

[REDACTED]

From: Simon Davis
Sent: 12 March 2020 10:25
To: Planning Scanning
Subject: FW: BE/137/19/RES The Cottage, Shripney Road

[REDACTED]

From: Simon Davis
Sent: 12 March 2020 10:22
To: 'Ben Daines' [REDACTED]
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Dear Ben,

Parking – if you can alter the mix to make the parking demand/provision equalise then that is ok. Presumably you will need to submit further amended plans to do this, if so, please provide all plans as one package as I will need to notify the Parish of the changes (21 day notification) and reconsult certain consultees.

POS – I will run the plan past our Greenspace officer but I would suggest it unlikely that we consider all of the space to be useable. See my annotation on the attached showing the areas myself and my team leader consider would not offer useable space (definitely A & C possibly also B). You will also note that the amenity standards in the emerging Design Guide talk about the need for 20m² amenity space to each flat not having a balcony. This is additional to the POS needs. Clearly, these standards have low weight and are guidance only, therefore I am not looking for you to meet these however, the space to the rear of the flats (A) should be set aside as amenity space solely for the flats. Areas B & C are not useable due to size.

Drainage – noted.

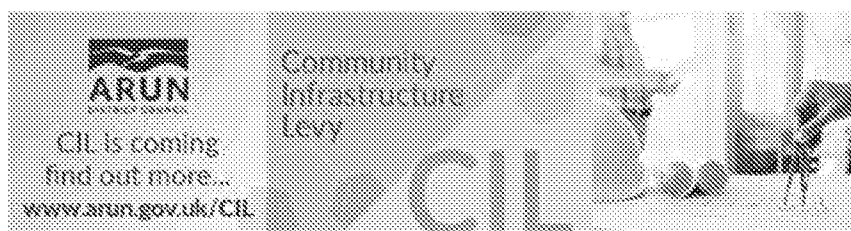
Trees – My concern is that the layout whilst similar to the Outline is different re the footprints of houses. However, I will await the comments of our Tree Officer.

Visitor Parking – I have seen your email. What do you mean by timed restrictions/how would this work? Can you suggest a condition which you consider meets the tests (in particular is enforceable).

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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From: Ben Daines [REDACTED]
Sent: 10 March 2020 11:39
To: Simon Davis [REDACTED]
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Simon,

I have responded in red to your comments below.

Let me know if you have any queries.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

We are proud to have raised over £6000 for our chosen charity, Chestnut Tree House. Read more [here](#)



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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From: Simon Davis [REDACTED]
Sent: 06 March 2020 17:25
To: Ben Daines [REDACTED]
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Ben,

I have spoken with the Group Head of Planning.

He is of the view that we should not recommend this if you cannot comply with all of the relevant policies/criteria. In this regard, I note that:

- the parking provision is still short by 4 spaces (I make the required provision to be 48) Noted. We can find two additional spaces and look into altering the housing mix slightly to make the scheme compliant. Presumably you would be happy with this approach?
- you need to demonstrate that you meet the POS requirement (1408m²) Please see the attached plan with the open space areas marked on with hatching. We can achieve a total of 1,468sqm. The SuDS area within the open space is 53sqm so even if we take this out of the open space provision we can still meet the Council's open space requirement. The reason we need to keep this pond/SuDS feature is that it is required as part of the drainage strategy.
- you also need to provide an acceptable drainage scheme Noted --- this is being progressed.
- A wet feature would be nice from an ecology point of view, however, I note that our ecologist has not considered this in her consideration of biodiversity gain (comments dated 20/01/20) so this is not a requirement See above.
- It also appears from the coloured site plan that houses are going in the RPA's of important trees. I note that our tree officer has not responded and I will chase him but he would likely object anyway as he would need

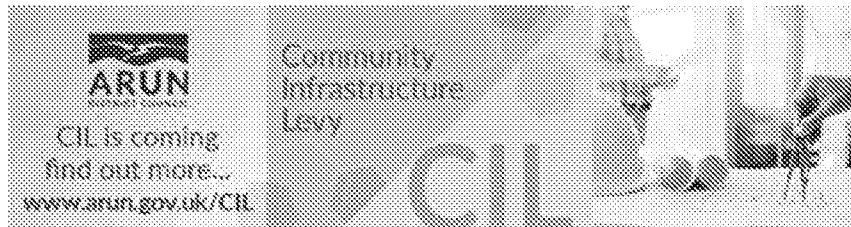
up-to-date plans and I cannot see anywhere tree constraints or protection plans (have these been provided?) I attach a plan showing the Reserved Matters layout overlaid on the Outline approval (BE/63/17/OUT). As you can see, the location of the units is almost identical. The proximity of the dwellings in relation to the trees was discussed in great detail during the course of the outline application and it would seem unnecessary to revisit this. The original tree survey and AIA undertaken for the outline application was submitted with this RM application for ease of reference. The tree survey was updated for the outline application for 31 units and it is these updated RPAs that were shown on the site plan.

Please also note that there were concerns with how the parking will work with plots 17-20 given that the on-street visitor spaces are closer to their front doors. I understood this issue to be addressed via my email of 6 February where we agreed to implement timed restrictions on visitor parking as suggested by WSCC. Also that plots 11 & 14-16 are facing onto car pots are not great from an amenity perspective. It was suggested that you could turn units 17-20 by 90 degrees to face the new road. We would not refuse due to these concerns but you may want to consider. We may however have to refuse due to the other concerns if you cannot resolve these. Happy to speak by phone next week.

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

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