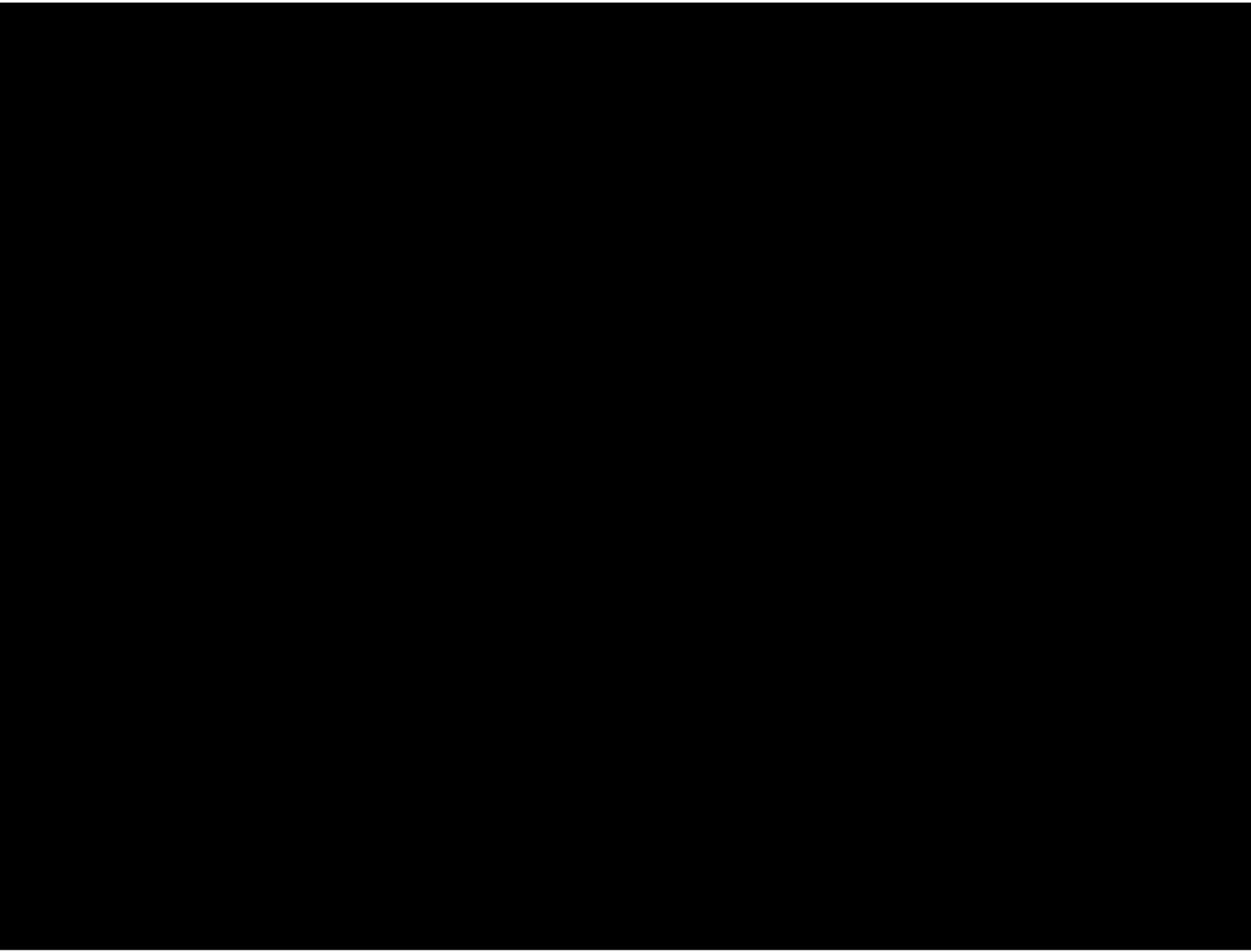




From: Ian Johnson [REDACTED]
Sent: 10 May 2017 15:56
To: Lucy Harding
Cc: [REDACTED] Ben Stephenson; Jonathan Quarrell; Jan Morton; Nicola Gooch; Paul Cranley; Peter Robinson | Western Design Architects
Subject: Y/1/17/OUT Land at Bonhams Field: Submission of Revised Indicative Layout Plan

Dear Lucy

Further to Dr Wightman's email this morning please find attached our revised Indicative Layout Plan (Dwg ref. **SK 02 N**), which supersedes the previously submitted version (Dwg ref. SK 02 I). It is good news that we are in agreement with Dr Wightman that design details are a reserve matters consideration and are not related to the 'principle' of development.

For referencing in the decision letter I can confirm the previously submitted Location Plan (Dwg ref. SK 04 C) and Site Access Plan (Dwg ref. 01 B) are unaffected by this change. I have asked Paul Cranley, Iceni Transport to email you directly with a final version of the Stage 1 RSA, as requested. I note the S106 is moving towards a final draft stage, which is further good news.

