



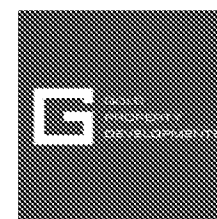
DESIGN & ACCESS STATEMENT

Land at Quiet Waters, Roundstone Lane, Angmering, West Sussex, BN16 4AX

June 2018

2 Wardrobe Place, London EC4V 5AH

www.futurepd.co.uk



FUTURE
PLANNING AND DEVELOPMENT

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1. Introduction



First row – section from west to east from south

Second row – section from east to west from north

Third row – frontage from west

Fourth row – section from north to south from west of houses to rear of the site

Future Planning and Development Limited provide planning advice to our client Gold (Angmering) Limited (the applicant) in respect of the site known as Quiet Waters, Roundstone Lane, Angmering, BN16 4AX (the site). The site is located within the jurisdiction of Arun District Council (ADC).

This Planning, Design and Access Statement has been prepared in support of a reserved matters application pursuant to the outline consent for ‘*Outline application with some matters reserved (means of access) for the demolition of existing single dwelling and construction of 30 dwellings (resubmission following A/39/17/OUT)*’.

Outline planning permission (ref: A/132/17/OUT) was granted on 19 January 2018.

The current application seeks permission for approval of the reserved matters: appearance, landscaping, layout and scale.

The Design and Access Statement sets out the justification for the detailed design of the scheme in the context of the outline permission.

The Design and Access Statement should be read in conjunction with the submitted plans.

2. Site & Surroundings

The site subject of this application is known as Quiet Waters, a detached residential property set within a large rectangular plot to the east of Roundstone Lane, Angmering. The site is on the eastern edge of Angmering and adjacent to a number of new housing developments.

The existing site is surrounded by mature landscaping on all boundaries. There are also a number of mature trees within the site. The site is generally flat with the levels raising towards the north, south and east boundaries

To the north of the site is a recently approved housing development of 246 dwellings at West End Nursery (reference A/144/15/PL), known as Creswell Park. To the south is an area of vacant scrubland and large glasshouses associated with the Haskins Garden Centre which lies to the east of the site. On the opposite side of Roundstone Lane lies a car garage.



Aerial view of the site

3. Local Context and Character

TRADITIONAL BUILT FORM

Angmering is a historic village located between Littlehampton and Worthing. The village has many old buildings dating back from its agricultural past as far as the 14th Century. Many examples of these buildings are still around today. Angmering has 76 Listed Buildings, 64 of which are in the Angmering Conservation Area.

Many of the buildings were built using flint, a material which is synonymous with the area as a result of the flint mines in and around Angmering.

Many of the village's historic buildings were lost post 1930 to make way for modern housing. The village experienced estate development in the 1960s and 70s.

The village has retained a number of high quality and attractive older buildings along the High Street which is the focal point for the Conservation Area.



Top left – traditional flint faced cottage; top right – new housing from 2003 with render finish;

Bottom left – 1970s estate housing with weatherboarding; bottom right – traditional flint and render

3. Local Context and Character



Top left – two-and-a-half storey semis ; top right – apartment block with flint façade;

Bottom left – street view showing mixed building orientation; bottom right – consistent building lines with mix orientation

CONTEMPORARY BUILT FORM

The Quiet Waters site is located directly below a recently approved development by Cala Homes called Creswell Park.

The first phases of the development have been completed, with further phases to follow.

The development exhibits a number of styles, drawing from the unique character of Angmering.

As can be seen in the photographs opposite, the scale of the housing is mixed. Many of the properties are two-and-a-half storey.

The palette of materials used throughout the development reflects the character of the local area. Flint and render are used throughout the development.

