

[REDACTED]

From: Simon Davis

Sent: 20 December 2019 12:19

To: Adrian Barker <ABarker@lucidplanning.com>

Cc: Daniel O'Shea (Drew Smith) <doshea@drewsmith.co.uk>; Terry Seymour <Terry@rcpconsultants.co.uk>; Julie Jarvis <j.jarvis@paulbashamassociates.com>; Lee Drennan <ld@ksaltd.co.uk>

Subject: RE: P/70/19/RES - Summer Lane, Pagham

Dear Adrian,

Thank you for your further response. I consider the approach to parking is sensible. I do not consider that the bin collection points are clearly indicated on the drawing but I have now located at least 3 of these small rectangular areas on the plan so that is fine. I have replied to the Parish with your responses and to say that I agree that no further screening of bin stores is required. I have also forwarded your responses to Highways.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Adrian Barker [REDACTED]

Sent: 19 December 2019 15:42

To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]

Simon

Further to my earlier e-mail, just coming back on the two outstanding points relative to bins and parking:

- The plans do not show **bin storage** as such and we assume that the initial comment was actually in relation to the bin collection points on the Site Plan. The design relies upon bins being stored in the respective gardens for each property. The collection points are only there for use on days when the bins are to be emptied and are a temporary location in which the bins can be "parked". These are required to comply with maximum pull distances for the bins by operatives to the refuse vehicles, which have a maximum reversing distance. The collection points are just a level area/ hardstanding but visually softened where possible by planting. Of the four collection points, three are screened by tree-planting. As a self-contained development we do not see that there is a need to provide anything more in this regard.

- Your points on **parking** are noted, although we would highlight that it is proving extremely challenging to deal with conflicting and evolving standards. This said, if the 29 garages are treated as half spaces it equates to 14.5. If the previously identified over provision of 7 spaces is then subtracted this gives a 7.5 under provision of spaces, being within the 10% under provision accepted by ADC's emerging standards and the 10% either way allowed by WSCC. As such, it is in line with policy.

I hope that the above is in order and enables you to now progress things. This said, should you have any queries or need anything further please feel free to contact me.

Regards

Adrian

From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 19 December 2019 at 11:10

To: Adrian Barker <[REDACTED]>

Subject: RE: P/70/19/RES - Summer Lane, Pagham

Hi Adrian,

Thank you for this response. I have a couple of queries before I liaise further with WSCC & The Parish.

- (1) Can you advise which plan the bin stores are shown on. I cannot see any on the site plan and I'm working from home today such that opening plans on the laptop is taking longer than they would in the office.
- (2) I had advised our admin team to remove superseded plans from the file thinking that they would just do so for the paper file but it appears that they have been removed from the website too. Can you advise the reference of the original plan for the POS for which the access into the Village Hall was shown so that I can reference it when I write to the Parish.
- (3) Regarding parking, your proposal does seem sensible to me. However, I see that garages are included and the TS suggests that these are considered as 1 space each. Following consultation, our emerging Parking Standards SPD now states that garages are to be treated as 0.5 of a space (carports/barns would however count as 1 space). The SPD is proceeding to adoption at Full Council on 15th January and the latest copy is here: <https://www.arun.gov.uk/download.cfm?doc=docm93iim4n14677.pdf&ver=15030>.

Kind Regards

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From: Adrian Barker [REDACTED]

Sent: 18 December 2019 16:41

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Daniel O'Shea (Drew Smith) [REDACTED]

Subject: Re: P/70/19/RES - Summer Lane, Pagham

Simon

Many thanks for sending through the further **comments from WSCC**. As requested, I have now reviewed the detail and discussed it with the applicant and their specialist advisors. WSCC's previous comments are noted and the applicant believes that the further responses already submitted sought to fully address the points raised. This said, we would offer the following thoughts on the latest comments:

