



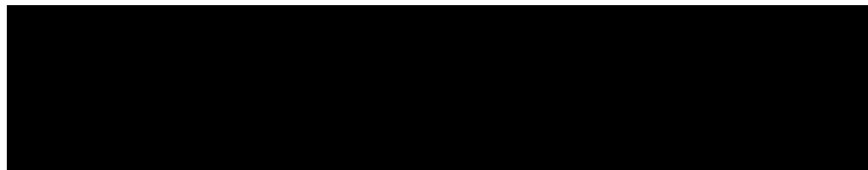
Hi,

Please add the e mail below and the amended plans above, as per amendment sheet attached.

Also do you have the Council's Ecologists email handy please?

With thanks

David Spring B.Sc, M.Sc, M.A



Hi David,

I am emailing further to our conversation last week. As explained, we have taken time to further review the application proposals in light of the Parish Council's most recent comments. I have attached a copy of the Parish Council's comments dated 10/02/2020 and 17/03/2020.

You are aware the Parish Council originally raised an objection to the planning application based on concerns with technical aspects of the proposals , but acknowledged that the application site is located within the built up area and surrounded by other consented residential sites and as such accepted the principle of redeveloping The Steddles. In response to the Parish Council's first consultation comments we provided additional information to address the technical issues relating to density, open space and car parking. The Parish Council accepted the additional information but in its second consultation comments raised concern with the loss of the existing large

family home and gardens, we understand that the Parish is concerned with the loss of character and the potential to set a precedent in the area.

We have taken onboard the Parish Council comments relating to design and style of new homes and the layout has been further altered to create a more spacious layout. The changes also involve replacing the pair of semi-detached house at plots 1 and 2 to two smaller detached houses, as well as refining the design of the pair of semis at plots 6 and 7 to reduce the bulk and mass of the building and add further variety and interest within the proposed built form. It is considered that the proposed high quality of architecture and material finishes is reflective of the existing dwelling and other original properties in the area – please refer to the updated street scene drawings. The proposals have also benefitted from additional input from WSCC Highways who has now confirmed no objection to the proposals.

We understand that it is your intention to take the application to the May Planning Committee, and on that basis we would like to submit the attached substitute plans to be considered as part of the planning application in response to the Parish Council last comments.

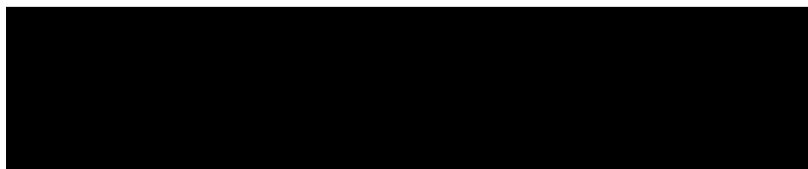
We would be grateful if you could confirm receipt of the attached substitute plans and please advise when the re-consultation process has started in order that we can update the Parish Council.

Whilst emailing we would also be grateful if you could update us whether you have received a response from the Council's Ecologist and whether the proposed pre-commencement condition is acceptable.

Thank you for your time and please do provide us with your feedback or let us know if you require any additional information or clarification.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner

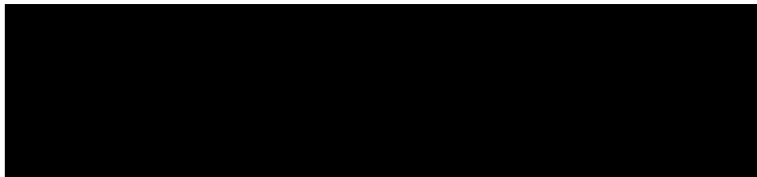


Kerry,

Just a reminder the Committee date for May is the 27th – therefore the report would need to be finished by 1st week May. If parish withdraw objection then it will probably be delegated but I'll have to re-consult with Parish Council first. Hopefully that would only take 2 weeks to get a reply.

I look forward to hearing from you.

With regards,



Hi David,

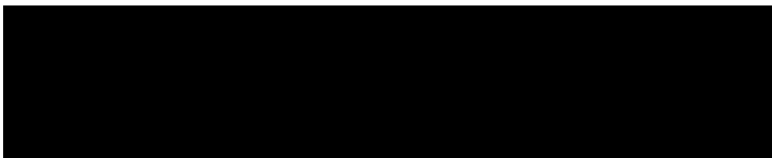
I hope you're well and safe.

