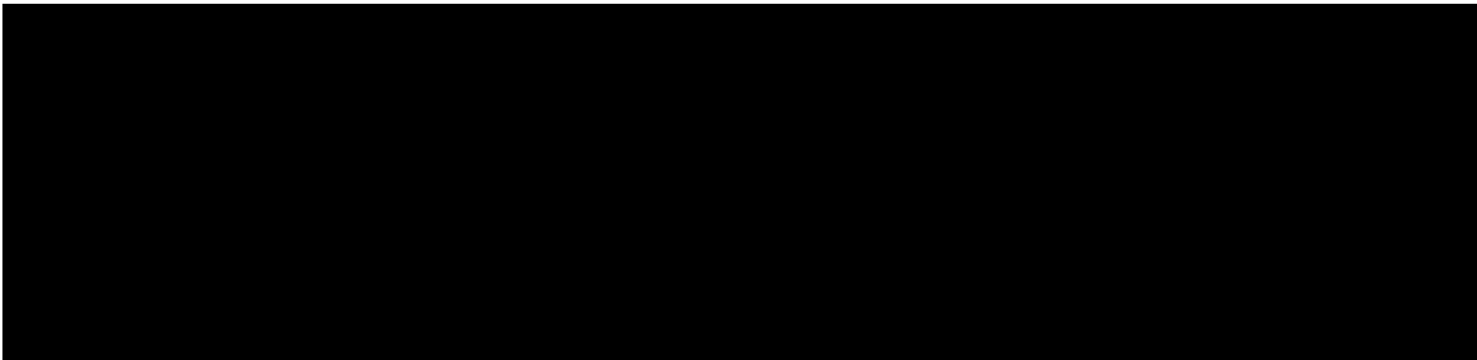




From: Simon Davis
Sent: 21 July 2020 18:50
To: Rob Riding [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

Sorry for the delay, I was only off 2 working days but had 90 new emails to contend with and a day of pre-arranged meetings. Comments in response:

1. It looks very cramped particularly units 10-17 and units 24-29

I accept that the plan attached to condition 4 of the Outline specifies the location of the POS. However, I don't see why this particularly drives the density as the permission is for up to 45 dwellings. I do not consider that the existence of the plan is such that you have to have 45 dwellings and a precise density of 32dph. Also the affordable housing requirement is 30% of the total, whatever that may be. However, I have already said that I am not so concerned re units 10 – 17 as they only appear cramped due to being terraced in form.

2. Also units 24-29 are right up against a rural edge with no amenity space

These units are houses are houses and not flats therefore should have 10.5m deep private gardens as per our emerging Design Guide. However, we accept that you cannot ensure the privacy of gardens to the front. You could consider adding balconies at first floor on the N & S elevations and also provide more communal space around the building, thus also bringing the building slightly away from the boundary. My Team Leader is going to discuss this matter with the Group Head of Planning (I have just reminded him) and I will report back so it may be advisable not to make any changes just yet.

3. Development onto North End Rd would help and it would also mean that you can create some open space in the site.

I agree re your point about the approved plan. This was not made clear to me at pre-application stage when I suggested an open space in the centre of 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.

As above.

5. How does development address the footpath link on the southern boundary

As I stated in my email, the layout does show the footpath link so I am not concerned.

6. The LAP is at the back of existing houses on North End Rd and this is not a great solution.

This is accepted.

I would agree that an Extension of Time would be the best way to resolve any changes and maintain the ability to provide a delegated approval. Please just bear with us as we agree an approach to the back to back houses and I will report back soon.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

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From: Rob Riding [REDACTED]

Sent: 16 July 2020 16:28

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

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

Dear Simon,

Thank you for your prompt response, it is however somewhat disappointing given that you were minded to grant approval.

Putting that aside and focussing on the issues that have been raised, please find our response below:

1. It looks very cramped particularly units 10-17 and units 24-29

We welcome your view that this is not an issue of concern. However, to ensure this is appropriately addressed – and to provide the context for the other issues raised – it is important to understand the factors that are driving the density of units at the site.

