

From: Simon Davis
Sent: 17 April 2020 13:27
To: Ben Daines [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: BE/137/19/RES

Sorry forgot to say, on the subject of Ctte, my deadline for the report is the end of Thursday next week. I personally think that this may not be achievable as that leaves less than a week. The next available Ctte would be June 24th.

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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From: Simon Davis
Sent: 17 April 2020 13:23
To: 'Ben Daines' [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: BE/137/19/RES

Hi Ben,

Thanks. I have forwarded to our Tree Officer. I will also seek the view of our Landscaper office re the POS amount.

On parking, I calculate the new requirement to be 46 spaces total (42 + 4 visitor) and see that you propose 43.5 (with the half a result of garages treated as 0.5 a space each). I note that you have removed the pathway between 18 & 19 and gained an extra visitor space which is good. I would suggest that you do incorporate secure rear doors on the car ports for plots 17-20.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Ben Daines [REDACTED]
Sent: 17 April 2020 08:59
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: BE/137/19/RES

Hi Simon,

Please find attached an amended site layout which addresses the following issues:

Impact on trees

You will see that the layout has been amended to ensure that all of the dwellings are no further into the RPA of the existing trees than the approved outline consent. You will also note that in a number of cases the dwellings have been moved further from the trees than the outline consent. The approved outline site layout is shown by a purple dotted line overlaid onto the proposed amended site layout. Could you please send this to the tree officer for comment and if you and the tree officer are happy with the amended layout we will finalise the revised AIA and Method Statement and submit the amended coloured site layout formally. I appreciate that the tree officer will want to see the AIA before removing any objection but presumably they can provide an indication at this stage as to whether they are likely to support the scheme.

Parking Provision

You will note that we have two additional parking spaces and have changed dwellings 18 and 19 from 4 bed dwellings to 3 bed dwellings. Please confirm that this now meets the Council's parking standards and we will submit the amended plans and elevations for these units.

Having regard to the comments raised by WSCC regarding the visitor spaces to the north of Unit 20, we do not really consider this to be an issue and parking restrictions would seem heavy handed. Surely there are significant incentives for the occupiers of Units 17 to 20 to park their cars within the car ports at the rear of the properties i.e. protection from the elements and other cars which may be parking in these spaces. The distance from the car ports to the front doors of the dwellings is certainly not excessive but we would be willing to add doors in the western elevations of the car ports to allow people to access their properties from the rear if that would help address the issue.

Public Open Space

Excluding Area A from our calculations, as per your emails of 12 March, we are providing 1,333sqm of open space which is about 75sqm under the requirement. I trust you will agree that this amount is negligible. We could increase the amount of public open space slightly by reducing the size of the gardens for plots 17 to 20 but this would seem counter-intuitive and unnecessary.

Drainage

This matter is ongoing but our drainage consultants are exploring ways to adequately drain the site without the need for SuDS/a part-time pond within the open space at the front of the site. Unfortunately they have had trouble making contact with Paul Cann.

I would be grateful if you could respond as soon as possible so we can formally submit amended plans and the application can progress to May's DC committee.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



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