



LAND NORTH OF
WATER LANE
ANGMERING, WEST SUSSEX

Application for Reserved Matters Approval of
Appearance, Landscaping, Layout and Scale

Planning Statement

November 2021

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LAND NORTH OF WATER LANE ANGMERING, WEST SUSSEX

01

Introduction
page 1

02

Site and Surroundings
page 3

03

Planning History
page 5

04

Development Proposals
page 7

05

Planning Policy
page 17

06

Design Code & Parameter
Plan Requirements
page 25

07

Planning Justification
page 37

08

Conclusions
page 47

This document has been prepared by Luken Beck mdp on behalf of Rydon Homes Ltd and Gleeson Land to form part of the application for reserved matters approval on Land North of Water Lane, Angmering. All illustrations and maps are not to scale and only for diagrammatic and illustrative purposes.

Project Reference: 20042

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D1	28/07	Draft Only	TR	
D2	24/11	Final Draft	TR	IJ
D3	30/11	Submission Version	TR	

Introduction

This statement has been prepared by Luken Beck on behalf of Rydon Homes and Gleeson Strategic Development in respect of their development interests at Land North of Water Lane, Angmering, West Sussex. Outline permission was granted for a mixed-use development with some matters reserved for a development of up to 525 residential dwellings (Use Class C3), 3ha of employment land (Use Class B1), public open space, play areas, access, landscaping and other associated infrastructure. The Outline approval (LPA Ref: A/40/18/OUT) was granted by Arun District Council on the 27th August 2019. The Outline application approved access; however, approval is sought for appearance, layout, scale and landscaping through this reserved matters application. The application site comprises one of the three sites that make up the Angmering North Strategic Allocation as set out with Policy HSP2c (SD9) of the Adopted Arun Local Plan (2011-2031) which requires at least 800 dwellings, a primary school (or contributions) and 3ha of employment land.

The submission seeks approval of Reserved Matters (appearance, layout, scale and landscaping) for the entirety of the residential element of the site comprising the erection of 525 dwellings with associated open space, landscaping and other related infrastructure. The open space and landscaping including a large area to the north of the site providing a buffer to reduce the noise impact from the A27 on the proposed residential dwellings and ensuring that the proposals have limited impact on views from the South Downs National Park to the south east of the site. The proposals incorporate green edges, corridors and buffers throughout the site to create a network of green infrastructure which integrates with the ancient woodland to the east and the existing mounds in the north east of the site. Sustainable urban drainage systems have also been

integrated with the proposals. The design principles of the site-wide scheme have followed the principles set out within the Design Code that has been submitted for condition discharge alongside this application. A further application will be submitted in the future for the employment site in the south east of the wider development parcel.

This statement sets out the relevant planning context and background, including a description of the site and its surroundings, details of the proposed development and an assessment of the relevant planning considerations. This includes how the development responds to the requirements of the initial Outline application, the parameter plan and the submitted Design Code. The design evolution of the proposal has been informed by specialist assessments, the policies of the Arun Local Plan and other material considerations.

In addition to this statement the following documents have been submitted as part of the planning application;

- Completed Application and CIL Forms
- Plans, Drawings and DAS Compliance - produced by OSP (please refer to submitted drawing schedule for full breakdown)
- Street Lighting Details - produced by DFL
- Ecology Appraisal - produced by Ethos
- Drainage Strategy - produced by CEP
- Swept Path and Visibility Splays - produced by Motion
- Landscape Framework, Planting Plan and Hard Landscaping - produced by Huskisson Brown Associates
- Biodiversity Net Gain Assessment: - produced by Ethos
- Energy Statement - produced by AES Sustainability Consultants
- Tree Protection Plan - produced by Barrell Tree Consultants
- Noise Assessment - produced by Phlorum
- Housing Market Assessment - produced by CACI

The Outline Permission was supported by a number of drawings and technical studies which addressed the principle considerations that are now established by the grant of planning permission and associated planning conditions and obligations. This includes;

- Land Use Parameters Plan (Dwg No.1911-P-101 Rev.G)
- Building Heights Parameters Plan (Dwg No.1911-P-102 Rev.G)
- Site Access to Water Lane and Dappers Lane (Dwg No.ITB9105-GA-102 Rev.G)
- Proposed Access from Dappers Lane (Dwg No.ITB9105-GA-117)
- Access Link from Dappers Lane showing bus / cycle / pedestrian access (Dwg No.ITB9105-GA-118 Rev.B)
- Design & Access Statement (Revised) (Dated: October 2018)



