

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2018 08:21
To: Planning Scanning
Subject: FW: 4 No. Detached Houses, Dalloway Road, AB/148/17/PL
Attachments: A.Gardner_response to objections_02.03.18.pdf

From: Anita Gardner
Sent: 08 March 2018 16:21
To: Planning.Responses
Subject: FW: 4 No. Detached Houses, Dalloway Road, AB/148/17/PL

Please treat as additional information from agent

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

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



Save the environment - think before you print.

[Redacted]
Sent: 08 March 2018 15:02
To: Anita Gardner
Subject: 4 No. Detached Houses, Dalloway Road, AB/148/17/PL

Anita

Please find attached letter in response to comments.

Regards

Haydn Jones | Director

saville jones | architects

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Saville Jones Architects, 74 Victoria Road, Worthing, West Sussex BN11 1UN





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1515/4.0

2 March 2018

Anita Gardner
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mrs. Gardner

4 No. Detached Houses, Dalloway Road, AB/148/17/PL

We are writing to confirm our agreement to extend the decision date for two weeks and with regards some of the comments which have been received from interested parties which we would like to clarify and correct some misconceptions. The follow comments in answer to comments are not in any particular order;

Over looking of neighbours in Birch Close;

The proposed houses have been very carefully designed to minimise if not eliminate overlooking to the properties to the north. To mitigate any potential overlooking or loss of amenity the houses are some distance from the boundary which is proposed to have additional landscaping screen. The topography of the site is that it is lower than Birch Close and slopes from the north to south. To further mitigate overlooking the internal design of the accommodation at first floor on the north side is bathrooms with obscure glazing.

Priory Lane

The additional traffic movements onto this lane from the four houses is negligible and no objection has been received from the Highways Authority. Visibility splays have been incorporated and the sensitive landscaping proposals will enhance this section of the lane. We would also confirm there is no proposed access from Dalloway Road.

Public Right of Way

The proposal is to enhance and improve the PRoW and in no way restrict access across this site from Dalloway Road to Priory Lane. The proposal will also enable wheelchair users to negotiate this section of land and connect with adjoining PRoW.

Environment, Fauna and Flora

There has been a great deal of comment with regards loss of habitat and effect of the flora and fauna on the site. However as can be appreciated from the proposal the actual loss of open space is less than 10% of the site area and the dwellings are located and design in such a manor as to minimise the loss of mature trees. It is acknowledged in the design and access statements, arboricultural survey and ecological appraisal that the site comprises of an area of ancient woodland which



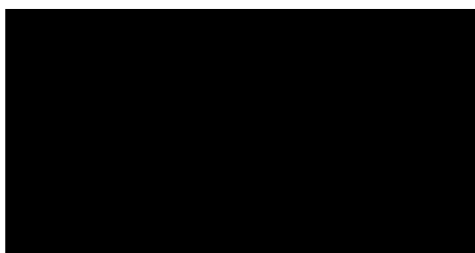
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provides a positive amenity value. However, it is not part of a SSSI nor does it impact on such a designated area as stated in some comments.

This proposal should be viewed as an exemplar of good environmental design, to reduce the CO2 omissions, incorporate renewable energy, reduce water consumption, use sustainable local material and were possible and create additional much needed residential dwellings within an established estate and community. Working with the Chichester DC Environmental officer and Natural England, mitigation measures would be put in place not only to protect any potential affect to fauna and flora but importantly enhance biodiversity on the site.

We would welcome further dialogue and consultation on this development before determining the application.

Yours sincerely



Haydn Jones