

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 January 2019 08:52
To: Planning Scanning
Subject: FW: PL10 - S106 Deed Completion Statement - Land North of Water Lane Angmering - (A/40/18/OUT)
Attachments: RE: Land north of Water Lane, Angmering (A/40/18/OUT)

From: Michael Eastham
Sent: 10 January 2019 14:39
To: Planning.Responses
Subject: FW: PL10 - S106 Deed Completion Statement - Land North of Water Lane Angmering - (A/40/18/OUT)

Please upload the email below and the attachment from ADC Neighbourhood Services onto Ocella for the Section 106 Agreement for A/40/18/OUT.

Thanks,

Michael

From: Joe Russell-Wells
Sent: 07 January 2019 10:55
To: Michael Eastham
Cc: Sue Howell
Subject: RE: PL10 - S106 Deed Completion Statement - Land North of Water Lane Angmering - (A/40/18/OUT)

Hi Michael,

The play pitch contributions appear not to be included – please see my attached email which sets them out together with the Sport England calculator. This is in lieu of any sports provision on site. Please let me know of any queries.

Regards, Joe

Joe Russell-Wells | Group Head of Neighbourhood Services, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD

Visit Arun's web site at www.arun.gov.uk ♻️ Save the environment - think before you print.

From: Michael Eastham
Sent: 07 January 2019 10:40
To: Joe Russell-Wells; Sue Howell; Sadie Tooley; 'CLAVELL-BATE, Simon (NHS COASTAL WEST SUSSEX CCG)'; [REDACTED]; 'Elaine Munns'; 'Stephen Gee'
Subject: PL10 - S106 Deed Completion Statement - Land North of Water Lane Angmering - (A/40/18/OUT)

Please find attached the latest version of the S106 Deed Completion Statement for A/40/18/OUT – Land North of Water Lane, Angmering.

Are you satisfied with the Heads of Terms and the developer contributions?

I look forward to receiving your response.

Kind regards,

Michael

[REDACTED]

From: Joe Russell-Wells
Sent: 01 August 2018 16:00
To: Michael Eastham
Cc: Sue Howell
Subject: RE: Land north of Water Lane, Angmering (A/40/18/OUT)
Attachments: Sport Englan Playing Pitch Calculator - Jan 2018 Version - A-40-18-OUT.xlsx

Hi Michael,

I have spoken to Zoe at Nexus re the below. The kickabout she refers to is what I would interpret as the 'formal' sports pitch which is agreed to be provided as an off-site sum to go towards provision at Palmer Rd. The wording of the S106 which relates to this will need to be carefully worded with regards to the limit of 5 S106 contributions. I have attached the sums generated by use of the Sport England calculator – this totals £143,717. Apologies for not providing previously – I had thought the sum had already been forwarded – please can you let Zoe know of the sum that ADC would be seeking.

The play provision and MUGA would be provided on site as discussed previously with Sue.

Kind regards, Joe

From: Michael Eastham
Sent: 31 July 2018 10:16
To: Joe Russell-Wells
Subject: FW: Land north of Water Lane, Angmering (A/40/18/OUT)

Hi Joe,

Please see the email below from Zoe Knott regarding the 'kickabout' area at Land North of Water Lane, Angmering (A/40/18/OUT). I have highlighted the relevant text.

Kind regards,

Michael

From: Zoe Knott [REDACTED]
Sent: 31 July 2018 10:11
To: Michael Eastham
Cc: Adam Ross; Natasha Bullen; Claire Potts
Subject: RE: Land north of Water Lane, Angmering (A/40/18/OUT)

Hi Michael,

Thank you for your email below.

As discussed just now we will remove the 'kickabout' area shown on the illustrative masterplan which is in line with the Council's approach at Palmer Road.

On the relationship of the proposed attenuation pond and the employment area we will review this on the drainage strategy and also any additional landscape work which is being provided.

