LUKEN BECK

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Mr Peter Cleveland,
Planning Department,
Arun District Council,
Civic centre,
Maltravers Road,
Littlehampton BN17 5LF

13th November 2012

Our Ref: GB/ADC/A11010
Your Ref:

Dear Mr Cleveland,

Town & Country Planning Act 1990 (as amended)
Residential development comprising 150 dwellings including 30% affordable with access, landscaping, open space and associated works
LPA Ref: A/82/12

I refer to our meeting on the 1st November 2012 when Stuart Goodwill of BDW joined us to discuss some of the finer details of the current application.

The key issues upon which we spent most time concerned the configuration and usability of the open space together with possible revisions to the location of a number of plots and house types.

I attach drawing number ST-02-14F with the request that this drawing supersedes the last layout please.

- Along the northern edge please note that Plot 1 has been altered as agreed which now affords a much better rear private amenity space for that unit;
- Plots 12 and 136 have been introduced into what used to be a small area of POS which you considered could be better incorporated into the main area of open space further south. The units have been designed to turn the corner and provide an important focal point at the head of the T shaped open space spine;
- The former open space area (now occupied by plots 12 and 136) has been repositioned to the west of Plots 101 and 100 thereby creating the kickabout area requested by Joe Russell-Wells with a LPA close by benefiting from good natural surveillance from properties to the east.
- As a whole, the design of the open space is more spacious, more commodious and provides for a number of complementary activities for toddlers, youths and adults alike.
- Along the eastern boundary of the site, particularly the southern end, you requested clarification of boundary treatments and a drawing illustrating the demarcation of

building plots, roads and footpaths as against the green wedge running alongside the A280 Angmering by-pass. The attached drawing is submitted for your consideration.

From further discussions and feedback from our clients, we understand that last week a further meeting took place between Mr Julian Jones and his colleague Katherine Child with you and Karl Roberts. It has been reported that whilst officers are comfortable that the principle of development is acceptable, the committee has not yet been given the opportunity to consider same and that perhaps the detailed layout and design might be a distraction. As you can appreciate we have been working alongside officers, the Parish Council and the local community since July 2012 having undertaken two public exhibitions, a series of meetings with the Parish and the community as well as statutory undertakers and other stakeholders. The application has been shared at all stages and we feel confident it is robust and compliant with current planning policies.

All of the design layout changes you requested are 'internal' to the site and have no effect externally for which reason we see no reason for a further public consultation exercise but of course that is your decision, not ours. If the LPA feels it is necessary to reconsult then we have no objection and we would agree to an extension of time allowing the application to be considered at a January 2013 committee if that would assist.

Should you need to discuss any matters or require further information, please contact me.

Yours sincerely,

Graham Beck
Director
Email grahambeck@lukenbeck.com

Copy to: Katherine Child, Senior Land Manager, Barratt David Wilson Homes