

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 December 2019 12:22
To: Planning Scanning
Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Attachments: AS11489.191118.L1 - signed.pdf

Importance: High

From: Anita Gardner [REDACTED]
Sent: 09 December 2019 10:43
To: Planning.Responses <[REDACTED]>
Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

[REDACTED]

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

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From: Carol Reynolds [REDACTED]
Sent: 06 December 2019 11:08
To: Anita Gardner [REDACTED]
Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Dear Anita,

Environmental Health: Unfortunately, I cannot concur with paragraphs 8 and 9 of that letter provided by Clark Saunders Acoustics, dated 20th November 2019 (attached) given the much greater proximity of noise generating businesses to proposed residential units in this case. I nonetheless confirm that we will accept a Pre commencement Planning Condition in respect of this application, which I suggest would be as below.

'Prior to commencement of development, the applicant shall submit a fully robust Acoustic Report which identifies all noise sources in the vicinity, also taking into account the planned for road widening scheme along the A259 and adjacent existing business uses, including a permitted new vehicle workshop, yet to be built. Environmental noise monitoring shall take place over a period of not less than 5 days to include a week end and any BS 4142 investigation shall include full onsite logging of weather conditions as required by this standard. Night time measurement shall be required together with full audio monitoring which will be made available to this Department alongside all raw data, in this way to allow identification of individual episodes of dog barking. A scheme shall then be provided to demonstrate that the internal ambient noise levels within residential units will conform with the 'indoor ambient noise levels for dwellings' guideline values stated in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO, which shall be submitted to and approved in writing by the Local Planning Authority.

The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and shall be retained thereafter.

Similarly, prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the external noise levels within the curtilage of the residential units will conform to the 'design criteria for external noise' upper guidance level of 55dB LAeq, T, as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and shall be retained thereafter.

Should it be the case that any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO, then consideration must be given to reorientation of buildings to achieve the desired effect in respect of ProPG: Planning and Noise 2017 and failing this, to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses here. In this case a written report, detailing suitable mitigation measure shall be provided to the Local Planning Authority for approval in writing.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

Further Condition:

Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted to and agreed in writing with the Local Planning Authority, before first occupation.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

No Grant of Planning or Building Regulations Approval is implied

From: Anita Gardner [REDACTED]
Sent: 22 November 2019 09:39
To: Carol Reynold [REDACTED]
Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Hi Carol,
Please see e-mail below and attachment. Does this alter the suggested wording of pre-commencement conditions ?
Thanks
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

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From: Matthew Utting [REDACTED]
Sent: 21 November 2019 10:19
To: Anita Gardner [REDACTED]
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?

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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From: Anita Gardner [REDACTED]
Sent: 14 November 2019 13:06

To: Matthew Utting [REDACTED]

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

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From: Matthew Utting [REDACTED]

Sent: 11 November 2019 14:28

To: Anita Gardner [REDACTED]

Cc: 'Kevin Wawman' [REDACTED]

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 [REDACTED]

Sent: 03 September 2019 15:12

To: Kevin Wawman [REDACTED]

Cc: Anita Gardner [REDACTED]; Juan Baeza [REDACTED]; Neil Crowther [REDACTED]

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



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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Berkshire
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From: Anita Gardner <[REDACTED]>
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](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Matthew Utting <[REDACTED]>
Sent: 07 November 2019 09:18
To: Anita Gardner <[REDACTED]>
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...

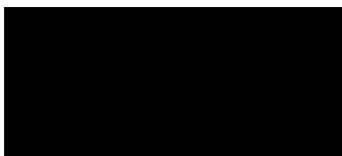
I look forward to hearing from you as soon as possible.

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' [REDACTED]
Cc: 'Kevin Wawma' [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' [REDACTED]
Cc: 'Kevin Wawmar' [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 [REDACTED]
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

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From: Matthew Utting [REDACTED]
Sent: 23 October 2019 20:27
To: Anita Gardner [REDACTED]
Cc: Kirstin Kyle [REDACTED] 'Kevin Wawman' [REDACTED]
[REDACTED] 'Martin Curry' <martin.curry@henryadams.co.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.

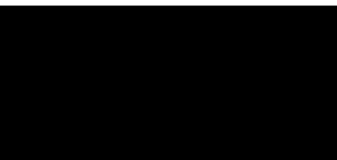
I look forward to hearing from you – as soon as possible, please.

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' [REDACTED]
Cc: 'Kevin Wawman' [REDACTED]; 'john.oldfield' [REDACTED];
[REDACTED] 'Martin Curry' <[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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From: Anita Gardner <[REDACTED]>
Sent: 18 October 2019
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

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From: Matthew Utting <[REDACTED]>
Sent: 17 October 2019 17:24
To: Anita Gardner <[REDACTED]>
Cc: 'Kevin Wawma' <[REDACTED]>; [john.oldfield](#) <[REDACTED]> Martin Curry' <[REDACTED]>
Subject: FW: A/46/19/PL - 24 Dwellings on Land North of Mayflower Way, Angmering
Importance: High

Afternoon, Anita,

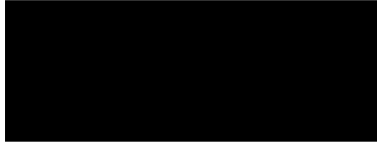
I was wondering if you are now able to confirm your agreement to the proposal outlined in my email below, which has been agreed between my client and Angmering Parish Council? My client and I are now very keen to make progress with the site's planning application and S106 Agreement.

