



LAND WEST OF ARUNDEL ROAD, ANGMERING

DESIGN STATEMENT RESERVED MATTERS

February 2022

ARUN DISTRICT COUNCIL A/48/22/RES

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1.0 INTRODUCTION

OSP Architecture have been appointed by Redrow to take the detail design of this scheme forward to a Reserved Matters submission for the development of 160 dwellings on the the Land off Arundel Road, Angmering.

An outline application (ref: A/122/19/OUT) was approved in March 2020, confirming the principle of residential and commercial development on site.

The outline planning permission allowed for up to 160 dwellings to come forward on the site alongside up to approximately 1,300 sqm of commercial floorspace, public open space and sports pitch provision.

This Design Statement will set out the design evolution, reasoning and detail behind that which is proposed. It will demonstrate how the context and constraints have been considered to evaluate the opportunities and builds on the previous proposals that were discussed at pre-app stage and responds to discussions with Planning Officers at Arun District Council regarding public open space requirements within the area.

This Design Statement will provide details such as character areas and the principals of how they have been developed, urban design principles, street hierarchy, building typologies, key buildings, car parking, structural planting, street furniture, lighting and treatment of the public realm.



Aerial photograph of site and surroundings

2.0 PURPOSE OF THIS DOCUMENT

2.1 PURPOSE OF DOCUMENT

This document is produced with a purpose of setting out the technical detail of the proposals and demonstrating its compliance with the outline approval and Design Code Masterplan. It should be read in conjunction with the whole application packages from all the consultant team.

Key with this document is to not extensively repeat the work already done on the outline application and to concentrate on the compliance of what we are proposing to satisfy the parameters set in the approval and the subsequent Design Code. Where relevant we will summarise and reference to that previously completed.

2.2 DESIGN TEAM

The design team have been coordinating their designs to ensure that all elements of architecture, landscaping, engineering and highways are compliant to the Design Code Masterplan and provides integration with the existing context and adjacent recreational ground facilities. We have been working collectively with Redrow and their design teams to ensure that all elements are considered and designed appropriately.

Client –	Redrow	
Architect –	OSP Architecture	
Planning consultant –	Turley	
Arboriculture –	RPS	
Drainage –	RPS	
Transport –	JNP Group	



Aerial view of site and surroundings from the south

3.0
OUTLINE APPLICATION SUMMARY

3.1 OUTLINE FRAMEWORK PLAN

The outline application approved in March 2020 was submitted with a number of plans which set out some possible master planning design solutions.

The Framework Plan to the right, which was submitted with the outline application but is not an approved document, illustratively demonstrates the following opportunities for the site:

- The ability to provide a residential development for upto 160 homes.
- The re-provision of commercial land within the site.
- The ability to provide new publicly accessible green space on the site, including new recreational footways, connecting into the surrounding public rights of way network and a Locally Equipped area of play.
- Two vehicular access points off Arundel Road.
- The potential to create a locally distinctive development, promoting a healthy and active lifestyle for new residents.
- The provision of space to provide two sports pitches.

As part of the outline application documentation a number of plans had been submitted which sets some initial parameters and possible master planning design solutions but these do not form part of the approval.

Condition 4 of the approval states the approved documents which are:

- Drawing Number CSA/3467/108 - Site Location Plan.
- Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement.
- Drawing No. C86473-JNP-66-XX-SK-T-7007-P02 - Commercial Access - General Arrangement 1 no Footway, North Side.
- Drawing Number 2020-F05 Rev. A - Proposed Controlled Crossing.
- Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.



