

Karen Parsons

From: Michael Eastham
Sent: 04 November 2018 19:03
To: Karen Parsons
Cc: Claire Potts
Subject: FW: P1456 - Manor Nursery - Updated Site Plan A/38/18/RES

Hi Karen,

We have an EoT to determine this application (A/38/18/RES) to 16th December 2018.

Please update the timetable on Ocella.

Thanks,

Michael

From: Sam Sykes [REDACTED]
Sent: 02 November 2018 16:45
To: Michael Eastham
Cc: Chris Barker
Subject: FW: P1456 - Manor Nursery - Updated Site Plan

Hi Michael,

Please refer to the attached letter and plan showing the indicative PV provision required on site. In this regard, the indicative provision is shown on the following units:

- Plots 1 – 11
- Plots 13 – 16
- Plots 31, 27 and 28

We consider this submission sufficient to provide comfort that 10% of the energy can be provided onsite along with the timetable to do so to allow determination of the 'appearance' Reserved Matter.

Condition 18 will still require a formal discharge of condition application and we would look to do this once detailed construction design has been undertaken to allow for the detailed SAP calculations.

We trust this is clear. Please could you confirm that this is acceptable?

Please could you ensure this application is on the agenda for the 14th December Committee for determination? On the basis that this is on the 14th December committee we can agree to the EoT request below until 16th December.

I trust this is clear yet should you wish to discuss further then please contact me. I look forward to hearing from you.

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee -- click [here](#) to read more



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Michael Eastham [REDACTED]
Sent: 02 November 2018 09:16
To: Sam Sykes
Cc: Chris Barker
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Hi Sam,

I hereby confirm that the amended plans of Plot 6 address the Section 106 requirements on the basis of M4(2) compliance.

I also confirm that the requirements of Condition 18 would be met through the submission of a letter detailing the estimated renewable energy requirement with associated plans showing likely PV provision.

When do you expect to submit the letter and associated plans showing likely PV provision?

Kind regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 01 November 2018 14:27
To: Michael Eastham
Cc: Chris Barker
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Hi Michael,

Please see attached plans showing amendments to Plot 6 as follows:

- Entrance door widened to provide min. clear opening of 850mm. Minimum 300mm nib to the leading edge of the door, width is maintained for a min. distance of 1200mm.
- Minimum 300mm nib to the leading edge of internal doors. All internal doors now have the appropriate clear opening width.
- Entrance level WC now complies with 2.27, Diagram 2.5. – subsequently the stairs have been moved and the bedroom areas adjusted.

We trust this addresses the S106 requirements on the basis of M4(2) compliance as opposed to Lifetime Home standards – I would appreciate confirmation on this point this week please.

We are seeking to address the requirements of Condition 18 as part of the Reserved Matters application. We will submit a letter detailing the estimated renewable energy requirement with associated plans showing likely PV provision. This in our view would be sufficient for the determination of the application since it addresses the 'appearance' reserved matter. Please can you confirm that this is an acceptable approach?

Kind Regards

Sam Sykes MRTPI

Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: 01 November 2018 14:08

To: Sam Sykes

Cc: Chris Barker

Subject: FW: P1456 - Manor Nursery - Updated Site Plan

Hi Sam,

Please could I have an extension of time (EoT) to determine reserved matters application A/38/18/RES – Manor Nursery site, High Street, Angmering to **Friday 14th December 2018** i.e. 2 days after the December committee meeting?

Could you also confirm that the (one) M4(2) compliant house, i.e. a two bedroom property is to be provided with wider external doors and step free access.

Please could you submit plans of the elevations of the two bedroom property showing wider external doors and step free access.

In terms of the 10% decentralised energy condition (Condition 18) – you need to amend Condition 18 to ensure you are not in breach as you have not submitted the required information with the Reserved Matters application; and the detail needs to be submitted as a DOC application prior to the commencement of development.

I look forward to receiving confirmation of the EoT and the plans of the elevations of the one M4(2) compliant house (i.e. a two bedroom property); together with the amendment to Condition 18 imposed on the outline planning permission.

Kind regards,

Michael

From: Michael Eastham

Sent: 29 October 2018 12:37

To: 'Sam Sykes'

Cc: 'Chris Barker'

Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Hi Sam,

Please could you confirm that the (one) M4(2) compliant house, i.e. a two bedroom property is to be provided with wider external doors and step free access. Please could you submit plans of the elevations of the two bedroom property showing wider external doors and step free access.

Kind regards,

Michael

From: Sam Sykes [REDACTED]
Sent: 29 October 2018 09:20
To: Michael Eastham
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Hi Michael,

The proposed conditions are acceptable.

Please can you confirm that this is on the agenda for the November Committee?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP
[REDACTED]

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 26 October 2018 09:34
To: Sam Sykes
Cc: Chris Barker
Subject: RE: P1456 - Manor Nursery - Updated Site Plan

Sam,

Please could you confirm that you are satisfied with the following 2 pre-commencement conditions:

Condition 4:

Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers for properties (on Plots 5, 6 and 24) facing the A280; and the facade treatment of all houses facing onto the A280. The approved noise mitigation shall be implemented in accordance with the details submitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

Condition 6:

Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to

be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

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

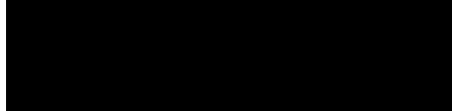
Sam Sykes MRTPI
Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited. Registered in England No 07844833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

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

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



Brooklyn Chambers, 11 Goring Road Worthing West Sussex BN12 4AP
[REDACTED]

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

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

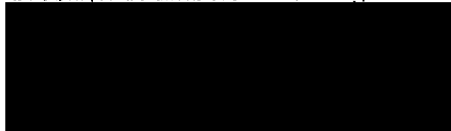
Sam Sykes MRTPI
Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

<https://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<https://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<https://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
