

From: Simon Davis
Sent: 30 October 2018 17:38
To: Planning.Responses
Subject: FW: Request for Design Advice AL/57/18/OUT

Please upload this email and both documents to AL/57/18/OUT as "Independent Design Review Advice"

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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Save the environment - think before you print.

From: David Edwards [REDACTED]
Sent: 29 October 2018 18:38
To: Simon Davis
Subject: RE: Request for Design Advice

Hi Simon,

I'm attaching my thoughts on the application. Overall, I think there are two key aspects;

• **Development intent:**

- I can see that the intent is to create something that is akin to a 'model' community and certainly, some of the communal elements are interesting.
- However, to achieve this, proposed development is self-contained, under developed and has very limited (at best) relationship to the existing context.
- For me, the NPPF puts as much (if not more) weight on these aspects as it does to design quality.
- The planning statement notes that the layout completely follows the context, while the DAS notes the principal intent for something that is not a typical 'estate'; these statements are somewhat contradictory.

• **Design quality:**

- In its non-conformity, there are a number of aspects that don't represent contemporary 'best practice': over engineered roads; lack of private space; inflexibility in layout; lack of passive surveillance and street scenes; clustering of affordable units; lack of clearly defined, defensible boundaries.
- As a result, to me, the application cannot represent 'high quality' design.

I've also attached a mark-up. In essence, there is really no reason why they can't resolve these aspects with a similar arrangement through shifting some things around to have back-to-back units and clear delineation between public/ private/ semi-private space.

If it helps to chat through, please don't hesitate to call.

Best,
David