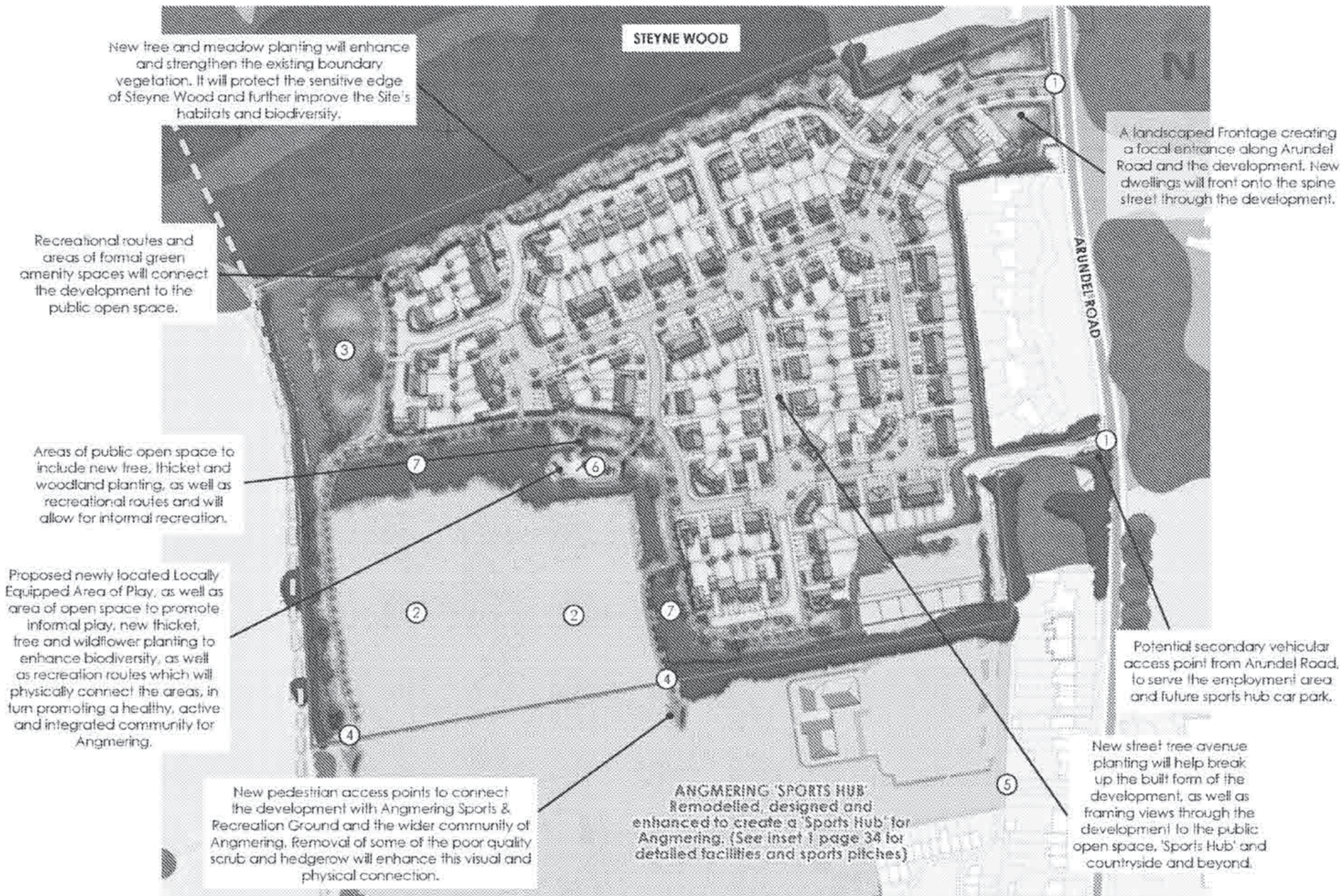
Illustrative Framework Plan

3.0 OUTLINE APPLICATION SUMMARY

3.2 OUTLINE ILLUSTRATIVE MASTERPLAN

As part of our appraisal of the information submitted with the outline application the illustrative masterplan has been reviewed to understand the potential for development of the design principles and opportunities for improvement of the urban design features.

- Provision of high quality, sustainable and sensitively designed new housing, with the site able to accommodate up to 160 new homes with associated green infrastructure.
- Create a carefully planned new residential development that is well related to the existing settlement of Angmering.
- Provision of a new vehicular and pedestrian access point from Arundel Road and a spine street that creates a legible route through the new development, which links to a secondary access point to the south from Arundel Road.
- Creation of a locally distinctive development which draws on the local vernacular.
- To provide two new sports pitches promoting a healthy and active lifestyle for new and existing residents.
- To provide new sustainable drainage system (SuDS) features which can form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation.
- To provide new recreational routes through the new areas of public open space that link to Arundel Road and Angmering Sports and Recreation Ground to the south, integrating the development into its surroundings.
- To develop high quality landscape setting to the development, one that integrates the scheme into the surrounding landscape context through additional tree and shrubbery planting.



Outline Application illustrative masterplan



4.0 CONSTRAINTS REVIEW

4.1 SITE CONSTRAINTS

The physical constraints which are features of the site have been used to inform the proposals for the hybrid planning application.

When bringing forward the proposals, both the site constraints and opportunities were evaluated in detail. This helped to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The site constraints are considered to be:

- Existing tree and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary for the removal of vegetation. In particular along the proposed route of the access road from Arundel Road and southern boundary.
- The site should be outward looking onto the new public open space.
- Dwellings should be set back from the proposed 9 dwelling development along Arundel Road to respect their setting.
- New boundary vegetation to include additional trees, thicket and hedgerow planting which will reinforce the existing woodlands along the site boundaries and create a landscaped edge to the development in order to respect the mature woodland of Steyne Wood and the site's countryside edge.
- The site's low point at the northern western corner defines the location of the potential attenuation basin.



