

Neil Crowther

From: Neil Crowther
Sent: 15 January 2015 14:02
To: luke carter [REDACTED]
Subject: FW: Pound Place Angmering

Luke,

Apologies, but I should also add that the masterplan sets out to set these dwellings back along the whole length of Roundstone Lane (which other scheme have achieved) and incorporates a continuous footway on the eastern side. You neither have a footway adjacent to the highway nor a footpath that joins the other scheme. You need one or the other as there is a footway adjacent to the highway to the south and a footway set back to the north. This may impact on where plots 1-6 can be sited.

Neil

Neil Crowther | Strategic Development Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk

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From: Neil Crowther
Sent: 15 January 2015 13:50
To: 'luke carter'
Subject: RE: Pound Place Angmering

Luke,

Thanks for the attached.

I've looked at it in the context of the masterplan and the permissions on the adjoining sites and the plan is still not acceptable. The layout does not 'knit' the approvals to the north and south together and fails to properly address the open space. Your proposal has dwellings that do not front the open space when the adjoin schemes do. The layout does not join the road layout together and plot 18 is too close to the boundary to get landscaping in (which will be required as it is close to dwellings to the south).

The amount of open space appears to be ok (requirement for 1,000 sqm) but how it is treated is not acceptable and I cannot see an acceptable layout that retains the existing dwelling as its retention will mean that no scheme will be able to front onto the open space.

What is happening in respect of highways? You either need to withdraw means of access from the proposals or provide a safety audit but we cannot approve means of access as things stand and I've heard nothing on either.

Happy to discuss but this layout would result in the application being refused.

Neil

Neil Crowther | Strategic Development Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk



From: luke carter [mailto:luke.carter@arun.gov.uk]
Sent: 14 January 2015 16:03
To: Neil Crowther
Subject: Pound Place Angmering

Dear Mr Crowther.

Please find attached a copy of a revised indicative plan for the application RE: A/154/14/OUT - Land at Roundstone Lane, Angmering.

We are having terrible problems with BT at the moment so our office phones are not working at all and email is sporadic.

Please could you call me on my mobile phone 07968 717523 if you need to speak to me about this application.

I look forward to receiving a confirmation of the committee date and a copy of the Officer's report in due course.

If you need to discuss the S106 at all, please speak to Matthew Hollywood at Mishon Mackay who is handling this matter. All the heads of terms and 30% affordable housing have all been agreed with Peter Cleveland last week.

Kind regards

Luke Carter

Neil Crowther

From: Andy Elder
Sent: 27 January 2015 12:13
To: Neil Crowther
Subject: RE: A/154/14/OUT

Neil,

I am satisfied in so much as the application provides for 6 affordable homes and is therefore compliant with our Affordable Housing Policy requirements, so I have given my general support to this application. The actual tenure split and dwelling mix have not yet been finalised but can be dealt with as part of the S106 agreement.

Regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager,

Strategy Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37714 | External: +44 (0) 1903 737714 Mobile 07872415895 | E-mail: andy.elder@arun.gov.uk

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From: Neil Crowther
Sent: 27 January 2015 11:36
To: Andy Elder
Subject: A/154/14/OUT

Andy,

Have you now agreed the affordable split on A/154/14/OUT as 4 x rent and 2 x intermediate and the dwelling mix?

This is an outline scheme so we can always agree a mix at a later stage through the s106.

Neil

Neil Crowther | Strategic Development Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Neil Crowther

From: luke carter [REDACTED]
Sent: 15 January 2015 19:12
To: Neil Crowther
Cc: 'Matthew Hollywood'
Subject: RE: Pound Place Angmering

Dear Mr Crowther

Thank-you for your emails today.

Firstly, I apologise that you have not received my previous email in which I confirmed that the applicants wish to withdraw access from the proposals and instead this should be considered a reserved matter for future resolution and safety audit. I trust this is now to your satisfaction.

With regard to your other comments I am very concerned that they raise new objections which were not discussed with Mr Cleveland at my meeting last week, however notwithstanding this, I am hopeful that you will be able to approve this outline planning application and that your concerns can be addressed at reserved matters stage where the final layout, landscaping, access and appearance will be decided..

Thank-you for confirming that the amount of open space now provided in the indicate drawing is acceptable to you. The landscaping, planting and other treatment of this open space is a reserved matter which does not fail to be considered under this application. Clearly it is correct that the treatment of this public open space be subject to a further detailed scheme to be considered by your authority against the masterplan and other surrounding schemes. As submitted, this application for outline planning permission now shows 1000sqm of public open space at the east end of the site which would form part of the wider open space. This is considered to be acceptable in outline and in accordance with the masterplan.

