

From: Simon Davis

Sent: 01 March 2022 15:08

To: 'Sarah Sutcliffe'

Subject: RE: Land north of Lee's Yard - AL/141/21/RES

Dear Sarah,

Thanks for the email. I have tested one of the floorplans and the plans now scale correctly so I have requested that admin change them on the website. I have today separately uploaded the other items and have also reconsulted Drainage Engineers.

I did seek comments from the Group Head of Planning and he had concerns with the layout in particular why there are two detached areas of POS/play (one central area is preferred) - note that the Parish Council objection also references this concern. Also that some units should face out towards Lidsey Road. He also agreed with my thinking (and that expressed by the Landscape Officer) that you can't apply for an approval of landscaping as a reserved matter and then not provide full details of the landscaping with the submission. Finally, he agreed with my concerns in respect of non-compliance with the Design Guide and other supplementary guidance (i.e. those that I raised with you in my emails of 20/01 & 04/02).

Whilst I accept that the illustrative layout presented with the outline may not have been workable for you in detail form, it had a much better form to it with a central area of open space, community facilities etc and with buildings 'facing' towards the western and northern boundaries (not side on).

As such, we would be looking to refuse this reserved matters application citing design/layout and insufficient landscaping detail although until I have written the report, I will not know what the precise reasons will be.

I would also highlight that due to the Parish objection, this would have to go to Committee and given how keen our members are on the Councils Design Guide, I would suggest that it would be unlikely that this would receive member support in its present form.

As the application is due for determination in less than 3 weeks, it is too late to make any changes. In any case, our policy as set out on the website is not to negotiate any changes where pre-application advice was not obtained. However, if you would prefer you can withdraw the application and submit a pre-application for full consideration or resubmit with a different layout.

Kind Regards

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Directorate of Place

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From: Sarah Sutcliffe [REDACTED]
Sent: 01 March 2022 10:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Land north of Lee's Yard - AL/141/21/RES

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Hi Simon,

Further to my e-mails yesterday and today in relation to matters of HRA and Drainage, I am now in receipt of the drawings requested in your e-mail of 4th February 2022 in respect of the House Type pack and a plan showing annotated rear garden distances, which we trust will be of assistance.

I believe this provides the required further information requested, it may be worth a quick catch up to discuss anticipated timescales and any outstanding information you require at this time, maybe we could arrange a quick call at a convenient time later this week?

I'd be grateful if you could confirm receipt of the attached plans.

Kind Regards,

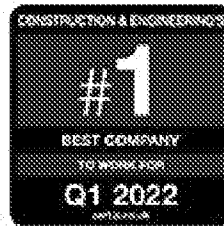
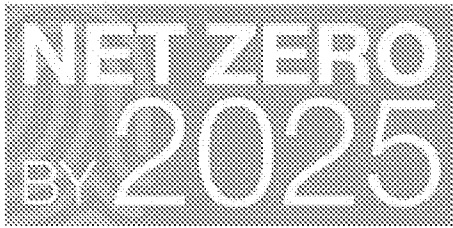
Sarah

Sarah Sutcliffe
Planning Manager

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