

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Rebecca Hoad [REDACTED]
Sent: 22 July 2021 09:04
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

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Hi Anita,

Further to our emails below, please find attached the Noise Assessment which has been carried out by Acoustic Associates Sussex Ltd.

As concluded within the attached, it has been found that the criteria for all units' internal ambient noise levels during daytime and night-time hours, plus the Lmax sound level within bedrooms during night-time hours is satisfied simply by using standard thermal double glazing for windows and standard slot-based trickle vents for background ventilation.

It has also been found that in terms of the plots affected by dogs barking from the southern sound source of Dog Boarding Kennels, even with enhancing the criteria by 5dB for internal ambient noise levels during daytime and night-time periods, the criteria are still satisfied.

By good acoustic design, all plots' gardens automatically meet the requirements for sound pressure levels within outdoor amenity spaces of not exceeding Leq,16hr 50dBA during the daytime in order to prevent moderate annoyance.

In summary, no special mitigation measures are required for internal sound pressure levels during the daytime or the night-time and also for within the garden areas during the daytime. As a result, it is recommended that planning consent is not withheld on the basis of noise.

Please could you confirm receipt of the attached as soon as possible?

It is my understanding that following submission of the attached, the last outstanding matter is the S106 Agreement. Please could you confirm that this is correct?

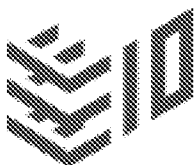
I look forward to hearing from you. any queries then please do not hesitate to contact us.

Kind Regards,

Rebecca Hoad MSc Town Planning
Senior Planner

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

Sent: 16 July 2021 14:32

To: Rebecca Hoad [REDACTED]

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

Hi Rebecca,

Thank you for the agreement. I will do all I can to prioritise and move the application forward prior to the expiry of the EOT.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad [REDACTED]

Sent: 16 July 2021 14:16

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

Cc: Chris Barker [REDACTED]

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

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Hi Anita,

Thank you for your email and confirmation.

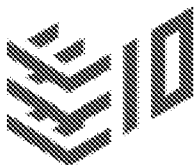
In terms of the EOT, I have spoken to the Applicant and, reluctantly, they would be willing to agree to an EOT until 27 August 2021, as a worst case scenario and with the view that the application could be determined before this time, if possible.

Kind Regards,

Rebecca Hoad MSc Town Planning
Senior Planner

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

Sent: 16 July 2021 12:42

To: Rebecca Hoad [REDACTED]

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

Hi Rebecca,

I confirm receipt of your e-mail and plans and will arrange for them to be added/substituted as necessary.

Based on your response I think it is very likely that the application will be determined under delegated powers and I concur with your summary of outstanding matters.

With regard to the EOT I am on leave in August and will not return until 17-08-2021. The application is unlikely to be ready to progress as soon as I return, although it would be my intention to prioritise it hence my request for an EOT until 27-08-2021. We are short of staff and it is unlikely that in my absence the application can be progressed.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Rebecca Hoad [REDACTED]
Sent: 16 July 2021 12:20
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

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Hi Anita,

Thank you for your email and confirming that the application can be determined under delegated powers. In our view, the 'concerns' raised by Angmering Parish Council are considered to have already been addressed within our submission and subsequent emails. We have however sought to address these individually below in red, against the Parish Council's comments in black, for absolute clarity:

- *This proposal accords with the approved Angmering Neighbourhood Plan Policy HA1 Parish Housing Allocation – Bramley Green South (Mayflower Way).*
- *APC are keen to ensure that a full field archaeological assessment is to made, tabletop historical assessments may only have scratched the surface and not revealed what may be further below ground.* As set out in the accompanying Archaeological Desk-based Assessment produced by TVAS, we acknowledge that the site lies in an area where numerous archaeological features have been recorded in recent years, largely as the result of excavations in advance of new residential developments. The accompanying Assessment concludes that 'it may be necessary to provide further information about the archaeological potential of the site from field observations in order to draw up a scheme to mitigate the impact of the development'. Therefore in order to secure the full field archaeological assessment (as required by the Parish Council), the Applicant would accept an appropriately worded condition.
- *Assurance will be needed that there is enough screening due to the proximity to industrial units.* The scheme seeks to include significant landscaping to ensure there is enough screening between the site and the industrial units. Landscaping can be secured by condition, if necessary.
- *Our no objection is also subject to approval of layout including car parking'* The level of car parking has not been raised as a concern in the determination of this application and the relevant consultees have been consulted.
- *siting of affordable housing,* As confirmed within our recent email correspondence dated 8 July 2021, the Affordable Housing Officer has confirmed that he now supports the scheme on the basis of the revised mix and is happy with the siting of the affordable housing.
- *noise mitigation along north and west of site,* An Acoustic Assessment is currently being produced and will be sent to the LPA as soon as possible, detailing mitigation (where necessary) to the north and west.
- *roads built to standard so could be adopted by WSCC* Our submission confirms that the roads will be built to an adoptable standard
- *and a vast increase in planting around the site* As set out above, the scheme seeks to include a significant amount of landscaping include sufficient planting. This can be secured by an appropriately worded condition, if necessary.

- *There are also concerns over if the existing access rights to the industrial building are to be blocked. As illustrated on the Proposed Site Layout, existing access rights to the industrial buildings are not to be blocked up.*

Based on the above, please could you confirm for the avoidance of doubt that the application can still be determined under delegated powers?

In terms of the proposed EOT until 27 August 2021, the Applicant has requested that the EOT is agreed to an initial period of 4-weeks, to **13 August 2021**. This can then be reviewed if necessary, on 13 August 2021. Please could you confirm if you would be happy to agree to this?

