

From: Simon Davis
Sent: 08 August 2025 16:40
To: Planning Scanning
Subject: FW: P2193 - Y/32/25/PL Land west of Bilsham Road

Planning
Planning Correspondence "Request for Further Changes"
Redaction Please

From: Simon Davis
Sent: 08 August 2025 16:38
To: Paul Carnell <[REDACTED]>
Cc: Sam Sykes <[REDACTED]>
Subject: RE: P2193 - Y/32/25/PL Land west of Bilsham Road

Dear Paul,

Yesterday, I was able to review the amendments to the scheme.

The addition of the bay windows to plots 139, 150, 151 & 162 are noted but this change does not go far enough to overcome our concerns with the southern part of the Bilsham Road Streetscene where 5 of the 7 homes are side on. The Boklok scheme had all plots fronting onto the road so an Active Frontage can clearly be achieved on this site.

In addition, I note that there remain several rear gardens that are not in accordance with the Design Guide and there remain uncompliant interface distances between homes. These are all set out below.

Garden Depths

10/11 – 10m (no change from original drawings)
14 – 9.9m (no change)
15 – 8.9m (was 9.5m)
22 – 9.5m (no change)
23 – 10.2m (no change)
26/27 – 10m (no change)
28/29 – 10.4m (no change)
34 – 10.3m (no change)
36 – 9.9m (no change)
40 – 9.9m (no change)
42 – 10.1m (no change)
44 – 10.3m*
45/47 – 10.2m (no change)
76 – 9.8m (no change)
84 – 10.2m*
128 – 10.2m*
140 – 9.9m*
141 – 10m*
147 – 10.4m*
148 – 10.4m*
151/152 – 9.8/9.9m (no change)
153/154 – 10.1m (no change)

* New or not previously identified.

Interfaces

38R to 48R is 20.9m (21)
42R to 44R is 20.7m (21)
43F to 11S is 12.3m (14)
124R to 127S is 13.9m (14) – prior to amendment was 13.4m
121F to 124S is 10.4m (14m) – prior to amendment was a F-to-F arrangement at 10.4m
116R to 114S is 13.5m (14)
151/152R to 161/162R is 20.9m (21)
139R to 149R is 20.6m (21)
142R to 141S is 13.4m (14)

I note that the rear gardens in the Boklok scheme were all compliant and that all but two interface distances in the Boklok scheme were compliant.

We have a Design Guide, and we expect and require all developers to adhere to the principles within that. We consider you need to comply with the requirements of the Design Guide in order for us to make a recommendation of approval because the current proposals cannot be supported and will be refused.

As you have already had one opportunity to sort out the issues, we can give you until 26 August to submit amendments. Otherwise, we will refuse at the end of the month.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd



Our priorities...



From: Paul Carnell <[REDACTED]>
Sent: 23 July 2025 12:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sam Sykes <[REDACTED]>
Subject: RE: P2193 - Y/32/25/PL Land west of Bilsham Road

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

I have set up a new we transfer link with the individual drawings to be added to the supporting information - <https://we.tl/t-vOUafilXyH>. There are 17 drawings which are revisions to drawings originally issued and 2 first issues (19 in total).

The following drawings are revisions of those already issued:

- 1220 Rev A
- 1221 Rev A
- 1230 Rev A
- 1231 Rev A
- 1270 Rev A
- 1271 Rev A
- 1280 Rev A
- 1281 Rev A
- 1290 Rev A
- 1403 Rev A
- 1404 Rev A
- 1420 Rev A
- 1422 Rev A
- 1423 Rev A
- 1424 Rev A
- 1425 Rev A
- 1426 Rev A

The following plans are new issues:

- 1427
- 1428

I trust that clarifies your query in respect of the revised drawings and that you can begin the necessary re-consultation. As noted in my previous email, the final piece of ecology information will follow next week.

Kind Regards

Paul Carnell MRTPI
Associate Planner

ECE Planning

ECE Group announces summer promotions. Read more about our talented team [here](#).



64-68 Brighton Road, Worthing, West Sussex, BN11 2EN