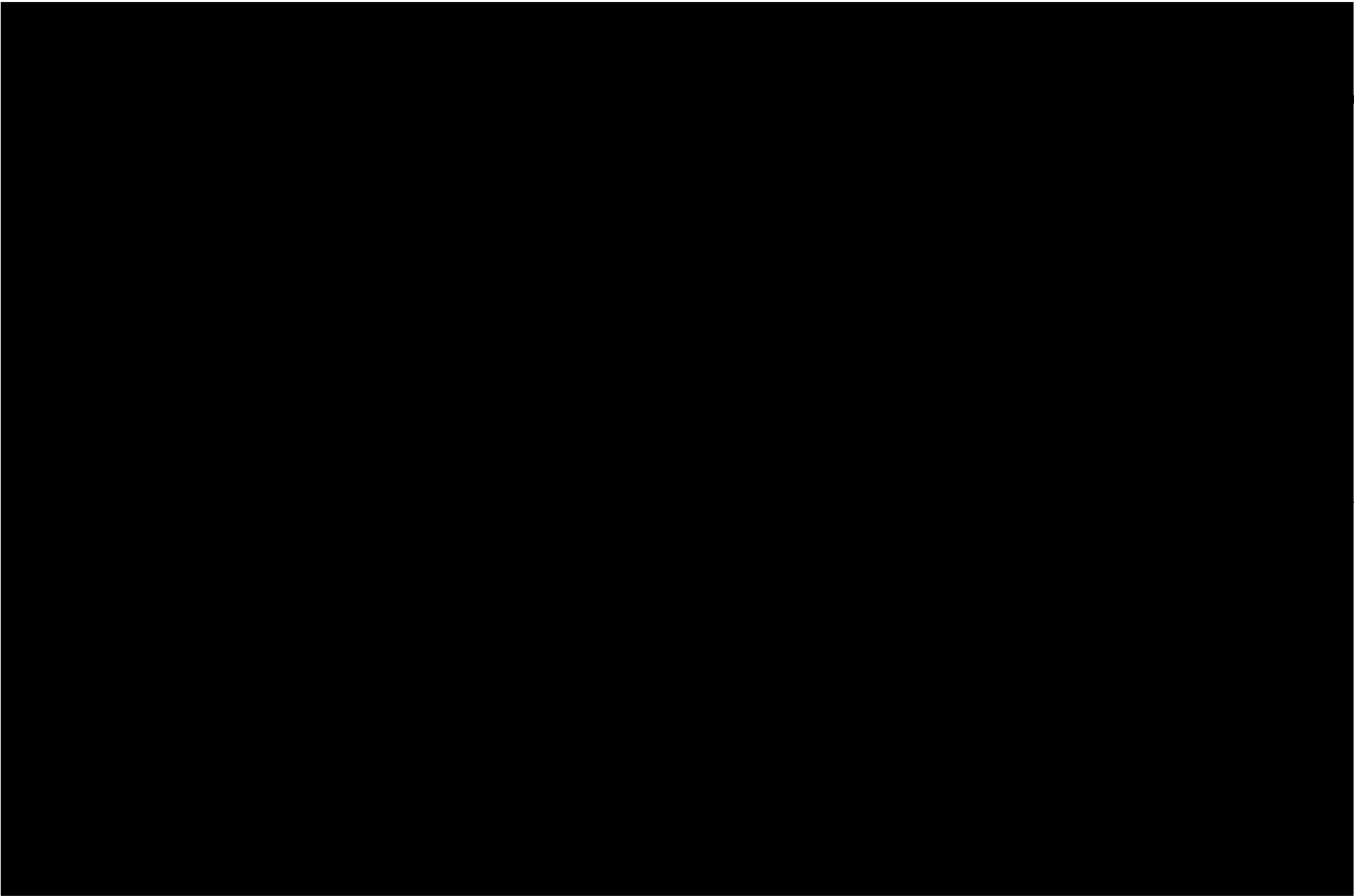




From: Barber, Robert [REDACTED]
Sent: 19 May 2015 09:56
To: Agency Dan McEwan
Cc: Neil Crowther
Subject: FW: FP/55/15/PL Site 6, Phases 4 & 5, Land North of Felpham PO22 8FX
Importance: High

Dan,

Following your recent email, please see attached drawings and design & access statement which have been updated to reflect your comments.

