

17 February 2022

Delivered by email

Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

FAO Mr Michael Eastham

Dear Michael

**NOTIFICATION OF SUBMISSION OF AN APPLICATION TO PARTIALLY DISCHARGE CONDITION 1
PURSUANT TO OUTLINE PLANNING PERMISSION (REF. A/207/21/PL) AT LAND OFF ARUNDEL ROAD,
ANGMERING BN16 4ET**

On behalf of our client Redrow Homes Ltd, we are pleased to submit a reserved matters application in relation to Phase outline planning permission (ref. A/207/21/PL) at Land off Arundel Road, Angmering BN16 7ET. The description of development is as follows:

“Approval of Reserved Matters (Phase 1) – Construction of 7 dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks, pursuant to outline planning permission A/207/21/PL. Layout, scale, appearance and landscaping to be considered.”

OUTLINE PLANNING PERMISSION

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 (WSSCC) and Arun District Council (ADC).

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*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 *

Planning permission was recently granted under a Section 73 application (ref. A/207/21/PL) to amend the secondary site access arrangement. This reserved matters approval has been submitted pursuant to A/207/21/PL.

DESIGN CODE

An application to discharge Condition 5 pursuant to the outline permission was submitted and approved on the 14th January 2022.

Condition 5 pursuant to the outline permission required the following:

“Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and be approved in writing, by the Local Planning Authority. The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.”

This reserved matters application has been submitted in line with the approved Design Code.

SUBMISSION

This application is for reserved matters approval in line with the requirements of Condition 1 of outline permission (ref. A/207/21/PL) which states:

“Details of the appearance, landscaping, layout and scale (hereinafter called ‘the reserved matters’) shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.”

This application is for 7 dwellings located in the north eastern corner of the wider Masterplan site. The application seeks to implement the scheme in line with the design principles approved as part of the Design Code and the outline permission. Approval of this application will allow development to progress on-site and the replacement of a dormouse habitat.

SUPPORTING DOCUMENTS

This 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
Covering Letter (prepared by Turley)
Planning and Design Statement (prepared by Turley)
Application Plans including landscape plans (please see table below for plans)
Ecology Survey Report (prepared by RPS)

SUBMITTED PLANS

Site Location Plan – Phase 1	20232 S401 Rev -
Site Layout	20232 P401 Rev A
Coloured Site Layout – Phase 1	20232 C401 Rev -
Wider Site Layout – Phase 1	20232 P420 Rev -
Coloured Street Elevations AA – Phase 1	20232 C401
Buildings Materials Layout – Phase 1	20232 P402 Rev A
Boundary Materials Layout – Phase 1	20232 P403 Rev A
Surface Materials Layout – Phase 1	20232 P404 Rev A
Refuse Strategy – Phase 1	20232 P405 Rev A
Car Parking Layout – Phase 1	20232 P406 Rev A
Storey Heights Plans – Phase 1	20232 P407 Rev A
Harrogate Plans and Elevations - BRICK	20232 P408 Rev -
Henley - Floor Plans	20232 P409 Rev -
Henley - Elevations - BRICK	20232 P410 Rev -
Marlow – Plans and Elevations - RENDER	20232 P411 Rev -
Richmond – Floorplans	20232 P412 Rev -
Richmond - Elevations - BRICK	20232 P413 Rev -
Shaftesbury – Plans and Elevations - RENDER	20232 P414 Rev -
Stratford – Plans and Elevations - BRICK	20232 P415 Rev -
Single Garage – Plans and Elevations	20232 P416 Rev -
Landscape Strategy	JSL3924_120 Rev A
Planting Plan 1 of 4	JSL3924_520 Rev A
Planting Plan 2 of 4	JSL3924_521 Rev A
Planting Plan 3 of 4	JSL3924_522 Rev A
Planting Plan 4 of 4	JSL3924_523 Rev A
Tree and shrub palette	JSL3924_551
Tree Removal and Protection Plan	JSL3924_720 Rev -
Tree Survey Schedule	JSL3924_700
Pumping Station General Arrangement	1969-14672-004
Pumping Station Proposed Elevations	20212 P911 Rev -

SUMMARY

The relevant application fee of £3,234.00 will be paid via the planning portal. We trust that the above is clear however if you do have any questions please do not hesitate to contact me.

Yours sincerely

Hannah Knowles
Associate Director

