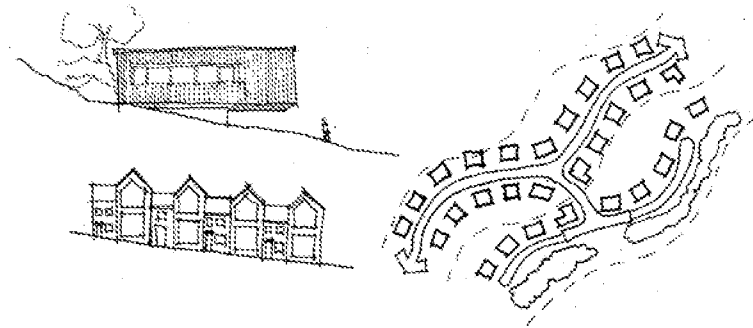
11. Transition in Scale

- A gradual change – from higher density terraces and apartment buildings to low density large detached plots appropriate to location and character.
- The transition in the solid to void ratio should reflect the change in scale.
- Sudden changes in scale and massing should be avoided.



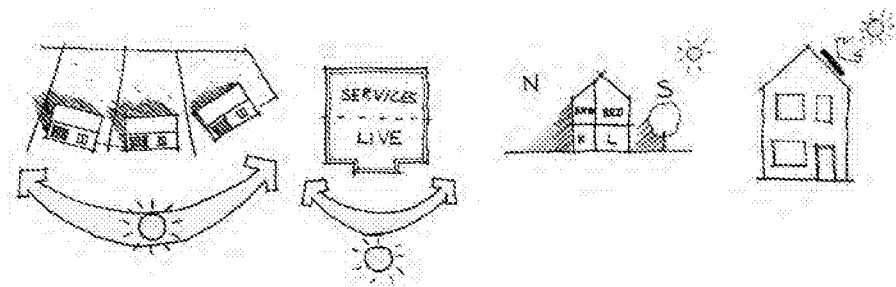
10. Responding to Topography

- Design to respond to the changes in topography;
- Building form to reflect changes in levels;
- Consistent stepping;
- Use innovative solutions to avoid significant retaining walls.



12. Aspect and Orientation

- Layout should be optimised by providing south facing houses as much as possible;
- Site features and views will be maximised.



RESIDENTIAL PLOT COMPONENTS

- 5.1 There are six residential components which will determine the design of a residential plot. These are:

1. Frontage Character

Varying frontage character that defines the character and built grain of the site.

2. Dwelling Typologies

A broad category of housing types; different variations of the same category may be explored at detailed design stage.

3. Setback

The distance between the individual dwelling and the public realm. This may be in the form of privacy strip for high enclosure, front courts or small garden for medium enclosure and front lawns for low enclosure.

4. Parking Typologies

A range of parking typologies may be explored. These need to be in a co-ordination with the Parking standards as prescribed by Arun District Council.

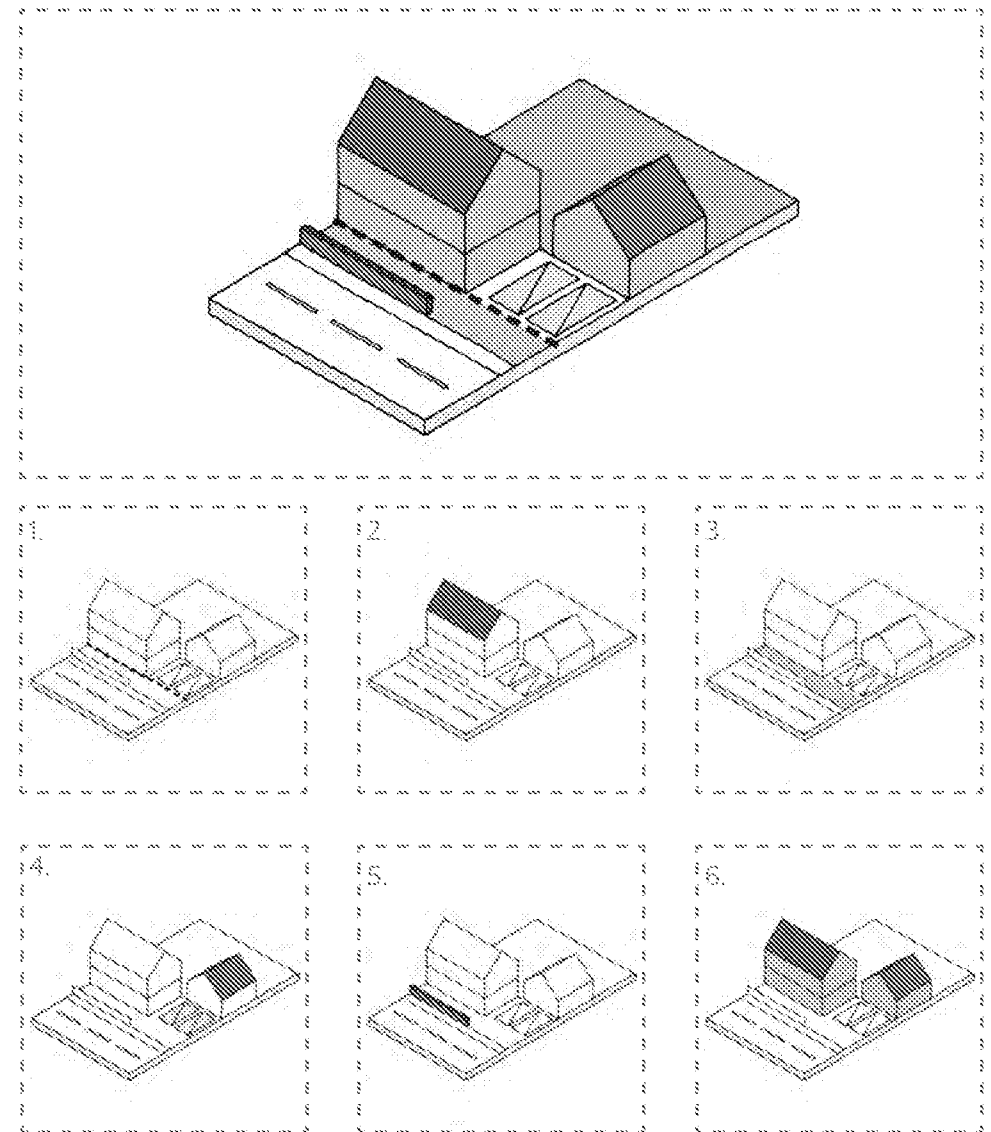
5. Boundary Treatments

These varying treatments will determine the character of the place and must be used sensitively to respond to context and location of its use.

6. Architectural Principles

A variety of roof and wall materials and architectural details will be used to determine character and distinctiveness.

- 5.2 These residential plot components present a broad palette and can be combined during detailed design stage in a number of ways to create character and distinctiveness.

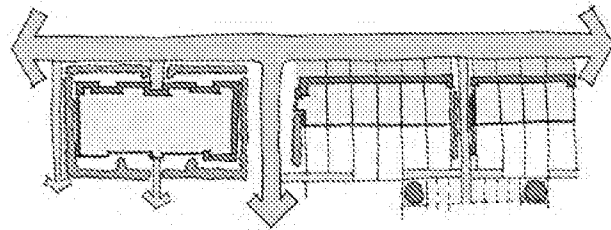


FRONTAGE CHARACTER

- 5.3 The following types of frontage character appear throughout Angmering and can be used within this site.

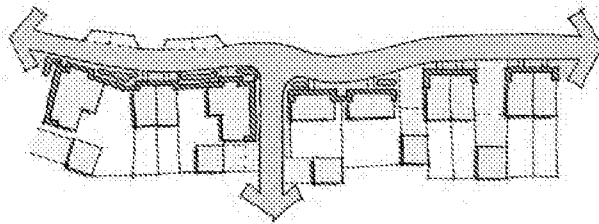
Consistent Frontage

- Near continuous frontage;
- Consistent grouping of typologies; and
- Consists of semi-detached, terraces and apartments, with gaps only for access to parking and pedestrian routes.



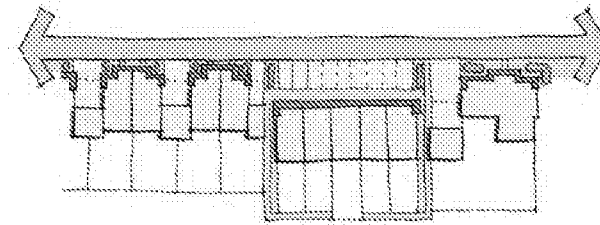
Staggered Frontage

- Staggered frontage; and
- Consists of predominantly detached and semi-detached dwellings.



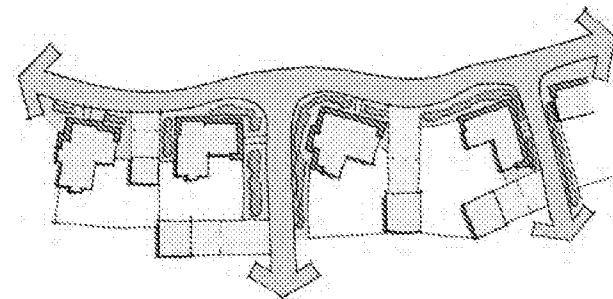
Stepped Frontage

- Stepped frontage with a high degree of enclosure; and
- Consists of predominantly semi-detached and terraced dwellings, plotted the same distance apart to create rhythm and order.



Undulating Frontage

- An undulated frontage creating sinuous bends and curves in alternate directions;
- Consists of predominantly detached and some semi-detached dwellings of varying size; and
- Frontage may include garages and garden walls.

