



26 Chapel Street
Chichester
West Sussex
PO19 1DL

Mr D Vick
Area Team Leader Planning Services
Arun District Council
Phoenix House
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

PDW/17125

May 02 2018

Dear Mr Vick

APPLICATION FOR RESERVED MATTERS APPROVAL (EG/6/18/RES) COMPRISING LAYOUT, SCALE, APPEARANCE AND LANDSCAPING PURSUANT TO OUTLINE PERMISSION (EG/71/14/OUT) FOR THE ERECTION OF 60 DWELLINGS, VEHICULAR ACCESS OPEN SPACE AND ANCILLARY WORKS ON LAND AT THE FORMER EASTERGATE FRUIT FARM PO20 3RP

Further to our recent meetings at your offices on the 12th March and 25th April, we are pleased to attach revised layout and landscape plans prepared by Urban Pulse Design and ACD Environmental respectively in connection with the above Reserved Matters Application. As agreed please can you substitute these for the submitted originals and commence re-consultation. The Plans are:

- Site Plan Planning Layout Sheet 1 of 2 - 17-1103-005-B
- Site Plan Planning Layout Sheet 2 of 2 - 17-1103-006-B
- Site Plan Planning Layout Colour – 17-1103-007-B
- Massing & Active Frontage Sheet 1 of 2 – 17-1103-010B
- Massing & Active Frontage Sheet 2 of 2 – 17-1103-011B
- Refuse Strategy Sheet 1 of 2 - 17-1103-012B
- Refuse Strategy Sheet 2 of 2 – 17-1103-013B
- Parking Strategy Sheet 1 of 2 – 17-1103-014B
- Parking Strategy Sheet 2 of 2 – 17-1103-015B
- Soft Landscape Proposals LIN21632 11B Sheets 1-6
- Hard Landscape Proposals LIN21632 12B Sheets 1-6
- Play Area Proposals LIN21632 20B Sheet 1

The revised plans pick up the minor highways comments of WSCC, the urban design comments of Mr Edwards and Sussex Police. As agreed at our meeting on the 25th April, the comments of Mr Warwick requiring a Tree Protection Plan can be dealt with by planning condition and will not delay determination of the Reserved Matters application. In summary the Site Layout revisions (all captured on the landscape plans) show:



- The internal junctions within the site have been amended and a cross roads introduced.
- The kerb radii at the junction serving plots 1-5 and plots 6-45 has been tightened.
- The junction serving plots 46-50 and plots 51-60 has been improved giving the former better priority with some deflection for traffic to the latter.
- A turning head has been added by Plots 59 and 60.
- The 2 on street visitor parking bays opposite plots 32-36 and the parallel bays close to plots 28-31 have been relocated close to plot 7.
- Parking to the rear of plots 56-57 has been made more accessible with a path connection.
- The footpath between plots 22 and 23 has been deleted.
- The allotment parking has been secured with drop down bollards and LEAP parking spaces allocated.
- Changes have been made to the shared ownership and affordable rented units as specified in the revised accommodation schedule **17-1103-005B-6B**.

Whilst writing we have still not received the signed and amended Planning Performance Agreement (PPA) which we sent you by email on the 25 April 2018. This refers to the agreed longstop determination date of 25 May 2018 for the Reserved Matters application. Can you forward a copy for our own records please?

In the meantime we trust that you can commence re-consultation on the attached plans straightaway and look forward to receiving a decision on the application at the earliest opportunity.

Yours faithfully

for Genesis Town Planning Ltd



Paul D White BA (Hons) DipTP MRTPI
Director of Planning

