

[REDACTED]

From: Zoe Knott [REDACTED]
Sent: 19 October 2017 10:59
To: Michael Eastham
Cc: Claire Potts; Natasha Bullen; Adam Ross
Subject: RE: Outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Michael,

Further to your email dated the 27th September please find attached our detailed response covering the points you have previously raised. Also included as an appendix to this letter is the connections plans.

We trust that we have provided clarity and that the Council will now be able to take the planning application to the November committee.

Kind regards,

Zoe

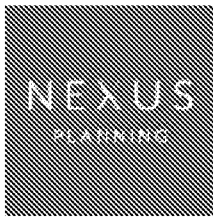
Zoe Knott
Senior Planner

[REDACTED]

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Addlestone Road, Weybridge
Surrey KT15 2BW

[REDACTED]

Nexus Planning - Birmingham
Alpha Works
Alpha, Floors 21 & 22
Suffolk Street Queensway
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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 27 September 2017 10:45

To: Zoe Knott [REDACTED]

Cc: Claire Potts <Claire.Potts@arun.gov.uk>; Natasha Bullen [REDACTED]

Subject: Outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Hi Zoe,

It has been resolved that the outline planning application (A/99/17/OUT) is **not** ready to be presented to the Development Control committee meeting on Wednesday 18th October 2017.

The outline application as submitted does not comply fully with Policy H SP2 (Strategic Site Allocations) and Policy H SP2c (Inland Arun) of the Arun Local Plan 2011-2031 Publication Version (Amended version showing Main and Minor Modifications) October 2014 (as updated March 2017).

Policy H SP2 (Strategic Site Allocations) says that "Development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and permeable layout". The policy then goes on to set out 17 key requirements which the comprehensive development of the allocation will need to meet. The planning application needs to set out clearly and explicitly how the proposed development complies with the key requirements as set out in Policy H SP2. The current outline planning application (A/99/17/OUT) as submitted does not provide the level of detail to prove that it complies with the key requirements set out in Policy H SP2. The outline planning application is only for part of the Strategic site, not the whole of the strategic Site, so it cannot prove that the whole Strategic Site has been comprehensively planned. No masterplan has been prepared by the applicant(s) /developer(s) for the whole Strategic Site which incorporates high quality imaginative design giving a sense of place and a permeable layout, as required by the policy

Policy H SP2c is the Strategic Site Allocation policy for Inland Arun. Policy H SP2c requires:

"Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

- a. Explore opportunities to provide library access in a community building,
- b. Extend the existing local village health facilities in the locality,
- c. Accommodation for nursery places, and
- d. Primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11)".

The outline planning application (A/99/17/OUT) does not demonstrate that opportunities have been explored to provide library access in a community building within the application site or as part of the wider Strategic Site; to extend the existing local village health facilities in the locality; accommodate nursery places; or Primary school provision (1 FE expandable to 2FE).

As the Land South of Water Lane, Angmering is part of a wider area of land that includes Land North of Water Lane (same applicant) and the Persimmon Homes site; the applicant needs to be working closely with colleagues at

Persimmon Homes, West Sussex County Council, the NHS and Sussex Coastal Clinical Commissioning Group (CCG) to ensure that the whole Strategic Site is masterplanned, designed to a very high standard and that all of the requisite infrastructure is both planned for and delivered to accommodate the quantum of development envisaged on the Strategic Site of Angmering North (SD9).

The outline planning application (A/99/17/OUT) lacks sufficient information to comply with Policy H SP2 and Policy H SP2c (Strategic Site) and is not in a state of readiness to present to the Development Control committee meeting on Wednesday 18th October.

Kind regards,

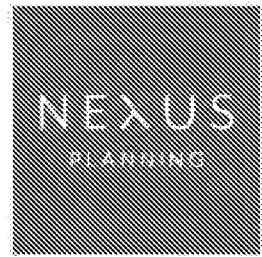
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17th October 2017

Ref: 29985/06

Your ref: A/99/17/OUT

Dear Michael,

**Application Reference: A/99/17/OUT
Land south of Water Lane, Angmering**

On behalf of my clients Rydon Homes and Gleeson Strategic Land I write in response to your email dated 27th September 2017 in which you informed us that, contrary to the timetable previously agreed, the above planning application would not be reported to the Development Control Committee on 18th October 2017.

You will understand that our clients are disappointed that issues have been raised (which have prevented the application from going to Committee) so late in the day and after we had been assured that the application would go to Committee in October. The application was of course submitted as long ago as May, we have a PPA in place to manage our joint working and have worked closely with the Council.

Notwithstanding this, and with a view to assisting as far as we can in order that this application is reported to Committee no later than November, we respond to the issues raised below.

