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20th March 2018

Out Ref: 32458/06
Planning Portal ref: PP-06701604

Dear Michael,

Land to the North of Water Lane

On behalf of our clients, Gleeson Strategic Land and Rydon Homes ("the Applicants"), please find enclosed an outline application for:

"Outline application for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, associated infrastructure and landscaping" ("the Proposed Development").

at;

Land north of Water Lane, Angmering ("the Site").

Contents of the Application

This outline application is submitted with all matters reserved other than means of access. The plans and reports which are submitted for approval are as follows:

- a) Planning Application Form (including ownership certificates);
- b) Site Location Plan (Drawing no. 1911-P-100 Rev F)
- c) Land Use Plan (Drawing no. 1911 P 101 Rev D)
- d) Building Heights Plan (Drawing no. 1911 P 102 Rev D)
- e) Site Access to Water Lane and Dappers Lane (Drawing no. ITB9105-GA-102 Rev G)

London

Birmingham

Manchester

Thames Valley

- f) Access Link from Dappers Lane showing bus/cycle/pedestrian access (Drawing no. ITB9105-GA-118 Rev B)
- g) Proposed Access from Dappers Lane (ITB9105-GA-117)

This documentation should be read in connection with a range of supporting technical documents and material consisting of:

- a) Illustrative layout (Drawing no. 1911 P 103 Rev C)
- b) Site Location and south Application (Drawing no. 1911 P 103 Rev C)
- c) Design and Access Statement by Pro Vision
- d) Statement of Community Involvement by Pro Vision
- e) Transport Assessment by i-Transport
- f) Framework Travel Plan by i-Transport
- g) Land north and south of Water Lane, Angmering Walking and Cycling Connection Plan by i-Transport
- h) Noise Assessment by Phlorum
- i) Air Quality Assessment by Phlorum
- j) Landscape and Visual Impact Assessment by David Jarvis Associates
- k) Flood Risk Assessment by Idom Merebrook
- l) Water Level Monitoring Letter by Idom Merebrook
- m) Geo-Environmental Assessment by Idom Merebrook
- n) Preliminary Ecological Appraisal by The Ecology Partnership
- o) Bat Activity Survey by The Ecology Partnership
- p) Reptile Surveys by The Ecology Partnership
- q) Dormouse Survey by The Ecology Partnership
- r) Badger survey and mitigation plan by The Ecology Partnership
- s) Ecological Impact Assessment by The Ecology Partnership
- t) Archaeological Desk Based Assessment by CgMs
- u) Heritage Letter by CgMs
- v) Planning Statement including Affordable Housing Statement by Nexus Planning
- w) Arboricultural Survey by PJC Consultancy
- x) Arboricultural Impact Assessment by PJC Consultancy

Following on from our meeting with Michael Eastham on 15th March 2018, we would like to bring your attention to the following points which are covered in the application package:

- a) Layout of the Illustrative Masterplan
The Proposed Development has been landscape led with the layout of the scheme responding to the sensitivity of the site. The housing densities range from 35-40dph in the south to 20-30dph in the north. This is demonstrated on the Land Use Parameters plan (drawing no. 1911 P 101 Rev D) which is submitted in support of the planning application. The Design and Access Statement at chapter 4 and chapter 5 provide more detail on the layout and density of the Proposed Development.
- b) Sports facilities
It is not considered that any engineering works will be required to provide the kickabout area/ sports pitches to the north-west corner of the site.
- c) Housing boundary to the north of the Site.
The development areas have been established through a landscape led approach as described within the DAS and LVIA. Development parcels north of the central and western ecological area will be low density housing with those properties in the very northern parcel being no more than 1.5 storey. In order to provide mitigation along the eastern boundary a 15m landscape buffer will be provided. In addition to this will be a cycle/pedestrian route. The existing landscape of the northern section of the site means that a 'no build' zone has been included with the inclusion of public open space in this location.