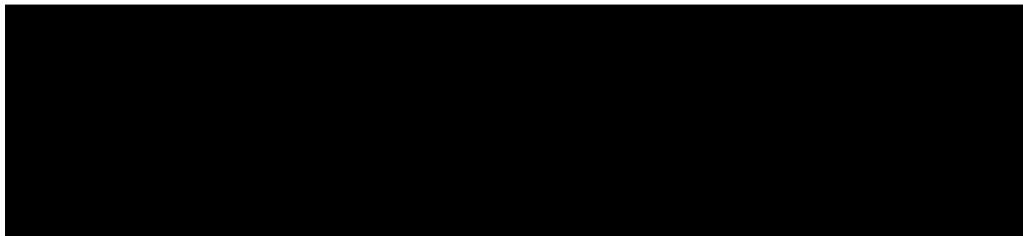
I understand you are now able to start the targeted consultation period, prior to reaching your decision. If you receive any comments during this period please do not hesitate to forward these to me and we will provide a further response if required. We will keep an eye on the webpage as per usual.

Please can you confirm the date of your report deadline for the planning committee we are now targeting.

Best regards

Ian

Ian Johnson MRTPI
Director & Practice Manager
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



From: Ian Wightman [REDACTED]
Sent: Wednesday, May 10, 2017 11:13 AM
To: Ian Johnson [REDACTED]
Cc: [REDACTED] Angela Haywood [REDACTED]
[REDACTED] Peter Robinson | Western Design Architects
[REDACTED] Jonathan Quarrell <[REDACTED]>
[REDACTED] Jan Morton <[REDACTED]>
Subject: RE: Land at Bonhams Farm, Site visit [REDACTED]

Dear Ian,

RE: Land at Bonhams Farm, Site visit

Thank you for your email and for the two options put forward. As discussed at our meeting, the comments below are made with a view to mitigating potential harm should the scheme be approved in principle. I am afraid that it is not possible to suggest that there is no harm from the proposal as the scheme occupies two fields which contribute to the historic setting of the listed buildings and their relationship with the landscape.

As we mentioned, this point was correctly raised in the heritage statement and whilst we can agree there has been some change historically, the 'degree of change' (which is a consideration in the guidance for the 'setting of heritage assets'), has not in our view been that great that it would offset a housing development of this nature or scale. The heritage statement also refers to potential harm on a number of occasions which again is correct in our view and therefore cannot be overlooked. Design can go part of the way to mitigating harm which the statement suggests, but it is unlikely to remove it completely.

Notwithstanding this it was very helpful to see the two options which differ in the addition of a pair of houses on the main road. The reduction to two houses here, as from the terrace discussed, does work better in that it continues the building line along the main road but does not bridge the gap to the barn. My concern with a more open gap and the houses set back, is that the development could appear more isolated and less integrated into the existing built environment which is not your intention. The houses do

appear set back enough not to disturb views of the listed barn which would be an issue if located too close to the road.

Turning to the main development itself, this has two very different characters. The barns which occupy the smaller field reflect neighbouring agricultural buildings in terms of typology and to this end bare some relation architecturally and spatially to the neighbouring Stakers Farm. How successful this might be still depends on a degree of detail which is not yet available to us. There are concerns that these dwellings will have individually laid out private gardens with tightly defined boundaries. This is likely to domesticate the setting which should be avoided. Some separation might be possible, but limited. Other design considerations would be the fenestration and elevations and the potential harm from features such as too many roof lights and solar panels.

In the main field we discussed the creation of a buffer zone to the north of Bonham's Farm and Barn. This is certainly an improvement on the previous proposal in terms of their close setting and provides some screening.

The main development beyond this to the north remains the most difficult aspect of the scheme. Whilst the pair of houses address the main road and continue an existing building line and the barns correspond with a neighbouring farm group, the main housing and its layout does not have the same reference points and therefore is more difficult to ground within the existing environment. The major concern here is the potential for this to appear overtly suburban or incongruous and therefore harmful to setting. The layout and landscape treatment are of course vital to this as are the number of houses proposed.

It is often the case that in new developments roads often tend to twist and bend to accommodate the density of houses sought, along with parking and garages. The road form therefore can develop a different character as it works for the housing layout in a specific way. This is not always a negative thing in itself, though can be difficult when trying to make a development appear natural and 'organic'. The provision and layout of parking spaces can also be problematic, especially if they are directly in front of houses where the front garden should be, or in the form of bays.

We did discuss the house designs and the need for an understated architecture. The cottage terrace Jonathan showed us was a good example of this. I appreciate that the images provided with the application are indicative, however the variation in roof profiles and material palette should avoid over complexity. Where house designs do vary, the doors, windows, chimney design, pointing and boundary treatments should also be different in small ways. A proliferation of close-boarded fences would also be an issue, as again, these are largely suburban treatments.

Unfortunately, these are not all things that can be addressed here, however they do go a long way to informing a scheme, especially in a sensitive location. If the scheme is supported in principle by the authority we can of course work with you on these points at a later stage.

