

[REDACTED]

From: Michael Eastham
Sent: 05 April 2019 12:08
To: Planning.Responses
Subject: FW: Draft Delegated Report for Walberton (WA/95/18/RES)

Please upload the email below from the applicant onto Ocella for WA/95/18/RES – Walberton.

Thanks,

Michael

From: Laura Humphries [REDACTED]
Sent: 05 April 2019 10:43
To: Michael Eastham
Subject: Fwd: Draft Delegated Report for Walberton

Hi - have you had a chance to review my email yet?

Thanks

Laura Humphries
Associate Planner
Pegasus Group

Sent from my iPhone

Planning | Environmental | Retail | Urban Design | Renewables | Landscape Design | Graphic Design | Consultation | Sustainability

[REDACTED]

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Begin forwarded message:

From: Laura Humphries [REDACTED]
Date: 5 April 2019 at 09:54:29 BST
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: "Yuved Bheenick (Linden Homes)" [REDACTED]
Subject: RE: Draft Delegated Report for Walberton

Hi Michael,

It is frustrating to be resolving these issues so late on and which are ultimately not RM matters but we are willing to try and come to a workable solution.

Access – I have made my professional comments on the point of this being asked in an RM clear but in terms of a solution, a link onto Tye Lane troubles the applicant as we know that providing any link to the northern part of Tye Lane is unsafe due to traffic speeds. The risk to resident safety is not one which the applicant can accept. Whilst it would be an emergency access, the creation of a road and gateway at that point would inevitably encourage residents to use this entrance when it is unsafe to do so, the southern access is appropriate as the speeds are lower. In an attempt to compromise we could widen the width of the southern link to 3m which would allow for emergency access albeit not the straightest route into the site. If this is a compromise that would appease the LPA then I would suggest at this stage the simplest route would be to insert a condition on the RM which requires details of the 3m path. It would also require the LPA to appreciate that this is a compromise, it would not provide a fully engineered road access into the site (taking account of the need to avoid residents using it, minimising tree removal and avoiding SuDs features etc), it would however provide a level of emergency access should the need ever arise. I would suggest;

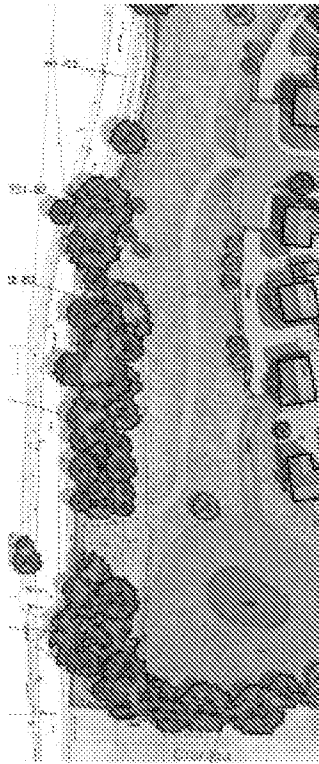
Notwithstanding the submitted plans, prior to the occupation of the first dwelling, details of a 3m wide pedestrian/cycle link onto Tye Lane shall be submitted to and approved in writing by LPA. The details shall include a timetable for the implementation of the link. The development shall proceed in accordance with the approved details.

Ball stop fence – if this is necessary we will accept a condition on a fence but this needs to be very carefully worded as a fence may not be the only solution and the condition cannot control works on third party land outside of the applicants control, this would be unlawful. Equally the trigger will be important as the fence may only be required for some dwellings and the trigger should only relate to those dwellings and not a wider trigger. It would illogical to have to have a fence installed before dwellings on the northern boundary would be occupied, dependant on build sequence etc. We can discuss shortly and I have suggested some wording below;

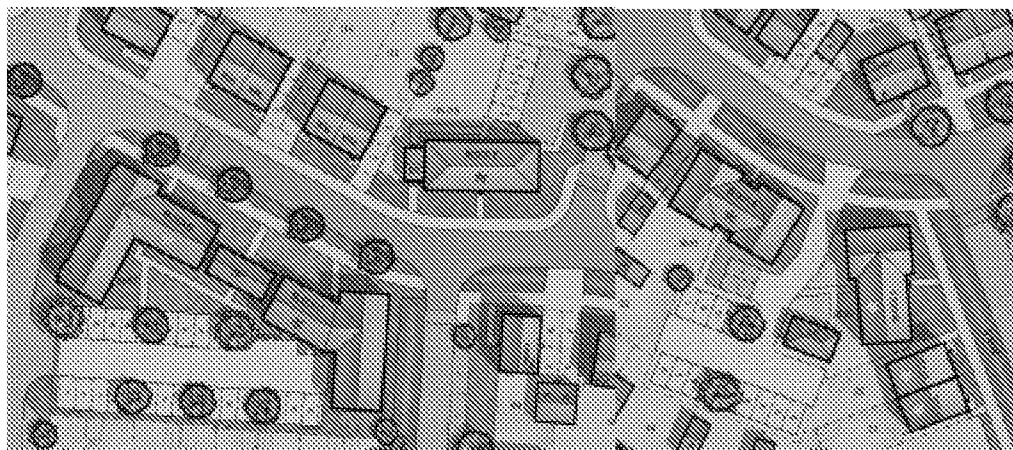
Prior to the occupation of the first dwelling details of any ball stop fence if required on the northern boundary will be submitted to and approved in writing with the LPA. The submitted details shall include a timetable for the delivery of the fence and shall be installed prior to the occupation of the dwelling to which it relates.

There may also be the situation that a fence is not required at all if works are done with the golf course on their tees for example or that the fence was placed elsewhere on the golf club land. This is why I have used the words 'if required' as it is not established that it is required.

Plans – I think the issue is that the black and white plans are being viewed rather than the coloured site layout plan which shows all of the information you have asked for. The B&W plans are additional so can be removed from the approved plans list if this is easiest. In terms of the questions raised here are some screen shots from the coloured layout showing the private amenity space to the flats and the LAP/links.



This screen shots show the amenity space to the flats both in front and private spaces to the rear which are private for the individual flat blocks.



Please can you give me a call on my mobile when you are out of your meeting.

Many thanks

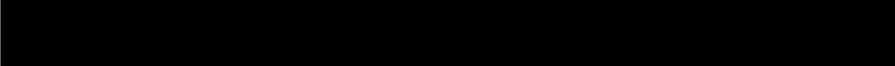
Laura Humphries

Associate Planner

Pegasus Group

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