

From: Simon Davis
Sent: 22 May 2020 14:50

Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

Can you confirm that you have received my previous emails (04/05 & 11/05) along with this?

I have a look at the layout and I have the following minor issues:

- I wanted to know if it was possible to treat the ends of the brindle block paviour roads adjacent to plots 30 & 42 with landscaping to prevent these from being used as additional parking spaces (i.e. where there is a dead end). Is this space required for turning? If not, then part or all of it could be landscaped to reduce amount of hard surface/soften the streetscene further.
- I appreciate that the retained tree to the N of plot 13 is a constraint to the layout in this area. However, what it results in is a small strip of POS that is relatively inaccessible and may have little usability. I am assuming that it is included in the 0.31 ha POS allocation? If it isn't, could it or maybe the rear half only be incorporated into garden of plot 13? I just think that it either won't get used or will but be used antisocially to detriment of plots 1 and 13.

Also in respect of parking (as per the comments of WSCC Highways below), I have done my own calculation and I make the Parking Need as per the Arun SPD to be **103** based on 2 spaces per 1, 2 or 3 bed dwelling, 3 spaces per 4 bed dwelling and 20% of the total houses as visitor spaces. Your provision would seem to be **107** consisting of 86 allocated spaces, 14.5 garage spaces (garages are treated as 0.5 of a space as per the SPD) & 7 visitor spaces. Assuming I haven't miscounted anything, you would appear to comply overall although there is an individual shortfall in the number of visitor spaces and the number of spaces for the 1b units. I would suggest that the 1B flatted provision may be ok (the SPD allows for flexibility with flats) but that the visitor parking should be increased with an extra 2 spaces

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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From: Simon Davis
Sent: 11 May 2020 12:58

Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

Further to the below, I have also received WSCC Highways comments which state that:

"Swept path diagrams have been provided for a refuse collection vehicle, fire tender and a private car. The LHA are satisfied with the proposed diagrams provided."

Parking-The LHA would request the parking is demonstrated in line with the WSCC parking standards August 2019, the LHA would request confirmation that the parking allocation has been undertaken in accordance with the latest parking standards."

Please can you respond, however please demonstrate versus the newer Arun Parking Standards SPD available on this page: <https://www.arun.gov.uk/supplementary-planning-documents-spds#parking>

Kind Regards

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From: Simon Davis

Sent: 04 May 2020 14:58

Subject: Y/39/20/RES - Land at Street Buildings

Dear Rob,

Please could you provide an assessment/justification of your scheme against the National Design Guide (<https://www.gov.uk/government/publications/national-design-guide>). In particular, paragraph 23 – 31 as well as the criteria in part 2 of the Guide.

At the same time, It would also be helpful if you provide an analysis of how your proposal complies with our emerging Arun Design Guide – available in 4 parts on this webpage: <https://www.arun.gov.uk/supplementary-planning-documents-spds>.

We will need these to assist us with determining the application.

Kind Regards

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