

TERENCE
O'ROURKE

Mr James Cross
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BH17 5LF

16 November 2021

Our Reference: 227612

Dear James

Reference: AL/107/21/PL

Response to initial application feedback

On behalf of our client, Pye Homes, please find below our response to the initial application feedback, summarised in your letter dated 17 September 2021.

We enclosed the following revised drawings, updated documents and additional information for your consideration:

- Location Plan (Ref 6781-PL01-A)
- Proposed Site Layout (Ref 6781-PL020-P5)
- Hard & Soft Landscape Proposals Plans (ref LAS-103-05E) and Associated Implementation & Planting Specification
- Hard & Soft Landscape Proposals Plan [No E-W Link] and Associated Implementation & Planting Specification
- Outline Lighting Strategy Plan (ref 100255-JLD-ASMT-DR-0001-P02)
- Lighting Report (Rev B)
- Technical Note (20-061013 Rev A)*
- Flood & Drainage Technical Note – November 2021
- Noise Assessment Report (28 October 2021)

*Please note that the Technical Note (20-061013 Rev A) "*Response to WSCC Highways & Arun DC Comments*" was submitted to you separately on 4 November 2021.

We respond to each of the actions as set out in your letter below.

LONDON
2/a Haddon Street
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W1B 4BQ

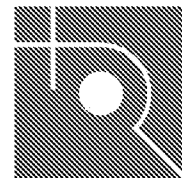
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Sussex Police Comments

Action 1

The proposed play areas are of a naturalist design and so do not include railings and gates. Should the Council's landscape officer agree with the comments made by Sussex Police, it is considered that the detailed design could be reserved by planning condition.

Action 2

We note the comments made in respect of the external lighting scheme. The following information is submitted to address these concerns:

- 100255-JLD-ASMT-DR-0001-P02 (Outline Lighting Strategy)
- Lighting Report (Rev B)

Economic Development Comments

Action 3

My client's preference is for the requirement to provide an *Employment & Skills Plan* for the site be reserved by planning condition.

Travel Plan

Actions 4, 5 & 6

The updated Travel Plan appended to the enclosed Technical Note (ref 20-061-013 Rev A) addresses actions 4, 5 and 6.

Lighting Assessment

Action 7

The enclosed Lighting Report (Rev) demonstrates how the proposed lighting strategy has been designed to respond to the finding of the Ecology Statement.

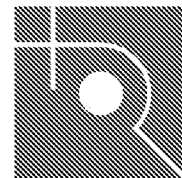
Arboricultural Survey and Impact Assessment

We have yet to receive any specific comments relating to arboriculture than need responding to.

Hard & Soft Landscape Proposals

Actions 8 & 9

We have made the requested changes to the landscape proposals, specifically that the footpaths align with the footbridge.



Again, as requested we enclose the two iterations of the landscape plans (with associated implementation and planting specification information) showing the layout with and without the E-W link.

Energy Efficiency & Low Carbon Technologies Appraisal

Action 10

This information is shown on drawing ref 6781-PL-10-P1 (Proposed Sustainability Plan) which formed part of the original submission.

Flood Risk Assessment Incorporating Surface & Foul Water Management Statement

Actions 11, 12 and 13

The enclosed Flood and Drainage Technical Note responds to actions 11, 12 and 13.

Planning Statement

Action 14

Based upon the applicant's knowledge of the local housing market, the overwhelming demand in the area is for new homes from young families and professional couples rather than for self-build or custom build opportunities. This is the case for the following reasons:

Convenience: Buyers do not want the hassle, to give up their time to design and build

Affordability: if you take the average price of a self-build - £270k most lenders will require a 25% deposit, minimum, which is nearly £70k. Whereas, to buy a new build most lenders will accept a 5% deposit which on a £400k house is only £20k.

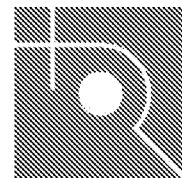
Location: Self-builds tend to be more popular in more rural locations, with larger plots and more opportunity to create a bespoke home.

Action 15 & 16

It is considered that a sufficiently robust justification was provided in the planning statement as to why the site cannot successfully accommodate gypsy and traveller provision.

Strategic Allocations Policy H SP2 requires strategic allocations to “*consider inclusion of an area of the sites for Self-Build and Custom Build and consider the delivery of an area as a site for Gypsy and Traveller accommodation*”.

In accordance with policy, early consideration was given for the inclusion of gypsy and traveller accommodation as part of the scheme, however it was considered that the site was unsuitable for the following reasons:



Site characteristics: The Woodgate Centre site is a relatively small component of the BEW allocation, delivering just 180 of the allocated 2,300 homes. The relatively small size and orientation of the site does not lend itself to having pockets taken out for gypsy and traveller pitches. As a site on the edge of the existing settlement the design and character of the proposed development is key and would not lend itself to the inclusion of gypsy and traveller pitches.

Location: The access to the application site is through existing residential streets and it is our understanding that this arrangement would not lend itself to Gypsy and Traveller requirements. It is suggested that gypsy and traveller accommodation would be better located to a site with direct access to the A29 or the re-aligned route of the A29.

Housing Delivery: The applicant is keen to ensure the early delivery of the homes from the site. The inclusion of gypsy and traveller pitches would add complexity to the construction phase which would frustrate the delivery of new homes.

The decision not to include provision for gypsy and traveller accommodation as part of the proposed scheme does not prejudice the delivery of such provision on better suited sites elsewhere within the Framework Masterplan area.

Transport Assessment

Action 17

The Technical Note (ref 20-061-013 Rev A) provides a response to comments received from Highways England and WSCC. This document is to be treated as an addendum to the previously submitted Transport Assessment.

We trust that the enclosed revised drawings, updated documents and additional information is sufficient to address the outstanding issues with the proposed scheme. Please do contact me should you require anything further.

With this mind, I would be grateful if you could update your records so that I am registered as the planning agent for this application.

Yours sincerely



Nigel Pugsley MRTPI
Technical Director

cc Ashley Maltman, Pye Homes