

2 March 2022

Delivered by email

Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

FAO Mr Michael Eastham

Dear Michael

SUBMISSION RESERVED MATTERS APPLICATION (PP-11036874) 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 pursuant to 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 – Construction of 160 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 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 (WSCC) and Arun District Council (ADC).

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.

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

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 160 dwellings within the residential area of the site as identified within the approved Design Code. The application seeks to implement the scheme in line with the design principles approved as part of the Design Code and the outline permission.

SUPPORTING DOCUMENTS

This application submission is supported by the following technical documentation as set out in the table below.

Documents submitted under this Reserved Matters Submission
Application Form and ownership certificates
Application Fee
CIL Form
Covering Letter (prepared by Turley)
Planning Statement (prepared by Turley)
Application Plans (please see table below for plans)
Noise Impact Assessment Prepared by 24Acoustics
Drainage Engineering Strategy (ref. C86473-JNP-90-XX-DR-C-7910 P01)
Transport Plans: • C86473-JNP-66-XX-DR-T-7109 - Highway Geometry and Visibility Splays • C86473-JNP-66-XX-DR-T-7110 - Refuse Vehicle Swept Path Analysis • C86473-JNP-66-XX-DR-T-7111 - Fire Tender Swept Path Analysis

Landscaping Plans:

- Landscape Strategy (ref. 100 Rev E)
- Planting Plan Public Open Space (ref. 500 Rev A)
- Planting Plan 1 of 6 (ref. 501 Rev A)
- Planting Plan 2 of 6 (ref. 502 Rev A)
- Planting Plan 3 of 6 (ref. 503 Rev A)
- Planting Plan 4 of 6 (ref. 504 Rev A)
- Planting Plan 5 of 6 (ref. 505 Rev A)
- Planting Plan 6 of 6 (ref. 506 Rev A)
- Tree and Shrub Palette (ref. JSL3924_500 – 506 Rev A)

Ecology Phase 2 Survey Report prepared by RPS

Ecological Mitigation and Enhancement Strategy prepared by RPS

SUBMITTED PLANS

Plan	Reference
Coloured Site Layout - Option 1	20232 / C201
Street Elevations AA & BB	20232 / C202
Street Elevations CC	20232 / C203
Street Elevations DD & EE	20232 / C204
Street Elevations FF	20232 / C205
Proposed Site Layout - Option 1	20232-P201-C
Building Materials Layout	20232-P202
Boundary Materials Layout Option 1	20232-P203
Surface Materials Layout Option 1	20232-P204
Affordable Housing Layout Option 1	20232-P205
Refuse Strategy Layout Option 1	20232 - P206
Proposed Car Parking Plan	20232 - P207
Land Use Layout	20232-P208
Amberley - Plans & Elevations BRICK	20232-P209
Amberley - Plans & Elevations RENDER	20232 - P210
Hampstead - Floor Plans	20232 - P211
Hampstead - Elevations BRICK	20232 - P212
Hampstead - Elevations RENDER 1	20232 - P213
Hampstead - Elevations RENDER 2	20232 - P214

Harrogate - Floor Plans and Elevations BRICK	20232 - P215
Harrogate - Plans and Elevations RENDER	20232 - P216
Henley – Floor Plans	20232 – P217
Henley – Elevations BRICK	20232 – P218
Leamington - Plans & Elevations BRICK	20232 - P219
Leamington - Plans & Elevations RENDER	20232 - P220
Ledsham - Floor Plans	20232 - P221
Ledsham - Elevations BRICK	20232 - P222
Letchworth - Floor Plans	20232 - P223
Letchworth - Elevations BRICK	20232 - P224
Letchworth – Elevations RENDER	20232 - P225
Marlow - Plans and Elevations RENDER	20232 - P226
Oxford Lifestyle - Plans & Elevations BRICK Type 1	20232 - P227
Oxford Lifestyle - Plans & Elevations BRICK Type 2	20232 - P228
Oxford Lifestyle - Plans & Elevations RENDER Type 1	20232 - P229
Oxford Lifestyle - Plans & Elevations RENDER Type 2	20232 - P230
Richmond - Floor Plans	20232 - P231
Richmond Elevations – BRICK Type 1	20232-P232
Richmond Elevations – BRICK Type 2	20232-P233
Richmond Elevations - RENDER	20232-P234
Shaftesbury - Plans & Elevations	20232-P235
Stratford - Plans & Elevations BRICK	20232-P236
Stratford - Plans & Elevations BRICK Type 2	20232-P237
Warwick - Plans & Elevations BRICK Type 1	20232-P238
Warwick - Plans & Elevations BRICK Type 2	20232-P239
Warwick - Plans & Elevations RENDER	20232-P240
Brue - Floor Plans	20232-P241
Brue - Elevations	20232-P242
Dart Four Block - Floor Plans	20232-P243
Dart Four Block - Elevations	20232-P244
Dart Three Block - Floor Plans	20232-P245
Dart Three Block - Elevations	20232-P246
Dart Two Block - Floor Plans	20232-P247
Dart Two Block - Elevations	20232-P248

Tavy Four Block - Floor Plans	20232-P249
Tavy Four Block - Elevations	20232-P250
Dart/Lead Four Block - Ground Floor Plan Plots 35-39, 48-52	20232-P251
Dart/Lead Four Block - First Floor Plan Plots 35-39, 48-52	20232-P252
Dart/Lead Four Block – Elevations Plots 35-39, 48-52	20232-P253
Leadon & Tavy - Ground Floor Plan Plots 21-26	20232-P254
Leadon & Tavy - First Floor Plan Plots 21-26	20232-P255
Leadon & Tavy - Front & Rear Elevations Plots 21-26	20232-P256
Leadon & Tavy - Side Elevations Plots 21-26	20232-P257
Leadon & Tavy - Ground Floor Plan Plots 40-44	20232-P258
Leadon & Tavy - First Floor Plan Plots 40-44	20232-P259
Leadon & Tavy – Elevations Plots 40-44	20232-P260
Tweed - Floor Plans	20232-P261
Tweed - Elevations	20232-P262
Single Garage - Plans & Elevations	20232-P263
Twin Garage - Plans & Elevations	20232-P264
Storey Heights Plan	20232-P300
Site Location Plan	20232-S201
Topographical Survey	20232-S202

SUMMARY

The relevant application fee of £38,067.00 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

