



LAND ADJACENT TO WATER LANE, ANGMERING

DESIGN & ACCESS STATEMENT | MAY 2017

Prepared by **Pro Vision** on behalf of
Rydon Homes and Gleeson Developments Ltd



LAND ADJACENT TO WATER LANE, ANCMERING
DESIGN AND ACCESS STATEMENT
PROJECT NO. 1911

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PRO VISION

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View looking North across application site

APRIL 2001, 2002, 2003, 2004, 2005



1 INTRODUCTION

1.1 Gleeson Developments Ltd and Rydon Homes have assembled a team of experienced professionals to develop proposals for a sustainable development on the edge of the village of Angmering near Littlehampton, which is sensitive to the defining characteristics of the site and the surrounding area.

1.2 The site is within an inherently sustainable location, with good access to facilities and services in the village and to higher order settlements nearby such as Littlehampton, and Worthing. The site has a number of natural assets, including a rural Sussex village setting and views of the National Park.

PURPOSE AND SCOPE

1.3 The aim of a Design and Access Statement is to explain and illustrate the essential place-making principles that will deliver a well-connected, distinctive and attractive new development on the edge of Angmering. This document:

- Sets out the vision for the site;
- Provides a comprehensive analysis of the site and its context;
- Explains how the development will capture the essential characteristics of this part of Sussex;
- Demonstrates how the development of this site responds to the site's surrounds; and
- Describes the concept masterplan, landscape strategy and access proposals.

1.4 A Design and Access Statement can aid decision making by enabling the Local Planning Authority and interested parties to better understand the analysis that leads into the design of the development proposals. This Design and Access Statement has been prepared by Pro Vision Planning and Design to support an outline planning application for the erection of up to 175 dwellings, together with public open space, landscaping and means of access.

1.5 Given the sensitivities of the area around the site it is clear that a high quality and responsive development needs to be proposed. Whilst typically an outline planning application will include a Design and Access statement and parameter plans, this application proposes to go a step further in establishing a clear vision for the site, which achieves a high quality of design, enabling the decision maker to set a standard for the reserved matters stage, and ensure the proposals are delivered in a manner true to the original vision.

1.6 The Design and Access Statement includes an analysis of the site and its immediate context and explains how the proposed development will fit within the site and respond to the local context. This document also explains how the proposed development will respect local distinctiveness, preserve the setting of important Listed buildings, the village Conservation Area, the functional floodplain and the South Downs National Park.

1.7 This Design and Access Statement should be read in conjunction with other supporting documents, including:

- Statement of Community Involvement (prepared by Pro Vision)
- Planning Statement (prepared by Nexus Planning);
- Landscape and Visual Impact Assessment (prepared by David Jarvis Associates);
- Ecological Appraisal (prepared by The Ecology Partnership);
- Arboricultural Appraisal and Tree Survey (prepared by PJC Consulting);
- Flood Risk and Drainage Assessment (prepared by Merebrook Consulting);
- Transport Assessment (prepared by i-Transport);
- Noise and Air Quality Assessment (prepared by Phlorum); and
- Heritage Statement (prepared by CgMs)



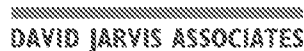
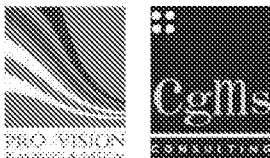
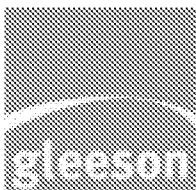
Aerial view of application site



Site Location

The overall vision for this site is for an attractive and sustainable development that has regard for the village and surrounding area.

This document sets out the design framework and standards to which future “Reserved Matters” applications should accord.



1.8 THE TEAM

Gleeson Developments Ltd

The Applicant

Gleeson has over 100 years experience in bringing forward quality, well designed development schemes and making efficient use of development land in a sustainable and environmentally responsible way.

