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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 11 January 2022 17:11
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>
Subject: RE: A/235/21/DOC - Land off Arundel Road, Angmering

Hi Michael,
Thanks for this information.
Personally, I would prefer if the 'other noise sources' noted in my reply could be included in the Design Code. Nevertheless, I would not of course, wish matters to be unduly delayed and am satisfied that these will b covered in reserved matters.
Kind regards
Carol

Carol Reynolds
Senior Environmental Health Officer

Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk



Please note my normal working days are Tuesday to Friday

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 11 January 2022 15:47

To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Cc: Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>

Subject: FW: A/235/21/DOC - Land off Arundel Road, Angmering

Hi Carol,

The matters that you have raised can be picked up in the reserved matters application and the detailed layout of the site.

Kind regards,

Michael

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 11 January 2022 15:16

To: Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Sue Howell <Sue.Howell@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>; Roger Spencer

<Roger.Spencer@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>; Claire Potts

<Claire.Potts@arun.gov.uk>

Subject: RE: A/235/21/DOC - Land off Arundel Road, Angmering

Dear Michael,

I refer to The Design Code Masterplans, November 2021 and January 2022 prepared to allow discharge of Condition 5, A/207/21/PL. Also, the applicant's note (paragraph 3.2 page 23, November 2021) that 'the land use and design framework plans were prepared to demonstrate what could be achieved and must be recognised as provisional in the absence of technical constraints being further established and technical design being considered on the basis of these.'

The Design Codes reference the National Design Guides where sources of noise are expected to be considered in respect of the **Context**, in which development may take place. Arundel Road alone, is highlighted as a potential source of noise detriment (Paragraph 2.2) whereas the proposed commercial area, including the access road thereto (9 new houses to be built north of here under a separate planning application) and sports pitches (which may also be a source of light detriment) which are of equal, if not greater concern, are not mentioned. I would be obliged if these noise sources could be detailed in the finalised Masterplan.

The November document refers to an area of swale, or hedgerow of undefined width, adjacent to the proposed sports pitches and although the January document details a buffer area (mostly to the Woodland Edge) this is in marked contrast to the wide buffer zone (and play area) provided to accompany the application for Outline Planning permission.

Ideally, the orientation and layout of the sports pitches would be finalised so that a meaningful noise (and lighting) report could be provided to inform the location and layout of the proposed new housing and any necessary noise mitigation to include buffer zones, etc.. Alternatively, the developer could provide a detailed layout of houses which will border the sports pitches, and it will be necessary to design the sports pitches in order to minimise potential adverse effect from noise and lighting from the new provision. Please see guidance provided by the Planning Noise Advice Document for Sussex: 2021.

Commercial Space Parking Provision Note: The vehicle parking requirement would appear to be 49 spaces for cars, with an additional 5 visitor parking spaces and 6 spaces for medium, or heavy goods vehicles. Paragraph 5.8. page 53 indicates that there may be insufficient provision.

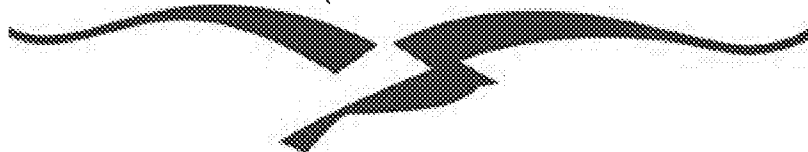
Should I be able to provide further assistance or advice, then please do not hesitate in contacting me.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department



T: 01903 737678

E: carol.reynolds@arun.gov.uk

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From: Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>

Sent: 06 January 2022 10:22

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Sue Howell <Sue.Howell@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Claire Potts <Claire.Potts@arun.gov.uk>

Subject: RE: A/235/21/DOC - Land off Arundel Road, Angmering

Hi Michael,

Further to Sue's below email and our discussion I note the reference on the '2.1ha of playing pitch land to include a landscape buffer' – on page 22 (and throughout the document). Although there may be some landscaping within the area to be provided to ADC under the S106 there should be no presumption that this will provide all landscaping sufficient to buffer the development, in fact the opposite should be the case - all landscaping to be provided within the sports pitch land (2.1Ha) would be in addition to any landscape buffer to the development which would be required.

