

Mr David Easton
Principal Planner, Strategic Development Northgate
Arun District Council
1 Matravers Road
Littlehampton
West Sussex BN17 5LF

Date: 17th May 2022

Our Ref: 20042

Your Ref: A/256/21/RES

By email only

Dear David

Town & Country Planning Act 1990 (As Amended):

Reserved Matters Application for Details of Appearance, Landscaping, Layout and Scale Pursuant to Outline Permission A/40/18/OUT (as amended by A/248/21/PL) for the Erection of 525 Residential Dwellings with Associated Parking, Landscaping, Play Areas and Public Open Space at Land North of Water Lane, Angmering, West Sussex

Please find enclosed with this letter the following revised plans, drawings and reports in response to comments on the above reserved matters application from drainage, highways, landscape and planning officers:

- Design and Access Statement Compliance Document
- Proposed Site Layout Plan and associated topic based layout plans (i.e. materials distribution, affordable housing, dwelling size distribution)
- Proposed Dwelling Floorplans and Elevations (see submitted Drawing Schedule)
- Proposed Drainage Plans
- Proposed Levels Plans
- Proposed Surface Finishes
- Construction Details – Drainage
- Construction Details – Surface Finishes
- Swept Paths and Visibility Splays
- Tree Protection Plan
- Arboricultural Impact Assessment and Method Statement
- Hard and Soft Landscape Plans

- Play Provision Plans
- Illustrative Landscape Sections

A revised Drawing Schedule (V4) is included at Appendix 1 to this letter advising where plans, drawings and reports are to superseded.

The main changes shown in the revised Layout Plan (ref. 19271/P101 Rev J) retain the design improvements to the original submitted layout plan, in response to comments from yourself and David Edwards. You may recall the main changes relate to the removal of almost all tandem parking, a reduction in height of dwellings to reflect typical 2.5 storey heights, improved distinction between the character areas through increased use of traditional materials and improved layout, redesign of parking courts, relocation of some dwellings from the Village Character area to Parkland character area and a more balanced distribution of affordable housing between the character areas.

The revised layout also reflects the approval of the S73 application (A/248/21/PL) to revise the Parameter Plans, comprising the improved distribution of green space, extension of the east - west linear park and widening of the north - south linear park to further mitigate views of the development from the National Park to the south. The 3ha. of employment land, woodland buffer and surface water attenuation areas are also retained.

At our meeting on 7th April 2022 you requested some final changes to the layout, which are incorporated in this latest revision, comprising of the following:

- Spaces for 166 and 167 have been relocated away from Plots 189 to 191.
- An additional tree is located next to Plot 127 between car parking spaces.
- The planting scheme encloses the green space next to Building 6 to partly screen the amenity area from the car park.
- Increased width of vehicle manoeuvring space within the car park at the rear of Building 8.

In addition to the above the revised Layout Plan (Rev J) includes the following:

- A landscaped bund along the northern boundary with the A27 to further mitigate noise impacts, provide additional biodiversity gains and screening of the road in views from the National Park to the south.
- An additional footway/cycleway link to the small, isolated parcel north of Water Lane to improve pedestrian permeability with Land South of Water Lane.
- Replacement of the northern access road through the liner park with a pedestrian route to deliver a more continuous area of green space.

- Increased with of the PRoW to 3.5m, or 4m width where a small section of emergency vehicular access is required.

The above revisions are illustrated in the annotated version of the revised Layout Plan at Appendix 2 of this letter.

With regard to the landscaping plans the revisions now include the additional details requested information requested in the formal comments from Sue Howell, dated 4th February 2022, which comprise of the following:

- Soft Landscaping Plans with planting schedules, tree locations, details of species, quantities and size at time of planting.
- Hard Landscape Plans with details of all-weather access for pedestrian and wheeled users.
- Plans showing LAPs, LEAP and Sports and Fitness Trail with details on specification and equipment choice and accessibility (for inclusive play). Detail is also provided on general street furniture (seating, litter bins, cycle stands).

With regard to the enclosed highways, drainage, arboricultural and civils plans these have been updated to incorporate the revised Layout Plan (ref. 19271/P101 Rev J).

Finally, you requested in our meeting on 13th May 2022 that we advise you of any missing plans or supporting information when making this revised submission. We are currently awaiting updated lighting plans as the location of the proposed street lighting columns is being reviewed to ensure consistency with the revised layout and associated landscaping and tree location plans. There is no change proposed to the lux levels or lighting system design and you will be aware that the detailed location of columns, design and appearance, luminaires, timings and phasing are matters to be dealt with under Condition 32 of the outline consent (as amended).

We hope the above and appended information is helpful and we trust is sufficient to enable the application to remain on track for the Planning Committee on 22nd June 2022. In the interim we be issuing a briefing pack to Councillors and a more detailed 3D visualisation of the proposals, taking into account the layout revisions and additional landscaping detail to assist the Planning Committee in their consideration of this application.

Yours sincerely

Ian Johnson

Ian Johnson
Managing Director
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Luken Beck mdp Ltd.

Appendix 1: Drawing Schedule V4

[under separate cover]

Appendix 2: Proposed Site Layout Revisions

[under separate cover]