

Mr Crowther  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

16 March 2022

Dear Mr Crowther

**Applicant:** Redrow Homes  
**Site:** Land south of A259, Angmering  
**Proposal:** Erection of 76 no. dwellings, means of access, public open space, play areas, associated infrastructure and landscaping.

Please find enclosed a completed electronic application for the above proposal. The application is a resubmission of application A/168/21 that was refused in November 2021. It seeks to overcome several of the reasons for refusal submission and includes the following documents:

- Completed electronic application form with Certificate B
- A1004 001 Rev C Planning Layout
- A1004 01 Rev C Coloured Planning Layout
- A1004 002 Rev A – Site Location Plan
- A1004 003 Rev B - Massing Plan
- A1004 004 Rev B - Occupancy Plan
- A1004 005 Rev B - Tenure Plan
- A1004 006 Rev B - Enclosures Plan
- A1004 007 Rev B - Materials Plan
- A1004 008 Rev B - Parking Plan
- A1004 009 Rev B - Refuse Plan
- A1004 010 Rev B - Cycle Storage Plan
- A1004 011 Rev B - Street Scenes
- House Type Brochure
- Topographical Survey (Sheets 1-6)
- Design & Access Statement (in two parts)
- A334 – R001 Rev B Flood Risk Assessment & Drainage Strategy
- A334-FA-10 P2 - General Arrangement
- A334-FA-15 P2- Longsections 1
- A334-FA-16 P1- Longsections 2
- A334-FA-50 P2- Drainage Layout
- A334-FA-51 P3- Drainage Area Plans
- A334-FA-55 P1- Drainage Construction Details 1
- A334-FA-56 P1 - Drainage Construction Details 2

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- A334-FA-60 P2- Engineering Layout
- A334-FA-70 P3- Materials Layout
- A334-FA-65 P1- Highway Construction Details
- A334-FA-80 P2- Large Refuse Vehicular Tracking
- A334-FA-81 P2 – Fire Tender Vehicular Tracking
- A334-FA-82 P2- Car Vehicular Tracking
- ITB16357 002 Rev B – Transport Assessment
- ITB16357 003 Rev B – Travel Plan
- GA-004F Design Audit
- ITB16357-013 Transport Note
- Landscape Visual Impact Assessment (in 2 parts)
- P21-3569\_01D – Landscape Masterplan
- RED23031 20 Sheet 1 – LEAP Proposals
- RED3031 21 LAP – LAP Proposals
- Ecological Impact Assessment
- RED23031 03 Rev F – Tree Protection Plan
- RED23031 Rev D Arboricultural Impact Assessment
- Levels drawings (the proposed levels detail contained at Appendix 1 of the Flood Risk Assessment & Drainage Strategy)
- Agricultural Land Specification
- Noise Assessment
- Archaeological Assessment, including Historic Environment Record
- Planning Statement
- Schedule of Internal Space Standards, including NDSS compliance (Contained in Appendix A to Planning Statement)
- CIL forms

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that development that meets the thresholds set out at Schedule 2 of the Regulations should be screened so as to determine whether or not it comprises Environmental Impact Assessment (EIA) Development. In this instance, the development does fall under the description in Schedule 2, 10 (b) Urban Development Projects, which states:

- i. The development includes more than 1 hectare of urban development which is not dwelling house development; or
- ii. the development includes more than 150 dwellings; or
- iii. the overall area of the development exceeds 5 hectares.

The development exceeds the indicative threshold set out at i. in the Regulations and is therefore deemed to be Schedule 2 development. Due to the scale of the development and it not being of more than local significance, it is not considered to be EIA Development for the purposes of the above quoted Regulations.

It is considered that the documents submitted in support of this application allow sufficient information for the Council to assess the likely effects of the proposal. We therefore request that the Council confirm this following receipt of the application and issue a Screening Opinion within 21 days of receipt of this application.

Please note that in accordance Regulation 9 of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, a fee is not payable. The Regulations and associated planning practice guidance confirms that following a refused planning application, a fee is not payable, subject to the following conditions, all of which that are relevant to this application are met:

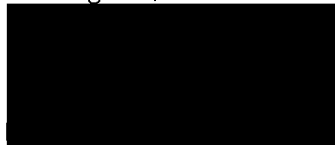
| Condition                                                                                                                                                                                                                                                                                                                                                                                                  | Applicant response                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The application must be made by or on behalf of the same applicant                                                                                                                                                                                                                                                                                                                                         | The application is made on behalf of the same applicant                                                                                                                                                                                                                             |
| That the application is made within 12 months:<br>i. in the case of an earlier valid application which was withdrawn the date the application was received<br>ii. in the case of an appeal against non-determination, within 12 months of the expiry of the 8 week period or (in the case of major applications) 13 week period for determination<br><b>iii. in any other case the date of the refusal</b> | The application is made following the refusal of a planning application on 16 November 2021. This submission is made on 16 March and is therefore within 12 months of the refused planning application.                                                                             |
| In the case of an application for planning permission, the authority is satisfied that it relates to the development of the same character or description as the development to which the earlier application and no other land                                                                                                                                                                            | The development continues to be a full application with the same number of dwellings proposed and is therefore the same character and description as the development to which the earlier application related.<br><br>No other land is required or included within the application. |
| Where the original application was in outline only a revised outline application can be exempt                                                                                                                                                                                                                                                                                                             | n/a                                                                                                                                                                                                                                                                                 |
| Where the original application was for full permission the further application must be for full permission                                                                                                                                                                                                                                                                                                 | The application is for full permission                                                                                                                                                                                                                                              |

|                                                                                                                                                        |                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| In the case of reserved matters, the revised application must relate to the same reserved matter(s) to be exempt                                       | n/a                                                                                                                                            |
| That no application made by or on behalf of the applicant in relation to the whole or any part of the site has already been exempted from Regulation 3 | There has been no previous application by or on behalf of the applicant that has already been exempted by Regulation 3 of the Fee Regulations. |

In light of the above, a further fee is not due and has not therefore been paid by the applicant.

I hope that the submission is in order and I will look forward to receiving confirmation that the application is valid, however, should you require any further information; please do contact me on the number above.

Kind regards,



**Partner, Head of Planning  
Henry Adams LLP**