

Land South of A259 Angmering
REVISED APPLICATION

Design and Access Statement

Mar 2022



Land South of A259 Angmering

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Summary and Conclusion



Redrow Homes – Applicant



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Introduction

*About Redrow Homes
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About Redrow Homes

Redrow Homes is a national housing developer, building everything from starter dwellings to large executive family homes.

Redrow's objective is to create places which they are proud to have developed; places that make a positive contribution to the environment. Redrow Homes dedication to building quality homes has earned many awards, through their pioneering approach to design, community involvement and marketing.



Introduction

Foreword

A planning application (Ref: A/168/21/PL) was submitted to Arun District council in August 2021, proposing the construction of 76 new residential dwellings (and the associated infrastructure / landscaping) at the site 'Land South Of Littlehampton Road and East of Worthing Road, Angmering, BN12 6PN'. This application was refused in November 2021.

Purpose of this Document

This Design and Access Statement has been prepared on behalf of Redrow Homes. It supports a full application for the construction of 76 dwellings, following the refusal of application A/168/21/PL.

Like the original application, this application proposes a total of 76 residential dwellings, 53 of which are private market, 6 are shared ownership and 17 are affordable rent (23 affordable units in total).

The proposed development also includes the associated infrastructure, such as access roads and footpaths, parking for residents and visitors, private amenity space, public open space, a LAP and LEAP, enhanced drainage and landscaping as well as new landscape buffers to the east of the South and Eastern site boundary.

Throughout this Design and Access Statement there will be thorough assessments of the site context, constraints and opportunities and an assessment of the surrounding area in terms of facilities and local vernacular. All of which will underline the design approach and

concept of this proposal.

The document will establish key design principles such as Use, Amount, Access, Layout, Scale, Appearance and Landscaping.

Through working with the Local Authority and making reference to Supplementary Design Guidance; the development will seek to provide a new bespoke housing estate that is complementary to the local surrounding area.

This document will also review the reasons the council gave for refusing the original application, and discuss how the proposed scheme has addressed their comments.

The purpose of this document is to :

- Provide an assessment of the proposed development site and its surrounding context.
- To identify the opportunities and constraints of the site leading to the evolution of the design proposal.
- To explain the design rationale, evolution of the scheme following negotiations with the Local Authority and consulting bodies to the submitted proposals.
- To distinguish the key elements of the design proposals – urban design, access, connectivity & juxtaposition of the built form with its surroundings.

Planning Policy

A separate Planning Statement by Henry Adams will form part of the submission pack. This Design and Access Statement will briefly explain how our proposal is consistent with the aims and objectives set forth in National and Local Policy Frameworks.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Details of the policies followed can be found within the planning statement by Henry Adams.

Arun District Local Plan 2011-2031

The development follows the local policies set out within the Arun District Council Local Plan. Details of the policies followed can be found within the planning statement by Henry Adams.

National Design Guide (2021)

The National Design Guide details 10 characteristics of a well designed place. This proposal has been prepared with reference to these 10 characteristics. How the scheme follows these 10 characteristics is set out on the following page.

Arun District Design Guide (2021)

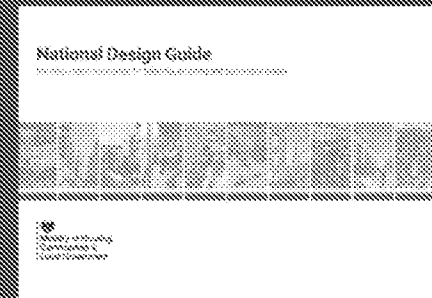
The Arun Design Guide has been prepared to ensure that new developments in the District reflect the distinctive historic build environment, built form and landscape character of Arun. Pages 31 - 32 of this document explain how this proposal achieves a good design, in line with the objectives of the Design Guide.

Arun District Council Supplementary Planning Document: Open Space, Playing Pitches, Indoor and Built Sports Pitches (2020)

This supplementary planning document sets out Arun District Council's requirements for open space. These requirements have been used to determine the quantity of open space / off site contributions as well as the provision of play space.

