

22 March 2022
Delivered by email

Planning Department
Arun District Council
1 Maltravers Rd,
Littlehampton
BN17 5LF
FAO: Michael Eastham

Dear Michael

ARUNDEL ROAD, ANGMERING – A/270/21/OUT

As you are aware, Redrow Homes Limited submitted a hybrid planning application to Arun District Council on 23 December 2022, which was subsequently validated on 4 January 2022 for the following development:

“Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan.”

The application was submitted to reflect a proposed alternative arrangement of the site to that secured through the previously approved outline planning permission of the site under reference: A/122/19/OUT. This was an approach that had previously been discussed and agreed with Officers.

Context

By way of background, the submitted hybrid application proposes the same quantum of development to that secured through the outline planning permission, with 160 dwellings proposed and 1393 sqm of Class E floorspace. The alternative layout principally focussed upon the re-orientation of the sports pitch land along the southern boundary of the site (as opposed to the south-east corner as secured through the outline planning permission).

However, since the hybrid application was submitted, further meetings have been held with ADC’s Planning and Neighbourhood Services to discuss the evolving proposals for the Palmer Road Sports Hub, with Redrow seeking to support and facilitate ADC’s proposals for the sports pitch land.

From those discussions, it is clear that ADC still wish to see 2.1ha of land provided on the site in the same alignment as was previously proposed through the outline planning permission. That said, the principal difference from the outline permission is the number of pitches now proposed within the land 2.1ha of land to be gifted by Redrow to Arun District Council (in line with the terms agreed within the Section 106 agreement). The outline planning permission and supporting Section 106 Agreement only facilitates the delivery of 2 sports pitches within the 2.1ha of land, and thus these revised proposals would deviate from the approved planning permission where a total of 5 pitches are now required.

In addition, it is now appreciated that the timescales for the delivery of the sports hub will be significantly later than the residential and commercial elements of the site.

As such, in order to facilitate the delivery of the residential element of the outline planning permission at the earliest opportunity, a number of procedural amendments will need to be undertaken. These include to the planning conditions attached to the outline planning permission, alongside specific clauses contained within the Section 106 to regularise the revised position being suggested by Arun District Council.

To expedite the delivery of housing on the site to contribute to addressing ADC's immediate housing need, whilst also ensuring that there is sufficient flexibility to allow the sports hub proposals to come forward in line with ADC's aspirations, it has now been agreed with Planning Officers that revised plans can be submitted under the live hybrid application.

The revised plans will continue to reflect a similar quantum of development of that previously submitted albeit proposes a residential layout and sports pitch alignment that has been agreed with ADC Planning and ADC Neighbourhood Services. This approach will facilitate the delivery of a new planning permission that can secure the requirements of both parties in light of new information regarding the sports hub proposals that was absent at the time of the Council granting of the outline planning permission.

In light of the below, the suggested revised description of development is as follows:

"Hybrid application comprising:

- a) Demolition of existing buildings;*
- b) Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road;*
- c) Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision and 2.1ha of sports pitch land. This site is a Departure from the Development Plan."*

As part of this re-submission, we have included a list of the documents that have been updated for ease which should assist with the re-consultation of the application.

A significant number of the technical documents submitted with the hybrid application remain unchanged, with the amendments focussed upon the detailed design elements of the scheme.

A document/drawing schedule is included at **Appendix 1**.

We trust the above is useful and if you require anything further in the meantime, please do not hesitate to contact me.

