

From: Michael Eastham
Sent: 12 September 2018 14:55
To: 'Sam Sykes'
Cc: Chris Barker; Planning.Responses
Subject: FW: P1456 A/38/18/RES - Manor Nursery, High Street, Angmering - Email 2 of 2

Dear Sam,

Please see below the email from ADC Drainage to the revised layout plan for Manor Nursery (A/38/18/RES).

Kind regards,

Michael

From: Laura Gibbons
Sent: 12 September 2018 14:51
To: Michael Eastham
Subject: RE: P1456 A/38/18/RES - Manor Nursery, High Street, Angmering - Email 2 of 2

Hi Michael,

My concerns based on the information provided would be regarding space for SuDS. The site is very crammed in as proposed with no room for open suds features specified. Open features should be incorporated into design to provide sufficient treatment of surface water.

Winter groundwater monitoring (October to March inclusive) will need to be completed and infiltration testing will need to be completed based on these results, i.e. infiltration tests completed above maximum recorded winter groundwater levels. We would like to see permeable paving utilised where possible in addition to other infiltrating suds features if it is found infiltration works.

It would also be good to understand what their plan would be if it is found infiltration does not work.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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Save the environment - think before you print.

From: Michael Eastham
Sent: 03 September 2018 16:25
To: Laura Gibbons
Subject: FW: P1456 A/38/18/RES - Manor Nursery, High Street, Angmering - Email 2 of 2

Hi Laura,

Please see the 'Drainage' text below.

I look forward to receiving your response.

Thanks,

Michael

From: Sam Sykes [REDACTED]
Sent: 03 September 2018 15:39
To: Michael Eastham
Cc: Chris Barker
Subject: RE: P1456 A/38/18/RES - Manor Nursery, High Street, Angmering - Email 2 of 2

Hi Michael,

Comments below in red. **Email 2 of 2**

Kind Regards

Sam Sykes MRTPI
Associate Planner

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Planning permission received for a new residential dwelling outside the built-up area boundary in Horsham District -- click [here](#) to read more



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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 03 September 2018 09:21
To: Sam Sykes; Chris Barker
Cc: Phillipa Oxley
Subject: RE: A/38/18/RES - Manor Nursery, High Street, Angmering

Hi Sam,

I have studied the amended plans and it would be helpful to see the following revisions made, as requested:

- Reduce the roof heights of Plots 13 and 16. This has been considered however is deemed unnecessary on the basis that the proposal seeks to deliver a range of housing types which includes a varied roof line. Furthermore this is in keeping with the character of new development in the locality and commensurate with new dwellings to the south of the site.
- Car parking spaces serving Plots 1 to 6 to be re-configured with at least 2 spaces being provided immediately east of the terraced house on Plot 6. We have reviewed repositioning car parking spaces however were spaces to be included to the east of the terraced houses then a waste vehicle would be unable to turn in the designated area.

Drainage

In terms of surface water drainage, winter groundwater monitoring and infiltration testing are needed at this reserved matters stage so as to evaluate the appropriate surface water system to be installed at the application site. When will this information be submitted? Condition 21 attached to the Outline Application requires the submission of details as a pre commencement condition. No further information is required at Reserved Matters stage. This condition would require discharging prior to commencement. Notwithstanding this, a note on drainage matters was submitted as part of the Reserved Matters application.

Noise

No adjustment has been made to adhere to the Environmental Noise Report provided by Acoustic Consultants Ltd, Ref 5698/DO/pow, Revision A, April 11th 2014, submitted with the outline planning application, in order to reflect the new orientation of proposed residential dwellings on the site. Noise levels at the given monitoring position are high both in terms of LAeq and LMax. Noise mitigation methods adopted for both houses and external amenity spaces will need to reflect guidance provided in BS8233:2014, in terms of each of these parameters and in line with Table 2. External amenity areas should achieve 50 decibels LAeq and be below 55 decibels LAeq. When will this information be submitted?

Acoustic consultants have reviewed the proposed plan and provided the following details of the benefits of the new layout compared to the indicative Outline layout. Further to the benefits below, the consultants identified that acoustic fencing could be included as mitigation (as shown on the layout plan submitted). In our view the layout is better than that previously proposed as acceptable. The Council's EHO has not objected to this application and the applicants can agree to suitably worded condition/s to ensure the scheme is acceptable in this regard.

