

23 December 2021

Delivered by email

Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

FAO Mr Michael Eastham

Dear Michael

**NOTIFICATION OF SUBMISSION OF A HYBRID APPLICATION AT LAND OFF ARUNDEL ROAD,
ANGMERING BN16 7ET**

On behalf of our client Redrow Homes Ltd, we are pleased to submit a hybrid application for 160 dwellings and up to 1,393 sq. m. of commercial floor space at Land off Arundel Road, Angmering BN16 7ET. The application has been submitted under planning portal reference: PP-10487627.

The description of development is as follows:

“Hybrid application comprising: Full planning application for the development of 160 dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; together with an outline application for up to 1,393 square metres (15,000 square feet) of Class E floorspace with associated parking provision.”

CONTEXT

By way of context, planning permission was granted by ADC on the 17th March 2020 under A/122/19/OUT 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.”

This planning permission established that the principle of residential development on the site was acceptable, alongside the re-provision of commercial land reflective of the existing land uses on-site. In addition, the provision of two access points served from Arundel Road into the site were approved as part of the permission, one serving the residential element, and one serving the commercial land, the details of which were agreed with West Sussex County Council (WSCC). Planning permission was recently granted under a Section 73 application (ref. A/207/21/PL)

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to amend the secondary site access arrangement. This application broadly aligns with the principles established under the outline planning permission.

SUPPORTING DOCUMENTS

This hybrid application submission is supported by the following technical documentation as set out in the table below. It should be noted that a number of documents submitted under the outline planning application have been included as part of this application as their content is still applicable, up-to-date and relevant to the consideration of this application.

Documents submitted under this Hybrid submission
Application Form and ownership certificates
Application Fee
CIL Form
Covering Letter (prepared by Turley)
Planning Statement (prepared by Turley)
Application Plans (please see table below for plans)
Design & Access Statement (prepared by OSP) – Dated December 2021
Phase 2 Geo-environmental and Geo-technical Site Investigation (prepared by RSK) dated 2019
Landscape Plans (prepared by RPS):
- Landscape Strategy (ref. 100 Rev C) - Planting Plan Public Open Space (ref. 500) - Planting Plan 1 of 6 (ref. 501) - Planting Plan 2 of 6 (ref. 502) - Planting Plan 3 of 6 (ref. 503) - Planting Plan 4 of 6 (ref. 504) - Planting Plan 5 of 6 (ref. 505) - Planting Plan 6 of 6 (ref. 506) - Tree and Shrub Palette
Tree Survey & Arboricultural Implications Appraisal (prepared by RPS).
Tree Removal and Protection Plan (prepared by RPS)
Transport Statement (prepared by JNP)
Travel Plan (prepared by JNP)
Access Plans:
Primary Site Access (ref. C86473-JNP-66-XX-SK-T-7002-P01)

Commercial Access (ref. C86473-JNP-66-XX-SK-T-7007-P02)

Phase 1 Ecological Site Walkover (prepared by RPS)

Phase 2 Surveys Report (prepared by RPS)

Ecological Mitigation and Enhancement Strategy (prepared by RPS)

Flood Risk Assessment (prepared by JNP)

Heritage Assessment (dated 2019) prepared by Pegasus and supporting Heritage note (prepared by Pegasus) inc. archaeology

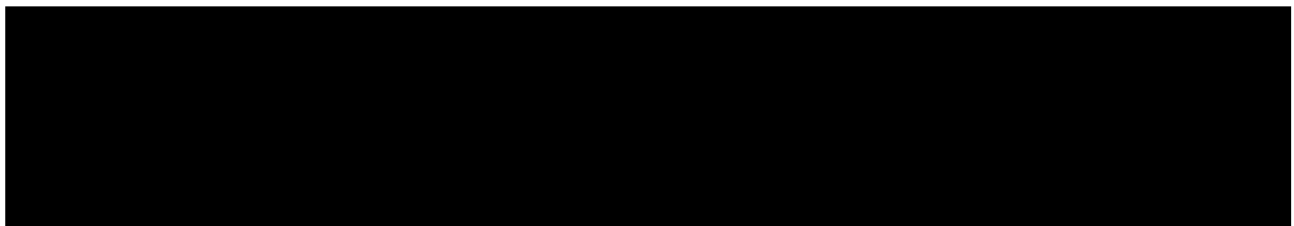
Noise Impact Assessment (prepared by 24 Acoustics)

