

From: Katie Sharp <Katie.Sharp@arun.gov.uk>

Sent: 07 October 2022 12:13

To: Tim Burden [REDACTED] Henny Handley [REDACTED]

Cc: Emily Rickard [REDACTED] 'Katie Lamb' [REDACTED] Tom Davies [REDACTED]

Subject: RE: Land off Arundel Road

Dear Tim,

Having reviewed the email history between ourselves, I can appreciate that you may have thought that further comments would be received. It was clearly laid out within the meeting that after the poor engagement with the precious case officer, we would offer Redrow one more opportunity to amend the plans to address our concerns.

Arun District Council has for some time recommended that applicants engage in pre-application advice to ensure issues are identified within the early stages. ADCs protocol states that where pre-application advice was not obtained, it is unlikely that we will negotiate any changes. The protocol also states that in the case of major applications, case officers may seek one set of amendments that do not fundamentally change the form of the proposal, and if it is a minor matter in response to consultation that can be dealt with within the statutory time limits. ADC have engaged with Redrow, and allowed significant changes to be made which is beyond the scope of the customer advice note protocols. Redrow have not made the changes requested by ADC, and we will not be accepting any further amendments as they will be fundamental alterations to the scheme.

There has been one pre-application submission seeking to address 9 matters mainly to establish the principles of the Design Code. Some of the main points within the pre application response are still relevant to this RM, and have not been met within the submitted plans. The case officer highlighted the importance of green corridors and green vistas, and helping to ensure that the development is fully integrated to the existing green infrastructure. There was mention of how tree lined avenues should be incorporated, and tree planting should be within the public realm not within the ownership of the homeowners, thus ensuring their long term management. In addition to these points, the case officer noted the importance of parking arrangements and the avoidance of parking forward of the dwellings front elevations. Whilst the design code has been approved, there has been no further pre-application to gain advice on appearance, layout, scale and landscaping.

The fundamental concerns are as follows:

- The density does not reflect that within the approved design code, with the high density around the southern edges of the site, rather than more centrally. Justification has been provided for the housing mix, however it still significantly deviates from the SHMA. The poor housing mix has led to a cramped development that is overly car dominant as seen by the poor parking arrangements, particularly in the southern half of the site. The scheme is extremely car parking dominant, with some roads being characterised by parking forward of the dwellings front elevations. For example, the road serving the east side of the site has 37 parking spaces at the front of the dwellings, with a further 22 parking spaces forward of the dwellings south of this.
- Whilst there has been some change to the spread of affordable housing, it is still clustered and confined to the higher density areas.
- There are still areas which do not accord with the design in respect to the green corridors, some areas have been improved but overall the landscaping has not gone far enough to reflect the requirements. Also, the planting scheme is reliant on tree planting within private garden space.
- Four dwellings now face the sports pitches, however more could be done to provide natural surveillance to this area.
- The use of white cladding is still evident, and has not been removed from the scheme. The parish council have also raised whether the dark mock Tudor style gables are characteristic of the area. There is no evidence to show that this choice of material and design is appropriate for this locality. We would seek the development to reflect the context of Angmering, rather than off the shelf-designs.
- There are instances where proposal does not accord with the interface distances and minimum standards for private rear and front gardens. Back to back distances should be a minimum of 21m, back/ front to side should be a minimum of 14m, rear gardens should measure at least 10.5, and front gardens a minimum of 2m.

Given that we have already provided comments via written communication and teams meeting, we do not believe another meeting would be beneficial. We would be happy to grant time for comments in reply to this email by 14th October, and then will be determining the applications by 28th October. I would like to be clear that Redrow have had the opportunity to address the concerns raised by ADC but failed to do so, and therefore no further plans will be accepted under these applications.

I would be grateful if you could confirm how you would like to proceed with the Hybrid (A/270/21/OUT), I have asked on a number of occasions with no response. If Redrow would not agree to withdraw, I will determine the application alongside the RMs.

Kind regards,

Katie Sharp

Strategic Development Principal Planning Officer, Planning.

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From: Tim Burden [REDACTED]

Sent: 22 September 2022 21:30

To: Katie Sharp <katie.sharp@arun.gov.uk>; Henny Handley [REDACTED]

Cc: Emily Rickard [REDACTED] 'Katie Lamb' [REDACTED] Tom Davies [REDACTED]

Subject: RE: Land off Arundel Road

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Dear Katie

Thank you for providing your response below.

