

LAND WEST OF ARUNDEL ROAD, ANGMERING

DESIGN STATEMENT

RESERVED MATTERS

Please refer to separate technical details for ecology and landscape proposals within the 2.1Ha of sports pitch land.

August 2022 - Rev C

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 has been revised following officer comments and will set out the design evolution, reasoning and detail behind the revised proposals and demonstrate compliance with the approved Design Code (ref. A/235/21/DOC).

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 revised document is produced with a purpose of setting out the technical detail of the proposals and demonstrating its compliance with the outline approval and approved Design Code. It should be read in conjunction with the updated 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 up to 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.



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