Site constraints plan

KEY

- | | | | |
|--|--|--|---|
| | Site boundary | | Overlooking |
| | Residential access from Arundel Road | | Sensitive landscape edge |
| | Commercial access from Arundel Road | | Built edge |
| | Existing trees to be retained | | Proposals set back from proposed 9 dwelling development on Arundel Road |
| | Boundary vegetation to be reinforced | | Fall of the land |
| | Existing trees with Tree Preservation Orders | | Extent of surface water flooding |
| | TPO Area | | Existing site features/buildings: |
| | Existing PRoW | | 1. Angmering Auto Services |
| | Listed Buildings | | 2. Caravan /Campervan site |
| | Potential noise | | 3. Bungalow |
| | | | 4. Derelict Structures |

5.0 DESIGN CODE SUMMARY

5.1 CONCEPT MASTERPLAN

The approved Design Code overview built on the work completed at outline stage and set out the structural layers, design parameters and architectural character that informed the emerging scheme, the developed illustrative masterplan was used as the foundation for the development of the Design Code.

The overarching identity for the site has been based on a landscape-led approach focusing around the natural features on the site, topography and surrounding views.

The design code overview built up the spatial layers that informed the layout, build quality, public realm and landscaping and set out the character areas, the related master planning and architectural language principles.

The key areas that were covered and set out in the condition text are.

- Character Areas
- Street Hierarchy
- Building Typologies
- Key Buildings
- Approach to Car Parking
- Structural Planting
- Street Furniture
- Lighting
- Treatment of the Public Realm

Whilst the extents of each character area may have changed slightly from the outline illustrative masterplan, the same character areas set out in the approved Design & Access Statement were used as the basis of the approved Design Code.

This made it easier to relate the Design Code to the approved outline scheme and to progress to the Reserved Matters applications.

KEY

- Site boundary

Existing trees

Green corridors

Development parcels

Open space

Play area

Residential access from Arundel Road

Commercial access from Arundel Road
- Potential attenuation basins and SuDS

Commercial Area

Sports pitch land (as defined within the Section 106 Agreement)

Green buffer

Potential Swale



Concept Masterplan

5.0
DESIGN CODE SUMMARY

5.2 LAND USE CODE PLAN

The total area of the site measures 9.1 ha / 22.5 acres.

No parameter plans were submitted or approved with the outline application with the only referenced plans and documents listed under Condition 4 of the outline application.

The series of plans that were submitted have informed our approach and demonstrated one possible design solution to the site master planning.

The land use and design framework plans were prepared to demonstrate what could be achieved on site and were recognised as provisional in the absence of technical constraints being further established, and the technical designs were considered on the back of these.

KEY

Site Boundary

Residential Area

Commercial Area

Green Infrastructure

Locally Equipped Area for Play

Sustainable Drainage System (basin)

Sports pitch land (as defined within the Section 106 Agreement).



Land use plan

5.0 DESIGN CODE SUMMARY

5.3 GREEN INFRASTRUCTURE

The protection and enhancement of the natural environment including habitats and species is a fundamental requirement of both national and local planning policy. Existing natural landscape and vegetation within the site is generally associated with internal boundaries as well as an area of unmanaged scrub located within the north eastern corner of the site. The development proposals from the approved Design Code minimised any adverse impacts on the existing natural environment and instead integrated natural green areas through a network of spaces across the wider scheme that provide benefits including health and wellbeing, biodiversity, climate, and flood mitigation.