Rydon Homes

The Applicant

Rydon Homes are one of the operating divisions of the Rydon Group, a successful construction, development, maintenance and management group working throughout England.

Nexus Planning

Planning Consultant

Nexus Planning are a highly skilled and experienced team of planning and regeneration consultants.

Pro Vision

Masterplanner

Pro Vision are independent Chartered Town Planning consultants, Architects and Urban Designers and are leading the public consultation and design process.

Phlorum

Acoustics and Air Quality

Phlorum are an environmental consultancy who offer monitoring and assessment services to complement the requirements of all aspects of environmental, ecological and sustainability issues.

CgMs

Heritage and Archaeology

CgMs provides specialist consultancy advice in archaeology, historic buildings and conservation.

David Jarvis Associates

Landscape

David Jarvis Associates are a practice of professional chartered town planners, urban designers and landscape architects who provide imaginative but commercially realistic advice.

The Ecology Partnership

Ecology

The Ecology Partnership is an independent ecological consultancy, offering a variety of environmental surveys, appraisals, and mitigation and translocation services.

Merebrook Consulting

Drainage

Merebrook Consulting are an environmental and engineering consultancy who provide high quality, practical and pragmatic advice and solutions across many sectors.

PJC Consulting

Arboriculture

PJC Consulting provide Arboricultural and Ecological Consultancy Services and Landscape Design Services to a vast range of clients throughout the UK.

i-Transport

Transport

i-Transport are an experienced firm of consultants in the construction industry specialising in transport planning.



Site Location Plan

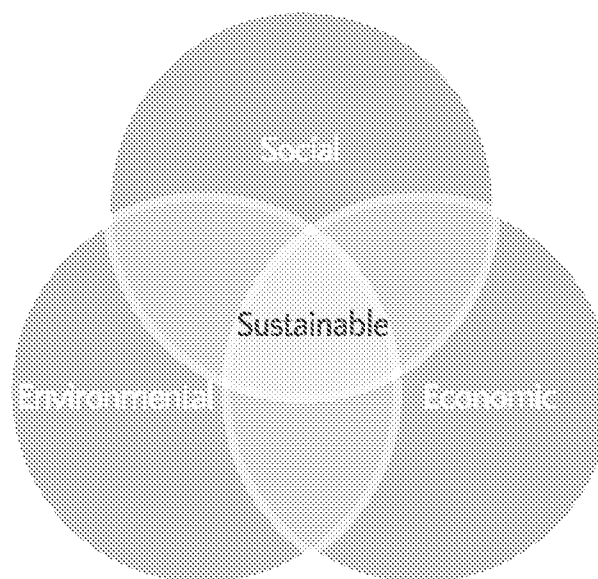
 Site Location

0 50 100 200

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OBJECTIVES

- 1.9 The Vision for this site follows the general principles of the Garden City Movement and aims to:
- Create an attractive and enduring setting to live with a strong sense of place;
 - Have regard for and make use of locally available building materials and local building techniques and styles;
 - Design new built form that is in harmony with the natural environment;
 - Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
 - Provide an appropriate mix of new market and affordable homes to respond to local needs;
 - Deliver new and useable open space, well related and connected to existing open spaces within the vicinity;
 - Enhance local character, the landscape setting, the Conservation Area, visual amenity and biodiversity; and
 - Ensure a safe access to the site that maximises accessibility for all.



“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

The National Planning Policy Framework

*Photo opposite:
View across application site*



Eastern boundary looking North

2 SITE ANALYSIS

SITE AND ITS CONTEXT

- 2.1 The site covers an area of just over 9 ha (22 acres) of land and is located to the south of Water Lane on the eastern fringe of Angmering.
- 2.2 The site comprises agricultural fields in arable use. The site is bounded by a mix of trees and hedgerows. There are also a number of trees within the site. A selection of photographs of the site are shown overleaf.
- 2.3 The site slopes gently from north to south. To the north and east of the site is the South Downs National Park, whilst to the west is the village Conservation Area. There are listed buildings which form part of the Conservation Area to the south and west of the site. The site also wraps around a listed farmhouse.
- 2.4 Some existing residential development located to the south and west of the site dates from the 20th Century such as The Avenals and Cumberland Road. Further new development has recently been completed or is under construction off Roundstone Lane to the south.
- 2.5 The site is bounded by mature established hedgerows in places.



