

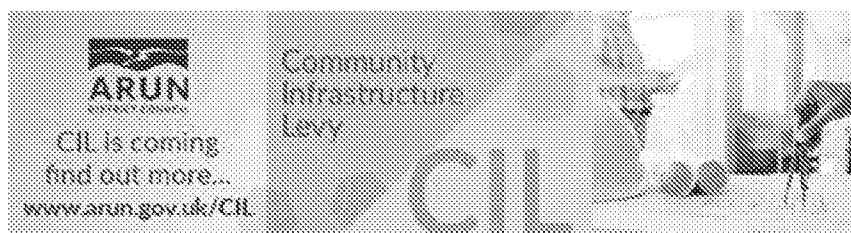
From: Simon Davis
Sent: 20 March 2020 16:36
To: Lauren Wiltshire [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: FP-171-18-PL

Dear Lauren,

As I understand it from Mr Cooke, you are placing a new 1.8m high fence immediately adjacent to the existing boundary fence which is lower on Mr Cooke's side. Whilst I disagree that the approx. 0.2m high difference is going to be an eyesore to Mr Cooke and other residents, I do consider this to represent poor design and I note that existing residents do have a right to maintain their fences and that if you put another fence behind, this will make this very difficult, perhaps impossible without the new fence being first removed. This is likely to create conflict going forwards between residents on both sides. The plan that was approved as part of the planning application (PL-2-07 Rev D) simply states that the eastern boundary will be a 1.8m high timber fence. It does not show a new boundary up against the existing and if it had of done, then we would have raised concerns at the time. Therefore, I would request that you give consideration instead to abandoning the proposal to erect a new fence and instead replace the existing so that it is 1.8m high.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk



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From: Lauren Wiltshire [REDACTED]
Sent: 16 March 2020 12:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: FP-171-18-PL

Hi Simon,

Hope you are well.

We are installing a fence on our boundary as per the approved boundary plan 1.8m close board.

The gardens are graded as per the approved levels plan, we will not be having topsoil against the fencing only up to it at ground level as to be expected.

In regards to the comment on the drainage section I am unsure what this relates to so I will pop down to site tomorrow to review, speaking with the site manager there is no drainage installed at the point mentioned below?

I hope this helps and I am happy to meet you on site if required so you can confirm we are inline with the approved plans.

Kind regards,

Lauren Wiltshire
Land and Technical Manager

Hampshire Homes Group



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

Sent: 16 March 2020 11:43

To: Lauren Wiltshire [REDACTED]

Subject: RE: FP-171-18-PL

Hi Lauren,

Hope you are well. Can you comment on the below to me please.

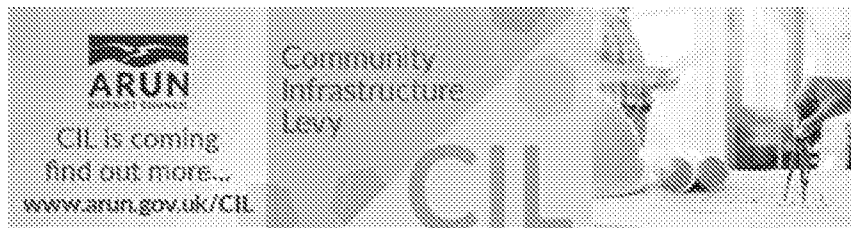
Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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From: Andy Cooke [REDACTED]

Sent: 16 March 2020 11:28

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

Cc: Lauren Wiltshire [REDACTED]

Subject: Fwd: FP-171-18-PL

Aviva: Public

Dear Mr Davis follow on from your note below I would confirm the boundary between the my property and the development next door now does not meet with the planning consent given as the boundary is no longer 1.8 metres high, I have been told that a secondary boundary fence will be erected (this is yet to be confirmed and would be a total eye sore on my side). I would also question the gradient from the new properties as there seems to be a drain off ditch between the pathway and my fence leaving my property susceptible to excess water runoff and the issue of damage to my boundary fence caused by an expedited wood rotting. I also note at some points along the boundary to top soil is already above the gravel boards.

Personally I feel the best way forward would be to remove the existing fence boundary and replace it with a new fence of the correct height with some form of retaining (concrete grave boards) at the bottom to protect my property.

I have discussed this with the sight manager who informs me the fencing is not something his involved with and referred me to his office I have called them with a view to meet with them to date no response been received. Personally I feel the development company has little interest regarding the impact to my property or resolving the boundary issue.

I fully appreciate the need for housing within the UK but don't agree that this should be at the expense of the existing communities happiness or wellbeing.

I look forward to your comments as all I'm asking is for some reassurance which the developer seems to be unable to provide.

Many Thanks

Andy Cooke
6 Wellers Close
Felpham
PO22 8FS

[REDACTED]

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

Sent: Tuesday, February 4, 2020 12:43:52 PM

To: Andy Cooke [REDACTED]

Subject: RE: FP-171-18-PL

[REDACTED]

Dear Mr Cooke,

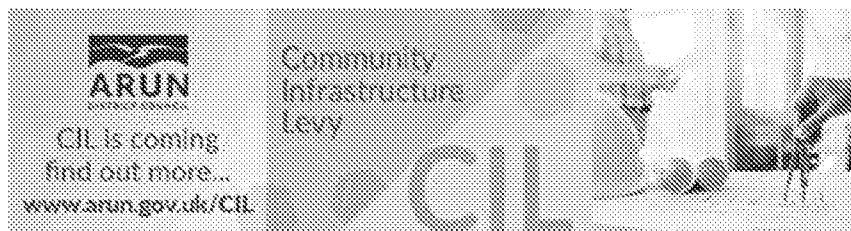
Thanks for your agreement for us to publish this communication.

I agree that the decision was made in accordance with the plan which you attached to the email (17094-PL-2-07 RevD - Boundary Materials). This specifies that the boundary between the new houses and properties on Wellers Close should be a 1.8m high fence. However, the plan does not specify that a new fence is to be erected and if the existing fence is already 1.8m then there would be no breach of the planning permission. If however the existing fence is lower, then yes we would expect to see either a new fence erected or the existing one replaced to a height of 1.8m. If you consider that the boundary would then be too low, you could consider raising the fence or planting shrubs on your side to provide extra screening. You don't need planning permission for a boundary height of 2m but beyond that, permission would be required. However, no permission is required for planting. You may wish to approach the developer to ask if they will raise the fence.

With regard to your other concern, we approved the detailed drainage scheme on the 2nd July 2019 under reference FP/42/19/DOC. You can view the approved scheme through our website files. This sets out that the houses/parking areas will drain to a storm sewer within the new roadways and then pass through attenuation before feeding into the ditch on the other side of the site.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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