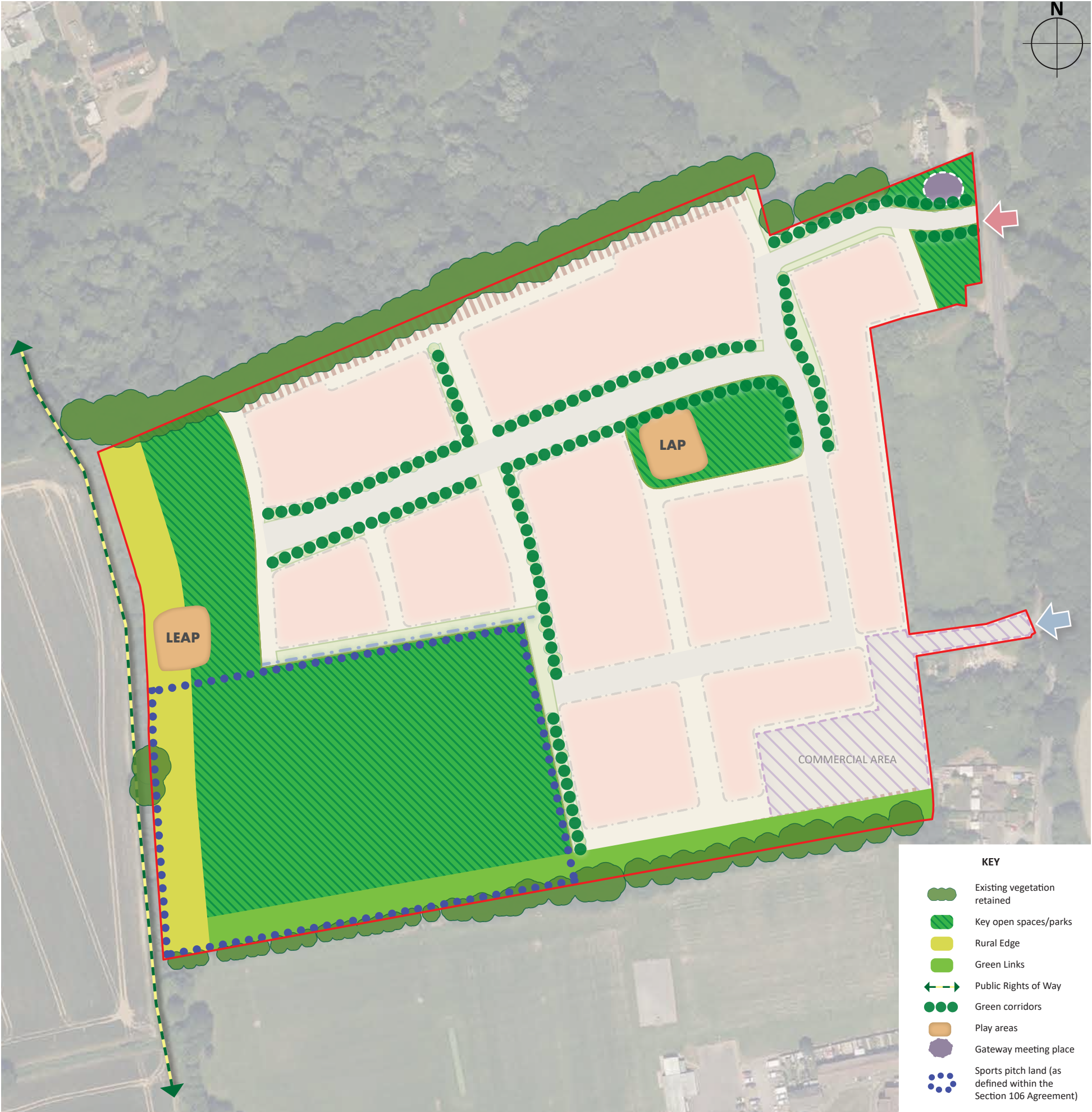
3.2ha of Green Infrastructure space is proposed on site, providing a range of functions and benefits. A network of open green spaces allow for informal on-site recreation including new recreational routes creating a sense of place. These routes will link to Arundel Road improving connectivity within the site and surrounding area. New open space is provided within the southern part of the site as well as a new children’s play area in the form of a Locally Equipped Area of Play (LEAP).

New native trees and hedgerow planting along the site boundaries are proposed to enhance the existing vegetation buffers and strengthen wildlife habitats and ecological assets. This approach will help integrate the new residential development into the sites mature setting and enhance the existing surrounding landscape features such as Steyne Wood.

The following key landscape and open space design principles are proposed:

- New areas of public open space have been located to the northern, western and southern parts of the site to integrate the proposed housing development into to the landscape setting.
- A mix of formal and informal open spaces have been included providing a range of recreational and amenity benefits to both new and existing residents promoting a healthy, active and inclusive lifestyle. This includes a large open space area to the south, a LEAP, a LAP and recreational routes.
- New tree, hedgerow and woodland planting along the site boundaries will help reinforce the enclose the new housing development as well as provide a range of wildlife and ecological benefits.
- Street planting and a network of pocket green spaces will help soften the proposed built form.
- A new attenuation basin, forming part of the SUDs solution for the site, will provide an attractive landscape feature and enhance the site’s biodiversity value and habitat creation opportunities.

This approach is consistent with the strategic landscape proposals as set out within the outline planning approval’s Landscape Strategy and demonstrates the key ecological and landscape interventions for the site.