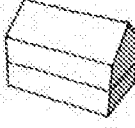
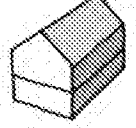
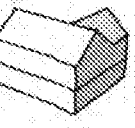
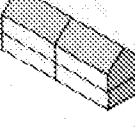
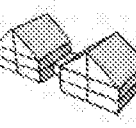
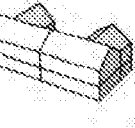
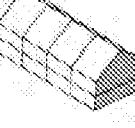
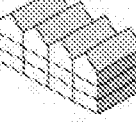
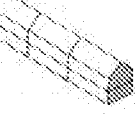
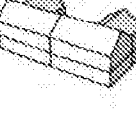
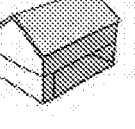


BUILDING TYPOLOGIES

5.4 A range of house types and sizes will be used to create variety in the streetscene. These will be in the form of detached or semi-detached houses, terraces, coach houses and apartments. These typical forms are set out on the right.

- The scale and massing of these buildings will be in accordance with the Building Heights parameter plan submitted with this application.
- Consideration must be given to the elevational treatment and the choice of materials in order to integrate with the purpose of the space it is located in and the surrounding built form.

5.5 Detailed consideration must be given to the overall footprint of all commercial buildings to break up the overall 'bulk' and integrate the building into its surrounding.

Dwelling Typology		
Detached		
		
D1 Detached Wide Frontage	D2 Detached Narrow Frontage	D3 Detached L-Shape
Semi-Detached / Link-Detached		
		
SD1 Semi-Detached Wide Frontage	SD2 Semi-Detached Narrow Frontage	SD3 Semi-detached L-Shape
Terrace		
		
T1a Narrow Frontage Terrace	T1b Narrow Frontage Terrace	T2 Wide Frontage Terrace
Flats		
		
F1 I-Shaped Flat	F2 L Shaped Flat	F3 Flat Over Garage (FOG) ("Coach House")

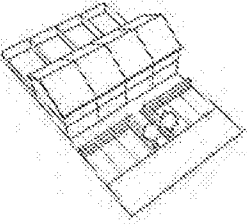
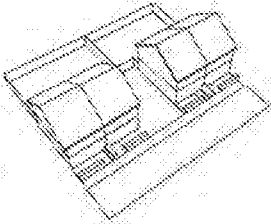
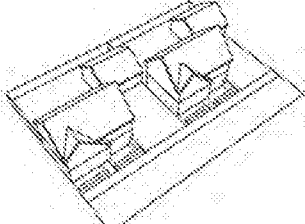
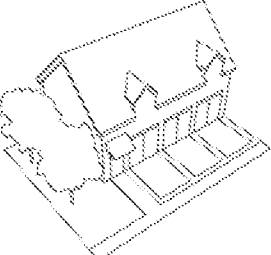
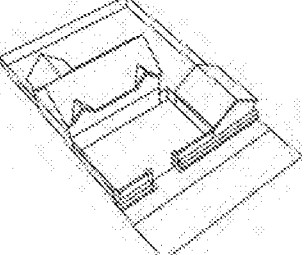
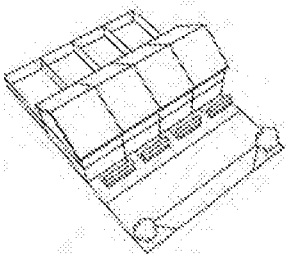
SETBACK

- 5.6 Setbacks are created by a sense of enclosure and character of the place. These will be varied based on the character of the street typology and character area.
- 5.7 This area will be detailed to clearly define the boundary between public and private space.
- 5.8 Terraced dwellings would likely be positioned close to the road frontage to create a strong building line whereas detached dwellings would likely be set back from road frontage with front gardens.



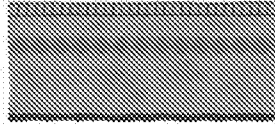
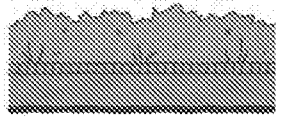
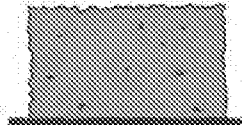
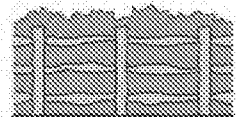
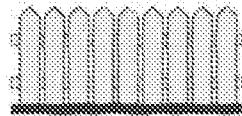
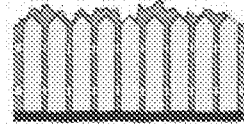
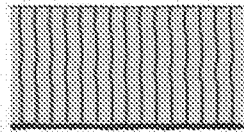
PARKING TYPOLOGIES

- 5.9 Careful consideration must be given to parking solutions for different types of units. A broad palette of parking solutions are set out on this page.
- 5.10 All parking solutions must be in accordance with local parking standards as set out in the adopted ADC Parking Standards and the NDP.

Parking Typology		
 P1 On Plot Frontage	 P2 On-plot between dwellings	 P3 Garage/Car port On-plot between dwellings
 P4 Flat Over Garage	 P5 Forecourt	 P6 On Street Visitor

BOUNDARY TREATMENT

- 5.11 Boundary typologies play an important role in setting a building into a street scene.
- 5.12 The type of boundary treatment will depend on the character area and set back of the building from the public realm. The coherence of front boundaries of built edges addressing primary streets and spaces must be taken into consideration during designing detailed layouts.
- 5.13 Boundary treatments will reflect the character of Angmering with natural boundaries or brick walls proposed where possible in public areas. Close board or panel fences will be used to provide security to private rear gardens between plots. Brick walls may be used to secure private areas which have a public frontage. The typologies proposed with this scheme are shown in the table opposite.

Boundary Treatment Typologies		
 B1 Low Planting	 B2 Brick wall	 B3 Low wall and hedge
 B4 Low Hedge	 B5 Hedge	 B6 Cleft Fence and hedge
 B7 Picket Fence	 B8 Picket Fence and low hedge	 B9 Close Board Fence

ARCHITECTURAL PRINCIPLES

- 5.14 The palette of materials used in the construction and finishing of buildings can have a key impact on the overall quality, character and appearance of the development. Proposals will need to respond to and complement the best examples of existing local vernacular and distinctiveness that can be found within and around Angmering.
- 5.15 This includes taking reference from good design examples within the vicinity of the site, including The High Street. The proposals will respond to the Neighbourhood Plan which provides a detailed local context for the consideration of new development within Angmering.
- 5.16 The development will avoid pastiche and embrace modern interpretations of the local character and respecting the village aesthetic of Angmering using established materials, textures and colours. The detailed design will demonstrate that Local Character is a strong design theme throughout.
- 5.17 This planning application is in outline, with appearance as a Reserved Matter. The adjacent materials palette that follows sets out an indicative collection of materials and details considered appropriate to this development.
- 5.18 However, this list must not be considered restrictive. The selection and application of materials must take into account the principles set out in the vision and the character areas and aim to establish distinctiveness yet create order and cohesion within the development.

HD4: Materials

Developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused.

Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area. This is particularly the case for buildings that are within the Conservation Area;

- Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of development where possible;
- Materials used for paved surfaces should be appropriate to the setting with a preference given to permeable surfaces;
- Street furniture should also be of a high quality to match and reinforce the current village lighting columns and bollards.

Angmering Neighbourhood Plan 2014–2029, p. 38

- S.19 This section seeks to set out a design framework and conceptual approach to spatial arrangements and detailing to pave the way for the detailed design of the proposed development. It includes overarching principles and an architectural design code which any detailed design should follow.
- S.20 The proposed architectural design and use of materials is influenced by the local vernacular within Angmering and the Sussex Coast. The parameters therefore seek to ensure that the proposal relates to both the immediate and wider context.
- S.21 The historic core of Angmering displays the character and appearance of a traditional Sussex village with an informality in spatial arrangements, road alignment and elevational variety. In this regard the development is intended to be sympathetic but also to have regard to the Council's vision for new development on the edge of the settlement.
- S.22 Creating a new development on the edge of Angmering that has its own identity is a primary aim of the illustrative masterplan. To avoid a development that leads to the creation of an "anywhere place", this proposal seeks to establish 4 distinct character areas, unified by some common characteristics and by the overarching landscape structure.

THE CHARACTER AREAS

- S.23 The concept proposes to vary the heights, styles and sizes of dwellings within each character area, but retain some uniformity through a relatively coordinated material palette. In addition, the varying street typologies and boundary treatment will ensure variations of character throughout the development.
- S.24 A mix of architectural forms mainly with full gables, along with dormer windows, and a range of dwelling sizes will create an interesting place to live that responds to and reflects the character of Angmering and the wider Sussex landscape.



Character Areas Plan
NTS.



The Village



South Downs Views



The Avenues



Downs Edge

The Village

- 5.25 Designed to respond to the special character and appearance of the conservation area and providing pedestrian/cycle connectivity from the development to Weavers Hill and the village centre thus tying the various character areas with the existing settlement. The "Village" provides connectivity and transition between existing urban form and the new development and is tree lined to create a village feel.
- 5.26 Designed with the highest density in mind, these areas will most closely resemble the heartland of Angmering village and its tighter knit streetscapes. The village provides connectivity and transition between the nearby urban forms and the new development.
- 5.27 Most hierarchic in its street patterns, the area blends formal avenues with secondary streets with courtyards.
- 5.28 Focal buildings will be a key feature, with streetscapes in short terraces and semi detached units. Parking will be varied, with on-plot discreetly positioned along with more visible on-street and occasional small courtyards.
- 5.29 The variety of dwelling types will be the most mixed of all the areas, comprising house and flats of all typical sizes.

