

From: Simon Davis

Sent: Thursday, February 2, 2023 3:53 PM

To: Emily Rickard

Subject: RE: Arundel Road, Angmering (refs. A/46/22/RES, A/48/22/RES & A/282/22/RES)

Dear Emily,

11am on the 16th is fine. Teams would be preferable. I assume you will set this up.

Having just finished A/48/22/RES, I can now advise the proposed refusal reasons:

The proposed residential development for the erection of 156 dwellings would result in a poorly designed scheme, which does not demonstrate high quality design, does not reflect local distinctiveness, and does not reflect the local design features of Angmering Village. The scheme results in a car dominated environment and cramped layout with inappropriate landscaping, density, mix of dwellings and inadequate spacing between dwellings. As such, the proposed development is in conflict with policies D DM1, LAN DM1, D SP1, QE SP1, HWB SP1 and OSR DM1 of the Arun Local Plan, HD4, HD5, HD6 and HD7 of the Angmering Neighbourhood Development Plan, the Arun Design Guide, and the NPPF.

The proposed development significantly deviates from the council's Strategic Market Housing Assessment and proposes easily distinguishable affordable housing in clustered groups. The proposed housing mix is deemed unacceptable and does not provide a provision of housing that would meet the needs and does not respect the setting of the site. The proposed M4(2) and M4(3) housing is also entirely within the affordable tenure which is not appropriate to meet all future needs. The development is therefore contrary to policies H DM1 and AH SP2 of the Arun Local Plan and Angmering Neighbourhood Development Plan policy HD3.

Insufficient information has been provided to demonstrate that the sports pitch layout will not conflict with the proposed landscaping to the edges of the sports pitch and so there is conflict with Arun Local Plan policy D DM1, the Arun Design Guide and the Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD.

This recommendation is now with David Easton for signoff. David has informed me that he is halfway through reviewing A/270/21/OUT. However, I am now going to edit this recommendation and delete the bat refusal reason as I have now seen that there is a phase 2 survey report on A/48/22/RES which confirms no bats present in building B1. I assume this phase 2 should also be on the A/270/21/OUT file but please confirm and then I will copy it across.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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From: Emily Rickard [REDACTED]

Sent: Thursday, February 2, 2023 2:36 PM

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Arundel Road, Angmering (refs. A/46/22/RES, A/48/22/RES & A/282/22/RES)

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Hi Simon

Thank you for the update.

Would 16th February, at 11am be suitable (this assumes a virtual meeting)? If the meeting was in-person we would suggest 2pm in order for the team to travel to Arun.

Many thanks
Emily

Emily Rickard
Planner

Turley
[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 02 February 2023 10:56

To: Emily Rickard [REDACTED]

Subject: RE: Arundel Road, Angmering (refs. A/46/22/RES, A/48/22/RES & A/282/22/RES)

Dear Emily,

Application A/270/21/OUT was placed on the sign off list on 27/01/23 and is therefore pending David Easton's review. I am presently writing up the A/48/22/RES decision and hope to have it complete by the end of today and then it will be with David Easton. Once it is complete, I can share the reasons. Once that has been done, I will then review the A282/22/RES submission (hopefully tomorrow afternoon) as I can then compare the new scheme to the previous issues. As to a meeting, I have a hearing and committee next week but I could make a meeting the week after - on either the 16th or 17th February.

Thanks

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

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From: Emily Rickard [REDACTED]

Sent: Thursday, February 2, 2023 10:46 AM

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Arundel Road, Angmering (refs. A/46/22/RES, A/48/22/RES & A/282/22/RES)

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Hi Simon

Thank you for confirming the request has been actioned.

With the applications that are to be refused, please can you provide an update on these?

Separately, have you had a chance to consider dates for a meeting to discuss the latest application?

Many thanks
Emily

Emily Rickard
Planner

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