Arun District Council Supplementary Planning Document: Parking Standards (2020)

This supplementary planning document sets out Arun District Council's requirements for the parking provision of new developments. The site, located between East Preston and Ferring, is 'Parking Behaviour Zone 2'.



Planning Policy

National Design Guide (2021)

The National Design Guide details 10 characteristics of a well designed place. How the scheme responds to these 10 characteristics is set out on the following page.

Context:

The proposed development responds to the constraints and opportunities of the site and integrates into the surroundings and local area.

Identity:

The materiality, elevational detailing, scale, and massing of the development will respect the character of Angmering while creating a varying streetscape which is interesting and legible.

Built Form:

The built form will reflect nearby developments and the constraints of the site. Where possible dwelling parcels are arranged in blocks which allow for defensible private space. Streets are designed to be legible, with attractive and varying building frontages adding interest.

Movement:

The development will have legible road hierarchy and will connect to existing vehicular routes. The development will be easily walkable and connect to pedestrian routes.

Public Spaces:

The scheme will provide pockets of public open space which will be overlooked by houses and easily accessible via pedestrian routes across the development.

Nature:

Existing trees and hedgerows around the boundaries of the development will be retained where possible. Open spaces will contain play areas, drainage features and will be enhanced with new landscaping. An enhanced green buffer will be provided along the eastern site boundary to help obscure the edge of the development, minimizing its impact on the existing settlement gap. A green buffer will also be provided along the Southern boundary minimizing the impact of the development on the existing train route.

Uses:

The proposed scheme is entirely residential but the site is closely located to a number of facilities in Angmering which residents will be able to easily access.

Homes & Buildings:

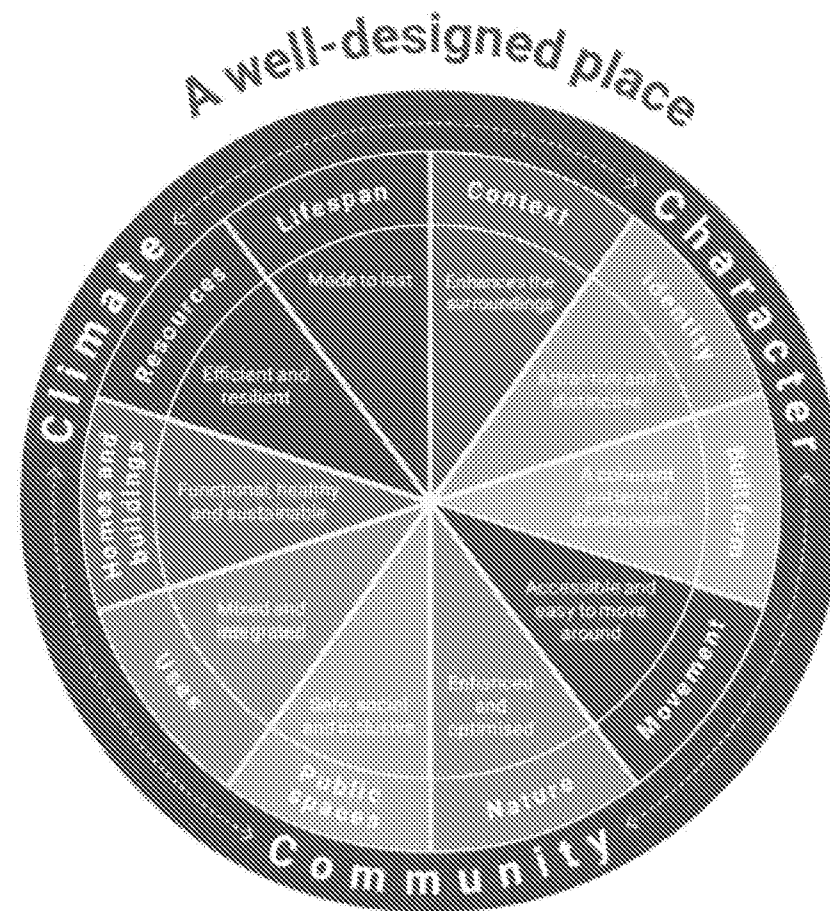
The scheme provides 76 new dwellings (53 private and 23 affordable) in a range of sizes and styles to meet the needs of a wide range of households.