Birds eye view of site





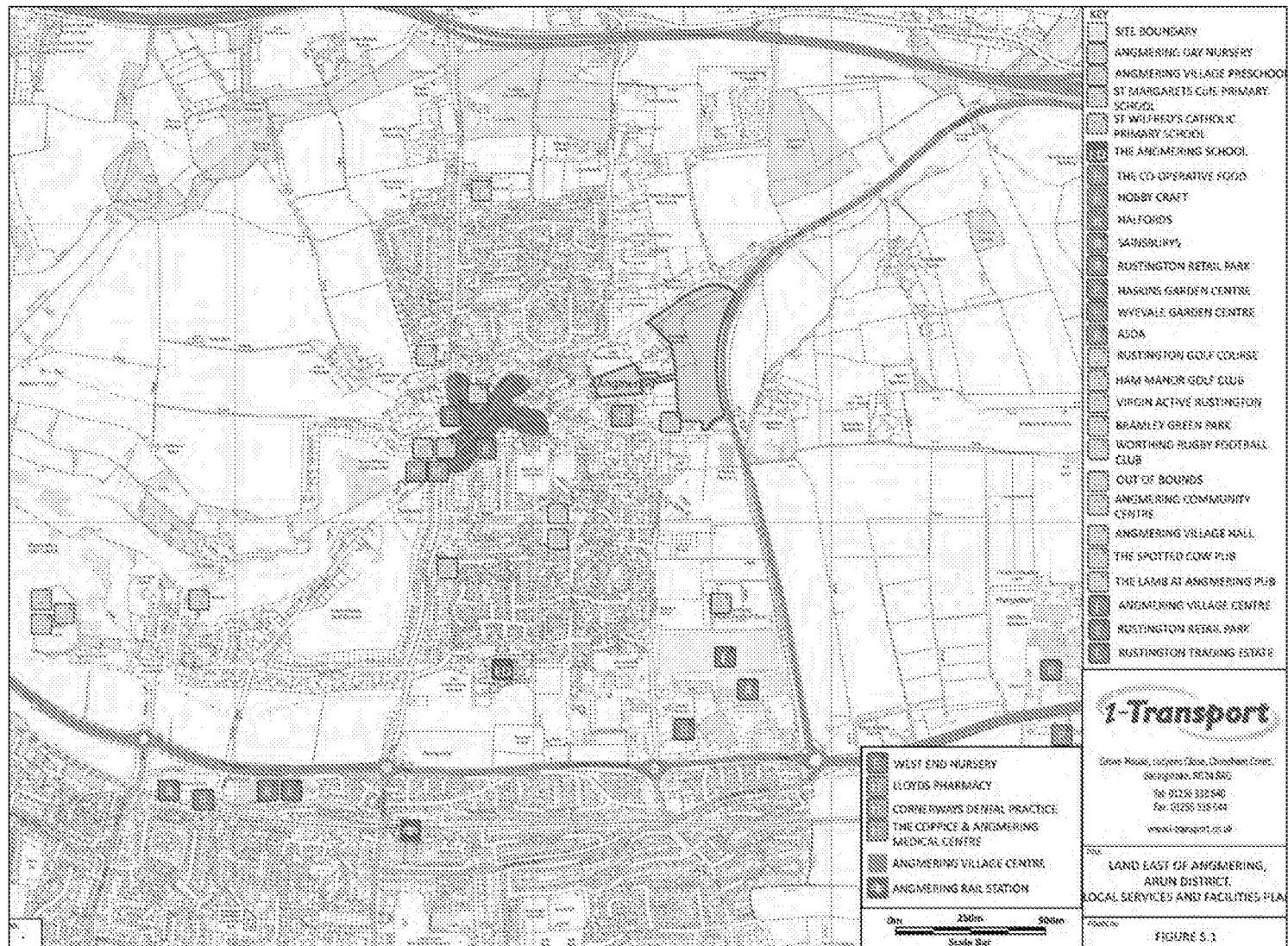
*Photos above:
Application site as existing*