With regard to the layout of the houses and the roads within the site, these are all indicative as this is an outline planning application. However, the plan supplied shows a road layout that is capable of joining up with the approved scheme to the north. The proposed "future access" points for vehicles and pedestrians on the north boundary of my clients site would meet up with those on the approved Barratt scheme to the north.

In terms of the scheme to the south, the approved scheme proposes a "future access" point for vehicles which would require a road to run through the public open space. While this would be possible in our scheme, and could be secured at reserved matters stage, this is perhaps less than ideal and for this reason our application only proposes a pedestrian link on the south side. If you feel that a vehicle access joining my client's site to the site to the south is essential to the masterplan, then this can be confirmed in an informative on the Outline Consent and secured at reserved matters stage.

With regard to the houses facing onto Roundstone Lane, while the submitted layout is indicative only, it is my opinion that the extent of their setback from the road is commensurate with that shown on the Masterplan in this location and is comparable to the setback of the houses approved to the north and south that would similarly face onto Roundstone Lane.

With regard to the provision of a pedestrian footway to the East of Roundstone Lane, the revised indicative layout plan shows a possible future footpath access that would join up with the approved footpath on the scheme to the north. Any reserved matters application on our site could clearly provide a footpath running north to south on the east side of Roundstone lane which would join up with the approved footpath to the north. To the South, the approved plans do not provide a footpath within the site to which our scheme could join up. However, there would be an opportunity to join the footpaths on the highway verge which would maintain a footway access to the south.

I am mindful of your comments regarding the lack of any houses facing onto the public open space on our indicative layout. Again, this is not a final layout and any reserved matters application would need to address this issue if the Council consider that it is vital to the success of the scheme. It strikes me that the arrangement of plots 17 and 18 could easily be revised to provide a house (or houses) that face onto the open space.

I trust that the above satisfies your concerns. If you have further concerns or would like to discuss this with me, please do not hesitate to contact me.

As explained to your colleague last week, we are experiencing massive problems with email and telephones due to problems with BT's infrastructure and for this reason, the only reliable way to contact me at present is on my mobile phone 07968 717523.

Luke Carter
Lewis & Co Planning.

From: Neil Crowther [REDACTED]
Sent: 15 January 2015 14:02
To: Luke Carter
Subject: FW: Pound Place Angmering

Luke,

Apologies, but I should also add that the masterplan sets out to set these dwellings back along the whole length of Roundstone Lane (which other scheme have achieved) and incorporates a continuous footway on the eastern side. You neither have a footway adjacent to the highway nor a footpath that joins the other scheme. You need one or the other as there is a footway adjacent to the highway to the south and a footway set back to the north. This may impact on where plots 1-6 can be sited.

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From: Neil Crowther
Sent: 15 January 2015 13:50
To: 'luke carter'
Subject: RE: Pound Place Angmering

Luke,

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Neil Crowther

From: luke carter <[REDACTED]>
Sent: 14 January 2015 11:04
To: Peter Cleveland
Cc: Planning.Responses
Subject: FW: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane
Attachments: 2_04_PoundPlace_A3_Alternative.pdf

Dear Sir

Please find attached a revised indicative layout plan in relation to the above planning application.

This was requested by Peter Cleveland last week at our meeting in your offices. I trust that the revised indicative plan shows that the site can accommodate the 18 units proposed and provide the public open space at the east end of the site in accordance with the masterplan for the Roundstone Lane area.

If you have any queries please do not hesitate to contact me on [REDACTED]

From: Matthew Hollywood [REDACTED]
Sent: 09 January 2015 12:26
To: Luke Carter
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

I haven't run an appraisal through this but it's probably the best we'll get out of it. Hopefully everything is covered. Feel free to send it to Peter.

Matthew Hollywood BSc Hon / Mishon Mackay Land & Development
[REDACTED]

From: Luke Carter [REDACTED]
Sent: 19 December 2014 12:41
To: 'Peter Cleveland'
Cc: Matthew Hollywood
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Hi Peter

Yes, that would be great. See you then.

Luke Carter

Lewis & Co Planning
[REDACTED]

From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 19 December 2014 11:38
To: Luke Carter
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Luke

Can we do 2.30pm on 7th January?

