

Hebe Smith

From: Sue Field
Sent: 07 June 2023 12:49
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-03.pdf; 4736-DAN-RET-04H.pdf; 4736-DAN-RET-06F.pdf; 4736-DAN-RET-07D.pdf

Afternoon,

Please could you supersede drawing nos.

Elevations Block A - 4736/DAN/RET/04G with attached revision H
Site Plan - 4736/DAN/RET/06E with attached revision F
Ground Floor and Site Layout - 4736/DAN/RET/07C with attached revision D

for the application as detailed above.

Please could you also add drawing no. 4736/DAN/RET/03 – Apartment cycle store at rear and the email correspondence to the file.

Thanks

Sue Field
Consultant Principal Planning Officer
Strategic Development Team, Planning

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

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From: Dawn Appleton [REDACTED]
Sent: Wednesday, June 7, 2023 9:06 AM
To: Sue Field <Sue.Field@arun.gov.uk>
Cc: Peter Cleveland [REDACTED]
Subject: FW: WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.

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Dear Sue,

Please find attached a further set of revised drawings detailing the covered cycle store and showing it on the elevations.

We trust you know have everything to complete your report and wondered if you have any feedback yet on our comments in the last email below.

We look forward to hearing from you.

Regards

Dawn

From: Dawn Appleton
Sent: 01 June 2023 17:40
To: Sue Field <Sue.Field@arun.gov.uk>
Cc: Peter Cleveland [REDACTED]
Subject: RE: WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.

Dear Sue,

Further to our telephone conversation, we understand that you are looking for a mechanism under which the residents could make use of the retail parking area, without limitation, to make up for the shortfall of three spaces for the residential development.

In terms of the issue of the shortfall itself, the site is in a sustainable location given that it is part of a strategic allocation where sustainable travel modes have been promoted through a travel plan and contributions to public transport via S106 agreements. The Parking Standards indicate that in these circumstances a 10% variation below the target can be allowed. This would reduce the shortfall to just two spaces.

It is further submitted that one of the flats is a one bedroom one person flat and therefore the application of a standard that requires 2 spaces seems unreasonable. The Council is requested to accept that one space would be sufficient for this flat which would reduce the requirement to 8 no. spaces and the residential element having a shortfall of just one space.

In the planning balance, we consider that the provision of 5 no. affordable units and a national food retailer on the site to serve the strategic development outweighs the conflict with the parking standard of just one space (if the above arguments are accepted). We would therefore be grateful for your consideration of whether the slight shortfall in parking could be accepted in the circumstances rather than grappling with a mechanism to secure shared spaces.

We would be most grateful for your thoughts on this matter.

Finally, on the issue of the covered cycle parking, we will be submitted a revised plan show the cycle spaces are to be covered.

Regards

Dawn

From: Sue Field <Sue.Field@arun.gov.uk>

Sent: 01 June 2023 12:03

To: Peter Cleveland [REDACTED]

Cc: Dawn Appleton [REDACTED]

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

Peter,

Following on from Stephen Gills comments on cycle storage and the parking provision for the proposed units.

Please could you update the plans to reflect his comments in regard to covered and secure cycle parking for the residential units.

Thank you for clarifying the parking provision, however, could you please clarify if the parking provision for the commercial unit will be subject to any parking restrictions as obviously this will have an effect on the availability of any shared spaces.

I look forward to hearing from you.

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 24, 2023 10:47 AM
To: Stephen Gee [REDACTED]; 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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Hi Stephen & Sue

Thank you got the copy of the email below.

Re the residential cycle parking, could final details be secured by condition, given suitability of location / floor area appears to be ok?

Kind regards,
Peter

Peter Cleveland
Partner, Head of Planning

From: Stephen Gee [REDACTED]
Sent: 24 May 2023 10:50
To: sue.field@arun.gov.uk; Peter Cleveland [REDACTED]
Subject: [EXTERNAL] RE: WA/56/22/PL Land East of Fontwell Avenue - Variation of condition to provide 5 affordable units above approved shop.

