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Mr D Easton
Planning Department
Arun District Council
Civic Centre
1 Maltravers Road
Littlehampton BN17 5LF

Date: 22nd November 2021

Our Ref: 20042

Your Ref:

By email only

Dear David

APPLICATION TO VARY CONDITION 4 OF THE OUTLINE CONSENT FOR OUTLINE PERMISSION A/40/18/OUT FOR THE DEVELOPMENT OF UP TO 525 RESIDENTIAL DWELLINGS (CLASS C3), 3 HA (GROSS) OF EMPLOYMENT LAND (CLASS B1), PUBLIC OPEN SPACE, PLAY AREAS, ACCESS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING ON LAND NORTH OF WATER LANE, ANGMERING

(PLANNING PORTAL REF: PP-10410049)

This application is made on behalf of our client Rydon Homes Ltd / Gleeson Land. Please find enclosed with this letter the following plans and documents which comprise the planning application

- * Completed planning application form
- * Land Use Parameters (Drawing ref. 19271 P01)
- * Building Heights Parameters (Drawing ref. 19271 P02)
- * Noise Assessment
- * Landscape Visual Impact Assessment Addendum

The proposed changes to the approved parameter plans are required to ensure the delivery of a sustainable development. The main changes comprise;

- * an extension of the developed area into the Northern Park;
- * change to the density ranges and building heights within parts of the developed area; and
- * minor change to the shape of the employment parcel whilst remaining 3ha. in area.



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Extension of the Developed Area into the Northern Park

The Land Use Parameter Plan approved as part of the outline consent defines the extent of the residential development, the employment parcel, the landscape buffer zone to the Ancient Woodland, the extent of existing planting to be retained, points of access and the extent of informal open space. This plan and the associated Building Height Parameter Plan were predicated on an Indicative Proposed Layout submitted as part of the outline planning application.

As part of the pre-application process, the Indicative Proposed Layout has been reviewed through a series of technical assessments to identify whether the proposed quantum of development could be accommodated whilst achieving a high quality residential layout and a landscape-led development. Through subsequent detailed discussions with Arun District Council and their appointed Design Advisor it was agreed that an extension of the development area northwards could achieve this aim, not least through enabling an increase of open space within the centre of the site.

The proposal therefore results in a change to the proposed developed area that was assessed in the Landscape and Visual Impact Assessment (LVIA), dated 20th February 2018, which supported the outline application. The enclosed LVIA Addendum describes how the proposed changes to the scheme layout have been informed by landscape analysis and with a view to the amount and types of development that has already been approved. The overall approach to landscape and visual mitigation has sought to respond to updated site conditions and strengthen the measures identified in the 2018 LVIA, to help better integrate the development into the local landscape and create a robust green infrastructure network that will also provide a valuable habitat and recreational resource.

Whilst the revised scheme proposes the removal of existing bunds (found to be unstable) and vegetation that was previously proposed to be retained, these were unnatural features that did not contribute positively to the natural characteristics of the site. Aside from this amendment, the revised Parameter Plans will result in fewer changes to the landscape fabric of the site itself, due to the proposed realignment of the access road to avoid removal of existing trees and the retention and creation of additional areas of vegetation to the site's southern and eastern boundaries and through the centre of the site; all secured by the amended Parameter Plans. Beyond the site itself, the 2018 LVIA concluded that the consented development would result in a moderate adverse effect on the local landscape character, South Downs National Park, Grooms Copse Ancient Woodland and public footpath 2149 through the site. The Addendum considers that the revised Parameter Plans would not alter these assessment rankings but could offer greater opportunity to retain trees and embed the development within the locally wooded setting.

The Addendum considers that in terms of visual effects, the revised Parameter Plans would not result in an increase to the extent of visibility of the proposed development which would remain localised and relatively limited. No new views of the development would be available. With mitigation and appropriate management, the proposed design changes are not predicted to result in any increase in the magnitude or significance (importance) of visual effect for any of the identified viewpoints.

In addition to the effect of the proposal on the National Park, a Noise Assessment of the revised Parameter Plans has been undertaken to take into account the increased proximity of dwellings to the A27, as referred to above.

To reduce noise in private gardens to within acceptable levels the following mitigation measures are proposed for the residential properties closest to the A27 within the revised Parameter Plans:

- * Gardens are to be shielded from traffic noise on the A27 by buildings.
- * Where possible, garages are to be situated in gaps between the buildings facing the A27.
- * 1.8m high acoustic barriers are to be located between any remaining gaps between the buildings/garages facing the A27.

To reduce internal noise levels within the dwellings closest to the A27 acoustically treated mechanical ventilation will be provided, which is consistent with the recommendations of the Noise Report (February 2018) that formed part of the outline application.

Change to Density Ranges and Building Heights

The main change to the density ranges identified in the original Land Use Parameter Plan relate to the eastern and north-eastern parcels of development. These areas form part of the Woodland Edge and Parkland character areas where a medium density of 25-35 dph is promoted. The proposed revisions reduce the density of these parcels to 15-25 dph where development is closest to the Northern Park open space and are closest to Grooms Copse on the eastern boundary and retained woodland that forms the east/west green corridor.

The corresponding change to the Building Heights Parameter Plan seeks to address the interface between the development and open space within the Northern Park. On the north-eastern edge of the proposed developed area dwellings will be limited to 1 or 1.5 storeys in height. Buildings of 2.5 storeys in height are to be located within the Village character area and not on the eastern boundary and the majority of the residential area remains limited to a maximum building height of 2 storeys, as approved at outline stage.

Change to the Shape of the 3ha Employment Area

The employment area and adjacent open space in the original Parameter Plans will remain at 3ha. Due to its visibility from Highdown Hill in the National Park a maximum height of 2 storeys, with a maximum ridge height of 12 metres, has been maintained in the revised Parameter Plans.

There are two proposed minor changes to the shape of the employment area in order to avoid unnecessary environmental impacts. In the first instance, the access road at its southern extent is to be realigned so as to avoid important trees, as requested by Arun's tree officer. This area will result in a linear area of open space, forming part of the employment area, being relocated to the west of the access road, whilst still remaining within the 3ha (gross) area. The need to include this area of open space within the 3ha. of employment land is accepted in Policy EMP SP3 of the Adopted Local Plan and was agreed at the outline stage as part of a package of mitigation measures to reduce the landscape impact on the National Park.

Secondly, the developed part of the employment area is to be extended slightly to the west in order to avoid the loss of the 6m wide landscape buffer along its southern edge whilst ensuring the net employment area indicated on the approved Parameter Plan is maintained.

Please note there is no change proposed to the access drawings, which are required to remain approved plans.

Should you have any queries regarding the information contained within the planning application please do not hesitate to contact me on the above telephone number or at my email address.

Yours sincerely



Ian Johnson
Managing Director