Reserved matters application

It will no doubt come as no surprise that Redrow are disappointed with the feedback, particularly as they have tried to engage in meaningful dialogue with ADC throughout this application

You will recall that during the Teams meeting on the 7th June, ADC agreed they would provide comments on a draft wider RM layout ahead of formal submission. This draft layout was submitted to ADC for initial feedback on 21st July. We were then advised by email on the 28th July that we would receive comments on the draft layout, however these comments were never received, nor were Redrow able to maintain a continuous and pro-active line of communication with ADC.

We ended up being in a position where we needed to formally submit the documentation, which was lodged on 18th August. Some 5 weeks later we now have your response below, which is particularly disappointing given if the Council proactively engaged with Redrow and provided comments as agreed on the draft RM layout, the concerns raised in your email below could have been addressed ahead of a formal submission.

We fully appreciate that you and the Council are busy, but I'm sure you will understand the frustrations that Redrow feel, particularly noting the delayed response time in this instance and indeed historically with previous officers, and that this site has an extant outline permission that is due to expire on 17th March 2023. As stated previously, Redrow are committed to delivering much needed housing for Arun on this site and feel that an acceptable scheme can be delivered.

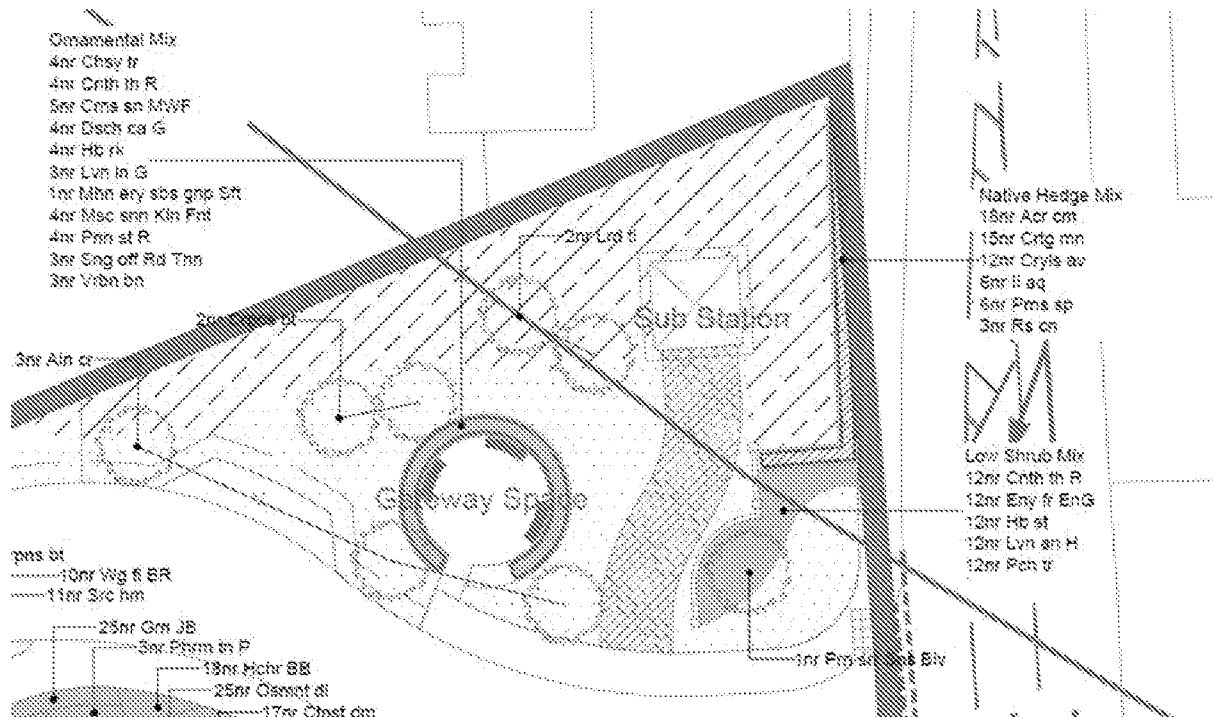
We would therefore appreciate a meeting with you and David Easton next week to discuss a way proposed way forward with this site. Please could you provide us with some dates and times you can make?