5.30 Key Features of this Character Area Include:

- Highest density of development relative to scheme
- Hierarchical street pattern; Avenues, Lanes, Closes
- Roadside tree planting designed and integrated into layout
- Focal buildings on lines of vistas, with accompanying urban streetscenes largely in terraces and semi-detached houses
- Varied parking solutions, with ability for on-street and lay-by parking for visitors.



Downs Edge

- 5.31 Designed with the lowest density in mind, these areas address the open space and vistas to the north of the site overlooking the A27 and the National Park.
- 5.32 The buildings will generally be low ridged, some single or 1 1/2 storeys only. They provide a sympathetic edge to the countryside.
- 5.33 The existing bunding retained from the motor circuit adds a screening landscape feature which contains this edge and provides a backdrop to long views in to the site from the south, whilst screening noise from the A27.
- 5.34 The street pattern is largely private roads or cul-de-sac with detached dwellings in generous settings. A few small apartments and clusters of terraces will avoid monotony.
- 5.35 Key Features of this Character Area Include:
- Lowest density of development
 - Simple street pattern; mostly culs-de-sac
 - Limited controlled and screened landscaped views adjacent to open space
 - Parking all on curtilage with on-street available for visitors



The Avenues

- 5.36 Designed as the central spine route through the development providing connectivity and tying the various character areas together. The streets are aligned such that they takes gentle sweeps through the site and connect with access into other character areas. The Avenue provides connectivity between the development areas but is double tree lined to help create a garden village feel.
- 5.37 The Avenue will have a medium density, with a central green sward that opens out across the entire width of the development.
- 5.38 A focal point feature will be created in the centre of the sward with play spaces included for adequate supervision.
- 5.39 The Avenues will be characterised by detached and semi-detached houses fronting onto the street with parking primarily on plot and in the main discretely positioned between houses. However some on-street and lay-by parking is also proposed along for occasional visitors.
- 5.40 Key Features of this Character Area Include:
- Sinuous carriageway alignment
 - Houses addressing the road with a degree of uniformity
 - Roadside tree planting designed in at the outset
 - Detached and Semi-detached homes
 - On-plot parking with some on-street parking for visitors
 - Medium density development



South Downs Views

- 5.41 Designed to present a sympathetic edge to the countryside. Benefiting from scenic views in from and out towards the National Park, this area will comprise main frontage of the development that faces Ancient Woodland. The dwellings will all be terraced, semi-detached and flats in reasonable sized plots. This part of the development will focus on providing an attractive environment for small households.
- 5.42 A range of heights and dwelling types will allow for a high degree of variety in this area, from detached houses to apartment buildings accessed via secondary roads and private drives.
- 5.43 Boundary treatments will strongly follow the vernacular pattern.
- 5.44 The adjoining Grooms copse forms a backdrop and connectivity to the amenity cycle/footpath which runs from north to south. The ecological heart runs east west through the centre of this area with enhanced planting to supplement biodiversity.
- 5.45 Key Features of this Character Area Include:
- Dwellings with aspect over countryside
 - Flint walls around some plots
 - Green route footpath/cycleway
 - Linkages to open space and bio-diverse areas
 - On-plot parking
 - Relatively low-medium density housing



TYPICAL ILLUSTRATIVE ELEVATIONS



Detached 2.5 storey unit with
attached single garage



Detached
2 bedroom cottage



Detached 2 storey
3 bedroom house

- 5.46 Dwellings will generally follow the patterns and styles of the local vernacular. Particular attention to be paid to Policy HD4 of the Neighbourhood Plan:

'Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of the development.'

TYPICAL ILLUSTRATIVE ELEVATIONS



Detached 2 storey
4 bedroom house with attached
double garage



Semi detached 2 storey
3 bedroom house



Terraced
2 bedroom houses

'Architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves may be incorporated.'

5.47 Typical Flatted scheme

Characteristics:

- Location: Corner plots, Gateway, Parkland edge or Focal Point
- Parking arrangement: Courtyard
- Amenity Space: communal amenity and close to POS

5.48 Typical Detached dwelling

Characteristics:

- Location: Corner plots, Village Lane, Gateway, Parkland edge or Focal Point
- Parking arrangement: Garage and/or Driveway
- Amenity Space: Private Garden to the rear and frontage

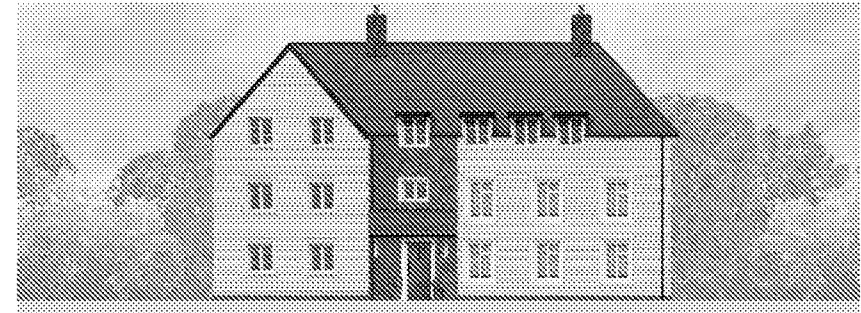
5.49 Typical Semi-detached dwelling

Characteristics:

- Location: All
- Parking arrangement: Garage and/or driveway, or courtyard
- Amenity Space: Private garden to the rear and limited frontage

5.50 Typical Terrace Characteristics:

- Location: All
- Parking arrangement: on plot or courtyard
- Amenity Space: Private garden to the rear and limited frontage



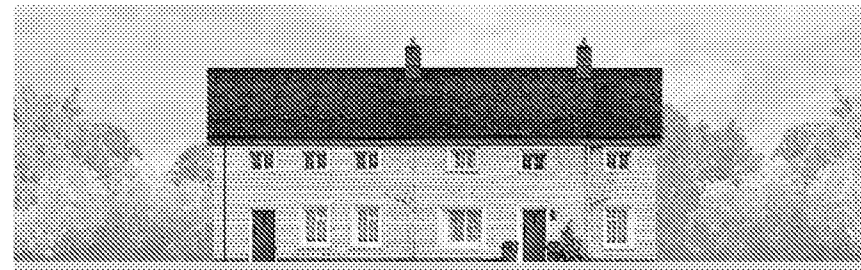
Illustrative elevation – Typical flatted scheme



Illustrative elevation – Typical detached dwelling



Illustrative elevation – Typical semi-detached dwelling



Illustrative elevation – Typical terrace

Focal Buildings

- 5.51 The use of focal buildings can help to punctuate an area, particularly in new developments adding visual interest and punctuation to the experience of moving through the area. They can also provide landmarks assisting with legibility and way-finding, marking key nodes, views, vistas and key character areas. This can also be done through subtle changes such as providing distinctive landscaping, a step in the building line or change in building heights.

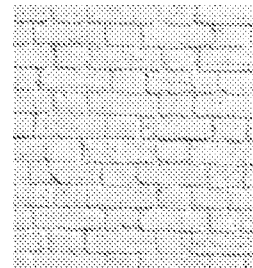
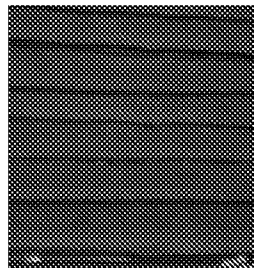
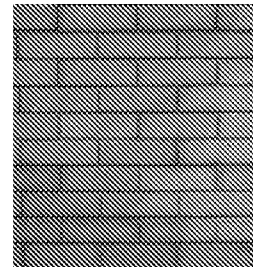
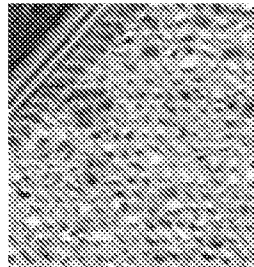


MATERIAL PALETTE

- 5.52 Sussex vernacular typically comprises a mix of classical and traditional forms of architecture. Fenestration tends to follow clear vertical or horizontal lines with openings lining through or appearing symmetrical or balanced in some way. Its formal principles are however softened through irregular spacing and the varied use of appropriate materials.
- 5.53 The palette of materials used in the construction and finishing of buildings can have a key impact on the overall quality, character and appearance of the development. Proposals will need to respond to and complement the existing vernacular language and as such ensure that the proposed materials reflect the local palette.

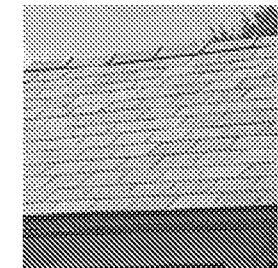
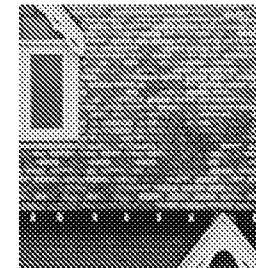
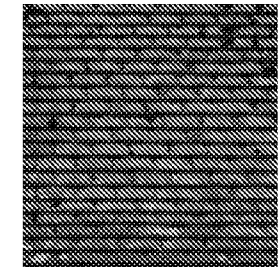
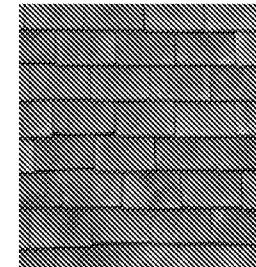
Walls

- 5.54 Predominantly elevations will comprise red facing brick to match the local vernacular. In addition, interspersed through the development would be rendered, painted brick or tile hung properties to accord with the vernacular and add interest and variety to streetscapes. Flint will be used selectively in focal buildings and boundary treatment. Dwellings which take on the appearance of converted barns will make use of horizontal timber boarding. Lower status buildings such as car ports and service structures will also use timber cladding.



