

Karen Parsons

From: Michael Eastham
Sent: 28 August 2018 10:00
To: Karen Parsons
Subject: FW: A/82/18/DOC - Quiet Waters, Angmering

Hi Karen,

We have an extension of time to **23 October 2018** to determine **A/82/18/DOC** for Quiet Waters. Please update the timetable on Ocella.

Thanks,

Michael

From: Chris Frost [REDACTED]
Sent: 28 August 2018 09:51
To: Michael Eastham
Cc: 'Garry Hutchinson'
Subject: RE: A/82/18/DOC - Quiet Waters, Angmering

Michael

I confirm that my client agrees to an extension of time to **23 October 2018** to determine **A/82/18/DOC** for our application at Quiet Waters, Angmering.

Best regards

Chris Frost, MRTPI
Director

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[REDACTED]
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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 28 August 2018 09:49

To: [REDACTED]
Subject: RE: A/82/18/DOC - Quiet Waters, Angmering

Hi Chris,

Please could we have an extension of time to **23 October 2018** to determine **A/82/18/DOC** for Quiet Waters.

Thank you

Michael

From: Chris Frost [REDACTED]
Sent: 23 August 2018 15:15
To: Neil Crowther
Cc: Juan Baeza; Michael Eastham; 'Philip Todd'; 'Mateusz Debczak'; 'James Richardson'; 'Jonathan Marshall'; 'Garry Hutchinson'
Subject: RE: A/81/18/RES - Quiet Waters, Angmering

Dear Mr Crowther

Thank you for your email and for looking into this matter.

I have discussed with my Client and confirm that we are happy to agree an extension of time to 23 October in order to resolve any concerns with the scheme, though it will be our intention to submit revisions as quickly as possible so that the application can be determined in September.

We will arrange a meeting with Mr Eastham as soon as possible to run through the proposals and agree amendments to the scheme.

Best regards

Chris Frost, MRTPI
Director

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From: Neil Crowther [<mailto:Neil.Crowther@arun.gov.uk>]
Sent: 23 August 2018 12:40
To: [REDACTED]

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: A/81/18/RES - Quiet Waters, Angmering

Mr Frost,

From what you have told me I can understand why you consider that we have not provided a satisfactory level of service.

That said, Mr Eastman's emails on 23 Feb and 5 July did raise concerns over the layout. I have not gone through the revisions in any detail but he is obviously of the view that the amendments did not satisfactorily address these concerns. Therefore they are recommended for refusal. I am content with this recommendation and am of the view that the proposed layout, as it stands, should be refused.

I am willing to allow an extended period of time for you to meet with Mr Eastman and have one further opportunity to address these concerns. Therefore, would you be willing to agree an extension of time up until 25 October 2018? This would allow for the meeting, for you to make amendments and for us to consult upon them but I would hope that we can be in a position to determine prior to the 25 October.

If this is acceptable to you, please confirm and contact Mr Eastman to arrange a meeting to progress. I have spoken to him this morning and he is happy to progress on this basis.

Regards, Neil

Neil Crowther | Group Head of Planning, 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: Chris Frost [REDACTED]
Sent: 23 August 2018 09:07
To: Neil Crowther
Cc: Juan Baeza; Michael Eastham; 'Philip Todd'; 'Mateusz Debczak'; 'James Richardson'; 'Garry Hutchinson'
Subject: A/81/18/RES - Quiet Waters, Angmering

Dear Neil

Thank you for speaking with me earlier today. As discussed, we are very concerned at the position that we now find ourselves in. My Clients are housebuilders and bought this site with outline planning permission with a view to commencing construction on site as soon as was reasonably possible. With this aim we met with Mr Eastham in February in order to ensure that we properly understood the background to the site and exactly what we needed to submit in order to clear conditions and to achieve an approval of the reserved matters.

