

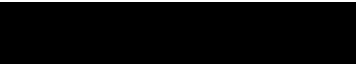
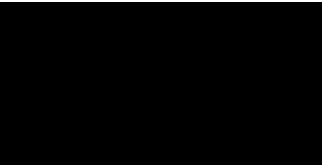
THE FORMER SHRUBLAND NURSERY,
ROUNDSTONE LANE, ANGMERING
DESIGN AND ACCESS STATEMENT

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Revisions

Revision	Notes	Issue Date	By	Checked By
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1.0 INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Full Planning Application.

A project design team has been assembled to help inform the scheme's objectives and the proposed design in order to create an appropriate and respectful development that makes good use of the land whilst meeting all the key site constraints.

The site is located on the land at Roundstone Lane Angmering, Arun, towards the west of Goring-by-Sea. The site has been identified within the Angmering Neighbourhood Plan (2014) as available to develop up to 66 dwellings.

The site is within the built-up area boundary of Angmering and therefore the proposal intends to deliver a development that will enhance the local area and make a significant contribution to the housing of Arun, West Sussex.

The proposal comprises 40 dwellings with a mixture of 2, 3, and 4 bedroom houses, along with 1 & 2 bedroom apartments in a range of open market and affordable tenure types. New landscaping, public open space and ecological enhancements will be provided and existing trees will be retained where possible.

The proposed scheme will deliver a development of the highest architectural quality that responds to the site's location, site topography, drainage, and ecology.

The drawings enclosed with the Planning Application include a Location Plan, Block Plan, Site Layout, Dwelling Floor Plans and Elevations, as well as Site Elevations.

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2.0 THE SITE

2.01 SITE LOCATION



Key:

- Restaurants and Shops
- 🚌 Bus Stops

2.02 SITE DESCRIPTION

The application site is situated to the west of Goring-by-Sea, 4 miles east from the centre of Littlehampton and 5 miles west from the centre of Worthing. It is accessed directly off Roundstone Lane and is located closely to several bus stops providing regular services to facilities in Worthing including stores, medical centre and mainline train stations.

At present, the site is currently occupied by a derelict planting nursery and shrubland, with several associated buildings such as greenhouses and an office building. The site is predominatly formed by a mixture of hardstanding, grassed areas, hedgerows and low quality trees. It is relatively flat with a total area of 1.33ha. There is a large detached dwelling at the front of the site, which will have its amenity protected through new planting. To the north of the site is an industrial area, with an industrial building in close proximity to the site's northern boundary. A Pet Care Store is located to the south-east of the site and an open field to the south-west.

The site narrows towards the east to the entrance and widens into the main area. There is a power line than runs along the southern boundary and no development will take place within a 5m buffer of this. There are several large, mature trees to the southern and eastern boundaries, which are to be retained. Some low quality trees are to be removed within the centre of the site to accommodate for the development however these are to be replaced by generous green space and new native planting.

Multiple bus stops as well as the train station aid the connectivity and sustainability of the site, with transport links to London and nearby towns/cities such as Shoreham and Brighton.



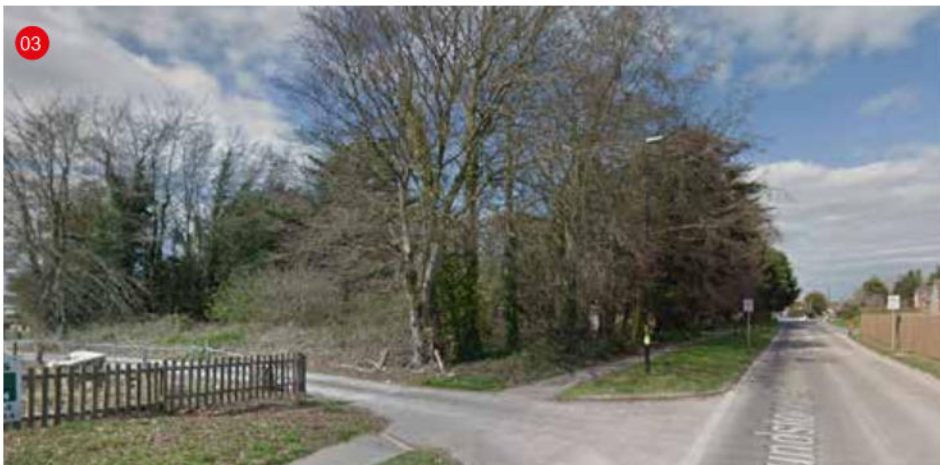
Aerial view showing location of photographs