New Site Plan and Internal Noise Levels in Dwellings

- Top of the Site
Houses 1-6 replace houses 1-4.
The new layout shows the row of houses perpendicular to the road. This means only one house has a gable end wall facing the road. In the previous plan all 4 houses backed on to the road.
- Middle of the Site
Non-Sensitive use for screening/buffer
Houses 14-16 (close to the road) are replaced with a car barn (previously these houses fronted onto the road).
The car barn will partially shield some of the other dwellings from the road. Also the car barn takes up an area of the site that is close to the road.
- Middle of the Site
Houses 22-23 replace houses 17-18.
The new layout shows the pair of houses perpendicular to the road. This means only one house has a gable end wall facing the road. In the previous plan both houses fronted on to the road.
- Bottom of the Site
More or less the same as previous layout.

New Site Plan and External Noise Levels in Private Gardens

- Top of the Site
On original plan Houses 1-6 had gardens close to the road. On the new plan the row of houses are perpendicular to the road which means only one house garden is close to the road (albeit with a greater separation distance with the road than under the Outline layout).
- Middle of the Site
On the original plan Houses 14-18 had gardens close to the road. On the new plan the layout of the car barn and Plots 22 and 23 means that only one garden (Plot 23) is close to the road
- Bottom of the Site
More or less the same as previous layout.

The above points would constitute good acoustic design which can be confirmed by guidance in ProPG. The following are areas which the new design achieves what is recommended in ProPG:

- Alternative site layouts considered
- Maximise separation
- Site layout – protecting residential units
- Site layout – protecting external amenity space
- Building layout to self-screen sensitive rooms (assuming no bedrooms on gable end walls facing road)
- Non-sensitive elements as screens

Discharge of Conditions (DOC) application

When do you expect to submit a DOC application for archaeology (Condition 12) (prior to commencement), landscaping (Conditions 15, 16 and 17 details were submitted with the Reserved Matters application sufficient to discharge this condition. A separate application will be required subsequent to approval of the Reserved Matters application. Please find attached updated landscaping plans) the submission of a Construction Management Plan (Condition 10 (prior to commencement)); and contaminated land details (Conditions 24 (prior to commencement), 25 (no details to be discharged unless contamination found on site during construction so should information require to be submitted, this would happen during construction) and 26 (prior to the first occupation of the development)?

I look forward to receiving the requisite information.

Kind regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 29 August 2018 09:07
To: Michael Eastham; Chris Barker
Cc: Phillipa Oxley; Claire Potts
Subject: RE: A/38/18/RES - Manor Nursery, High Street, Angmering

Hi Michael,

We can agree an extension of time until 30th September on this basis.

In the meantime please could we have your views on the amended plans?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 29 August 2018 08:11
To: Sam Sykes; Chris Barker
Cc: Phillippa Oxley; Claire Potts
Subject: FW: A/38/18/RES - Manor Nursery, High Street, Angmering
Importance: High

Hi Sam,

The current Extension of Time (EoT) to determine A/38/18/RES – Manor Nursery, High Street, Angmering runs out on 31st August 2018.

Please could I have an extension of time (EoT) to determine A/38/18/RES to **30th September 2018** as we need to notify the Parish Council of the amended plans and give them a period of **21 days** to respond. I will also need to re-consult colleagues in ADC Environmental Health, ADC Greenspace and the ADC Arboricultural Officer on the amended plans.

If there is no extension of time beyond 31st August 2018, the LPA will be refusing the application.

Kind regards,

Michael

From: Michael Eastham
Sent: 28 August 2018 09:25
To: 'Phillippa Oxley'
Cc: Chris Barker; Sam Sykes; Claire Potts
Subject: FW: A/38/18/RES - Manor Nursery, High Street, Angmering

Hi Phillippa,

Please could I have an extension of time (EoT) to determine A/38/18/RES to 30 September 2018.

Kind regards,

Michael

From: Michael Eastham
Sent: 24 August 2018 13:08
To: 'Phillipa Oxley'
Cc: Chris Barker; Sam Sykes
Subject: A/38/18/RES - Manor Nursery, High Street, Angmering

Hi Phillipa,

Please could I have an extension of time (EoT) to determine A/38/18/RES to **30 September 2018**.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,
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