Resources:

Use of sustainable building materials where required by legislation.

Lifespan:

The development will be maintained by future occupiers.



Site & Contextual Assessment

The Site

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Constraints and Opportunities

Site Summary

Angmering – Historical Context

Local Amenities / Facilities

Character Evaluation

The Site

The site at Angmering will provide a unique and attractive area to live. It will make use of its proximity to Angmering village centre, where key community infrastructure and local services are located.

Redrow will make use of the existing landscaping to create beautiful green spaces promoting social interaction and a sense of ownership.

The land south of A259 is to be a place of high quality, with a mix of houses types, tenure and densities to reflect a wide range of different families needs, providing a varied character which responds positively to the local vernacular.

Site Description

The site covers an area approximately of 3.22 ha / 7.95 Acres and is comprised of arable fields, which have previously been used for farming. It is currently accessed via an existing farmac road off of the roundabout that sits just outside of the North Western boundary. The site is bordered by the A259 to the North, arable fields to the East, a railway line to the south and existing residential units to the West. Topographically, the site is relatively flat and unconstrained by level changes. Trees and hedgerows line the Northern boundary, with smaller planting along the South, East and West boundaries. Due to its previous use as a farmed field, the centre of the site is clear of trees. An existing sewer and its easement runs along the Western boundary and overhead cables cross the site in the South Western corner.

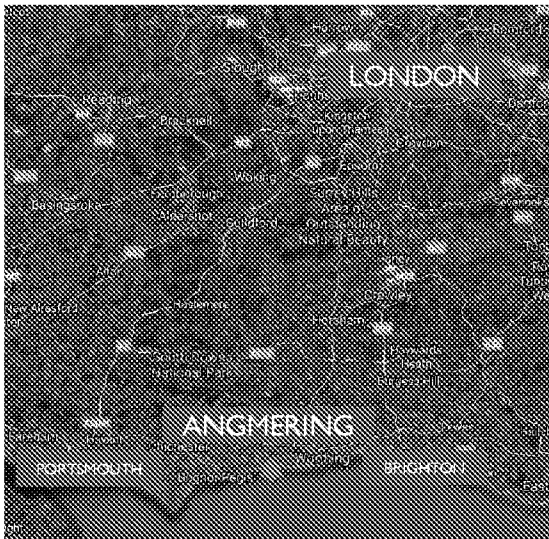


Site Location

The Site is located in the South East region of Angmering, a village between Littlehampton and Worthing in West Sussex. It sits directly South of the A259 and on the development edge of East Preston, 1.5 miles North of the Coast. Angmering lies approximately 17 miles West of Brighton, 30 miles East of Portsmouth and 60 miles South of London. The nearest railway station is Angmering Railway Station, located on Station Road 1.1 miles to the West of the site. This connects to the West Coastway Line which runs between Brighton and Southampton. The nearest airport is Brighton City Airport, however Angmering is only 40 miles South of Gatwick.