First, Condition 4 of the outline consent, as you will be aware, requires the layout of the development to accord with the approved Indicative Proposed Block Plan (drawing ref: PPC2). This shows two areas: Area A of 1.4ha for the residential development of up to 45 dwellings giving a net site density of 32dph, and Area B of 0.31ha for landscaped open space which is to include a LAP of a minimum of 100sqm. The reason for imposing this condition by the Council was for the avoidance of doubt and in the interests of amenity and the environment. The Council therefore expected the development to be laid out in specific areas and conform with the density cap.

Second, the Council's has a specific requirement for affordable housing and this was agreed at the pre-app stage and has therefore been incorporated within the development as proposed.

Third, Condition 18 of the outline consent, as you will be aware, requires a specific housing mix to be provided on the site including 10-15% of 1-bed properties and 25-35% of 2-bed properties. Where 1 and 2 bed properties are provided, generally this will look tighter than detached 4 bed properties. This also provides varying character across the site and avoids uniformity – consistent with the approach advocated by the adopted Local Plan.

The combination of these factors will naturally generate an area of higher density and when this is set against areas of lower density this may appear cramped by comparison, but the requirements of distances between properties and vehicle manoeuvring are all achieved.

2. Also units 24-29 are right up against a rural edge with no amenity space

The Applicant believes that the scheme as proposed is a well-designed solution and I would advise that external spaces associated with flats are less frequently used than wider open spaces, such as the area to the east or the large open spaces proposed at the Ford Lane site a short distance further to the east. I do not feel that this issue alone would warrant a refusal of the application, however the arrangement of the block can be reviewed to establish whether there is an opportunity to create additional amenity space. An alternative that immediately springs to mind is a block of flats at 3 storeys but I do not anticipate that you would find this acceptable.

3. Development onto North End Rd would help and it would also mean that you can create some open space in the site.

Providing open space in the site or development on North End Road would be contrary to the approved plan mentioned above and Condition 4 of the outline consent. Condition 4 is quite clear in that "*The layout details submitted pursuant to Condition 1 shall accord with the Indicative Proposed Block Plan Drg: PPC 2...*". The Applicant simply cannot ignore the plan and condition, both of which were approved and imposed by the Council. On that basis, the Applicant is unsure how they can conform with the outline consent and meet this requirement. Could you please clarify? The Applicant can then, if necessary, provide some alternative sketch options for consideration.

4. It would work a lot better with open space in the middle and two rows of development going east-west either side.

This suggestion is similar to Point 3 above and would be contrary to the approved plan above and Condition 4 of the outline consent. Again, the Applicant is unsure how they can conform with the outline consent and meet this requirement. Could you please clarify? The Applicant can then, if necessary, provide some alternative sketch options for consideration.

5. How does development address the footpath link on the southern boundary

We would welcome clarification on this point as it could be taken simply as you have interpreted that a footpath link needs to be shown – which the layout does as you have confirmed – or is it the relationship of Units 40 and 41 to the footpath, i.e. is it a request for a side window to overlook the footpath link. Please advise? If it is the latter, it would be within the Council's gift to seek a condition to request such an amendment. However, it does not seem appropriate to have properties fronting onto this space.

6. The LAP is at the back of existing houses on North End Rd and this is not a great solution.

The LAP has been located in accordance with the plan approved by the Council in the outline consent and Condition 4 requires the LAP to be located in this area. This is what the Council anticipated when granting the outline application. It could be located in a different location within the open space (Area B) but I cannot see how the Applicant would be able to accommodate elsewhere within the development without being contrary to the outline consent. Could you please clarify?

The Applicant is committed to working positively with the Council and deliver the much needed open market and affordable housing in the district which the Council ever increasingly requires. They would be happy to agree an extension of time for the application to continue discussions and avoid being put in the situation again where a refusal is issued prematurely such as in the case of Ford Lane and Angels Nursery. It is also important to remember that we are currently in the middle of a global pandemic which presents a very challenging working environment. Flexibility is required by all parties

to continue discussions and a refusal does not achieve anything for any party where we can instead work together now and resolve the issues.

To progress matters, please let me know when you and Neil would be available for a virtual meeting? Ideally early next week to discuss and resolve these matters ASAP.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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

Sent: 15 July 2020 17:37

To: Rob Riding

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

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



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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