



Langmead Place, Angmering, West Sussex

Cala Homes (South Home Counties)

December 2024



Overview

Langmead Place in Angmering, West Sussex, is a 525-home scheme on the edge of Angmering on former agricultural land alongside a racetrack. The community has good access to facilities and services in the village, as well as other nearby towns such as Littlehampton and Worthing, while enjoying views of South Downs National Park.

The site benefitted from outline planning permission when Cala purchased it, and Cala sold a self-contained parcel with permission for up to 173 new homes, separated by existing green corridors, to Bellway. Consequently, Cala's parcels of land had permission for up to 352 new homes.

Cala and Bellway subsequently submitted a joint reserved matters application with each responsible for the design and house types of their own parcels, in line with the outline planning permission. Cala's parcels include 158, or 30%, affordable homes, with the remaining 194 homes being two-, three- and four-bedroom 'light and space' house types. As part of the development, there is also three acres dedicated to employment space.



Overview

The site, on Land North of Water Lane, was secured by Cala through a competitive informal tender process in 2019 and forms part of a strategic allocation made up of three land parcels in the Arun District Council Local Plan, alongside Land South of Water Lane and Land between Arundel Road and Dappers Lane. This was following a pre-application enquiry with the planning officers and thorough consultation with members of the public, the Angmering Advisory Group and Parish Councillors.

This ensured the proposals would incorporate a design philosophy in keeping with the quintessentially Sussex character of Angmering. Moreover, Cala's plans for this site will create new public green space for the community. Provision of green infrastructure provides formal and informal recreation, to promote wellbeing, enhance biodiversity and help to establish a community in harmony with the wider rural environment.



The opportunity

Cala's ambitious expansion plans in Sussex led them to seize the opportunity presented by this site, aiming to drive growth, deliver much-needed housing in Angmering and enhance the area's development. Recognising West Sussex's acute housing shortage, Cala aimed to offer diverse housing options for those relocating to or within the area.

The site, formerly used for arable farming, and home to the Oval Raceway, used for a variety of motor sports, presented a unique opportunity. Cala worked collaboratively with Arun District Council, the Angmering Advisory Group and the local community to understand the needs and priorities of the area.

The site located on the edge of the village of Angmering and provided the opportunity for Cala to strengthen its presence in West Sussex, where the homebuilder has six other recent developments; New Monks Park, Shopwyke Lakes, Rosebrook, Furzefield, Hawksbourne, and Cresswell Park, which is just one mile south of Langmead Place in Angmering.

Following engagement with the local authorities, Cala presented its design approach for this flagship project in keeping with local character. This included an opportunity to enrich the countryside surroundings by incorporating significant green public open spaces as well as protecting and improving existing treelines. Additionally, through its Urban Wildlife Strategy, Cala committed to enhancing local biodiversity through measures such as installing bat, bird and dormouse boxes, and hedgehog highways, to protect and support local wildlife.



Computer generated image



Aerial site photography

Our approach

Based on prior collaboration with Arun District Council planning officers – through Cala's Creswell Park site and other planning opportunities – Cala has gained a strong understanding of the design appearance and materials palette required for this area.

To counter this, Cala engaged in a pre-application enquiry with the planning officers and conducted thorough consultations with the public, the Angmering Advisory Group and Parish Councillors. This approach allowed for direct input into the layout, securing early buy-in to the proposals and minimised the risk of objections or delays. Following the public exhibition, a Member's Briefing was also held during application process.

The Arun District Council Local Plan includes a specific policy on housing density, which requires new development within the built-up area boundary to be in keeping with the setting of the immediate area. Furthermore, the use of native tree species and local materials, consistent with the existing edge of Angmering, would ensure the proposed development blends seamlessly with the village and minimises impact on the landscape character of the area.





HABITAT CREATION

GREEN CORRIDOR

WOODDED LANE

WATER LANE

DAPPERS LANE

A280

COMMERCIAL PARK
(Indicative layout only,
Subject to further reserved
matters planning application)

Natural Play Space

Outdoor Gym

Space for Sport

Natural Play Space

Natural Play Space

Village Pond

LAP

LAP

Woodland Play Trail

HUB

A27

Where are we now?

In August 2019, outline consent was granted on the site for up to 525 dwellings and 3 acres of employment land, with all matters reserved except for access.

The site, together with the Land South of Water Lane and Land at Dappers Lane forms the Angmering North Strategic Allocation in the Adopted Arun Local Plan 2011-2031, which requires the delivery of at least 800 dwellings.

Cala's development will deliver 30% affordable housing, comprising 158 one- and two-bedroom apartments, with the remainder offering two-, three- and four-bedroom houses. Additionally, there will be new public open space created, extensive tree planting and a 10% biodiversity net gain. This highlights Cala's commitment to not just simply building houses but creating an environmentally conscious community that fosters a strong sense of place.

Following a Reserved Matters Planning consent in August 2022, construction started in January 2023, with the first homes – both social and market – having been completed and occupied. By delivering these much-needed homes, Cala's plans for Angmering could contribute nearly 55% towards Arun District Council's annual housing target of 1,000 homes, representing a significant portion of the Angmering North Strategic Allocation.



Aerial site photography



Computer generated image



Showhome photography



For more highlights from the
Cala South Home Counties team visit:

cala.co.uk/shcland

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