Site Location Plan 1. ✱ denotes site location



Site Location Plan 2. ✱ denotes site location

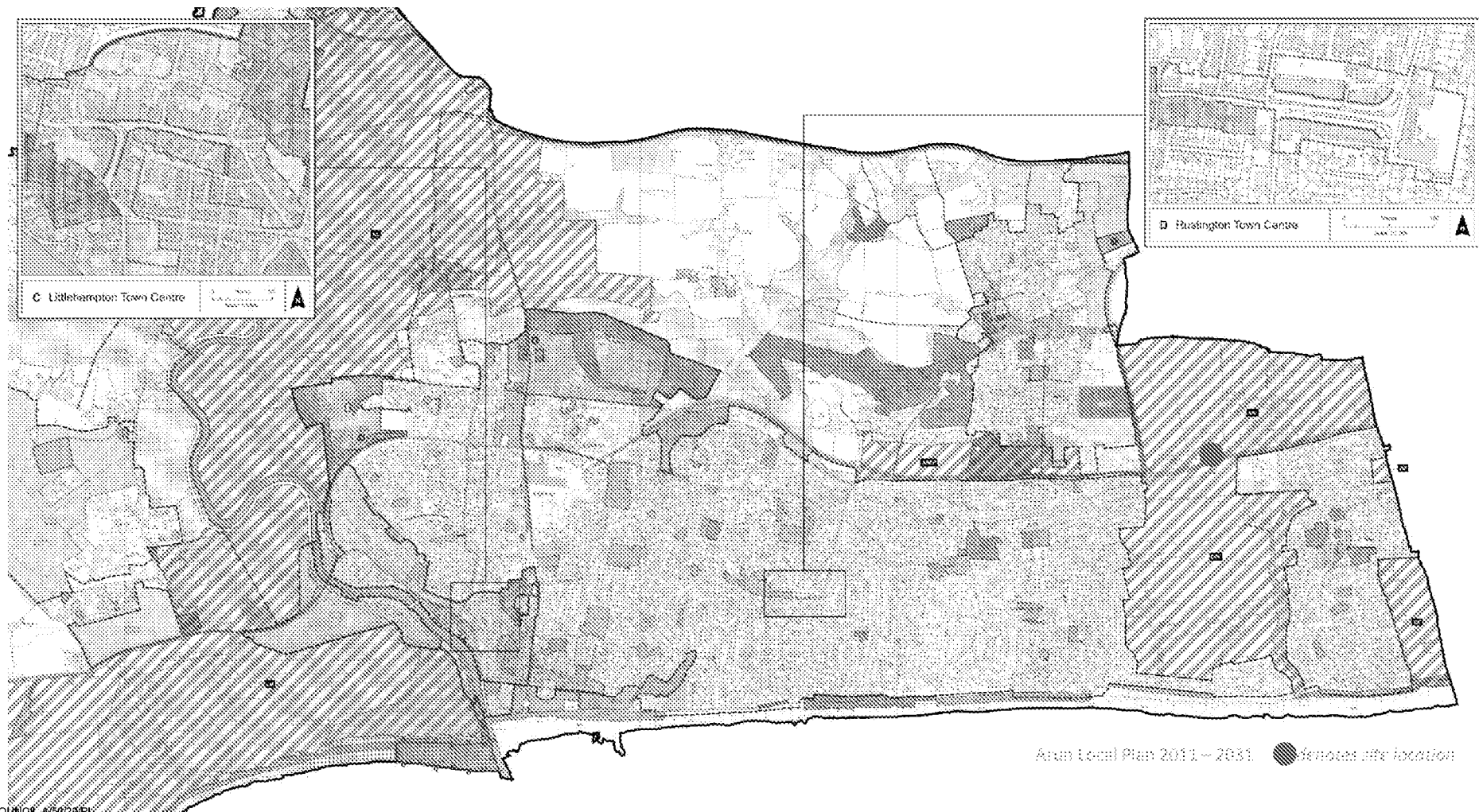


Site Location Plan 3. ● denotes site location

Site Location – Local Plan

The Site sits outside of the 'Built up Area Boundaries' of the Arun Local Plan and is located in the East Preston to Ferring 'Gap between Settlements'. It sits directly adjacent to the East Preston boundary. Although the Landscape and Visual Impact Assessment submitted as part of this application highlights that the proposed development on this site has no significant impact on long distance views, the council was concerned that the previously refused scheme (Ref: A/168/21/PL) would be visually intrusive on the gap. Additional measures, including enhanced landscaping on the site boundaries, have been incorporated into the revised scheme, further reducing the impact of the development. An updated LVIA has been submitted with this application which concludes that the proposals would not materially change the East Preston to Ferring Gap and would be in accordance with the local policy designation.

Gaps Between Settlements:	
AL	Arundel to Littlehampton
ABPA	Arundel to Bognor Regis and Brighton
AW	Arundel to Worthing
EP	East Preston to Ferring
LN	Littlehampton to Newhaven and Bognor
WF	Worthing to Ferring
	 Built-up Area Boundary
	 Gaps Between Settlements
	 Setting of Arundel



Arun Local Plan 2011 – 2031. ● denotes site location

Site Photos



SITE CONTEXT

The above diagram illustrates photographic viewpoints taken in the immediate site context.