1. View showing the existing site entrance.



2. View showing the existing structures on site.



3. View of boundary trees located adjacent to the site entrance.



4. View taken from the edge of Mayflower Way.



5. View taken from Parson Close.



6. View taken from Roundstone Lane looking south.

2.03 LOCAL CHARACTER

The surrounding context along Roundstone Lane is characterised by residential developments of similar styles. The established aesthetic consists of traditional styled homes, with materials such as knapped flint, tile hanging, render and red/ brown brick.

Cresswell Park, a newly developed residential housing, is located to the east of the site. As shown in images 1-3 the elevational approach is traditional with contemporary detailing. The development is characterised by deep and generous window proportions, varied but cohesive use of traditional materials and features such as bay windows, porches, dormers and gables to provide interest and variety in the new streets.

The dwellings along Roundstone Lane and Bramley Way, follow a similar approach to Cresswell Park, however are more traditional in their detailing. As shown in images 4-7 the use of brick headers and stone sills can be observed. The use of tile hanging can also be seen in image 8.

The proposal will respond positively to these prevailing characteristics in order to develop a proposal that is a positive addition to Angmering.



Aerial view showing location of photographs



1. Newly built housing development - Cresswell Park



2. Light grey weatherboarding



3. White Render



4. Dwellings located off Roundstone Lane



5. Brown brick with timber detailing



6. Arched brick headers and dormers



7. Dwellings located on Bramley Way



8. Tile Hanging



9. Yellow render

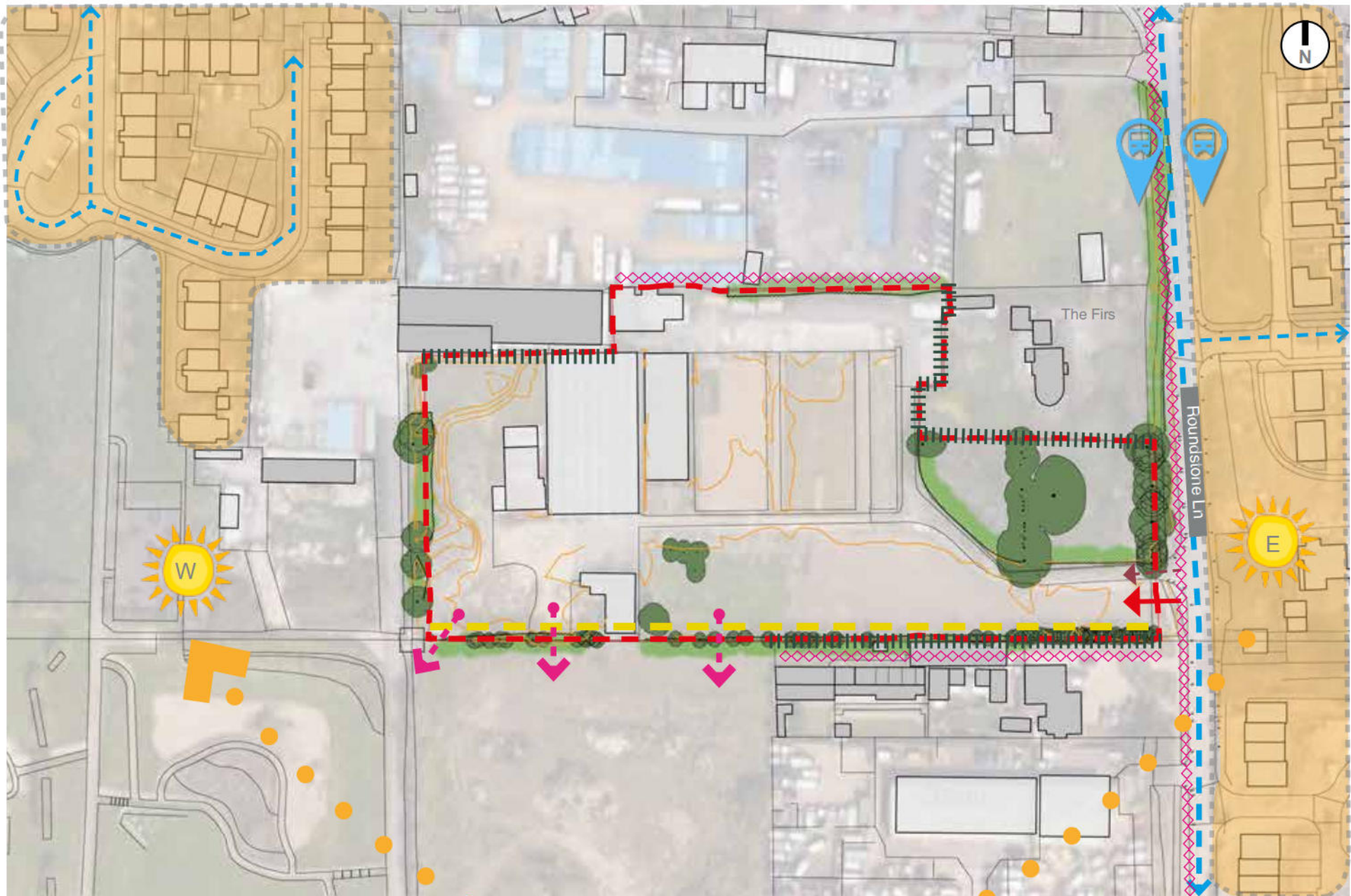
