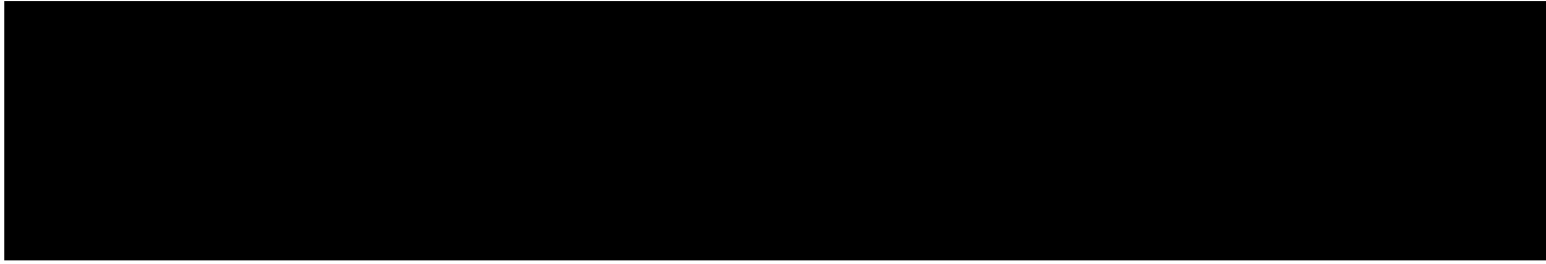
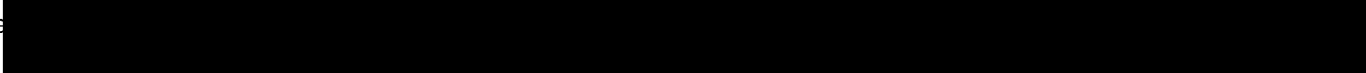


Lynnyrd Wolfe

From: Anita Gardner
Sent: 09 July 2019 14:41
To: Planning.Responses
Subject: FW: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering
Attachments: ADC Tree Officer Consultation Response (11-06-19).pdf; DD332L01_Landscape Strategy.pdf; 2_10A_SITEPLAN_MAYFLOWER_A2_ES_final.pdf; S106 Scoping Report (09-05-19).pdf
Importance: High

Please treat as a substitute and additional plan



From: Matthew U 
Sent: 08 July 2019 17:32
To: Anita C 
Cc: Mark V 
<IanS@cr
Subject: R
Importance: 

Dear Mrs Gardner,

Further to my email dated 21 June 2019 below, I am now pleased to attach a Landscape and Tree Planting Strategy Plan ref. DD332-L01 to address Mark Warwick's consultation response dated 11 June 2019, as attached. Specifically:

1. The landscape treatment proposed for the site's frontage with Mayflower Way will comprise groundcover (a grass verge) along the back of the kerb of the footpath in front of Plots 1-7, then a hedgerow, then additional planting and then lawn behind.
2. Landscaping along the site's frontage with Mayflower Way will also include street trees, likely to be columnar and a native variety of hornbeam, with a 3m wide canopy to avoid shading houses. This approach is also repeated to the front of Plots 21-24; and you will note that Plots 8-10 and 18-20 have street trees to their fronts.
3. The area of open space on the northern part of the site will have native hedging along its western and eastern boundaries; a number of individual trees; a mown grass path for informal access and enjoyment; and existing trees on site felled and arranged into log piles and 'stepping stones' for informal seating, informal children's play and to act as reptile habitat/refugia/hibernacula. The open space's grassed areas will be allowed to grow up over the summer months, before having a late cut in August. These arrangements have been endorsed by my client's ecologists, the Ecology Co-Op.

As per my email dated 21 June 2019, the plots shown with street and/or curtilage trees on the application's Landscape and Tree Planting Strategy Plan ref. DD332-L01 can be sold subject to a legal covenant requiring their owners and successors in perpetuity to retain and if necessary, replace the trees, thereby safeguarding the trees' visual and amenity value in perpetuity. A similar legal covenant can be placed on the trees shown within the area of

open space on the application's Landscape and Tree Planting Strategy Plan ref. DD332-L01 and made enforceable against the Management Company charged with maintaining the same.

I have also attached a revised Site Plan ref. 2.10A to match the application's Landscape and Tree Planting Strategy Plan ref. DD332-L01 – indeed, the application's Site Plan ref. 2.10A includes a note requiring it to be read in conjunction with the application's Landscape and Tree Planting Strategy Plan ref. DD332-L01.

I do hope that the attached Landscape and Tree Planting Strategy Plan ref. DD332-L01 and the commentary and legal safeguards outlined above address Mark's consultation response dated 11 June 2019, such that he can confirm the withdrawal of his 'holding objection' to the site's application. On this basis and bearing in mind that the statutory period for consultation responses expired on 24 May 2019; that there have not been any outright objections made to the site's application; and that the target date for deciding the application expires on 9 July 2019, I'm hoping that you will now be able to confirm that the application will be granted by Delegated Powers, subject to your Authority's Legal Department preparing a draft S106 Agreement to cover arrangements for affordable housing, the maintenance of the site's landscaping and open space and the matters covered in the attached S106 Scoping Report dated 9 May 2019, which was posted on the application's 'online file' on 2 July 2019.

I look forward to hearing from you as soon as possible.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

MatPlan Limited, Company Registration No. 7423701
Registered Office: Lexham House Forest Road Binfield Berkshire RG42 4HP

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From: Matthew Utting

Sent: 21 June 2019 11:55

To: 'Anita.'

