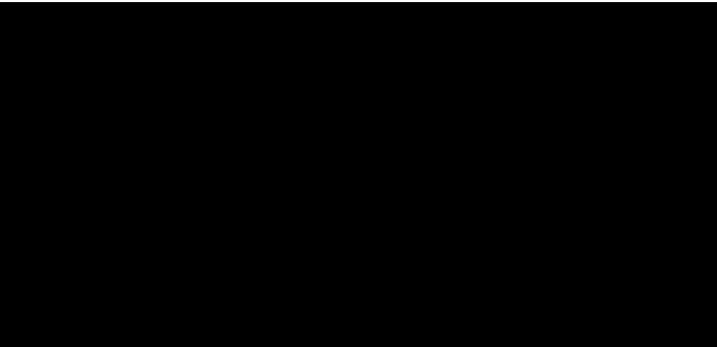




---



---

**From:** Graham, Laura [REDACTED]  
**Sent:** 03 November 2017 17:28  
**To:** Michael Eastham  
**Subject:** RE: Parcels B1, B2, C1 and C2 (ref: LU/121/17)

Hello Michael

The designers response reports were included on the CD I sent, but you may not have received this yet, so I've attached documents to this email.

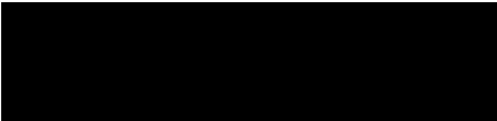
Have a good weekend.

Kind Regards  
Laura

Laura Graham  
Head of Planning

Land & Technical Department

Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
Surrey  
GU15 3TQ



[www.persimmonhomes.com](http://www.persimmonhomes.com)

---

**From:** Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]  
**Sent:** 03 November 2017 15:51  
**To:** Graham, Laura  
**Subject:** FW: Parcels B1, B2, C1 and C2 (ref: LU/121/17)  
**Importance:** High

Hi Laura,

Please could you provide the details requested by Tim Townsend below.

Thanks,

Michael

---

**From:** Tim Townsend [REDACTED]  
**Sent:** 03 November 2017 14:55  
**To:** Michael Eastham  
**Subject:** RE: Parcels B1, B2, C1 and C2 (ref: LU/121/17)  
**Importance:** High

Dear Michael,

Thank you for this.

I think they are nearly there with this from a highways point of view. However, I do need to see their revised Designer's Response to the Road Safety Audit. They refer to it in their replies to my highways comments but it isn't included in the attachments to your email. Please would you request this.

Thank you.

Tim

**Tim Townsend**

Principal Planner, Highways – Planning Services

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RH



Web: [www.westsussex.gov.uk](http://www.westsussex.gov.uk)

---

**From:** Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]  
**Sent:** 02 November 2017 07:37  
**To:** Tim Townsend  
**Cc:** SU Local Development  
**Subject:** FW: Parcels B1, B2, C1 and C2 (ref: LU/121/17)

Hi Tim,

Please see the email below and attachments from Laura Graham at Persimmon Homes.

Kind regards,

Michael

---

**From:** Graham, Laura [REDACTED]  
**Sent:** 01 November 2017 17:51  
**To:** Michael Eastham  
**Subject:** Parcels B1, B2, C1 and C2 (ref: LU/121/17)

Dear Michael

Please find attached the amended planning layout, drawing schedule and response to WSCC comments for Parcels B1, B2, C1 and C2 (ref: LU/121/17). I have also popped a hard copy of all amended drawings and documents on a CD which is in the post.

As per your email advice on Monday 23rd October we have proceeded with option 1, which proposed individual parking courts. Additional landscaping has been incorporated where possible. Key to this design is that:

- Parking is set back from the main road with the relocation of the pedestrian footpath in front of the parking bays creating an additional buffer and clear visibility from on-coming traffic.
- Manoeuvrability has been tracked and works with a 'drive in, reverse into bay and reverse out' movement
- Parking bays have been increased in some instances to be 3m wide to provide for additional clearance from adjoining bay when reversing.

#### **Addressing WSCC Highway Comments**

I have attached an annotated response to comments raised by WSCC Highways. Hopefully these are comprehensive and detail the changes that have been incorporated or responses to address the comments made. In addition there is an amended RSA 1 Report Report and Addendum Report.

