

2 February 2017

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Dear Mr David Innes

Windroos Nursery. Amendments to Planning Application LU/201/16/RES

Please find enclosed two copies of the amended plans submitted in support of LU/201/16/RES. A CD of the plans and documents is also enclosed. The amendments follow our discussions about the proposed development and the total dwellings proposed on the site have been reduced to 84 units.

The changes to the proposed development are illustrated on drawing number 1312 - SK01 A. The following amended plans are submitted and should supersede the relevant original plans:

Proposed Master plan 1:500 @ A1 P.10.003 Rev P2
Proposed Site Plan - 1 of 2 1:250 @ A1 P.10.004 Rev P2
Proposed Site Plan - 2 of 2 1:250 @ A1 P.10.005 Rev P2

Hard Landscaping Plan - 1 of 2 1:250 @ A1 P.10.008 Rev P2
Hard Landscaping Plan - 2 of 2 1:250 @ A1 P.10.009 Rev P2

House Type A (AH22) & B (PH22) @ A1 P.20.001 Rev P2
House Type C (PH32) @ A1 P.20.002 Rev P2
House Type D (PH32) @ A1 P.20.003 Rev P2
House Type E (PH33) @ A1 P.20.004 Rev P2

Flats - GA Plans 1:100 @ A1 P.20.006 Rev P2
Flats - Elevations 1:100 @ A1 P.20.007 Rev P2

Street Sections AA - CC P.20.010 Rev P2
Street Sections DD - FF P.20.011 Rev P2
Street Sections GG - JJ P.20.012 Rev P2
Street Sections KK - MM P.20.013 Rev P2
Street Sections NN - QQ P.20.014 Rev P2

Planting Plan P.10.006 Rev P3
Planning Plan P.10.007 Rev P3

Fire Tender 063.0001.001 P5
Refuse Vehicle 063.0001.002 P5
Internal Visibility Splays 063.0001.003 P4
Extend of Highway Adoption 063.5001.004 A

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ARUN DISTRICT COUNCIL LU/201/16/RES



Infiltration Structures 063.5001.107 Rev B

The following drawings are not amended and remain as originally submitted:

Site Location Plan 1:1250 @ A3 P.10.001 Rev P1

House Type F (PH42) @ A1 P.20.005 Rev P1

I also enclose an updated accommodation schedule and summary; in addition to an updated Planning Statement to reflect the alterations to the housing mix as a result of the layout changes and reduction in units on the site.

Windroos Highways Update

Parking Standards

Using West Sussex County Council's parking calculator, the proposed development with 84 units would require 133 allocated spaces, 20 unallocated spaces for residents and 17 unallocated spaces for visitors. This therefore equates to a total demand of 170 spaces (See **Table 1**).

Type/Size of Dwelling	Car Parking per Dwelling					TOTAL
	Number of Units	Allocated Spaces per unit	Individual/ 'on plot' allocation	Unallocated for residents	Unallocated for visitors	TOTAL Parking Demand
Affordable 2 Bedroom Flat	12	0	0	9	2	11
Affordable 2 Bedroom House	2	2	4	0	0	4
Private 2 Bedroom House	14	1	14	4	3	21
Private 2 Bedroom House	6	2	12	0	1	13
Private 3 Bedroom House	2	1	2	1	0	4
Private 3 Bedroom House	40	2	80	5	8	93
Private 4 Bedroom House	3	2	6	0	1	7
Private 4 Bedroom House	5	3	15	0	1	16
TOTAL	84	N/A	133	20	17	170

Table 1: Parking Provision

The proposed development proposes a total of 170 spaces comprising 20 unallocated spaces, 133 allocated spaces and 17 visitor parking spaces. Parking will therefore be provided in line with the above recommended allocations per unit and will include a proportion of unallocated units. The revised site layout demonstrates the distribution of parking with the allocation of parking spaces to particular properties, as well as those set aside as unallocated/visitor parking.

As per the previous layout for 85 units the parking strategy uses a combination of garages, driveways, parking courts and lay-bys. Where lay-bys are proposed within the proposed public highway these are for visitor and unallocated spaces only.

Cycle Parking Standards

The proposed layout of 84 units will provide cycle parking in line with WSCC Guidance on Parking in New Residential Development (2010). Cycle parking will either be provided in a garage where a garage is part of the house or secure sheds to the rear of properties with direct access to the rear garden. Flats are provided with communal storage room as indicated on the site layout.

Internal Layout

The internal layout has been amended reflecting comments from the highways officers. However the spine road and side road geometries have remained the same. The proposed extent of highway adoption has been updated to reflect the layout amendments and is attached.

Internal tracking using WSCC's large 9.8m refuse vehicle has been completed on the updated layout along with the fire tender tracking and these drawings are attached.

Drainage

The proposed drainage strategy is set out on drawing no. 063.5001.107 Rev B. This has been agreed in principle with the Drainage Officer, who is content that further finer details can be agreed post decision under the remit of the relevant condition of the outline permission.

As such the approval of the reserved matters application will not prejudice an acceptable drainage system being agreed in consultation with the Drainage Office and implemented during the construction phase.

I hope the above is helpful, but if you have any queries then please do not hesitate to contact me.

Yours sincerely

A black rectangular box used to redact the signature of Robert Steele.

Robert Steele
Savills Planning