Emerging Local Plan - Strategic Site Allocations (Policy H SP2)

Policy H SP2 sets out 17 requirements which should be taken into consideration in relation to all of the strategic allocations in the Local Plan i.e. it is not specific to Angmering North. As set out in the submitted Planning Statement and Design and Access Statement, these points (insofar as they are relevant) have been taken into account in the preparation of the planning application for land south of Water Lane. For clarity we address each

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criterion in turn below, with an indication as to how it is addressed. It must of course be remembered that the application is of course submitted in outline and the detail (where the real test against the identified criteria will take place) will come at reserved matters stage,

- a) Integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport*

As set out in the submitted Design and Access Statement and Transport Assessment (and clarified for ease of reference on the connectivity plan and I Transport letter at Appendix 1 to this letter), the application site would integrate appropriately with the existing built up area and provide access to the existing facilities within Angmering by a range of transport modes.

- b) Ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,*

As set out in the submitted LVIA and Design and Access Statement, the design of the proposed development incorporates physical boundaries in the form of landscaping, providing a buffer to open countryside and respecting existing established hedgerows and important trees. The development has a sensitive edge and provides access to the countryside for leisure and recreation through the link to the existing bridge (to the south of the site) which provides access to the South Downs National Park.

It is, therefore, clear, that the design principles secured at outline stage will ensure a clear and harmonious relationship between the built up area of Angmering, the site and the countryside to the east.

- c) Enhance the natural environment, landscapes and biodiversity,*

The submitted LVIA and ecological reports demonstrate how enhancements will be made to the natural environment. A network of green infrastructure is proposed serving as multi-functional green space, providing opportunities for a variety of activities and functions, opportunities for increased tree planting and enhancement to hedgerow structure, retaining connectivity to other off-site habitats, and provision of SUDS to create suitable habitat for common amphibians and reptiles as well as insects, birds and bats.

- d) Incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces,*

As set out in the submitted Design and Access Statement, the proposed development will incorporate high quality, well connected green spaces in the form of a central spine / main street through the development with significant street tree planting and inter-connected greenspaces benefitting from passive surveillance. Play spaces in the form of a LEAP and a LAP will also be provided. These green spaces have the potential to create species rich habitat areas.

- e) Extend, enhance and reinforce strategic green infrastructure and publicly accessible open space,*

As set out in the submitted Design and Access Statement, the application proposals would deliver new public open space and green infrastructure in the form of both a central green infrastructure spine with interconnecting greenspaces and LEAP and LAPs. These green infrastructure routes will be publicly accessible and allow for the current built development to link to the proposed scheme south of Water Lane.

- f) New community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,*

Policy H SP2c does not require provision of a community hub within the Angmering North (SD9) strategic allocation so this criterion is not relevant.

- g) Where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required,*

It is proposed that the Angmering North allocation utilises, and provides additional patronage for (thereby increasing the viability of), the existing services in Angmering village centre. Provisions for improvements to some of these services are proposed by way of financial contribution (see Policy H SP2c below).

- h) Where community buildings are provided these shall be designed and provide for a range of uses such as healthcare, police, faith and community groups,*

No community building is required or appropriate at Angmering North so this criterion is not relevant.

- i) Integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c*

Not applicable for the reason set out above.

- j) Ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport*

As demonstrated by the submitted Transport Assessment, and clearly for ease of reference on the Connectivity Plan at Appendix 1 to this letter, the application proposals provide for walkable access to the facilities in Angmering.

- k) Address the off-site capacity requirements, that relate to that particular allocation identified in the Arun Transport Assessment and the local highway network,*

As outlined in the submitted Transport Assessment, off-site highway capacity issues have been considered as part of the development of land south of Water Lane. A package of infrastructure improvements has been developed to improve walking connections, including the provision of a new footway/ cycle link to the west of the site onto Weavers Hill, allowing access into central Angmering along Cumberland Road. In addition, it is proposed to relocate the existing bus stop on Weavers Hill and provide improved waiting facilities, and deliver improved informal pedestrian crossing facilities on the approach to the village centre comprising dropped kerbs and tactile paving.

Notably, neither WSCC as Highways Authority, nor Highway England, have any objection to the proposals

- l) Positively respond to sustainable water management taking particular account of the coastal plan topography which may require strategic surface water solutions,*

Information on water management and flooding can be found in the submitted Flood Risk Assessment which considers surface water matters in detail. No built development is proposed in any floodplain, and on-site surface water attenuation ponds are proposed to the north and south of the Site.

- m) Maintain and enhance any important features, characteristics and assets of the local area;*

As demonstrated in the submitted Design and Access Statement, the proposals for the site have taken into consideration important features, characteristics and assets of the local area including the adjacent South Downs National Park (the SDNPA has confirmed as part of the Local Plan process that it has no objection to this allocation in principle) and the Angmering Conservation Area. The design of the scheme at reserved matters stage will have accordance to the local area throughout the architectural features.

- n) Provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan,*

The Section 106 Agreement associated with the proposals is currently being discussed and a draft is circulating. The draft identifies the works and financial contributions (to items including Primary School and library

provision for example), required to ensure that the proposals for land south of Water Lane provide for the required infrastructure in relation to this site.