On page 23 and 24 there is some disparity on the land identified as the sports pitch land compared to page 22. They appear to show the same area of land as both green infrastructure (page 23) and as part of the key open space / parks (page 24). Although there is overlap between the definitions used clarity over the area of land to be used as sports pitches should be identified throughout. It is acknowledged that at the stage the DOC was submitted the pitch layout had not been determined, however to identify the land as anything other than sports provision is potentially misleading. In addition whilst the document refers to the area to the south as being sports pitches, it does not refer to this being transferred to ADC and being integral to the existing sports site to the south.

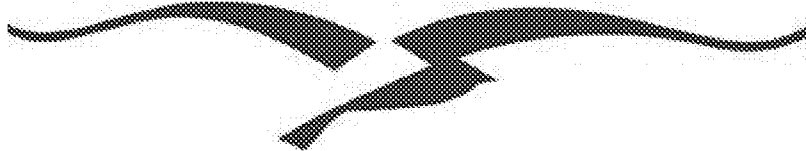
In order to be clear and open as to the future use of the sports pitch land, and as is set out in the S106, there should be reference to the land being transferred to the local authority and added to the existing recreation ground for future use for sports – there are several opportunities to reference this that have been missed. Anything else in the design code is potentially misleading to the community.

In conclusion I therefore request that the matters raised above are addressed prior to any further comment.

Please let me know if you wish to discuss.

Kind regards, Joe

Joe Russell-Wells
Group Head of Neighbourhoods
Directorate of Services



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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 04 January 2022 15:58

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Subject: RE: A/235/21/DOC - Land off Arundel Road, Angmering

Hi Michael

I sent a no objection response on this on 23/12/21, specifically in relation to Section 3.0 Masterplan and Section 6.0 Nature and Public Spaces. (see below)

The timing of the submission of the consultant's report into the Sports Hub in the New Year resulting in this not been used in the drafting of the Design Code, would leave us unable to comment on this element, however it is noted that the level of information on the land (i.e. 2.1 hectares) to be transferred to the District Council for the provision of pitches has been included as confirmed.

I trust that this confirms the Greenspace requirements re this.

Regards

Sue

Response to Planning Application

From: Arun District Council Greenspace

Date: 23 December 2021

Application ref: A/235/21/DOC

Description: Approval of details reserved by condition imposed under A/122/19/OUT relating to condition 5-design code master plan.

Location: Land off Arundel Road Angmering BN16 4ET

Determining Authority: Arun DC

Summary recommendation: Recommend **Greenspace approval** to the details reserved by condition imposed under A/122/19/OUT relating to condition 5-

Comments

Response

The application seeks approval of details reserved by condition imposed under A/122/19/OUT relating to condition 5-design code master plan.

Greenspace have no objection to the detail submitted within the Design Code Masterplan document specifically in relation to Section 3.0 Masterplan and Section 6.0 Nature and Public Spaces.

Recommendation/Conclusion

Recommend **Greenspace approval** to the details reserved by condition imposed under A/122/19/OUT relating to condition 5-design code master plan.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