Green infrastructure plan

5.0
DESIGN CODE SUMMARY

5.4 INTERNAL VEHICULAR MOVEMENT NETWORK

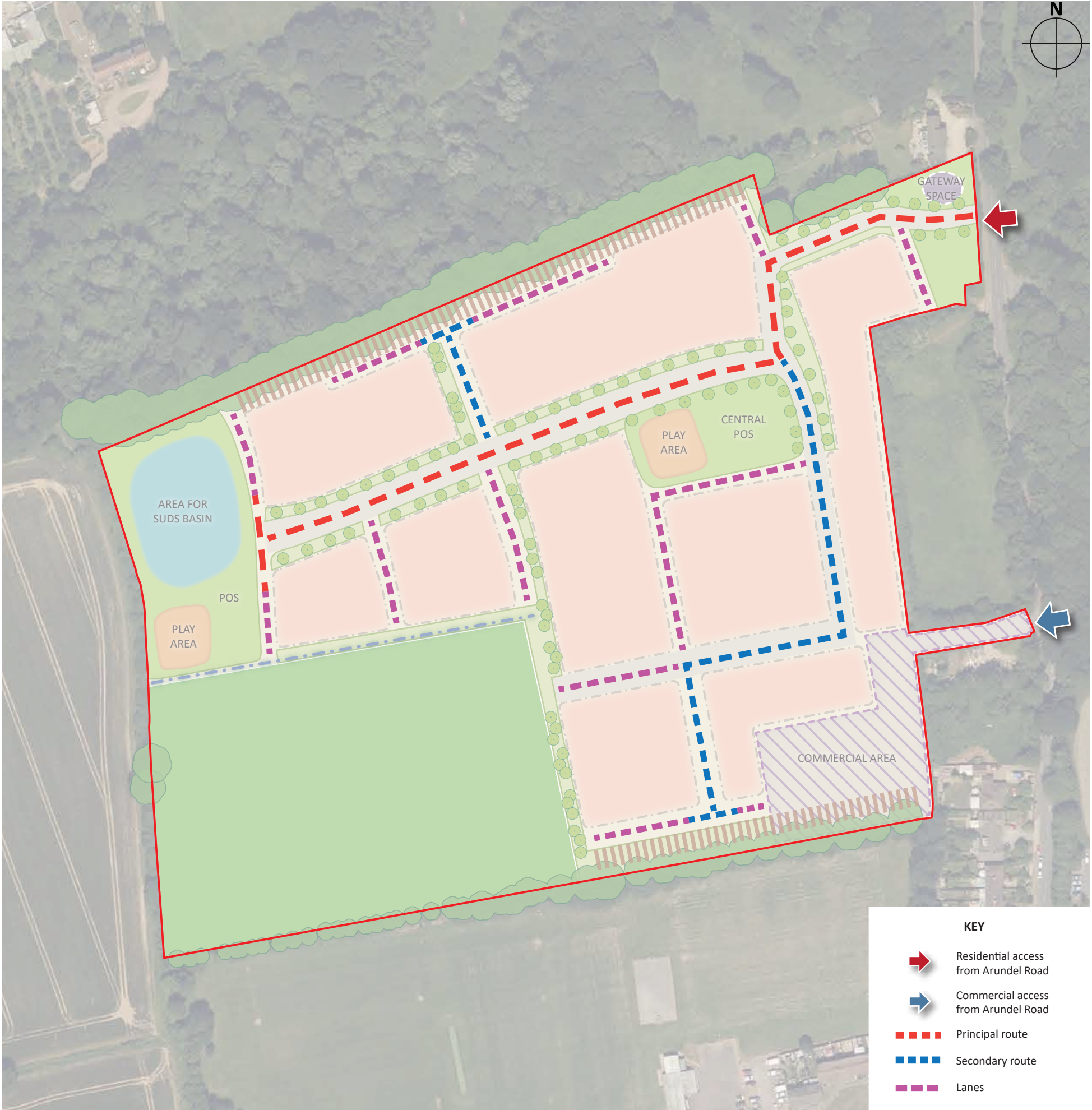
The access has been agreed within the outline application. The principal residential vehicular access would be from Arundel Road with a separate access serving the commercial units from Arundel Road situated to the south.

The strategy creates a permeable and well-connected place with a legible hierarchy of streets, creating the spine road, secondary roads and private drives, which respond to their importance within the hierarchy, their locations, and the surrounding features.

The position and alignment wherever possible retains and responds to site topographical features and landscape features such as hedgerows and trees.

Street character is generated from the holistic design of the street. This varies relative to traffic flows, but other factors which that influenced the specific character of the various street types included the following:

- 1. Variety and degree of enclosure;
- 2. Width between building frontages;
- 3. Height of buildings;
- 4. Consistency of building line;
- 5. Continuity of built form;
- 6. Street tree planting/ landscaping;
- 7. Depths of front gardens;
- 8. Boundary treatments; and
- 9. Surface materials.



Vehicular movement network plan

5.0 DESIGN CODE SUMMARY

5.5 PEDESTRIAN AND CYCLIST CONNECTIVITY

The road hierarchy and character will provide pedestrian access into and through the site, giving links to the adjacent and surrounding network of footpaths. Pedestrian and cycle access to the site is more extensive than that for vehicles. This approach seeks to encourage the use of sustainable transport modes by providing direct and convenient pedestrian and cycle connections to a range of destinations.

The pedestrian layout uses the road and street hierarchy for vehicular movement, but with additional pedestrian links. Thus while the street layout directs vehicles to the primary routes, pedestrians have alternative access.

Within the site, the road network has been designed in accordance with the principles of Manual for Streets which seeks to place the needs of non-motorised users above those of the motorist. The scheme's road network is suitable for use by cyclists, providing safe and convenient access throughout the site.