- o) Enable strategic District wide Infrastructure to be delivered at strategic sites if the location is appropriate for the District,*

The Local Plan as drafted includes the provision of employment provision on land north of Water Lane. The proposals for land south of Water Lane have no impact on the potential to deliver employment uses (although it is noted that the extent of employment that is justified is a matter debated at the Local Plan examination and the Inspector has suggested that the Council reduces this from 8ha to 3 ha).

- p) Include an area of the sites for Self-Build and Custom Build*

This was a matter discussed as part of the Local Plan examination and the Council is due to propose a modification to the wording of this criterion to confirm that it is not a requirement, but a matter to which consideration would be given.

In design terms self-build and custom build sites would normally be located on the edge of a scheme for practical reasons. For the land south of Water Lane those edges are the most sensitive parts of the site, with the South Downs National Park to the east and to the west, the Angmering Conservation area. For these reasons it is not considered that land south of Water Lane is an appropriate location for self-build or custom build housing.

- q) Consider the delivery of an area as a site for Gypsy and Traveller accommodation.*

Given the sensitivities of the location, which include the South Downs National Park and the Angmering Conservation Area, it is not considered that this site is appropriate for the provision of Gypsy and Traveller accommodation.

The Arun Local Plan Housing Implementation Strategy (March 2017) identifies that pitch targets had been met for Gypsy and Travellers (for both public and private pitches) between 2012 and 2017 and, as a result, only four additional pitches are required across the District in the period to 2027.

The Council has stated that it will produce a Gypsy and Travellers and Travelling Showpeoples Site Allocations Document to identify land for these small number of additional pitches. Accordingly the location of these pitches will be determined subsequently as part of a separate DPD process.

Summary

In summary, insofar as it is relevant to an outline planning application for part of the strategic allocation at Angmering North, it is clear that the proposals accord with the requirements of Policy H SP2 of the emerging Local Plan.

SD9 - Strategic Masterplan

Your email of 27th September 2017 makes reference to the need for a strategic masterplan covering all of the Angmering North (SD9) allocation.

As you will be aware this strategic allocation comprises three individual land parcels. Two of these (land north and south of Water Lane) are controlled by our clients and are adjacent to one another. However the third is under the control of Persimmon Homes and is for a site which is not contiguous with the first two elements. Accordingly, there is clearly no justification or merit in masterplanning to include the Persimmon land over which we have no control and which would not be affected in any way by development north or south of Water Lane.

The only real inter-relationship between the land north and south of Water Lane is the interface with and access to Water Lane. The attached plan (Appendix 2) demonstrates how the proposals for land south of Water Lane would complement, and not prejudice, access for future proposals for the land north of Water Lane.

Policy H SP2c – Angmering North

Policy H SP2c of the Local Plan (as modified prior to the recent examination sessions) states that:

“Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

- a. Explore opportunities to provide library access in a community building,*
- b. Extend the existing local village health facilities in the locality*
- c. Accommodation for nursery places, and*
- d. Primary school provision (1FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11)”*

As the Council is already aware from our representations to the Local Plan Modifications (March 2017) and, more recently, our Local Plan examination statements, we agree that development of the Angmering North strategic site (SD9), or any phase thereof, should make appropriate provisions for infrastructure provision. However, the Council's Local Plan evidence base does not support the provisions of Policy H SP2c as drafted. We address each of the policy criteria below.

Library Access

Angmering is served by an existing library facility on Arundel Road, in the village centre. Criterion a) of the policy does not require provision of a new library facility within Angmering North. Instead it requires that the opportunity for the provision of library access in a community building is explored.

The Council's Infrastructure Delivery Plan (REF) identifies that provision of a new Tier 7 library at Angmering North would replace the existing library in Angmering. However, as we explained at the Local Plan examination, there is no logic in closing an existing, well-used and centrally located library in Angmering and replacing it with a reduced 'Tier 7' facility somewhere within the Angmering North allocation. This was a position strongly endorsed by Angmering Parish Council and which the Council too seemed to accept.

Against this background the Council agreed to review the provisions of this policy in this regard. Notably, the draft S106 Agreement for the current application on land south of Water Lane, on which the Council's comments have been received, proposes a financial contribution towards the enhancement of the existing library with improved digital access at Angmering Library. We wholly support this approach.

Local Village Health Facilities

Criterion b) requires the extension of the existing local village health facilities. Angmering is currently served by the Angmering Medical Centre located on Station Road. The Arun ICSDP Phase 2 Infrastructure Delivery Plan (2017) confirms that developments in Angmering should provide financial contributions towards the extension of this practice (Angmering North table page 40).

Subject to a suitable justification from the CCG (sufficient to comply with the CIL Regulations), it is evident that a financial contribution is most appropriate in this regard.

Nursery Places

Criterion c) requires development to provide accommodation for nursery places. It is not specific in terms of how such provision should be made.

