

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 November 2020 09:21
To: Planning Scanning
Subject: FW: P1728 EMAIL ECE Planning Streetscene Suggested Amendments / Open Space 201104

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 November 2020 16:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P1728 EMAIL ECE Planning Streetscene Suggested Amendments / Open Space 201104

Please upload onto Ocella the email below which is the consultation response from **ADC Greenspace** to planning application **WA/59/20/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Sue Howell [REDACTED]
Sent: 05 November 2020 15:51
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: P1728 EMAIL ECE Planning Streetscene Suggested Amendments / Open Space 201104

Hi Michael

This scheme is generally a good scheme in terms of the POS and play which is being offered.

I have looked at what is being proposed for the Play in terms of area and agree with the applicants that in fact they are over providing in terms of our SPD for both the 175no unit or the 205 unit layout.

So long as the combined POS and Play exceeds 16,912.50m² (1.69Ha) then I wouldn't have any issue with the proposals for POS/Play.

I trust that this will be of use.

Regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 05 November 2020 11:11

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

Subject: FW: P1728 EMAIL ECE Planning Streetscene Suggested Amendments / Open Space 201104

Hi Sue,

Please see the email below from Sam Sykes at ECE Planning regarding planning application **WA/59/20/PL** relating to Land East of Tye Lane, Walberton.

I would really appreciate your opinion on the text highlighted in yellow in Sam's email relating to the provision of public open space. We raised this as an issue in the pre-application response we sent to Sam.

Thank you

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Sam Sykes [REDACTED]
Sent: 04 November 2020 12:25
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: John Longhorn [REDACTED]; Amy Savage [REDACTED]; Chris Barker [REDACTED]; Nick Francis [REDACTED]
Subject: P1728 EMAIL ECE Planning Streetscene Suggested Amendments / Open Space 201104

Dear Michael,

Thank you for your two emails with further suggested design changes. We are confident that we can accommodate all of your amendments except for the suggested change which relates to the 4 x 2.5 storey dwellings (units 23 to 26).

You will note that in our amended street scenes we lost a pair of these taller units reducing the run of these dwellings from six down to four. We retained units 23 to 26 as previously shown (albeit with more contemporary dormers) as we felt that these units were well placed within the Avenue character area as the least sensitive positioning from a visual / character perspective. We lost a pair of these units however to break up the street scene following our pre app discussion but retained the four units as shown as we also felt these framed the termination of the road to the north. Regardless we do not consider the retention of these units to be harmful in character terms.

Notwithstanding this position, Vistry is very concerned about the impact on values of losing more of these units (which are the most popular house type in the Vistry range). Given the uncertainty and immediate impact that the A27 route announcement is having on sales and interest in new units Vistry would like to retain these units.

On a separate matter are you able to provide me with an idea of committee dates please? The determination deadline for this application is around the Christmas break and we would ideally like to have this application determined before the festive period.

Lastly, I would like to clear up this matter of additional play space. As set out previously we feel that the scheme is already overproviding on play space but from a more practical point the red edge does not allow for additional play space to be provided. The provision for the approved scheme is as follows:

LEAP Play Area 1	976m ²
LEAP Play Area 2	2279m ²

LAP (In POS drawings) 147m² (approx, no solid boundary)

Total Play: 3,402m² (approx.).

You can see from the table below that the scheme at 205 units has a requirement for only 2,500m² of play space. I understand that the provision above followed a revised approach that took the s106 requirements from the outline (1 x LEAP, 8 x LAP, 1 x MUGA) and re-distributed them into a more sensible arrangement (2 x LEAP, hard surfaced tennis courts and informal doorstep play). I understand that this was previously agreed with you and the recreational officer at pre app for the RM scheme. On this basis we do not consider that additional play space is required. Please can you confirm this position?

Typology		Quantity Guideline		Tye Lane
		(Hectares per 1,000 population)	(Square Metres per 1,000 population)	Requirement @ 205 Units
Public Open Space	Parks and Gardens	0.80	8,000	0.36ha
	Amenity Greenspace	0.60	6,000	0.27ha
	Natural and Semi-Natural	1.80	18,000	0.81ha
POS total		3.20	32,000	1.44ha
Play Space	Equipped / designated play areas (LAPS and LEAPS)	0.25	2,500	0.11ha
	Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks)	0.30	3,000	0.14ha
Play total		0.55	5,500	2,500sqm
Allotments	Allotments	0.25	2,500	112sqm
Allotment total		0.25	2,500	

I trust this is clear and acceptable and look forward to hearing from you.

