



From: Chris Brake [redacted]
Sent: 24 June 2020 14:04
To: Simon Davis <[redacted]>
Cc: Megan Hodges [redacted]
Subject: RE: AL/46/20/PL Wings Nursery

Dear Simon

Many thanks for the below and we will certainly action those points raised below. I have recently left you a voicemail to same effect, however the third and final survey is due to take place next Wednesday (it was delayed due to bad weather). Once the survey is complete, we will provide you with a copy of the report ASAP and certainly inside the consultation period.

I will come back you under separate cover on the other points, as I will need to get our architects to provide some additional detail.

Please feel free to give me a call if you want to discuss further. Also, be advised that we have secured the Site's perimeter to ensure for security reasons – please let us know when you are in a position to undertake a site visit so that we can ensure access for you.

Kind regards

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

[redacted]
Thakeham House | Summers Place | Slane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav PH14 9AD



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From: Simon Davis [REDACTED]
Sent: 24 June 2020 13:32
To: Chris Brake [REDACTED]
Subject: AL/46/20/PL Wings Nursery

Dear Mr Brake,

I am your case officer.

I have been looking initially at the submission and I have a few requests for additional documents:

- (1) Can you provide a Plot Information Schedule (to include no. of beds/no. of persons, internal space standards in m², external garden depths in m). If you are able to, it would also be helpful to have materials and parking provision on this (but not essential). This will assist us in demonstrating compliance with certain policies.
- (2) Can you provide a commentary on how the scheme meets the National Design Guide (<https://www.gov.uk/government/publications/national-design-guide>). In particular, paragraph 23 – 31 as well as the criteria in part 2 of the Guide. At the same time, It would also be helpful if you provide an analysis of how your proposal complies with our emerging Arun Design Guide – available on this webpage: <https://www.arun.gov.uk/supplementary-planning-documents-spds>. We will need this to assist us with determining the application and to demonstrate that the proposals are in accordance with these.
- (3) I note that the site is within agricultural land grades 1-3 and therefore policy SO DM1 applies. I am aware that the principle of development on this site has been established by the Outline and I am currently seeking advice from our Principal solicitor as to whether the full suite of reports required by policy SO DM1 should be requested (I will advise further). However, in any case, we will certainly need a soil resources/mitigation plan with this application.
- (4) Are you able to provide floor plans of the existing house? I am required to check the CIL floorspace calculations and this would assist.

Lastly, I have already had a response from our Ecologist (attached) which requests additional surveys and also full details of biodiversity net gain on the site.

I will forward anything else on that requires action.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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