If additional nursery places are required, paragraph 5.4.4 of the 2015 Infrastructure Delivery Plan prepared for the Council by Parsons Brinckerhoff confirms that:

"...where demand warrants the provision of a new nursery this need should be accommodated within new primary schools" (our emphasis)

On the basis that any new primary school provision should be met outside the Angmering North allocation (see below) it is evident also, consistent with the Council's evidence base, that any additional nursery provision (assuming that any is required) is provided with the primary school and an appropriate financial contribution made where justified.

Primary School Provision

Criterion d) requires development at Angmering North to comply with a requirement for Primary School provision (1FE expandable to 2FE to serve both Angmering North SD9 and SD11).

There are currently two primary schools in Angmering:

- St Wilfrid's Catholic Primary School
- St Margaret's Church of England Primary School

Both are located in the northern part of Angmering, within walking distance of the Angmering North allocation.

In general terms it is prudent, wherever possible, to expand and enhance existing facilities rather than provide wholly new, competing facilities that could result in existing facilities declining. As part of the recent Local Plan examination, West Sussex County Council submitted a document entitled 'School Provision in Arun District: Update (September 2017)'. This document identifies that for Angmering North the proposed primary school requirement is to be located at an 'Existing school' and is to serve the SD9 and SD11 allocations i.e. it indicates that financial contributions would be made to increases in capacity at one of the existing primary schools.

If such an expansion was not feasible, the fact that the northern part of Angmering is already well served by primary schools, means that any additional provision should logically be made in the southern part of the village. To this end, the Angmering Neighbourhood Plan already identifies (paragraph 3.12) that a fully serviced education site was provided as part of the Bramley Green development, and that this is the preferred location for any new Primary School. We understand additionally that funding has already been secured for the construction of a new primary school (from the developments on Roundstone Lane).

Accordingly, it is evident that there is no requirement for on-site provision of a primary school as part of the development of any part of the Angmering North allocation. Discussions at the recent Local Plan examination resulted in the Council committing to review the wording of Policy H SP2c to address this apparent anomaly, and the draft S106 Agreement for the planning application on land south of Water Lane identifies that the proposed primary school financial contribution would be used for either the expansion of the St Margaret's C of E Primary School or provision of a new primary school elsewhere in the Angmering area.

Summary

In summary, therefore, it is apparent that subject to an appropriate Section 106 Agreement, that the proposals for land south of Water Lane, as a first phase of the Angmering North strategic allocation, accord with the provisions of Policy HSP2c as drafted (and proposed to be modified further by the Council).

I hope that this is clear and that you are now in a position to report this planning application to the November Planning Committee. If you require any additional information please do not hesitate to contact either myself or my colleague Adam Ross.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Zoe Knott

Senior Planner

cc: Claire Potts – AVDC
Neil Crowther -AVDC

Appendix 1: Letter from I-Transport including Connection Plans

Michael Eastham
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your Ref: WA/99/17/OUT
Our Ref: TW/ITB9105
Date: 6 October 2017

Dear Michael

Land South of Water Lane, Angmering

Following your recent discussions with Zoe Knott at Nexus Planning, I am writing to provide further information to explain the movement strategy proposed for the Land South of Water Lane planning application, in particular to demonstrate how the site will be connected to local infrastructure as a stand-alone development, as well as the connections that will be provided as part of the longer-term delivery of the Land North of Water Lane site.

Land South of Water Lane – Standalone Scheme

Figure T8 'Walking and Cycling Connections Plan' is enclosed to demonstrate how the application site connects to local infrastructure, including the existing public rights of way network, road network and proposed walking and cycling route improvements identified in the 'West Sussex Walking and Cycling Strategy' (2016-2026).

The plan demonstrates how the application provides high levels of connectivity between the site and local facilities delivered through the proposed site access strategy which comprises:

- Single vehicular access to Water Lane, east of Avenals Farm;
- Pedestrian and cycle access to:
 - Weavers Hill to the west of the site, to connect to Cumberland Road and onwards to the village centre using the established walking network in Angmering;
 - High Street to the south of the site to connect towards the village centre, communities in south Angmering and the rights of way network extending east of the village towards the South Downs National Park; and
 - Cycle only access to Water Lane.