2.04 SITE CONSIDERATIONS

Diagram key

Existing Site Access	
Proposed Site Access	
Potential Noise	
Vehicular Movement	
Site Contours	
Neighbouring Properties	
Site Boundary	
Screening to Neighbouring Properties	
Existing Hedgerow and Foliage	
Large Existing Trees	
Potential Views	
Bus Stops	
Established Residential Use	
Location of Existing Power Lines	

Key Considerations

- Potential noise from the Roundstone Lane, to be considered within the design approach, buildings to be set back from the road.
- Introducing new vehicular access in a suitable location to respect the privacy of the neighbouring properties.
- Establish an appropriately designed development that reflects the context of Angmering.
- Protection of amenity to neighbouring dwelling.
- Existing mature boundary trees to be retained and RPAs considered.
- Existing power lines considered with a 5m buffer from the edge of furthest power line to the proposed dwellings.



Opportunities and Constraints Diagram (NTS)

2.05 PLANNING POLICY

The proposal has been developed in line with the principles set in the following design guidance:

- Angmering Neighbourhood Plan 2014-2029
- National Planning Policy Framework (2019)
- Nationally Described Space Standards (2019)
- National Design Guide (2021)
- Arun District Design Guide (2021)

The Arun District Design Guide (2021) has been one of the key documents in helping to formalise the design of the proposal on this site. Various guidelines and principles have been used to help determine the design.

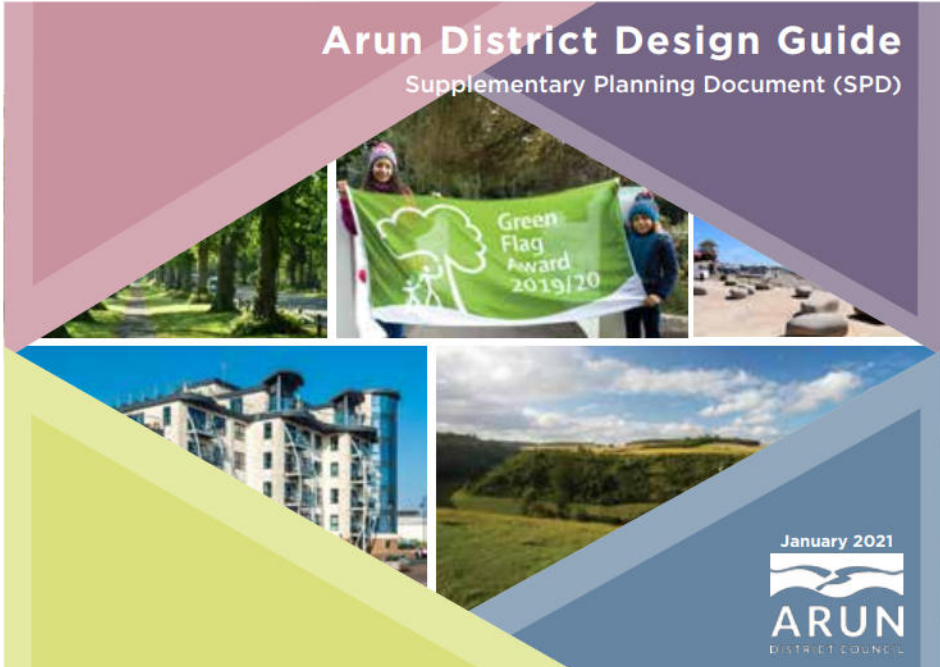
'Arun District is distinctive for its historic environment, built form and landscape character. Planning policy and guidance must seek to conserve and enhance these assets while providing for the housing, recreation and employment needs of the local population.'