ARUN DISTRICT COUNCIL A/50/22/PL

Site Photos



1.



2.



3.

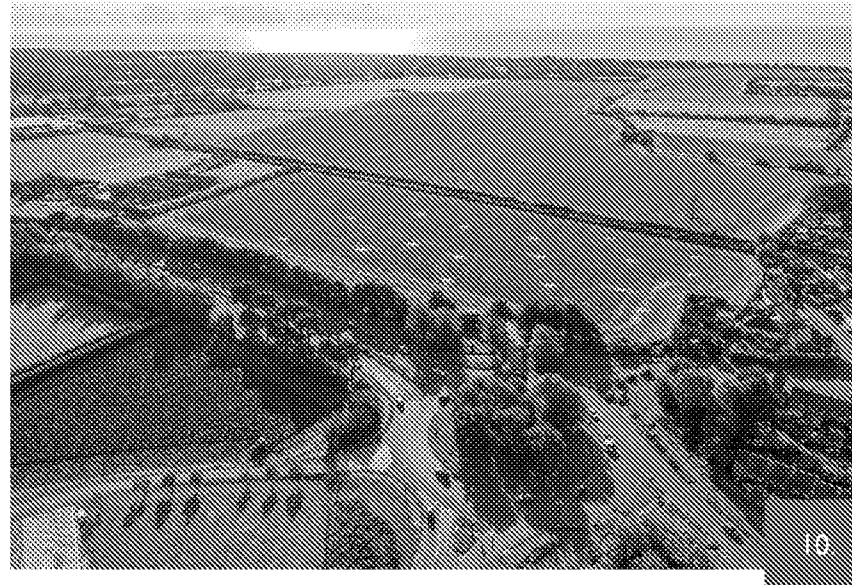


4.

Site Photos



Site Photos



Constraints & Opportunities

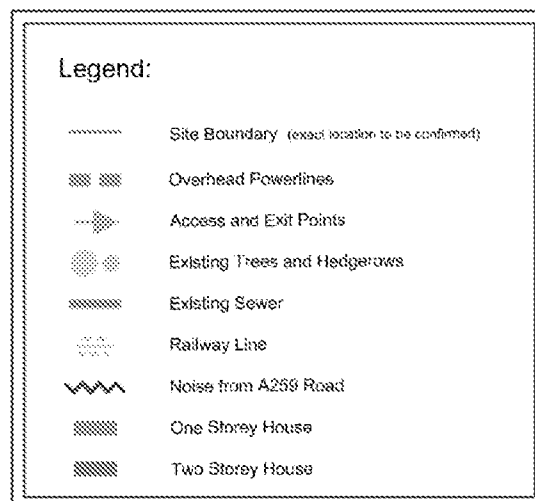
The Site Constraints are identified as follows:

- Careful consideration given to existing trees and hedgerows located along northern boundary, to be retained where possible.
- Overhead Powerlines located in the South West corner of the site.
- Existing sewer enters the site along the Western boundary.
- Careful consideration will need to be given to noise from the Railway which borders the Southern Boundary.
- Careful consideration will need to be given to the noise caused by the A259 Road to the North of the site.
- Careful consideration and sensitivity will need to be given to the neighbouring houses located to the West of the site.

Development opportunities are as follows:

- Site is located near lots of local amenities making it suitable location for a residential development
- Creation of pedestrian routes to ensure ease of access across the site and to the wider surroundings.
- Creation of new areas of public open space, which will be enhanced with new planting
- Retention of existing trees and hedgerow where possible, to be supplemented with new soft landscaping and vegetation.
- Provision of a LAP and LEAP in open the space for new residents to utilize.

- Provision of SUDs for drainage but which also act as a landscaping feature.
- Provision of safe vehicular access onto existing roundabout and A259 Road.
- Provision of natural surveillance across public open spaces from new housing.
- Provision of appropriate tree and shrub planting and a landscape buffer to screen views of the site from adjacent properties.
- Provision of a fenced Wildlife area to the North of the site to enhance Biodiversity.
- Retention of the farm access to the neighbouring field to the East of the site.