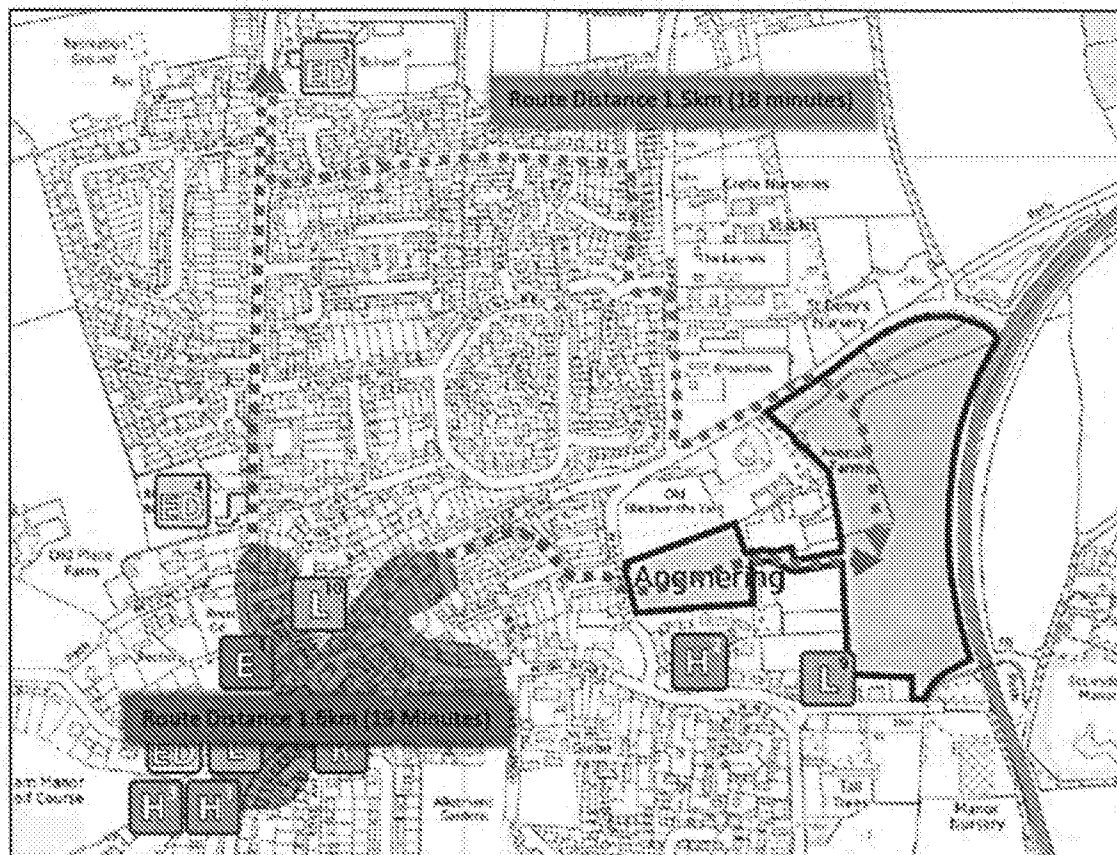
Figure T8 demonstrates that services and facilities in Angmering village are primarily located to the west of the site in the village centre and to the south. The pedestrian and cycle access strategy therefore provides direct and intuitive connections to these key everyday facilities.

To consider the adequacy of local walking and cycling facilities between the site and local facilities, a **Non-Motorised User Audit** was carried out and presented as Appendix C of the Transport Assessment. This demonstrated that the local pedestrian and cycle infrastructure is suitable and attractive to encourage walking and cycling trips.

The audit considered the adequacy of the route along Water Lane. This noted that there is no footway on Water Lane (nor space to provide one) and as such it is not proposed as a walking route. The route was assessed as a suitable cycle connection, with the proposed traffic calming measures on Water Lane and through Angmering enhancing the future suitability of the route.

As noted, it is not proposed to provide any pedestrian connection to Water Lane as part of this application. Analysis of the location of local facilities and services confirms that there are no key desire lines to the north of the application site, with facilities and services located to the west and south of the application site. The only facility to the north of the village is St Margaret's CofE Primary School, served by Arundel Road. **Image 1** presents an assessment of the available walking routes between the site and St Margaret's School, comparing the proposed pedestrian access to Weavers Hill and via the village centre, with a theoretical route using Water Lane should a footway be available. This identifies that the two route options are effectively the same distance (1.5-1.6km) and offer similar travel time (18mins – 19mins). The Weavers Hill connection is therefore suitable.

Image 1 – Route Options between Site and St Margaret's School



WSCC, as local highway authority, considered the Transport Assessment, access strategy and Non-Motorised User Audit. In its considerations, WSCC requested that a further pedestrian route is assessed, that linking from Weavers Hill to the village centre via Cumberland Road, Highfields Close and Hillside Crescent. This was considered in an Non-Motorised User Audit Update, which demonstrated that the route was suitable for limited pedestrian use and as an alternative to the accessible route using Cumberland Road.

