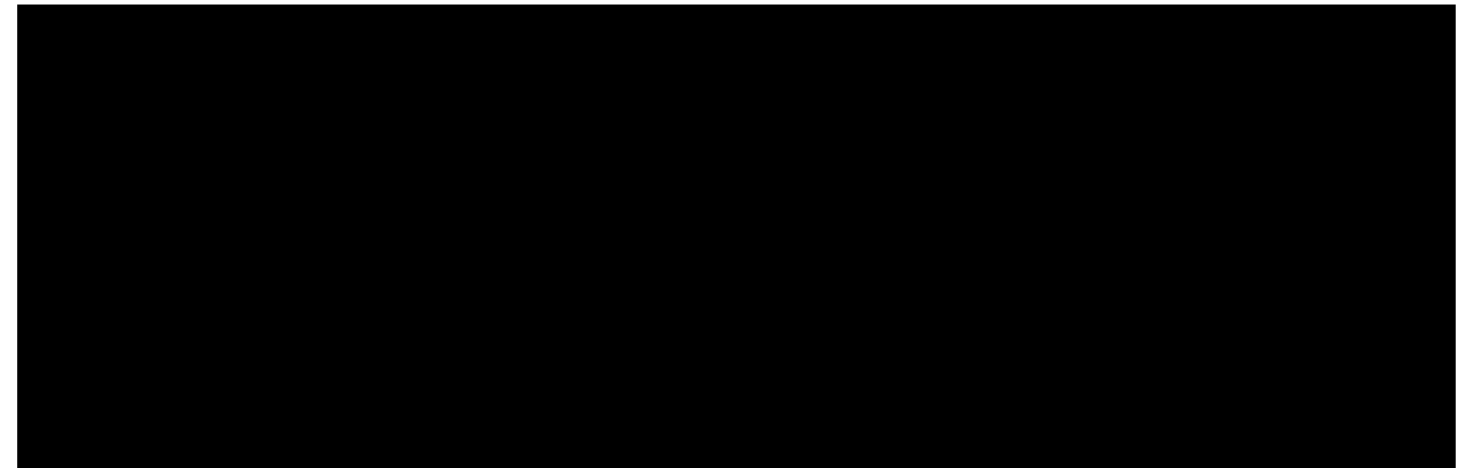




From: Matthew Utting [REDACTED]
Sent: 21 November 2019 10:19
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Morning, Anita, I hope you are well?

Thank you for your email below.

I'm pleased to note that you have agreed it would be appropriate for an Acoustic Impact Assessment in relation to adjacent commercial uses and the A259 to be covered by pre-commencement conditions. In order to provide your Authority with some comfort that such pre-commencement conditions could be discharged, my client has sought advice from Clarke Saunders Associates and I attach a copy of their letter dated 20 November 2019 in this respect – please regard this letter as forming part of my client's planning application.

You will note that Clarke Saunders Associates have recommended the same pre-commencement condition that was imposed upon the nearby consented 'Quiet Waters' development on Roundstone Lane; and are confident that such a condition can be discharged, in line with a scheme of noise mitigation if necessary.

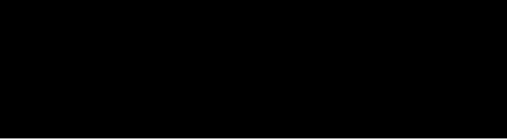
Otherwise, I'd be grateful for an update regarding the application's S106 Agreement – I gather that Kirstin Kyle in your Authority's Legal Department has sent you a draft S106 Agreement for your consideration and is awaiting your instructions as to how the Agreement should cover tree provision/tree protection on site. My client's Solicitors would appreciate sight of a complete draft S106 Agreement as soon as possible and in the meantime, I hope this email and the attached are of assistance.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
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Berkshire
RG12 8BF



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 14 November 2019 13:06
To: Matthew Utting 
Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Dear Matthew,

I can confirm that having discussed the contributions with my Team Leader we are satisfied with the rationale set out and the figures provided and the Draft Agreement is progressing on this basis.
Regarding the provision of an acoustic report I suggested that it should be undertaken at this stage in relation to the impact of the existing businesses to the immediate east of the proposed site since it may impact on the position of the dwelling in the northeast corner of the site. Noise issues associated with the dualling of the A259 could be dealt with later and conditioned. If you are satisfied that any mitigation can be satisfactorily undertaken within the site to adequately address any noise associated problems arising in the future then this can also be conditioned, even though it would be prudent to make an initial assessment at this stage.

