[redacted]

From: Anita Gardner
Sent: 29 July 2022 10:40
To: Debbie Marriage [redacted]
Subject: RE: WA/42/22/PL Morelands, Fontwell

Dear Debbie,
I apologise for the delay in response. I have now had an opportunity to discuss the proposal with my Team Leader and we consider the proposal represents over development of the site and the application will proceed to refusal on that basis.
The surrounding area is characterised by large dwellings with large rear gardens and the proposal would appear cramped and out of keeping in comparison with the prevailing character. The southerly unit is almost on the site boundary and despite the large side garden appears to dominate the depth. The westerly unit has very little amenity area and doesn't meet the 10m garden depth within Arun Design Guide and is tapered. The garden area has a boundary to the access road and turning area which isn't ideal and it is too small for a 4 bed family dwelling.
I am away next week so the application will be written up when I return from leave.
Regards
Anita

Anita Gardner
Principal Planner

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: 28 July 2022 10:39

To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: WA/42/22/PL Morelands, Fontwell

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Dear Anita

Do you have any updates on our application please? 8 week dates was on 25th .

thank you

kind regards

Debbie

Debbie Marriage MRTPI
DJM Town Planning
[redacted]

On 21/07/2022 11:35, Debbie Marriage wrote:

> Dear Anita
>
> We are approaching the 8 week date for this application (25th) and I wondered if you had any updates, please? I see that the PC has objected but only the same grounds as WSCC Highway Authority. Now that we have clarified the HA question, can the PC comment be discounted?
>
> kind regards
>
> Debbie
>
> Debbie Marriage MRTPI
> DJM Town Planning
> [redacted]

On 29/06/2022 17:54, Anita Gardner wrote:

Dear Debbie,
I acknowledge receipt. Thank you for the additional information which provides a helpful background when I discuss the current proposal with other officers.
Regards
Anita

Anita Gardner
Principal Planner
[redacted]
T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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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]

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

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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]

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

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

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