

Hannah Riddle

From: Natalie McKellar [REDACTED]
Sent: 11 July 2022 14:16
To: Jessica Riches
Cc: Office
Subject: FW: Ryefields: AL/31/22/PL
Attachments: Appeal Decsion.pdf; Site Layout.pdf

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Dear Jessica,

Further to your email below and in Kerry's absence (she is now on leave until 25th July) I have the following comments to make in terms of the current application at Ryefields.

1. We are committed to working with the LPA in order to prepare a scheme that is capable of achieving officer support, and we are looking at the layout changes set out in your email with the understanding that we will provide revised drawings to you on or before the 29th July 2022.
2. Our client's solicitors' details are included below for the preparation of a Section 106 Agreement.
 - Mr Ben Loosemore - Moore Barlow, Gateway House, Tollgate, Chandler's Ford, Eastleigh, SO53 3TG Tel: [REDACTED]
3. In terms of your design and layout requests, we are confident we can address these, however in terms of our position on the extended pedestrian walkway we have the following comments:
 - The land in question is outside of the applicant's control.
 - As part of Appeal Ref: APP/C3810/W/19/3243619 (points 16-21 attached) the Inspector is clear that his request for a footway only relates to the short section of unmade track and makes no mention of Oak Tree Lane which of course is laid to tarmac. Mayer Brown have commented as follows: *"The inspector was clearly concerned about wheelchairs, and I agree with you that this is a lightly trafficked (and probably low speed) environment. If you can get a wheelchair user to a metalled surface I would therefore be disappointed if ADC/WSCC felt they should refuse on these grounds"*. The pavement shown on the current site layout plan at Ryefields which extends from the site to the unmade track provides a significant benefit to users along this stretch of road.
 - Finally, and perhaps most importantly, the land in question is controlled by Pye Homes and is subject to application AL/107/21/PL (also attached) which currently remains undetermined. If ADC want a pedestrian crossing at this location, then it is easily within their power to request one.

As requested if Kerry has not already done so, we are happy to agree to your extension of time request until 28th October. Should you have any queries please contact me.

Kind regards,
Natalie

Natalie McKellar MA MRTPI
Senior Planner

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From: Jessica Riches <jessica.riches@arun.gov.uk>
Sent: 07 July 2022 16:41
To: Kerry Simmon [REDACTED]
Cc: Edward Rees [REDACTED]
Subject: Ryefields: AL/31/22/PL

Dear Kerry,

Apologies for the delay in my response – hopefully, you received my message yesterday that I left with reception just letting you know I would be emailing you very shortly with what I hope is a somewhat positive email.

The most recent changes you have made are encouraging, however there are still some key issues with the proposals, which I have summarised below with some suggestions.

I think the proposed layout still presents some issues, especially with the access points and visibility splays showing that the T15 tree may interfere and be at risk of clearance. Therefore, it is recommended that you explore the site with two pairs of semi-detached houses, with access for plots 3 & 4 shifting to the west of the site to ensure the retention of T15. As a result, plot 1 would become slightly smaller as a 3-bedroom dwelling, and plot 2 moves further to the west to accommodate the shifted access.

Plot 1 & Plot 2, which has been turned into a three bedroom requires 2 on plot car parking spaces each. I think with two pairs of semi-detached houses, you may wish to look at how to better incorporate parking within the scheme, and ultimately remove the integral garage from the 3 beds to provide a better ground floor living environment. Plot 2 parking could become tandem and located to the side of the dwelling to allow the shared driveway for plots 3 & 4.

In terms of BNG, I appreciate the provision of some additional trees and other vegetation incorporated into the development, however only 4 new trees are proposed whilst 5 are proposed to be removed. I think this could be improved, particularly to the east boundary of the plots.

The pedestrian access to and from the site is still an issue that needs to be overcome, regardless of if this is outside the red line boundary. This was an area of concern considered by the inspector to be so great that it formed one of their reasons for dismissal.

In terms of the plans submitted, we would be expecting fully revised plans, which would include revising any arboricultural statements and retention plans based on any new layouts. Additionally, we would need a plan which more accurately details that the access works will not impinge on the retention of the protected tree (T15).

If you are able and happy to amend the proposal further, I would be willing to accept an Extension of Time for further consultation and to deal with the S106. Whilst we may not resolve all areas of concern, hopefully we can eliminate as many of them as possible and move forwards on this site.

Given the need for the above amendments, further consultation, S106, and if we reach a position of approval then we would need to go to planning committee for determination (the Parish Council have objected), I believe it would be appropriate to agree an extension until 28th October. Obviously if you can

provide amended plans earlier than this, we may be able to bring this forward, but if you are happy with this approach, please could you email me your agreement.

Any revisions to the plans would need to be with me by 29th July at the very latest in order to make October Committee. Please could you also provide details of your solicitor so that when I am ready, I can pass these details on to our solicitor to liaise.

As always, if you want to go through anything do let me know and I can try and find some time to call.

Kind Regards,

Jessica Riches *(She / Her)*
Principal Planning Officer,
Strategic Development Team



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