Cc: 'Kevin'

'mark.warwick'

Subject: P

Importance:

Dear Mrs Gardner,

My clients and I have noted the consultation response from your Authority's Tree Officer, Mark Warwick, in respect of the above – as attached.

As such, this email is just to let you and Mark know that my client will commission landscape architects to prepare a Landscape Strategy and associated Landscape Strategy Plan to address Mark's comments – this material will be submitted to you to form part of the site's application and can be covered by the usual planning conditions relating to hard and soft landscaping and the 'aftercare' of the same.

My clients have also suggested that the proposed plots fronting Mayflower Way can be sold subject to a legal covenant requiring their owners and successors in perpetuity to retain and if necessary, replace street and curtilage trees, thereby safeguarding the trees' visual and amenity value in perpetuity. A similar covenant can be placed on any trees proposed within the site's areas of open space and made enforceable against the Management Company charged with maintaining the same.

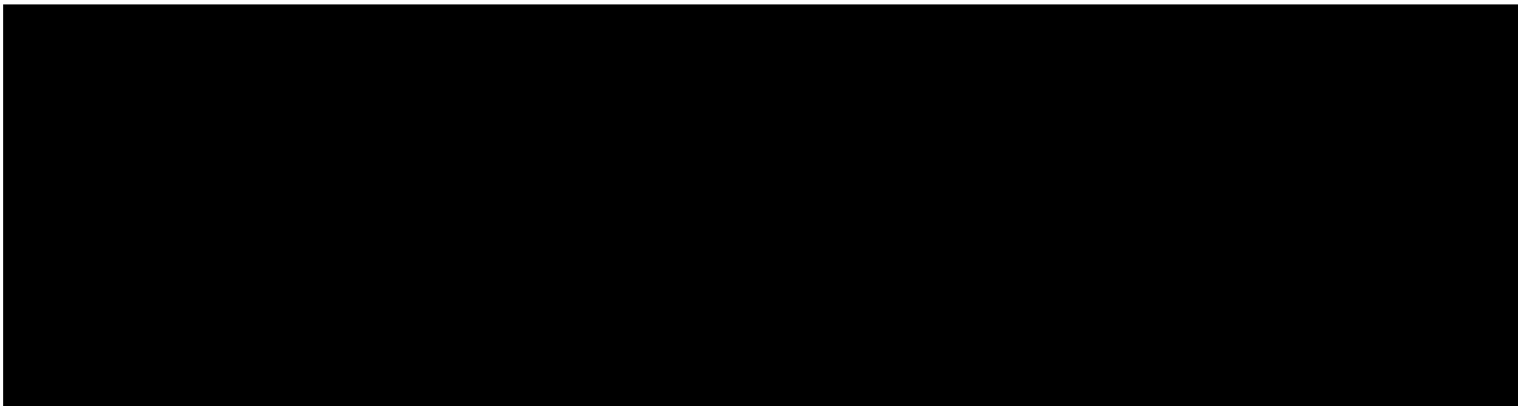
I'll be in touch again when the Landscape Strategy and Landscape Strategy Plan referenced above are ready to submit to your Authority as part of the site's application. In the meantime, I hope this email is helpful and you are of course welcome to contact me if any other matter requires discussion.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF



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From: Matthew U [redacted]

[redacted]

Importance: High

Dear Mrs Gardner,

The message that I left on your voicemail earlier today refers - since sending you my email dated 9 May 2019 below, I have monitored the application's 'online file' via your Authority's website and have noted the comments received from third parties and statutory consultees. So far as the latter are concerned, there don't appear to have been any substantive matters raised; and the period for comments on the application expired on 24 May 2019.

I'd therefore be grateful if we could arrange to review the site's application (either at a meeting or over the 'phone – I'm flexible) and agree the timing and method for its determination – the statutory period for the application's determination expires on 9 July 2019 and I am conscious that a S106 Agreement needs to be drafted, settled and executed to form part of any planning permission granted by your Authority.

I look forward to hearing from you.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting
Sent: 09 May 2019
To: 'Anita.Gardner@arundistrictcouncil.gov.uk'
Cc: 'Kevin.Wawman@arundistrictcouncil.gov.uk'
Subject: FW: Acknowledgement of application
Importance: High

Dear Mrs Gardner

I refer to the above application, which has been assigned to you as Case Officer and write to introduce myself as the Agent acting for the applicant, Crayfern Homes. Please contact me directly if you have any queries with the application as submitted and/or if you require the application to be supplemented by additional information.

I have noted the response made to the application by your Authority's Drainage Engineer, as per the attached email dated 7 May 2019. Whilst I note that no objection has been raised, subject to the imposition of planning conditions, I have attached a Soakaway Letter Report dated 16 April 2019 from my client's Geotechnical Consultants and would be grateful if this could be added to the application and forwarded to your Authority's Drainage Engineer for information.

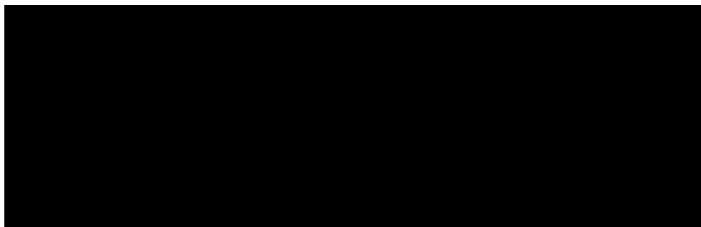
I hope this email and the attached are helpful – by all means contact me to discuss any matter. Otherwise, I'll contact you once the consultation period for the application has expired on 24 May 2019, with a view to arranging a meeting to review the application and the timing and method of its determination.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: [redacted] ay

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