Site Analysis - Summary

Location

The site sits in the Gap between the settlements of East Preston and Ferring, directly adjacent to the East Preston settlement boundary, however the architectural style and massing of dwellings will be carefully considered avoid negatively impacting the Gap. The development will also be shielded by landscaping, obscuring the development and creating a more suitable rural edge. The site is accessible to the local centre, transport infrastructure and is within walking and cycling distance of a range of local schools, shops and public transport connections.

Access

There are no significant constraints associated with providing access to the site by private vehicle. It is proposed that the site will utilize access off both the existing roundabout in the North West corner and the A259 Road.

Topography

The findings of the topographical survey indicate that the site is relatively flat, so the development will be unconstrained by level changes.

Ecology

The surveys undertaken by The Ecology Partnership indicated that the development would have no impact on nearby SSSIs or priority habitats due to their distance from the site. The main portion of the site is consists of arable crop, which would not have a significant impact if removed. The existing trees and hedgerows on the site boundaries are considered the most ecologically valuable features on the site and should be retained and enhanced where possible. Grassland habitats along field margins should also be retained. Where possible to maintain ecological connectivity across the site. The ecological report suggested that the existing trees and hedgerows along the site boundary may have low habitat potential for birds and bats, so these should be retained and enhanced where possible. A reptile survey found that the site had a low population of reptiles (slow worms and common lizards) whose habitat was likely to be affected by development on the site. Therefore a fenced off wildlife area for reptile translocation is to be provided in the North of the site. This has an area of 1000sq.m.

Trees & Hedgerows

Due to the site's previous use for farming, existing trees and hedgerows are confined to the site boundaries, particularly the Northern boundary. These will be retained where possible however some will be removed in the creation of the new site access.

Flood Risk

The flood risk assessment carried out by Abley Letchford Partnerships determined that the site has a 'low risk' of flooding from all sources. A drainage strategy will be implemented to help with surface water runoff from the proposed development.

Design

The design evolution of the scheme has taken into consideration all of the opportunities presented by the site to create a high quality sustainable residential development. These opportunities are summarised below:

- Provision of a range of well built houses of varying sizes for an array of households.
- Extension of the urban grain and create a new development which reflects the scale and pattern of the existing neighbourhoods.
- Creation of a development which has identity, character and an overall common theme that ties in with the local vernacular.
- Creation of a rich and diverse landscape within the site, creating a softened access route into the development.
- Retention of hedgerows and trees along the site development boundaries and reinforce with new native planting.

Angmering:

Historical Context

Angmering is a village and civil parish between Littlehampton and Worthing in West Sussex on the southern edge of the South Downs National Park. About two-thirds of the parish (mostly north of the A27 road) fall within the Park.

Angmering is approximately 1.5 miles north of the English Channel; Worthing and Littlehampton are 3.5 miles to the east and west respectively. It has been inhabited since the Bronze Age and there are remains of a Roman Villa and bath house. In 1976 Angmering was twinned with the Normandy town of Ouistreham, the location of the World War II Normandy Landings' Sword Beach.



Location of Local Amenities

The proposed development is an entirely residential scheme located in close proximity to a variety of existing amenities and facilities, which new residents will be able to easily access via connections to the existing transport network. The below plan indicates the locations of key amenities in Angmering and their proximity to the site. Photographic viewpoints of some of these amenities are shown on the following page.



Schools & Nurseries

1. Beech Tree Childcare
2. Angmering Day Nursery
3. Angmering Village Pre School
4. Georgian Gardens Community Primary
5. East Preston Infant and Junior School
6. Ferring C of E Primary School
7. St Wilfrid's Catholic Primary School
8. The Angmering School
9. St Oscar Romero Catholic School

Supermarkets & Convenience Stores

10. Sainsbury's & Retail Park
11. Asda Superstore
12. Costcutter Convenience Store
13. The Co-operative Food
14. One Stop Convenience Store

