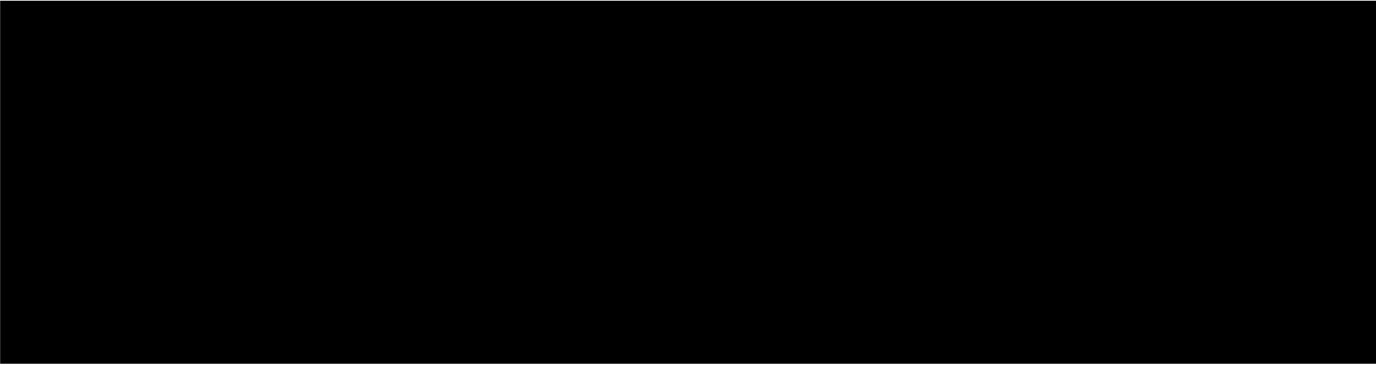
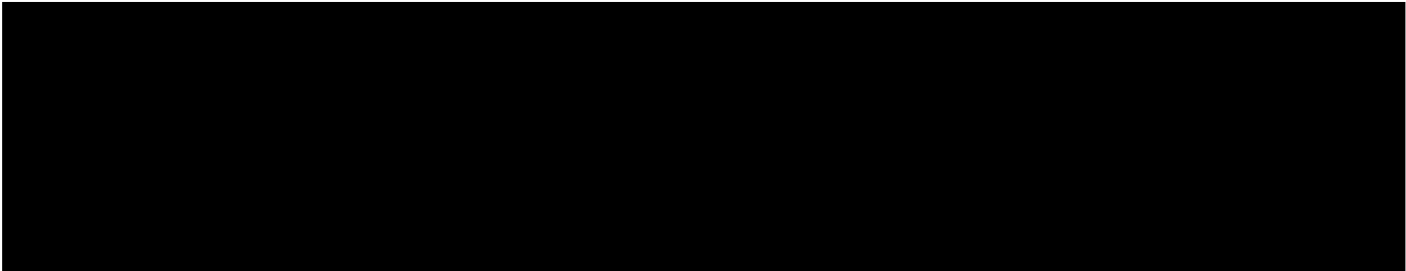




Please upload the email below from the applicant onto Ocella for A/122/19/OUT and upload the Commercial Report and the revised layout plan which are attached to this email.

Thanks,

Michael



Hi Michael,

Re: **A/122/19/OUT - Land off Arundel Road, Angmering**

As discussed at our meeting on 22nd October and updates since, we have revised our proposals (see attached Development Framework Plan which supercedes the previously submitted one). We have included everything from our meeting and to summarise we:-

1. have squared-off and increased the amount of land available for the additional sports pitches;
2. have remodelled and relocated the POS. Calculations for the amount required by policy and the amount provided are shown below;
3. have allowed for the two trees covered by the new TPO to be retained unaffected by our proposals, and retained the links to wider PRow and pedestrian links– it should be noted that the final link would be required in land controlled by the District Council (from Palmer Road Recreation Ground);
4. have allowed for the provision of a 2.5m wide footpath and cycleway along the western boundary and linking to wider pedestrian links – it should be noted that the final link would be required in land controlled by the District Council (from Palmer Road Recreation Ground);
5. attach a Commercial Provision Statement that includes further information on the existing commercial uses and outlines our intention to increase the provision on site – this increases the floor area proposed, confirms the car parking provision and indicates the flexible uses proposed;
6. we confirm acceptance of the police contribution through this application process subject to CIL-compliance, etc;
7. have clarified the pedestrian crossing position in my email of 19th November;
8. have sent a letter relating to our interpretation of the planning position and suggested approach on 8th November.

As a result of our revised and updated proposals we request an amendment to the description of development to (change highlighted):-

“Outline planning for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs) and vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road; and land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow). All matters reserved except for means of access.”

Public Open Space Calculation

The public open space provided as part of these proposals is 2.07ha. The requirement of 37m² per person results in a policy-compliant POS/GI requirement of 1.30ha, therefore we have an over-provision on site as proposed on the DFP.

LEAP

We have retained this on-site as part of our proposals although we acknowledge further discussions in relation to this may be required.

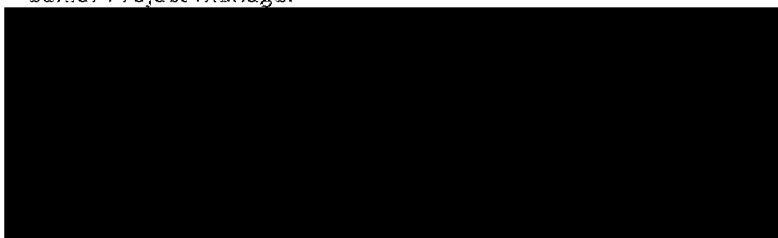
County Council Highways and Highways England

Further responses have been received with no objections subject to junction improvement works contributions (in the case of the County Council) and junction and crossing improvement conditions (Highways England). We confirm acceptance of these through this application process and subject to CIL-compliance. In relation to the conditions requested by Highways England we've sought clarification as condition 2 seems to have already been implemented and condition 1 seems to have been requested in relation to other schemes and would likely be implemented prior to our development being built-out, or indeed not required if the other schemes aren't on-site at the time of our scheme coming forward.

I hope we've responded positively to the meeting and the points raised and covered everything that was discussed. However, if there's anything that isn't clear or that we've missed please let me know.

Kind regards,
Steve

Steve Barker
Senior Project Manager



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