Kind regards,
Peter

From: Luke Carter [mailto:Luke.Carter@lewisandco.co.uk]
Sent: 18 December 2014 14:37
To: Peter Cleveland
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Hello Peter

The afternoon (after 1pm) of either of those days will be fine. Can you confirm in due course?

Luke Carter

Lewis & Co Planning

From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 18 December 2014 08:41
To: Luke Carter
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Luke

I am happy to meet in the New Year – would either of the following dates be suitable:

7th January - PM only
8th January – anytime

In terms of your question below regarding layout, the scheme shows 18 units and no open space, on that basis I don't think both could be provided and therefore a number of dwellings would need to be removed. The application seeks permission for 18 dwellings, not up to 18 dwellings, therefore if approved with this number of dwellings it would not be possible to provide the required open space and 18 houses on site.

As for the Masterplan, this is not an adopted policy document, however it is endorsed by the Council and was previously submitted with the applications adjacent to your site to show how the proposed schemes fit in with the overall allocation of 600 homes, from which your site benefits from.

Kind regards,
Peter

From: Luke Carter [REDACTED]
Sent: 17 December 2014 13:40
To: Peter Cleveland
Subject: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Hi Peter

Sorry to hassle you but can we set up a meeting in the new year?

I am working on a revised layout that (i think) will meet you requirements and this should be ready by first week in Jan.

Kind regards

Luke Carter

Lewis & Co Planning

[REDACTED]

From: Luke Carter
Sent: 15 December 2014 18:55
To: 'Peter Cleveland'
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Thanks Peter

The Drat HOT's for the 106 are very useful and appear to be fine (subject to confirmation with the applicant).

The issue of the layout presents a bit of a problem as it is clear that layout is a reserved matter and the plans shown are purely indicative to give some idea of the mix of units that we would expect to secure at reserved matters stage.

Have you considered whether an informative on the grant of outline planning permission would be appropriate? This could say something along the lines of "*notwithstanding the indicative plans provided, this application is in outline with layout as a reserved matter. In keeping with the published i Master Plan, the Council is likely to require approximately 1,036 sqm of land at the eastern extent of the site to be public open space. This will be determined as part of a reserved matters application for the layout of the site*". A similar informative warning that Cul-de-sacs are not in the master plan could be similarly added. Having said that, a quick count up of the adjacent site to the north reveals that 25% of the approved properties are in cul-de-sacs?

It strikes me as a little odd that you have indicated you would refuse this outline application on a matter of Layout, when the layout is clearly not part of the application. However, I am willing to discuss this with you face-to-face.

Perhaps we can agree a meeting at your offices it the New-Year to go through this and the 106?

I look forward to hearing from you in due course.

Luke Carter

Lewis & Co Planning

[REDACTED]

From: Peter Cleveland [REDACTED]
Sent: 15 December 2014 15:13
To: Luke Carter
Subject: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Dear Mr Carter

I write with regard to the above application, firstly please accept my apologies for not writing to you sooner. I wish to set out a couple of concerns below with the layout of the scheme and also the S106 requirements.

Design & Layout

I have some concerns with the indicative site layout, it fails to take account of the requirements set out within the agreed masterplan for the area, this is attached for ease of reference. The proposed development does not seek to provide public open space on-site, the result of this means that the indicative scheme does not relate to the wider development of the area. The purpose of the masterplan was to ensure that all the individual sites fit together as a cohesive development. Whilst the masterplan does not account for your site to have an independent access from Roundstone Lane, this should not exclude it from linking into neighbouring sites. It is my view that a some of the properties to the eastern end of the site need to be removed and replaced with public open space to link with the open space provision for the Pound Nursery and Barratts sites which directly adjoin Pound Place.

The masterplan requires continuous open space running through the site which is to be at the heart of the development and ensure connectivity between the developments once completed. The masterplan principles to which the scheme needs to show compliance with are set from page 14 of the attached document and the plan for the overall area is set out on page 15. Given this requirement the Council would not be willing to accept a contribution in lieu of on-site provision as it would conflict with the objectives of the masterplan. The quantum of open space required is a minimum of 1,036 square metres based on the requirements of the Councils adopted Supplementary Planning Guidance – Open Space and Recreation Standards.

We have had lengthy negotiations with the developers of the neighbouring land to ensure a high quality development can be achieved. Until an indicative scheme is shown which takes account of the masterplans objectives and public open space provision on-site connecting with the neighbouring site, the Council would not be able to consider this scheme favourable.

