

From: Simon Davis

Sent: 30 March 2022 14:40

To: 'Michael Ruddock'

Subject: RE: Y/10/22/PL Land to the south of Ford Lane and East of North End Road

Dear Michael,

Thanks for the update on Ecology & PRow.

I have limited time at present for application meetings and would only agree if this cannot be resolved by email or phone. Furthermore, I cannot really confirm my position on the application until I have had the comments of our Conservation Officer. I also note that the Parish has not yet responded so I can't advise yet whether this will be determined as Ctte or delegated.

I have however assessed the plans and noted the following 'issues':

- There are some minor garden shortfalls in depth versus the Arun Design Guide (ADG) standards in that plot 112 & 115 are both 10m deep. However, as the shortfall is only 0.5m, this is not a serious concern.
- There are shortfalls in the interface distances as per the ADG between 114's rear and 111's side (12m vs 14m) and between 102's rear and 110's side (12m vs 14m). Whilst the ADG is only guidance, I will have to report this and our members (should this be a Ctte item) are very keen to see the ADG standards observed.
- The Affordable Housing is clustered as one terrace which is in conflict with ALP Policy AH SP2. As all AH units are one house type, they will also not be tenure blind. The AH homes should at least be spread out a little such as by swapping some of the terraced units with plots 104, 109, 110, 111 thus ending up with say half of the terraced units as market & half as AH. I have no objection if there is then a 50% split down the middle of the terrace.
- The layout needs more street trees to break up the parking run outside plots 110-115. I note that ground level vegetation is proposed but we would want to see street trees also, provided that they have room to grow.
- How is the play area to be secured from the adjacent SuDS to prevent kids running off into water? There does not seem to be any barrier between the two.
- The western buffer seems to measure at 4m wide not 5m as stated in the documents.
- Plot 101 is side on to the immediate rear garden of the adjacent Orchard Barn. I note that there is an en-suite window proposed in the elevation facing the neighbouring garden and that this could be obscure glazed. However, our preference is no window in this elevation because it will introduce perceived overlooking and harm the neighbours amenity.
- The visitor parking provision is under (2 vs 3) but the overall parking provision is over the requirements (40.5 vs 38 required) so not an issue. However, please note that our Parking Standards SPD refers to the need to ensure 5% disabled parking provision as per Manual for Streets (MfS). I can't see any reference to this in the submission and this needs to be shown.
- Can you also confirm that you will be able to comply with the Yapton NP policy H3 regarding provision of M4(2) homes suitable for older people?

Please can you consider and advise whether you will be willing to make changes to respond to these points?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Michael Ruddock [REDACTED]
Sent: 29 March 2022 10:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/10/22/PL Land to the south of Ford Lane and East of North End Road

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Dear Simon,

Just to briefly update you, work is on going in response to the ecology and PROW matters you have previously raised with us and we hope to make submissions on these matters soon – the applicant has been in contact with the relevant consultants regarding these.

We have been monitoring the application online, and can see that a number of local neighbours and groups have made objections. As such, we feel it would be beneficial to have a meeting with you to discuss progress with the application and to go through any matters you may feel need addressing. Happy for this to be virtual, and to set this up on either Teams or Zoom – if this is agreeable, would you be able to let me know your availability for this next week please?

Many thanks

Michael Ruddock
Principal Planner



Querns Business Centre | Whitworth Rd | Cirencester | GL7 1RT



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 09 March 2022 12:57
To: Michael Ruddock [REDACTED]
Subject: Y/10/22/PL Land to the south of Ford Lane and East of North End Road

Dear Michael,

Please see attached WSCC PRow comments. Please can you respond on this matter by 23/03.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
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