The existing Public Right of Way (PRoW 2176) footpath running west of the site will be retained and enhanced as part of the proposals.

A network of footpath/ cycleways is provided within the green spaces in addition to the shared surface lanes and traffic calmed streets to provide a permeable, well connected and safe environment for pedestrians and cyclists of all ages.

Internal pedestrian movement will be on segregated footways or on shared surface lanes, all as indicated on the diagram. Cyclists will be on traffic calmed carriageways or shared surface lanes.

- KEY
- 

Residential access from Arundel Road
- 

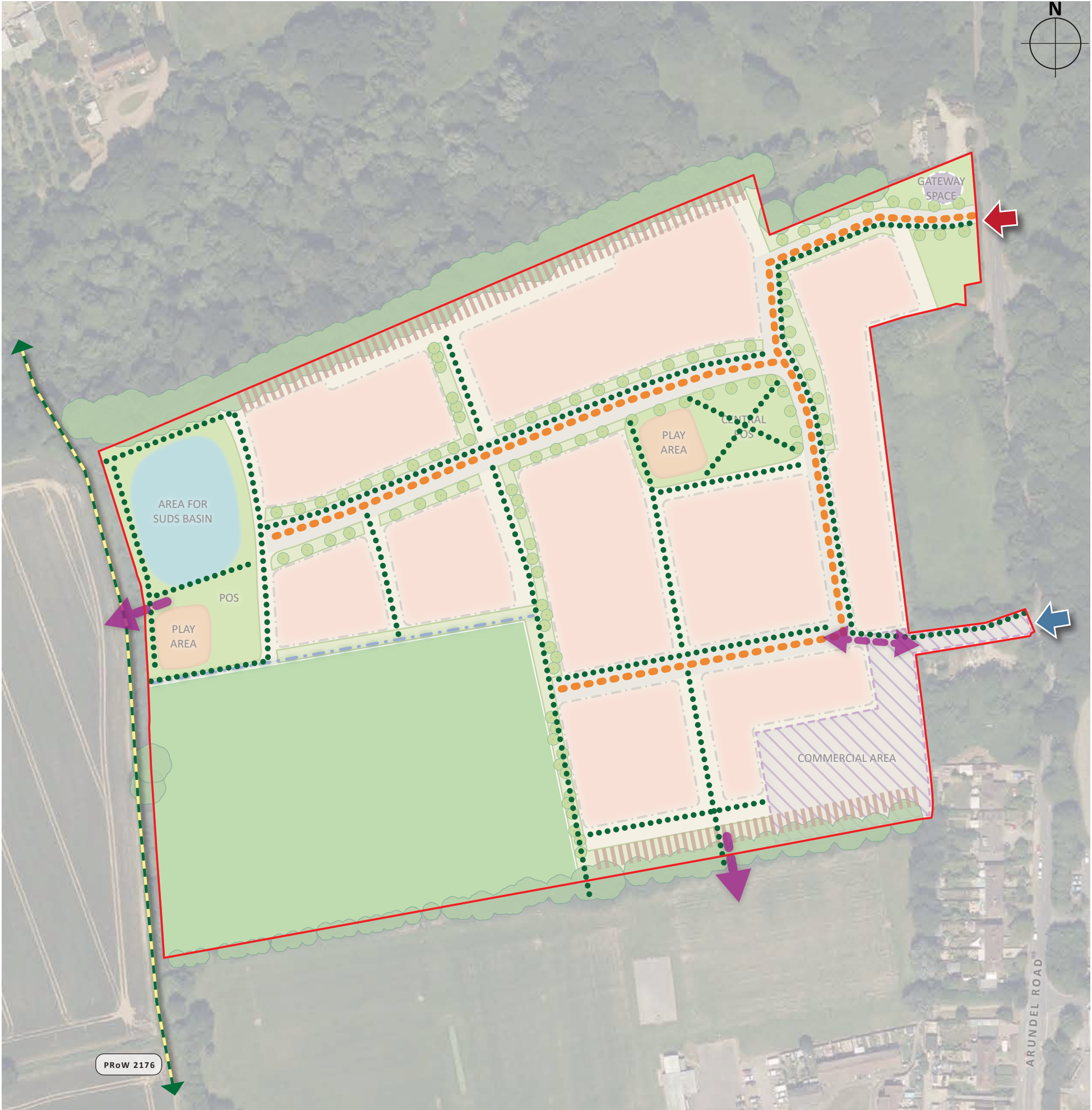
Commercial access from Arundel Road
- 

Pedestrian routes
- 

Cycle routes
- 

Pedestrian Access Points
- 

Public Rights of Way



Pedestrian & cyclist movement network plan

5.0 DESIGN CODE SUMMARY

5.6 STREET HIERARCHY

The movement hierarchy covers the differing street types and how they connect together to form a safe and legible network. The proposed internal network links to the surrounding streets at the respective junction with Arundel Road, and is designed to encourage walking and cycling.

