[redacted]

From: Simon Davis
Sent: 26 May 2026 16:10
To: Planning Scanning
Subject: FW: WA/18/26/PL - Land off Arundel Road

[redacted]

From: Simon Davis
Sent: 26 May 2026 16:09
To: 'Rebecca Hornsby' [redacted]
Cc: Jack Karagoz [redacted]
Subject: RE: WA/18/26/PL - Land off Arundel Road

Dear Rebecca,

Thanks for your email. We are waiting on the LLFA's further comments. Furthermore, Southern Water's response is overdue, and we will need that to finalise our recommendation. I have also just realised that our Affordable Housing consultee has not yet commented so have sent him a chase as well. I note that no First Homes are proposed so we will need his view on this. I also note that there are no 4bed units as part of the AH mix.

I also realise I had not shared with you any of my own assessment of the scheme. My own issues are as follows:

Housing Mix

Market only (as per ALP/SHMA update) should be 5-10% 1 bed, 40-45% 2 bed, 35-40% 3 bed, 10-15% 4 bed+.
Proposal (out of 44) is 22.7% 1B, 16% 2B, 43.1% 3B, 18.2% 4B
Conflicts in all categories.

Affordable mix (as per current policy) should be 35-40% 1B, 35-40% 2B, 15-20% 3B, 5-10% 4B.
Proposal (out of 20) is 40% 1B, 40% 2B, 20% 3B, 0% 4B.
Conflicts as no 4B provision.

Landscaping

There appear to be areas where more street trees could be added (western and eastern arms of the 5.5m road).

Interface Standards

Some interface issues:

3R to 19S is 14m (14.5m requirement per the ADG)
1/2R to 19S is 13m (14.5m)
17R to 18S is 14m (14.5m)
11R to 12S is 13.5m (14.5m)
40R to 43S is 14m (14.5m)
31F to 43F is 14.9m (16m)
30F to 41/42S is 12m (14.5m)

(where R - Rear, F - Front, S - Side)

Are there any aspects based on the above that can be changed?

Kind Regards

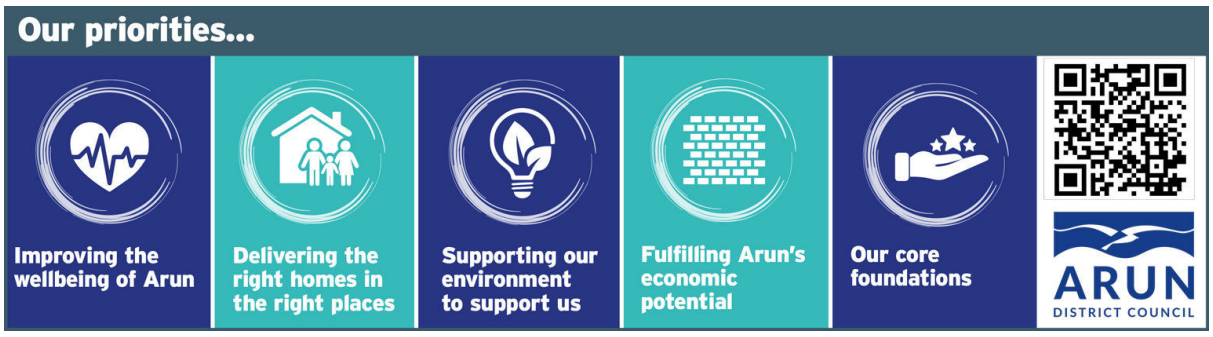
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

To register to receive notification of planning applications in your area please go to https://www1.arun.gov.uk/planning-application-finder

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Connect with us: **Facebook** I **X** I **Instagram**

From: Rebecca Hornsby [redacted]
Sent: 26 May 2026 14:16
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Jack Karagoz <[redacted]
Subject: FW: WA/18/26/PL - Land off Arundel Road

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

Hope you are well.

Thanks for reconsulting the LLFA.

I note that National Highways have now removed their objection, and the Landscape Officer confirms no objection. I also note the education comments.

Are you waiting for anymore now, apart from the LLFA comments to the Technical Note?

Many thanks
Rebecca

Rebecca Hornsby

[redacted]

Please note my working days are Monday to Wednesday.

Have a site to discuss? Give us a call or visit our interactive map to get started

DHA Interactive Map

Inspiring. Planning. Delivering.

Proudly supporting

HEAD IN THE GAME · Heart of Kent Hospice · SPREAD A SMILE

Kent Gatwick
[redacted]
London Leeds
[redacted]
www.dhaplanning.co.uk

DHA Planning Ltd. Registered in England. Registration No. 2683290
This message is confidential to the intended recipient. It does not constitute a legally binding document on the sender or recipient. If you have received this message in error please forward it to: info@dhaplanning.co.uk. Please note that incoming and outgoing emails are liable to be monitored. WARNING: Although DHA has taken reasonable precautions to ensure no viruses or other malicious software are present, DHA cannot accept responsibility for any loss or damage arising from the use of this Email or attachments however caused. The recipient should therefore check this Email and any attachments for the presence of viruses or other malicious software.

CYBERCRIME ALERT: BEWARE OF FRAUDSTERS - REMAIN VIGILANT - Please note that our bank account details WILL NOT change during the course of a transaction, and we will NOT notify you of a change of our bank details via email. Please be careful to check account details with us in person if in any doubt. We will not accept responsibility if you transfer money into an incorrect account. IF YOU ARE ADVISED THAT OUR BANK DETAILS HAVE CHANGED, PLEASE CONTACT OUR KENT OFFICE IMMEDIATELY.