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

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From: Matthew Utting 
Sent: 11 November 2019 14:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: 'Kevin Wawman' 

Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

Thanks for your email below and for the attached comments dated 6 November 2019 from your Authority's EHO.

Leaving aside the that your Authority's EHO has seen fit to comment on this application some seven months after its submission; that the application site is allocated for housing in the Neighbourhood Plan and lies near to but not next to land just used for car sales and storage (not repairs) to the east and a kennels and cattery to the north; and that your Authority's EHO did not object to the CLT's planning application ref. A/219/17/PL for 12 affordable dwellings on the land allocated for housing in the Neighbourhood Plan on the opposite (southern) side of Mayflower Way, my client will nevertheless agree to carry out an Acoustic Assessment to support the site's proposed development.

However, with reference to the highlighted text in Karl Roberts' email dated 3 September 2019 to my client below:

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 03 September 2019 15:12
To: Kevin Wawman [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: Angmering

Dear Kevin,

Juan was only back yesterday so I have only had the chance to speak to them both this morning.

Anita is working towards the write up of the application with the next 4 weeks.

As will all applications we recognise that there is a planning balance to be applied which means that it is not always possible or reasonable to accommodate every request from a consultee.

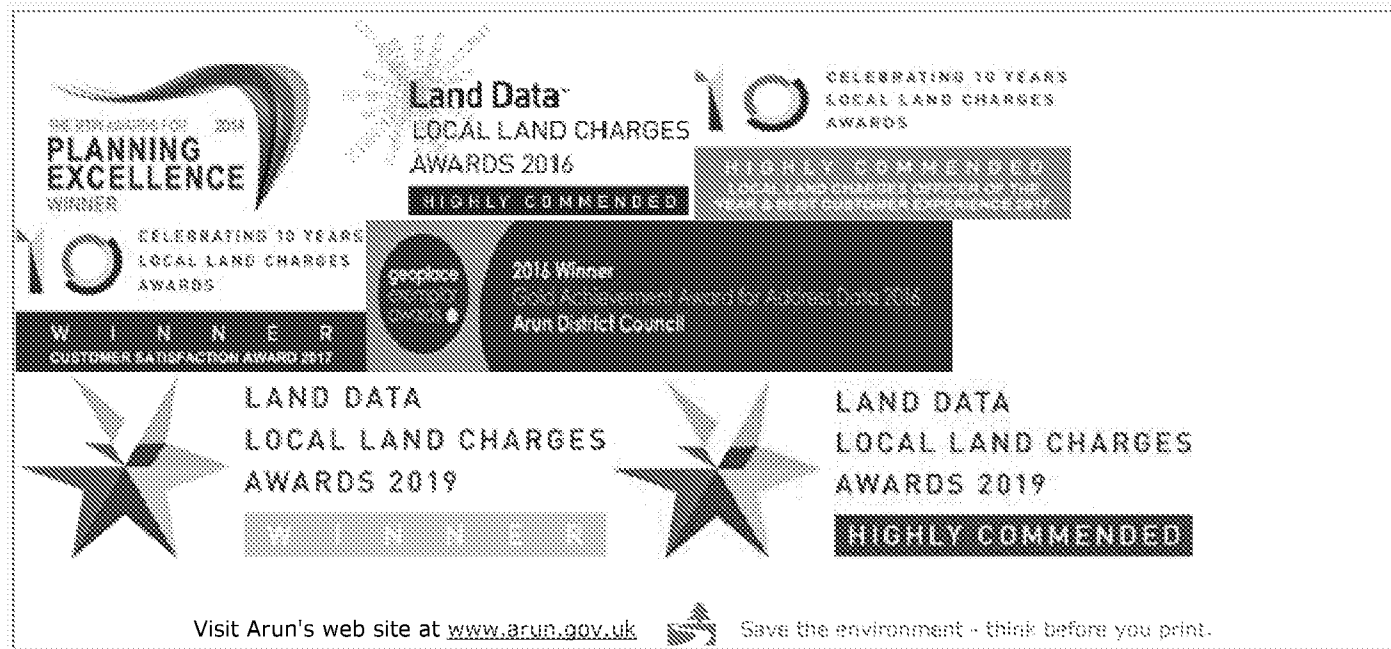
Notwithstanding this Anita will be in contact to discuss the open space just being a landscape area (not good to have an open space under power line) and a financial contribution being made instead to the enhance a suitable existing open space. Can I also suggest that you take out any new trees that are not in the public domain and include within your s106 a financial contribution which would provide for new trees to be planted in this part of Angmering. There may be other matters which she will advise on.