It is considered that the overall scheme responds positively and in compliance with sections J01-J09 of the Guide, creating a proposal which is well considered, sited appropriately, and provides frontages and key elevations of the highest architectural quality.

Through the introduction of electric vehicle charging points in accordance with policy I02, the scheme is a sustainable, future-proof development which will accommodate for the needs of the residents in the future. Each dwelling with a driveway, along with plots 9-13, will have EV charging points.

In accordance with policy L02, the development will use robust materials both for the houses and associated infrastructure which will add longevity to the development, creating a high quality development that will thrive within its context.

Throughout the guide there are a variety of ticklists focusing in detail on different design areas such as; Site appraisal, Biodiversity, Density, Open Spaces, Parking, Character and many more. Throughout the design development process these lists have been referred to in order to create a well-integrated development, that is cohesive with the existing character of the village, community and surrounding landscape.



Front Cover - Arun Design Guide 2021



Key Design Objectives - Arun Design Guide 2021

3.0 LAYOUT, ACCESS & LANDSCAPING

3.01 SITE LAYOUT

The proposed scheme is for 40 dwellings which range from a mixture of 2, 3, and 4 bedroom houses, along with a mixture of 1 bedroom and 2 bedroom apartments. The mix is considered appropriate for this site.

The proposed development will offer a range of open market and affordable tenure types. The centre of the site provides new landscaping, public open space and ecological enhancements.

The proposed site density is 30.07 dwellings per hectare, which is considered entirely appropriate for its surroundings, and allows for a generous open space to the south whilst retaining the existing boundary trees that exist around the site.

In accordance with policy H01 of the Arun Design Guide, the scheme presents welcoming and attractive street scenes with generous open green space and private amenity which softens the development and creates a sense of place.

The key features of the proposal are as follows:

- Creating 40 high quality dwellings that respond to their immediate context and sit comfortably within the site.
- Retaining the majority of existing trees and hedgerows to the site boundaries to create green edges to screen the development whilst offering additional privacy.
- Creating a landscape-led design, that will supplement the existing landscaping and enhance it with additional planting and soft amenity areas.
- Ensuring ecological protection and enhancement throughout the site.
- Creating a well-integrated development, that is cohesive with the existing character of the village, community and surrounding landscape.
- Soften the threshold between streets and buildings with both hard and soft landscaping whilst offering high quality private amenity for all proposed residents.
- A compliant parking provision in line with local guidance.
- The efficient and appropriate use of a mostly greenfield site in a predominantly residential area.
- Safe streets and public spaces that are well overlooked.



Proposed Site Plan (NTS)

3.02 ACCESS

The principal access utilises the eastern boundary of the site where there is a good connection to an appropriately surfaced public highway. The access is intended to be used for pedestrian, bicycles and vehicles.