Kind Regards,

Sam Sykes MRTPI
Associate Planner

ECE Planning

ECE Planning have been busy at a recent socially distanced site visit at Bayside in Worthing. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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Kind Regards,

Sam Sykes MRTPI
Associate Planner

ECE Planning

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 29 October 2020 15:03

To: Chris Barker <[REDACTED]>

Cc: Amy Savage (Linden Homes) <[REDACTED]> John Longhorn (Linden Homes)

Nick Francis <[REDACTED]> Philippa Fairburn

Subject: RE: WA/59/20/PL Land East Of Tye Lane Walberton; ECE Planning Streetscene Suggested Amendments 201026

Dear Chris,

EMAIL 1 OF 2

I consider that the design and appearance of the 2 semi-detached houses on Plots 11 and 12 works really well and it would be good if this "housetype" could be copied elsewhere within the re-planned area; creating 4 semi-detached units in a row but swopping over the hipped roofs.



Could the housetypes on Plots 11 and 12 be used again in place of the current house types on Plots 23, 24, 25 & 26 shown below ,with the hipped roofs on Plots 23 and 26; and the number of semi-detached units be reduced in the long row from Plots 21 to 28 inclusive:



Could Plots 43 and 44 have different facing materials to Plots 45 and 46:



Kind regards,

Michael

Michael Eastham

Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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From: Chris Barker [REDACTED]

Sent: 26 October 2020 19:03

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Amy Savage (Linden Homes) [REDACTED] John Longhorn (Linden Homes)
[REDACTED] Nick Francis [REDACTED] Philippa Fairburn

Subject: WA/59/20/PL Land East Of Iye Lane Walberton; ECE Planning Streetscene Suggested Amendments 201026

Dear Michael

Following our meeting of 16 October, we have considered fully your comments relating to the layout, spacing, character, design and materiality of the amended elements of our scheme.

As set out, we endeavour to deliver a scheme of the highest quality, whilst seeking also to meet changes in housing need as reflected in the Councils own policies and evidence based.

We therefore consider that we can still maintain the quality of the original scheme, whilst introducing additional units through careful layout and design changes.

We have therefore amended our streetscenes to respond to your comments, which are attached for your consideration herewith via the link below alongside also the further information in respect of layout density, car parking provision etc.

<https://www.dropbox.com/sh/v8eyc0tglod4ous/AACcdQxUj9jilsvI06LUDsQia?dl=0>

The following is an audit of all changes proposed at this stage.

Street Scene A-A

Plots 11-12 – Plot 11 Gabled tile hung unit and plot 12 remains the same, Chimney added

Plots 13-14 – Units have been handed creating a joint porch, first floor has become tile hung, Chimney added

Street Scene B-B

Plots 16-18 - Plot 18 is handed creating a joint porch for plots 17-18

Plot 19 -Tile hung first floor

Plot 20 -Tile hung first floor

Street Scene C-C

Plot 99 – Weatherboard first floor

Plots 100-101 – Weatherboard first floor and units handed with joint porch

Plots 102-103 – Weatherboard first floor

Plots 29-30 – Weatherboard first floor

Street Scene D-D

Plot 8 – Tile hung first floor

Plot 20 – Tile hung first floor

Plots 21-22 – Tile hung first floor

Plots 23-24 – Flat dormers, handed units to create joint porch and weatherboard first floor

Plots 25-26 – Flat dormers, handed units to create joint porch and weatherboard first floor

Plots 27-28 – Changed to 2 storey units, handed to create joint porch and tile hung to first floor

Street Scene E-E

Plots 33-34 – Tile hung first floor

Plot 35- Weatherboard first floor

Plot 90- Weatherboard first floor

Plot 91– Tile hung first floor

Plot 92 – Tile hung first floor

Street Scene F-F

Plots 46-45 – Handed units to create a joint porch, Tile hung first floor and chimney

Plots 44-43 – Handed units to create a joint porch, Tile hung first floor and chimney

Street Scene H-H

Plots 67 and 68-69 – Semi-detached unit handed with a joint porch and chimney and swapped with detached (plot 67 is now 69)

Plots 82-83 – Plot 82 Gabled tile hung unit and plot 12 remains the same, Chimney added

Plot 84 - Tile hung first floor

Street Scene I-I

Plots 109-110 – Handed units to create a joint porch, Tile hung first floor and chimney

Plots 96-97 – Handed units to create a joint porch, Weatherboard first floor and chimney

Plot 98 - Weatherboard first floor

Plots 74-75 – Handed units, Weatherboard first floor and chimney

Plots 76-77 – Plot 77 Gabled tile hung unit and plot 76 remains the same, Chimney added

Plots 78-79 – Plot 78 Gabled tile hung unit and plot 79 remains the same, Chimney added

Plot 80 - Weatherboard first floor

We trust that these comments reflect the concepts discussed and seek to maintain the overall character of the site, particularly on its periphery, however if you have any queries or require further information, please do not hesitate to contact myself or Sam Sykes.

We look forward to hearing from you.

Kind Regards,

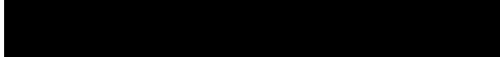
Chris Barker MATP MRTPI
Managing Director

ECE Planning

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