LOCATIONAL CONTEXT

- 2.6 Angmering is within the administrative district of Arun D.C. within West Sussex County. It is a civil parish and has a large village hall with good connections to the sub-regional road network. It has a railway station, approximately 1km from the village centre. The village is split into two parts with the original village around a centre at the intersection of Water Lane and High Street. A modern area of housing exists to the south and east of the village.
- 2.7 Angmering High Street and village centre is located within a short (10 minute) walk from the site and provides a number of services including newsagents, local shops, medical facilities, hairdressers, takeaways and community facilities. Other local facilities, including primary and secondary schools along with leisure facilities, are also located within the village within a comfortable walk and cycle of the site.
- 2.8 The general extent of the village and its location relative to the road and rail networks is shown in the plan opposite. This plan also includes details of local services and facilities in and around the village.



*Photos above:
Angmering Village*



Plan showing facilities and services within Angmering

NTS. Produced by i-Transport, 2016.

WIDER CONTEXT

- 2.9 Angmering Parish is approximately 10km long (north-south) and about 3km wide (east-west) although it narrows in the north where it falls within the area administered by the South Downs National Park Authority.
- 2.10 A Neighbourhood Plan was prepared in 2013/14 and made active in March 2015 for the southern most part of the parish that is outside the South Downs area. Angmering village falls within the centre of this area. It is a large village in close proximity to a range of other settlements including Littlehampton and Worthing (see plan opposite).
- 2.11 The village is at the foot of the South Downs. The village and proposed site lie outwith the National Park.
- 2.12 The A280 Angmering by-pass has taken traffic from the village centre and is the main connection with the wider road network.