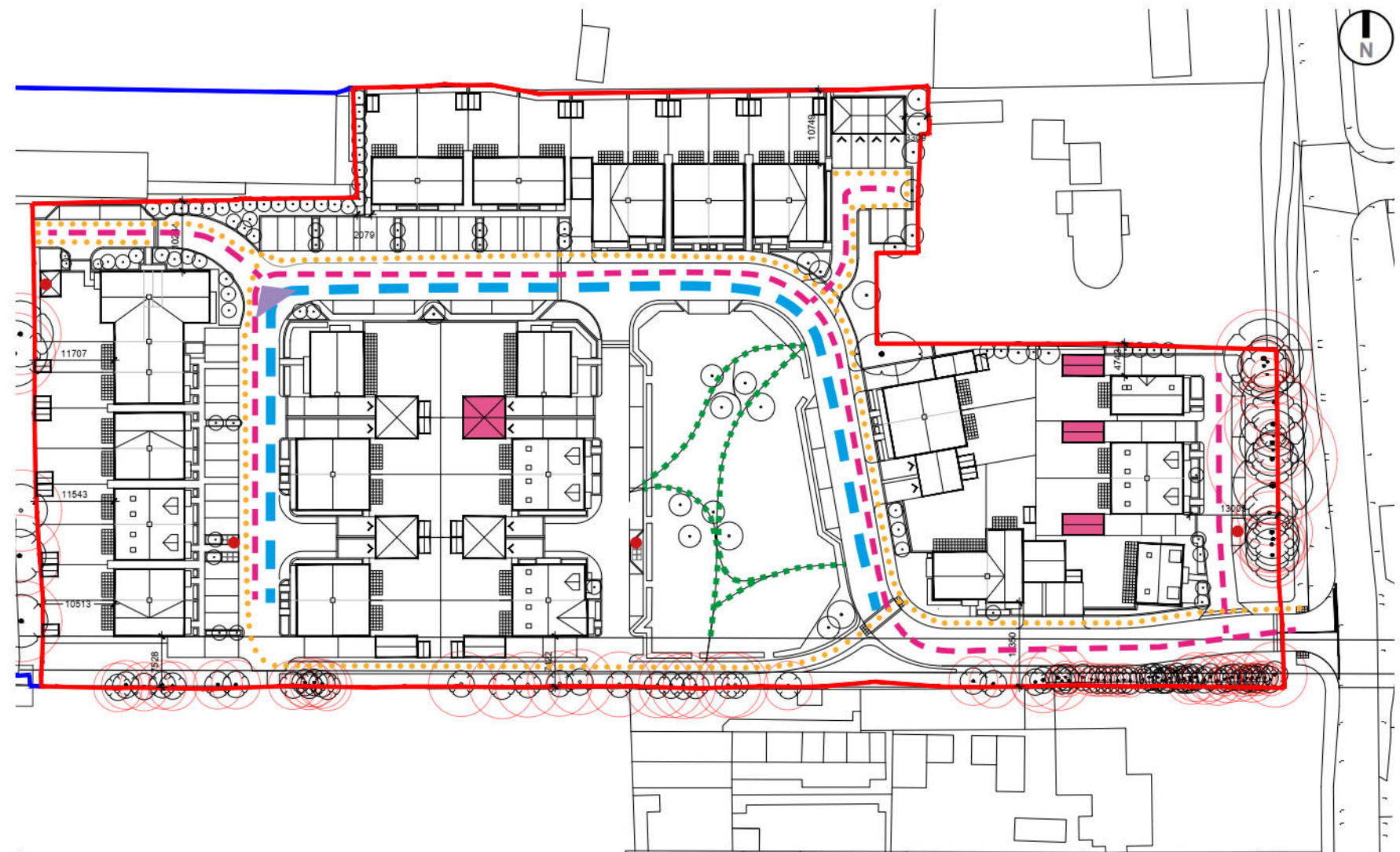
The proposed road infrastructure has been fully tracked to ensure compliance for cars, refuse vehicles, and fire tender vehicles.

The site access is 5.5m wide, with pedestrian paths either side. The internal road layout varies between 4.1m and 5.5m, in compliance with the manual for streets, with turning heads proposed at both the north western portion of the site for refuse and fire tender vehicles.

For all plots with garages, bins and cycles are to be placed within them, with bins to be presented at the front of properties on collection day. For plots without garages, bins are to be placed in the rear of gardens and cycles within a secured shed at the rear of gardens. Similarly, bins are to be presented at the front of properties on collection day and at designated bin stores throughout the site where appropriate.