7 unit RM scheme

Regarding the 7 unit RM scheme (A/46/22/RES) I understand that the substation needs to be in this location operational reasons, and a vehicular access is required to it, as shown on the submitted plans (see extract below). There are existing fences on the northern boundary and therefore the

hedgerow is proposed along the eastern site frontage area. If the Council wanted this extended then I suggest that a planning condition could be reapplied to require an amended scheme to be submitted for approval.

I hope that answers your question regarding that application – are you able to advise whether it can be treated as a delegated item?



Hybrid application

Regarding the hybrid application, we do not have any current instructions on that application as we have not had any significant comments from the Council on its merits. Indeed, we are awaiting some clarity on how the Council would deal with the National Highways request for cumulative schemes and I don't think we've had a response to our request for those details. It is a new standalone application and further to our requested meeting, it may be preferable to look to take that application forward given the challenges that exist with the outline approval, rather than pursue the current RM scheme. As such, at this time we would wish to keep this lodged and would be happy to agree an extension of time to keep it 'alive'.

Sports hub

Whilst writing, please can you let me have an update on what is happening with the sports hub proposals as we have not had any correspondence regarding those for some months now.

I look forward to meeting next week so we can work collaboratively in bringing this site forward, and avoiding an unnecessary appeal.

Regards

Tim

Tim Burden

Director

Turley



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From: Katie Sharp <Katie.Sharp@arun.gov.uk>

Sent: 16 September 2022 16:11

To: Henny Handley [REDACTED]

Cc: Tim Burden [REDACTED] Emily Rickard [REDACTED]

Subject: Land off Arundel Road

Hello Hanny,

Thank you for the revised set of plans, and there have been some positive changes added such as the increase central POS, emergency access and natural surveillance provide by some houses to the sports pitch. We still have some significant concerns raised previously that have not been addressed by the revised pack and we still hold the position that the current proposal is of poor design. The approved Design Code is central to the design of this RM submission, and as per the wording of Condition 5 “development shall be carried out in accordance with the approved design code”. The current submission fails to adhere to this condition, with the following primary concerns still not being addressed:

Densities, Housing Mix and Affordable Housing

According to the approved design code, the densest part of the development should be within the central part of the site, below the POS. With the medium densities surrounding to the south, east and west, and the lower densities within the north. However, the revised proposed layout shows the highest density throughout the southern portion of the site, with a clear divide of low density dwellings to the north. In turn, this creates issues with the proposed parking arrangements “squeezing” parking forward of the houses front elevations, creating a development that is car parking dominant. For example, between plots 7-23 plus the visitor spaces there are 37 car parking spaces lining the access road, which negatively impacts on the character of the development. The affordable housing is still clustered in the dense southern area of the site, this is not in accordance with Arun Local Plan Policy AH SP2. The proposed density and mix particularly the southern portion is unacceptable and would compromise the amenity of future occupiers due to the cramped nature of the housing and affordable units.

Green Corridors

The Design Code Masterplan shows green corridor route throughout the site, however this has not been full reflected within the revised layout. There is some tree planting within front, and most rear gardens of the private dwellings, there is no insurances that these will be retained and maintained. Planting and landscaping should be increased through the green corridors and within the public realms.

We previously raised concern with some of the material choices, these have not been revised. The use of white cladding, and mock Tudor external finishes are not characteristic of the area, and are therefore unacceptable for this locality.

As previously discussed ADC were happy for Redrow to submitted one more round of revised changes, as these changes have not overcome the significant concerns, and there is

lack of accordance with the Design Code we are not in the position to recommend the wider RM scheme for approval. We will therefore be determining the application in due course under delegated authority.

In regard to the 7 Unit scheme, there is concern with the location of the substation which lies forward of any built form. The planting around the substation is not particularly clear. It appears there is a native hedgerow to the east of the substation, but is this carrying on around the north edge? This could this point be clarified? We are expecting severe delays with drainage comments, and they have yet to reply to the additional information supplied. As there are sufficient drainage conditions applied to the previous application, we are taking a view that drainage can be dealt with through the discharge of condition process. This application can therefore be determined favourable subject to the substation query.

Please can you confirm whether the Hybrid application is to be withdrawn? As stated in previous correspondences if it is not being withdrawn we cannot support the application favourable and it will be recommended for refusal.

Kind regards,

Katie Sharp

Strategic Development Principal Planning Officer, Planning.

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