Yours sincerely

Hannah Knowles
Associate Director



Appendix 1: Application Drawings and Documents

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
Application Form		
Cover Letter		
Cover Letter- December 2021		Updated to reflect revised position – March 2022
CIL Form		
CIL Form Dated: 23 rd December 2021		CIL Form Dated: March 2022
Application Plans		
20232 - C101A (Coloured Site Layout)		20232 - C201 (Coloured Site Layout Opt 1)
20232 - C102 (Street Elevations AA and BB)		20232 - C202 (Coloured Street Elevations AA-BB)
20232 - C103 (Street Elevations CC)		20232 - C203 (Coloured Street Elevations CC)
20232 - C104 (Street Elevations DD and EE)		20232 - C204 (Coloured Street Elevations DD & EE)
20232 - C105 (Street Elevations FF)		20232 - C205 (Coloured Street Elevations FF)
20232 - P101C (Proposed Site Layout)		20232 - P201E (Site Layout Opt 1)
20232 - P102B (Building Materials Layout)		20232 - P202A (Building Materials Layout Opt 1)
20232 - P103A (Boundary Materials Layout)		20232 - P203A (Boundary Materials Layout Opt 1)
20232 - P104A (Surface Materials Layout)		20232 - P204A (Surface Materials Layout Opt 1)
20232 - P105A (Affordable Housing Layout)		20232 - P205A (Affordable Housing Layout Opt 1)
20232 - P106A (Refuse Strategy Layout)		20232 - P206A (Refuse Strategy Layout Opt 1)
20232 - P107A (Car Parking Layout).pdf		20232 - P207A (Car Parking Layout Opt 1)
20232 - P108A (Land Use Layout).pdf		20232 - P208A (Land Use Layout Opt 1)

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
20232 - P109 (Amberley - Plans and Elevations BRICK).pdf		20232 - P209 (Amberley - Plans & Elevations BRICK)
20232 - P110 (Amberley - Plans and Elevations RENDER).pdf		20232 - P210 (Amberley - Plans & Elevations RENDER)
20232 - P111 (Hampstead - Floor Plans).pdf		20232 - P211 (Hampstead - Floor Plans)
20232 - P112 (Hampstead - Elevations BRICK).pdf		20232 - P212 (Hampstead - Elevations (BRICK))
20232 - P113(Hampstead - Elevations RENDER).pdf		20232 - P213 (Hampstead - Elevations (RENDER 1) / 20232 - P214 (Hampstead - Elevations (RENDER 2))
20232 - P115 (Harrogate - Floor Plans and Elevations BRICK).pdf		20232 - P215 (Harrogate - Floor Plans and Elevations (BRICK))
20232 - P116 (Harrogate - Plans and Elevations RENDER).pdf		20232 - P216 (Harrogate - Plans and Elevations (RENDER))
20232 - P117 (Henley - Floor Plans).pdf		20232 - P217 (Henley - Floor Plans)
20232 - P118 (Henley - Elevations BRICK).pdf		20232 - P218 (Henley - Elevations (BRICK))
20232 - P119 (Leamington - Plans and Elevations BRICK).pdf		20232 - P219 (Leamington - Plans & Elevations (BRICK))
20232 - P120 (Ledsham - Floor Plans).pdf		20232 - P221 (Ledsham - Floor Plans)
20232 - P121 (Ledsham - Elevations BRICK).pdf		20232 - P222 (Ledsham - Elevations (BRICK))
20232 - P122 (Letchworth - Floor Plans).pdf		20232 - P223 (Letchworth - Floor Plans)
20232 - P123 (Letchworth - Elevations BRICK).pdf		20232 - P224 (Letchworth - Elevations (BRICK))
20232 - P124 (Letchworth - Elevations RENDER).pdf		20232 - P225 (Letchworth - Elevations (RENDER))
20232 - P126 (Marlow - Plans and Elevations RENDER).pdf		20232 - P226 (Marlow - Plans and Elevations (RENDER))
20232 - P127 (Oxford Lifestyle - Plans and Elevations BRICK).pdf		20232 - P227 (Oxford Lifestyle - Plans & Elevations (BRICK 1)/ 20232 - P228 (Oxford Lifestyle - Plans & Elevations (BRICK 2))