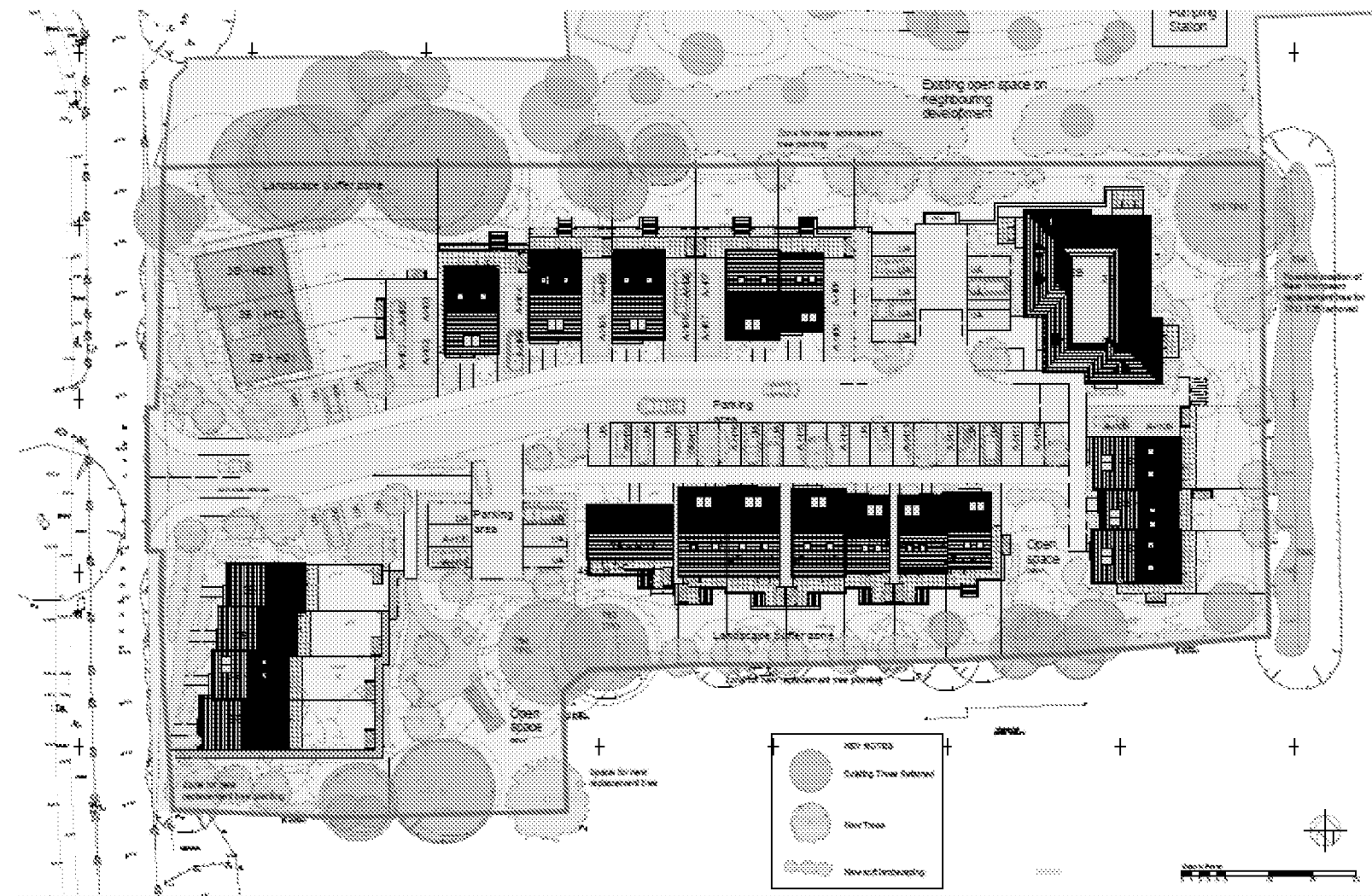
4. Scheme Evolution

OUTLINE INDICATIVE SCHEME

The reserved matters proposal has evolved from the indicative layout which was submitted in support of the outline application (right).

Although the indicative layout was not an approved plan, i.e. it was not listed on the outline Decision Notice, the plan was prepared to demonstrate that the site could accommodate the proposed quantum of housing whilst suitably responding to the site constraints.

The indicative scheme contained a high level of details, as necessary to respond to the site constraints and also to make the most effective and efficient use of the land. As such, this provided an advanced template for the evolution of the Reserved Matters application.



Indicative Layout submitted in support of outline application

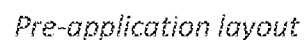
PRE-APPLICATION SCHEME

The layout (left) was presented at the pre-application meeting. The key changes from the indicative layout are summarised as follows:

- i. *Affordable block moved to front of the site;*
- ii. *More detached houses to the north of access road;*
- iii. *Regularised building lines*
- iv. *Footpaths on either side of the access road;*

The Council indicated that they were generally happy with the layout presented, however recommended a number of areas where it could be improved upon:

- *The creation of a tree-lined street*
- *Potential for a shared-surface arrangement*
- *More greenery between bays on southern side of the road;*