Finally, as you may be aware the road to the south (A259) is being duelled. It will be necessary to improve the noise protection of the proposed units but this can be dealt with by way of condition.

Regards,

Karl

[Karl Roberts](#) | Director of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37760 | External: +44 (0) 1903 737760 | E-mail: Karl.Roberts@arun.gov.uk



I would request that this Acoustic Assessment be made the subject of a planning condition – please confirm your agreement to proceed on this basis.

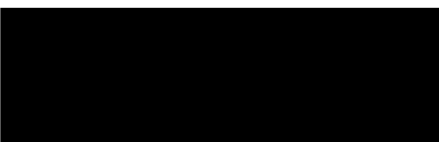
Otherwise, I will look forward to hearing from you tomorrow, please, with confirmation that the matter of a financial contribution relating to open space is agreed.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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

Sent: 08 November 2019 17:23

To: Matthew Utting [REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Dear Matthew,

Unfortunately I haven't been able to speak to my Team Leader this week. I hope to come back to you next Tuesday. I apologise for the delay.

In the meantime I have received the comments of the Environmental Health officer which are scanned against the application and attached above. As you can see an objection has been raised on the basis that operation of existing businesses to the immediate east of the proposed site are likely to result in noise to the detriment of new residents. Is it possible that whilst the Agreement is being progressed an acoustic report can be submitted which identifies noise sources in the vicinity of the proposed new homes and includes mitigation measures which will be provided?

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | 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

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From: Matthew Utting [REDACTED]

Sent: 07 November 2019 09:18

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

Cc: 'Kevin Wawman' [REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Importance: High

Morning, Anita, I hope you are well?

Just a quick email to seek your confirmation that we can progress the site's application on the basis of my emails dated 10 and 30 October 2019, as below. My client (and the Parish Council) are pressing...

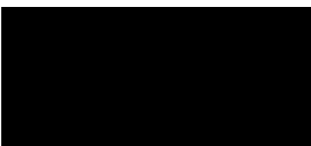
I look forward to hearing from you as soon as possible.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting [REDACTED]
Sent: 30 October 2019 15:24
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Cc: 'Kevin Wawman' [REDACTED]
Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

Many thanks for returning my calls earlier today. As discussed, I am pleased to clarify further the open space 'package' – specifically items 2 and 6 - set out in my email dated 10 October 2019 as follows.

A budget estimate of circa £15,000 has been set aside to provide and thereafter maintain the trees described in item 2 in my email dated 10 October 2019 and shown on application plan ref. DD332-L01, out of a total financial contribution of £45,000 for open space enhancements agreed with Angmering Parish Council. This leaves a net 'cash contribution' of £30,000, as described in item 6 in my email dated 10 October 2019. As such, items 2 and 6 in my email dated 10 October represent a disaggregation of a financial contribution totalling £45,000 towards open space enhancements agreed with Angmering Parish Council.

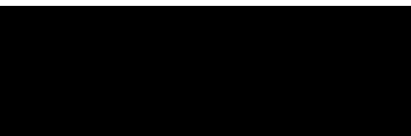
I hope this email clarifies matters for you and look forward to your written confirmation on Tuesday next week that we can progress the site's application and its associated S106 Agreement to a successful conclusion *inter alia* on the basis of my email dated 10 October 2019.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting [REDACTED]
Sent: 30 October 2019 11:58
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Morning Anita,

I've now left you two telephone messages, asking you to ring me to discuss your email dated 28 October 2019 below. Your 'phone is going straight to email.

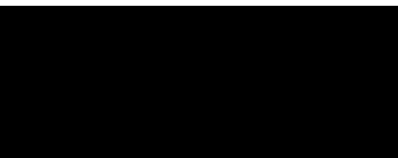
I'd be grateful if you could ring me today – either number below but try my mobile first.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 28 October 2019 11:46
To: Matthew Utting [REDACTED]
Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Dear Matthew,

Using the calculation method as proposed in our emerging SPD to generate a compensation figure for the option proposed 24no dwellings would require 1690m2 of onsite POS (620m2 being provided) which if an offsite

contribution were generated would therefore be £47,308.80 which is the figure originally discussed with Angmering Parish Council.

