

From: Simon Davis
Sent: 22 October 2020 17:23
To: Maddi Simpson [REDACTED]
Subject: RE: Fontwell Avenue | Committee Report

Hi Maddi,

It is really late in the day to start changing things and in this case, I recall advising back in July that you could resolve the parking shortfall by changing garages to car ports. However, we will accept this change although please also update the Schedule of Accommodation to note those plots with car port not garage.

Please note that I have to have the written report update done tomorrow so please provide me the revised Schedule asap and note than anything else that comes in afterwards will have to be reported verbally (and I'd rather there was not anything more given the late stage).

Simon

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From: Maddi Simpson [REDACTED]
Sent: 22 October 2020 12:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fontwell Avenue | Committee Report

Hi Simon,

Following our previous discussions regarding the Committee Report, the team have a couple more comments/ amendments to make, as below.

Gardens and Interface Distances

We note the comments regarding a 'shortfall in some gardens and interface distances' within the summary of your committee report. We believe that this statement is a little misleading as earlier in the report you note that this is

based on an unadopted Design Guide which even when adopted will not constitute policy but only guidance. The report also states that these are deemed to be acceptable due to the layout and detailed design considerations (i.e. window placement etc). Further the garden lengths guidance of 10.5m is designed to ensure that a back to back distance of 21m is maintained, however, with this layout there are very few back to backs. Further to this, plot 2 has a 9m long garden, however it should be noted that the area is 85 sqm which is a good size.

We have taken a design led approach to the layout of the houses to create a more organic form of development which is in keeping with a more rural location rather than a more rigid grid layout which would provide the required garden lengths but would not create a design with a true sense of place. Design Guidance should be about good place making and not about slavishly following rules and indeed many design guides emphasise the need for flexibility including the Arun Design Guide which states in Section H that 'smaller gardens with adequate daylight and privacy may be acceptable'. This layout creates a variety of house types including detached, semi-detached and terraced forms in an organic layout which address key view points and it is this design led approach which creates a sense of place whilst providing sufficient private amenity for the houses.

Car Parking Provision

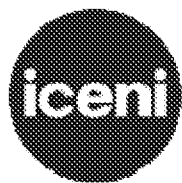
The committee report states that the Parking Standards Supplementary Planning Document (SPD) sets out a need for a total of 96 spaces (88 allocated and 8 visitor). The scheme proposes 64 allocated parking spaces, 22 allocated garage spaces and 9 visitor spaces. As garages are treated as half a space each, the total provision is 84 and this is 12 short of the required total. The Travel Plan allows for a 10% variation, therefore the proposal is only short by 2.4 spaces.

In response to this shortfall, please see the attached Car Port Plan (ref: 29662A_504) which states that plots 1, 2, 4, 15, 17 and 27 will be car ports rather than garages as previously proposed. The car parking provision has therefore increased from 0.5 to 1 space per each of these units, providing 3 additional spaces overall. The scheme now fully meets the Parking Standards with the 10% Travel Plan variation, with 64 allocated parking spaces, 16 allocated garages, 6 car ports and 9 visitor spaces.

Please let me know if you have any queries on this.

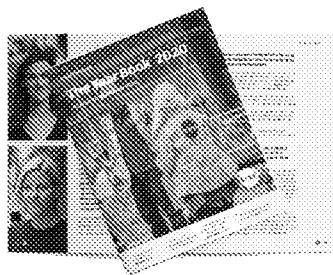
Thanks,
Maddi

Maddi Simpson
Planner, Planning



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