Key:

- Pedestrian access
- Vehicular access
- Primary Internal Road
- ▲ Refuse vehicle turning head
- Pedestrian routes through public open space
- Garages
- Bin Collection Points (BCP)



Proposed Site Plan (NTS)



Site entrance tracking compliance from Odyssey



Refuse turning head tracking compliance from Odyssey

3.03 LANDSCAPING & ECOLOGY

The scheme is well screened by existing dense tree planting around the boundary edges, and will be retained as such to create green edges to screen the development whilst offering additional privacy. The large, mature existing trees to the south and east boundaries will be retained as part of the proposal. Some minor trees are to be removed to accommodate for development but will be supplemented with additional planting throughout the site.

In accordance with policyH03 of the Arun Design Guide the development creates a network of open spaces of diverse size, scale and character, which have a clear purpose and are accessible to a wide range of potential users.

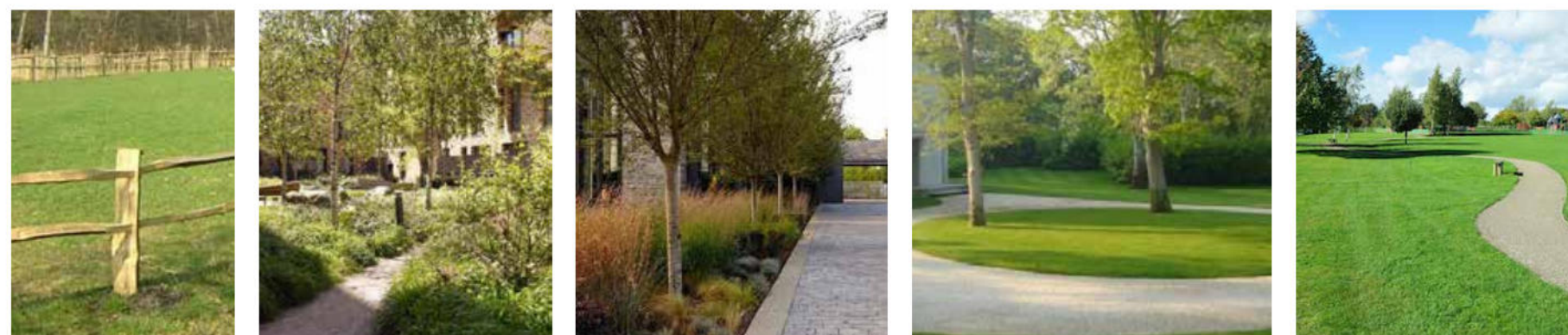
All dwellings will have generous rear garden amenity spaces. The proposed public open space will provide an enjoyable space for play that is safe with the proposed dwelling orientated to provide passive surveillance. A soft landscaping strategy is proposed where native hedgerow planting is introduced to the front of all dwellings. This will help to enhance biodiversity and ecology whilst softening the impact of development. Some of the key landscape principles are as follows:

- Provide native tree and hedgerow planting throughout the site
- Manage and enhance the existing vegetation on site where possible;
- New planting within site will include suitable ornamental and native species that are in keeping with the character of the area and enhance biodiversity;
- New tree planting throughout the site which will mature to further soften the appearance of residential development.
- Soften the threshold between streets and buildings with both hard and soft landscaping whilst offering high quality private amenity for all proposed residents and shared amenity for the apartments.
- Ensuring ecological protection and enhancement throughout the site, by introducing measures such as plant species to encourage bats, and installing a range of artificial nest boxes for bats and birds.

To enable continued dispersal of hedgehogs (which require large territory sizes) and other small mammals across the site and within the local area following development, small access gaps to measure c.13x13cm are recommended to be provisioned at the base of all new fence boundaries. These will allow easy passage for small mammals to continue foraging in the area while still being small enough to contain pets.



Proposed Landscape Plan (NTS)



Examples of landscape and ecological enhancement

4.0 USE AND AMOUNT

4.01 USE AND AMOUNT

The site is considered wholly appropriate for residential use. The proposed scheme is for 40 dwellings which range from a mixture of 2, 3, and 4 bedroom houses, and 1 & 2 bedroom apartments.

The scheme proposes a mix of affordable and private dwellings. A total of 8 x two bedroom houses, 16 x three bedroom houses, 12 x four bedroom houses, 2 x one bedroom flats, and 2 x two bedroom flats are proposed; a mix that is considered appropriate for this site.