You previously stated that Crayfern Homes will pay the Parish Council a £30,000 (thirty thousand pound) financial contribution towards making qualitative improvements to Mayflower Park, which lies immediately to the west of the site. This financial contribution will be paid upon occupation of the 20th dwelling on site. Once again, the 'fine detail' of this arrangement can be covered by a S106 Agreement.

I would ask for clarification on how the figure of £30,000 was agreed? Has it been calculated assuming an element of POS on site being provided?

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

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From: Matthew Utting [REDACTED]
Sent: 23 October 2019 20:27
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Evening, Anita,

Further to my last email dated 18 October 2019 below, do you have anything to report? I believe Kirstin is now in touch with my client's Solicitors regarding a S106 Agreement but I'm awaiting your confirmation that what my client has agreed with Angmering Parish Council relating to open space is acceptable to your Authority.

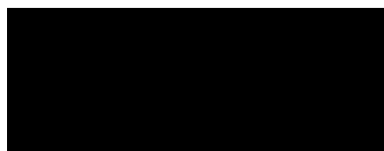
I look forward to hearing from you – as soon as possible, please.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting [REDACTED]
Sent: 18 October 2019 16:51
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

Thank you for your email and for the update contained therein. I'd be grateful for confirmation as soon as possible that the proposal outlined in my email dated 10 October 2019 is acceptable to all, following which I will arrange for the revised site plan to be sent to you.

In the meantime, I will look out for contact from your Authority's Legal Department regarding the application's S106 Agreement.

Have a good weekend.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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[REDACTED]

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

Sent: 18 October 2019 10:10

To: Matthew Utting [REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Dear Matthew,

Apologies for the delay. I have been out of the office a lot this week. I am consulting with our landscape officer to check that she is happy with the proposal outlined. In the meantime I will contact our legal department to start the process of drawing up a legal agreement and await receipt of the revised site plan.

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

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From: Matthew Utting [REDACTED]

Sent: 17 October 2019 17:24

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

Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering

Importance: High

Afternoon, Anita,

I was wondering if you are now able to confirm your agreement to the proposal outlined in my email below, which has been agreed between my client and Angmering Parish Council? My client and I are now very keen to make progress with the site's planning application and S106 Agreement.

I look forward to hearing from you as soon as possible, many thanks.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting [REDACTED]
Sent: 10 October 2019 17:20
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Dear Anita,

Further to our recent exchanges of emails below, I can confirm that Kevin Wawman, Managing Director of Crayfern Homes, met with the Chair of Angmering Parish Council on 7 October 2019, to discuss matters relating to the provision/maintenance/enhancement of open space on the application site and in the immediate surrounding area. This email summarises the agreement reached between Crayfern Homes and the Parish Council regarding this matter, as follows:

1. Application plans ref. 2.10A and DD-332-L01 (attached) will be revised to re-designate the 620m² of open space along the site's northern boundary as a 'landscape area'. The landscape area will be laid out as shown on application plans ref. 2.10A and DD332-L01, to include native hedging along its western and eastern boundaries, a number of individual trees, a mown grass path for informal access and reptile habitat/refugia/hibernacula, thereby encouraging informal enjoyment but discouraging anti-social behavior. Grassed areas would be allowed to grow up over the summer months, before having a late cut in August. These arrangements have been endorsed from an ecological perspective by Crayfern Homes' ecologists, the Ecology Co-Op.
2. Trees on site will be planted within private domestic curtilages and in the public domain – some 41 trees in total, as per application plan ref. DD332-L01 attached. This plan was submitted to address the consultation response dated 11 June 2019 from your Authority's Tree Officer; and Crayfern Homes believe that maximising opportunities for tree planting on site will benefit residents and the surrounding area.
3. The site's landscape area and other elements of soft landscaping and 'green infrastructure' will be managed by a private management company, at no cost to your Authority or Angmering Parish Council. The sale of houses on site will be subject to restrictive covenants prohibiting the removal of trees on plot frontages. Trees that are the responsibility of the site's private management company will be managed and protected, and replaced if damaged/diseased/dying/dead, in perpetuity

Compliance with application plan ref. DD-332-L01 can of course be enforced by planning condition, to include standard 'aftercare' arrangements; and the 'fine detail' of the site's landscape area and other elements of soft landscaping and 'green infrastructure' and their management/maintenance/safeguarding can be covered by a S106 Agreement.