Site and Surroundings

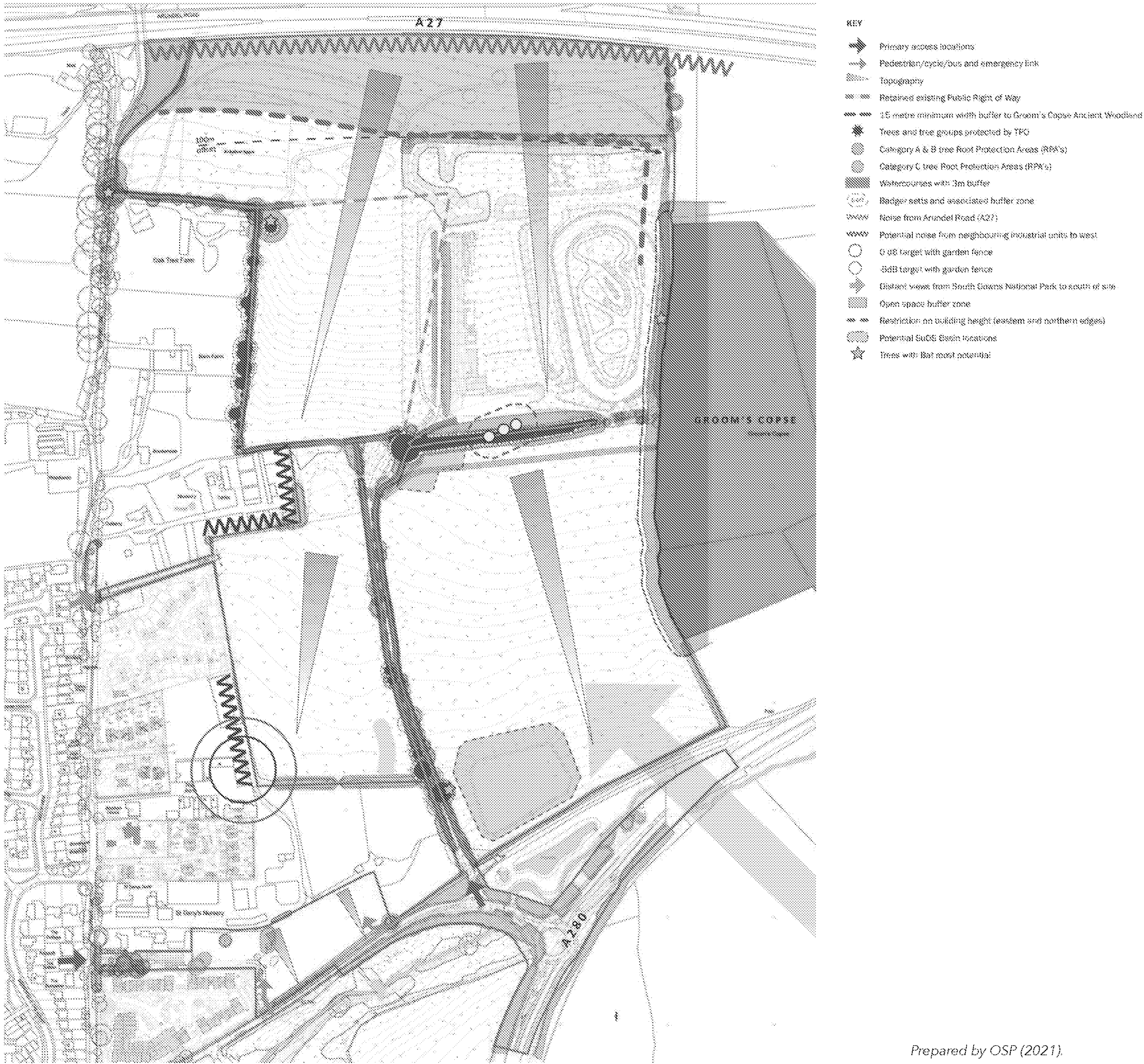
Site Location & Description

The development site subject to this Reserved Matters application is located on the north eastern side of Angmering, to the north of Water Lane and to the east of existing development off Drapper's Lane. The site is located just under a mile from Angmering Village Centre and sits around 5 miles east of Littlehampton and 6 miles west of Worthing. The site is within the defined settlement boundary of Angmering and is located within the north east of the wider Angmering North Strategic Allocation.

The site covers a total area of 32.9 hectares and largely comprises arable fields which slope southwards from the northern boundary of the site which abuts the A27 South Coast Trunk Route. Presently, in the north east of the site is Angmering Raceway which comprises an oval shaped racetrack, with large areas of hardstanding which provides an area for associated parking and servicing which are located behind landscape bunds. To the east of the site is Groom's Copse – a designated ancient woodland - which will be protected by a 15m buffer zone from the development proposals. To the south of the site is Water Lane which provides an important access link into Angmering from the A27, with associated attenuation basins acting as a buffer between the development site and the road. To the west of the development site is existing development on the eastern side of Drapper's Lane which comprises a mix of residential dwellings, agricultural holdings and informal industrial yards with workshop premises. A significant indent into the reserved matters site is located on the south western boundary, which results in an independent development parcel in the south west of the development site which is accessed separately from Drapper's Lane.

A number of features are located within the site, including a Public Right of Way which runs through the heart of the site along the existing access lane which then turns abruptly towards the west leaving the site to the north of Oak Tree Farm. The access lane in the heart of the site benefits from dense vegetation including mature, good quality trees which will be retained as part of the proposals. In addition to the trees, a number of watercourses run both along the lane and east-west in the north eastern section of the site. An existing area of vegetation to the south of the raceway will be retained to protect a number of badger sets whilst consideration will also be given to the bunds to the north and west of the raceway given their ecological value. In addition, the detailed layout and landscaping have been designed to protect and soften views into the site from the South Downs National Park which sits to the south east of the site.

Site Constraints Plan



Prepared by OSP (2021).