- Relative to the **road width serving plots 25- 29** the applicant has given consideration to this, but unfortunately due to tree constraints raised by the tree officer we are restricted on road width in this area of the site. Indeed, the layout has already been changed as far as practicable to address the points raised by the different consultees. The road has also already been audited and as noted by WSCC will only serve a low number of units. Given this, it is not considered possible, or indeed appropriate/ necessary, to make any further amendments in this regard.
- Lack of objection **to refuse collection** is noted
- On the matter of **car parking**, further consideration has been given to the issue based on Arun's emerging standards. As detailed in the table below the application is providing 213 spaces which is 7 spaces above the standard. It is noted that WSCC's guidance allows a 10% variation above or below the target parking demand, whilst Arun's standard is more prescriptive. It is hoped that in the context of the site, where the loss of parking to yellow lines for existing residents is a hot topic, this minor increase which is clearly acceptable to WSCC will not cause you any concern. If this is not the case, we can look to remove some of the visitor spaces. We do not, however, consider this to be the most suitable way forward. Your further thoughts on the matter would be welcomed.

Number of Bedrooms	Number of Habitable Rooms	Parking Behaviour Zone 'D' Standards	Number of Dwellings	Expected Level of Provision for new Developments	Visitor Parking	Total
1	1 to 3	2	0	0	20% of total number of residential units	
2	4	2	44	88		
3	5 to 6	2	58	76		
4	7 or more	3	5	15		
Total	-	-	90	189	18	206

Table 3: ADC Expected Level of Parking Provision Output Summary

- Lack of objection to **turning head near plot 65** is noted
- Lack of objection to revised **driveway lengths** is noted
- On the **Road Safety Audit** issue, the suggestion that this is not required to support the application is noted. Accordingly, the fact that we have provided one regardless of format, should not prevent determination of the RMA. Appreciating this, from a more technical perspective, it appears that WSCC's requirement for the GG119 appendix is a new one. Further, it is understood that it is a spreadsheet collating the same information that has already been submitted on the audit, including our response and the auditor's acceptance. Given this, and the fact that it is not a submission requirement, it is considered that this should not be a reason for WSCC to object or indeed for ADC to delay determination of the RMA.

Whilst writing, I would also come back on the latest **Parish Council** response of 9.1.2019:

- Relative to the **link to/ from the Village Hall**, this was actually removed from the originally submitted information on the basis of the Parish Council's original RMA comments. The annotation was changed to potential future link and appears sufficient to accommodate later provision if agreed. If a vital issue, however, it could be picked up within a planning condition.
- On the **LEAP** issue, prior to this latest submission the applicant explained the reason for inclusion of the LEAP directly to the Parish, and the fact that they would be looking to omit it post-planning. It is assumed that the comment is made simply to protect the Parish's long-term position should they take on the POS.
- Comments on **lighting** are noted and can be conditioned
- The request for **signage relative to responsible dog ownership** is noted and the applicant does not have an in-principle objection to such a requirement, subject to extent of signage.
- Support for the **improved links** to the neighbouring site and **spacings** are noted.
- The applicant does not believe that further **screening of the bin stores** is required, but officer confirmation would be welcomed
- It is noted that the Parish Council will be looking to review the **further drainage information** that has now been submitted to ADC. It is considered that this further information should help to allay any concerns that the Parish might have in this regard.

I hope that the above makes sense and is of use. This said, should you have any further queries or require anything more, please feel free to contact me. I am sure that other issues will arise as the re-consultation reaches conclusion.

Regards

Adrian

From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 12 December 2019 at 10:20

To: Adrian Barker

Cc: "Daniel O'Shea"

Subject: P/70/19/RES - Summer Lane, Pagham

Dear Adrian,

Please find attached further WSC Highways comments.

Please note that they talk about parking in their response and state compliance with the WSCC Parking Demand Calculator. However, we have our parking standards SPD on the way and I would be grateful if you could provide an assessment versus our emerging standards. The attached document is the final document following public consultation and reporting of the outcomes and suggested modifications presented to the Planning Policy Sub-committee meeting on 15th October. It is anticipated to be adopted by Full Council on 15th January 2020.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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