The proposal is primarily for the change in density of residential dwellings from 23 x 5 bed and 5 x 5 bed to 38 x 4 bedroom dwellings. This change to density is unlikely to result in a significant increase in traffic accessing the site or using the local road network.

The submitted plans show the public highway within the red line, however there does not appear to be any changes to the approved road layout. Can the applicant please confirm there are no changes proposed to the design and construction of the road and footway layouts.

There is no change to the road or footways. The redline shows the application up to the nearest adopted highway.

The application form states there are to be 114 parking spaces, however the Design and Access statement suggests there will be 88 (a decrease from the approved 91). Can the applicant please confirm the parking provision, on a plan to establish the level of parking overall and the provision proposed for each dwelling.

This was a typo in the D&A which has been rectified. All plots have a garage plus 2 no parking spaces. 114 total.

The Bognor – Barnham cycle route (secured through the outline consent) runs through the development (south/north), however this does not appear to be shown on the mapping provided, can the applicant ensure it is included, and labelled, on the planning drawing.

Now labelled on the site plan.

It would also be helpful if the applicant could provide a list/statement detailing the changes proposed as part of this proposal. In particular details of changes which will impact on the areas intended to be put up for adoption as public highway are required.

The changes are shown on the site plan and are also shown on the extract below. Generally the methodology behind the re-plan is to replace the large 3 storey detached units with smaller family homes which we already have an approval on site.

SCHEDULE OF UNITS ORIGINAL APPROVED					
TYPE	NAME	DESCRIPTION	No.	Sq/Ft	Tot. Sq/Ft
PRIVATE					
536	MOORECROFT	5 BEDROOM HOUSE	9	2236	20124
587	BUCKINGHAM	5 BEDROOM HOUSE	6	2164	12984
584	GLIDWELL	5 BEDROOM HOUSE	5	2287	11436
502	BALSHAW	5 BEDROOM HOUSE	3	2633	7899
436	LAYTON	4 BEDROOM HOUSE	2	1591	3182
421	WINCESTER	4 BEDROOM HOUSE	3	1771	5313
			28		60937
SITE AREA (HA)	1.60				
SITE AREA (A)	3.95				
NETT SITE AREA (HA)	1.60				
NETT SITE AREA (A)	3.95				
DENSITY 1 (SQFT/A)	15419				
DENSITY 2 (U/HA)	18				

SCHEDULE OF UNITS PROPOSED REDESIGN					
TYPE	NAME	DESCRIPTION	No.	Sq/Ft	Tot. Sq/Ft
PRIVATE					
LAY	LAYTON	4 BEDROOM HOUSE	13	1591	20683
WIN	WINSTONE	4 BEDROOM HOUSE	9	1771	15939
IRV	IRVING	4 BEDROOM HOUSE	8	1167	9336
CO	CORNELL	4 BEDROOM HOUSE	3	1374	4122
SHE	SHENTON	4 BEDROOM HOUSE	6	1260	8300
			39		56380
SITE AREA (HA)	1.60				
SITE AREA (A)	3.95				
NETT SITE AREA (HA)	1.60				
NETT SITE AREA (A)	3.95				
DENSITY 1 (SQFT/A)	14266				
DENSITY 2 (U/HA)	24				

I trust this is acceptable but please call me if you need to discuss further.

Kind Regards



BARRATT
DEVELOPMENTS PLC

Robert Barber
Technical Project Manager
BDW Southampton

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