d) Connectivity between north of Water Lane and south of Water Lane

As demonstrated through the submitted Land north and south of Water Lane, Angmering Walking and Cycling Connection Plan, there are pedestrian and cycle links between the two sites which link to the wider urban area.

e) Open Space

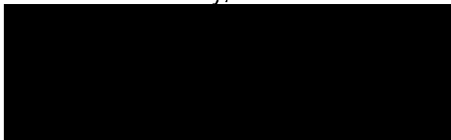
The proposed development will provide a total of 10.03ha of open space. This includes LAPs and LEAPs, the location of which are demonstrated on the illustrative masterplan in accessible and prominent locations through the site. The fixed location of these areas can be secured through the reserved matters application.

The application fee of £53,384 (two separate cheques for £26,692) shall be sent separately. All of the documents are provided on the CD sent to the Council. Attached to this cover letter is a Planning Application Summary.

We look forward to receiving confirmation of receipt and trust you have everything you require to validate the application in due course.

If you have any questions please do not hesitate to contact either myself or my colleague Natasha Bullen.

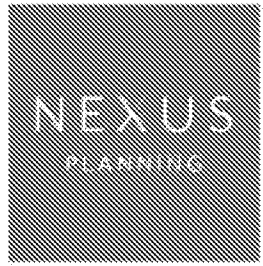
Yours sincerely,



Zoe Knott

Principal Planner





Planning Application Summary

The Site

The Site comprises approximately 32.9 hectares and is located to the north of Water Lane, to the north east of the village of Angmering. The Site comprises mainly agricultural land, and a portion of the Site to the north east accommodates a racing circuit.

The Site is predominantly flat and is enclosed to the north by the A27 and to the west by businesses and residential properties along Dappers Lane. There is a mix of trees and hedgerows, parts of which form an ancient woodland along the eastern boundary, Water Lane and the A280 borders the south of the Site.

The Site is wholly located within Flood Zone 1 and there are no heritage assets within the Site. The Site is located adjacent to the boundary of the South Downs National Park.

The Site forms part of "Angmering North – SD9" – a strategic allocation identified by Policy H SP2c for residential development that will provide 'at least 800 dwellings' over the Plan period. The Site also includes land allocated under Policy EMP SP3 (as proposed to be modified) as Strategic Employment Land Allocation 7 for 3 ha (gross) of employment.

The Proposal

The Proposed Development seeks outline planning permission, with some matters reserved, for the delivery of up to 525 residential dwellings and 3 ha (gross) of employment space (B1a-c class use). The general arrangement of the Proposed Development is set out on the Parameter Plans which identify the following primary components:

- Residential development – up to 525 dwellings;
- employment space of 3ha (gross);
- the provision of open space and play areas;

- principle access to the highways from Water Lane; and
- infrastructure and landscaping.

The application is supported by an illustrative masterplan, which demonstrates how up to 525 homes and 3 ha of employment space can be accommodated. The Proposed Development will include over 10ha of open space. The layout of the scheme responds to the sensitivity of the site, with varying densities ranging from 35-40dph in the south to 20-30dpa in the north.

Summary

The Proposed Development would deliver much needed housing and affordable housing in this highly suitable location which is endorsed by the Council and consistent with the policies of the emerging Arun Local Plan. It will deliver a range of social, environmental and economic benefits which include:

- The delivery of up to 525 new homes, which include up to 159 new affordable homes;
- 3ha of employment land;
- direct and indirect economic benefits during the construction stage and ongoing as a result of the additional local spend from the new residents; and
- creation of a robust design framework within which high quality and locally responsive proposals, that respect the character and quality of Angmering, can be created at the reserved matters stage;
- location of new homes with excellent access to a range of facilities using non-car modes of transport.

The submission of the application accords with the Council's adopted strategy to encourage applications on first phase of allocations in the emerging Local Plan in an attempt to boost housing land supply in the short term.