I have just left a voicemail for you. Would it be possible to speak today/Monday?

I look forward to hearing from you.

Kind regards,

Kerry



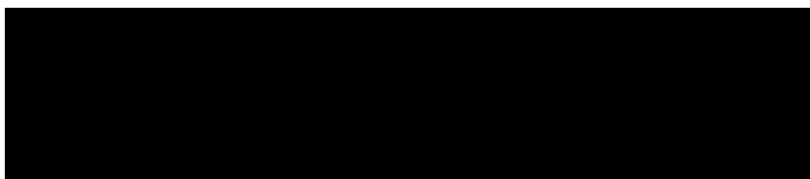
Hi David,

I hope you're well and staying safe.

Would it be possible to arrange a time to speak on the phone to discuss the application ? please let me know a time this week that is good for your and I will call you.

Many thanks,

Kerry

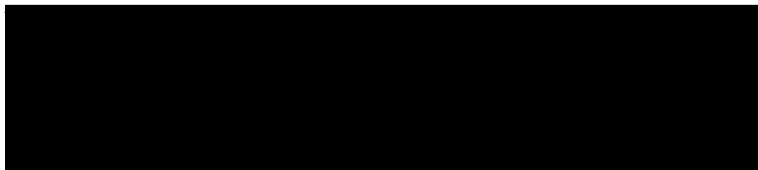


Kerry,

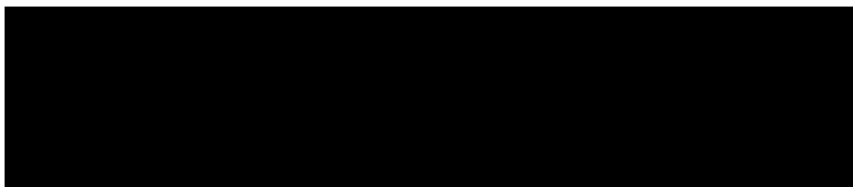
I've just been informed it was done on Monday past 09/03/2020. I know the Parish Council meeting was on that night. Did it get there in time? Was it discussed?

With regards,

David Spring B.Sc, M.Sc, M.A



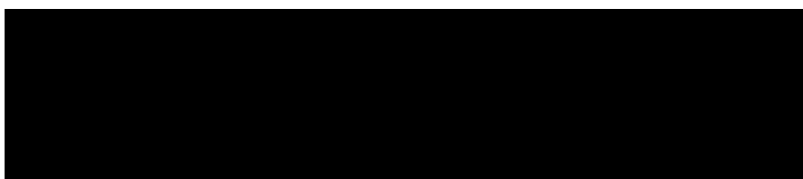
It was done on 09/03/2020



Daun,

I was working from home that day and attached an amendment sheet outlining the changes.

David Spring B.Sc, M.Sc, M.A





No they were not reconsulted...did you put a white sheet into the sub plan box?

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Save the environment - think before you print.

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Save the environment - think before you print.

Hi,

Can I just get confirmation that Parish Council & Ecology were re-consulted as per the email below please? Also, if they were, can you give me the date they were re-consulted too please?

With thanks,

David Spring B.Sc, M.Sc, M.A

Email: David.Spring@arun.gov.uk | DD: 01905 757521



Hi,

Please re-consult Parish Council & Ecology with the e mail below and above attachments. Please give them 14 days as we could be caught for time on this one.

With thanks,

David Spring B.Sc, M.Sc, M.A



Dear David,

I am emailing in follow-up to my last email to provide you with substitute site layout plan which shows the required additional parking spaces and an additional street scene elevations drawing, we would also like to provide the following additional information relating to the outstanding highways and ecology queries:

Parking provision: We have liaised with the project highways engineer (Paul Basham Associates) who have advised that WSCC car parking standards allow for a higher provision to be provided. However Arun's recently adopted SPD

would require a lower provision. We originally proposed 25 spaces and the revised layout plan shows 29 spaces which is acceptable to WSCC as confirmed by Stephen Gee of WSCC. Arun's SPD, Section 3. Residential Parking Guidance, indicates that the Council would accept a 10% variation. We understand that the provision of 29 spaces would be an acceptable variation to the Council's guidance on parking provision and would provide the Parish Council with comfort that all parking needs would be met on site.

