

Hebe Smith

From: Jessica Riches
Sent: 16 September 2022 14:49
To: Planning.Responses
Subject: FW: Ryefields - AL/31/22/PL
Attachments: 1324_DP302 - 03 Site Plan.pdf; 1324_DP305 - 03 Floor plan plot 2.pdf; 1324_DP307 - 02 Floor plan plot 3 and 4.pdf; 1324_DP311 - 03 Sustainability and biodiversity plan.pdf

Hello,

The above are substitute plans to the above application – they supersede the already substituted plans uploaded (sorry!)

They can be uploaded as per their references given as above.

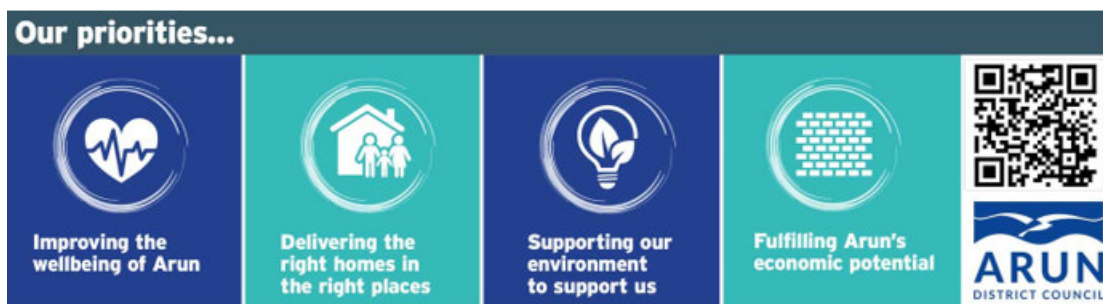
If I have forgotten anything, please let me know!

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

T: 01903 737852
E: jessica.riches@arun.gov.uk

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

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From: Natalie McKellar <Natalie@ss-p.co.uk>
Sent: 13 September 2022 10:50
To: Jessica Riches <Jessica.Riches@arun.gov.uk>; Kerry Simmons <Kerry@ss-p.co.uk>
Subject: RE: Ryefields - AL/31/22/PL

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Hi Jessica,

Further to your below email please see the attached revised drawings for consideration at Ryefields:

- 1324_DP302 rev 03 to replace rev 02
- 1324_DP305 rev 03 to replace rev 02
- 1324_DP307 rev 02 to replace rev 01
- 1324_DP311 rev 03 to replace rev 02

I can confirm there is no intention for any widening of the track.

The amended plans show revised and updated post and rail fencing to the site frontage as requested, and in addition bedroom 3 to plots 2,3,4 is now shown as a single bedroom in line with national internal space standards.

I would be grateful if you could confirm receipt of this email and its attachments and provide us your feedback and confirmation of the application being considered at committee in due course.

Kind regards,
Natalie

Natalie McKellar MA MRTPI
Principal Planner



32 North Street, Chichester, West Sussex, PO19 1LX | 01243 850411 | office@ss-p.co.uk
www.ss-p.co.uk

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From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 12 September 2022 11:38
To: Kerry Simmons <Kerry@ss-p.co.uk>
Cc: Natalie McKellar <Natalie@ss-p.co.uk>
Subject: Ryefields - AL/31/22/PL
Importance: High

Hi Kerry,

I am still preparing my determination for Ryefields, and we are down to a couple of issues. We have a slight issue on the close boarded fences that I have just seen included on the new set of submission documents which I think can be quickly resolved.

The close boarded fencing has implications for the RPA's and are visually different from the precedent of Oak Tree Lane. As this is included as an objection from the Tree Officer, and an objection from a design/appearance perspective, I wondered if you could amend or delete reference to close boarded fences forward of the front elevation out of the submitted plans? They are included within DP311 Rev 02, Tree Retention and Protection Plan, and Roof and Site Plan Rev 02.

Whilst I would be happy for some post and rail fencing in some areas long this frontage, I think this would be better to be set back away from the RPA of the TPO tree entirely, running adjacent to the visitor parking. In addition, the line of fencing running vertically to Plot 2 seems a bit redundant given the hedging and the layout.

The options therefore are to remove the fences altogether or amend the fence locations and substitute for post and rail fencing.

In addition, the tree officer has requested that we clarify the following point:

1. I remain unsure if they are required to enhance construction of or widen the track. I assume not but it is too important to be left to chance. I recommend we seek clarification, as any such work within the root protection area (RPA) of T15 could be hugely damaging if not controlled by an approved arboricultural method statement (AMS).

The plans don't appear to show any track enhancement, but in case you see otherwise, please could you let me know.

Another minor point which I think will be able to be resolved through a slight amendment to the plan, is that some bedrooms appear to be double bedrooms but don't meet the 11.5sqm minimum of the internal space standards set nationally. I believe Bedroom 3 of Plots 2, 3&4 are around 9sqm. Would you be able to amend this to a single bedroom for clarity?

Obviously, this application is likely to go to committee, and so a quick response on this would be much appreciated.

Kind Regards,

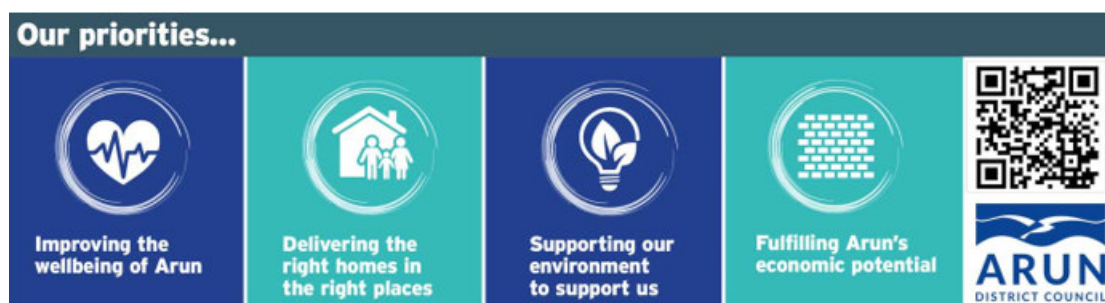
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