Plan showing wider context of application site

○ Site Location



NO THROUGH ROAD

EAST PRESTON 1
FERRING 2

ANGMERING

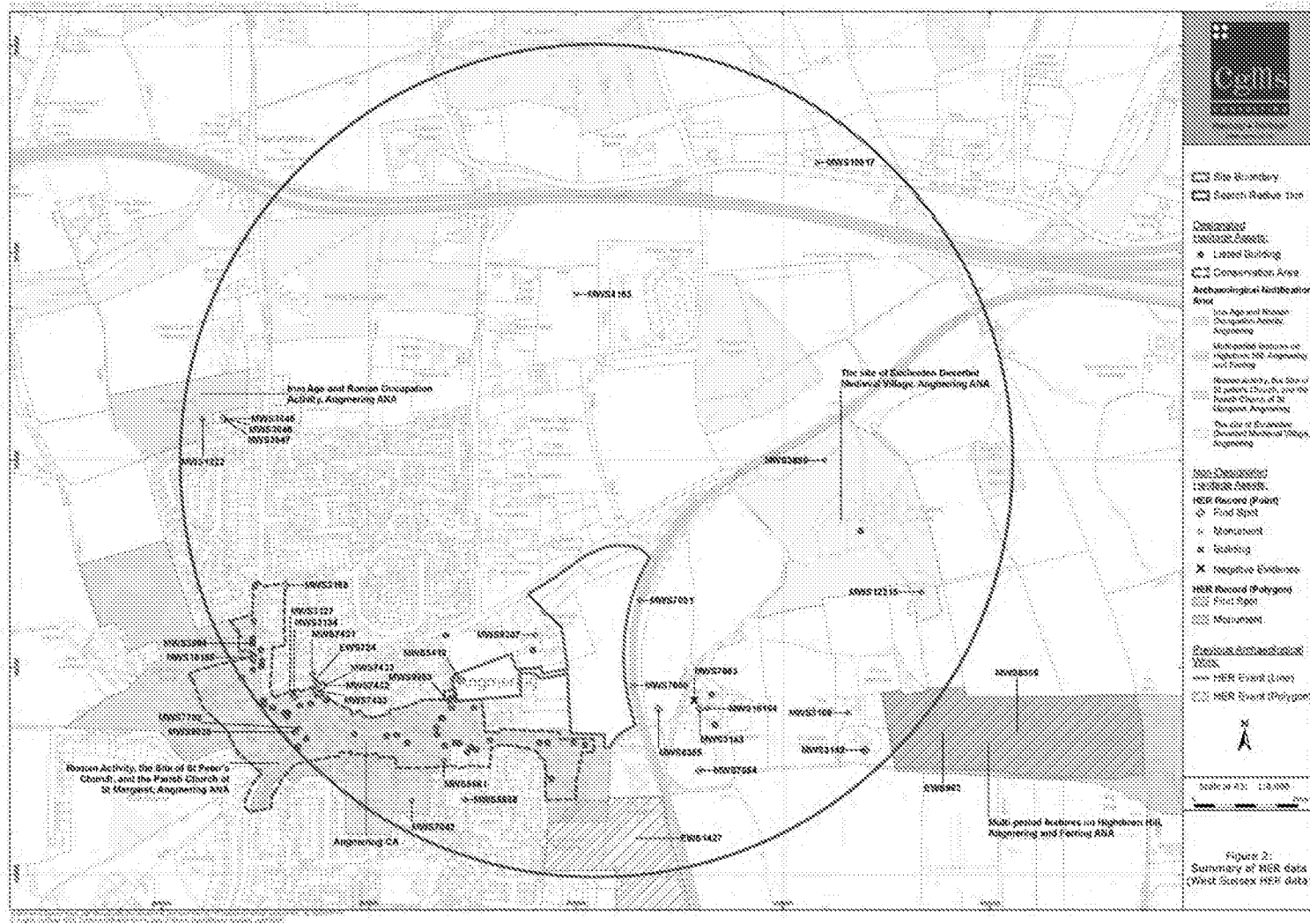


HISTORIC CONTEXT

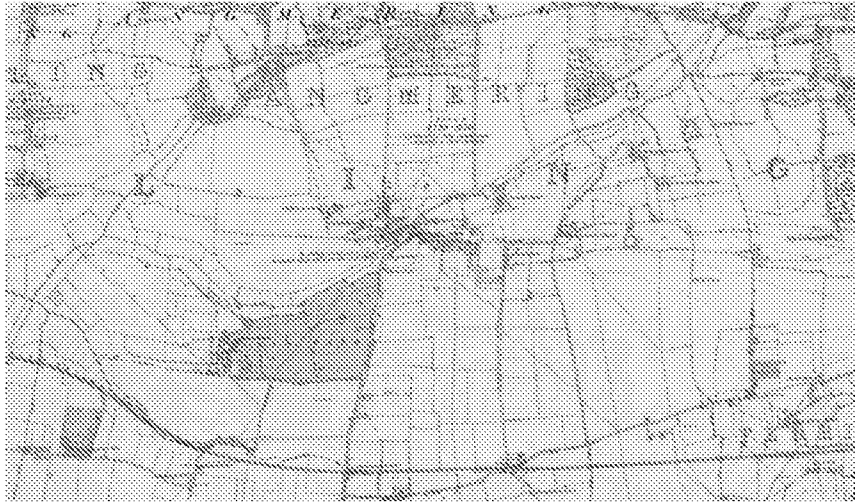
- 2.13 One of the earliest settlements within the present parish boundary was Roman or Romano-British.
- 2.14 A Middle Bronze Age (c.1500 BC) settlement is located north of the village. Evidence of Mid-to-Late Bronze Age, Iron Age (c.750 BC to 0 BC), and Saxon (c.450 AD to 800 AD) has also been found to the north-east of the village.
- 2.15 The name "Angmering" is thought to derive from a Saxon farming settlement of about 600AD. The original name was "Angenmaering" meaning Angenmaer's people. Various name changes took place over the centuries and these included Angemeringatun and Ameringe. In the 9th century Alfred the Great, King of Wessex, bequeathed to his kinsman Osferthe "... Angmerengatun and the land that thereto longyth".
- 2.16 Angmering was a relatively prosperous village in the 14th and 15th centuries. In 1384 it was classed as a town and in that year received a charter to hold a Saturday market and an annual fair.
- 2.17 The site is located to the north-east of the Angmering Conservation Area, and part of it is therefore considered to be within the setting of the Conservation Area. There are several listed buildings close to the site. A map of the Conservation Area and key Listed Buildings is included on page 15, and a series of historic maps are included on page 16.