Ecology: In response to the Council's ecologist requiring additional bat activity survey we would propose that this information could be adequately required by way of a pre-commencement condition. Please see below a draft condition which has previously been accepted by an Inspector – please see the attached Appeal decision condition 8.

Prior to development commencing a Phase 2 summer (May-September) dusk emergence survey shall be undertaken to ascertain whether any bats are present on the site in existing buildings. If bats are found an appropriate mitigation strategy shall be devised and agreed with the local planning authority in writing, as set out in the Phase 1 Survey prepared by EOSA dated 19th December 2019. Additionally, any works to the trees and hedges on the site shall be conducted outside of the bird nesting season (1 March to 1 October), as also set out in that Survey.

Parish Council Comments: we would also like to take the opportunity to provide a response to the Parish Council comments and would request that the Parish Council is re-consulted on the additional information provided including the substitute site layout plan and additional street scene elevations attached.

The Parish Council comments that it considers the principle of the proposals to redevelop the site to be acceptable but in comparing the application proposals for the application site at The Steddles to The Spires site (LPA ref. Y/49/18/PL) located opposite, the Parish raises a few points that we would like to respond to and clarify:

1. The Parish comment on the density of the proposed development and compare the application proposals to the Crayfern site opposite which comprises 10 units on a 0.40ha site = 25 dwelling per hectare (dph). The proposals for The Steddles comprise 11 units on 0.45ha site = 24.5 dph which is of a very similar density, if not fractionally lower, and on that basis we consider this to be important information that clarifies the situation in relation to the Parish Council's comment on density.
2. The proposals are similar to The Spires and offer a balanced site layout with meaningful soft landscaping that would contribute positively to the site's appearance both within the site and from the street scene as demonstrated by the attached street scene elevations.
3. The proposals have been updated and the layout is capable of providing 2.6 spaces per unit in accordance with WSCC parking standards and in line with ADC's guidance on parking provision. The Parish comment that garages form part of the parking provision, it is important to clarify that the the garages are not included in the parking calculation, only carports have been included in the calculation which means that the garages would provide additional optional parking spaces for units 4, 5, 9 and 10.
4. The access layout has been fully informed by a Road Safety Audit and designers response. WSCC do not object to the proposed access arrangement.

We have been in contact with the Parish Council about the application for The Steddles but due to their own time limitations they were not able to hold a public meeting meet to discuss the application. On that basis and given the additional information that has been submitted to accompany the application in response to consultation comments we would like to request that the Parish Council is formally re-consulted on the application – we would be grateful if you could come back to us on this.

We trust the above information and attachments are of assistance and look forward to hearing back from you in due course.

Kind regards,
Kerry

[Redacted]

Dear David,

Thank you for coming back to me. I will come back to you on the query over the parking provision as well as the outstanding ecology matter early next week.

In the meantime please accept this email as agreement to an extension of time until April 17th 2020.

Kind regards,
Kerry

[Redacted]

[Redacted]

Subject: RE: Application 1/121/19/1 E The Studdies ACCESS.

Dear Kerry,

Thank you for that. I've re-consulted WSCC. The Parish Council have objected. If we are going to approve it will have to go to April committee for which reports have to be finalised by March 11th. Otherwise it will be a delegated decision.

I see you have prepared based on WSCC Parking demand calculator – please can you need to amend to reflect ADC SPD recently adopted?

Also can we agree to an ext. of time until after the April committee for April 17th?

With regards,

David Spring B.Sc, M.Sc, M.A

[Redacted]



Dear David,

The applicant has been working with the project transport consultant to provide the information requested by WSCC (comprising further consideration of pedestrian movements at the site access; A stage 1 RSA and a designers response in line with the requirements of GG119; Details of use of WSCC parking demand calculator and further consideration of parking provision in line ; and Details on EV parking provision). This additional highway work has been carried out and additional information compiled – please see attached.

The transport consultant has liaised with WSCC on the additional information and received the attached email confirming that WSCC is now happy with the RSA and designer's response. On that basis the proposed access is arrangement is appropriate and suitable for the amount of new development proposed at The Steddles and there is no justification to require a shared access arrangement with the adjoining site. It is also considered unviable at this stage as it would introduce a ransom between the two sites which could impact on overall deliverability, you will appreciate the importance of this in light of your Council's 3.7 year housing land supply shortfall.

We are also in the process of reviewing the Parish Council's comments and the Council's Ecologists consultation comments with the intention to provide additional information in response.

