

From: Simon Davis
Sent: 20 April 2021 10:49
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

Our Landscape Officer has now reviewed the DAS and has made the following comments:

“Thank you for sending through the extract from the landscape strategy which forms part of the Design and Access Statement (DAS Pages 29—40). This document is clear in that it *states play provision for all children between 4 and 8 years of age will be catered for within the LEAP as part of the central green space. It also details that it will contain equipment that allows a number of activities such as balancing, rocking, climbing, sliding and swinging in a way that encourages social play. Play opportunities will be provided through at least two formal play items** as well as the use of landscaping, levels and natural elements. The space will be fully accessible with inclusive play features and contain seating opportunities and bins in suitable locations.*

This detail is good to see, but will still need to be confirmed in plan form, particularly the detail *two formal play items* ** It will be expected that a LEAP will provide six play experiences with the more natural elements in particular, incorporated into the LAPs.

I am satisfied that the detail is sufficient for this stage, but will require further detail to be provided either now or by condition.”

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Megan Green [REDACTED]
Sent: 16 April 2021 16:58
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Thank you Simon.

Have a good weekend and I'll be in touch next week.

Kind regards,
Megan

Megan Green MRTPI
Senior Planner

[REDACTED]
Thakeham House | Summers Place | Slane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD
www.thakeham.com



THAKEHAM



This communication is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that the unauthorised dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 April 2021 16:54
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

Yes I can do that for you next week.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Megan Green [REDACTED]
Sent: 16 April 2021 16:52

To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Thank you for your email.

Having reviewed with our design and engineering teams, we feel that we will be able to address a number of your recommendations. Our design team will undertake a detailed review and produce a mark-up early next week.

If we are able to get a draft plan over to you, may we ask if you would be open to providing any further comments prior to us formally submitting an updated layout?

Kind regards,
Megan

Megan Green MRTPI
Senior Planner

[REDACTED]
Thakeham House | Summers Place | Stane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD
www.thakeham.com



THAKEHAM



This communication is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that the unauthorised dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 April 2021 17:49
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I write as promised with our comments on the application.

Consultation Issues

You are already aware of the issues that have been raised thus far by our Ecologist, Archaeologist, Landscape Officer, Drainage Engineer and WSCC Highways.

Application Assessment

I acknowledge the steps that you have taken to reduce the number of dwellings and thus attempt to resolve/mitigate our concerns with the previous scheme. In particular, I note that the number of dwellings has reduced to 71, that parking spaces are now on the whole better related to the respective dwellings (but see comments below), that the houses show elements of design features/chimneys and that the amount of POS is now policy compliant.

However, I have carried out an assessment of the scheme and have also discussed it with my team leader, Daniel Vick and with Neil Crowther. We still feel that the amount of development is too much and that

there are examples within the layout of items not meeting standards and convoluted situations involving plots & parking. Please see the following comments:

- I note that you propose 3 x M4(2) homes (the 3 bungalows). We have new guidance on this which seeks the provision of 35 x M4(2) and 4 x M4(3) homes for a site of this size. See "Accommodation for older people and people with disabilities" on <https://www.arun.gov.uk/supplementary-planning-documents-spds>.
- I have the following issues with the layout:
 - The street trees in locations at/near plots 10, 35, 44-48, 51-53 don't appear to have room to grow being sandwiched by hard standing and prone to future pressure for removal due to their canopies being over parking spaces.
 - The fronts of plots 42/43 look straight into plot 44's private garden
 - Plot 47 has its parking to the side but also 46's parking spaces to its front. This is not ideal from an amenity perspective.
 - Plot 61 will likely park on the road not in the allocated spaces at the rear
 - Plot 62's spaces are accessed from a different road to its front
 - Plot 28 part faces a timber substation enclosure. Can this be moved backwards a little to enable a hedge/trees to be planted to its front with then access from the side.
 - There are some shortfalls versus the Design Guide interface distances within the layout:
 - plot 37 rear to 38's side is 12m (2m shortfall)
 - some rear-to-rear distances are in the range of 20-21m (so up to 1m shortfall)
 - plot 19 front to 22's side is 10m (4m shortfall)
 - plots 40/41 front to 44's side is 8.4m (5.6m shortfall)
 - plots 36/37 front to 57/58's front is 12.3 (3.7m shortfall)
- The site density is 27.9/ha and this is in conflict with the Arun Design Guide which suggests 15-25/ha in village locations and states that this should decrease towards the edge of the settlement. However, it may still be possible to support the proposed density subject to the other concerns being resolved.

Recommendations

We suggest that the layout needs to be revised to:

- Make plots 44-47 all front south onto the road (so have the same building line as 48-51). Plots 44-51 should then all have on-plot parking.
- Redesign the arrangement of plots 61-63 so that all three front onto a road and have on-plot parking.
- The internal site interface distances need to be resolved so as to ensure that they are Design Guide compliant (or certainly much closer to the stated standards)
- I am informed that it is not necessary for plots 24-27 to have individual gardens so the subdivided area can be made onto a communal space.
- Relocate the substation or better screen it so that no house directly looks out onto it.
- Increase the space for street trees.

Please can you advise whether you are prepared to revise the scheme as I have suggested. If not then we may have to refuse the application.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#)

