

Nicola Spencer

From: Jess Sparkes <[REDACTED]>
Sent: 04 February 2026 09:24
To: Jessica Riches
Subject: FW: Water Lane - Angmering - Outstanding Condition A/182/25/DOC
Attachments: CYCLE STORE STRATEGY PLAN PHASE 2.pdf; CYCLE STORE STRATEGY PLAN PHASE 1.pdf

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Hi Jess

I am very mindful that you will be skipping off into the sunset soon so I wondered if you might be able to process condition 17 (cycle parking) before you go?

Additional/updated info attached.

Kind regards,

Jess

Jessica Sparkes MRTPI | Head of Planning

[REDACTED]

Cala Homes South Home Counties, The Dorking Business Park, Station Road, Dorking, RH4 1HJ



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From: Jess Sparkes
Sent: 30 January 2026 09:49
To: 'Jessica Riches' <Jessica.Riches@arun.gov.uk>
Subject: RE: Water Lane - Angmering - Outstanding Condition A/182/25/DOC

Hi Jessica,

Further to your email below, please find attached two plans, one covering Phase 1 (1A and 1B) and the other covering Phase 2.

Hopefully this does the trick, much tidier than the previous plans!

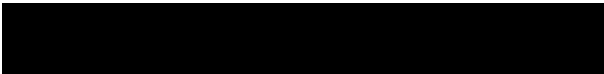
Plots with garages (6.5m 3.4m) do not need separate storage but plots without garages have a cycle shed 1950 x 900mm as per below.



Kind regards,

Jess

Jessica Sparkes MRTPI | Head of Planning



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From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 27 January 2026 14:19

To: Jess Sparkes < >

Subject: RE: Water Lane - Angmering - Outstanding Condition A/182/25/DOC

Hi Jess,

Thanks very much!

I have signed off condition 26 in relation to EV charging, so David should be able to review and sign it off in the next few days.

However, the plan submitted in order to discharge condition 17 does not have a key or any information in relation to cycle parking. Reviewing the last part approval, I also identified the same issue (see below the decision notice wording) and only vehicle parking was discharged. Meaning that cycle parking is still to be approved across the site for the CALA phases.

“This condition requires details of parking for cars, motorcycles, and bicycles. Details have been submitted for Plots 1-155 only, which covers the areas CALA Phase 1a and CALA Phase 1b.

The plan submitted (Parking Strategy Plan 303.1.SHC.1000 REVP1) confirms the car parking arrangements for each dwelling, in accordance with the reserved matters layout. Cycle parking appears to be situated in rear gardens, however, there is no key on the plan defining this or details of what the cycle storage unit will look like or how many cycles can be held.

Therefore the details submitted are insufficient in order to discharge the condition entirely. The condition is part-discharged in so far as it relates to the vehicular parking details, however, is not approved with regards to cycle parking.

Please note that this condition also requires that the parking areas are delivered prior to the occupation of each individual dwelling.”

I'm happy for you to add the Phase 1a and Phase 1b bits into this condition if its easier on your side, just let me know. However, we will need a key showing the cycle parking and number of cycle spaces in accordance with our Parking SPD – I've added the extract of the cycle parking standards below for ease. We will also need to see details of the cycle parking itself, which needs to be a covered storage and should not result in garages being below 3m x 6m that would have contributed to 0.5 a parking space under the RM.

Table 2.3: Recommended levels of cycle provision.

Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 3 rooms (1 & 2 bed)	1 space (if communal storage otherwise same
Flats	4+ rooms (3+ bed)	1 space

Hope that make sense, but let me know if not.

Thanks,

Jessica Riches (She / Her)
Principal Planning Officer
Strategic Development Team, Planning

Advance Notice: Please note that I am leaving Arun District Council on 16th February 2026.

T: 01903 737852

E: jessica.riches@arun.gov.uk

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From: Jess Sparkes <[REDACTED]>

Sent: 27 January 2026 09:13

To: Jessica Riches <Jessica.Riches@arun.gov.uk>

Subject: Water Lane - Angmering - Outstanding Condition A/182/25/DOC

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Hi Jess

I hope you are well.

Congratulations on the new job by the way!

Before you go, are you able to discharge the following please?

A/182/25/DOC – Condition 17 (phase 2) parking and 26 (EV Charging)

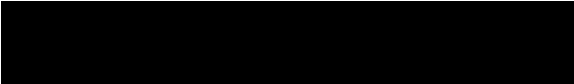
WSCC raise no objection and it can now be determined.

Except for as-build drainage for Phase 2 (to be submitted imminently) that means all conditions will be discharged for Phase 2.

Kind regards,

Jess

Jessica Sparkes MRTPI | Head of Planning



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