Sue / Peter

Comments on the amended info:

The residential cycle parking should be covered / secure. A fenced solution wouldn't be appropriate in this situation. (also does not appear to have a roof)

Retail cycle provision – ideally located and acceptable

Parking – As per previous comments ADC standards require an additional 3 spaces, the shortfall can be made up by the usage of the shared retail space. (Sue – up to ADC to consider if/ how you secure the allowance of use / future non restriction to retail/time limited use)

Regards

Stephen

From: Sue Field <Sue.Field@arun.gov.uk>

Sent: 19 May 2023 12:56

To: SU Local Development <SU.Local.Development@arun.gov.uk>

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

****EXTERNAL****

FAO Stephen Gee

You kindly commented on the application as detailed above and requested some additional information in regard to the level and location of cycle parking for the residential units and retail store and if the retail store car park would have any parking restrictions.

Please see below comments from the agent in response to your questions.

I look forward to hearing from you.

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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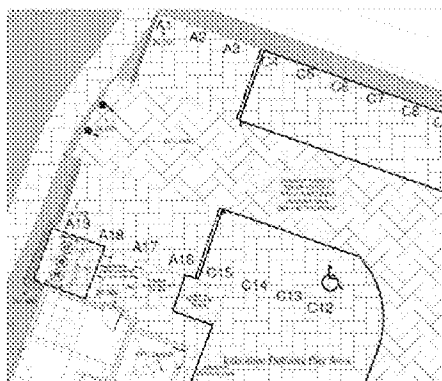
From: Peter Cleveland [REDACTED]
Sent: Monday, May 15, 2023 5:32 PM
To: Sue Field <Sue.Field@arun.gov.uk>
Subject: RE: WA/56/22/PL & WA/23/23

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Hi Sue

Thank you for email and apologies for the delay in responding.

The proposed parking for the residential uses (both cars and bikes) will be restricted for residential purposes, but the retail provision will be unrestricted. Please see extract below which shows the separation between the retail car parking and residential car parking:



I hope this assists.

Kind regards,
Peter

Peter Cleveland
Partner, Head of Planning
[REDACTED]

From: Sue Field [<mailto:Sue.Field@arun.gov.uk>]
Sent: 12 May 2023 12:48
To: Peter Cleveland <[REDACTED]>
Subject: RE: WA/56/22/PL & WA/23/23

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Afternoon Peter

Thank you for your email and clarification on the items we discussed.

I am drafting the report and have another question if I may. WSCC in addition to the financial contribution we discussed are also seeking clarification upon the level and location of cycle parking for the residential units and retail store and if the retail store car park would have any parking restrictions (comments attached for ease).

My apologies if you have already clarified this with Jess, if not could you let me have your respond to their questions and if you have already would you mind pointing me in the direction of those comments.

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 10, 2023 3:11 PM

To: Sue Field <Sue.Field@arun.gov.uk>

Cc: Zac Denton <[REDACTED]> Dawn Appleton <[REDACTED]>

Subject: WA/56/22/PL & WA/23/23

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Dear Sue

Thank you for your time yesterday.

I have discussed with our client and reviewed most recent submission plans. All proposed dwelling are now NDSS compliant – this is shown on the proposed first floor plans – Drawing No. 4736/DAN/RET/02 B.

On the Deed of Variation – a cost undertaking has been provided to Sofina Ahmed in ADC legal team in February 2023. Our clients' solicitor details are below and they are in the process of updating the Deed of Variation to cover off the additional contributions sought on highways and education, which our client is agreeable to.

Tom Alder

[REDACTED]
Lester Aldridge
Alleyn House
23-27 Carlton Crescent
Southampton SO15 2EU

Please do let me know if there is anything further we can assist at this stage.

Kind regards,
Peter

☐



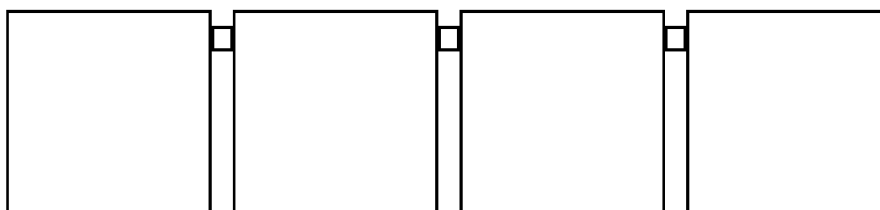
☐ Peter Cleveland
Partner, Head of Planning



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