WSCC is satisfied that the access strategy, including the walking and cycling connections, is suitable to safely and effectively serve the development, and as such raised **no objection** to the application, subject to a package of mitigation measures including walking and cycling improvements. Table 6.5 of the TA sets out the proposed measures, repeated at **Table 1**:

Table 1 – Sustainable Transport Strategy

Objective	Measure
Overall cross-objective	Appoint a Travel Plan Coordinator
	Develop web-site / twitter feed
	Distribute Travel Welcome Packs
	Provide community notice boards
Reduce the Need to Travel	Deliver connections to broadband network
Promotion of Walking and cycling	Walking and cycling maps and health information
	Pedestrian / cycleway connection to Weavers Hill
	Pedestrian / cycleway connection to High Street
	Improved uncontrolled pedestrian crossings to the village centre
	Provision of improved wayfinding
	Delivery of MIS layout – interconnecting streets, shared streets
	Offer of a £150 travel voucher to each dwelling for cycle equipment purchase
	Provision of cycle storage within each unit
	Set up a Bicycle User Group (BUG)
Promotion of Public Transport	Delivery of a Bus Stop Improvement at Weavers Hill
	Offer of £150 Bus Taster ticket
Encourage Car Sharing	Promotion of car sharing schemes through liftshare.com

Overall and in summary, the access strategy proposed, alongside the internal movement network which provides intuitive and direct connectivity throughout the site, will deliver a highly permeable development which provides for connected movement for future residents.

Angmering North Comprehensive Development – Movement Strategy

Land South of Water Lane forms part of the wider Strategic Site Allocation for Angmering North, comprising Land North of Water Lane and Herons Farm, served from Dappers Lane.

Initial masterplanning work for Land North of Water Lane has been carried out to consider how the development area can be connected to local infrastructure and can be integrated with the Land to the South of Water Lane. **Figure T9** presents a plan showing the proposed pedestrian and cycling connections to the Land North of Water Lane site and illustrates how this connects to Land South of Water Lane.

The access Strategy for the Land North of Water Lane comprises:

- Main vehicular access to Water Lane at the Oval Raceway;
- Secondary vehicular access to Dappers Lane at St Deny's South for a small restricted parcel of the development (for circa 30 dwellings);
- Pedestrian and Cycle access at:
 - Water Lane to the east of the site to connect to the existing shared use path;
 - Water Lane at the site access, including delivery of a shared footway / cycleway along Water Lane to connect to Dappers Lane through St Denys South;
 - Water Lane to connect to Land South of Water Lane at the proposed access;
 - Dappers Lane at St Deny's South;
 - Dappers Lane south of Culberry Nursery, to also facilitate bus access; and
 - Dappers Lane north of Oak Tree Farm

On this basis, when Land North of Water Lane comes forward, there will be a direct connection between the North and South Water Lane sites, and connectivity for Land South of Water Lane will be improved. As set out above, a connection from Land South of Water Lane to Water Lane is not essential to the delivery of the site on its own, but it does aid permeability, connectivity and movement, and would be provided through the wider site delivery.

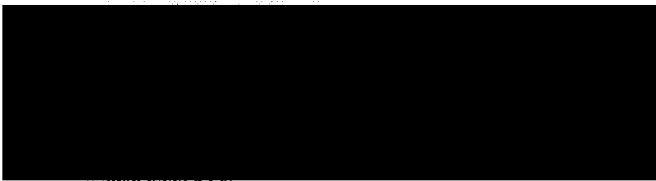
In its planning application response for Land South of Water Lane, West Sussex County Council noted that:

"No footway or cycleway is proposed as part of the access onto Water Lane at this stage however sufficient width is provided to enable a 3m shared use footway/cycleway to be constructed as shown on Drawing number ITB9150-GA-025. This would link to the proposed development to the north of Water Lane."

This demonstrates how this connection can be achieved in the future.

I trust the above is clear and helpful. Please contact me if you require anything further.