Accommodation Schedule

● Affordable Dwellings		12no.	[30%]
2no.	1-Bedroom Flats	Flat Block	
2no.	2-Bedroom Flat	Flat Block	
4no.	2-Bedroom House	Semi-detached	
2no.	3-Bedroom House	Semi-detached	
2no.	4-Bedroom House	Semi-detached	
Open Market Dwellings		28no.	[70%]
4no.	2-Bedroom House	Semi-detached	
14no.	3-Bedroom House	Semi-detached	
4no.	4-Bedroom House	Detached	
6no.	4-Bedroom House	Semi-detached	
Total;		40 Dwellings [30.07 dw/Ha - Site Area of 1.33Ha to Red Line]	
Car Parking;	2 spaces per 1 and 2-Bedroom Affordable Flat 2 spaces per 2-Bedroom House 2-3 spaces per 3-Bedroom House (incl. car barns/garages) 3 spaces per 4-Bedroom House (including car barns/garages)		

Cycle Parking; 1 space per Flat, 2 spaces per House within rear garden sheds

Refuse Storage; Flats - Within shared store
Houses - Within garden sheds and garages to be brought to property fronts on collection days only. Bin collection points (BCP) located across the site to serve dwellings as appropriate.



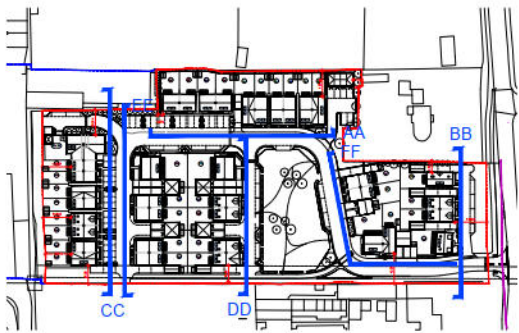
Use and Amount Plan

Diagram Key:

	2 Bedroom 4 Person House		1 Bedroom 2 Person Flats
	3 Bedroom 5 Person House		2 Bedroom 4 Person Flats
	4 Bedroom 7 Person House		Garages / Car Barns
	4 Bedroom 8 Person House		Affordable dwellings

5.0 DWELLINGS

5.01 APPEARANCE



Dwellings in Angmering are typical of the Sussex vernacular and, as the village developed slowly, dwellings were constructed individually and display a large range of detailing. The proposed pallet of materials draws inspiration from the local vernacular and creates a sense of place through introducing a unifying choice of materials and detailing.

Careful consideration has been paid to sensitively nestle the proposed dwellings into the site. The proposal directly draws inspiration from the local residential character in the surrounding context, particularly referencing the larger detached properties, with gable and front-to-back roof forms and its traditional pallet of materials.

Key features include:

- Projecting brick feature band and splayed brick window header details.
- Grey Hardie Plank weatherboarding
- Sail Cloth Hardie Plank weatherboarding
- Tiled gable dormer windows
- Grey GRP box dormers
- Porch canopies with timber posts.
- Traditional bay windows.
- Gable fronted dwellings and front to back pitches to add variation within the street scene.
- Varied garage forms with detailing to match the houses.

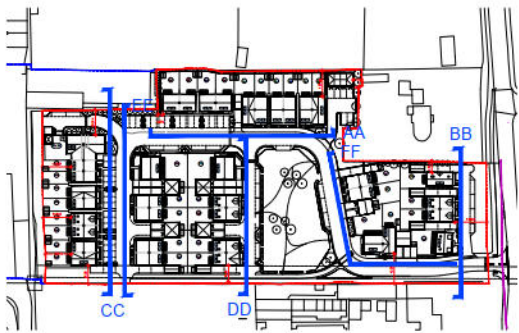


Street Scene Elevation A-A



Street Scene Elevation C-C

5.02 SCALE



All proposed dwellings on site are of a typical two-storey / two and a half residential scale which is considered appropriate due to the residential and industrial context adjacent to the site.

The scale of the development has been carefully considered to:

- Respond to the need for both detached and semi-detached units that differ in size to accommodate for the varying needs of residents.
- Dwelling to sit comfortably within the existing natural context of the site with adequate open space that will help to enhance the balance between the new build and natural elements on the site.
- Single storey garages and car barns used to vary the scale across the site.