The overall objective is to create streets that have distinctive characters but fit together to create a coherent development. The strategic movement hierarchy comprises primary, secondary and tertiary street types which perform different functions as follows:

The street hierarchy will be supported and reinforced by a distinct palette of landscape detailing and soft landscape planting.



Village Street - Strategic movement corridor - 5.5m carriageway with 2m pavements on one or both sides and with a tree lined verge to one side.



Residential Streets - The next level of connecting streets which carry general residential traffic - 4.8m carriageway with 2m pavement on one or both sides.



Lanes - Shared surface residential streets, generally in form of lanes or drives and not intended for through traffic.



Road Typologies plan

5.0 DESIGN CODE SUMMARY

5.7 DENSITY DISTRIBUTION

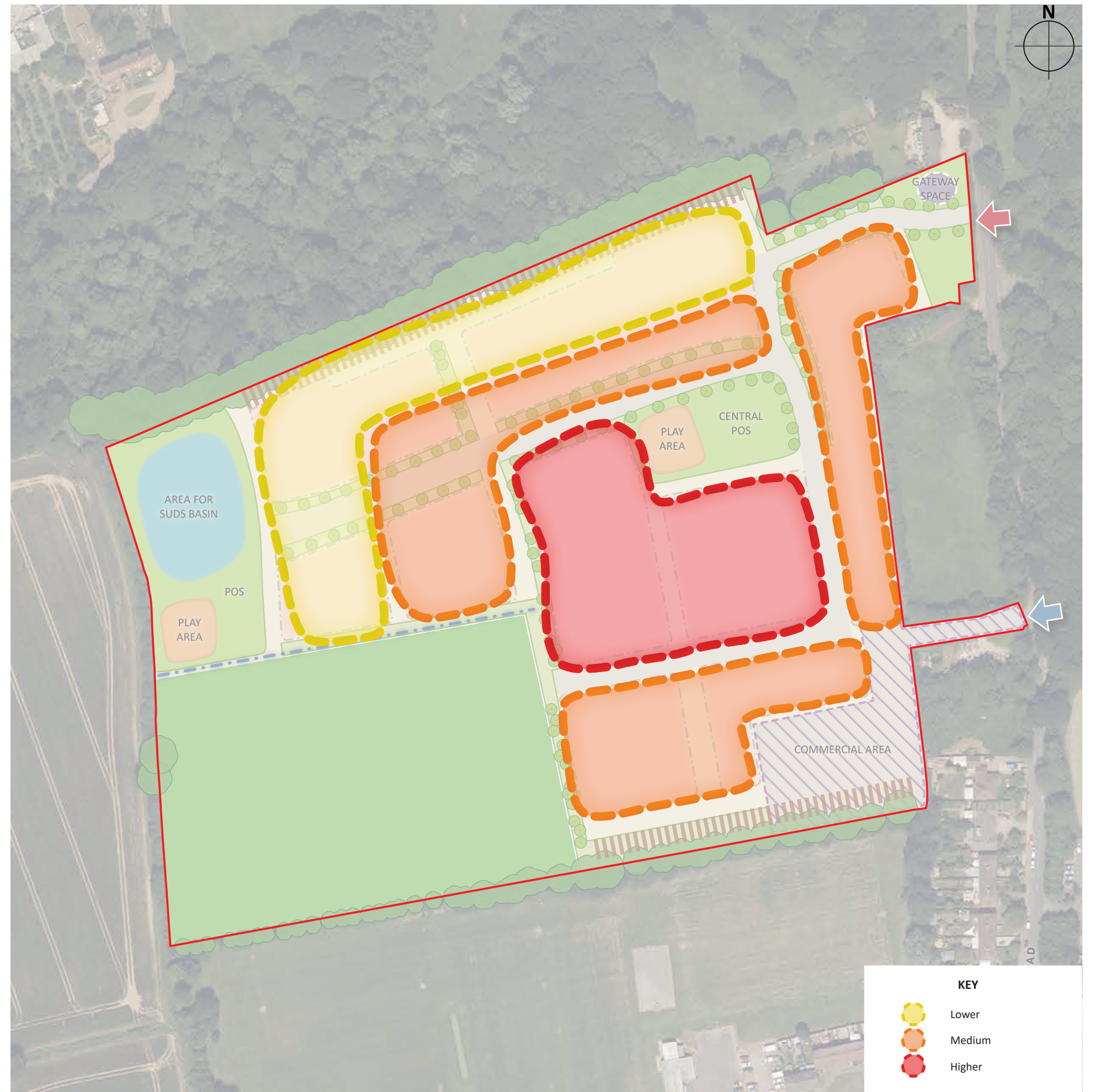
Density distribution within the layout is consistent with the density distribution on the approved Outline plans.