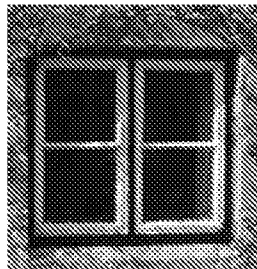
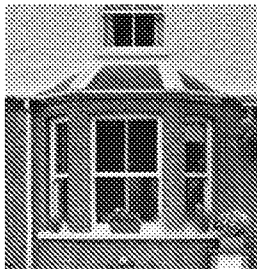
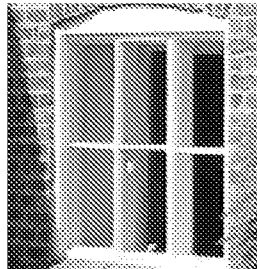
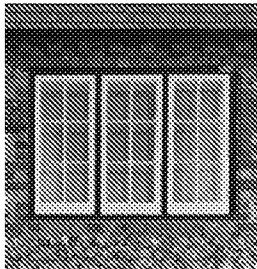
Roofs

- 5.55 Proposed roofs will typically be covered with slate or plain tile to break up the roofscape. Typically roofs will be designed to tie in with the local vernacular. Roofs will be pitched with strong gable ends and chimneys. Some half-hipped roof forms will echo the rural character.



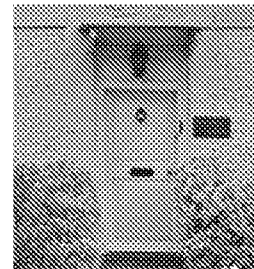
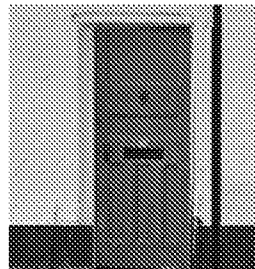
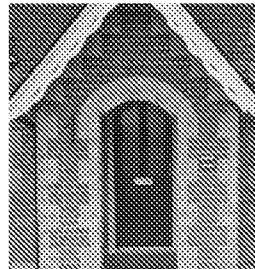
Windows

- 5.56 Windows would generally have an informal layout with size bearing a relationship to the size and function of the room it serves. However, overly small windows will be avoided to ensure that they are not lost in the elevation. Frames would generally be recessed, particularly on larger properties. Some windows will have brick arches above. Window types should take the form of casements or sashes where appropriate or should be divided by horizontal and vertical glazing bars.



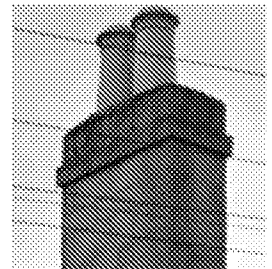
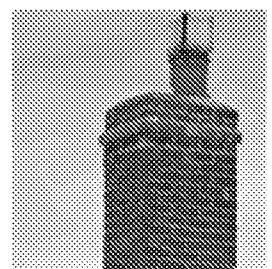
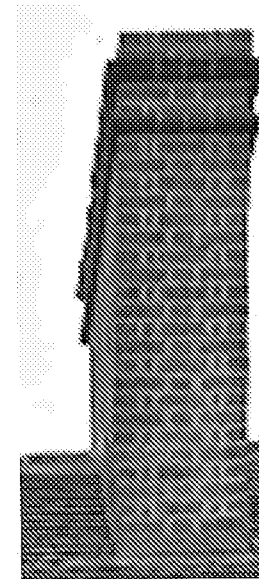
Doors & Porches

- 5.57 Front doors would typically be of timber construction and have a painted or natural, treated finish. Doors would generally be recessed from the front elevation. An element of glazing would be included but this should be restricted to provide a vertical emphasis.
- 5.58 All principal front doors will typically have a porch or canopy. Porches or canopies will either be in the form of a pentice roof (a narrow sloping extension of a building's roof) and held up by simple timber brackets or supports, or alternatively some properties may include simple flat roof or gabled canopies to add some variety.



Chimneys

- 5.59 Chimneys are a feature of traditional architecture and help to punctuate the roofline adding interest to an area, they are an important feature in the Angmering Conservation Area. Most dwellings should have functional chimneys. Chimneys will be constructed in local brick for properties of both brick and render construction. Chimney stacks will be largely of a simple design with some detailing around the top and will include chimney pots.

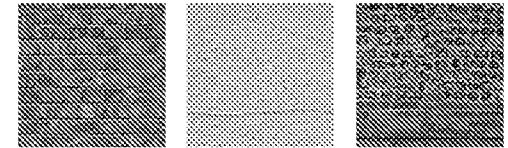


ILLUSTRATIVE DESIGN CODE

Character Area - The Village

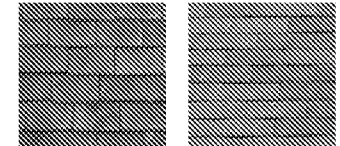
Walls

- Brickwork
- Rendered
- Brick and flint



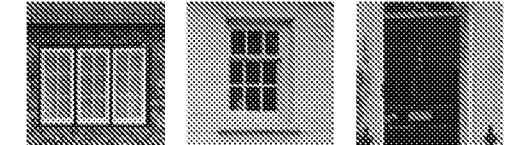
Roofs

- Clay tile
- Natural slate



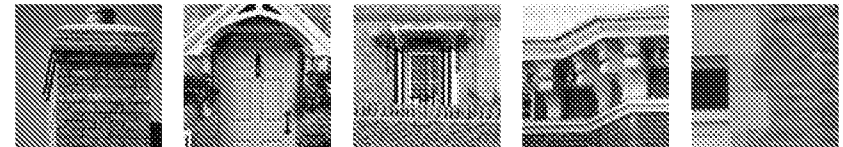
Fenestration

- Mixture of sash and casement timber windows
- Painted timber panelled doors



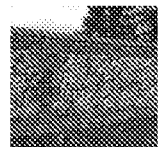
Detailing

- Chimneys in brick
- Bracketed canopies
- Recessed porches
- Corbel strings
- Stone dressings



Boundaries

- Brick and flint walls

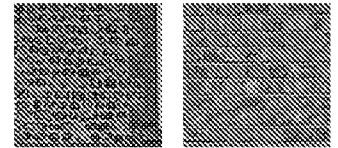


ILLUSTRATIVE DESIGN CODE

Character Area - Downs Edge

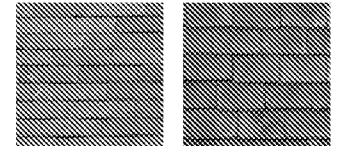
Walls

- Brick and flint
- Brickwork



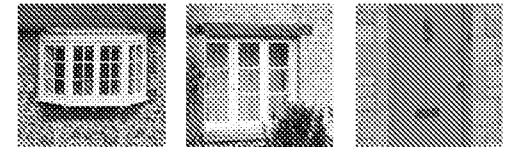
Roofs

- Natural slate
- Occasional clay tile



Fenestration

- Predominantly casement windows
- Bay windows
- Painted timber solid doors



Detailing

- Chimneys in brick
- Occasional porches with bracketed canopies
- Brick window arches



Boundaries

- Brick and flint walls
- Post and wire fence set within hedgerow

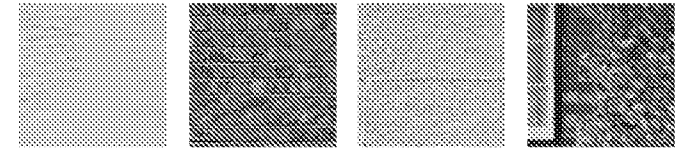


ILLUSTRATIVE DESIGN CODE

Character Area - The Avenues

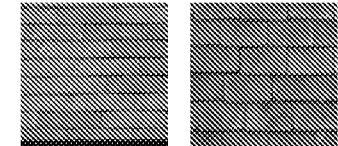
Walls

- Painted brick
- Brickwork panels
- Render
- Brick and flint



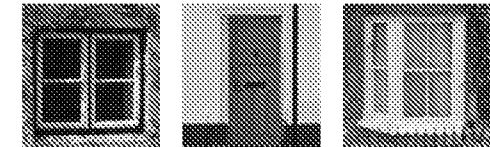
Roofs

- Natural slate
- Plain clay tile



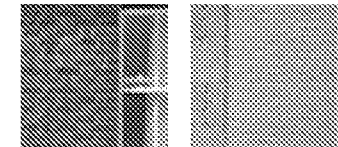
Fenestration

- Casements - mix of small pane and modern
- Solid doors
- Bay windows



Detailing

- Brick detailing
- Render infill



Boundaries

- Open frontage
- Brick and flint walls
- Post and wire fence set within hedgerow