The siting of plots 7 – 12 would need to be repositioned so that they face outwards towards the access road rather than creating a cul-de-sac, a further principle of the masterplan is to create continuous routes through the site and avoid cul-de-sacs.

I would be happy to meet and discuss these concerns if you would like to do so, otherwise I would look forward to receiving a response to the design issues raised above.

S106 Matters

In terms of S106 matters, we have agreed with the developers of the neighbouring sites to make pro-rata contributions towards infrastructure requirements, based on the overall needs for the allocation of 600 homes on

NORTH

Existing conifer trees planned for removal - shown dotted.

POSSIBLE FUTURE FOOTPATH ACCESS

Existing matted garden retained

Existing trees to be removed - shown dotted

ROUNDSTONE LANE

New 4.8m wide access road with 2m pavement & 1m service strip

Existing conifer trees planned for removal - shown dotted.

New tree p

OPEN SPACE

Existing trees retained

POSSIBLE FUTURE FOOTPATH ACCESS

DEVELOPABLE SITE AREA - 0.72 Hectares

SCHEDULE OF UNITS - 18 Total New Dwellings (Existing House to

Crossley Design Associates
architecture

21 Holeybridge Walk Tongmere Chichester West Sussex
t. 01243 782943 e. mail@crossleydesign.co.uk

project

RESIDENTIAL DEVELOPMENT
LAND AT POUND PLACE,
ROUNDSTONE LANE,
ANGMERING,
BN16 4AL

drawing

SITE PLAN

scale	date	job no.	dwg no.	rev.
1:500	JAN. 15	1405	2.04	-

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Neil Crowther

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 January 2015 16:25
To: Neil Crowther
Subject: FW: A/154/14/OUT - Pound Place, Roundstone Lane

Importance: High

From: luke carter [REDACTED]
Sent: 14 January 2015 15:30
To: Peter Cleveland
Cc: Planning.Responses
Subject: RE: A/154/14/OUT - Pound Place, Roundstone Lane

Dear Sir

This email is intended for whoever is now the case officer for the above application following Peter's departure.

Please accept this email as confirmation that we are happy to make access a reserved matter as set out in the email below.

Having spoken to shoemiths solicitors and the applicant, it is the applicants request that Arun's in-house legal services deal with the preparation and execution of the S106. The heads of terms as discussed with Peter last week are all agreed in principle and I trust this is reflected in the draft committee report which i look forward to receiving in due course.

I have sent the revised indicative layout plan in a separate email.

Kind regards

From: Peter Cleveland [REDACTED]
Sent: 08 January 2015 11:49
To: luke@lewisplanning.co.uk
Subject: A/154/14/OUT - Pound Place, Roundstone Lane

Dear Luke

Thank you for your time yesterday to discuss the above application, as discussed I will look forward to receiving a revised layout showing the open space together with the revised layout.

As for the means of access into the site and the Road Safety Audit (RSA) requested, these details cannot be conditioned. Detailed approval is sought for the means of access, therefore we would require a detailed site access drawing from Roundstone Lane to condition as part of the approval and the RSA before we were able to determine this application positively. I am aware the RSA cannot be produced immediately, therefore it would be my suggestion that access is made a reserved matter and this detail submitted by the developer at the reserved matters stage.

Please could you confirm receipt of this email and advise on the position regarding means of access by 4pm tomorrow.

If you are still having problems with your email, please do contact me on the number below to discuss this further.

Kind regards,
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk

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From: Peter Cleveland
Sent: 15 December 2014 15:13
To: [REDACTED]
Subject: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane
Attachments: 11192 Development Principles & Illustrative Masterplan FINAL06 LR.pdf; Angmering Heads of Terms 4th April 2014.docx; Obligations Table A-154-14-OUT.doc

Dear Mr Carter

I write with regard to the above application, firstly please accept my apologies for not writing to you sooner. I wish to set out a couple of concerns below with the layout of the scheme and also the S106 requirements.

Design & Layout

I have some concerns with the indicative site layout, it fails to take account of the requirements set out within the agreed masterplan for the area, this is attached for ease of reference. The proposed development does not seek to provide public open space on-site, the result of this means that the indicative scheme does not relate to the wider development of the area. The purpose of the masterplan was to ensure that all the individual sites fit together as a cohesive development. Whilst the masterplan does not account for your site to have an independent access from Roundstone Lane, this should not exclude it from linking into neighbouring sites. It is my view that a some of the properties to the eastern end of the site need to be removed and replaced with public open space to link with the open space provision for the Pound Nursery and Barratts sites which directly adjoin Pound Place.