We would be grateful if you could confirm receipt of the attached additional information to accompany the application and please also confirm that WSCC will be formally reconsulted?

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner

[REDACTED]

Hi Kerry,

In terms of the above application and the expected decision date of 20th March I was wondering if there have been any developments on your end in terms of the suggested access?

I am working from home on Monday but will be back in the office Tuesday, Wednesday and Thursday should you wish to discuss further.

With regards,

David Spring B.Sc, M.Sc, M.A



[REDACTED]

Hi David,

Thank you for your email and offering to discuss the access arrangement, we are just seeking technical input and will come back to you – would it be possible to arrange a site meeting or meeting at the Council's office to review the proposals and the consultation responses?

Please also see attached an additional Planning Statement that deals with the relevant planning history and policy context to support the proposals at The Steddles.

I would be grateful if you could come back to me with your availability to meet?

Many thanks,
Kerry

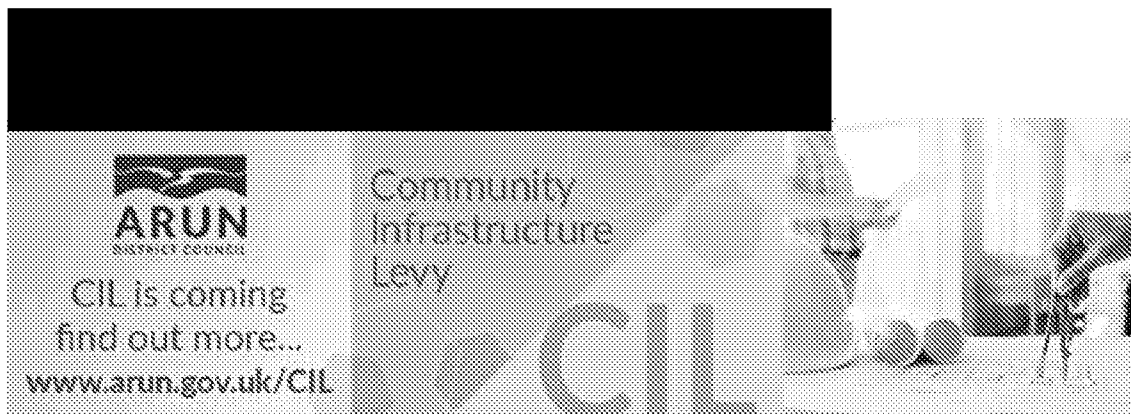
[REDACTED]

Kerry,

I'm in the office again this Thursday and Friday if you wish to discuss my e mail last week regarding access.

With regards,

David Spring B.Sc, M.Sc, M.A



[REDACTED]

Kerry,

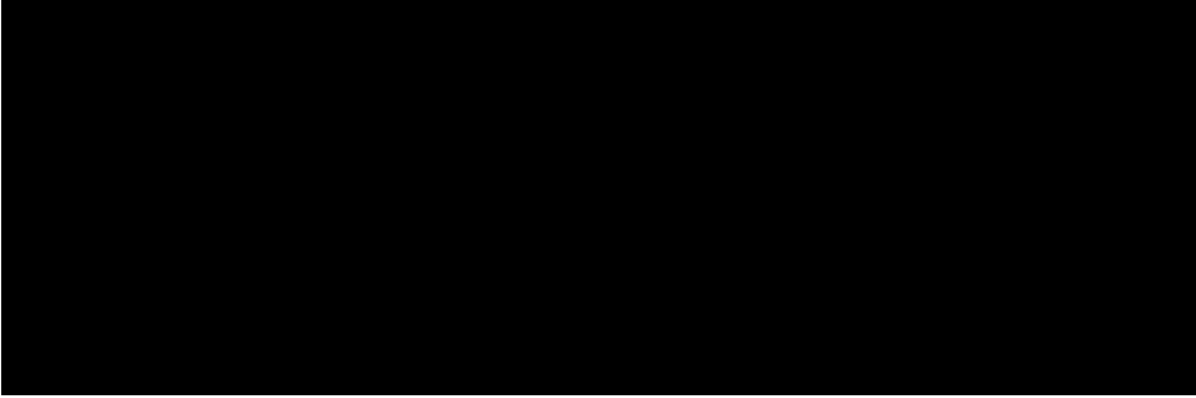
Thanks for clearing the affordable housing issue up.