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
20232 - P128 (Oxford Lifestyle - Plans and Elevations RENDER).pdf		20232 - P229 (Oxford Lifestyle - Plans & Elevations (RENDER 1) / 20232 - P230 (Oxford Lifestyle - Plans & Elevations (RENDER 2)
20232 - P129 (Richmond - Floor Plans).pdf		20232 - P231 (Richmond - Floor Plans)
20232 - P130 (Richmond - Elevations BRICK).pdf		20232 - P232 (Richmond - Elevations (BRICK 1) / 20232 - P233 (Richmond - Elevations (BRICK 2)
20232 - P131 (Richmond - Elevations RENDER).pdf		20232 - P234 (Richmond - Elevations (RENDER)
20232 - P133 (Shaftesbury - Plans and Elevations RENDER).pdf		20232 - P235 (Shaftesbury - Plans & Elevations (RENDER)
20232 - P134 (Stratford - Plans and Elevations BRICK).pdf		20232 - P236 (Stratford - Plans & Elevations (BRICK 1) / 20232 - P237 (Stratford - Plans & Elevations (BRICK 2)
20232 - P135 (Warwick - Plans and Elevations BRICK 1).pdf		20232 - P238 (Warwick - Plans & Elevations (BRICK 1)
20232 - P136 (Warwick - Plans and Elevations BRICK 2).pdf		20232 - P239 (Warwick - Plans & Elevations (BRICK 2)
20232 - P137 (Warwick - Plans and Elevations RENDER).pdf		20232 - P240 (Warwick - Plans & Elevations (RENDER)
20232 - P138 (Windsor - Plans and Elevations BRICK).pdf		
20232 - P139 (Brue M4(3) - Plots 19-21 and 26-28 - Floor Plans).pdf		20232 - P241 (Brue M4(3) - Plots 93-95 107-109 - Floor Plans)
20232 - P140 (Brue M4(3) - Plots 19-21 and 26-28 -Elevations).pdf		20232 - P242 (Brue M4(3) - Plots 93-95 107-109 - Elevations)
		20232 - P247 (Dart (NDSS M4(2)) Two Block Plots 53-54 91-92 - Floor Plans)
		20232 - P248 (Dart (NDSS M4(2)) Two Block Plots 53-54 91-92 - Elevations)

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
20232 - P141 (Dart M4(2) Three Block - Plots 48-50 and 79-81 and 102-104 -Floor Plans).pdf		20232 - P245 (Dart (NDSS M4(2)) Three Block Plots 96-98 - Floor Plans)
20232 - P142 (Dart M4(2) Three Block - Plots 48-50 and 79-81 and 102-104 -Elevations).pdf		20232 - P246 (Dart (NDSS M4(2)) Three Block Plots 96-98 - Elevations)
20232 - P143 (Dart M4(2) Four Block - Plots 65-68 and 93-96 - Floor Plans).pdf		20232 - P243 (Dart (NDSS M4(2)) Four Block Plots 31-34 - Floor Plans)
20232 - P144 (Dart M4(2) Four Block - Plots 65-68 and 93-96 - Elevations).pdf		20232 - P244 (Dart (NDSS M4(2)) Four Block Plots 31-34 - Elevations)
20232 - P145 (Tavy (NDSS) - Plots 22-23 and 24-25 - Floor Plans and Elevations).pdf		20232 - P249 (Tavy (NDSS) Four Block - Plots 55-58 110-113 - Floor Plans) / 20232 - P250 (Tavy (NDSS) Four Block - Plots 55-58 110-113 - Elevations)
20232 - P146 (Leadon Tavy (NDSS) - Plots 44-47 and 69-72 - Floor Plans).pdf		
20232 - P147 (Leadon Tavy (NDSS) - Plots 44-47 and 69-73 - Elevations).pdf		
20232 - P148 (Leadon Tavy (NDSS) - Plots 73-78 - Ground Floor Plan).pdf		20232 - P254 (Leadon_Tavy (NDSS) - Plots 21-26 - Ground Floor Plan)
20232 - P149 (Leadon Tavy (NDSS) - Plots 73-78 - First Floor Plan).pdf		20232 - P255 (Leadon_Tavy (NDSS) - Plots 21-26 - First Floor Plans)
20232 - P150 (Leadon Tavy (NDSS) - Plots 73-78 - Front and Rear Elevations).pdf		20232 - P256 (Leadon_Tavy (NDSS) - Plots 21-26 - Front & Rear Elevations)
20232 - P151 (Leadon Tavy (NDSS) - Plots 73-78 - Side Elevations).pdf		20232 - P257 (Leadon_Tavy (NDSS) - Plots 21-26 - Side Elevations)
20232 - P152 (Leadon Tavy (NDSS) - Plots 97-101 - Ground Floor Plans).pdf		20232 - P258 (Leadon_Tavy (NDSS) - Plots 40-44 - Ground Floor Plan)
20232 - P153 (Leadon Tavy (NDSS) - Plots 97-101 - First Floor Plans).pdf		20232 - P259 (Leadon_Tavy (NDSS) - Plots 40-44 - First Floor Plan)

