

From: Simon Davis
Sent: 22 January 2025 15:59
To: Helen Murch [REDACTED]
Cc: Luke Vallins [REDACTED] Peter Cleveland
Subject: RE: P/114/24/RES - Draft agenda for meeting with Bargate tomorrow

Dear Helen,

I write further to our meeting earlier.

The following is a summary of my issues with the application:

Accessible Parking

The Planning Statement advises 4% of all spaces are disabled suitable and are provided to serve the M4(3) dwellings. However, the Parking Plan shows only 2 disabled spaces to plots 81 and 82, with none indicated for the other M4(3) plots 28 & 29. The 5% requirement would mean 14 spaces so we would also expect some of the vis spaces to be suitable.

Interface Distances/Relationships

These are the issues I noted but can be considered resolved through obscure glazing (or in 1 case because there are no facing windows):

- Rear of plot 29 (rear FF bath/bed windows) to rear of 33/34 (FF landing window) is 13m (21m) – will be ok provided 34's landing window is O/G.
- Rear of plots 33/34 (FF landing window) to rear of 30 (2 FF bed windows) is only 12.3m (21m) – will be ok provided 34's landing window is O/G.
- Rear of plot 35 FOG (has an FF bathroom window) to rear of 26/27 (2 FF bed windows) is only 12.1-13.1m (21m) – will be ok provided 35's bathroom window is O/G.
- Rear of plots 36/37 (has FF rear landing window) to rear of 25 (FF 2 x bed, 1 bath windows) is only 16-16.6m (21m) – will be ok provided 37's landing window is O/G.

Rear of plot 10 (2 FF bed windows) to rear of plot 12 (has no FF rear windows) is only 10.5m but no overlooking so ok.

- Rear of plot 8 (2 x FF bed windows) to rear of plot 13 (FF bath window) is only 13.2m (21m) – will be ok provided 13's bath window is O/G.

These issues require further consideration/amendment:

- Southern elevation of plots 36/37 (FF bed, bath, kitchen windows) to rear of 22 Mill View Close is only 13.8m (ADG requires 16/21m – nb the ADG does not specify a front-to-rear specific distance).
- Front of plots 33/34 (FF bed, bath, kitchen windows) to the rear of 7 Old Barn Close is 15.7m or 12.6m to its conservatory (16-21m).
- Rear of plots 14/15 (2 x FF bed windows) to rear of 8 Mill View Close is 16-17.2m (14.5m to edge of conservatory) (21m).

- Flank of 21 (FF Landing/bath window) to rear of 23 Mill Close is 12.8m (14.5m)
- Rear of plot 21 (FF 2x bed windows) to side of 37 (FF lounge window) is 12m (14.5m).
- Front of plot 12 (FF lounge & 2 x bed windows) to front of plot 18 (FF bed window) is only 13m (16m).

As stated, I plan on visiting Mill Farm next week (hopefully on Tuesday) to try to get their perspective. The outcome of this may or may not change my position.

In addition, I didn't mention that per the requirements of condition 7, it is unclear from the submission where the plans (elevations) are of the proposed cycle sheds. I can condition this, or you can provide a plan (if not done so already).

I will forward on comments from Affordable Housing, Landscape and Trees when I receive them.

Kind Regards

Simon

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From: Helen Murch [REDACTED]
Sent: 21 January 2025 17:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Luke Vallins [REDACTED] Peter Cleveland [REDACTED]
Subject: P/114/24/RES - Draft agenda for meeting with Bargate tomorrow

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Evening Simon,

I have set out below a draft agenda for our meeting tomorrow. Please feel free to let me know if you have any additions or amendments.

1. Introductions
2. Update on outstanding consultee responses
3. Bargate proposed amendments in response to consultees
4. Arun thinking on application and outstanding matters to address
5. Timetabling and likely decision route for determining application.

We are looking forward to meeting you tomorrow.

Kind regards,

Helen

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