



Nathaniel Lichfield
& Partners
Planning. Design. Economics.



Arun District Council **Angmering Employment Site Assessments**

Final Report

February 2013



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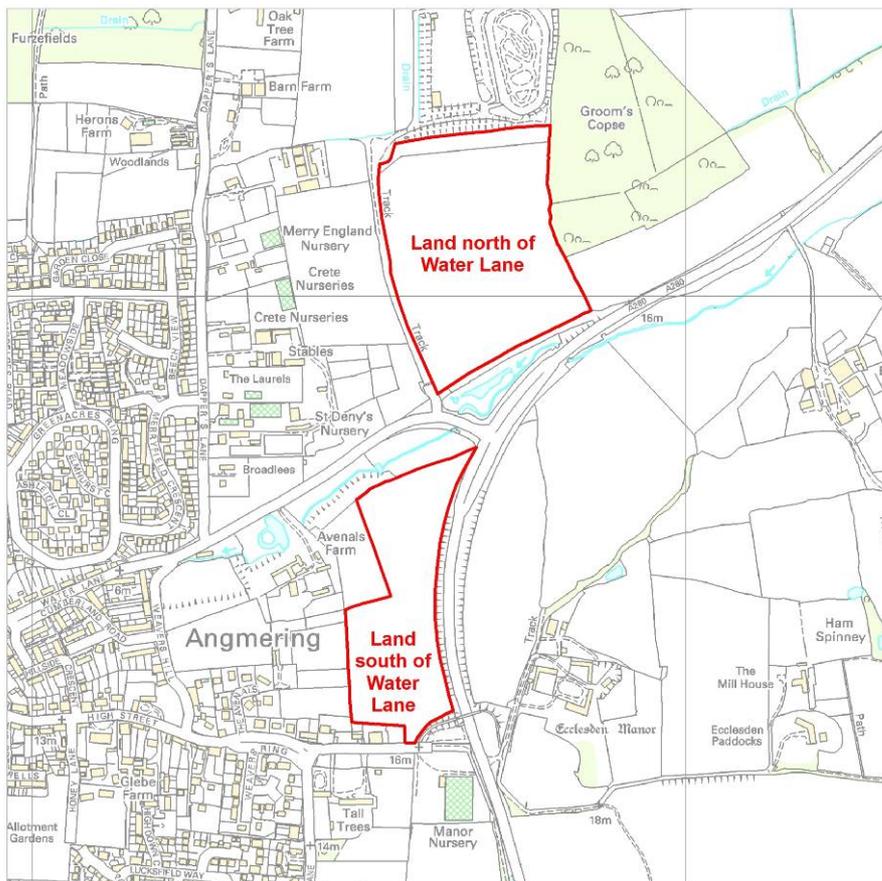
1.0 Introduction

1.1 Arun District Council (ADC) commissioned Nathaniel Lichfield & Partners (NLP) to prepare assessments of two potential employment sites in the village of Angmering. These sites are:

- 1 Land north of Water Lane – this site was previously assessed by NLP as part of the Employment and Economic Land Assessment (EELA).¹ This report updates the original assessment.
- 2 Land south of Water Lane – this site has not been considered previously, and so this report provides a new assessment of the site’s potential for employment development.

1.2 The location and boundaries of these sites is shown in Figure 1.1. Boundaries are indicative only for the purposes of the assessment.

Figure 1.1 Location of Potential Employment Sites in Angmering



¹ Arun Employment & Economic Land Assessment, Nathaniel Lichfield & Partners, December 2010. ‘Land at Water Lane’ was assessed as Site PS16.

Methodology

- 1.3 These sites have been assessed using the same approach and criteria used to assess existing and other potential employment sites in the District as part of the 2010 EELA report.
- 1.4 An assessment was made of each site's suitability for employment use, against the criteria listed below, which reflect those in the ODPM and more recent SEEPB Guidance on Employment and Economic Land Assessments²:
- a strategic road access and local road access;
 - b accessibility to public transport and services;
 - c adjoining uses that might constrain employment uses;
 - d site size, characteristics and potential development constraints; and
 - e attractiveness to the market, including vacancy and market activity.
- 1.5 Other factors were also noted including the site's suitability for specific uses, any barriers to the delivery of undeveloped sites for employment uses, as well as sustainability and sequential preference factors where relevant.

Basis of Report

- 1.6 This report relates solely to assessing the suitability of two potential employment sites. It does not revisit or consider any other issues that may be relevant to the overall conclusions presented in the EELA or policies contained in the draft Arun District Local Plan.