#### **Addressing WSCC Landscape and Sussex Police Comments**

These have also been comprehensively reviewed and amendments made to both the landscape plans and planning layout.

With regard to the police comments and parking bays for Plots 101, 65 and 55 - the officer possibly hasn't referred to the submitted elevations as all these have habitable rooms at the rear elevation and as such adequate overlooking on to these bays has been provided for.

#### **Continuous Verge**

As highlighted in my email of 23rd October this comment relates to the continuous verge in front of the commercial / retail area. It would not be appropriate for this area to be turfed as pedestrian footfall will be such that the grass will not survive. In accordance with the outline masterplan / s73 Development Framework Document a pedestrianised hard landscape area is what is envisaged for this area.

However, as per correspondence with yourself we have proposed tree grills, and the submitted information is as per the information that you accepted yesterday (31st October).

#### **Car Parking**

The Town Council have suggested that we are under providing car parking by 25 spaces. However, this is not the case. Previously we were under providing allocated spaces by 4, but this would be made up by unallocated and visitor spaces. Notwithstanding this we have reviewed parking on site and sought to increase provision. A revised parking calculator and parking layout plan is provided with the amendments.

On the basis of this plan we are currently 2 parking spaces short on the 'allocated parking' requirement (2 spaces up on previous parking schedule), however, we have allocated 27 visitor spaces (requirement of 26) and 13 'unallocated' parking spaces (requirement of 11) which enables us to provide 303 parking spaces in total throughout the site ( 2 spaces over the required 301 spaces).

We have also tweaked distribution to ensure better use. In this regard all market dwellings have been provided with sufficient allocated parking to meet their needs. Visitor spaces have been concentrated around the affordable dwellings, open space and flat blocks, which is where demand is likely to be higher. Three additional visitor spaces have been provided along the northern boundary of the site in the grass verge to allow more flexibility in this area. With the amended drawing package will be a parking layout drawing which adequately demonstrates this.

With regard to comment on the commercial nature of the development, this scheme is for a purely residential application and as such only the parking requirements for residential should be considered. Indeed the LPA can only make a decision on the application that is before them, not consider the wider development. The parking requirements for the commercial / retail area will be provided in accordance with standards for these areas / uses when reserve matter applications for them are progressed. If reference is made to the Development Framework Document, it is intended that the civic square will provide a dual civic and parking function to ensure that full requirements are met.

#### **Drainage Officer Comment**

It is extremely disappointing that it has taken your Drainage Officer 7 months to come to the conclusion that he does not know enough about the site, which is really not an acceptable response. The onus is on him to familiarise himself with site and if he has issues to speak with yourselves to get an full appraisal.

I suggest that he refers to the outline consent that we are delivering under and makes himself aware of the foul and surface water drainage strategy contained in the Environment Statement. He then needs to read the decision notice to understand exactly what we are required to do, which is provide the necessary details to discharge conditions 10, 11, 12 and 13. We do not have to detail the overall principle of the drainage scheme as this has already been accepted. The technical note submitted with the application clearly sets out the background to the site, including what the outline application approved in principle, and how we comply with that.

In general our surface water will be discharging into permitted outfall B (which has EA consent) and foul will connect by a gravity system into the proposed pumping station, and from there conveyed by the raising main serving Phase 1 to a connection point in Mill Lane. So its all relatively simple.

I think if the Drainage Officer is unable comprehend the document submitted (which really is very easy to read) and his remit, then it probably falls on you to review the material. If you have any specific questions please let me know and I will forward these over to our drainage consultants. However, we can not let this very late response from an Officer who obviously has no significant input to make to hold up the issuing of the decision any further. We have worked extensively with both yourself to address design and highway issues, therefore the application as submitted should now be approved.

#### **Decision Making**

Could you please confirm that a decision will be made under delegated powers? I note your comment that the Town Council usually requests applications to go to committee, however as they have confirmed that they have no objections I am not sure if there is a basis for them to request a committee meeting.

If this is not possible, can we please ensure that the application goes to the next Planning Committee which is on 15th November. Given this application was submitted in March we really can not afford any more delays.

Any queries please call.

Many thanks  
Laura

Laura Graham  
Head of Planning

Land & Technical Department

Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley

[www.persimmonhomes.com](http://www.persimmonhomes.com)

---

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message.

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

---

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---

---

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you are not the intended recipient please contact the sender and delete the message.

Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---