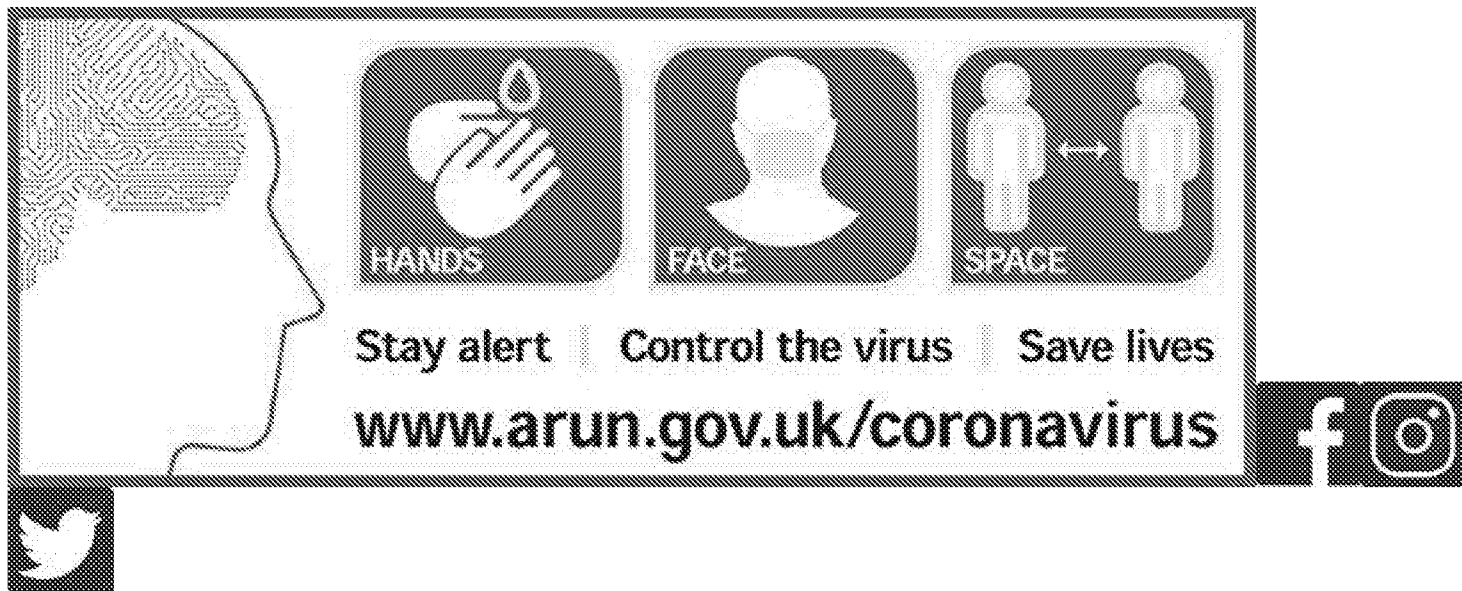


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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 17 November 2021 16:25
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: A/235/21/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/235/21/DOC
Registered: 15th November 2021
Site Address: Land off Arundel Road Angmering BN16 4ET
Description of Works: Approval of details reserved by condition imposed under A/122/19/OUT relating to condition 5-design code master plan.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **8th December 2021**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 04 January 2022 08:26

To: Sue Howell <Sue.Howell@arun.gov.uk>; Mark Warwick <Mark.Warwick@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; Robin Wickham <Robin.Wickham@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Subject: A/235/21/DOC - Land off Arundel Road, Angmering

Importance: High

Dear Roger, Sue, Mark, Joe, Robin and Carol,

We are under pressure from the applicant to determine **A/235/21/DOC** for Land off Arundel Road, Angmering?

Are you satisfied with the **Design Code Masterplan** that has been submitted with discharge of condition application **A/235/21/DOC**? As the site is located next to the Angmering Sports Hub, we all need to be happy with the contents of the Design Code Masterplan.

The Design Code Masterplan was required to be submitted by **Condition 5** which was imposed on the outline planning permission (A/122/19/OUT). You will recall that Turleys submitted a pre-application (**PAA/81/21**) on 11th June 2021 which included a draft Design Code and the LPA sent a reply on 10th August 2021 concluding that we wished to work with the applicant towards a high quality scheme and agree the principles of the Design Code to inform the discharge of condition application for Condition 5 of A/122/19/OUT, but the Design Code needed

amending to take on board comments made in terms of the layout, the character areas and the appearance of the development.