² Employment Land Reviews: Guidance Note, ODPM, 2004; Employment and Economic Land Assessments Supplementary Guidance, South East England Partnership Board, March 2010

2.0 **Site Assessments**

- 2.1 The main strengths and drawbacks of the two sites for employment use are summarised below. Individual site assessment sheets are contained in Appendix 1.0.

Land north of Water Lane, Angmering

- 2.2 Land north of Water Lane is a large site located to the north east of Angmering village, with a total site area of about 8.9 ha. The site is currently in agricultural use, and lies on the edge of the Arun Local Planning Authority area immediately adjacent to the boundary with the South Downs National Park.
- 2.3 The site has good strategic access being located off the A280 less than 2km from the junction with the A27. There is an existing access spur and track from the A280 which services the motor racing circuit that lies immediately to the north of the site, and a public footpath running along the southern boundary of the site. New dedicated site access would be required, and this may require upgrading of the existing junction arrangements.
- 2.4 The site is reasonably regular in shape, and slopes down from north to south. The site is located within Flood Risk Zone 1 and the Arun Strategic Flood Risk Assessment (SFRA) identifies that the site is at medium risk of flooding from the land.³ It occupies a prominent location to the north-east of Angmering village, but lies outside of the current settlement boundary. The site has access to local workforce and services available within Angmering, whilst larger centres such as Littlehampton and Worthing are relatively close by. Policy SP8 of the draft Local Plan identifies a broad area to the east of Angmering for new housing development within the context of being a 'Location for Growth', subject to criteria relating to upgrading of infrastructure and landscape screening.
- 2.5 Overall, this site scores well reflecting its strategic road access and lack of obvious constraints other than a need to upgrade the local road access and potentially junction arrangements onto Water Lane for increased traffic volumes. Whilst the site slopes from the north to the south, it may be possible to reduce the landscape impact through careful design and landscape screening to mitigate any adverse impacts on views to and from the adjoining South Downs National Park area.
- 2.6 The site could potentially accommodate a range of employment uses, but it would be particularly suitable for smaller-scale activities to meet local or rural

³ Technical Guidance to the National Planning Policy Framework (March 2012) indicates that all land uses are appropriate in Flood Zone 1 but that local authorities and developers should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development and the appropriate application of sustainable drainage systems.

workspace needs. It could provide complementary employment development to any strategic housing development brought forward in Angmering as identified by the draft Local Plan. It is understood that the landowner has indicated support for the site being allocated for employment uses.

Land south of Water Lane, Angmering

- 2.7 Land south of Water Lane is an agricultural site of 4.9 ha in size. It is located on the eastern edge of Angmering village, adjacent to the A280 bypass. The site lies on the edge of the Arun Local Planning Authority area close to the boundary with the South Downs National Park.
- 2.8 The site has good strategic access being located off the A280 about 2km from the junction with the A27. The site has no existing local road access (other than via the adjoining farm); new access could be obtained via Water Lane but this would require a new junction and access road. Water Lane is also subject to traffic calming measures on the approach to the village. Road access could be derived from the southern edge of the site via High Street, but this is constrained being a narrow lane shared with residential properties and a garden centre, and is unsuitable for larger vehicles. A pedestrian footbridge provides access over the A280.
- 2.9 The site is reasonably regular in shape, and slopes down from north to south. The site is located within Flood Risk Zone 1, with a drainage channel running along the northern edge of the site, and the Arun Strategic Flood Risk Assessment (SFRA) identifies that the site is at medium risk of flooding from the land.⁴ It occupies a prominent location immediately to the east of Angmering village, but lies outside of the current settlement boundary. The site has access to local workforce and services available within Angmering, whilst larger centres such as Littlehampton and Worthing are relatively close by. The draft Local Plan includes this site as a potential strategic employment allocation.
- 2.10 Overall, this site scores reasonably reflecting its strategic road access and lack of obvious constraints, but new dedicated road access would be required and potentially involve egress over adjoining third party land. There are also a range of residential and other uses immediately adjoining the site, which may present a constraint in terms of types of employment uses or hours of operation. However, a masterplanned approach to the site with appropriate landscaping could help mitigate any adverse impacts. Subject to this, the site could potentially accommodate a range of employment uses, but it would be most suitable for smaller-scale activities to meet local or rural workspace needs.

⁴ Technical Guidance to the National Planning Policy Framework (March 2012) indicates that all land uses are appropriate in Flood Zone 1 but that local authorities and developers should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development and the appropriate application of sustainable drainage systems.

- 2.11 Whilst the site occupies a raised position, it may be possible to reduce the wider landscape impact through careful design and screening along the eastern edge of the site to minimise impacts on views to and from the adjoining South Downs National Park area.

