

[REDACTED]

From: Simon Davis
Sent: 30 June 2022 12:16
To: 'Lucy Anderson' [REDACTED]
Cc: 'Michelle Quan' [REDACTED]
Subject: RE: MWPA Response AL-49-22-PL

Hi Lucy,

As per our discussion, the issues I identified versus the Design Guide were:

- (1) 9-13 Front (F) to 15 F is 13.5m (16m requirement)
- (2) 9-13 F to 14 F is 15m (16m)
- (3) 32 F to 41 F is 14.5m (16m)
- (4) 74/75 F to 51-58 F is 15m (16m)
- (5) 44 Rear (R) to 45 Side (S) is 13.5m (14m)
- (6) 41 R to 40 S is 11m (14m)
- (7) 21/22 R to 36/37 R is 15.5m (21m)

And lots of front gardens are not 2m deep

(note our web measuring tool may not be exact as your software)

The relationship at (7) is quite concerning and although the ADG is guidance, we would not be able to sanction shortfalls of more than say 0.5m unless there are no windows involved or they are o/g and non/restricted opening (although the standards are also there to protect the amenity of gardens). Talking of o/g, we would want to see the western flank windows on plots 37 and 21/22 as o/g and restricted or non-opening.

Can you also respond re how you could deal with a footpath link in the NW corner i.e. elaborate on the point Michelle made about a s106 clause.

As discussed, our advice on changes to applications is as follows:

“Our decision guidelines

We encourage you to apply for pre application advice and to follow the guidance that is given. If you do this and minor amendments then need to be negotiated after the application has been accepted these will also be accepted.

..” (<https://www.arun.gov.uk/what-happens-next>)

Kind Regards

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