

[REDACTED]

From: Simon Davis
Sent: 29 May 2020 17:11
To: Rob Riding [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I have spoken with my Team Leader and we are happy for you to leave the visitor parking as is.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Rob Riding [REDACTED]
Sent: 27 May 2020 22:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Hi Simon,

We are aiming to be in a position soon to respond to your various emails and the couple of points in the one below.

In the meantime re visitor parking, we note your request for an additional 2 spaces. There could be scope to increase the visitor parking by the 1 bedroom units, however this would be at the detriment of the landscaping within the scheme. In light of this, please let me know whether you would still require an increase in visitor spaces?

Regards,

Rob Riding
Principal Planner

Pegasus Group

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 22 May 2020 14:50

To: Rob Riding

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 |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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