



From: Simon Davis
Sent: 15 July 2020 17:37
To: Rob Riding [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I have had comments back from our Group Head of Planning. I am sorry that these are so late on although he would not review the scheme without the commentary on the Design Guides and then it just took some time after those had been received. He comments that:

- (1) It looks very cramped particularly units 10-17 and units 24-29
- (2) Also units 24-29 are right up against a rural edge with no amenity space
- (3) Development onto North End Rd would help and it would also mean that you can create some open space in the site.
- (4) It would work a lot better with open space in the middle and two rows of development going east-west either side.
- (5) How does development address the footpath link on the southern boundary
- (6) The LAP is at the back of existing houses on North End Rd and this is not a great solution.

Having spoken with him about these comments, the principle of having the open space on the North End Road frontage is accepted however, there is still a preference for some open space/greening within the centre of the site. I recall that at pre-app, I had asked for a green space (I envisaged a small square) within the centre of the layout but this advice was not followed. You could also relocate the play area to the centre of the site and have some landscaping around it although it's boundaries would need to be at least 20m from surrounding houses.

As it stands, I cannot recommend this for approval and would need to refuse on design/layout grounds but if you are willing to make changes then we can agree to extend the time on the application to cover the preparation & submission of these plus our further assessment. I have the following additional thoughts about the above points:

- (1) I am not so concerned re units 10 – 17 as they only appear cramped due to being terraced in form.
- (2) I agree units 24-29 are right up against a rural edge and should be set in from this. Amenity space will need to be provided in accordance with our emerging Arun Design Guide. I understand a similar issue has been raised in respect of the back to back houses on the scheme on the other side of the road (Michael Eastham's site) and that there may be an alternative design which could be employed?
- (3) / (4) We are in agreement with open space on the North End Road frontage however if you are to achieve more green space within the layout then you may have to consider placing houses in this area.
- (5) The layout does show the footpath link.
- (6) I agree that this would be better moved further away from the existing houses or within the centre of the site.

Happy to discuss,

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Rob Riding [REDACTED]
Sent: 15 July 2020 10:58
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Hi Simon,

Thanks for your email below, do you think we are still on track for a delegated approval?

Regards,

Rob Riding
Principal Planner

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