

From: Amanda Scholes on behalf of Planning.Responses
Sent: 13 March 2020 09:32
To: Planning Scanning
Subject: FW: BE/137/19/RES The Cottage, Shripney Road

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 12 March 2020 15:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/137/19/RES The Cottage, Shripney Road

Further Greenspace Officer comments.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 March 2020 15:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Simon

Further to my telephone message earlier today, my comments would be:

Area A

I agree that the landscape detail would suggest that the area you have shown as A could be viewed as 'private open space' as it sits behind a residential block and the Dwg Detail Planting Plan1 of 7 LLD1851-LAN-DWG-201 Rev 01 shows this delineated by hedge planting and fenced therefore making it inaccessible as POS. I would considerer therefore that **area A should be excluded from the POS calculations.**

Area B & C

Dwg Detail Planting Plan1 of 7 LLD1851-LAN-DWG-201 Rev 01 clearly shows this area as forming part of this frontage open space area, with no delineation or hedge divide, therefore it would be considered to form a part of this POS as a whole and therefore contributory to this area. I would considerer therefore that **area B & C should be included within the POS calculations.**

Regards

Sue

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 12 March 2020 10:24
To: Sue Howell <Sue.Howell@arun.gov.uk>
Subject: FW: BE/137/19/RES The Cottage, Shripney Road

Hi Sue,

Would you agree (or have further comments) with what I have said below?

Simon.

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