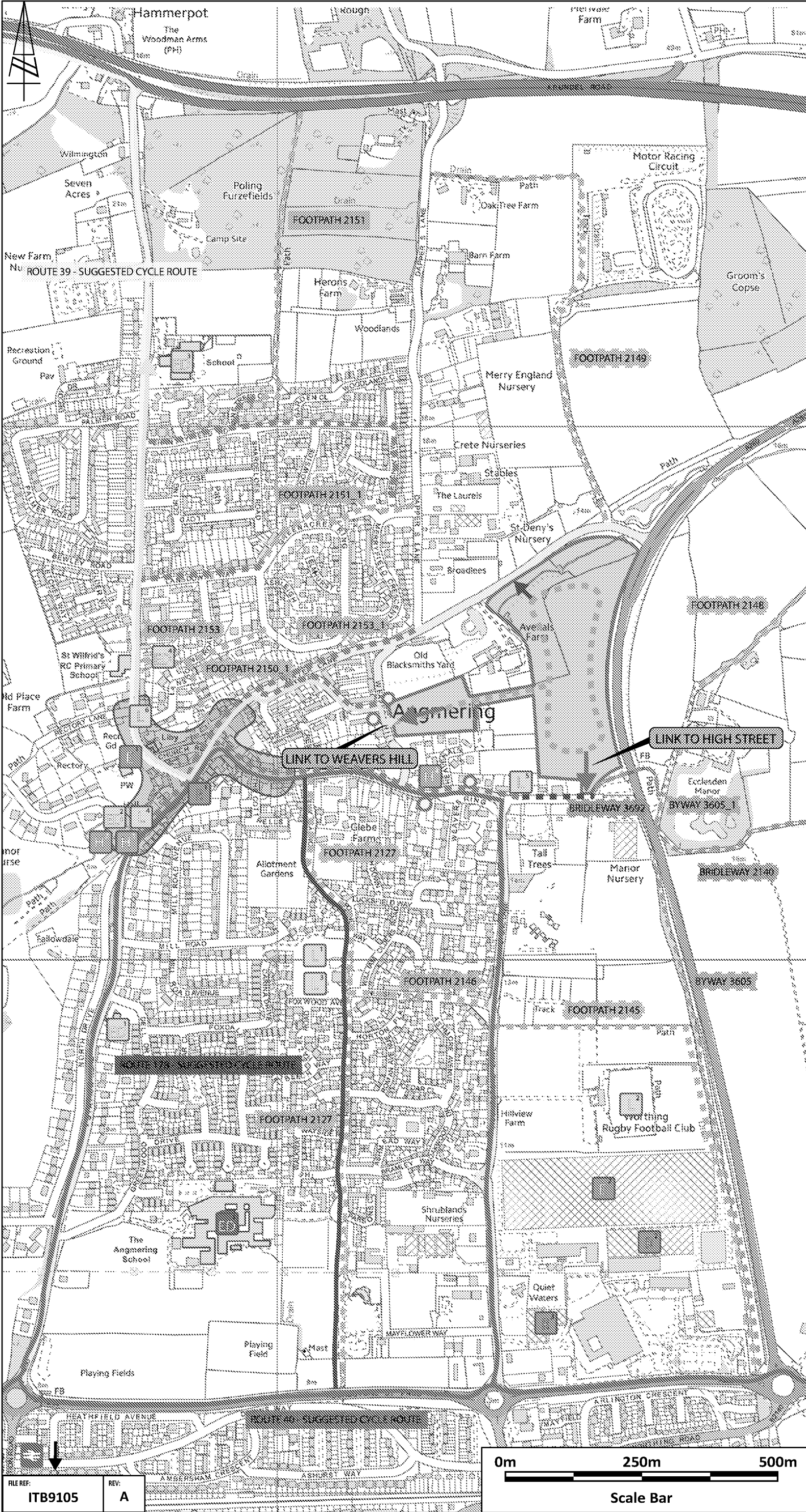
Yours sincerely


TIM WALL
Associate Partner
For i-Transport LLP



Enc: Figure T8 – 'Land South of Water Lane, Angmering – Walking and Cycling Connections Plan'

Figure T9 – 'Land North and South of Water Lane, Angmering – Walking and Cycling Connections Plan'



