

[REDACTED]

From: [REDACTED]
Sent: 15 August 2019 16:22
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

[REDACTED]

Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

I have yet to hear from you following the email I sent on 5 August 2019 (as below), so decided to check this application's 'online file' before asking for your reply. I have therefore seen the consultation response from your Authority's Landscape Officer to this application (as attached) and would point out the following:

1. The application proposal was discussed in detail and agreed at the pre-application stage under ref. PAA/96/17/ with your colleague David Easton, following discussions with internal and external consultees and input and advice from David's Manager. David responded formally to my client's Pre-application Enquiry in a letter dated 10 October 2017 (as attached) and I would draw your attention to his comments under the sub-heading 'Design' on the third page of his letter, as follows:

"...The scheme has been amended following discussions with the LPA and it is considered that the proposal will not give rise to unacceptably adverse effects on the established character of the locality or the street scene. The existing site features mature planting on the southern and western boundaries and this is shown as being removed on the submitted plans. However, it is considered that suitable landscaping scheme could

be prepared to mitigate the impact of the development upon the character of the locality. It is considered that the proposed dwellings will be suitably set back from Mayflower Way so as to avoid unacceptable harm to the character of the street scene.

Open space is intended to be provided to the north of the site where existing powerlines cross the site. However, despite the limitations of the open space provision on the site a park is situated approximately 56m to the west of the proposed site access. This point could be explored further with the Council's Greenspace Department with a view to a commuted sum toward improvements at the adjacent park..."

David concluded as follows under the sub-heading 'Conclusion' on page 6 of his letter dated 10 October 2017:

"...Based on the above comments I conclude that were a planning application to be submitted it would be likely to be recommended for approval due to the proposed development's accordance with relevant development plan policies..."

As such, provision of open space on site was considered by David at the pre-application stage; and in the context of supporting the proposal for the site's development, he made the sensible and practical suggestion that my client should make a financial contribution towards the maintenance and/or improvement of the extensive area of open space directly to the west of the site. That is what my client has agreed to do, as confirmed in my email dated 5 August 2019.

2. You will recall that my email dated 8 July 2019 dealt in detail with tree planting and soft landscaping within and on the boundaries of the site's development layout and along the site's frontage with Mayflower Way, with reference to a revised Site Plan ref. 2.10A and a new Landscape and Tree Planting Strategy Plan ref. DD332-L01, in order to address the consultation response dated 11 June 2019 from Authority's Tree Officer. Your Authority's Landscape Officer may be unaware of this correspondence but with the greatest respect, arboricultural matters are the responsibility of your Authority's Tree Officer and his consultation response to this planning application has been dealt with.
3. My email dated 8 July 2019 also dealt with how it was envisaged that the open space provided on the northern part of the site would be used and managed. As such, I have confirmed that the open space will have native hedging along its western and eastern boundaries; will be planted with a number of individual trees; will incorporate a mown grass path for informal access and enjoyment; and existing trees felled on site will be arranged into log piles and 'stepping stones' for informal seating, informal children's play and to act as reptile habitat/refugia/hibernacula. Please refer to the attached photographs for more information in this regard. The open space's grassed areas would 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.

I have also confirmed that the site's open space and other elements of 'green infrastructure' and trees planted as part of the same will be managed by a private management company, at no cost to your Authority. The sale of houses on site will be subject to restrictive covenants prohibiting the removal of trees within domestic curtilages and on the site's frontage with Mayflower Way. The 'fine detail' of the site's hard and soft landscaping, open space, other elements of 'green infrastructure' and tree planting; and the management/maintenance/safeguarding of the same can be covered by planning conditions and/or a S106 Agreement, as is normal practice.

4. In light of the above, the site's current development layout will not be revised; and the open space shown on the same will remain where it is proposed - whether or not your Authority regards the open space as such - and will incorporate opportunities for informal enjoyment and children's play and ecological enhancements. Furthermore and consistent with David Easton's suggestion made at the pre-application stage, I would encourage you to take the sensible and practical step as the application's Case Officer of agreeing with my client an appropriate financial contribution towards the maintenance and/or improvement of the existing open space immediately to the west of the site, to be delivered via a S106 Agreement.

As you know, my client's application was registered as valid on 23 April 2019; its statutory consultation period expired on 24 May 2019; and its target date for determination expired on 9 July 2019. Given the time that my client invested in lengthy but ultimately positive negotiations at the pre-application stage, the continuing delay with the application's determination is, with the greatest respect, unacceptable. We have engaged with you positively and proactively as the application's Case Officer; Angmering Parish Council support the application; and I would therefore repeat my request for my client and I to meet with you to review the application and to move it forward to a favourable decision. Any further delay will unnecessarily delay the delivery of a site allocated for housing in the Angmering Neighbourhood Plan; and in turn, will delay the delivery of another allocated site now consented for affordable housing on land south of Mayflower Way.

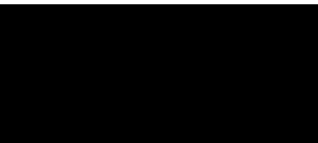
I look forward to hearing from you and to meeting you, with my client in attendance, as soon as possible.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
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From: [REDACTED]
Sent: 05 August 2019 16:14
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED]
Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

Thank you for your email below, which I have forwarded to and discussed with my client.

