

[REDACTED]

From: Simon Davis

Sent: 24 July 2020 14:30

[REDACTED]

Subject: RE: BN/50/20/PL Land W of Fontwell Avenue - Design Comments

Hi Maddi,

I have now been through your revised plans and whilst I have not remeasured anything, I think the changes do respond to our concerns. I will now put a request in to admin to add these to the website. I don't consider we need to carry out a full re-consultation exercise and I think the changes are on the whole trivial therefore no need to do a 21-day notification to the Neighbourhood Plan body. However, I will advise WSCC Highways of the FP link and also seek advice from our Landscape Officer re the usability of the POS.

To answer your follow-up question, the following consultees have not responded however, I don't consider them to be important and I'm not going to chase these:

ADC Strategic Projects and Development (new built leisure facilities) – not relevant due to CIL

ADC Economic Regeneration – unlikely to recommend refusal or request conditions

NHS Coastal West Sussex Coastal Commissioning Group – not relevant due to CIL

The next available Committee Meeting is the 2nd September (there is no Meeting in August). To achieve this, I will need to have my report ready by the 10th August. We would certainly need an Extension of Time until the 4th September but may need longer after then due to the S.106. In the first instance though, please agree to 04/09/20.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer

Directorate of Place

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From: Maddi Simpson [REDACTED]
Sent: 16 July 2020 10:42
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Leona Hannify [REDACTED]
Subject: RE: BN/50/20/PL Land W of Fontwell Avenue - Design Comments

Hi Simon,

Sorry, slight amendment to the below. The balconies comply with the depth of the London Plan (i.e. are 1.5m deep) rather than being fully compliant area wise. We trust this will be acceptable.

Thanks,
Maddi

Maddi Simpson
Planner, Planning



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From: Maddi Simpson [REDACTED]
Sent: 16 July 2020 09:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Leona Hannify [REDACTED]
Subject: RE: BN/50/20/PL Land W of Fontwell Avenue - Design Comments

Morning Simon,

The team have been considering your comments on design and have made the necessary changes to the scheme. A revised pack of plans can be found at the following link:

I know some Councils have issues with WeTransfer, so I have included the same documents at an alternative link: Hopefully one works but let me know if you have any issues.

Full List of Revised Plans

Plan	Reference	Page
Site Plan	29662A_100_RevV	n/a
Refuse Tracking	020.0360.011_RevA	n/a
Fire Tender Tracking	020.0360.010_RevA	n/a
FOG Plots 12 & 23	29662A_103_4_RevD	Page 1/2
FOG Plots 12 & 23	29662A_103_5_RevD	Page 2/2
FOG Plots 16 & 35	29662A_103_1_RevD	Page 1/2
FOG Plots 16 & 35	29662A_103_2_RevD	Page 2/2
1 Bed Affordable Apartment 36, 37, 38 & 39	29662A_100_3_RevB	Page 1/2
1 Bed Affordable Apartment 36, 37, 38 & 39	29662A_100_4_RevB	Page 2/2
Schedule of Accommodation	29662A_RevO	n/a
Typical Single Garage	29662A_503_RevC	n/a

Design

Site Plan (reference: 29662A_100_RevV)

Alterations made to residential gardens/ communal amenity space:

- Plots 4-5 - rear garden fences altered to increase plot 5 garden.
- Plots 8-10 – gardens increased in length by moving houses southeast.
- Plots 30-31 – gardens increased in length by moving houses southeast.
- Plots 36-39 – communal amenity space now includes land to the front of building.
- Plots 40-42 – garden reduced in length to allow for additional planting behind car parking.

Pedestrian access added onto Level Mare Lane:

- A pedestrian access from the northern boundary of the site has been added and the path has been increased to 2m width behind plots 30 to 34 and the front of plot 27.

Balconies added to first floors of FOGs and apartments. The depth of all balconies are in accordance with the London Plan (i.e. are 1.5m deep) which is generally considered to be the highest design criteria in England.

- A tracking plan has been provided which confirms the balconies do not clash with fire tender/ refuse access.

FOG Plots 12 & 23 (reference: 29662A_103_4-RevD & 29662A_103_5_RevD)

- Plot 12 and 23 now have roof lights rather than rear windows into bathrooms.
- Balconies added to first floors.

FOG Plots 16 & 35 (reference: 29662A_103_1_RevD & 29662A_103_2_RevD)

- Amended drawing to remove plots 12 and 23 (as above).
- Balconies added to first floors.

1 Bed Affordable Apartment 36, 37, 38 & 39 (reference: 29662A_100_3_RevB & 29662A_100_4_RevB)

- The apartment building drawings now include a note stating that windows to be fixed translucent/frosted glass to remove overlooking.

- Balconies added to first floors.

Schedule of Accommodation (reference: 29662A_850A_RevV)

- The SOA now includes garden areas and lengths to show the total amount of private amenity space per unit.

Landscaping

Comment: Our Open Space SPD requires 2,957m2 of POS. Your proposal is only 1,488m2 and this represents a big shortfall.

- The Coloured Landscape Masterplan shows total allocation for natural/ informal play is 1,488m2, rather than the total quantum of public open space. The drawing attached (reference: D2776-FAB-00-XX-DR-L-0100-DI02) shows the total quantum of public open space calculated at 3189m2.

