

7 September 2021

Delivered by email

Michael Eastham (Principal Planning Officer)
Planning Department
Arun District Council,
Civic Centre,
Maltravers Rd,
Littlehampton,
West Sussex, BN17 5LF

Dear Mr Eastham

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 73: APPLICATION FOR VARIATION OF A
CONDITION FOLLOWING GRANT OF PLANNING PERMISSION: A/122/19/OUT – LAND OFF ARUNDEL
ROAD, ANGMERING**

We write on behalf of Gladman Developments Ltd and Redrow Homes Ltd to support the submission of an application to vary Conditions 4 and 16 of planning permission A/122/19/OUT, made under Section 73 of the Town and Country Planning Act 1990.

SITE AND BACKGROUND

The site is located to the north of Angmering and to the west of Arundel Road. The site is bound to the north by Steyne Wood, the east by houses fronting Arundel Road, the south by the Palmer Road Recreation Ground and adjoins agricultural fields to the west. Planning permission was granted on 17th March 2020 for the following development:

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), 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 (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.

Whilst outline planning permission was secured on the site, access into the site was considered at the outline stage, and access details were considered in full by Planning Officers' and approved by Arun District Council.

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

The access arrangements for the site are served from Arundel Road, and include the provision of a primary access point serving the residential element of the scheme, alongside a secondary access serving the 'Employment/Commercial Centre'. The relevant access drawings are cited as approved drawings on the Decision Notice.

Since planning permission was granted, Gladman Developments Ltd has been working with Redrow Homes Ltd to bring forward the reserved matters application on the site, and Redrow has recently engaged in pre-application discussions with Arun District Council.

As part of the technical work being undertaken pursuant to the preparation of the reserved matters application, in order to inform the future implementation of the scheme, the proposed access arrangements into the site have been reviewed. As part of this process, the appointed highways consultant has advised that the construction of the proposed secondary access to serve the 'Employment/Commercial Centre'¹ as shown on drawing 2020-F03 Rev B – Proposed Secondary Access Arrangement will be challenging and therefore an alternative access solution has been considered.

This submission is seeking to substitute the approved proposed secondary access drawing 2020-F03 Rev B with amended drawing C86473-JNP-66-XX-SK-T-7007-P02 which provides an alternative technical solution for the secondary access road that is viable and deliverable to serve the land identified as the Employment/Commercial Centre within the outline planning permission.

We wish to confirm that the approved drawing ref: 2020-F05 Rev A prepared by Croft that illustrates the proposed controlled crossing along Arundel road remains unaffected by the proposals.

PROPOSAL

In light of the requirement to amend the technical details associated with the approved secondary access into the site (drawing reference: 2020-F03 Rev. B), we wish to vary the relevant conditions that require the access to be delivered in line with the approved drawings to reflect the amended access arrangements.

This submission is supported by a Technical Note prepared by JNP to justify the amendments, alongside an amended 'Proposed Secondary Access drawing' which would directly substitute the drawing approved under the outline planning permission.

The relevant existing conditions are as follows:

Condition 4:

The planning permission relates to the following approved plans:

Drawing Number CSA/3467/108 - Site Location Plan

Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement

Drawing Number 2020-F03 Rev. B - Proposed Secondary Access Arrangement

Drawing Number 2020-F05 Rev. A - Proposed Controlled Crossing

Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.

Reason: For the avoidance of doubt and the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

¹ As referenced within the Decision Notice

Condition 16:

No part of the residential development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F01 Rev. D: Proposed Access Arrangement.

No part of the Employment/Commercial Centre shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F03 Rev. B: Proposed Secondary Access Arrangement.

Reason: In the interests of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

The following amended wordings are therefore proposed:

Condition 4 – Proposed:

The planning permission relates to the following approved plans:

Drawing Number CSA/3467/108 - Site Location Plan

Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement

Drawing Number C86473-JNP-66-XX-SK-T-7007-P02 – Commercial Access – General Arrangement 1no Footway, North Side

Drawing Number 2020-F05 Rev. A – Proposed Controlled Crossing

Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.

Reason: For the avoidance of doubt and the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

The following amended wording is proposed:

Condition 16 – Proposed:

No part of the residential development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F01 Rev. D: Proposed Access Arrangement.

No part of the Employment/Commercial Centre shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on **Drawing Number C86473-JNP-66-XX-SK-T-7007-P02 – Commercial Access – General Arrangement 1no Footway, North Side.**

Reason: In the interests of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

We respectfully request that any new decision notice reflects the amended wording proposed above. We wish to also confirm that the primary access into the site secured through the outline planning permission remains unchanged.

SECTION 106 AGREEMENT

The outline planning permission is accompanied by a Section 106 Agreement. Given that the Agreement references the extant planning permission for which this application seeks to vary, we hereby request a variation to the Section 106 Agreement to reflect the new consent and reference number (if granted).

APPLICATION SUBMISSION MATERIAL

This application has been submitted via the planning portal under reference PP-10159565. In accordance with Arun District Council's validation requirements, the following material has been submitted to support the application and for your consideration:

- Application Form;
- CIL Form;
- Site Location Plan;
- Site Access Overview Plan – Drawing reference: C86473-JNP-66-XX-SK-T-7009;
- Commercial Access GA Final – Drawing reference: C86473-JNP-66-XX-SK-T-7007-P02;
- Commercial Access Plan and Sections – Drawing reference: C86473- JNP-66-XX-SK-T-7008-P02; and
- Commercial Access Section 73 Submission Note prepared by JNP – Rev: P01.

The application fee of £234.00 has been paid directly to the Planning Portal.

We look forward to acknowledgement of receipt of the application. If you have any queries please do not hesitate to contact me.

Yours sincerely

Hannah Knowles
Senior Planner