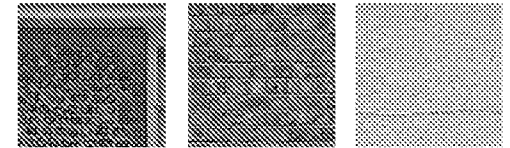


ILLUSTRATIVE DESIGN CODE

Character Area - Downs Views

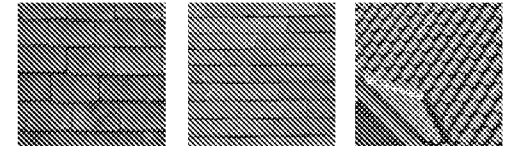
Walls

- Brick and flint
- Brickwork
- Render



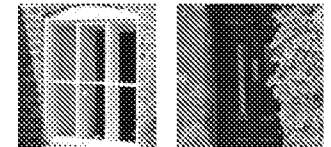
Roofs

- Plain clay tile
- Natural slate
- Occasional pan tiles



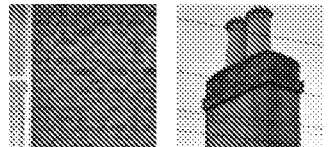
Fenestration

- Casement windows
- Solid doors – small panes



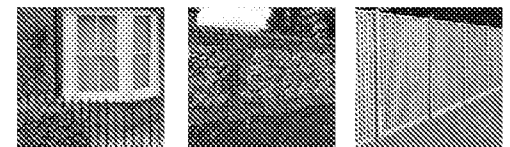
Detailing

- Brick detailing, arches and cills
- Chimneys in brick



Boundaries

- Estate railed frontages
- Brick and flint walls
- CBF only to private areas



6 ACCESS STRATEGY AND STREET TYPOLOGY

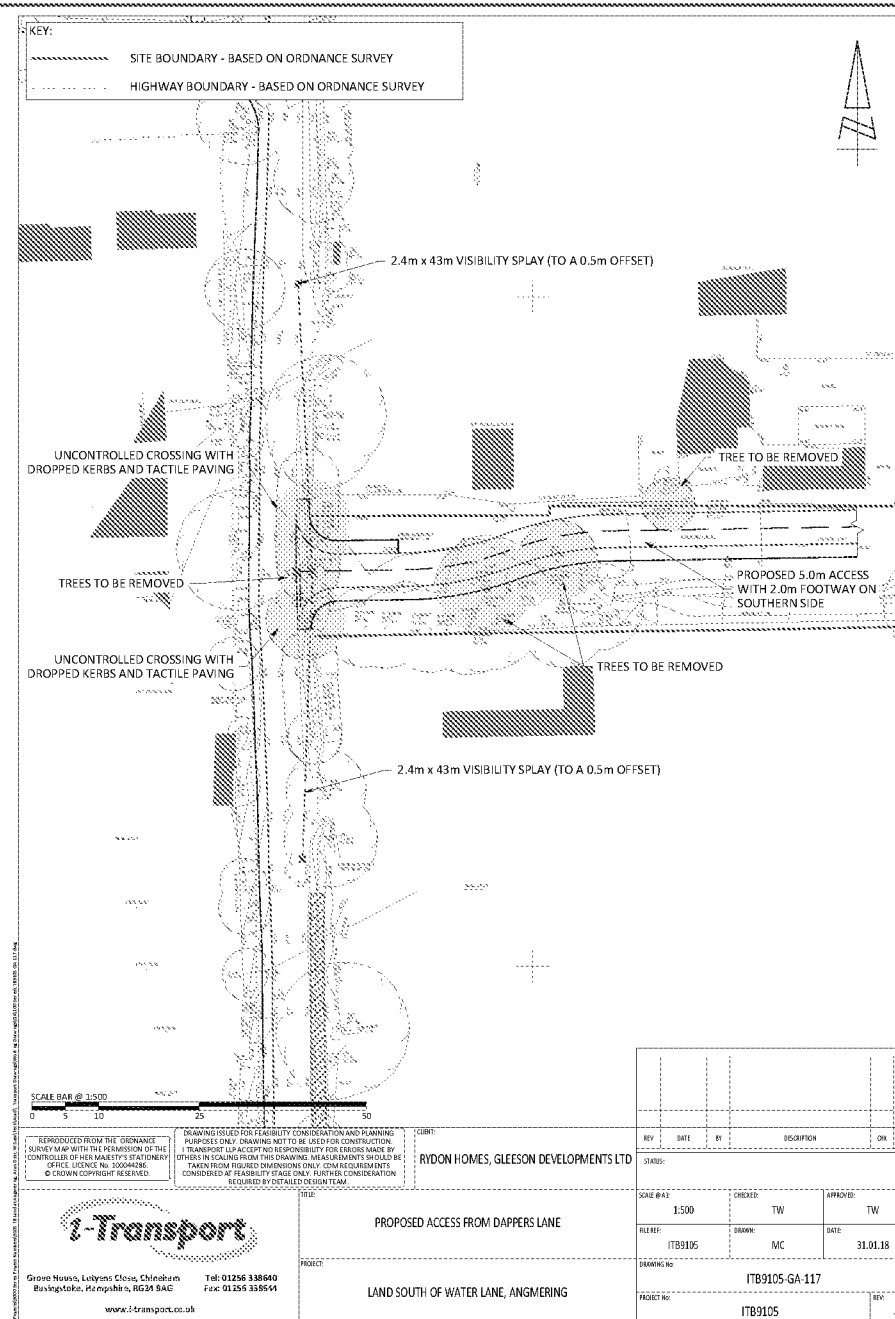
- 6.1 A detailed Transport Assessment has been prepared to consider the transport impacts of the development proposal, accompanied by a Framework Travel Plan which presents a sustainable transport strategy to serve the development.

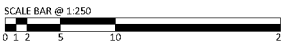
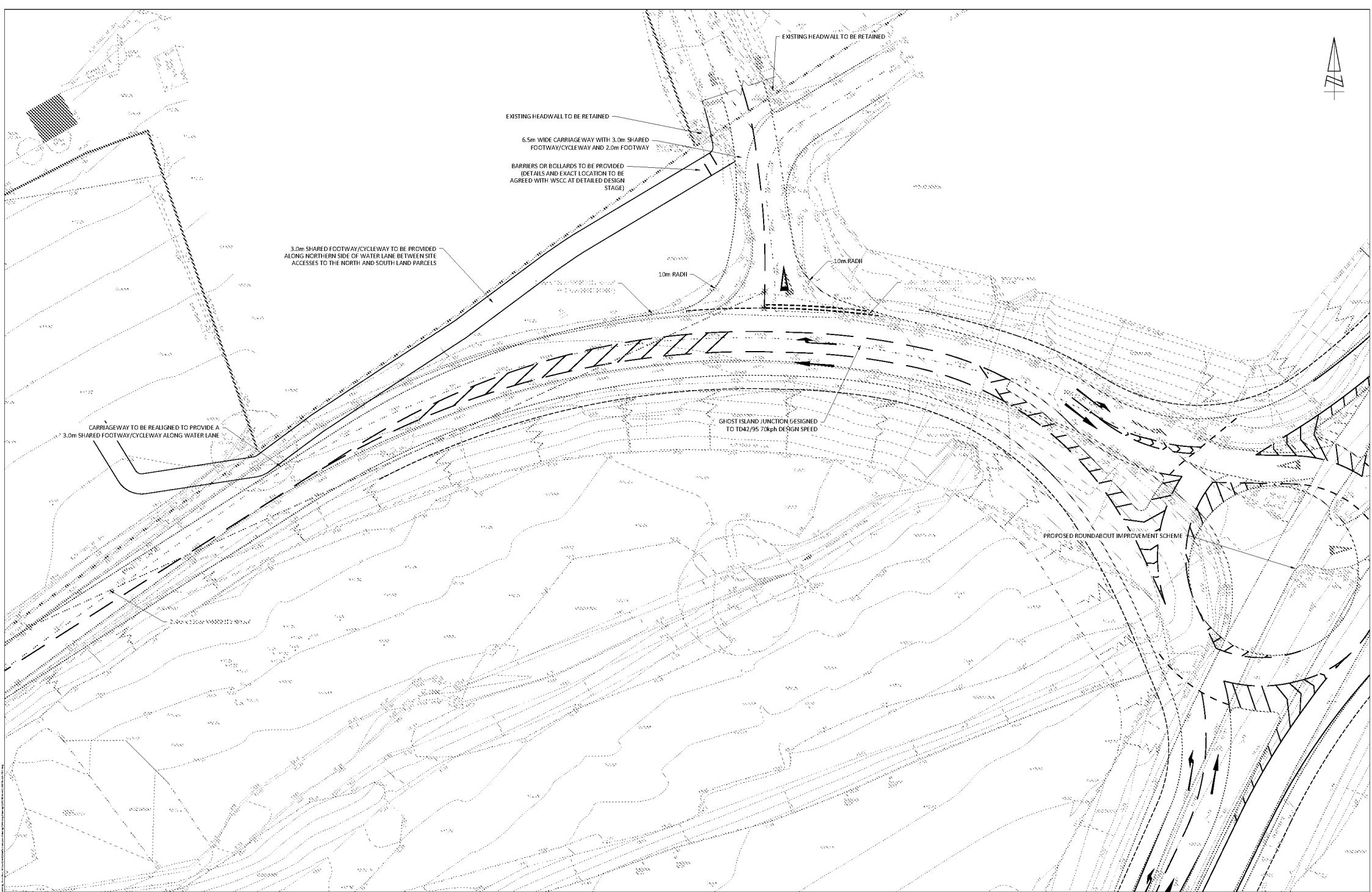
SITE ACCESS ARRANGEMENTS

- 6.2 To deliver safe and suitable access, the following access strategy is proposed:

- Vehicular access to Water Lane in the form of a ghost island junction;
- Vehicular access to Dappers Lane in the form of a priority junction (access to 30 dwellings only);
- Pedestrian access is provided at the site access with Water Lane in addition to three locations along Dappers Lane:
 - i) At the site access;
 - ii) North of Oak Tree Farm; and
 - iii) South of Culberry Nurseries.
- Footpath 2149 routes through the site providing a connection from Water Lane to Dappers Lane and will be improved for pedestrian and cycle use; and
- The pedestrian/cycle connection to the south of Culberry Nurseries would also provide access for bus services and act as an emergency access.