SUBMITTED PLANS

Plan	Reference
Coloured Site Layout	20232 / C101A
Street Elevations AA & BB	20232 / C102
Street Elevations CC	20232 / C103
Street Elevations DD & EE	20232 / C104
Street Elevations FF	20232 / C105
Proposed Site Layout	20232 / P101C
Building Materials Layout	20232 / P102B
Boundary Materials Layout	20232 / P103A
Surface Materials Layout	20232 / P104A
Affordable Housing Layout	20232 / P105A
Refuse Strategy Layout	20232 / P106A
Proposed Car Parking Plan	20232 / P107A
Land Use Layout	20232 / P108A
Amberley - Plans & Elevations	20232 / P109
Amberley - Plans & Elevations	20232 / P110
Hampstead - Floor Plans	20232 / P111
Hampstead - Elevations	20232 / P112
Hampstead – Elevations	20232 / P113
Harrogate - Plans and Elevations BRICK	20232 / P115
Harrogate – Elevations RENDER	20232 / P116
Henley - Floor Plans	20232 / P117
Henley – Elevations BRICK	20232 / P118

Leamington Lifestyle - Plans & Elevations BRICK	20232 / P119
Ledsham - Floor Plans	20232 / P120
Ledsham - Elevations	20232 / P121
Letchworth - Floor Plans	20232 / P122
Letchworth – Elevations BRICK	20232 / P123
Letchworth – Elevations RENDER	20232 / P124
Marlow - Plans & Elevations RENDER	20232 / P126
Oxford Lifestyle - Plans & Elevations	20232 / P127
Oxford Lifestyle - Plans & Elevations	20232 / P128
Richmond - Floor Plans	20232 / P129
Richmond - Elevations	20232 / P130
Richmond – Elevations RENDER	20232 / P131
Shaftesbury - Plans & Elevations	20232 / P133
Stratford - Plans & Elevations BRICK	20232 / P134
Warwick - Plans & Elevations BRICK Type 1	20232 / P135
Warwick - Plans & Elevations BRICK Type 2	20232 / P136
Warwick - Plans & Elevations RENDER	20232 / P137
Windsor - Plans & Elevations BRICK	20232 / P138
Brue - Floor Plans	20232 / P139
Brue – Elevations	20232 / P140
Dart Three Block - Floor Plans	20232 / P141
Dart Three Block - Elevations	20232 / P142
Dart Four Block - Floor Plans	20232 / P143
Dart Four Block - Elevations	20232 / P144
Tavy - Floor Plans and Elevations	20232 / P145
Leadon & Tavy - Floor Plans - Plots 44-47 & 69-72	20232 / P146
Leadon & Tavy – Elevations - Plots 44-47 & 69-72	20232 / P147
Leadon & Tavy - Ground Floor Plans - Plots 73-78	20232 / P148
Leadon & Tavy - First Floor Plans - Plots 73-78	20232 / P149
Leadon & Tavy - Front & Rear Elevations - Plots 73-78	20232 / P150
Leadon & Tavy - Side Elevations - Plots 73-78	20232 / P151
Leadon & Tavy - Ground Floor Plans – Plots 97-101	20232 / P152
Leadon & Tavy - First Floor Plans – Plots 97-101	20232 / P153

Leadon & Tavy – Elevations – Plots 97-101	20232 / P154
Tweed - Floor Plans	20232 / P155
Tweed – Elevations	20232 / P156
Single Garage - Plans & Elevations	20232 / P157
Twin Garage - Plans & Elevations	20232 / P158
Site Location Plan	20232 / S101



Hannah Knowles
Associate Director

