



THAKEHAM

PARTNERSHIPS

Simon Davis
Principal Planning Officer
Directorate of Place
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

14 May 2021

VIA EMAIL ONLY

Dear Simon,

Land at Wings Nursery, Lidsey Road, Woodgate PO20 3SU
Planning Application Reference: AL/20/21/PL

Further to our recent correspondence, please find enclosed amended plans and reports which respond to comments raised by both Arun District Council (ADC) and West Sussex County Council highways department. These changes have been agreed in principle in consultation with ADC, a summary of which is detailed below:

- The north-west part of the site has been amended so that Plots 44-47 all front south onto the road. Plots 44 to 51 have been redesigned from two sets of terraces to four sets of semi-detached dwellings with individual on-plot parking. A turning head has been included between plots 47 and 48 to enable refuse and fire access.
- Plot 62 has had a footpath added between its parking and its front door to provide a more direct route for the future residents. The side elevation to Plot 61 has been amended to include a window in the living room to provide additional visual interest to the gable end and active overlooking of the public open space.
- The substation has been moved further south with additional screening added.
- Tree positions have been reviewed across the Site.
- The internal site interface distances have been reviewed so that the majority are either Design Guide compliant or much closer to the desired standards. The following site layout changes have been made:
 - Plots 64-71 have been moved 0.5m eastward to increase back to back distances – this means 54 and 71's distance (the previously identified gardens as having the shortest distances) are now in excess of 21m.

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- Plots 38, 39, 42 & 43 have been amended to narrower two bedroom house types which has enabled Plots 36 and 37 to move west by 2m to increase the front-to-front distance to plots 57 and 58.
- Note: in response to the comment that “plot 37 rear to 38’s side is 12m (2m shortfall)”. As previously mentioned, we measure this to be 12.7m and as plot 38 sits to the west / north west of plot 37, we believe the location and orientation means this minor shortfall does not impact on natural light or overlooking as it is not a direct line of sight. As a result, the position of these plots remains unchanged.

In response to other design related comments received;

Private gardens vs communal space for Plots 24-27. The floorplan of the apartments would need to be altered to accommodate a communal entrance and on the basis that this amenity space is much more likely to be used by residents as private outdoor space opposed to a communal area, we propose to keep this area as separate gardens as we believe this provides more valuable amenity space for future residents. The design of the apartment building provides patio doors for the ground floor apartments to their own private open space.

Distance between Plot 19 and 22 (along southern boundary) is 10 metres. Following receipt of ADC’s drainage engineer comments, the fence line was amended to allow for a 3m buffer from the edge of the offsite watercourse. As a result, there was no scope to move Plots 19-21 south by a metre as previously suggested without compromising all three plot’s garden space to under 10.5 metres. Given the relationship between Plot 19 and 22 is front to side and that there are no windows on the side elevation of Plot 22, we believe there is sufficient separation distance as drawn (10.3 metres) and that any amends to increase the distance marginally would cause more of a detriment (smaller garden) to the occupier than as currently shown. As outlined above, the changes made to the Proposed Development within this submission mean that the internal interface distances are in line with the Design Guide’s aspirations and on balance, this minor shortfall should not be a cause for concern.

The following drawings form part of this submission.

Architectural Drawings

19-121_0001	Site Location Plan (A4) Rev 3
19-121_0002	Existing Site Plan (A1) Rev 2
19-121_0003	Proposed Block Plan (A1) Rev 2
19-121_0004	Proposed Site Plan (A0) Rev 5
19-121_0127	Plans and Elevations Units 38-39 (A1) Rev 2
19-121_0129	Plans and Elevations Units 42-43 (A1) Rev 2
19-121_0130	Plans and Elevations Units 44-45 (A1) Rev 2
19-121_0131	Plans and Elevations Units 46-47 (A1) Rev 2
19-121_0136	Plans & Elevations Units 61-62 (A1) Rev 3
19-121_0060	Site Sections 1 (A1) Rev 2
19-121_0061	Site Sections 2 (A1) Rev

The following drawings are submitted as additional drawings

19-121_0142	Plans & Elevations Units 48-49 (A1) Rev 1
19-121_0143	Plans & Elevations Units 50-51 (A1) Rev 1

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Other Drawings

2949-LA-01	General Arrangement Plan 1 of 2 – Rev F
2949-LA-02	General Arrangement Plan 2 of 2 – Rev E
2949-SK-01	Landscape Masterplan – Rev D

Reports / Other

- Schedule of Accommodation (Rev 15) – *update to reflect amended layout*
- 19-121_DAS Design and Access Statement (Rev 2) – *updated to reflect amended layout including landscape strategy*
- Transport Statement (May 2021) Parts 1 & 2 – *updated to reflect amended layout*
- Travel Plan (May 2021) – *updated to reflect amended layout*
- Flood Risk Assessment & Drainage Strategy (May 2021) - *updated to reflect amended layout*
- Arboricultural Plans – *Development Proposals Plan and Tree Protection plan has been updated to reflect amended layout. This layout change does not change the conclusions of the previously submitted arboriculturally report, so it has not been amended.*

Forms

- CIL Form (May 2021) – *updated to reflect amended floor area (increase of 2.08 sq.m)*

We trust these revised drawings satisfactorily respond to both ADC's and the statutory consultee comments received. We look forward to working with you to reach a positive outcome for the application in line with the timescales previously discussed.

Please do not hesitate to contact me at megan.green@thakeham.com if you have any queries on the contents of this submission.

Yours sincerely.



Megan Green MRTPI
Senior Planner