- 6.3 The delivery of a ghost-island priority junction to Water Lane will ensure safe vehicular access to the main part of site and is shown to operate comfortably within capacity.





KEY:
----- SITE BOUNDARY - BASED ON ORDNANCE SURVEY
----- HIGHWAY BOUNDARY - BASED ON ORDNANCE SURVEY

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REV	DATE	BY	DESCRIPTION	CHK	APP
C	05.02.18	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	TW	TW
B	30.01.18	MC	MINOR AMENDMENTS	TW	TW
A	29.01.18	MC	MINOR AMENDMENTS	TW	TW
ISSUE					

PROPOSED SITE ACCESSES - LAND NORTH AND SOUTH OF WATER LANE
LAND NORTH OF WATER LANE, ANCMERING | DESIGN & ACCESS STATEMENT | 82

LAND NORTH OF WATER LANE, ANCMERING

RYDON HOMES / GLEESON DEVELOPMENTS LTD

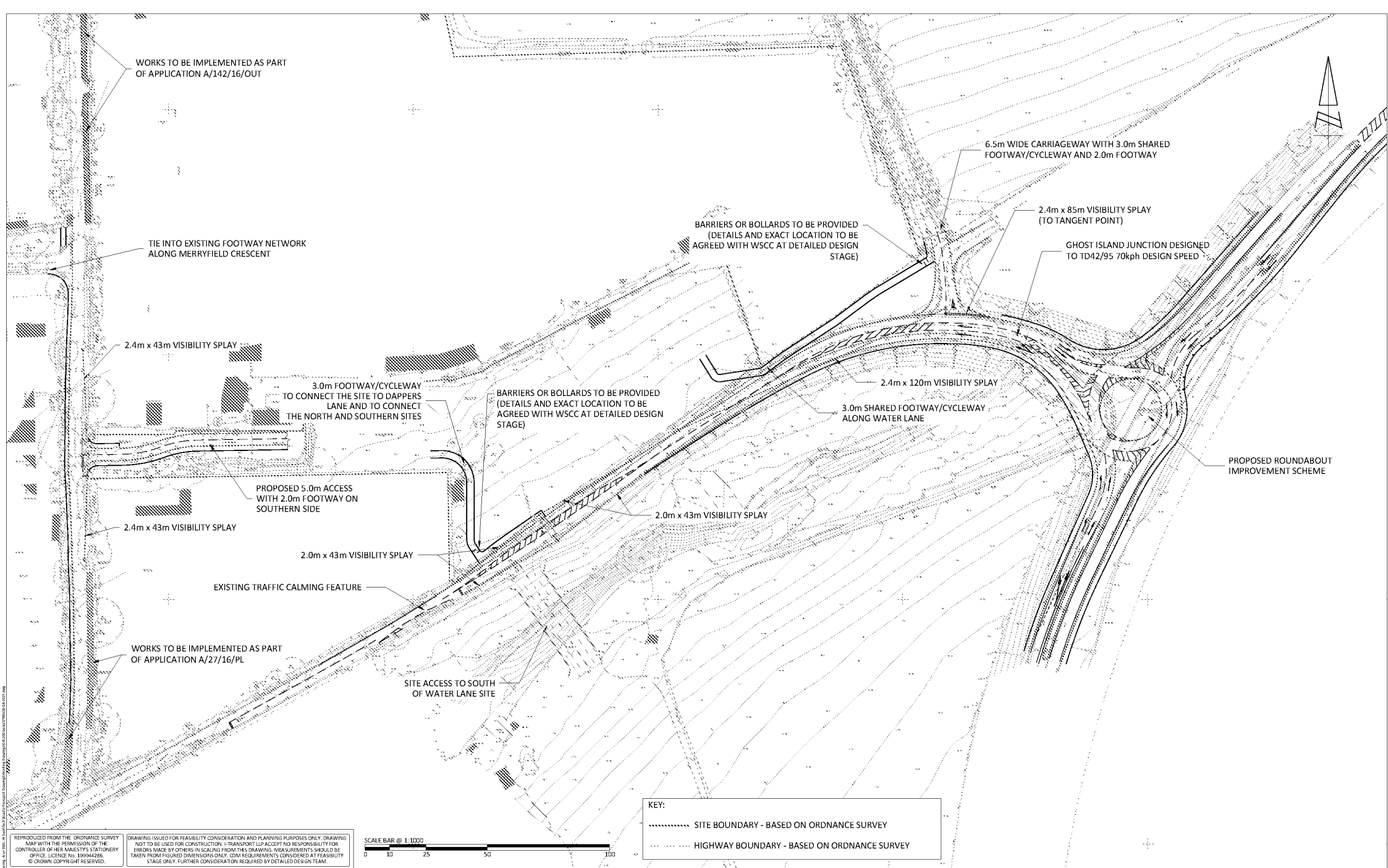
SCALE: 1:250
DATE: 07.08.17
DRAWN BY: ITB9150-GA-101
PROJECT NO: ITB9105

DESIGNER: TW
APPROVER: TW

- 6.4 The additional vehicular access point onto Dappers Lane approximately 100m north of the junction with Water Lane will provide access to a discrete development parcel of 30 dwellings and not provide access to the wider site.
- 6.5 The proposed accesses were considered by an Independent Road Safety Audit.
- 6.6 To improve access for pedestrian and cyclists, the development proposes the provision of a new 3m wide footway/cycleway along Water Lane to connect the site access with Dappers Lane and the Land south of Water Lane Development site, a new footway on the western side of Dappers Lane to connect with Merryfield Crescent, upgrading PROW 2149 through dedicated cycle rights and the delivery of a comprehensive network of footways and routes through the site. The delivery of these improvements will ensure that the site is well connected to local infrastructure and that opportunities for walking and cycling to the site are taken up.

TRANSPORT SUSTAINABILITY

- 6.7 There is a good range of existing everyday services within Angmering which all are located within a reasonable walking and cycling distance of the site, including retail, education, employment, and leisure facilities, providing opportunities for many journey purposes to be satisfied locally by sustainable modes, particularly walking and cycling. Safe and appropriate walking and cycling routes link the site to local destinations.
- 6.8 Bus service 9 provides an hourly service between Shoreham by Sea and Littlehampton including access to Angmering Rail Station. This service provides good coverage between Monday and Saturday and offers a realistic alternative to travel by the private car. Angmering Rail Station is located to the south west of the village and is within a realistic cycling distance of the site and offers a connection for a longer distance travel.
- 6.9 The Framework Travel Plan identifies opportunities for the effective promotion and delivery of sustainable transport initiatives e.g. walking, cycling, public transport to reduce the demand for travel by less sustainable modes and a series of improvements have been identified as part of the Sustainable Transport Strategy, including:
- Delivery of a comprehensive network of footways and routes within the site to improve pedestrian and cycle permeability;
 - Upgrade to PROW 2149 through dedicated cycle rights;
 - Delivery of improved informal crossing facilities on the approach to the village centre comprising of dropped kerbs and tactile paving;
 - Deliver a bus connection to Dappers Lane to enable the diversion of Stagecoach Service 9 into the site along with two sets of bus stops in the site; and
 - Implementation of a package of measures to promote and incentivise public transport options including provision of sustainable travel vouchers.
- Provision of a footway on the western side of Dappers Lane to connect with Merryfield Crescent and Water Lane;
 - Provision of a 3m shared Footway/ Cycleway along Water Lane to connect to Dappers Lane;



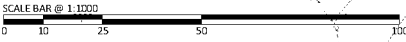
KEY:

..... SITE BOUNDARY - BASED ON ORDNANCE SURVEY

..... HIGHWAY BOUNDARY - BASED ON ORDNANCE SURVEY

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. LICENCE NO. 10094286. © CROWN COPYRIGHT RESERVED.

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Grove House, Lutyens Close, Chineham
ARUN DISTRICT COUNCIL AND OUT
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F	05.02.18	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	TW	TIME:
E	31.01.18	MC	MINOR AMENDMENTS	TW	TW
D	31.01.18	MC	MINOR AMENDMENTS	TW	TW
C	30.01.18	MC	MINOR AMENDMENTS	TW	TW
B	29.01.18	MC	MINOR AMENDMENTS	TW	TW
REV	DATE	BY	DESCRIPTION	CHK	APP
STATUS:			ISSUE		

LAND NORTH OF WATER LANE, ANGMERING

OVERVIEW PLAN

CLIENT: LAND NORTH OF WATER LANE, ANGMERING | RYDON HOMES / GLEESON DEVELOPMENTS LTD

DRAWING NO: DESIGN & ACCESS STATEMENT | 84

PROJECT No: ITB9105

REV: F

SCALE @ A2: 1:1000

CHECKED: TW

APPROVED: TW

FILE REF: ITB9105

DRAWN: MC

DATE: 08.08.17

TRAFFIC IMPACT

6.10 A detailed and robust appraisal of traffic impacts been carried out to assess the future operation of the local highway network when the cumulative effects of growth are considered. This identified that two junctions on the local network are likely to exhibit capacity issues in the future, both 'with' and 'without' the development coming forward, and possible improvement options have been considered and assessed for each junction comprising:

- **A280 / Water Lane** – Provision of a roundabout junction which would permit a right turn from Water Lane; and
- **A280 / Titnore Lane / A27 Roundabout** – Improvement to deliver a two-lane entry on the approach arm which would improve the junction operation.