Retail

15. Post Offices
16. Angmering Village Centre
Local shops / Village Hall
17. Hacks Garden Centre
& Other Retail Outlets
18. Highdown Garden Centre
& Other Retail Outlets
19. Ferring Nurseries
20. Ferring Village Centre
Local shops / Village Green
21. East Preston Local Shops
22. Audi Car Sales Garage
23. Roundstone Farm Shop

Health & Wellbeing

24. Angmering Medical Centre
25. Willow Green Surgery
26. The Barn Surgery
27. The Cornice Surgery
28. The Dental Centre
29. Imagine Dental
30. East Preston Dental Clinic
31. Ferring Dental Practice
32. Cornerways Dental Practice
33. Speckers Opticians
34. Asda Opticians
35. Salons and Barbers

Sports

36. Skate Park
37. Worthing RFC (Rugby Club)
38. East Preston Football Club
39. Langmead Recreation Ground
40. Hangleton Farm Equestrian Centre

Leisure

41. Premier Inn & The Roundstone
42. The Henty Arms
43. The Spotted Cow
44. The Lamb at Angmering
45. The S.P. Ark House
46. Angmering Community Centre
47. Angmering Allotment
48. Highdown Vineyard

Other

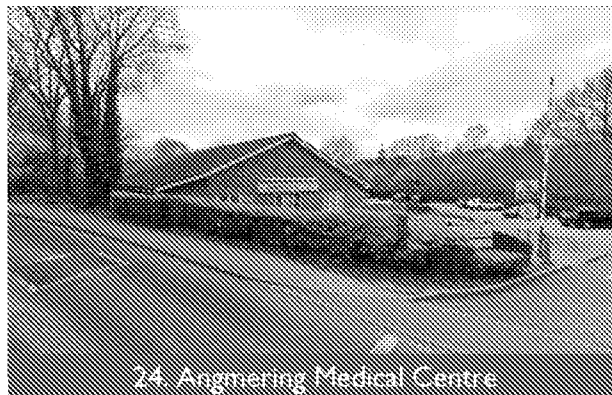
49. Angmering Train Station
50. East Preston Fire Station

ARUN DISTRICT COUNCIL

Local Amenity Photos



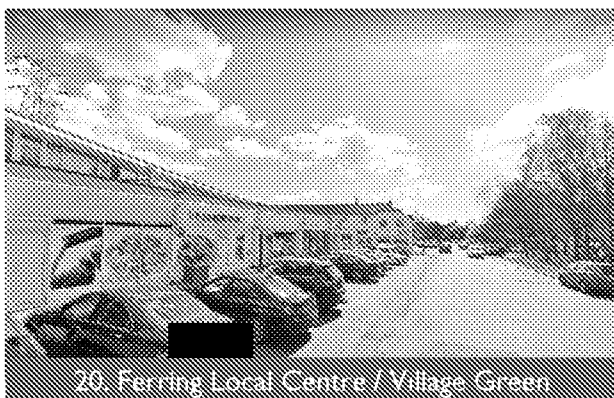
16. Angmering Village Local Centre



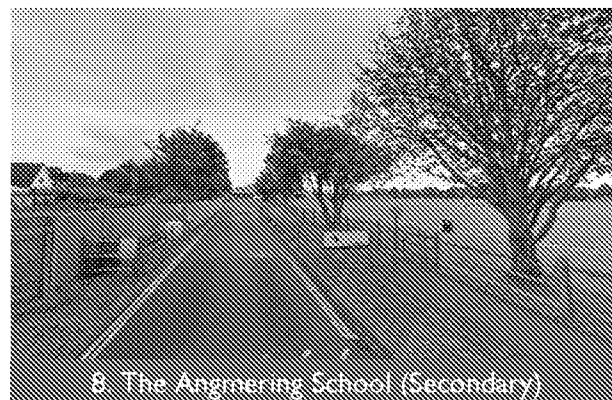
24. Angmering Medical Centre



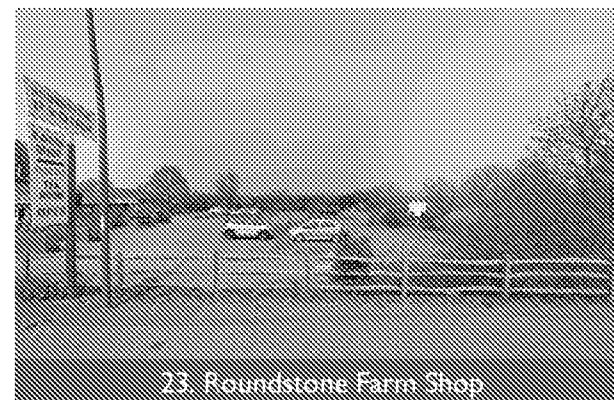
17. Haskins Garden Centre & Retail Outlets



