[redacted]

From: Debbie Marriage [redacted]
Sent: 29 June 2022 17:49
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: WA/42/22/PL Morelands, Fontwell - for Highway Officer

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Dear Anita

I attach the email chain with your predecessor. He asked for a change to the design approach; we had contemporary materials previously and we have changed this to a new palette of 'traditional' materials: flint, brick with quoin and lintel details, some timber and render. This is based on a village design brief I provided to the architect, with photographs of the new housing developments along Arundel Road. The change in the design addresses the concern that the dwellings would not reflect the design of the local area, and detract from the village setting.

Obafemi was of the view that balconies would overlook nearby properties. We have removed the balconies from the scheme.

Re: Highways: WSCC HA previously had concerns regarding access for the refuse vehicles. We prepared tracking diagrams showing access for refuse trucks and fire appliances and have submitted these with the application. Attached. Stephen Garrard has not commented upon this in his latest response, so I conclude that we have satisfied their requirements in relation to access.

No other changes have been made since the previous submission WA/5/22/PL. Dwelling footprints are the same.

I am surprised you raise the number of units is a concern. 5 dwellings is considerably less than the 8 proposed at pre app stage, and represents a low density development compared to The Ridings and the Dandara development underway to the south. As a site within the development boundary we do have to make the most effective use of land. I feel that 5 is the right balance between an effective use of land and the need to respect character of the area.

kind regards

Debbie

Debbie Marriage MRTPI
DJM Town Planning
[redacted]
djmtp.co.uk

On 29/06/2022 17:12, Anita Gardner wrote:

> Dear Debbie,
> I will add these details to the application and re-consult highways.
> The previous case officer for WA/5/22/PL has left the Authority and I am therefore unable to discuss the resubmission with him. Please can you advise of the differences between this scheme and WA/5/22/PL? Are the changes in relation to highway matters and design. The number of units is a concern. Was this ever spoken about at the time WA/5/22/PL was current?
> Regards
> Anita
>
> **Anita Gardner**

Principal Planner
imap://debbie%40djmtp.co.uk@imap.123-reg.co.uk:143/fetch>UID>/INBOX>17948?header=quotebody&part=1.2&filename=image001.jpg" o:title="A picture containing drawing Description automatically generated" />

T: 01903 737529
E: anita.gardner@arun.gov.uk

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

From: Debbie Marriage [redacted]
Sent: 29 June 2022 12:29
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: WA/42/22/PL Morelands, Fontwell - for Highway Officer

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Dear Anita

I am agent for this application. Further to the comments of the HA 21st June, I confirm that the applicant will be applying for a Vehicle Crossover Licence in respect of the access. If you could please let Stephen Garrard know.

kind regards

Debbie

Debbie Marriage MRTPI
DJM Town Planning
[redacted]
djmtp.co.uk

-------- Forwarded Message --------

Subject: Acknowledgement for WA/42/22/PL
Date: Tue, 31 May 2022 10:48:34 +0100
From:planning.responses@arun.gov.uk
To:[redacted]

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[redacted]

Dear Debbie,

Many thanks for getting back to me. I will progress the withdrawal. With regard to your request, I have not received comments on the updated information. I will forward them to you once I get them to inform your resubmission. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe
Senior Planner
E: obafemi.okusipe@arun.gov.uk
Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.
Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Debbie Marriage [redacted]
Sent: 16 March 2022 11:23
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: Re: WA/5/22/PL - Morelands Arundel Road Fontwell

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Dear Obafemi

My client has agreed to withdraw and re-submit a scheme based on traditional domestic architecture, not contemporary. The form and palette of materials will be informed by my village design brief that I prepared for the client last August.

But we ask, before the application is withdrawn, **please can have the comments from WSCC Highway Authority Stephen Garrard on the email and plans I sent through on 4th March - attached.** It would be extremely helpful to know that we have satisfactorily addressed his comments of 16th February.

There is also commentary from the drainage engineer, Sarah Burrow, but I have spoken to Unda and we will address these in the re-submission.

kind regards

Debbie

Debbie Marriage MRTPI
DJM Town Planning
[redacted]
djmtp.co.uk

On 11/03/2022 11:56, Obafemi Okusipe wrote:

Dear Debbie,

Many thanks for the additional information. I have had the opportunity of discussing this application with my Team Leader. This application will not be supported in this shape and form because of the following reasons;

1. design - *it would fail to reflect the design of the local area in terms of the scale, mass and bulk, design concept, elevational treatment, materials and fails to be properly integrated with the local development grain*;
2. adverse impacts on character and appearance of locality - *the proposed development will detract from the character and appearance of the village setting and street scene; and*
3. impact on residential amenity - *the proposed first floor rear balconies will result in significant overlooking and this will be unacceptable. Therefore, the proposed development will result in adverse impacts on the residential amenities of neighbouring occupiers.*

I'm afraid you will need to withdraw this application now and resubmit a revised scheme later or it will be refused. Many thanks for your understanding.

Kind regards,

Obafemi Okusipe
Senior Planner
E: obafemi.okusipe@arun.gov.uk
Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.
Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF
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