The proposed average density for the site is 35 dwellings per hectare (dph) and includes a mix of residential accommodation comprising 1, 2, 3, 4 and 5 bedroom dwellings consisting of flats and houses.

The framework density plan set a solution to build the densities up from the lowest densities on the countryside edge, to the densest built form in the centre of the site and leading down to the sports pitch land (as defined within the Section 106 Agreement) on the southern boundary and adjacent to the commercial area.



Outline application density plan



Density plan

5.0
DESIGN CODE SUMMARY

5.8 SCALE

Building height distribution is generally in accordance with the approved parameters. Proposed buildings are generally 2 storeys in height with occasional 2.5 storey buildings.

The vast majority of the local area consists of 2 storey buildings, with 2.5 storey buildings being relatively scarce and not an distinct feature of the local character.

To respect the semi-rural setting, proposed 2.5 storey buildings should not be placed at the countryside edge, used very sparingly along the new Village Street and be more appropriately located within development parcels.

- The development will be characterised by predominantly 2 storey dwellings.
- Occasional use of 2.5 storey dwellings will be appropriate within the development to add visual interest, terminate key view lines or frame spaces.
- Maximum ridge height of 2 storey house: 9.5m
- Maximum ridge height of 2.5 storey unit: 11.5m



Building heights plan

6.0 SITE LAYOUT

6.1 SITE LAYOUT

The various elements of the proposed layout plan were derived from the analysis of the site, the design principles and reflect the parameters set out in the approved Design Code.

A new safe and adequate access will be created from Arundel Road, with the dwellings arranged around an internal road. The dwellings will be set back from the site boundaries, with the existing trees and vegetation along the boundaries retained, creating a backdrop and screening to the site.

The houses and open space located at the entrance to the site from Arundel Road were carefully designed and considered to create a good impression and gateway to the development.

The proposed development will integrate into the surrounding context and will be individually designed and built with quality materials to respect and enhance the character of the surrounding area. An open space will be provided at the centre of the development to create a central focal point and there is a transitional area between built form and fields to the west, to integrate the development within the surrounding landscape. A further large open space will be created in the south of the site.

The retention and enhancement of the boundary vegetation further softens this transition and provides screening, respecting the views from the surrounding buildings and public footpaths.

The relationship of between the layout and the commercial land has been considered from noise perspective and measures have been implemented to reduce the impact of noise.

The overall layout for the site will provide the following:

- 160 new dwellings of varying scale and in keeping with the surrounding area.
- A high quality environment with a proposed accommodation mix including 1, 2, 3, 4 and 5 bedroom dwellings.
- 30% (48) Affordable Homes.
- A density ratio of 17.97 dwellings per hectare.
- Vehicular access point from Arundel Road via a new junction.
- Retention and enhancement of the existing trees and vegetation along the boundaries.
- Retention of TPO trees within the site.
- Informal open spaces within the development together with enhanced landscaping.
- Limited impact on views from open spaces and residential properties surrounding the site.
- New play areas.

Key Features of the proposed layout include:

1. Creation of a landscape led master plan that mitigates against the impact on the wider landscape.
2. A master plan that provides a well-structured development that provides legible movement and links into and through the site.
3. Parcel structures that enhance the place making qualities of the scheme
4. Well defined public realm that create varied public open space for the community
5. Appropriately engineered street hierarchy that allows for the easy servicing and access requirements



Street Scene B-B

Pond

Wilmington



ARUNDEL ROAD

17.1m

Sports Court

Nursery

6.0
SITE LAYOUT

6.2 AMOUNT

The proposals represent a wide mix of dwelling sizes with a good proportion of family homes and a provision of Starter Homes interspersed with these larger properties.

6.3 BUILDING TYPOLOGIES

The proposals for the development site allow for a variety of housing types, including 1 bedroom flats, and 2, 3, 4, and 5 bedroom houses. The style and materials of the buildings are consistent through the scheme, based on the Character Appraisal.

Plots 31, 32, 33, 34, 37, 38, 39, 48, 49, 50, 53, 54, 91, 92, 96, 97, 98 (17 dwellings) are to M4(2) design standards and plots 93, 94, 95, 107, 108, 109 (6 dwellings) are to M4(3) design standards for disabled occupation, with the M4(3) dwellings having an allocated, wide parking space in the immediate vicinity at the front or side of the dwelling.

THE DESIGN CODE SET OUT:

- Density distribution within the layout is consistent with the density distribution on the approved Outline plans.
- The proposed average density for the site is 35 dwellings per hectare (dph).
- Includes a mix of residential accommodation comprising 1, 2, 3, 4 and 5 bedroom dwellings consisting of flats and houses.
- The densities build up from the lowest densities on the countryside edge, to the densest built form in the centre of the site and leading down to the southern boundary and adjacent to the commercial area.



Proposed building mix plan