On another note, I carried out my site visit yesterday and have also spoken with my line manager here. I believe this has been mentioned before so it won't come as too much of a surprise to you but on the foot of the recent objection from Highways for Y/121/19/PL (please see attached) and general highway safety it is the opinion of Officers here that one entrance/ exit from the highway would be preferable for both developments (Y/83/19/OUT & Y/121/19/PL). Would this be possible?

I am working from home tomorrow but am happy to call you to discuss further.

With regards,

David Spring B.Sc, M.Sc, M.A



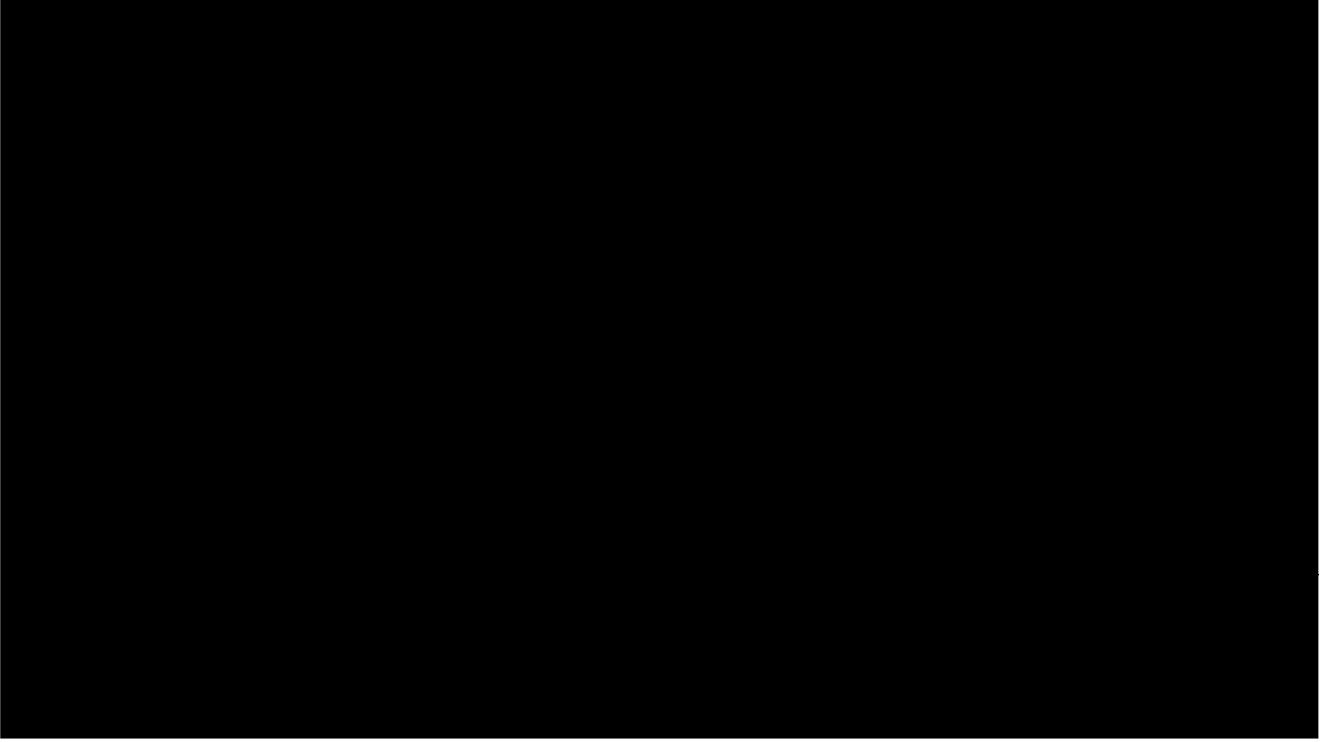
Dear David,

Thank you for your email.

We took advice from the Council's Policy Team on this matter. Please see the attached email which confirms that where an application proposes a net increase of 10 dwellings there is no requirement for affordable housing.

I trust this clarifies matters and would be grateful if you could liaise with the Council's policy and housing enabling officers on this matter.

Kind regards,
Kerry



Mrs Simmons,

I am the case officer for the above application. I received the attached advice from the Housing Strategy & Enabling Manager today. Please get back to me once you've had a chance to consider the attached.

With regards,

David Spring

Senior Planner

M.Sc Coastal Zone Management

M.A Town & Country Planning

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