As you are aware, the proposal before you was discussed in detail and agreed at the pre-application stage under ref. PAA/96/17/ with your colleague, David Easton, following discussions with internal and external consultees and input and advice from David's Manager. Section 3.0 and Appendix 3 of the application's Planning, Design & Access Statement refer. As such, the site's current development layout will not be revised; and the POS shown on the same will remain where it is proposed, as useable POS incorporating opportunities for informal play as well as opportunities for ecological enhancements.

In addition, my client will look forward to agreeing an appropriate financial contribution towards the maintenance and/or improvement of the existing POS immediately to the west of the site – a matter that can be included a S106 Agreement linked to the site's planning application. I'd be grateful if you could instruct your Legal Department to draft a S106 Agreement on this basis, also to include arrangements for affordable housing and the matters covered in the S106 Scoping Report dated 9 May 2019, which was posted on the application's 'online file' on 2 July 2019.

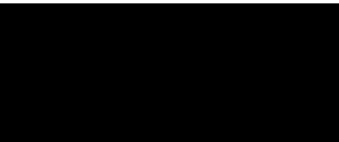
I look forward to hearing from you.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 02 August 2019 16:34
To: mat@matplan.co.uk
Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Dear Matthew,

I have discussed your application with my Team Leader. The critical consultation response which remains outstanding is the Landscape Officer's, who I have chased today. The open space indicated on the submitted plan is not acceptable in the area of the existing power lines and should ideally be more centrally sited. However, despite the limitations of the open space provision within the site, a park is situated approximately 56m to the west of the proposed site access, and the Council's Greenspace department may accept a commuted sum toward improvements at the adjacent park as an alternative.

Without prejudice, once their response is received, if they accept a commuted sum in lieu of provision, I will come back to you to request an amended site plan deleting reference to open space and will instruct our legal department to start drawing up a Draft 106 Agreement in respect of contributions.

Regards

Anita Gardner

From: Anita Gardner
Sent: 01 August 2019 11:33
To: 
Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Dear Matthew,

I apologise for the delay. I hope to discuss this application with my Team Leader in the next couple of days and will come back to you at the beginning of next week.

Regards

Anita Gardner



From: [REDACTED]

Sent: 01 August 2019 10:59

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Importance: High

Morning, Anita,

I have not received a reply to my email dated 19 July 2019, as below. I'd be grateful for an update on matters and therefore look forward to hearing from you as soon as possible.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: [REDACTED]

Sent: 19 July 2019 11:37

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Importance: High

Morning, Anita,

Thank you for your email below.

I appreciate that everyone is busy with work and deadlines but my client's application was registered as valid on 23 April 2019, its statutory consultation period expired on 24 May 2019 and its target date for determination expired on 9 July 2019. I have monitored the application's 'online file' and have submitted various documents in good time to deal with various consultation responses concerned with various relevant matters.

My client's application seeks to deliver a site allocated for housing in the Angmering Neighbourhood Plan. Terms have been agreed whereby my client's application will also help to facilitate another allocated site now consented for affordable housing on land south of Mayflower Way. The delay with this application's determination is therefore delaying the delivery of open market and affordable housing on two allocated housing sites in Angmering.

Given that my client has committed to a pre-application process and that this application has not attracted any objections from statutory consultees, could I therefore ask that you confirm a timescale for expediting a grant of permission, preferably by Delegated Powers; and 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 S106 Scoping Report dated 9 May 2019, which was posted on the application's 'online file' on 2 July 2019. My client and I would be more than happy to attend a meeting with you, to facilitate this process – please suggest some dates and times and we will do our best to work around your availability.

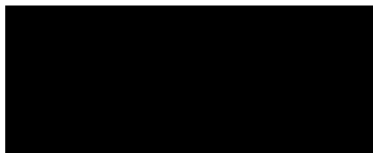
I look forward to hearing from you.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 17 July 2019 12:38

To: 

Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Dear Mr Utting,

I refer to your telephone messages and apologise that your application is delayed and that until now I have been unable to reply to your calls. I can advise that I am currently working on current older and urgent committee items.

The details submitted on 09-07-2019 with your e-mail are being substituted I will be looking at your application in more detail at the end of next week. There are still outstanding consultation responses awaited from NHS, environmental health and landscapes. I will also re-consult with our tree officer.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]

Sent: 08 July 2019 17:32

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering

Importance: High

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
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RG12 8BF



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From: [REDACTED]
Sent: 21 June 2019 11:35
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>



Subject: Planning Application Ref. A/46/19/PL - Land North of Mayflower Way, Angmering
Importance: High

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



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From: [REDACTED]
Sent: 13 June 2019 13:41
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED]
Subject: RE: Acknowledgement of Planning Application: A/46/19/PL : Land North of Mayflower Way
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

7 Siskin Gate
Bracknell
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From: [REDACTED]
Sent: 09 May 2019 15:43
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: FW: Acknowledgement of Planning Application: A/46/19/PL : Land North of Mayflower Way
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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Berkshire
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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 23 April 2019 11:24

To: [REDACTED]

Subject: Acknowledgement of Planning Application: A/46/19/PL : Land North of Mayflower Way

<http://www.arun.gov.uk>

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