

From: Laura Gibbons
Sent: 29 October 2018 08:55
To: Michael Eastham
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Hi Michael,

Yes I am satisfied with the application.

Thanks,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

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Save the environment - think before you print.

From: Michael Eastham
Sent: 29 October 2018 08:52
To: Laura Gibbons
Subject: FW: P1456 - Manor Nursery - Updated Site Plan

Hi Laura,

Please see the emails from Sam Sykes below regarding drainage at the Manor Nursery site A/38/18/RES.

Are you now satisfied with the application?

Kind regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 25 October 2018 17:31
To: Michael Eastham
Cc: Chris Barker
Subject: FW: P1456 - Manor Nursery - Updated Site Plan

Michael,

As discussed with you earlier, my response below. We trust this answers all of the matters raised. Please note – we do not consider a DOV necessary for the reasons provided.

Please could you contact me tomorrow morning when you have had a chance to review this email?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 25 October 2018 13:53
To: Sam Sykes
Cc: Chris Barker; Phillipa Oxley
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Sam,

There are the following outstanding items which require addressing prior to submission of my report.

Access for emergency vehicles

How will the access in the south western corner of the site be restricted to emergency vehicles only?

Condition 29 will require discharging prior to commencement. That condition requires details of how access will be restricted to emergency vehicles only. The level of detail requested is not required at this stage in our view and will be confirmed as part of the DOC application. However, it is likely that a demountable bollard will be provided (and as shown on the layout plan).

Surface Water Drainage

Could you acknowledge ADC Drainage comments on winter monitoring and infiltration test results?

We acknowledge the comments made by the Drainage officer.

Open space provision:

It still looks like you are under-providing on open space which has not been addressed yet (0.18 ha rather than 0.2). You need to show the right amount of open space.

The committee report for the Outline scheme wrongly referred to the Outline Layout showing 0.2ha of Open Space. This was subsequently incorrectly carried over to the S106. The Outline scheme layout showed just 0.14ha of Open Space. The proposed standard of open space in the Reserved Matters application is of a significantly higher standard being also more useable than that proposed on the Outline scheme also. This must be acknowledged.

Notwithstanding this point, comparatively speaking the scheme is equivalent to open space provision of a number of other sites approved to the south. It must be also be emphasised that the scheme is providing the policy compliant amount of affordable housing – this has not been achieved elsewhere such as at the site to the south. We therefore consider the amount of Open Space shown to be sufficient for this scale of development and indeed given the access to other areas of open space in the local area.

On review of the S106 a deed of variation would not be required for either the outdoor equipment requirement nor the 0.2ha requirement since there is an 'unless otherwise agreed in writing' clause which we would formally request that you accept – please confirm.

"Public Open Space"	the open space to be provided as part of the Development which shall (unless otherwise agreed with the Council in writing) include –
	I. 0.2 hectares of open space/landscaping/retention pond and associated landscaping;
	II. Outdoor Fitness Equipment/activity trail to the value of £16,242;

We need to work with you on a Deed of Variation to the Section 106 regarding the monies for the fitness equipment trail going to Palmer Road Recreation Ground rather than on the application site. This needs to be done before we issue this decision – otherwise you will have a S106 that you are unable to comply with until it is varied.

As above – not required by virtue of the 'unless otherwise agreed in writing' clause.

10% decentralised energy

Condition 19 of the outline permission requires the details of the 10% decentralised energy to be submitted as part of the reserved matters application. How is this being addressed?

Condition 18 requires this. We confirmed within the DAS that 10% would come from renewable sources and confirm that we will discharge this prior to commencement.

We do not consider it the appropriate time to submit details to discharge the 10% renewable energy condition requirement now since the SAP calculations and subsequent renewable energy calculations are based on the detailed construction drawings and not the planning drawings. We do not therefore have the requisite level of detail at this stage to enable discharge of the condition.

However, solar PV will almost certainly be implemented on some of the south facing roof slopes in order to meet the 10% requirement. We trust this level of detail is sufficient at this stage. Please confirm.

10% Lifetime homes

How are you meeting the 10% Lifetime homes requirement for affordable housing as required in the S106 Agreement?

As discussed today, Lifetime Homes now no longer exists. We can confirm that we can meet a minimum of 10% (one) M4(2) compliant house in a two bedroom property. Is this acceptable?

Kind regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 25 October 2018 12:28
To: Michael Eastham
Cc: Chris Barker; Phillipa Oxley
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Michael,

As requested, resending this email.

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

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From: Sam Sykes
Sent: 25 October 2018 12:01
To: Michael Eastham
Cc: Chris Barker; Phillipa Oxley
Subject: P1456 - Manor Nursery - Updated Site Plan

Michael,

Following our discussion earlier in the week, please find attached the amended site layout showing the new positions of the sheds away from soakaways as requested. Please can you confirm that this is now acceptable?

We discussed Lifetime Homes (10% of the AH provision – i.e. one unit) and you said that you would be speaking with the Housing Officer in light of there now being now Lifetime Homes standards. Please can you confirm what the outcome of the discussion is?

You also mentioned pedestrian access in the north western corner. We are confident that access is suitable. However Condition 9 will obviously require discharging and requires submission and approval of highway plans in any instance.

We note that WSCC had raised no concerns with this access arrangement and trust therefore that the proposal is acceptable in this respect.

Please can you confirm that there no further outstanding items which require addressing prior to submission of your report?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

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