

From: Simon Davis
Sent: 05 November 2020 14:39
To: 'Maddi Simpson' [REDACTED]
Subject: RE: Fontwell Avenue | BN/50/20/PL | Committee Report

Hi Maddi,

We have accepted the proposed changes.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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E: simon.davis@arun.gov.uk



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From: Maddi Simpson [REDACTED]
Sent: 05 November 2020 11:04
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Fontwell Avenue | BN/50/20/PL | Committee Report

Hi Simon,

Thanks for getting back to me so quickly and for your comments, that's all great.

Just on conditions 21, 24, 25, 27, Reside are happy to provide full details prior to occupation however the wording of the conditions as they stand prevent them from occupying any units until the entire scheme has been laid out. I've included some more comments and suggested wording below:

21 – can we amend the second part of the condition to state “prior to the occupation of each dwelling”

24 – for example: “No dwelling shall be occupied until the car parking including garages associated with that dwelling has been constructed in accordance with the approved site plan...”

25 – for example: “No dwelling shall be occupied until covered and secure cycle parking spaces (or if in garages then details of storage racks) associated with that dwelling have been provided...”

27 – can we amend the second part of the condition to state “following the implementation of the insulation scheme for each dwelling...”

"That dwelling shall not be occupied until test results..."

Happy to discuss some alternative wording if needed.

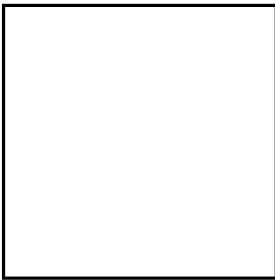
Thanks,
Maddi

Maddi Simpson
Planner, Planning



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

Sent: 04 November 2020 17:43

To: Maddi Simpson

Subject: RE: Fontwell Avenue | BN/50/20/PL | Committee Report

Dear Maddi,

Thank you for the amended plans received before 4pm and for your comments below. I have already amended the report to reflect discussions had the report was previously finalised so some of your points had already been actioned but I have given you a comment for each in red below.

Please note that due to the number of items going to Committee, we will be having two Meetings (one on 25/11 and the second on 02/12). I am not yet able to confirm which one yours will be going to (this will be agreed by the Group Head of Planning once the agenda has closed). However, as yours may go to the second Meeting, it would be helpful if you could agree to extend the existing Extension of time until the 4th December please.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer



From: Maddi Simpson [REDACTED]
Sent: 04 November 2020 16:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fontwell Avenue | BN/50/20/PL | Committee Report

Hi Simon,

Reside have been reviewing the original committee report for the scheme and have a few comments now that we have sent through all of the revised information, just to ensure that everything is covered off in the amended report. The areas commented on below are highlighted in yellow in the attached report.

- Additional hedgerow removed on the southern boundary – *As discussed this is a non-native hedgerow which is only in place for the menage. This does not extend the full width of the southern boundary and is being replaced with a full-length native hedgerow. Have added comment about it being non-native but your other point is already picked up elsewhere in the report*
- Reference on page 2 for electric fence – *can we make it clear that this is the current situation?* Have made some amendments to this section to say electric fences are due to equestrian use.
- ADC tree Officer – *Amend to state that the officer has no objection* Already done.
- Page 12 – *can 210m to the Eastergate BUAB be considered/described “some distance from the nearest settlement”? Should this be saying “just beyond the Eastergate BUAB”. Elsewhere in the report the site is considered sustainable and on the edge of Eastergate.* Ok have made some adjustments to the report but retained distances as these were in there to let members know site is in between two ‘settlements’.
- Page 14 – *it would be helpful to point out that Grade 3a is only just inside the classification i.e. at the lowest end and there is better grade land in the district.* Ok have added this.
- Page 15 – *this needs to be amended to state that there is now a Soil Resources Plan.* Already done.
- Page 15/16 – Highways – *needs to be updated to state that the scheme is now fully compliant.* Already done.
- Page 18 – *the reason for the loss of the southern hedgerow is because it is non-native and it is being replaced to improve the quality and biodiversity of the site.* This has already been covered in the updated Biodiversity section.
- Page 20 – para just above “RESIDENTIAL AMENITY” – *there is a typo where it says “and does result in significant harm...”* Done.
- Page 22 – *where it says there is some shortfall in the requirements of the Design Guide, can we make clear that this is emerging and not adopted and that shortfalls are generally catered for with wider gardens.* Done
- Page 23 – *the drainage scheme is now agreed, subject to final approval with EA/PW.* Already done.
- Page 24 – *a Drainage Impact Statement has been submitted. Moreover, there is no objection from Southern Water.* Already done.
- Page 24 – energy and climate change – *Is it possible to emphasise that we are going over and beyond the policy requirements:*
 - *Fossil fuel free buildings ready for the 2050 zero carbon economy*
 - *ADC policy requires a 10% reduction in CO2 emissions. We’ve exceeded this, with apartments achieving 13.7% and houses achieving 29%. Houses, which make up the majority of the scheme, will therefore exceed policy standards by some margin*
 - *Options to supplement this with PV to increase savings*

By and large, elsewhere in the strategy, we’ve demonstrated compliance with policy, but the above is the critical issue with regard to the climate emergency response. Done.

- Page 25 – *open space will need updating following the most recent issue.* Noted, my next task is to change the open space references in the report.
- Summary – *is it possible to make the summary a bit more positive?* Have attempted to but I do need to summarise the policy position in this section.

Conditions

Condition 9 – *the second part needs to relate to ‘those units or unit’ i.e. if there is separate drainage elements, then those units that are agreed and connected can go ahead and not be delayed by another part which is serviced separately and isn’t ready yet.* Agreed although I am using the word dwelling not unit.

Condition 16 - *can now be removed as we have submitted this.* Have already amended wording to refer to submitted Plan and state it is to be implemented as per the document and then permanently adhered to throughout the construction process.

Condition 21 – *can we amend this to state “Prior to occupation of each unit...”* No. Also, this would mean you would need a separate DOC for each of the 42 dwellings

Condition 24 – *should apply to each unit or blocks of units where there is a parking court.* Don’t agree with this as the condition is to secure all parking across the development

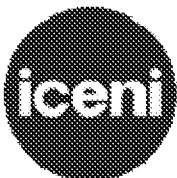
Condition 25 – *should apply to each unit or blocks of units where there is a parking court.* Don’t agree with this as the condition is to secure all cycle parking across the development

Condition 27 – *this need to apply to each individual homes/unit.* Have amended wording of first sentence to say “The dwellings hereby permitted shall be built in accordance with the sound insulation scheme, set out within ..”

Please let me know if you would like to discuss the above or if there are any issues.

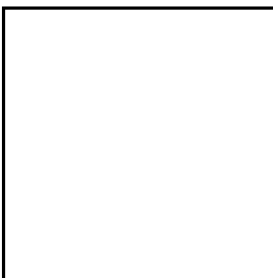
Thanks,
Maddi

Maddi Simpson
Planner, Planning



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