1st March 2024
Delivered by email

Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir / Madam

NOTIFICATION OF SUBMISSION OF AN APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT (1990) PURSUANT TO RESERVED MATTERS APPROVAL (REF. A/282/22/RES) AT LAND OFF ARUNDEL ROAD, ANGMERING BN16 7ET

On behalf of our client Redrow Homes Southern Limited, we are pleased to submit an application under Section 73 of the Town and Country Planning Act (1990) pursuant to reserved matters approval (ref. A/282/22/RES) at Land off Arundel Road, Angmering BN16 7ET which was granted permission on the 20th April 2023 for the:

"Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings with associated public open space, landscaping, parking, ecological mitigation and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings."

BACKGROUND

This application only relates to part of the residential area approved under the outline permission (ref. A/122/19/OUT) and subsequent reserved matters approval (ref. A/282/22/RES). The commercial area was subject to a separate reserved matters submission (ref. A/58/23/RES) which was refused permission on the 12th July 2023.

This Section 73 application seeks to vary Condition 1 (Application Plans) attached to the reserved matters approval (ref. A/282/22/RES) and is submitted in line with the Design Code approved under condition 5 of the outline permission.

As such, the description of development for this Section 73 application us is as follows:

"Variation of Condition 1 (Application Plans) *of reserved matter approval reference A/282/22/RES"*

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

[redacted]

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

REASON FOR SUBMISSION

Following a detailed technical review of the approved layout, Redrow have identified a number of proposed non-material and minor material amendments within the '*Village Edge'* Character Area of the approved scheme which will facilitate delivery of housing across the site through addressing technical and design matters identified in the supporting design compliance statement. For completeness, all of the proposed amendments have been incorporated into this singular Section 73 submission.

This submission is supported by a Design Amendment and Compliance Statement (prepared by Clague Architects) which provides details and justification of the proposed amendments. The design statement is complemented by commentary set out within Section 6 of the Planning Statement submitted alongside this application.

SUPPORTING DOCUMENTS

This application submission is supported by the following technical documentation as set out in **Annex 1** attached to this letter below. A drawing schedule is provided at **Annex 2**.

SUMMARY

The appropriate application fee of £357.00 has be paid via Planning Portal under reference PP-12739508. We trust that the above is clear however if you do have any questions, please do not hesitate to contact me or my colleague Hannah Knowles ([redacted]

Yours sincerely

[redacted]

Emily Rickard
Planner

[redacted]

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Annex 1: Application Documents

Application Documents
Application Form and ownership certificates
CIL Form
This Covering Letter (prepared by Turley)
Planning Statement (prepared by Turley)
Design Amendment and Compliance Statement (prepared by Clague Architects)
Application Plans (please see **Annex 2** below for drawing schedule)
Letter – Affordable Housing Provider (Worthing Homes)
Letter – Affordable Housing Provider (Aster Group)
Housing Mix Report (prepared by Stantec) – as approved under A/282/22/RES
Highways Plans: • Refuse Vehicle Swept Path Analysis (ref. C86473-JNP-66-XX-DR-T-7110 Rev C02) • Highway Geometry and Visibility Splays (ref. C86473 JNP 66 XX DR T 7109 Rev P08) • Fire Tender Swept Path Analysis (ref. C86473-JNP-66-XX-DR-T-7115 Rev C01) • Fire Tender Swept Path Analysis (ref. C86473 JNP 66 XX DR T 7111 Rev C02) • Fire Tender Swept Path Analysis (ref. C86473 JNP 66 XX DR T 7116 Rev P01) • Refuse Vehicle Swept Path Analysis-(Sheet 1 of 3) (ref. C86473-JNP-66-XX-DR-T-7112 - C01) • Refuse Vehicle Swept Path Analysis-(Sheet 2 of 3) (ref. C86473-JNP-66-XX-DR-T-7113 - C02) • Refuse Vehicle Swept Path Analysis-(Sheet 3 of 3) (ref. C86473-JNP-66-XX-DR-T-7114 - C01)
Highways Technical Note (ref. C86473-JNP-66-XX-TN-T-1006-P04) (prepared by JNP)
Landscaping Plans: • Landscape Strategy (ref. 130 Rev H) • Soft Landscape Plan 1 of 7 (ref. 541 Rev D) • Soft Landscape Plan 2 of 7 (ref. 542 Rev D) • Soft Landscape Plan 3 of 7 (ref. 543 Rev D) • Soft Landscape Plan 4 of 7 (ref. 544 Rev D) • Soft Landscape Plan 5 of 7 (ref. 545 Rev D) • Soft Landscape Plan 6 of 7 (ref. 546 Rev D) • Soft Landscape Plan 7 of 7 (ref. 547 Rev D) • Tree and Shrub Palette (ref: 555 Rev C)
Arboricultural Impact Assessment and Tree Protection Plan (prepared by RPS) – To be submitted under a separate cover
Ecological Addendum Letter[1] – Latest Position, February 2024 (prepared by RPS)

[1] We are relying on the ecology report that was approved under the reserved matters approval. The mitigation plan (Rev 09) has been updated to reflect the latest layout and we are submitting this addendum letter to highlight the

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Ecological Mitigation and Enhancement Plan Rev 09 (prepared by RPS)

progress on site which has been undertaken in line with the approved ecology document under the reserved matters approval.