If you have any further queries please do not hesitate to contact me. Please note that this is best done by email as I am working on strategic projects today.

Kind regards,

Ian



Ian Wightman

Senior Historic Buildings Adviser
Conservation & Design
Chichester District Council

From: Ian Johnson [REDACTED]
Sent: 09 May 2017 16:27
To: Ian Wightman
Cc: [REDACTED] ngela Haywood; [REDACTED]
[REDACTED] Peter Robinson | Western Design Architects; Jonathan Quarrell;
[REDACTED] Jan Morton
Subject: Re: Land at Bonhams Farm, Site visit

Dear Ian

Further to our site meeting on Thursday please see two alternative layout options which have responded to your concerns over the proximity of some proposed dwellings to the listed buildings on the southern boundary and one option of removing buildings from the road frontage.

When on site we discussed relocating the southern block and a continuation of the community orchard, which you will see now connects both access points into the site to provide an amenity resource and green buffer to the heritage assets. Continuing along with this theme we have proposed an informal surface treatment for the path in the form of hoggin and a lighter shade of resin bonded gravel for the section of road that runs alongside the proposed orchard. This should also give a clear message to drivers of lower speeds rather than more traditional traffic calming measures. Please also note we have rotated the barn style properties, as we discussed on site.

Whilst the attached layout options are indicative, in support of the outline application, we trust they go some way to demonstrating how the site could be developed by my client whilst responding to the character and context of the site. We are of course expecting to provide further detail and assurance at the reserve matters stage and in discharging the planning conditions.

As Lucy has requested an update by Thursday afternoon (due to not working Friday) please could we discuss / have your response tomorrow or this afternoon?

Best regards

Ian

Ian Johnson
Director | Practice Manager

Luken Beck mdp Ltd | 30 Carlton Crescent | Southampton | SO15 2EW

[REDACTED]

[REDACTED]

From: Ian Wightman <[REDACTED]>
Sent: Friday, May 5, 2017 12:39 pm
Subject: RE: Land at Bonhams Farm, Site visit
To: Jan Morton <[REDACTED]>
Cc: [REDACTED], <[REDACTED]> Ian Johnson
[REDACTED]

Dear Ms Morton,

Thank you for your email. I have suggested this morning that two options are forwarded – one with housing on the frontage and one without. This will enable us to confirm the preferred approach given the sensitivities here. It will also hopefully save some time.

As discussed yesterday, there will be a level of harm to setting which we can try to mitigate as best we can. Whilst this might not totally remove the heritage objection, it may provide a level of comfort to the authority should they be minded to support the application.

I look forward to hearing from you next week.

Kind regards,



Ian Wightman

Senior Historic Buildings Adviser
Conservation & Design
Chichester District Council

From: Jan Morton [Jan Morton]
Sent: 04 May 2017 17:22
To: Ian Wightman
Cc: Ian Johnson
Subject: Land at Bonhams Farm, Site visit

Dear Dr Wightman

Thank you for joining us on the site visit this afternoon. For clarity I have set out actions agreed.

In response to your concerns regarding the setting of the listed farm buildings the developer will:

- review the layout with particular attention to that area adjacent to the listed buildings along the south eastern boundary of the development site, and
- review the layout at the proposed junction to the site to include a form of terrace housing along the frontage

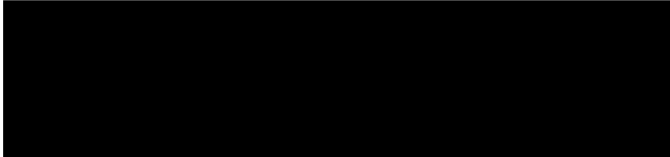
You were generally accepting of the layout in that part of the site to the west of the hedgerow so this will not be reviewed.

As Lucy clarified the purpose of this consultation is to establish the principle of residential development on the site and that the detail, should the outline application be approved, is to be reserved for a later application. However, given the situation and sensitivity of the site we have agreed that we will work towards an acceptable layout which, should the local authority be minded to approve the outline consent, should not be diverted from.

It is ours, and the local authorities, intention to submit this application to the planning committee for the June meeting and, as such, time is of the essence as we progress these amendments. We will have the revised plans to you by Wednesday 10th May and, as agreed, you will have a response within the day. Following your agreement to the proposed changes the plan will be submitted to the local authority by Friday 12th May. There is then a period of 2 weeks available for consultation prior to the deadline for the July Committee meeting. It is hoped that though the process of working with you on this proposal we can reduce you're strong objection to the proposals

Kind Regards
Jan Morton

Jan Morton BA(Hons) MCD
Planning Consultant
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



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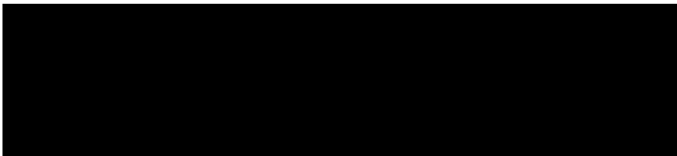
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