5. Proposed Development

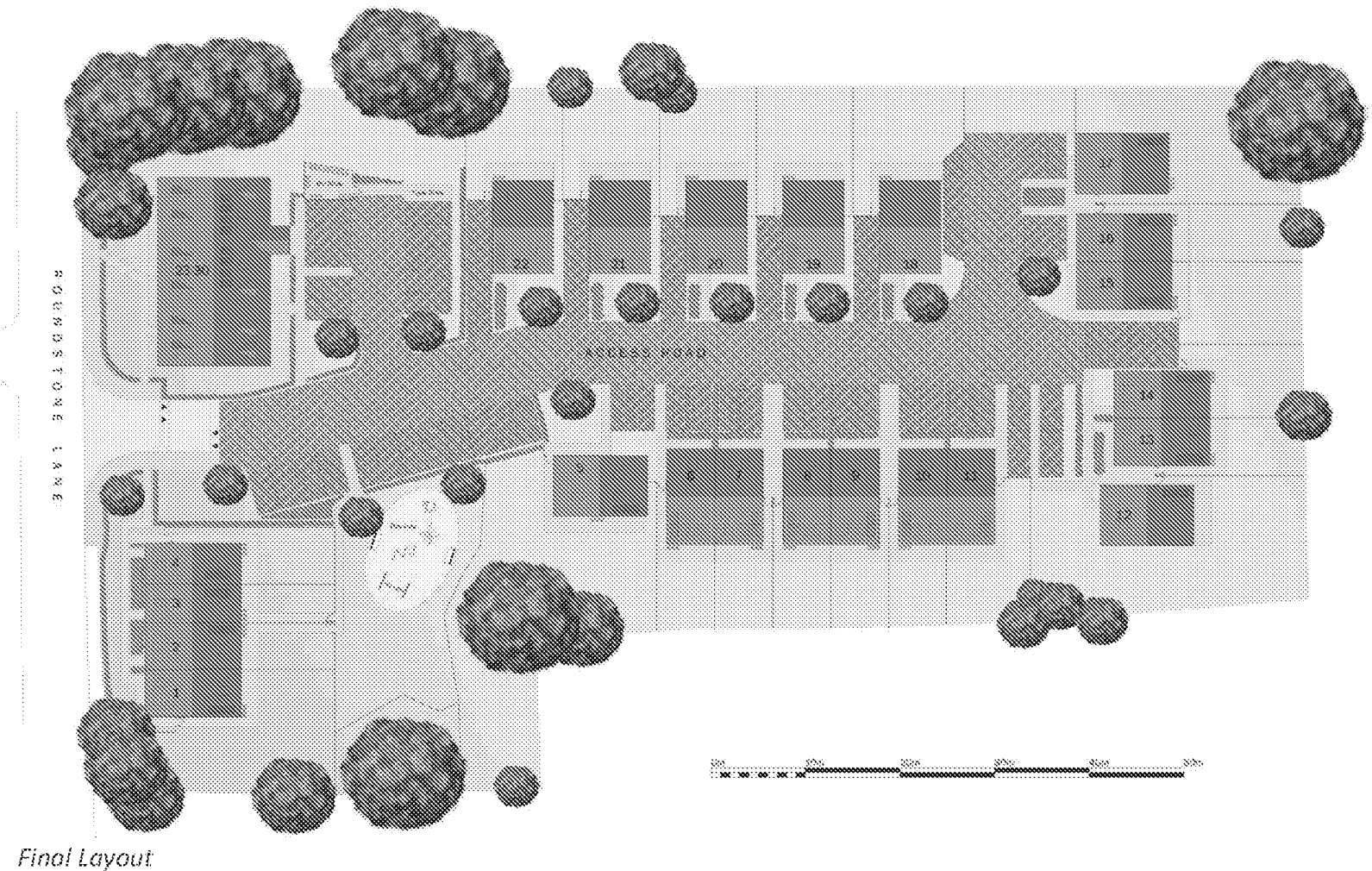
LAYOUT - GENERAL

The layout of the site has evolved from the indicative layout included as part of the outline application. Key features such as the central internal road, the playspace location and the general orientation of the properties have been maintained.

LAYOUT - MARKET HOUSING

The majority of the houses within the site (plots 5-22) are arranged on either-side of the central access road facing inwards. Separation distances of at least 18.5m have been achieved on all of the properties.

On the northern side of the access road (plots 18 – 22) detached properties are proposed across a uniform building line. Each of these dwellings face inwards with a front garden and with tandem parking to the side of the dwellings. The plots (5-11) on the southern side of the internal road also face inwards. The plots on the southern side have spaces next to one-another which is interspersed by hedge planting.



5. Proposed Development

LAYOUT - AFFORDABLE HOUSING

The location of the affordable housing is shown on the Affordable Housing Layout Plan (1084-ANG-103B) and on the extract opposite. The proposed 8 apartments are housed in a single two-and-a-half storey building fronting Roundstone Lane in the north-western corner of the site. The apartment block has been designed to appear as a terrace of three dwellings.

To the rear of the block of flats will be 10 unallocated car parking spaces for the flats with the bin and cycle stores located in the northern part of the car parking area. An area of grass extending in a linear fashion from northern edge of the block of flats to the northern part of the car park will provide the communal amenity area for residents of the apartments.

The southern part of the frontage will provide a terrace of four affordable houses (plots 1-4). This terrace will maintain the same building line as the apartment block. Each of these properties will have rear gardens with a depth exceeding 10m. Parking for these properties will be off the southern part of the access road within the site.



Location of affordable housing

5. Proposed Development



*Top – Axonometric view from south-west
Right – example of a Home Zone residential street*



LAYOUT – HOME-ZONE STANDARD

The site has been designed to *Home Zone* standards.

A Home Zone is defined as a residential street where people and vehicles share the whole of the street space safely, and on equal terms, enabling quality of life to take precedence over the ease of traffic movement.

The shared surface does not have any delineation between pedestrian and motor vehicle surfaces, this emphasises a change of setting upon entering the site so that motorists perceive that they should give equal priority to others.

The Home Zone commences from the table-top crossover 10m from the entrance to the site from Roundstone Lane.

5. Proposed Development

APPEARANCE

The palette of external finishes to the building has been selected to ensure that the appearance of the development is in keeping with the prevalent character of the area. The schedule of materials is given on the Materials Layout (1084-ANG-102B). The external finishes are shown on the House Type plans.

The external finishes of the buildings include brick, wall tiles, weatherboarding and flint. A combination of these finishes is used across the site to give a varied yet uniform appearance.

The apartment block fronting the development will have a flint façade treatment to reflect a prevalent style found throughout the area.



Top – Example of Gold Property Development scheme in Lewes DC

Left – Example of a Gold Property Development scheme in Maidstone BC

6. Proposed Development

HOUSE TYPES

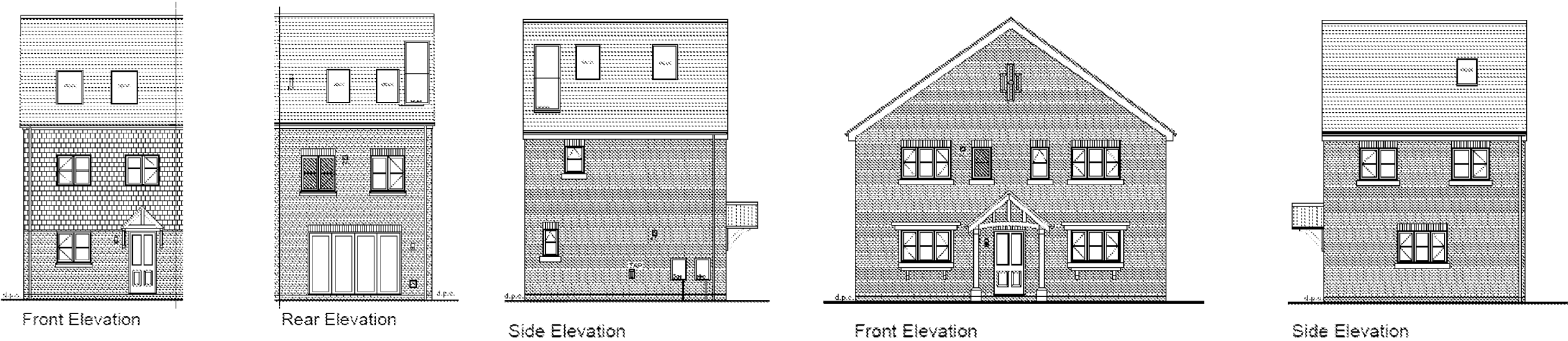
The development proposes 4 different house types, described as follows:

- Type A – 3 bed terrace (90m²) x2
- Type B – 4 bed detached house (138m²) x 7
- Type C – 3 bed semi (116m²) x 12
- Type D – 4 bed detached house (138m²) x 1



House Type A (NTS)

House Type B (NTS)



House Type C (NTS)

House Type D (NTS)