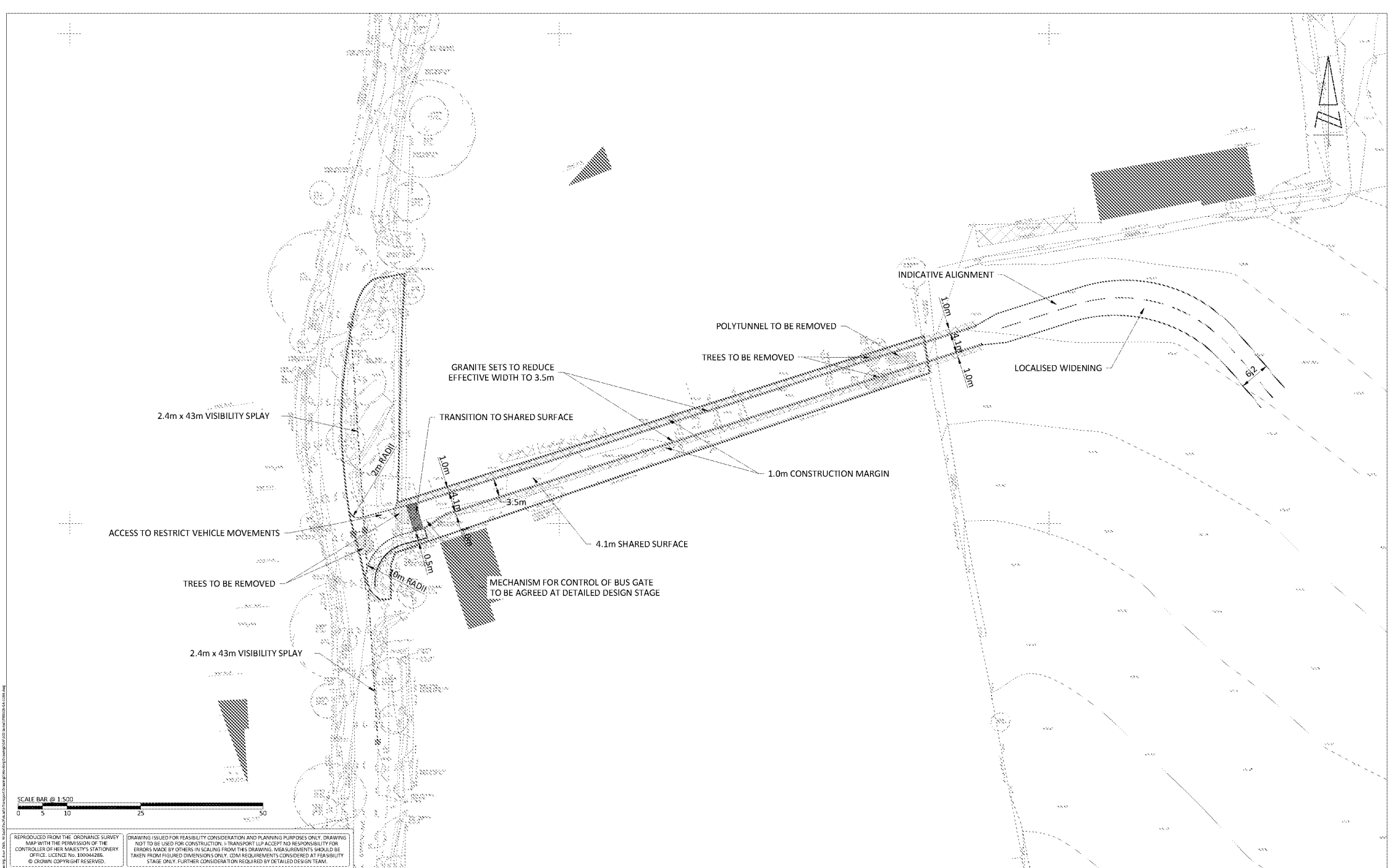
6.11 The development proposes to deliver the improvement to the A280/ Water Lane. The delivery of the roundabout would go well beyond simply mitigating the impact of the development and provide substantial wider benefits by re-assigning traffic from local village roads.

6.12 The development would also propose to deliver the improvement to the A280/ A27 junction. The assessments demonstrate that these improvements would fully address the impacts of the development, such that there is no 'severe' residual cumulative impact of growth on the local network.

6.13 On this basis, it is concluded that:

- The site is located in an accessible location that is suitable for residential and commercial development. With the package on improvements proposed in support of the development, the site will be well connected to local services and facilities and appropriate infrastructure will be in place to ensure opportunities for travel by sustainable modes is taken up;
- The site arrangements comply with the relevant design guidance and will deliver safe and suitable access for all people; and
- Subject to delivery of the mitigation measures identified, the impact of the development on the operation of the wider highway network within Angmering will not be significant and fall considerably short of the "severe" test set by the NPPF.

6.14 Overall, the proposal is demonstrated to comply with relevant transport policy, particularly the NPPF, and is shown to be acceptable in transport and highways terms.



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Grove House, Lifford Close, Chichester
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Tel: 01256 338640
Fax: 01256 338644

A 07.02.18 MC			UPDATES AS PER STAGE 1 RSA COMMENTS		TW	TW
REV	DATE	BY	DESCRIPTION		CHK	APP
STATUS			FOR INFORMATION			

LAND SOUTH OF WATER LANE, ANGMERING

POTENTIAL BUS / CYCLE / PEDESTRIAN ACCESS LINK

LAND NORTH OF WATER LANE, ANGMERING
RYDON HOMES / GLEESON DEVELOPMENTS LTD

SCALE @ A3:	1:500	CHECKED	MC	APPROVED	TW
FILE REF:	IT89105	DRAWN	MC	DATE	31.01.18
DRAWING NO:	DESIGN & ACCESS STATEMENT				86
PROJECTING:	IT89105				REV: A

STREET HIERARCHY

- 6.15 Legibility is a key principle of good urban design. A distinct and clear street hierarchy is fundamental to the legibility of a development ensuring places are easy to navigate through and around.
- 6.16 The design and appearance of the streets within a development are key to the overall character and appearance of a place. A well designed scheme will therefore create a street network which provides a network of well-designed spaces with a clear, legible and coherent hierarchy of streets promoting permeability and ease of movement for all.
- 6.17 Street Hierarchy is defined by a number of factors. These can include street widths and lengths, building heights (also known as height to width enclosure) the standard and type of materials used in the hard landscaping, use of trees and greenery and importantly the relationship between vehicular and pedestrian movement routes.
- 6.18 It is proposed to include three main street types within the development. These will include the Primary Street, known as 'The Avenue'; a Secondary Street, known as 'The Village Lane'; and a series of home zones.



Street Hierarchy Plan
Produced by Pro Vision, NTS.

-  Primary Street
-  Secondary Street
-  Private Drives





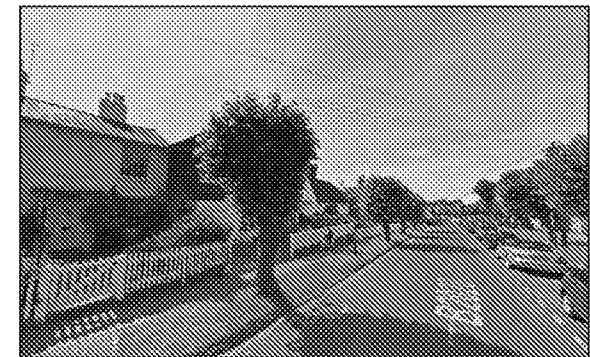
PRIMARY STREET

'The Avenue'

- 6.19 The Avenue will provide access from the development on to Water Lane. It will form the primary street and central spine running through the development culminating in a loop around the northern portion of the site. However, it will not be urban or 'hard' in its entirety as there will be vistas between trees at each end, and out across open spaces.
- 6.20 Secondary routes will branch off at intervals throughout the development, which in turn will provide views outwards to adjoining countryside, providing green fingers through the development.
- 6.21 The Avenue will comprise a part tree-lined avenue fronted by two storey dwellings. Trees will be planted on the southern side of the road where possible to mitigate harmful shadowing. Dwellings will benefit from short set-backs from the road edge, thereby defining the street space.
- 6.22 Dwellings will comprise a mix of types and designs. Parking will be provided on plot with individual accesses off. Focal buildings will signal changes in direction and key vistas.

