

FAO: Simon Davis
Arun District Council
Planning Team

[Submitted Electronically]

Thursday 25 July 2024

Our Ref: CW1-HP
Your Ref: **PP-13270454**

Dear Sir / Madam,

Land at Woodgate Nurseries, Lidsey Road (A29), Woodgate

Outline planning application for residential development of the site with up to 130 dwellings (Use Class C3) including informal and formal public open space, landscaping, drainage, and other associated works ('Access' included with all other matters reserved)

On behalf of our client we enclose an application for the above for Council's consideration as Local Planning Authority.

This proposal would provide much needed market housing to this area, as well as delivering a significant amount of affordable housing, something there is a critical deficit of in the District. This site is deliverable in the short term and would make an important contribution to meeting the Council's land supply.

The accompanying Planning Statement and other documents identify the proposals are sustainable development and that the site is in an accessible location. The land is adjacent to the local plan defined 'Built Up Area Boundary' and outside any sensitive environmental designation.

In support of this application, the following documents and technical reports and plans are submitted. These demonstrate the suitability of the site and the parameters and principles necessary to allow a sympathetic development of this site which complies with the various objectives in local and national planning policy.

Plans & Drawings

- Site Location Plan
- Illustrative Masterplan
- Site Access Arrangements Plans (refer to Transport Assessment)

Reports

- Agricultural Land Assessment (RAC)
- Air Quality Assessment (Phlorum)
- Arboricultural Impact Assessment (Barrell)
- Archaeology and Heritage Assessment (DAS)
- Design & Access Statement (Davies Landscape Architects)
- Ecological Impact Assessment (Eco Coop)
- Flood Risk Assessment & Drainage Strategy (Fortridge)
- Geotechnical Site Investigation (Ashdown)
- Landscape and Visual Assessment (Davies Landscape Architects)
- Noise and Vibration Assessment (24 Acoustics)
- Planning Statement incl; (Luken Beck)
 - Affordable Housing Statement
 - Open Space Statement
 - Sustainability Statement
- Residential Travel Plan (Highgate Transportation)
- Statement of Community Involvement (BECG)
- Transport Assessment (Highgate Transportation)

Overview of Proposals

The planning application seeks Outline Planning Consent for the development of up to 130 dwellings with associated new access from the A29, the latter already having planning permission under ADC ref: AL/129/21/OUT.

The benefits of the development include but are not limited to:

- Up to 130 new dwellings of a range of sizes, types and tenures, including the provision of 30% affordable homes to meet acute local housing need
- A high-quality well-designed scheme that takes reference from the local character of Woodgate in both its layout and vernacular, with a density appropriate to the local area.
- A substantial (overprovision) of public open space for the enjoyment of existing and new residents, including equipped play areas and facilities, a proposed walk and play trail and edible landscape area, and natural green infrastructure corridors.
- Biodiversity net gain across the site.
- Retention and significant enhancement of vegetation along the site perimeter and boundaries to soften and assimilate the development and improve the biodiversity value of the site
- Creation of new pedestrian and cycle routes to improve sustainable transport
- Car and cycle parking provision in line with local policy requirements, including electric vehicle charging

To reiterate, the site is located within a sustainable location and will provide significant social, environmental, and economic benefits to the locality, meeting the aims of paragraph 8 of the National Planning Policy Framework (NPPF) (2023).

We welcome the opportunity to discuss this proposal with officers at the earliest convenience. Should you have any questions please do not hesitate to contact me.

Yours sincerely

Nigel Jarvis BA(Hons) MSc MRTPI
Director
Luken Beck MDP Ltd.