Conclusions

- 2.12 Reflecting their proximity, both sites have similar characteristics and generally score well against the assessment criteria as potential employment sites. Further consideration will need to be given to the scale and type of market demand that exists in this location along with feasibility/capacity analysis to help inform new development proposals, but based on this initial assessment, both sites appear broadly suitable to meet smaller-scale local and rural workspace needs.
- 2.13 Land north of Water Lane has the advantage of existing local road access that, if extended and upgraded, could service the site and maximise the good strategic road access. The site also lies adjacent to the existing motor racing circuit which would be generally compatible with any new employment development.
- 2.14 Land south of Water Lane has a slightly lower score because it has no existing local road access which could impact on deliverability, and has some immediately adjoining residential properties which may act as a constraint to development. However, the site is more contained given its position between the village and A280 bypass.
- 2.15 Both sites are in close proximity to the South Downs National Park, particularly Land north of Water Lane, and accordingly it will be necessary for future development on either site to incorporate appropriate design and landscape buffer to mitigate any impact on views to and from the National Park.

Appendix 1 Site Assessment Proformas

Site Name	Land north of Water Lane, Angmering		
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Total site area (ha)	8.95	Current uses	Agriculture
Undeveloped land (ha)	8.95	Number of units	N/A
Grid reference	507677 105076	Sequential status (offices only)	N/A
Site status	Undeveloped site not allocated in draft Local Plan	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Very good. 150m from A280 which is a single carriageway joining A27 1.75km from site.	5
Local accessibility (local road access and public transport)	Good junction access from Water Lane. Pedestrian and cycle route runs along southern edge of site, with track access to west of site to serve motor racing track. No public transport available within 800m. New dedicated site access required.	4
Proximity to urban areas and access to labour & services	Outside large village of Angmering. The contiguous settlements of East Preston, Rustington and Littlehampton are 2.5km from the site. 800m to nearest small convenience shop.	3
Compatibility of adjoining uses	Motor racing track located immediately to north, bounded by road to south. Agriculture to west and wooded area to east which falls within the South Downs National Park. No uses that would be adversely affected by employment site.	4
Development and environmental constraints	Large, regular shaped site that slopes from north to south site but not to the extent that would constrain development or result in abnormal costs. Lies within Flood Zone 1. The Arun SRFA identifies that the site has a medium risk of flooding from land.	5
Market attractiveness	High profile site with very good strategic access. Landowner has confirmed support for employment allocation for site. Reasonably close to workforce and potential for adequate parking.	5
Planning factors	Outside built up area. Within broad location identified in draft Local Plan for strategic housing (Policy SP8). Immediately adjoining South Downs National Park to east, so impact on landscape and setting would need to be considered.	
Barriers to delivery	New access and infrastructure required.	
Potential uses	Smaller-scale B1c, B2, B8 uses.	
Timescale/availability	Medium-Long	

Total Score: 26

[Scoring: 5 = best, 1 = worst]

Site Name	Land south of Water Lane, Angmering		
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Total site area (ha)	4.99	Current uses	Agriculture
Undeveloped land (ha)	4.99	Number of units	N/A
Grid reference	507567 104526	Sequential status (offices only)	N/A
Site status	Undeveloped site allocated in draft Local Plan	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Very good. Adjacent to A280 which is a single carriageway joining A27 1.75km from site.	5
Local accessibility (local road access and public transport)	Existing road access via constrained routes including Water Lane (with traffic calming measures) and High Street, a narrow lane shared with residential properties and garden centre. Pedestrian bridge provides crossing point over A280 adjoining the site. No public transport available within 800m. New dedicated site access required.	2
Proximity to urban areas and access to labour & services	Outside large village of Angmering. The contiguous settlements of East Preston, Rustington and Littlehampton are 2.5km from the site. Some local services available within walking distance within the village.	3
Compatibility of adjoining uses	Residential properties/public house immediately adjoining southern edge; isolated farm buildings located to west, and bounded by A280 to east. South Downs National Park located on other side of A280.	4
Development and environmental constraints	Large, regular shaped site that slopes gently from west to east site but not to the extent that would constrain development or result in abnormal costs. Lies within Flood Zone 1. The Arun SFRA identifies that the site has a medium risk of flooding from land.	5
Market attractiveness	High profile site with very good strategic access, but current local road access inadequate. Reasonably close to workforce and potential for adequate parking.	4
Planning factors	Outside built up area. Identified in draft Local Plan as potential strategic employment allocation. No other known site-specific planning factors to constrain development. Adjoining South Downs National Park to east, so impact on landscape and setting would need to be considered.	
Barriers to delivery	New access and infrastructure required.	
Potential uses	Smaller-scale B1c, B2, B8 uses	
Timescale/availability	Medium-Long	

Total Score: **23**

[Scoring: 5 = best, 1 = worst]



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