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
20232 - P154 (Leadon Tavy (NDSS) - Plots 97-101 - Elevations).pdf		20232 - P260 (Leadon_Tavy (NDSS) - Plots 40-44 - Elevations)
20232 - P155 (Tweed (NDSS) - Floor Plans).pdf		20232 - P261 (Tweed (NDSS) Plots 19-20 - Floor Plans)
20232 - P156 (Tweed (NDSS) - Elevations).pdf		20232 - P262 (Tweed (NDSS) Plots 19-20 - Elevations)
20232 - P157 (Single Garage - Plans and Elevations).pdf		20232 - P263 (Single Garage - Plans & Elevations)
20232 - P158 (Twin Garage - Plans and Elevations).pdf		20232 - P264 (Twin Garage - Plans & Elevations)
20232 - S101 (Site Location Plan).pdf		20232 - S201 (Site Location Plan)
		20232 - P300 (Storey Heights Plan Opt 1)
Design and Access Statement		
20232 - Design and Access Statement – December 2021		20232 - Design and Access Statement – March 2022
Landscaping Plans		
Landscape Strategy (ref 100 Rev C).pdf		JSL3924_100E
Planting Plan 1 of 6 (ref 501).pdf		JSL3924_501A
Planting Plan 2 of 6 (ref 502).pdf		JSL3924_502A
Planting Plan 3 of 6 (ref 503).pdf		JSL3924_503A
Planting Plan 4 of 6 (ref 504).pdf		JSL3924_504A
Planting Plan 5 of 6 (ref 505).pdf		JSL3924_505A
Planting Plan 6 of 6 (ref 506).pdf		JSL3924_506A
Planting Plan Public Open Space (ref 500).pdf		JSL3924_500B
Tree and Shrub Palette.pdf		JSL3924_550A
Transport Statement and Plans		
Transport Statement_Part1.pdf		

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
Transport Statement_Part2.pdf		C86473-JNP-66-XX-RP-T-1001-P03 Transport Statement
Transport Statement_Part3.pdf		
Transport Statement_Part4.pdf		
C86473-JNP-66-XX-SK-T-7002-P01 - Primary Site Access GA	No amendments proposed	
C86473-JNP-66-XX-SK-T-7007-P02 - Commercial Access GA Final	No amendments proposed	
Travel Plan (prepared by JNP)	No amendments proposed	
		C86473-JNP-66-XX-DR-T-7111 - Fire Tender Swept Path Analysis
		C86473-JNP-66-XX-DR-T-7110 - Refuse Vehicle Swept Path Analysis
		C86473-JNP-66-XX-DR-T-7109 - Highway Geometry and Visibility Splays
Noise		
R8896-1 Rev 3 Land off Arundel Road Angmering Noise Assessment		R8896-1 Rev 4 Land off Arundel Road Angmering Noise Assessment

Original Hybrid Submission Plans / Documents	Documents still relevant – no material re-submitted	Revised Submission Plans/Documents
Flood Risk and Drainage		
Flood Risk Assessment - Angmering		Flood Risk Assessment – C8643-JNP-66-XX-RP-C-2002 P03 – including drainage proposals
Ecology		
ECO01659 Land at Arundel R Phase 2 Surveys Report ISSUE reduced		ECO01659 Land at Arundel R Phase 2 Surveys Report Version C – March 2022
ECO01659_ Ecology Mitigation and Enhancement Strategy 211220		ECO01659_ Ecology Mitigation and Enhancement Strategy Version A
Arboriculture		
Tree Survey & Arboricultural Implications Appraisal (prepared by RPS).		Tree Survey & Arboricultural Implications Appraisal Version 1.0 (prepared by RPS)
Tree Removal and Protection Plan (prepared by RPS)		Tree Removal and Protection Plan (prepared by RPS) – Drawing 710 Rev C
Heritage		
Heritage Assessment (dated 2019) prepared by Pegasus and supporting Heritage note (prepared by Pegasus) inc. archaeology	No amendments proposed	
Ground Contamination		
Phase 2 Geo-environmental and Geo-technical Site Investigation (prepared by RSK) dated 2019	No amendments proposed	