

Hebe Smith

From: Sue Field
Sent: 31 May 2023 10:39
To: Planning.Responses
Subject: FW: WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.
Attachments: 4736-DAN-RET-04G.PDF; 4736-DAN-RET-02D.PDF

Morning,

Please could you supersede drawing nos:

4736/DAN/RET/02 Rev C &
4736/DAN/RET/04 Rev F

And substitute the attached drawings for the application as detailed above.

Could you also add the email correspondence below to the file.

Kind Regards,

Sue Field
Consultant Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: sue.field@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: Wednesday, May 31, 2023 8:49 AM
To: Sue Field <Sue.Field@arun.gov.uk>
Cc: Dawn Appleton <[REDACTED]>

Subject: RE: WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.

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Morning Sue

Sorry for the slight delay, I needed to confirm a few points with architect. It seems the plans hadn't picked up on all, but the attached now do. All units are now NDSS compliant. Please see summary table below and attached updated first floor plans and elevations.

Plot	NDSS	Proposed floor area
1 (1 bed 2 person)	50sqm	50.75sqm
2 (2bed 4 person)	70sqm	70.33sqm
3 (2 bed 3 person)	61sqm	65.9sqm
4 (1bed 2 person)	50sqm	52.2sqm
5 (1 bed 1 person)	39sqm	44.1sqm

The revised plans also address the light levels and purge query. The drawing also includes the requested annotation.

I do hope the above assists and the revised drawings can be accepted.

Kind regards,
Peter

Peter Cleveland
Partner, Head of Planning

From: Sue Field [mailto:Sue.Field@arun.gov.uk]

Sent: 25 May 2023 13:12

To: Peter Cleveland

Subject: [EXTERNAL] WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.

Afternoon Peter,

May I return to the question of NDSS. In your email dated 10 May, you confirmed that all the dwellings were now NDSS compliant and that this was shown on the proposed first floor plans - Drawing No. 4736/DAN/RET/02 B. (which I have attached). However, this drawing shows that whilst plots 1 to 4 are NDSS compliant, plot 5 is still under the 50sqm requirement @ 44.7sqm.

It would also appear that this drawing has subsequently been superseded by Drawing No. 4736/DAN/RET/02 Rev C – proposed first floor (also attached). However, this drawing shows that Plots 3 and 5 are not NDSS compliant. As it is

clear that from looking at Rev C, that plot 5 has been increased in size (with plot 4 being deceased) I am presuming that the table has not been updated? It's not obvious why Plot 3 has decreased, but again I am presuming this is to allow for the increase to plot 5 and alterations to plot 4 and that the table just needs updating.

Also, in regard to the question raised on natural light/purge to plot 5. I appreciate you confirmed that the window size had increased from 600mm wide to 910mm wide, but again comparing the first floor plans (Rev B & Rev C) the window appears to be the same size. May I suggest that as the plan needs to be amended in regard to NDSS, that the size of the window to bed 1 on plot 5 is annotated on the plan. This will then allow me to clarify that the comments raised by EHO have been addressed within the delegated report.

Any question please give me a call.

Kind Regards,

Sue Field
Consultant Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852

E: sue.field@arun.gov.uk

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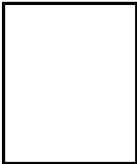
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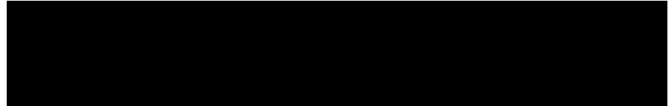
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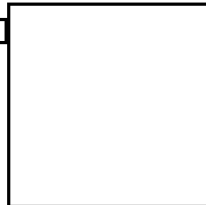
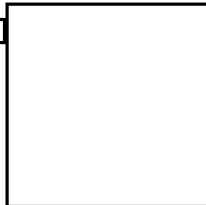
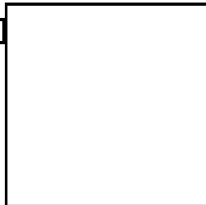
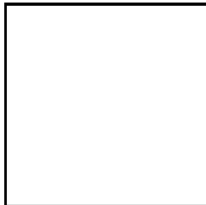




☐ **Peter Cleveland**
Partner, Head of Planning



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