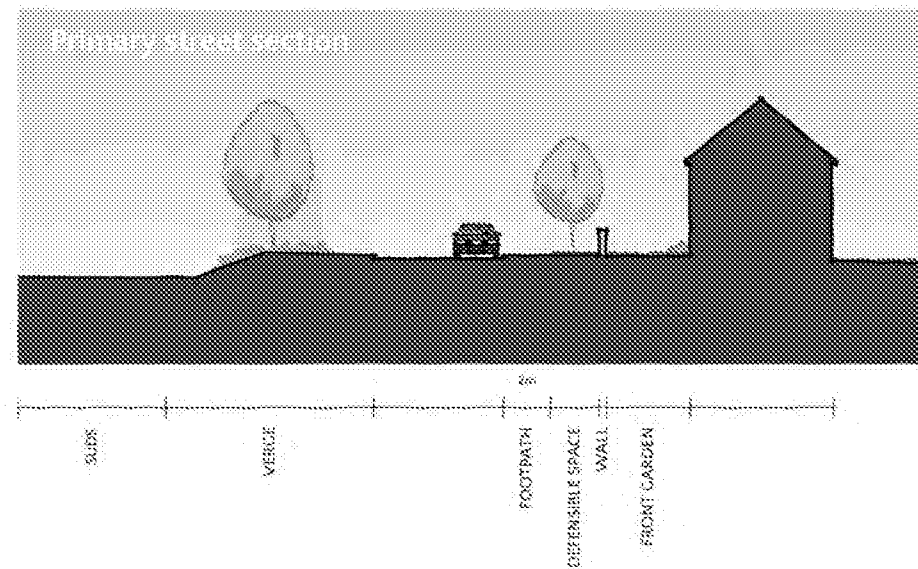
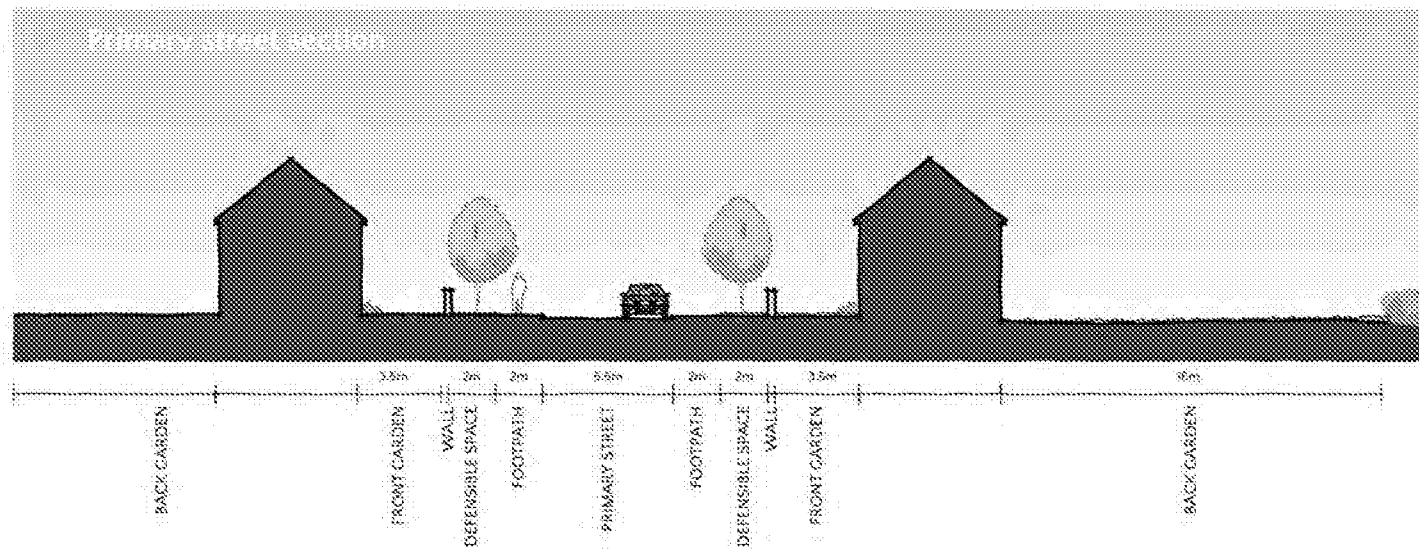
6.23 Parameters for the Avenue include:

- Minimum Road width: 5.5m
- Minimum Pavement width: 2m
- Speed limit: 20mph
- Speed control: Build outs / surfacing



*Photos above:
Examples of primary streets*

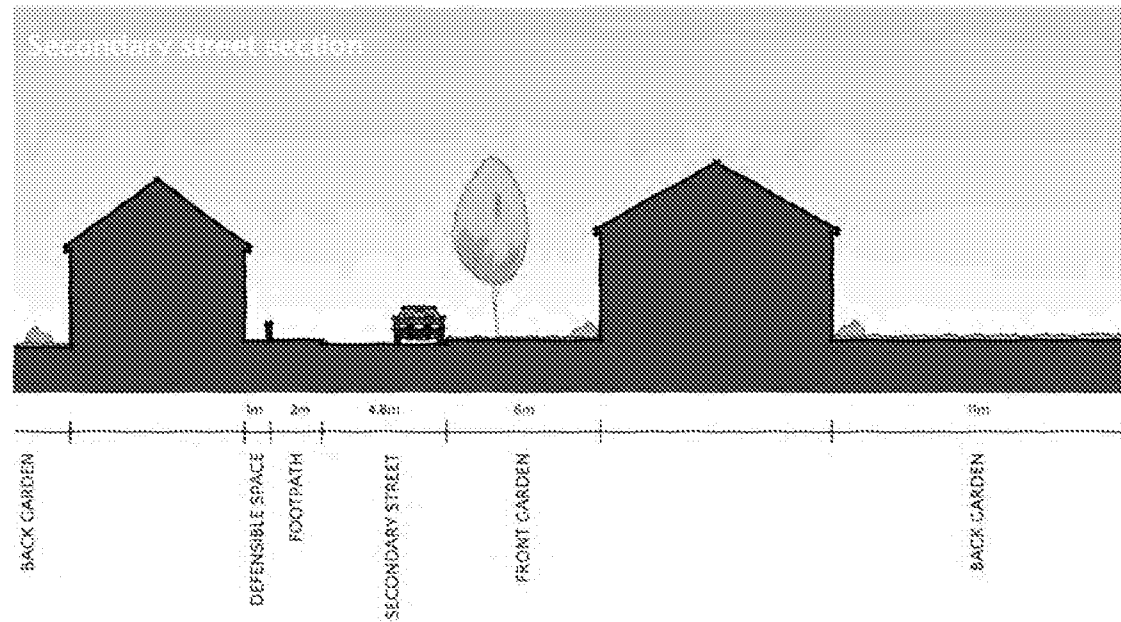
Source: Google images 2016



SECONDARY STREET

'The Village Lane'

- 6.24 The Lane will be designed to include areas of shared surface promoting equal priority for pedestrians, cyclists and vehicles. The Lane will benefit from frontages on both sides of the street, and dwellings will directly address the street having limited or no defensible space.
- 6.25 Parking will be provided on-plot, with some visitor parking on street in bays. The Lane will be tree lined, with hard landscaping in the form of brick and flint walling.
- 6.26 Parameters for The Lane include:
- Minimum Road width: 4.1m
 - Minimum footpath width: To be included within the road width enabled by shared surface
 - Maximum Speed Limit: 15 mph
 - Speed control: Road width / surfacing



*Photos above:
Examples of Secondary streets*

Source: Google Images 2016

HOME ZONES

- 6.27 The Home Zones are comprised of short streets which do not have a vehicular through access thereby reducing vehicle speeds and traffic. Homezones are located at Parkland Edge, South Downs View, The Avenue and The Village, all with a series of private drives off. The Home zones provide 'safe streets' where there is pedestrian priority enabling informal and impromptu meeting places and spaces for children to play.
- 6.28 Shared surfaces will be utilised marking a distinction between the primary lane and the home zones through the use of materials. Parking will be on driveways, with some on-street parking for visitors and similarly delineated through a change in materials.
- 6.29 Trees will be larger and low level planting will be increased to enhance the pedestrian priority and feel of these areas. Dwellings will front the road. Deeper set-backs may be provided to increase the street space adding to its social role.
- 6.30 Parameters for the Home Zones include:
- Minimum Road width: 4.1m
 - Minimum footpath width: To be included within the road width enabled by shared surface
 - Maximum Speed Limit: 10mph
 - Speed control: Road width / surfacing



Example of home zone

REDUCING CRIME

6.31 The principles of 'Secured by Design' will be followed, in particular for safe open spaces.

6.32 The illustrations opposite taken from 'Secured by design' interactive guide highlight various scenarios which demonstrate good practice;

- Natural surveillance
- Defensible front gardens
- Cables with windows
- Landscape planted boundaries



Communal Areas



Dwelling Boundaries



Climbing Aids (removal)

PEDESTRIAN AND CYCLE NETWORK

- 6.33 A series of footpaths and cycleways are proposed within the site to connect to the existing street network and open space surrounding the site. Routes will be safe and overlooked.
- 6.34 The plan adjacent highlights the sites connectivity with its surroundings.



7 CONCLUSION

- | | | | |
|-----|--|-----|---|
| 7.1 | The proposals constitute sustainable development in accordance with the NPPF. | 7.6 | Key Benefits |
| 7.2 | The landscape led design has been conceived following careful consideration of key features of the site and the local area. The scheme fits within a landscape framework that is to be returned and protected. | | <ul style="list-style-type: none">■ A landscape-led development that would help to meet an identified housing need on a site adjacent to an established community. |
| 7.3 | Proximity to and views from the South Downs National Park are also recognised and respected. The development should not impact adversely on the special qualities of the National Park. | | <ul style="list-style-type: none">■ Provision of much needed affordable new homes for local people. |
| 7.4 | The development proposes a sustainable extension to the village of Angmering, and will result in a well-connected and accessible development. | | <ul style="list-style-type: none">■ An attractive form of development that complements the character and appearance of the surrounding area and is integrated into the landscape. |
| 7.5 | The proposal can be accommodated on site whilst respecting the setting and responding to local distinctiveness. | | <ul style="list-style-type: none">■ A sustainably located scheme which will include footpath and cycle connections to the local area, and is conveniently located to nearby shops, schools, services and facilities.■ A net gain in ecology.■ Significant new areas of accessible public open space.■ New recreational facilities and footpath networks.■ A new employment area in semi-parkland setting close to main road junction.■ A positive knock-on effect to the local economy and community through increased population to support local shops, services and facilities. |



DESIGN AND ACCESS STATEMENT
MARCH 2018

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ANGMERING

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