I consider that the **Design Code Masterplan** is acceptable in principle as it has picked up the following issues raised at the pre-app (**PAA/81/21**):

- Section 2.0 of the Design Code includes a summary of the detailed appraisal of the site which was undertaken to inform the Outline Design and Access Statement and the Outline Development Framework Plan, together with an analysis of the surrounding context. (This had been omitted from the pre-app submission).
- Section 5.0 of the Design Code includes the Commercial Area Character Area (which was omitted from the pre-app) and Section 5.8 on page 53 includes the built form and identity of this Character Area and the scale and massing of the Commercial Building. This is in addition to the Gateway Character Area; the Village Edge Character Area; and the Woodland Edge Character Area.
- The 4 Landscape Character Areas that were proposed in the pre-app have been dropped. 1) Primary Route: a quality residential frontage to the central green open space; 2) Secondary (residential) streets and Courtyards: a series of smaller residential lanes and courtyards with soft landscaping; 3) A central green space at the heart of the development with formal play space; and 4) Entrance Gateway Space: a landscaped green space. There did not appear to be any distinctive differences, strong identities or contrasts between the four landscape character areas; which all appeared very similar.
- The Proposed Key Buildings, Parcels and Areas Plan on page 54 includes 2 green corridors and green vistas running from south to north to ensure the site links up with Steyne Wood, in accordance with the Development Framework Plan and Condition 6 of A/122/19/OUT, ensuring the residential layout does not turn its back on Steyne Wood, but ensures the development is fully integrated into the adjacent Green Infrastructure network.
- The proposed Concept Masterplan includes 2 play areas and associated public open spaces, in accordance with the Section 106 Agreement. The Design Code also refers to the provision of 1 LEAP and 2 LAPs, in accordance with the Outline Development Framework Document.
- Car parking provision for the Commercial Area (which was omitted from the pre-app) is referred to on page 53: One parking space for every 215 square feet of commercial floor area and an additional 10% for visitor parking, along with one medium / heavy goods vehicle parking area.
- All of the proposed new homes would be designed to meet Nationally Described Space Standards (NDSS) Table 1 (see page 68).
- The scheme would deliver **42** No. M4(2) and 6 No. M4(3) dwellings (see page 68). This would constitute an increase on the number of units required under Condition 34 which was imposed on A/122/19/OUT which required at least ten percent (10%) of all dwellings (10% = **16 dwellings**) to be designed and constructed to M4(2) standard and in addition six (6) dwellings to be designed and constructed to M4(3) wheelchair accessible standard.
- The timing of the submission of the consultant's report into the Sports Hub in the New Year means that this has not been used in the drafting of the Design Code, however, the level of information on the land (i.e. 2.1 hectares) to be transferred to the District Council for the provision of pitches is acceptable.

However, there are 3 anomalies in the Design Code Masterplan which need to be amended before we can issue the Decision Letter approving the document:

- 1) **Section 4.6** on page 36 refers to "parking for the affordable apartments". Redrow has confirmed that no apartments are being proposed on the site. The reference to parking for affordable apartments should be removed from the Design Code.
- 2) **Section 8.5** on page 76 which deals with Healthy Place-making needs to be re-written as it refers to the requirements of East Dorset Council; and there are references in this section to a Tesco Express which is located just to the north-west; the employment areas around Bournemouth Airport; a new bus route through the site which allows for commuting into Ferndown, Bournemouth, Poole and Christchurch; direct access to the countryside to the south via the public footpath network or the River Stour to the south; and all vehicular traffic is directed towards the spine road and out to New Road or Christchurch Road.
- 3) **Section 8.6** on page 77 which deals with Social Interaction needs to be re-written as it refers to the mix of new homes in accordance with East Dorset Council's preferred mix; it wrongly refers to apartments; and it refers to exploring the woodlands and visiting the SANG.

I am happy to go back to the applicant and request that **Sections 4.6, 8.5 and 8.6** of the Design Code Masterplan be corrected and the document be re-submitted for approval.

I look forward to receiving your replies.

Thanks,

Michael

Michael Eastham BA (Single Hons) Dunelm, MTp, MRTPI
Principal Planning Officer,
Planning Services



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