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Annex 2: Drawing Schedule

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CLAGUE

Job No.: **30598D**

Site: **Land at Arundel Road, Angmering**
Redrow Homes
Proposed Residential Development

Issue dates:

	Current						
Day.	13	29					
Month.	02	02					
Year.	24	24					

Drawing no.		Description:	Scale:	P Size:							
		Existing Site									
30598D_	01	Site Location Plan	1:1250	A0	P1	P1					
		Proposed Site									
30598D_	10	Propsed Site Layout Plan	1:500	A0	P1	P1					
30598D_	11	Propsed Coloured Site Layout Plan	1:500	A0	P1	P1					
30598D_	12	Proposed Parking Strategy Plan	1:500	A0	P1	P1	P1				
30598D_	13	Proposed Tenure Plan	1:500	A0	P1	P1					
30598D_	14	Proposed Refuse Strategy Plan	1:500	A0	P1	P1					
30598D_	15	Proposed Fire Strategy Plan	1:500	A0	P1	P1					
30598D_	16	Proposed Primary Material Plan	1:500	A0	P1	P1					
30598D_	17	Proposed Boundary Treatment Plan	1:500	A0	P1	P1					
30598D_	18	Proposed Heights Plan	1:500	A0	P1	P1					
30598D_	19	Proposed Interface Distance Plan	1:500	A0	P1	P1					
30598D_	20	Proposed Distribution Plan	1:500	A0	P1	P1					
30598D_	50	Proposed Street Elevations AA	1:200	A1	P1	P1					
30598D_	51	Proposed Street Elevations BB	1:200	A1	P1	P1					
30598D_	52	Proposed Street Elevations CC	1:200	A1	P1	P1					
30598D_	53	Proposed Street Elevations DD & EE	1:200	A1	P1	P1					
30598D_	54	Proposed Street Elevations FF	1:200	A1	P1	P1					
		Proposed House Type Plans & Elevations									
30598D_	305	Hampstead	1:100	A1	P1	P1					
30598D_	310	Harrogate Lifestyle	1:100	A1	P1	P1					
30598D_	311	Harrogate I	1:100	A1	P1	P1					
30598D_	312	Harrogate II	1:101	A1	P1	P1					
30598D_	315	Henley	1:100	A1	P1	P1					
30598D_	320	Leamington Lifestyle I (M42)	1:100	A1	P1	P1					
30598D_	321	Leamington Lifestyle II (M42)	1:100	A1	P1	P1					
30598D_	325	Leadsham	1:100	A1	P1	P1					
30598D_	330	Letchworth	1:100	A1	P1	P1					
30598D_	335	Marlow I	1:100	A1	P1	P1					
30598D_	336	Marlow II	1:100	A1	P1	P1					
30598D_	345	Oxford Lifestyle	1:100	A1	P1	P1					
30598D_	350	Richmond	1:100	A1	P1	P1					
30598D_	355	Shaftesbury I	1:100	A1	P1	P1					
30598D_	356	Shaftesbury II	1:100	A1	P1	P1					
30598D_	360	Stratford Lifestyle I	1:100	A1	P1	P1					
30598D_	361	Stratford Lifestyle II	1:100	A1	P1	P1					
30598D_	362	Stratford Lifestyle III	1:100	A1	P1	P1					
30598D_	365	Warwick I	1:100	A1	P1	P1					
30598D_	366	Warwick II	1:100	A1	P1	P1					
30598D_	367	Warwick III	1:100	A1	P1	P1					
30598D_	402	Maisonette + Tavy Terrace of 4 (M42)	1:100	A1	P1	P1					
30598D_	403	Maisonette + Tavy Terrace of 3 (M42)	1:100	A1	P1	P1	P1				
30598D_	404	Tavy Semi (M42)	1:100	A1	P1	P1					
30598D_	405	Tavy Terrace of 3 (M42)	1:100	A1	P1	P1					
30598D_	410	Dart Semi	1:100	A1	P1	P1					
30598D_	412	Dart Terrace of 4	1:100	A1	P1	P1					
30598D_	413	Dart Semi (M42)	1:100	A1	P1	P1					
30598D_	414	Dart Terrace of 4 (M42)	1:100	A1	P1	P1					
30598D_	415	Tweed Semi	1:100	A1	P1	P1					
		Proposed Apartment Plans & Elevations									
30598D_	500	Apartment Block A Plans	1:100	A1	P3	P3					
30598D_	501	Apartment Block A Elevations	1:100	A1	P3	P3					
30598D_	510	Apartment Block B Plans	1:100	A1	P3	P3					
30598D_	511	Apartment Block B Elevations	1:100	A1	P3	P3					
30598D_	520	Apartment Block C Plans	1:100	A1	P3	P3					
30598D_	521	Apartment Block C Elevations	1:100	A1	P3	P3					
		Additional Plans & Elevations									
30598D_	530	Single & Double Garages	1:100	A1	P1	P1					
30598D_	535	Cycle & Bin Store	1:100	A1	P1	P1					
		Miscellaneous									
30598D_	-	Schedule of Accommodation	-	-	P1		P1				
30598D_	-	Design Compliance Document	-	-	P1		P1				
		Issue To:									
		Redrow Homes	Client			X	X				
				Purpose of Issue		A	A				

Status: I=Information, P=Preliminary, B=Billing, A=Approval, C=Construction, T=Tender *=Drawing to be issued in subsequent phases. Format H (Hard Copy) R (A3 Reduced) E (Electronic) D (Disc)

CLAGUE ARCHITECTS

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