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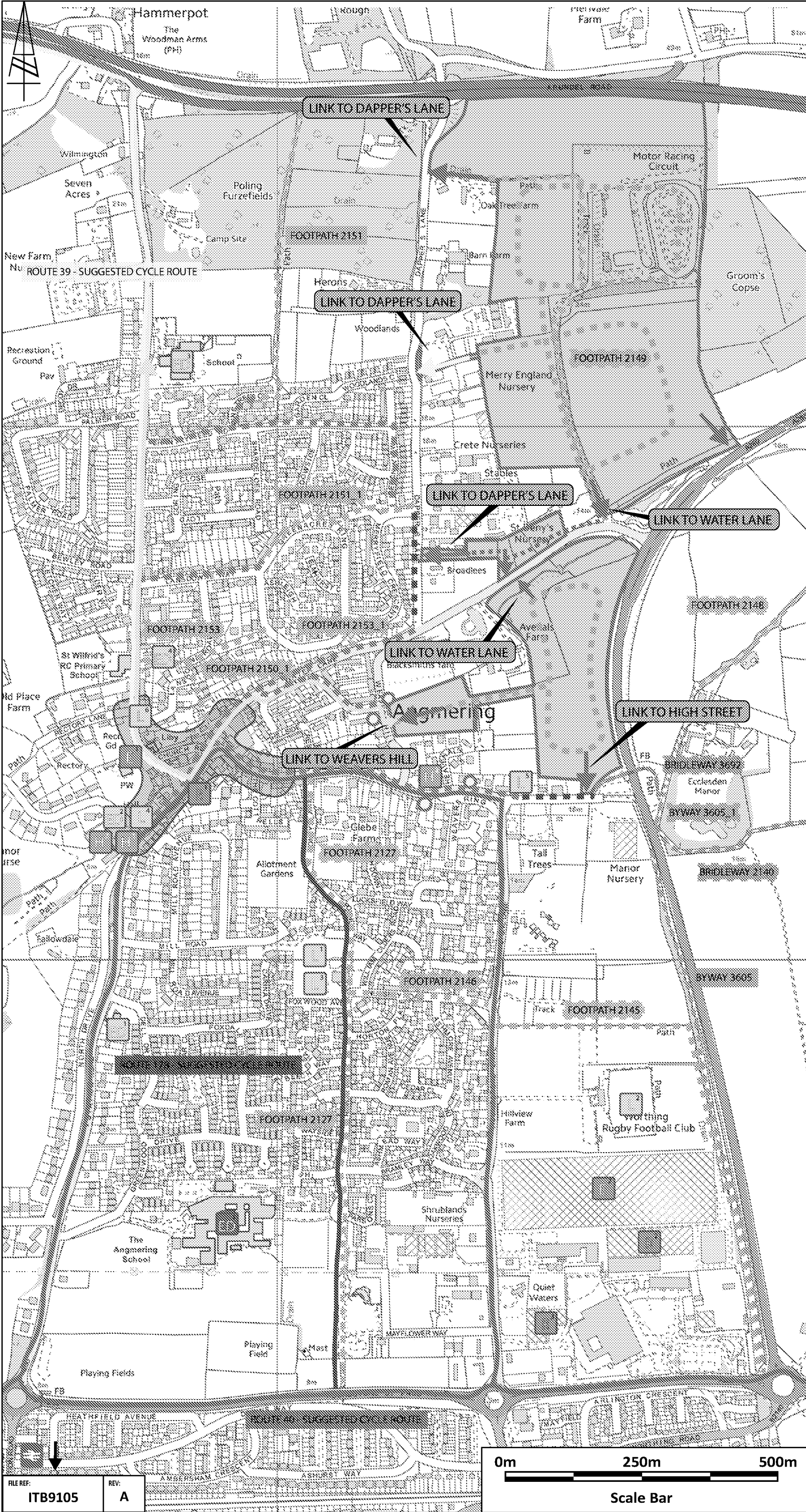
- SITE LOCATION
- WALKING AND CYCLING ACCESS
- VEHICULAR ACCESS
- WEST SUSSEX WALKING AND CYCLING STRATEGY ROUTES
- INTERNAL MOVEMENT NETWORK
- EXISTING PUBLIC FOOTPATH
- EXISTING BRIDLEWAY
- EXISTING BYWAY
- EXISTING FOOTWAY
- PROPOSED FOOTWAY
- WALKING ROUTE TO ST MARGARETS CofE PRIMARY SCHOOL
- BUS STOP
- ANGMERING VILLAGE CENTRE
- ANGMERING DAY NURSERY
- ANGMERING VILLAGE PRESCHOOL
- ST MARGARETS CofE PRIMARY SCHOOL
- ST WILFRED'S CATHOLIC PRIMARY SCHOOL
- THE ANGMERING SCHOOL
- THE CO-OPERATIVE FOOD
- HOBBY CRAFT
- HASKINS GARDEN CENTRE
- BRAMLEY GREEN PARK
- WORTHING RUGBY FOOTBALL CLUB
- ANGMERING COMMUNITY CENTRE
- ANGMERING VILLAGE HALL
- THE SPOTTED COW PUB
- THE LAMB AT ANGMERING PUB
- ANGMERING VILLAGE CENTRE
- WEST END NURSERY
- LLOYDS PHARMACY
- CORNERWAYS DENTAL PRACTICE
- THE COPPICE & ANGMERING MEDICAL CENTRE
- ANGMERING RAIL STATION

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TITLE: LAND SOUTH OF WATER LANE,
ANGMERING
WALKING AND CYCLING
CONNECTIONS PLAN

FIGURE No: FIGURE T8



KEY

- SITE LOCATION
- WALKING AND CYCLING ACCESS
- WALKING, CYCLING AND BUS ACCESS
- WEST SUSSEX WALKING AND CYCLING STRATEGY ROUTES
- INTERNAL MOVEMENT NETWORK
- EXISTING PUBLIC FOOTPATH
- EXISTING BRIDLEWAY
- EXISTING BYWAY
- EXISTING FOOTWAY
- PROPOSED FOOTWAY
- WALKING ROUTE TO ST MARGARETS CofE PRIMARY SCHOOL
- BUS STOP
- ANGMERING VILLAGE CENTRE
- ANGMERING DAY NURSERY
- ANGMERING VILLAGE PRESCHOOL
- ST MARGARETS CofE PRIMARY SCHOOL
- ST WILFRED'S CATHOLIC PRIMARY SCHOOL
- THE ANGMERING SCHOOL
- THE CO-OPERATIVE FOOD
- HOBBY CRAFT
- HASKINS GARDEN CENTRE
- BRAMLEY GREEN PARK
- WORTHING RUGBY FOOTBALL CLUB
- ANGMERING COMMUNITY CENTRE
- ANGMERING VILLAGE HALL
- THE SPOTTED COW PUB
- THE LAMB AT ANGMERING PUB
- ANGMERING VILLAGE CENTRE
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TITLE: **LAND NORTH AND SOUTH OF WATER LANE, ANGMERING WALKING AND CYCLING CONNECTIONS PLAN**

FIGURE No: **FIGURE T9**

Appendix 2: Masterplan showing Angmering North