Street Scene Elevation F-F



Street Scene Elevation E-E

5.03 MATERIALS

The design adopts a traditional material and architectural detailing palette to respect the natural setting of the site and respond to its architectural vernacular. The approach to materials is based on the following:

- Using contrasting materials: Red brick, clay hung tile, Grey and Sail Cloth Hardie Plank weatherboarding throughout the site to sit comfortably within the local context.
- Red projecting brick feature band and splayed brick headers where appropriate that reference the traditional detailing found widely in Arun.
- A variation of gabled and front to back roof forms for the proposed garages, all with the same facing brick as the proposed dwellings.
- Planting to the front of all dwellings to soften the impact of the development and to promote biodiversity.



Materials Key:

- 1 - Freshfield Lane Multi Red Brick
- 2 - Sail Cloth Hardie Plank Weatherboard
- 3 - Marley Eterneit Clay Style Roof Tile
- 4 - White UPVC Window Frames
- 5 - UPVC Black Rainwater Goods
- 6 - Composite Front Door
- 7 - Porch with Timber Posts
- 8 - Lead Cill Detail
- 9 - Plain Red Brick Cills
- 10 - Projecting Brick Feature Band
- 11 - Red Clay Tile Hanging
- 12 - Plain Brick Headers
- 13 - Grey GRP Box Dormer
- 14 - Slate Roof Tile
- 15 - Grey Hardie Plank Weatherboard



Image 01 - Freshfield Lane Multi Red Brick
Image 02 - Sail Cloth Hardie Plank Weatherboard
Image 03 - Marley Eterneit Clay Style Roof Tile
Image 04 - Slate Roof Tile

Image 05 - Red Brick Feature Banding
Image 06 - Plain Brick Header
Image 07 - White UPVC Window Frames
Image 08 - Grey Hardie Plank Weatherboard

6.0 SUSTAINABILITY

6.01 SUSTAINABILITY

The site is considered to offer good accessibility, being located on Roundstone Lane, with regular public transport, with frequent trains to nearby towns, as well as London.

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms. Dual aspect living spaces have been provided wherever possible.

Secure cycle storage will be provided for each new dwelling within the single garages or rear garden sheds. Garages will also provide storage for refuse and recycling bins which will be moved to the front of each property on collection days.

The construction of the dwellings will be carried out with sustainability as a focus including such features as:

- Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelopes.
- Dual flush toilets, water saving baths and flow restrictor taps are to be provided to all bathroom areas to minimise water usage within the dwellings.
- Enhanced building fabric throughout the development exceeding current Building Regulations.
- Native species planted across the site to enhance biodiversity and ecology.
- Every house will have two PV panels will mounted on a suitably pitched roof, to help achieve the target of 10% of energy requirements from renewable energy.
- Electric Vehicle Charging Points (EVCP) will be provided to all houses with a garage and driveway as well as 5 further EV parking spaces, equating to 23% of all parking spaces throughout the site.



Pedestrian / Cycle Routes



Minimise water usage



PV panels



Native species to be planted

7.0 CONCLUSION

This Full Planning Application offers an important opportunity to provide an appropriately designed housing scheme within a highly sustainable location, whilst contributing towards the local housing need.

In summary, the key features of the proposal are as follows:

- Creating 40 high quality dwellings that respond to their immediate context and sit comfortably within the site.
- Retaining the majority of existing trees and hedgerows to the site boundaries to create green edges, which will help to screen the development whilst offering additional privacy to the development.
- Creating a landscape-led design, that will supplement the existing landscaping and enhance it with additional planting and soft amenity areas.
- Creating a well-integrated development, that is cohesive with the existing village, community and surrounding landscape.
- A complaint parking provision in line with local guidance.

The design process resulting in this application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area and the specific visual and topographical constraints of the site. As a result, a scheme has been created that respects the surrounding dwellings, creating an aesthetically pleasing and sustainable residential development within a well landscaped setting.

Creating a public open space, whilst retaining the mature tree and hedgerow planting has been considered paramount within the scheme to provide maturity and variety to the setting, integrating the scheme into its landscape context.

It is therefore considered that the scheme is highly beneficial to the area and consent should be granted.



Visualisation of the proposed scheme



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