6. Proposed Development

APARTMENT BLOCKS

- Plot 23 – 1 bed apartment (60m²)
- Plot 24 – 1 bed apartment (63m²)
- Plot 25 – 2 bed apartment (63m²)
- Plot 26 – 2 bed apartment (63m²)
- Plot 27 – 2 bed apartment (63m²)
- Plot 28 – 2 bed apartment (61m²)
- Plot 29 – 2 bed apartment (63m²)
- Plot 30 – 2 bed apartment (78m²)



Top right – Front elevation of apartment block; top left – side southern facing elevation; bottom left – rear elevation; bottom right – side northern facing elevation (NTS)

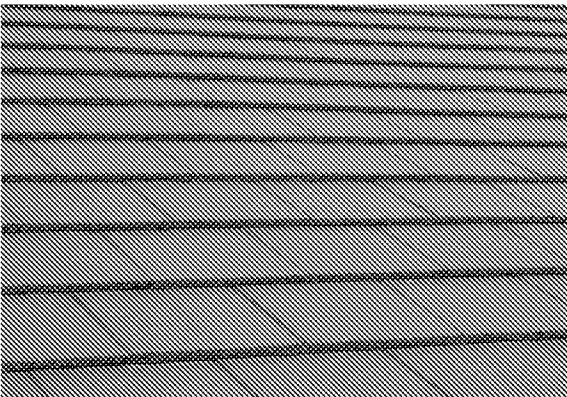
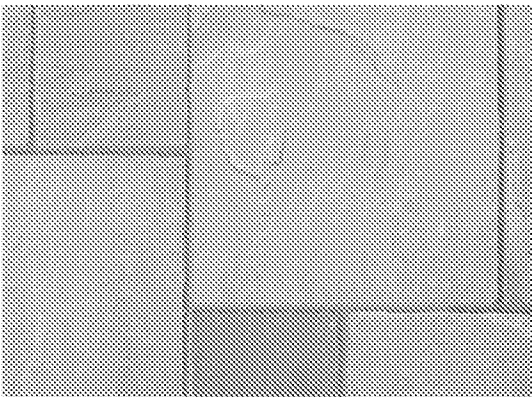
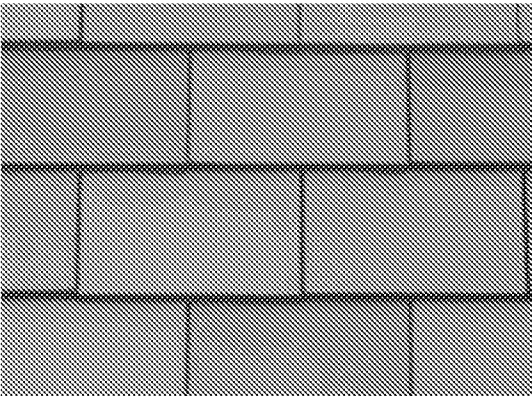
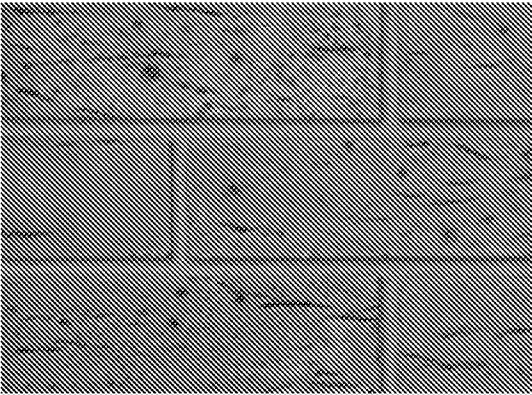
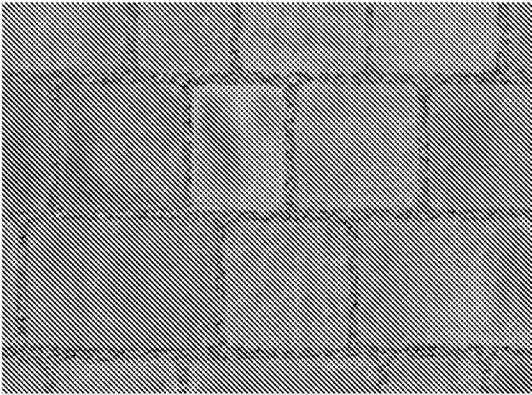
5. Proposed Development

MATERIALS

The RM matters application includes full details of the materials to be used in the external surfaces of the development. The details have also been submitted pursuant to discharging Condition 5.

The materials have been chosen to reflect the character of the area.

Surface	Material	Brand	Colour
Walls	Brick:	lbstock	Red (multi)
Walls	Weatherboard:	Cederal	White
Walls	Hanging Tiles:	Redlands	Red Rosemary
Walls	Flint	n/a	Mixed
Roof	Tiles	Marley Edgemere	Grey
Paving	Block Paving	Brett Alpha Flow	Autumn Gold
Paving	General Paving	Marshall's Indian Sandstone	Grey
Doors	Composite	Rockdoor Ultimate Jacobean	White
Windows	UPVC	Accura Casement	White
Fence	Post and Rail	n/a	Natural
Fence	1800mm	n/a	Natural
Fence	1500mm	n/a	Natural
Cycle Store	Shed	n/a	Natural



Top left – Autumn Gold Paving; trop right – lbstock multi red brick; middle left – weatherboard; middle right – red hanging tile; bottom left – Indian Sandstone paving; bottom right – Marley Edgemere tiles

5. Proposed Development

SCALE

The scale of the build form has been informed by the prevalent character of the surrounding area, in particular the new development to the north.

The built form will comprise mostly of two-storey homes. The apartment block is two-and-a-half storeys and provides accommodation in the roof-space. All of the houses within the site are 2-storey with accommodation in the roof-space.

The density of the development is not a matter determined by this application. The housing typologies are given in the table.



