

From: Simon Davis
Sent: 29 January 2025 13:22
To: Helen Murch [REDACTED]
Cc: Luke Vallins [REDACTED] Peter Cleveland
[REDACTED]
Subject: RE: Planning Consultation on: P/114/24/RES

Dear Helen,

I have discussed this with my Team Leader, and he agrees with my position – that the details of landscaping and play areas are required to enable us to determine matters of landscaping and layout. If you wanted to, you could amend the application to remove Landscaping (instead deferring it to a separate RM application) but clearly you cannot do the same for layout.

We have previously imposed conditions on RM's concerning matters relating to the reserved matters, e.g. ROSPA check of play area near water, colour schedule of materials, details of cycle sheds but these were all minor elements, and I do not consider these to set a precedent for deferring elements of layout or landscaping.

As an aside, I visited Mill Farm yesterday. You will note I raised concerns at our meeting with 4 particular interface relationships to off-site dwellings:

- 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).
- Flank of 21 (FF Landing/bath window) to rear of 23 Mill Close is 12.8m (14.5m)
- 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 (need 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) (need 21m).

Having visited the site, I observed a high hedge protecting the amenities of 22 and 23 Mill View Close and I note this is being retained. On this basis, I consider their amenities to be protected. However, I retain concerns (which my Team Leader agrees with) concerning the impact on 7 Old Barn Close and 8 Mill View Close which both have conservatories and do not have the benefit of hedge protection (no 7 does have some but there is gap where the conservatory is). I acknowledge that it is proposed to fill in any gaps, but this may take time to grow, and, in the meantime, these two park homes will be subjected to overlooking at close quarters. You will note that we raised these same issues at the pre-app stage. I would not feel comfortable approving a layout which conflicts with the ADG in respect of the relationship to these two existing homes.

Kind Regards

Simon

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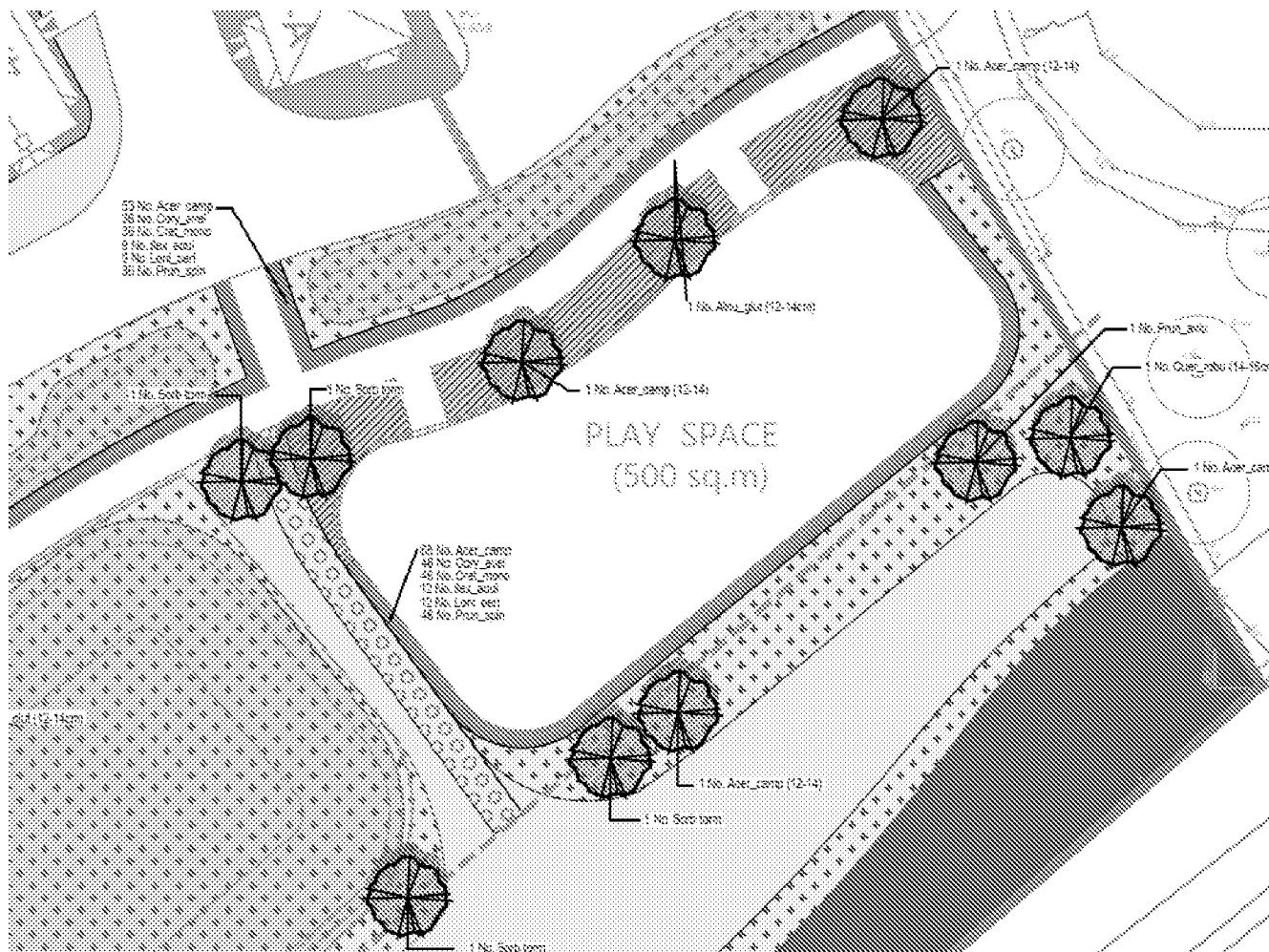
From: Helen Murch [REDACTED]
Sent: 28 January 2025 15:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Luke Vallins [REDACTED] Peter Cleveland
[REDACTED]
Subject: Planning Consultation on: P/114/24/RES

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Afternoon Simon,

In advance of your internal meeting tomorrow with colleagues to discuss the acceptability of conditioning the playspace and planting details on the Bargate RM scheme I thought it might be helpful to provide a little more information to support the request:

As you know, Bargate are asking for the resolution of the play provision details to be deferred for a later date via conditions. They find that this allows them to have time to enable an in-depth conversation with the Council and achieve a quality scheme without distracting or delaying the wider RM application. Below is an extract from another Bargate scheme with the land take of the required play space set within the wider landscape plan. Full details for the area in white are being dealt with via a discharge of condition application. Bargate would suggest that the Pagham scheme is dealt with in a similar way with the details finalised through a condition pursuant to the original Outline condition, or a condition attached to the RM consent.



Planting details are normally conditioned, rather than needing full approval at the outset. Bargate are happy to pin down the location and species of trees now but would like to use the condition route for provision of the finer planting details. The larger landscape planting elements will be established through the RM process but the condition route for the smaller elements would enable the detail to be agreed with the Council in an unhurried and collaborative manner which will facilitate a good outcomes for all.

Bargate wish to stress that they are very committed to delivering a high quality scheme at Pagham. The use of conditions to deal with the playspace and smaller scale planting matters will help deliver the desired quality for the local community and future residents and enable a timely decision on the Reserved Matters application.

Kind regards,

Helen



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