Parking

Comment: The parking proposal vs the requirement is off. Your plans show 66 on plot spaces, 22 garage spaces (note that the schedule Rev L says 18 and I think miscounts the number of garage spaces in plots 12/16/23/35) & 10 visitor spaces. Garages are treated as half a space in the Arun Parking Standards SPD therefore the proposal is 87. The requirement on the other hand is 96. I accept that our policy allows for 10% variation if a Travel Plan is provided and that you have supplied one. However, I'm not convinced that this is sufficient to warrant an under provision particularly given the countryside location. You could swap out the 10 detached garages for car ports and thus gain 5 proposed spaces which would help and may on balance allow this to be overcome. Incidentally, there are no plans that I can see of the 10 single garages. Please provide these or if swapping with car ports then provide plans of those.

- The level of parking provided is compliant with ADC's Parking standards.
- ADC's parking standards allow for a 10% variation to be provided if a Travel Plan, travel incentive or public transport contributions are provided. There are no restrictions on where this variation can be applied as long as the required incentives are provided.
- The site would provide a Travel Plan which would promote and encourage the use of sustainable travel modes, helping to further reduce the need to travel by/own a car.
- Residents of the development would be provided with a free £150 voucher towards cycling equipment/bus passes which would be funded by Reside.
- It should be noted that the garages proposed on-site are of a significant size (internal geometries of 3m x 6m) and have been provided in accordance within ADC's parking standards.
- We would suggest that the site is not in a countryside location particularly given it's distance to local amenities and the emerging infrastructure being provided in Barnham, Westergate and Eastergate as part of the strategic BEW allocation as well as nearby developments.
- The highway authority, West Sussex County Council, have also confirmed that the level of parking is acceptable given the mitigation provided (Travel Plan).

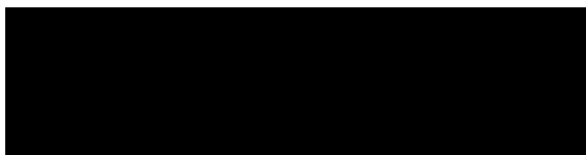
Typical Single Garage (reference: 29662A_503_RevC)

- New drawing has been provided for the single garages.

Let me know if you have any queries on the above.

Thanks,
Maddi

Maddi Simpson
Planner, Planning





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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 01 July 2020 11:37

To: Maddi Simpson [REDACTED]

Subject: BN/50/20/PL Land W of Fontwell Avenue - Design Comments

Dear Maddi,

Further to my email yesterday, I write to advise you of some concerns I have with the development proposal. I reviewed this yesterday but sought Team Leader review before sending to you.

- Many of the residential gardens are not 10.5m in length (as per emerging Arun Design Guide). I have measured some in the range of 8-9m long.
- Plots 12, 16, 23, 35 are first floor only with garage parking below. I don't think these can be termed flats. They seem to have either very little strips of garden or none at all and in all cases do not meet the garden length as per the SPD.
- I acknowledge that the 10.5m length is partly required to ensure 21m distance in a back-to-back arrangement. Therefore if no back-to-back arrangement exists, this can be relaxed somewhat but we still need to ensure decent sized private amenity spaces.
- Plots 36-39 (Flats) don't have enough garden to meet Design Guide (they need either balconies of at least 3sqm of useable space or a residential communal shared space of 40sqm plus 10sqm for each unit (so 80m² in total).
- The front of plots 36-39 (Flats) look straight onto the garden of house 40. Windows in this elevation are bathroom and kitchen. Whilst we would o/g bathroom windows, and could do the same for kitchens, it's not ideal for future occupiers of the flats and a sense of perceived (fear) of overlooking would remain.
- The rear of house 12 looks straight onto the garden of 13. The 2 x bathroom windows can be o/g and fixed shut (the plans should be updated to reflect this) to remove overlooking but would leave a sense of perceived overlooking which whilst not ideal would be acceptable.
- We have some concerns with the layout in terms of the large frontage parking areas at the northern end. However, if the landscaping along the roads is strong enough, then this will be screened out from the streetscenes. I am not convinced that the landscaping is significant enough and there is also a question as to how long it will take to fully mature.
- The parking proposal vs the requirement is off. Your plans show 66 on plot spaces, 22 garage spaces (note that the schedule Rev L says 18 and I think miscounts the number of garage spaces in plots 12/16/23/35) & 10 visitor spaces. Garages are treated as half a space in the Arun Parking Standards SPD therefore the proposal is 87. The requirement on the other hand is 96. I accept that our policy allows for 10% variation if a Travel Plan is provided and that you have supplied one. However, I'm not convinced that this is sufficient to warrant an under provision particularly given the countryside location. You could swap out the 10 detached garages for car ports and thus gain 5 proposed spaces which would help and may om balance allow this to be overcome. Incidentally, there are no plans that I can see of the 10 single garages. Please provide these or if swapping with car ports then provide plans of those.

- Our Open Space SPD requires 2,957m² of POS (see calculator on this page: <https://www.arun.gov.uk/supplementary-planning-documents-slds#openspaces>). Your proposal is only 1,488m² and this represents a big shortfall.

These issues suggest that the scheme proposes too many dwellings. Notwithstanding that we have started the S.106 process, I do not believe that we can support the scheme at present given these issues. Therefore please consider and advise whether you would agree to making changes.

Kind Regards