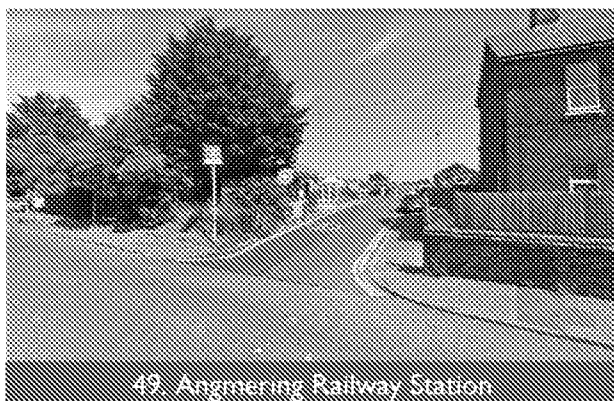
20. Ferring Local Centre / Village Green



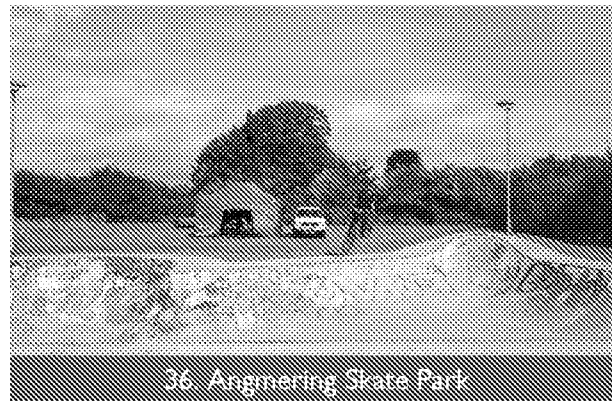
8. The Angmering School (Secondary)



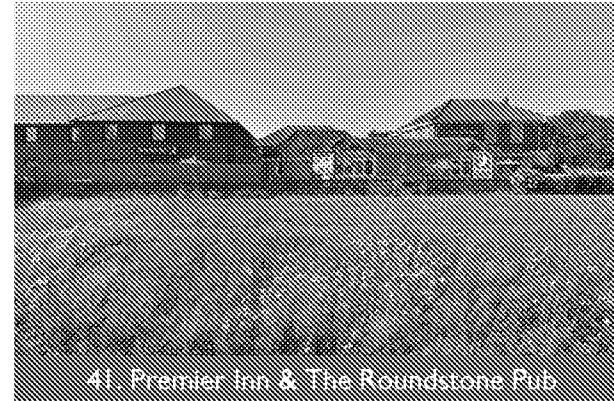
23. Roundstone Farm Shop



49. Angmering Railway Station



36. Angmering Skate Park



41. Premier Inn & The Roundstone Pub

Character Evaluation

The site is surrounded by a number of existing residential developments. Analysis in this section highlights that the local vernacular / character of Angmering has an array of architectural styles, leading to an eclectic mix of properties with varying scale and massing, architectural detailing and materiality.



Character Evaluation – Post WW2

The main material palette is:

- Predominantly 2 storey terraced housing.
- Dwellings sit back from the back of footway.
- Parking courts located to the rear of houses.

Material Palette:

- Brown and Yellow facing brickwork.
- Brown roof tiles.
- Red and Brown Tile hanging
- Mix of Black and white Rain water goods.
- White Fascia's.
- White PVC plain casement windows replaced overtime.
- Predominantly white doors

Boundary Treatments:

- 1.8 meter high Brick Screen walls to external boundaries
- Grass with planting features.