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

Regards,



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From: Matthew Utting [REDACTED]
Sent: 10 October 2019 17:20
To: 'Anita Gardner' [REDACTED]
Cc: 'Kevin Wawman' [REDACTED]; [john.oldfield](#) [REDACTED] 'Martin Curry'
[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' [REDACTED]
Cc: 'Kevin Wawmar' [REDACTED]; 'Alastair Dineen' [REDACTED]
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



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

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From: Anita Gardner <[REDACTED]>
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

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From: Matthew Utting <[REDACTED]>
Sent: 04 October 2019 14:48
To: Anita Gardner [REDACTED]
Cc: 'Kevin Wawma' [REDACTED] 'Alastair Dineen' <[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.

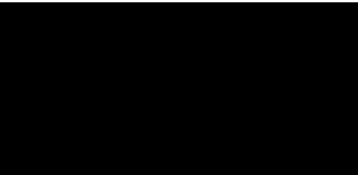
I will certainly endeavour to update you as soon as possible but am instructed by my client to seek your agreement to an extension of time expiring six weeks from today – 15 November 2019. I'd be grateful for your confirmation that this is acceptable.

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 <[REDACTED]>
Sent: 03 October 2019 15:12
To: Matthew Utting [REDACTED]
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

From: Matthew Utting
Sent: 03 October 2019 10:34
To: Anita Gardner
Cc: 'Kevin Wawman'
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
Berkshire
RG12 8BF

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From: Anita Gardner
Sent: 02 October 2019
To:
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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REF: AST1489.191118.L1

20 November 2019

Kevin Wawman
Crayfern Homes Ltd
Victoria House
14 St Johns Road
Hedge End
Southampton
SO30 4AB

Dear Kevin

AST1489 LAND NORTH OF MAYFLOWER WAY, ANGMERING**Proposed Planning Condition**

It is understood that Crayfern Homes Ltd proposes to develop the land north of Mayflower Way, Angmering for residential accommodation comprising a total of twenty-four new dwellings.

We note the location of the proposed development and its proximity to nearby noise sources such as road traffic on the A259 and the adjacent commercial uses. We have also considered the location in the context of the nearby consented Quiet Waters development on Roundstone Lane, which would have similar exposure to these noise sources. The Roundstone Lane development was subject to the following planning condition:

'prior to the commencement of development, the applicant shall submit a report prepared in accordance with the provisions of BS4142, to demonstrate the predicted noise levels at the nearest noise sensitive residential location caused by any noise generating businesses in the locality. As necessary, a scheme shall then be provided to demonstrate that the internal ambient noise levels within the residential units will conform to the "indoor ambient noise levels for dwellings" guideline values specified within BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings, which shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall be carried out in accordance with the approved details prior to occupation of the properties and be retained thereafter.

Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the external noise levels within the curtilage of the residential units will conform to the "design criteria for external noise" upper guideline value of 55 dB LAeq, T, as specified within BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted and agreed in writing with the Local Planning Authority before first occupation.

Reason: In order to safeguard residential amenity in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because noise levels need to be within acceptable level to ensure residential amenity of the residents of the new dwellings.'

We understand that Crayfern Homes Ltd. is happy to accept the same planning condition for the proposed development. Regarding the provision of a BS4142 assessment, we note that the above planning condition was discharged following RBA Acoustics report (ref. 8689.RP01.EBF.0), which stated:

'In the context of this development, it is considered that the primary source of noise is that of road traffic along Roundstone Lane and not and [sic] nearby industrial activity and therefore the criteria outlined in BS8233 and WHO are the most appropriate.'

On the basis that the proposed development site is adjacent to the same industrial area, it is expected that the primary source of noise for the proposed development is the A259 to the south of the development, thus a BS4142 assessment will not be required. This can be confirmed and any other potential noise sources can be considered during the baseline noise survey when discharging the proposed condition, in order to satisfy Arun District Council of no significant adverse impact.

It is also understood that the A259 is due to be upgraded to a dual-carriageway in the near future, however the A259 is sufficiently distant from the proposed development for this to be a significant concern. A doubling in road traffic on the A259, for example, would result in just a 3dB increase in noise levels. The potential significance of these works can be considered as part of the post-planning assessment and mitigation measures specified, where appropriate, to account for this future change.

Furthermore, we are satisfied that it will be possible to provide appropriate mitigation in order to achieve the intent of paragraph 180 of the National Planning Policy Framework, which states the development should:

'mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life'

We trust the above is of assistance. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely
for CLARKE SAUNDERS ASSOCIATES



Will Fairman

