

[REDACTED]

From: Simon Davis

Sent: 02 September 2021 17:09

To: Tom Wessely [REDACTED]

Subject: RE: Condition 6 ref. Y/103/21/DOC _ Comments from neighbour at Elm Barn

Hi Tom,

Thanks for your email. I have discussed with my Team Leader. We accept that you meet the guidance in the Design Guide on privacy distances between dwellings however, we do share the concern of the neighbour that any persons using the open space areas within the development will be able to walk past/be near the boundary and have a clear view into their property. It is also my Team Leader's view that the condition does allow us to insist on new boundary treatments to the site boundaries where necessary.

Additional boundary treatment is problematic due to the Listed nature of the buildings and so a new solid fence may not be supported by our Conservation Officer (he has informally commented to me that the idea of some means of enclosure would seem to be acceptable but 2m might be a bit too high). However, whilst soft landscaping would be more appropriate, this would take time to grow to meet the need and with the landscaping having already been agreed by Y/63/19/RES, it is unclear how additional planting could be enforced.

We suggest that (subject to the details of the boundaries being provided as requested and a plan amendment to extend the timber knee rail towards the eastern side of the entrance to prevent any risk of verge parking), that we part discharge the condition insofar as it relates to the boundary treatments but not in respect of the boundaries to Elm Barn and Bonhams House. I would then recommend that you speak to these property owners to agree a solution, speak with us to agree from a conservation point of view and then submit again to achieve a full discharge.

I trust this is clear and I look forward to the amended/additional details.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Tom Wessely [REDACTED]
Sent: 02 September 2021 09:34
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Condition 6 ref. Y/103/21/DOC _ Comments from neighbour at Elm Barn

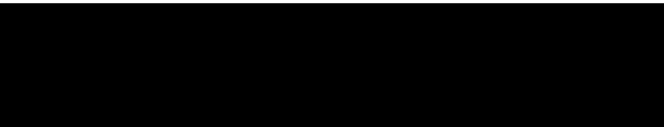
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Dear Simon, please see our responses to the neighbour at Elm Barn in ~~red~~ below.

I will send through the elevations of the boundary treatments shortly.

Kind regards,

Tom Wessely BA (Hons) MSc
Planning Consultant
Luken Beck
30 Carlton Crescent, Southampton, Hampshire, SO15 2EW





On 24 Aug 2021, at 10:39, Simon Davis
<Simon.Davis@arun.gov.uk> wrote:

Dear Tom,

As I said to your colleague on Friday, *"I have asked Martyn to provide further comments. We will be working towards determination by the statutory date (06/09) but if Martyn responds sooner then we can determine earlier."* If he responds with a further request then I will forward it on to you.

Condition 9 will be discharged when I am able without any changes required.

The proposals in respect of condition 6 are acceptable but I see we only have it in plan form. The condition requires full details and so I need elevations of all types to show appearance including brick types, colours etc. Please provide this to me by the 3rd September.

Finally, although I acknowledge that condition 6 clearly only requires details of new boundary treatments and we cannot insist of any changes to existing boundaries, we have had a request from one of the neighbouring properties adjoining the southern boundary:

First there is no new hard boundary treatment shown at the southern end of this housing development on drawing 2076-TF-00-00-DR-L-1001_P10, where it connects to my property, which as you know is the Grade 2 Listed Elm Barn. The annotated drawing simply says "Existing wall to be retained". This boundary is discussed in the commentary below.

The current boundary is primarily made up of open Arris Rails and a low wall, and this does not provide any security and privacy to my property from the occupiers of the new houses overlooking my private garden (Plots 1 – 7, 19 – 21 and 36 – 41), or from people using the footpath next to the new road, which in places is just 10 metres from my property.

The applicant should be required to erect a new 2 metre high fence along my property boundary in order to ensure my future security, amenity and privacy. This was not an issue when the adjoining land was private farmland, but certainly is an issue now. We would like to direct your attention to the Arun Design Guide (2021) which states that the 'minimum back-to-back dimension should be 21m' (page 58). Elm Barn is located adjacent to the Grade II Listed Bonham's Barn and from our measurements is over 40m away from the nearest building on the site (Plot 37). Please see attached plan which illustrates this. However, our client is willing to incorporate soft landscaping (trees and hedgerow) on the southern boundary as a compromise.

Secondly, the submitted plans and previous drawings show a low timber knee rail all away along the new road to the west and north of my property, but there is no detail provided of this. Should the height and design of this not be specified in more detail? We have prepared an elevation drawing showing the high timber knee rail and will send this through to you shortly.

I assume this timber knee rail is included to overcome my previous objection regarding potential parking on grass verges immediately adjacent to my property. Looking at the submitted drawing, there appears to be a gap on the eastern side of the main entrance to the site which could allow verge parking.

Is this for maintenance access? If so, there should be a locked gate to prevent vehicle access for unauthorised access and parking. Our client is

willing to extend the timber knee rail towards the eastern side of the entrance to prevent any risk of verge parking.

The land adjoining our property slopes towards us and currently the surface water runs into our garden. Our understanding is that the level of the field will be raised at this section, which will make this existing post and rail fencing look absolutely ridiculous and very low. The levels have already been agreed as per the Reserved Matters consent (Y/63/19/RES).

I would be grateful for your thoughts in response to this, and would also ask that you give consideration to altering/raising the boundary with the neighbouring properties.

Kind Regards.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
<image001.jpg>
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E: simon.davis@arun.gov.uk

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