4. Trees on site will be positioned so as not to affect roads and building foundations; and will be 'sized' appropriate to their position and growth potential within the site's development layout.
5. Residents will be provided with a 'moving in folder/handover file', which *inter alia* will emphasise the ecological/amenity/climate change benefits of trees and green open space in general; the restrictive covenants relating to the trees planted on plot frontages; and the importance of the site's elements of 'green infrastructure' for biodiversity. Residents will be encouraged to keep dogs on leads unless within private domestic curtilages; and will be encouraged to clear any dog fouling, litter and suchlike from the site's public domain.
6. Crayfern Homes will pay the Parish Council a £30,000 (thirty thousand pound) financial contribution towards making qualitative improvements to Mayflower Park, which lies immediately to the west of the site. This financial contribution will be paid upon occupation of the 20th dwelling on site. Once again, the 'fine detail' of this arrangement can be covered by a S106 Agreement.

You will note I have copied this email to the Chair of Angmering Parish Council. On the basis that items 1 to 6 above are agreed, such that you can now confirm (in writing, please) that all matters relating to the site's application have been resolved to the satisfaction of all concerned, I would be grateful if you could issue your Authority's Legal Department with instructions to draft a S106 Agreement to cover items 1 to 6 above, arrangements relating to 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. In due course, I would also be grateful for sight of a draft Decision Notice for the site's planning permission, so my client can have advance notification of the planning conditions that will control the site's development.

I hope this email is helpful and look forward to hearing from you as soon as possible.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Matthew Utting [REDACTED]
Sent: 04 October 2019 15:12
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Subject: RE: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering
Importance: High

Thank you, Anita – my client will be very grateful.

I'll be in touch again as soon as possible. Meanwhile, have a good weekend.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 04 October 2019 15:09
To: Matthew Utting [REDACTED]
Subject: RE: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering

Dear Matthew,
I am happy to agree a 6 week extension of time until 15-11-2019 and will scan this correspondence as confirmation.
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

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From: Matthew Utting [REDACTED]
Sent: 04 October 2019 14:48
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

Thank you for your email below.

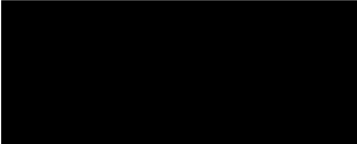
I will certainly endeavour to update you as soon as possible but am instructed by my client to seek your agreement to an extension of time expiring six weeks from today – 15 November 2019. I'd be grateful for your confirmation that this is acceptable.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 03 October 2019 15:12
To: Matthew Utting 
Subject: RE: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering

Dear Matthew,
I will await your update. In the meantime can we agree an extension of time on the application for a month until 11-11-2019?
Regards
Anita

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

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Save the environment - think before you print.

From: Matthew Utting 
Sent: 03 October 2019 10:34
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering
Importance: High

Good morning, Anita,

Thank you for your email below, which I have forwarded to Kevin Wawman at Crayfern Homes under cover of this message.

I have spoken with Kevin and he in turn will discuss the matters you have raised directly with the Chair of Angmering Parish Council. I will update you as soon as these discussions have concluded and trust this is acceptable.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
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RG12 8BF



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

Sent: 02 October 2019 16:37



Subject: A/46/19/pl 24 Dwellings Land North of Mayflower Way, Angmering

Dear Mr Utting,

I have been speaking with the Landscape Officer regarding contributions in relation to open space for the above site. She in turn has spoken with the Greenspace officer and whilst it is not usual practice they are trying to accommodate the request. In order to progress the matter I will require confirmation of the area of open space indicated to the north of the site and what conversations have been undertaken with the Parish Council. Please advise what it is the Parish Council are hoping to fund as a result of contributions, given that the CIL requirement is for the contributions to fund works which are directly related to the development, particularly since the adjacent open space is a SUDS area where tree planting may not be appropriate.

Once these discussions are completed I can then instruct our legal department to progress the draft Agreement.

Regards

Anita Gardner

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

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