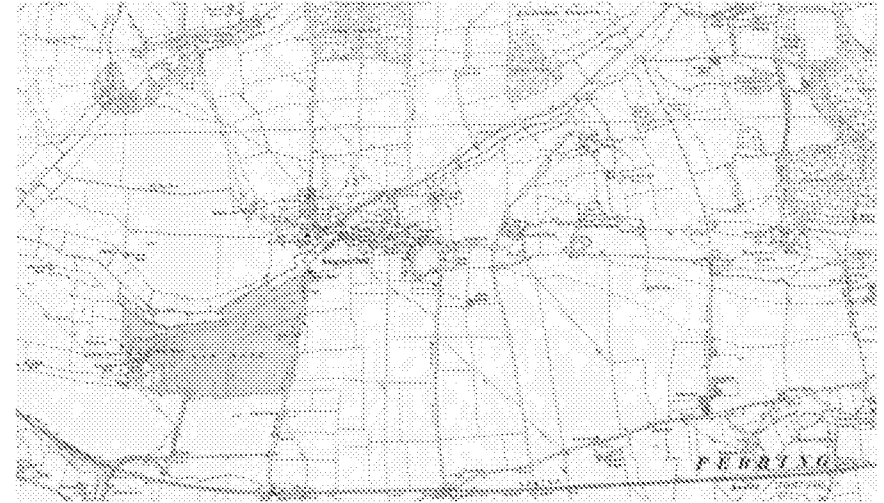




Plan showing analysis of Angmering conservation area
Prepared by CgMs



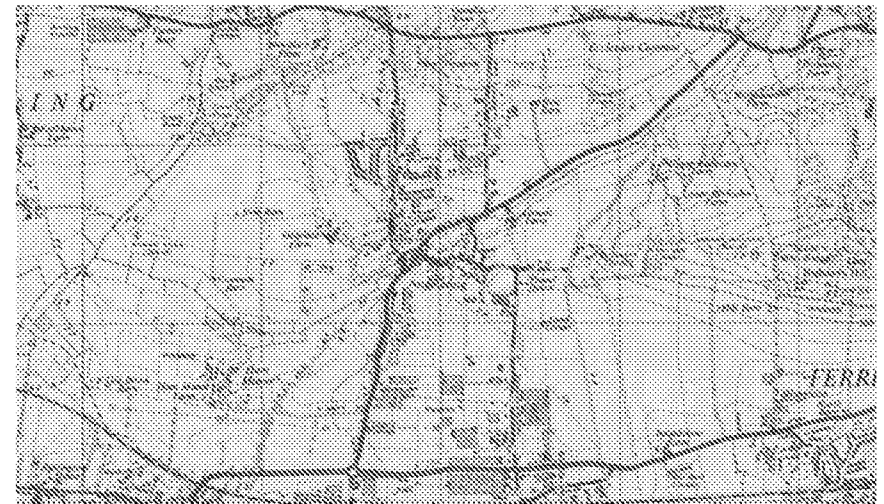
1879



1913



1934