First row – section from west to east from south

Second row – section from east to west from north

Third row – frontage from west

Fourth row – section from north to south from west of houses to rear of the site

5. Proposed Development

HOUSING MIX

The RM application proposes the following mix: two x 1-bedroom (7%); six x 2-bedroom (20%); fourteen x 3-bedroom (46%) and eight x 4-bedroom (27%). This is in general accordance with the housing mix requirements of the Development Plan wherein Policy HD3 of the ANP requires mix to meet the need identified in the Strategic Housing Market Assessment, this being: 1-bedroom (5-10%); 2-bedroom (25-30%); 3-bedroom (45-55%) and 4-bedroom (10-15%).

The scheme proposes 10 affordable units in accordance with the obligation of the Section 106 agreement associated with the outline planning permission. The Section 106 requires that 5 of the units are affordable rent and 5 of the units are shared ownership,

The tenures are given on the submitted Affordable Housing Tenure Plan.

Affordable	Apartments	Houses
1 bedroom	2	
2 bedroom	6	
3 bedroom		2

Affordable mix

Market	Apartments	Houses
3 bedroom		12
4 bedroom		8

Market mix

Type	Bedrooms	Plots	Number
Detached	4 bedroom	5, 12, 17, 18 - 22	8
Semi-detached	3 bedroom	6 – 11. 13 – 16	10
Terrace	3 bedroom	1 – 4	4
Apartments	1 bedroom	23 & 24	2
	2 bedroom	25 – 30	6

House sizes

5. Proposed Development

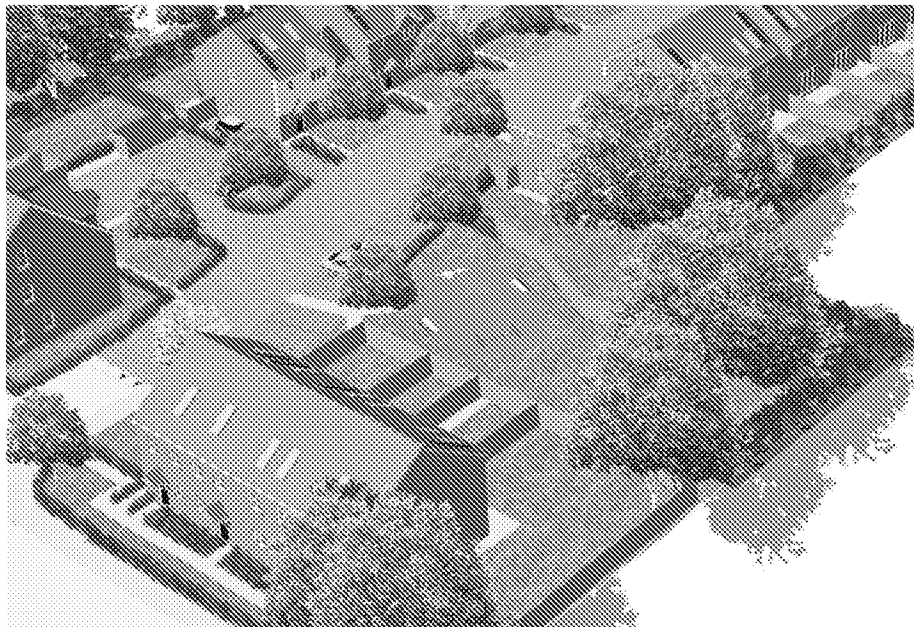
PLAYSPACE

A play area is proposed in the south-western part of the site to the rear of plots 1-4. The play area has been designed to a Local Area (LAP) standard; the requirement for this was established at the outline stage.

The LAP play equipment includes:

- i. multi-use mini castle.
- ii. timber climbing frame with a scramble net
- iii. wooden cradle swing;
- iv. zig-zag stepper
- v. wooden bench

The layout of the site ensures that the play area benefits from good levels of natural surveillance. It is sited in a prominent part of the site and can be safely accessed from within the site and also from outside the site via footpaths.