We arranged a pre-app meeting (PAA/29/18) with Mr Eastham and met with him at your offices on 26 February, having sent him a proposed layout in advance (email string attached). It seemed to be a very useful meeting from our side. We discussed the location of the flats at the front of site and the reasons why we considered this to be a better location than the rear corner. We also discussed the location of the open space/play space and the possibility of locating it to where it could be linked into the adjacent land to the north, as well as various other matters of detailed design, (HomeZone treatment, additional tree planting and landscaping, communal areas, car and cycle parking, etc). We reworked the scheme based on these comments and sent a revised layout to Mr Eastham on 24 April (attached email), but he responded that he understood that he would no longer be dealing with the application and that it would be passed to Mr Baeza.

I have looked for the pre-app response, but I note that we never received a written response. Having checked further I find that Mr Eastham emailed one of my colleagues a few days after our meeting asking that we send him an email requesting that the pre-app be withdrawn. I do not know why this request was made.

We have submitted five applications in total, four of these being clearance of conditions applications to allow us to commence work on site and all but one of these has been approved. Consequently we have been in very regular contact with Mr Eastham, by both email and telephone over the past three months and have always made a point of asking whether there is anything further that we need to do, provide or amend in order to ensure that our applications are determined within the statutory time period. We have always been assured that if there were any issues he would let us know.

We have had two emails from Mr Eastham specifically in relation to the Reserved Matters application. The first was a query about the potential use of 'grasscrete' for parking spaces on 14 June, which we responded to the same day (attached). The second email was received on 5 July and related to the open space and stated:

"The members at the Development Control Committee meeting in November 2011 were concerned about the location of the open space (play area) – hidden away behind the houses that fronted onto Roundstone Lane; together with the lack of connectivity and lack of overlooking to the area of open space (play area) proposed on the indicative layout plan that accompanied the outline planning application.

The submitted reserved matters application repeats the siting of the open space (play area) as the indicative layout on the reserved matters application.

Please could you review the location of the open space (play area) on the submitted layout plan as we do not want the reserved matters application refused on these grounds."

Having subsequently discussed this request with Mr Eastham we responded a few days later with a revised site layout, revised house types and materials schedules and a perspective view of the play space (email attached). I followed up on this by telephone to confirm that it had been received and that it had addressed the concerns raised. I was again assured that if there were any issues he would let us know.

Knowing that the 13 week deadline was approaching I sought confirmation from Mr Eastham of whether the application would need to be determined by the Planning Committee, or whether it could be approved under the Council's delegated powers. I was assured that it could be determined under delegated powers. With the Committee deadline for the August Committee passed, we have therefore be expecting to receive a delegated approval as, despite continually asking if anything further needed to be done, we had not been made aware of any concerns regarding the application since Mr Eastham's email of 5 July.

Yesterday morning I picked up a voicemail message from Mr Eastham, which stated that he had serious concerns about the scheme in relation to the scale and bulk of the apartment building and the play space and that he had written up a delegated report for Mr Baeza to sign off – he subsequently confirmed to me today that he has recommended the application for refusal under the Council's delegated powers.

As we discussed today, I consider the handling of this application to be completely unacceptable. Our stated intention from the beginning of the pre-app process has been to bring forward a reserved matters scheme that officers will support to allow us to commence construction as quickly as reasonably possible. If there are elements of the scheme that need to be amended in order to address concerns then we are willing to do so, but we need to be advised clearly what these concerns are. We would like to arrange a meeting with you and your officers to run through the proposals and identify any areas of concern, which we can then address and agree. Can I suggest tomorrow (Thursday) afternoon, or any time on Friday (24 August)?

I cannot stress highly enough how important this is to our clients, who have prepared and are ready to commence work on this scheme in September. The refusal of this application would delay the development of this site by at least 3 or 4 months, whereas if we have the opportunity to agree amendments this can be reduced to a matter of weeks.

Thank you for your assistance in this matter. As agreed, I will call you a little after 1:30pm tomorrow to discuss further.

Best regards

Chris Frost, MRTPI
Director

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