



Dear Mykena,

I confirm receipt of the two emails.

However, I have the following comments/queries:

A layout plan annotated in colour to show foot/cycle path links – thanks for this but see below..

A layout plan shaded to show areas of POS/play excluding any SuDS features – sorry I had not appreciated that the hectare area amounts were shown in the legend on that plan.

A Plot information schedule (no. beds, internal space standards in m2, rear garden depth, parking provision) and Breakdown of the house types and their tenures - Likewise, thanks for this.

Details of any levels changes – I confirm we have these already. I did not appreciate the levels being shown on here.

Other Matters – You quote the Parish but the quote relates to the need for greater links with neighbouring land. I view that as requesting additional links to the existing housing such as:

- into the parking/garage compound from the amenity planting to the southeast of your plot 205
- into the Millers cul-de-sac (if possible)
- in addition, I think a connection into Gladstone Road would be beneficial (I see two bollards shown at the end of Gladstone Road so not sure if this means there will be a pedestrian connection?)

Looking back at the YPC comments, I note that they don't raise the need for Tack Lee Road maintenance access at all. Instead, this has been stated by a local resident (see objection dated 08/02 from Pippa Greenan) and then is only in relation to numbers 29/31/33/35 Tack Lee Road.

I think your proposed solution is overkill and is likely to result in the maintenance strip area becoming littered/overgrown/a security concern for all of the affected properties. It also requires the Tack Lee Road residents to walk quite a way with their ladder to access the maintenance strip. I think all that is required is a strip along the rears of 25-39 Tack Lee Road accessible via a pedestrian gate from the parking court adjacent 25 Tack Lee Road.

As such, I don't currently propose to accept the plans that show this new maintenance strip (including the footpath plan & revised landscape plan) and I would invite you to reconsider this. I would also reiterate that it may in any case be best to wait a couple of weeks before making this change as I will need to request that you make other changes to the layout and it makes more sense to just do one notification of the amendments to the Parish Council.

Therefore, I will accept the Plot Info Schedule for now and then complete my assessment using this and the POS/levels details on the existing plans. Please advise if you have any complaints as to my approach.

Kind Regards

Simon.

[REDACTED]

Dear Simon,

As stated in my previous email, please find the following documents attached:

- Surface Material Layout -- sheet one
- Building Material Layout
- Building Material Layout -- sheet one
- Tenure Housing Layout
- Proposed footpath routes
- Landscape Proposals
- Preliminary Engineering Layout sheet 1
- Preliminary Engineering Layout sheet 2.

Please do not hesitate to contact Zoe or myself if there are any issues.

Kind regards,

Mykena Mortimer-Davies
Planner

[REDACTED]

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[REDACTED]

Dear Simon,

I hope you are well.

Please find attached the required information as requested including a cover letter setting out which document meets the points in your original email.

Please note that due to the size of the documents they will be split between two emails.

If you have any further questions please do not hesitate to contact either Zoe or myself.

Kind regards,

Mykena Mortimer-Davies
Planner

[REDACTED]

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[REDACTED]



[REDACTED]

Dear Zoe,

In assessing the application I have identified some areas where clarification is required or where an additional plan would be helpful for the purposes of assessment/presentation. These being:

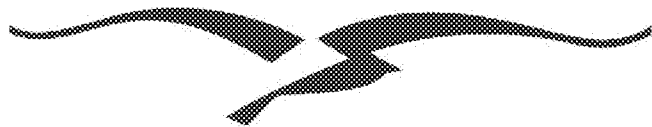
- A layout plan annotated in colour to show foot (designated or informal) / cycle path links. I have already had a comment from a resident about links to surrounding land. This was also something I sought from BDW re their site. It would be helpful going forwards for the AG and Ctte (if presentation to that is required).
- A layout plan shaded to show areas of POS/play excluding any SuDS features to demonstrate that the 2.5ha POS / 0.06ha play totals exclude SuDS.
- A response to the Arun Design Guide
- A Plot Information Schedule to include details incl no. of beds/no. of persons, internal space standards in m², rear garden depths in m*, parking provision. BDW provided a helpful schedule as a PDF and also separately gave me access to the excel version so I could count the data (rows) more easily. * Note that where a garden is not regularly shaped I take the depth as an average of the longest and shortest sides.
- A breakdown of the house types and their tenures (AR, SO, ORS, SR). For example, house type 2B-B is the following tenure/s .. You could include this info in the Plot Schedule or provide as a separate table.
- Details of any levels changes. I appreciate that this is a condition requirement but it would be helpful to know if any are proposed in order to assess amenity impacts

Can you review these and advise whether you will agree to provide these. If any are already provided and I have missed them please advise where.

I hope to be in a position to give you the results of our assessment so far next week. Note that upon receipt of the additional information, I will need to do some more assessment and may have additional comments to then make.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



[REDACTED]

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During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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