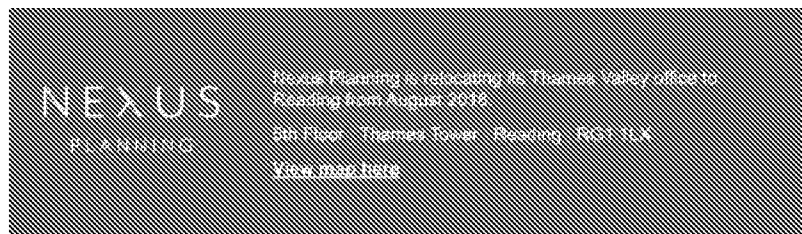
Many thanks,

Zoe

Zoe Knott
Principal Planner

Nexus Planning - Thames Valley
3 Weybridge Business Park
Addlestone Road, Weybridge
Surrey KT15 2BW

Nexus Planning - Birmingham
Alpha Works
Alpha, Floors 21 & 22
Suffolk Street Queensway
Birmingham B1 1TT



From: Michael Eastham
Sent: 26 July 2018 13:59
To: Zoe Knott
Cc: Adam Ross; Natasha Bullen; Claire Potts
Subject: RE: Land north of Water Lane, Angmering (A/40/18/OUT)

Hi Zoe,

The Landscape Strategy, Green Infrastructure and Landscape Mitigation Measures set out on pages 33 to 38 of the Design and Access Statement provide a good framework and starting point for the outline planning application (A/40/18/OUT).

However, your Design Team will need to re-visit the Landscape Strategy Diagram on page 34 and the Green Infrastructure Diagram on page 36 to reconsider the location of the Kick-about / sports pitches in the northern part of the site. The kick about / sports pitches need to be centrally located and be closer to Angmering village for the local residents to use.

The linear park needs to be extended both in a north/south axis and an east / west axis within the application site.

There needs to be a pedestrian / cycle route in the north west corner of the site onto Dappers Lane and into the South Downs National Park.

The relationship of the proposed attenuation pond and the employment area at the southern part of the site needs to be re-considered, which may have a bearing on the landscape strategy.

The location of the proposed attenuation area in the ecological enhancement area at the centre of the site may need to be re-considered if you develop a central water feature running north / south through the site.

The 15 metre landscape buffer along the eastern boundary of the Ancient Woodland will need to be extended to the southern boundary of the site to mitigate the views into the site from the South Downs National Park.

I hope that these comments are helpful.

Kind regards,

Michael

From: Zoe Knott [REDACTED]
Sent: 26 July 2018 11:03
To: Michael Eastham; Claire Potts
Cc: Adam Ross; Natasha Bullen
Subject: RE: Land north of Water Lane, Angmering

Hi Michael,

Thank you for confirming I will get the revised PPA across to you. Are you able to confirm the landscape strategy as set out in the submitted DAS is acceptable?

Many thanks,

Zoe

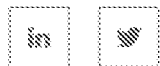
Zoe Knott
Principal Planner

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[REDACTED]





NEXUS
PLANNING

Nexus Planning is relocating its Thames Valley office to Reading from August 2018.
9th Floor - Thames Tower - Reading - RG1 1LX
[View map here](#)

From: Michael Eastham <[REDACTED]>
Sent: 25 July 2018 11:22
To: Zoe Knott <[REDACTED]>; Claire Potts <[REDACTED]>
Cc: Adam Ross <[REDACTED]>; Natasha Bullen <[REDACTED]>
Subject: RE: Land north of Water Lane, Angmering

Hi Zoe,

The LPA agrees to the timetable you set out in your email of 19th July 2018 for supplying the Council with the revised information requested for the outline planning application for Land North of Water Lane, Angmering.

The agreed timetable is:

- w/c 10th September - present the amended information to the Angmering Advisory Committee
- 28th September - submit amended package of information to the Council
- Application taken to the 14th November 2018 planning committee.

I look forward to receiving the amended PPA.

Kind regards,

Michael

From: Zoe Knott <[REDACTED]>
Sent: 25 July 2018 11:03
To: Claire Potts; Michael Eastham
Cc: Adam Ross; Natasha Bullen
Subject: RE: Land north of Water Lane, Angmering

Morning Claire/Michael.

I hope you are both well.

Are you able to provide an update on agreement to the timetable I set out on 19th July and confirmation on what you would be looking for in the landscape information?

Many thanks,

Zoe

Zoe Knott
Principal Planner

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Nexus Planning - Thames Valley
3 Weybridge Business Park
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[REDACTED]



From: Zoe Knott

Sent: 19 July 2018 09:07

To: Claire Potts [REDACTED]; Michael Eastham [REDACTED]

Cc: Adam Ross [REDACTED] Natasha Bullen [REDACTED]

Subject: Land north of Water Lane, Angmering

Morning Claire/Michael,

Thank you for your time earlier in the week.

As discussed I set out the programme for supplying the Council with the revised information requested:

- w/c 10th September - present the amended information to the Angmering Advisory Committee
- 28th September - submit amended package of information to the Council
- Application taken to the 14th November 2018 planning committee

Once I have confirmation from you these dates are acceptable I will amend the PPA and send this back across.