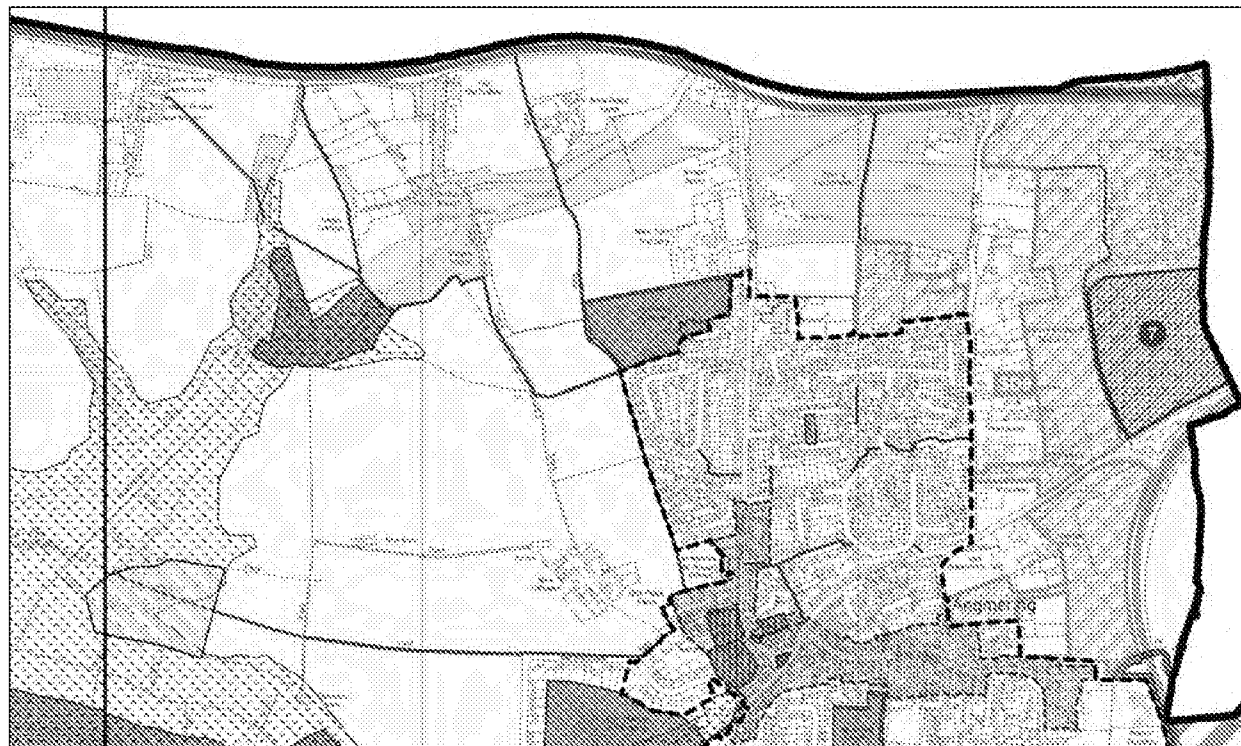


1959

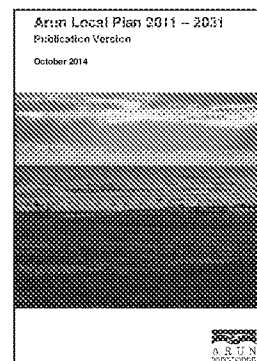
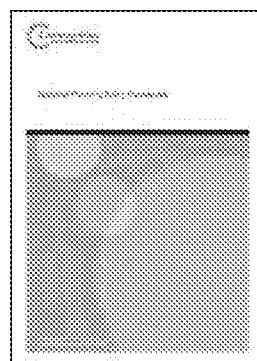
Image Source:
National library of Scotland (<http://maps.nls.uk/copyright.html>) 2016

