

[REDACTED]

EoT to 30 November.

Reason: to allow revised scheme to be submitted and reconsultation.

Thanks

David

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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From: Robert Steele [REDACTED]
Sent: 14 October 2016 09:29
To: David Innes
Cc: Stuart Garnett
Subject: RE: LU/201/16/RES Windroos - draft changes to masterplan

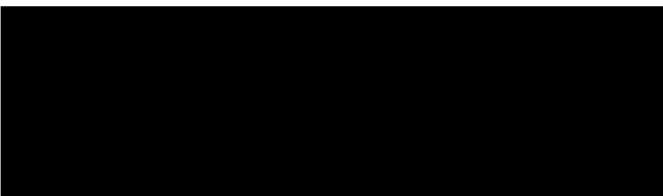
Hi David,

Thank you and yes we agree to the revised date.

Would it be possible to get a date in the diary to meet with you to discuss the changes we are likely to make? I met with the architect yesterday afternoon, and we recognise some of the concerns you have made in the latest comments. Over the next week or so he is going to revisit the layout and see what can be achieved. A meeting would therefore be useful to go over what we have done and the reasons why.

Kind regards
Robert

Robert Steele MRTPI
Associate
Planning



From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 13 October 2016 17:18
To: Robert Steele
Cc: Stuart Garnett
Subject: RE: LU/201/16/RES Windroos - draft changes to masterplan

Can you agree to an extension of time through to 30 November to allow for revisions and time to review.

Regards

David

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From: Robert Steele [REDACTED]
Sent: 13 October 2016 16:12
To: David Innes
Cc: Stuart Garnett
Subject: RE: LU/201/16/RES Windroos - draft changes to masterplan

Dear David

Thank you for your email and for considering the draft changes.

We will take on board your comments and we are having a meeting internally to see how we can make changes to the scheme as required. I will therefore be in touch following your return on the 24th Oct.

In terms of the internal / external space standards, we incorporated these from the outset. Once we have considered your comments on the layouts we will provide a plan showing how we meet the standards. However we previously agreed with Anita Gardner, that so long as the higher proportion of the gardens met the external space standards, then we would have officer support. There were only a few gardens that fell a little short of the standard at that stage.

I note the application expires on the 26th October 16 and we would welcome the opportunity to continue to work with you and gain your support of the application. Therefore, would it be appropriate to agree an extension of time?

Regards
Robert

Robert Steele MRTPI
Associate
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Before printing, think about the environment.



From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 12 October 2016 11:59
To: Robert Steele
Subject: RE: LU/201/16/RES Windroos - draft changes to masterplan

Robert,

As the layout currently stands the application cannot be recommended for approval.

The points I raised in the meeting have not been taken on board in this sketch layout. There is very little change to the layout overall which is still characterised by a cramped development with too many car courts. A number of properties are fronting gable walls with very little distance between properties.

I did mention that the number of units should be reduced as the development is too cramped. Your response had been that there has been a reduction from the outline consent, however the application to date has not demonstrated that you can have this level of development in this form.

Some identified issues some of these were raised in the meeting.

Plot 32 mews poor attempt to resolve the parking security issue. End up with a contrived house design in this location.

Plot 33 – facing gable of 31

Plots 48 & 49 facing gable

Plots 67 & 68 fronting gable

Parking court spaces 66-72

Parking court north of flats

Flats still too close to the boundary given the boundary is shared with an industrial area service road.

I have also shown the sketch layout to the Head of section as he is aware of some of the previous discussions, he shared my assessment of the proposals that there are too many units proposed.

Overall if you intend to review and resubmit please confirm that all plots meet the council's internal space standards Policy D DM2 and external space standards for gardens – Policy D DM3 of the emerging Arun Local Plan.

If you wish to discuss further I am in the office until Friday morning but then will be out of the office until 24 October.

Regards

David

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From: Robert Steele [REDACTED]
Sent: 28 September 2016 17:39
To: David Innes
Subject: LU/201/16/RES Windroos - draft changes to masterplan

Dear David,

I have now returned from leave and will be taking the day to day management of this project. Stuart Garnett who you recently met remains involved.

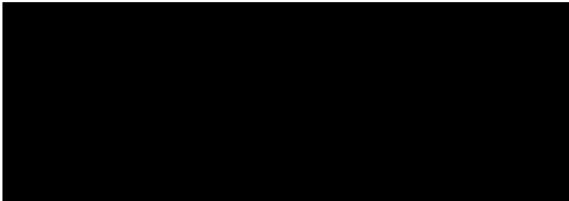
Following the meeting we have considered potential amendments to overcome the issues that were raised. I attach a draft plan which is marked up showing where the changes have been made.

Before we make formal amendments it would be helpful if you could review and let us know whether we are on the right track. Your comments on the attached will be appreciated.

If you have any queries then please let me know.

Kind regards
Robert

Robert Steele MRTPI
Associate
Planning



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