For your information I have spoken to Anna Gillings and it is not possible to provide a pedestrian link through the care home scheme. The red line boundary does not cover the area closest to our application and due to the nature of the scheme being dementia patients it is not possible from a safety point of view.

I have left a voice message with Joe Russell-Wells to discuss the kick-about area which we currently show on our illustrative masterplan but have not yet received a response.

If you could send across your thoughts on the Landscape Strategy as soon as possible that would be greatly appreciated.

If you have any questions please do not hesitate to get in touch.

Many thanks,

Zoe

Zoe Knott
Principal Planner

[REDACTED]

[REDACTED]

Nexus Planning - Thames Valley
3 Weybridge Business Park
Addlesone Road, Weybridge

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Playing Pitch New Development Calculator

Version: January 2018

Note: For the calculator to work it requires data from the local authority's playing pitch strategy assessment work to be entered - see 'PPS Data' sheet .

PART ONE: Local Authority and population details

- 1. Select the local authority from the list.
- 2. Enter the total population of the local authority.
- 3. Enter the new population to estimate the demand for.

1.	Arun
2.	154,414
3.	1,313

PART TWO: Estimated demand in match equivalent sessions during the weekly peak period (across a season for Cricket)

Adult football	=	0.25
Youth*	=	0.28
Mini Soccer*	=	0.21
Rugby Union	=	0.14
Rugby League	=	0.00
Hockey	=	0.00
Cricket	=	7.72

PART THREE: The most appropriate way to meet the estimated demand

- 1. Look at the location of the new population alongside the results of the playing pitch strategy assessment work.
- 2. Understand the nature of playing pitch sites within an appropriate catchment of the new population and issues in the area.
- 3. This may lead to suggestions of one or more ways of meeting the estimated demand, such as:
 - a. Enhancing existing pitches to increase their capacity and ensure adequate long term maintenance to maintain the higher use;
 - b. Undertaking works, and ensuring appropriate long term maintenance and access arrangements, to secure new or greater community use of existing sites;
 - c. Providing new playing pitches on new sites (natural or artificial grass pitches).
- 4. When deciding on the most appropriate way of meeting the estimated demand regard should be had to the Government's regulations, policy and guidance regarding the Community Infrastructure Levy (CIL) and the use of planning obligations.

Link here to the CIL Section of the Government's Planning Practice Guidance.
Sport England has a 'CIL and Planning Obligations Advice Note' available on request from your relevant Sport England Planning Manager or by email at planningforsport@sportengland.org.

PART FOUR: Estimated demand in new playing pitches to meet the estimated demand during the weekly peak period (across a season for Cricket)

It may be decided that the estimated demand should be met by the creation of new natural and/or artificial grass pitches. If this is the case then an indication of the number of new pitches that may be required is provided below. This is based on providing natural grass pitches for football, rugby and cricket and new artificial grass pitches for hockey.

An estimate of the costs for providing the new pitches is also provided. These are indicative costs only. Appropriate local work should be undertaken to determine more accurate costings.

Total	=	1.04
Adult Football	=	0.25
Youth Football	=	0.28
Mini Soccer	=	0.21
Rugby Union	=	0.14
Rugby League	=	0.00
Hockey	=	0.00
Cricket	=	0.17

pitches at a capital cost of	£121,920	and a total life cycle cost (per annum) of	£21,797
pitches at a capital cost of	£24,328	and a total life cycle cost (per annum) of	£4,425
pitches at a capital cost of	£22,572	and a total life cycle cost (per annum) of	£4,086
pitches at a capital cost of	£4,941	and a total life cycle cost (per annum) of	£894
pitches at a capital cost of	£18,161	and a total life cycle cost (per annum) of	£3,350
pitches at a capital cost of	£0	and a total life cycle cost (per annum) of	£0
pitches at a capital cost of	£0	and a total life cycle cost (per annum) of	£0
pitches at a capital cost of	£51,919	and a total life cycle cost (per annum) of	£9,041

*. Figures shown in Parts 2 and 4 on this sheet for both youth football and mini soccer categories combine the results for the relevant age groups (Youth 10-11 and 12-15yrs, Mini Soccer 6-7 and 8-9 yrs). Figures for the individual age groups are available in the Workings Sheet (Column O for Part 2 and Columns Q to Y for Part 4). The pitch costs used are the same for all age groups within the same category (see Workings Sheet, Column T).