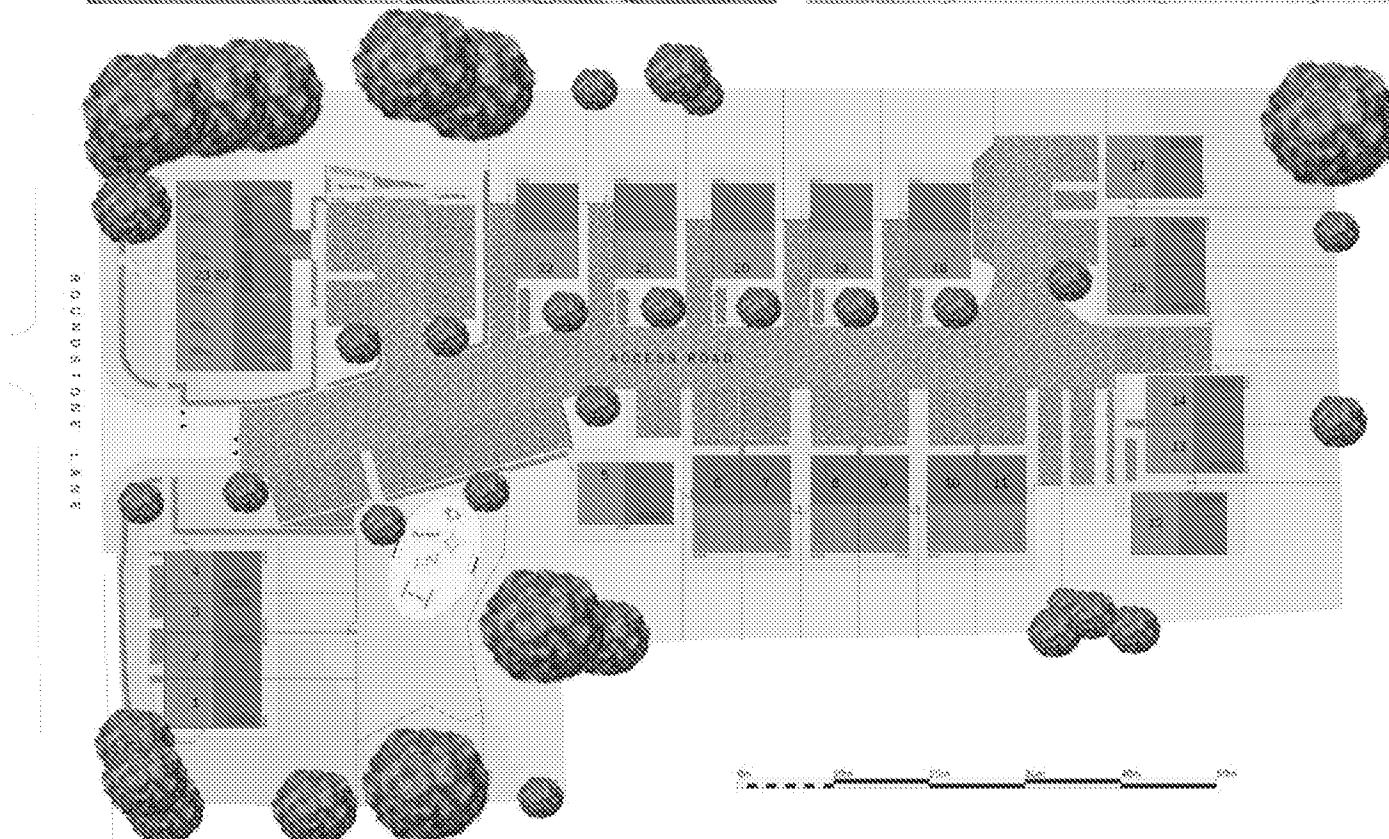
5. Proposed Development



PARKING

The site provides 60 car parking spaces. Each house benefits from 2 allocated spaces (44 spaces); the apartment block car park has 10 unallocated spaces and there are an additional 6 additional visitor spaces located throughout the site.

Each house has a cycle storage shed in the rear garden. The apartment block has a communal bike store which can hold 10 bicycles.

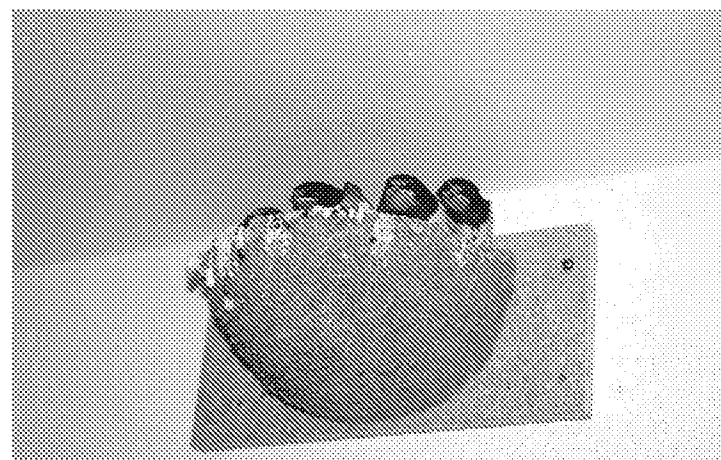


Top left – wooden bike shed; top right – communal bike store; left – layout showing parking

5. Proposed Development



Top – Axonometric view showing tree-lined boulevard; right – bird boxes



LANDSCAPING

Landscaping proposals are set in full in the supporting Detailed Landscape Plan (2901 Rev B). A key objective for the reserved matters proposal was to increase the amount of greenery within the site from that shown on the indicative layout provided in support of the outline application.

During pre-application discussions with the case officer it was agreed that the main road should have the appearance of a tree-lined boulevard. This has been achieved by positing trees at regular intervals along the northern side of the internal road.

Hedge-planting on the southern side of the internal road, to the front of plots 5 – 11, helps to ensure a softer appearance; providing welcome relief in the extent of hard-landscaping, a significant improvement over the indicative layout.