PLANNING CONTEXT

- 2.18 The Arun District Local Plan (2011 – 2031) was submitted to the Secretary of State in January 2015, within which the Council identified Angmering as a sustainable location for housing growth.
- 2.19 An independent Inspector deemed that there was a need for modifications to the Submission Version of the Local Plan to deliver more houses in the District.
- 2.20 In February 2016, the Inspector concluded that housing provision should be increased to 16,900 dwellings (845 dwellings per annum) over the Local Plan Period. However, that figure was based on now outdated 2012-based Sub-National Population Projections. Providing an update using the latest 2014-based projections, the Council's consultants, G L Hearn, have recently advised that the OAN should be increased further to 18,380 dwellings (919 dwellings per annum).
- 2.21 The Council are currently consulting on the proposed main modifications for the local plan. Within the main modification the application site is allocated as part of a larger area known as SD9 "Angmering North".
- 2.22 A copy of the Arun Local Plan 2011-2031 Draft (March 2017) Map 4, which shows the allocated area is provided adjacent to this text.
- 2.23 The Angmering Neighbourhood Plan is based on the Submission Version of the Local Plan which the Inspector found to be unsound on the basis of insufficient identified housing land supply.
- 2.24 Further information on the development plan context and relevant planning policies is contained within the separate Planning Statement prepared by Nexus Planning.



Extract from the Arun Local Plan 2011- 2031 Draft (March 2017) Map 4





PLANNING HISTORY RELEVANT CONSENTS

- 2.25 With considerable development taking place within close proximity to the Site, particularly to the south, it is considered beneficial to review the progress and main features of those development proposals, in particular where planning consent has been granted.
- 2.26 This review of nearby developments has fed into the design process, influencing the chosen design and character of the Proposed Development. This helps develop in a manner consistent to the character of the existing character and form of the village whilst allowing, where possible, connectivity to flow between the development areas.
- 2.27 The table (right) provides an illustration of nearby planning applications / consents which have been considered in the formation of the Proposed Development. On the page opposite, provided for context, the masterplans for developments south of the Site have been superimposed onto a plan of the area for context.
- 2.28 This review process in conjunction with the pre-application advice sought with the Council has enabled the masterplan for Land south of Water Lane to be produced in a way that appropriately reflects existing and current development within Angmering. The subsequent chapters of this DAS explore further the design process undertaken.

Date Received	Application Reference	Number of Dwellings	Decision
30/07/2012	A/82/12	138	Approved with conditions and Section 106 Agreement (14/05/2015)
16/11/2012	A/122/12	195	Approved with conditions and Section 106 Agreement (11/02/2015)
18/12/2012	A/135/12	36	Approved with conditions and Section 106 Agreement
28/1/2013	A/15/13	22	Withdrawn
7/11/2013	A/134/13	27 age restricted cottages and 60 bed care home	Refused 31/01/2014
5/12/2013	A/141/13	7	Refused 25/02/2014 Application Dismissed on Appeal
14/04/2014	A/51/14/OUT	32	Approved with conditions and Section 106 Agreement
29/10/2014	A/154/14/OUT	18	Approved with conditions and Section 106 Agreement
10/12/2014	A/167/14/PL (revision of scheme granted under reference A/135/12)	46	Approved with conditions and Section 106 Agreement
2/10/2015	A/144/15/PL (revision of scheme granted under A/122/12)	246	Approved with conditions and Section 106 Agreement
23/01/2016	A/27/16/PL	53 care apartments (revision of scheme A/134/13)	Undetermined
29/07/2016	A/142/16/OUT	18	Undetermined