On a slightly separate note, please find attached a revised accommodation schedule to be used in the determination of the application. The previously submitted accommodation schedule included a slight discrepancy on the area stated on the plans for Plots 39 and 40. Please therefore also find attached a revised drawing. Please could you confirm receipt of the attached two drawings as soon as possible?

Thank you for confirming the name of the Solicitor dealing with the Agreement.

I understand that the only outstanding matters now relate to the Acoustic Assessment and the S106 Agreement, which are being progressed at pace. If you require any further information then please do not hesitate to let me know.

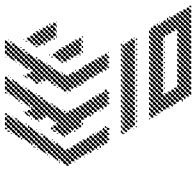
I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Senior Planner

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

Sent: 15 July 2021 12:28

To: Rebecca Hoad

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

Hi Rebecca,

The PC have stated 'No Objection', but that is subject to a number of criteria. As long as the concerns raised are adequately addressed the application would not need to go to Committee. You could send in a supporting e-mail demonstrating why you consider compliance with their comments is achieved.

Would you be agreeable to an EOT until 27th August to allow for receipt of this information, the noise assessment, re-consultation and progress of the Sec106?

I understand that the Solicitor now dealing with the Agreement is Paulette Tedd. She has been asked to prioritise drafting.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 15 July 2021 11:16
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

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Hi Anita,

Please could you confirm why this application definitely needs to go to Planning Committee and why it cannot be determined under delegated powers? We have checked the Council's Scheme of Delegation and also note that the Parish have raised no objections.

Begin forwarded message:

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Date: July 14, 2021 at 12:59:38 PM GMT+1
To: Chris Barker [REDACTED]
Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

Chris,
Please see the response I sent you below.
Regards
Anita

[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



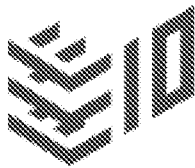


Kind Regards,

Chris Barker MATP MRTPI
Managing Director

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Kind Regards,

Rebecca Hoad MSc Town Planning
Senior Planner

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From: Anita Gardner

Sent: 09 July 2021 15:15

To: Chris Barker

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref.
No.A/64/21/PL

Chris,

I am sorry, but I can't proceed to write the application up without seeing the acoustic survey. The application will have to wait until September Committee.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Chris Barker [REDACTED]

Sent: 09 July 2021 12:59

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

Cc: Rebecca Hoad [REDACTED]

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref.
No.A/64/21/PL

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Anita,

We would be happy to agree to an extension of time but are first trying to determine when the application will go to Planning Committee so we can agree to a realistic timeframe.

We are in receipt of your email below which is incredibly disappointing. Unfortunately we do not agree that the application could not go to Planning Committee on 28 July 2021. The Acoustic Assessment is currently being carried out and it is already clear that the layout will not be affected by the acoustic issues. The maximum which will be necessary to address any acoustic matter will be dealt with by mitigation measures through building fabric and windows. As a worst case scenario, mechanical ventilation could be proposed.

We would really appreciate it if you could push for the application to be heard at 28 July Committee. Given the late nature of comments received so far, this would only be reasonable.

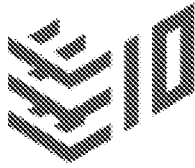
I look forward to hearing from you.

Kind Regards,

Chris Barker MATP MRTPI
Managing Director

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

Sent: 08 July 2021 15:43

To: Rebecca Hoad

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL

Dear Rebecca,

I acknowledge receipt of your e-mail and attachments.

I note that you have not referred to any agreement to an extension of time which is disappointing. We are trying to work with you and are allowing changes to the application without determining the application as submitted and it would be appreciated if you could agree to an EOT whilst this is taking place as soon as possible.

I can advise that the application will not be determined at either July Committee date. The earlier date is a deferred committee and for the later date (28th) items for agenda close at the end of this week. I would not be prepared to take an application to Committee until I am satisfied that the layout is acceptable to environmental health in terms of noise and until the draft legal agreement is progressed further. Realistically we are looking at a September Committee date.

The contact for the draft agreement is Donna Lee, Planning Lawyer (Locum), Legal Services.

T: 01903 737687, DX: DX57406 Littlehampton, E: donna.lee@arun.gov.uk

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 08 July 2021 15:22
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No.A/64/21/PL
Importance: High

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Dear Anita,

Following on from recent conversations with regards to the affordable housing aspect at Shrublands Nursery, please find attached amended plans which seek to provide the following revised affordable mix:

Affordable Rent (9)

2 x 1BF
2 x 2BF
3 x 2BH
2 x 3BH

Shared Ownership (3)

1 x 2BH
2 x 4BH

As you will be aware, the above mix has been revised following discussions with the Affordable Housing Officer, Arjan de Jong. Arjan has confirmed that he now supports the scheme on the basis of the revised mix, as set out in the attached email. The plans have therefore been amended to reflect the agreed mix. I trust the attached plans are acceptable and look forward to hearing from you shortly.

For your information, the Acoustic Assessment is currently being carried out and we hope to receive the Assessment shortly. Once you have received the Acoustic Assessment then I understand that all outstanding information would have been provided. In this regard, please could you confirm if this application will definitely need to go to Planning Committee or can it be determined under delegated powers?

If the application needs to go to Planning Committee then please could you advise the latest possible date you will require the Acoustic Assessment for the application to be heard at Committee on 28th July? We have reviewed the Council's Planning Committee dates and note that there are two for July (21st and 28th) but not any planned for August. It is imperative therefore that the application is considered at the 28th July Committee as a September Planning Committee date would be unreasonable given the delays which have already occurred to the application. Please could you confirm as soon as possible that this will be possible?

In addition to the above, please could you also send me the Contact details for the person dealing with the S106? The Applicant's Solicitor has still not heard from the Council and we would like to progress matters as a matter of urgency.

I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Senior Planner

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