ECOLOGICAL ENHANCEMENTS

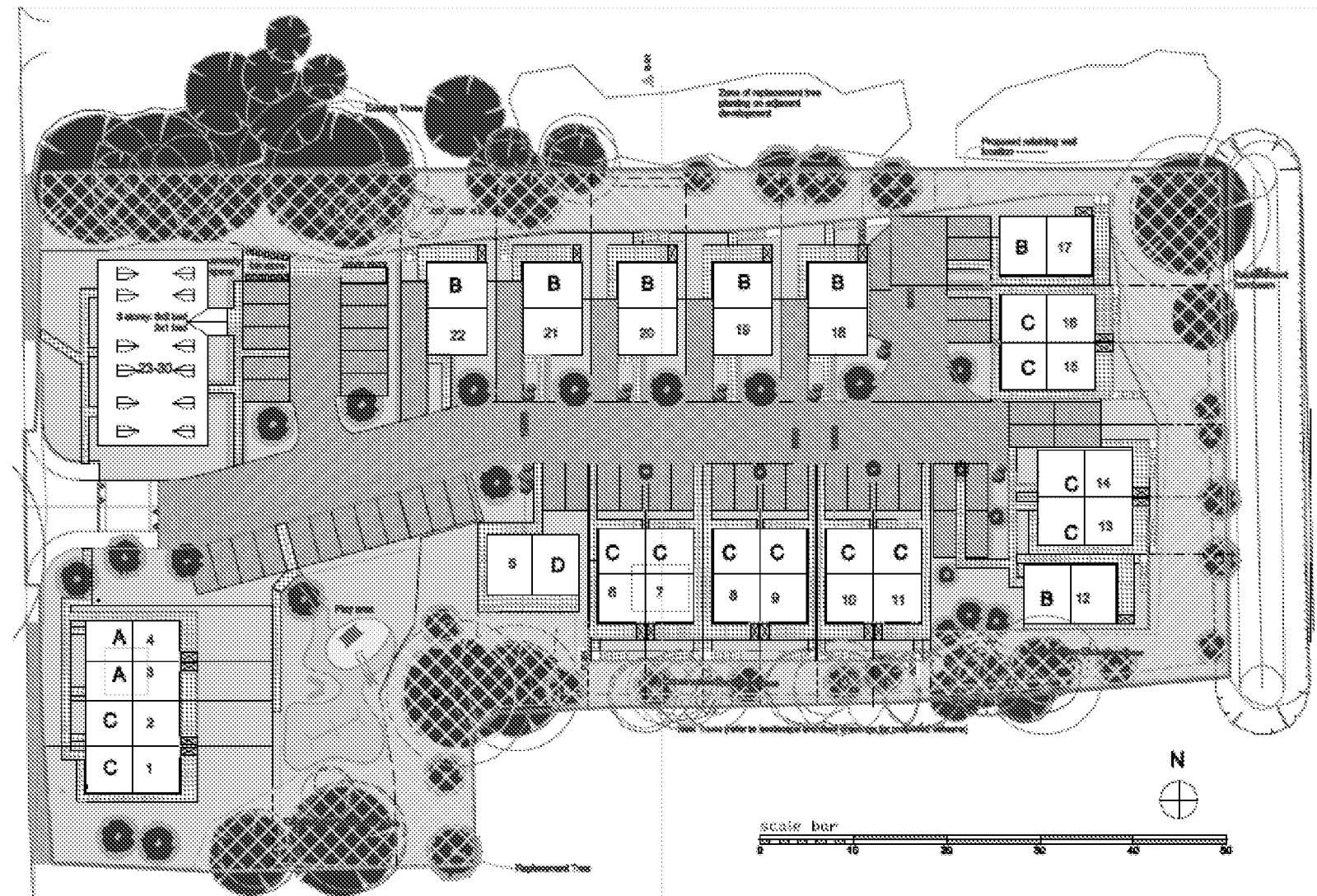
The application includes an Ecological Mitigation and Management Plan. This provides full details of mitigation measures pursuant to the findings of the ecological surveys in relation to the outline application. The mitigation measures set out in relation to tree planting and boundary planting have been incorporated in to the reserved matters landscaping application. These details were also submitted pursuant to discharging condition 18 of the outline permission.

5. Proposed Development

TREES

The site is surrounded by mature landscaping on all boundaries except for the frontage. The layout enables the retention of high quality mature trees around the site boundary, in particular those along the southern boundary, including the London Plane and Maple trees adjacent to the play area, both of which are protected by TPOs. In the north-eastern corner of the site, a large tree is retained. The majority of trees removed within the site are lower category trees, their loss was deemed acceptable as part of the outline permission.

The reserved matters application is supported by an *Arboricultural Impact Assessment* and a *Tree Protection Plan* showing how retained and new trees will be protected during construction and throughout the lifetime of the development.



Tree Protection Plan extract

5. Proposed Development



SUSTAINABILITY

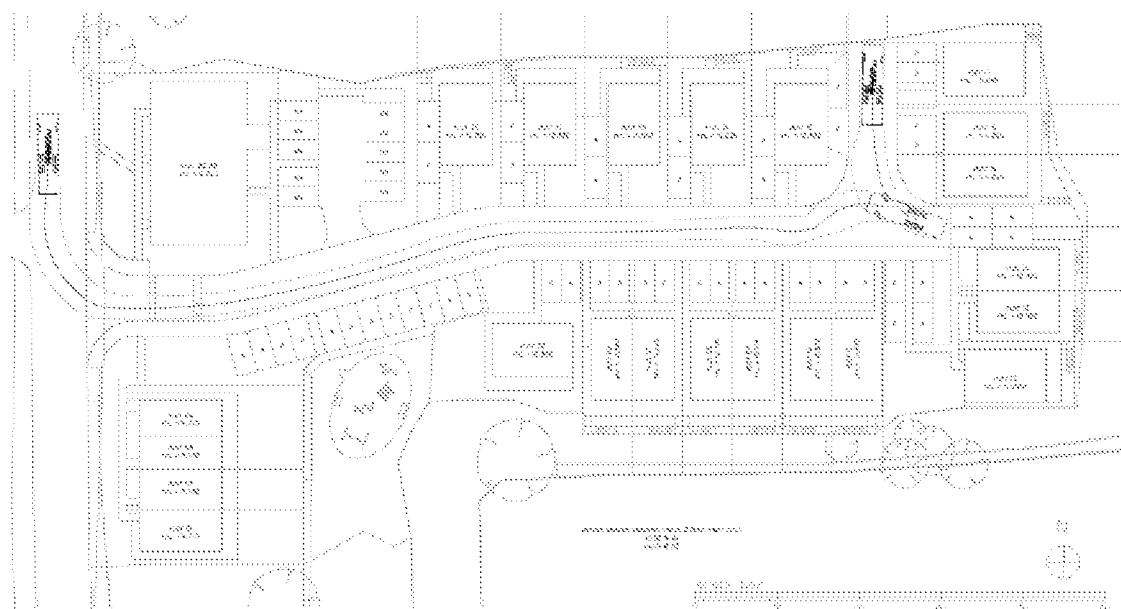
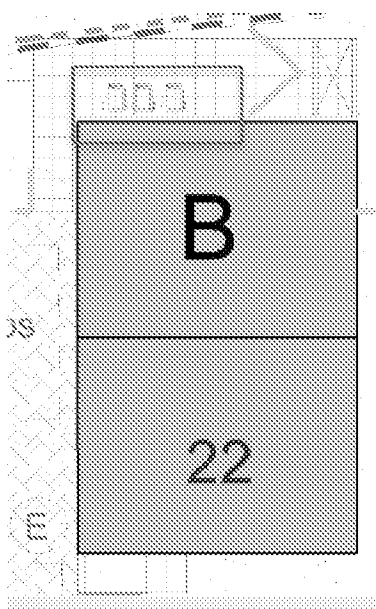
The site is supported by a Sustainability Report which confirms that the development secure 10% of the energy supply from solar PV.