The masterplan requires continuous open space running through the site which is to be at the heart of the development and ensure connectivity between the developments once completed. The masterplan principles to which the scheme needs to show compliance with are set from page 14 of the attached document and the plan for the overall area is set out on page 15. Given this requirement the Council would not be willing to accept a contribution in lieu of on-site provision as it would conflict with the objectives of the masterplan. The quantum of open space required is a minimum of 1,036 square metres based on the requirements of the Councils adopted Supplementary Planning Guidance – Open Space and Recreation Standards.

We have had lengthy negotiations with the developers of the neighbouring land to ensure a high quality development can be achieved. Until an indicative scheme is shown which takes account of the masterplans objectives and public open space provision on-site connecting with the neighbouring site, the Council would not be able to consider this scheme favourable.

The siting of plots 7 – 12 would need to be repositioned so that they face outwards towards the access road rather than creating a cul-de-sac, a further principle of the masterplan is to create continuous routes through the site and avoid cul-de-sacs.

I would be happy to meet and discuss these concerns if you would like to do so, otherwise I would look forward to receiving a response to the design issues raised above.

S106 Matters

In terms of S106 matters, we have agreed with the developers of the neighbouring sites to make pro-rata contributions towards infrastructure requirements, based on the overall needs for the allocation of 600 homes on the land to the east of Roundstone Lane. Attached is a document which sets out the overall headline figures that would be payable and also a breakdown for your site.

I would be happy to discuss the design/layout concerns as well as the requested contributions at a convenient time.

Kind regards,
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Luke Carter <[REDACTED]>
Sent: 15 December 2014 18:55
To: Peter Cleveland
Subject: RE: Planning Ref: A/144/14/OUT - Pound Place, Roundstone Lane

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Peter

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Luke Carter

Lewis & Co Planning



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Peter

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Peter Cleveland

From: Andy Elder
Sent: 06 January 2015 15:39
To: Peter Cleveland
Subject: RE: Planning Ref: A/154/14/OUT

Peter,

The applicants have set out in their proposed plans a design which includes 6 affordable dwellings which complies with the Council Affordable Housing Policy. The dwellings mix as proposed however is not acceptable as 1-bed flats are not a high priority for rented affordable housing in the district. The applicants have not indicated any tenure split for the 6 affordable dwellings I would therefore suggest the split be 4 x rent and 2 x intermediate housing with the dwelling mix to be agreed.

Regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager,

Strategy Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Cleveland
Sent: 06 January 2015 14:46
To: Andy Elder
Subject: Planning Ref: A/154/14/OUT

Hi Andy

Happy New year to you – hope you had a good break!

I think I briefly discussed the above application with you before Christmas, it is an outline application for 18 dwellings and forms a small part of the 600 allocation in Angmering. AH provision is policy compliant at 30% (5 dwellings).

I am just finalising the committee report for the application and just wanted to confirm with you that you are happy with the proposal from your point of view.

Kind regards,
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Peter Cleveland

From: Dominic Smith <[REDACTED]>
Sent: 06 January 2015 14:55
To: Peter Cleveland
Subject: A/154/14

Good afternoon Peter,

Further to our conversation I can offer the following comment.

Access

The principle of the access arrangements are acceptable. In accordance with the WSCC Road Safety Audit Policy, we would require a Stage 1 Road Safety Audit to be undertaken and submitted along with a Designer Response to any problems raised within the audit.

Improvements should be made to the footway connectivity, with the provision of a dropped kerb/tactile paving crossing location to the east and west of Roundstone Lane. This is likely to require a short extension to the footway on the eastern side of the carriageway to facilitate a straight crossing of Roundstone Lane.

Visibility splays have been identified within the transport assessment but should be shown on the site access plan to enable their conditioning.

Internal Layout

Whilst I note that permission is sought for access only I can offer the following comment on the internal layout. Tracking should be undertaken to demonstrate that the internal roads can accommodate the movement and turning of a refuse vehicle.

The alignment of the internal road is straight and its length could encourage vehicles to travel at inappropriate speeds. I would suggest that either the alignment is altered or that features are introduced to discourage higher vehicle speeds.

The carriageway width narrows to 3.5m at the eastern part of the development. I would recommend that a minimum road width of 4.1m is maintained at the shared use sections.

Kind regards,

Dominic

Dominic Smith | Interim County Highways Manager, Strategic Planning, West Sussex County Council | Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH
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