Solar PV was selected as the most suitable renewable source, owing to the fact that most of the dwellings have a south facing pitched roof. The calculation in the sustainability assessment informed the amount of panels to be installed; these are shown on the house-type drawings submitted in support of the application

REFUSE AND RECYCLING

Each house will have a refuse store area in the rear garden with room for a household waste and recycle wheelie bin. Wheelie bins will be brought to the access road on collection days; all of the bin stores are within 25m of the collection points. A refuse lorry can enter into the site and turn, as demonstrated on the submitted Tracking Drawings (J5752/HW03 & J5752/HW04 Bell Munro). The apartment block has a communal bin store area which is conveniently located for collection. The details of the refuse and recycling have been submitted pursuant to condition 11 of the outline permission.

Top left – solar panels on a GPD scheme in Lewes DC; top right – solar panels; bottom left – typical location of bin stores for houses; bottom right – Swept Path Analysis for refuse vehicles



5. Proposed Development

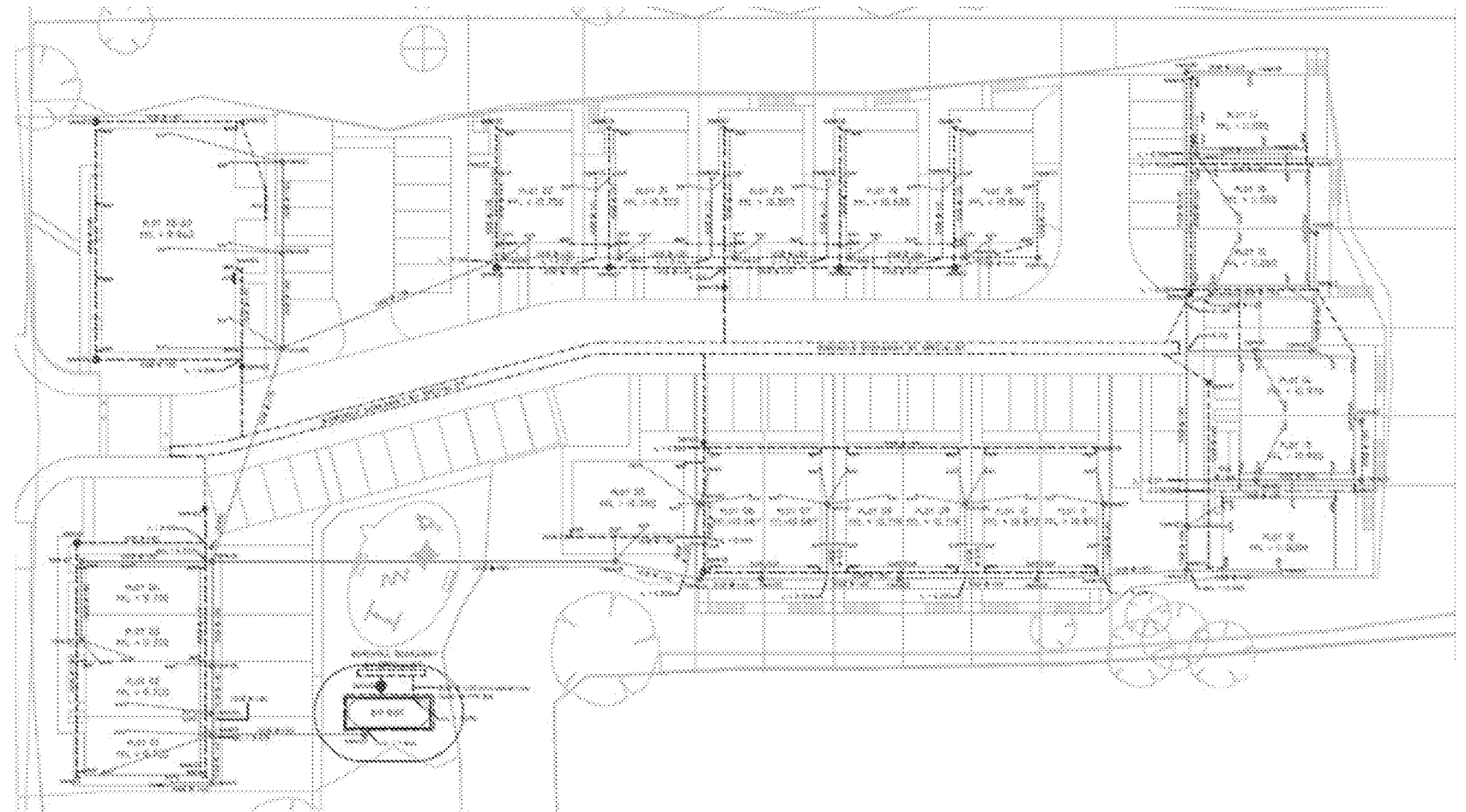
SUDS

The application includes a SUDs system which has been prepared in accordance with the Part H of the Building Regulations and the recommendations of the SUDS Manual produced by CIRIA.

The infiltration testing results (details of which are set out in the Drainage Design Statement) demonstrate that infiltration to ground is the appropriate means of surface water disposal. This is also the most sequentially preferable means of surface water disposal as per the Building Regulations.

The infiltration tests were undertaken during May 2018. In the UK, spring months are considered to be March, April and May and therefore the tests would represent conditions during the highest groundwater levels.

The details of the SUDs system have been submitted pursuant to discharging condition 6 of the outline permission. A SUDs Maintenance Plan is submitted pursuant to the requirements of condition 7 of the outline and sets out the details of the financial management of the SUDs system in addition to a schedule for maintenance and repair.



SUDS layout

7. Summary

This Design and Access Statement has demonstrated that the Reserved Matters submission address all of the detail necessary to for the proposal to comply with the Council's design standards and planning policies.

It has also demonstrated that the applicant has a track record in delivering high quality and sustainable housing.

For these reasons it is respectfully requested that planning permission for reserved matters is granted.

