

From: Simon Davis
Sent: 28 July 2020 13:57
To: Rob Riding [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I have now obtained agreement to your amended layout subject to one caveat. Our Group Head of Planning has a slight concern with the proposed footpath link. Would it be possible to amend the elevations of the two flank dwelling walls that look onto this area to include first floor windows so as to increase surveillance of this space? If so, obviously these should be staggered so there is no direct overlooking between them. Can you consider this.

Please also be aware that in accordance with Section 2 of the Neighbourhood Planning Act 2017, we are required to notify the Neighbourhood Plan body (in this case the Parish Council) of any changes to applications unless trivial. I have discussed with my manager and we feel that the change to the layout is not trivial so we will need to notify the Parish. Thus, I would suggest we would require a month's extension from the date of submission of amended plans.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674
E: simon.davis@arun.gov.uk

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

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#)



From: Rob Riding [REDACTED]
Sent: 24 July 2020 09:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Simon,

Thank you for your response, it would seem that it comes down to the Bromsgrove properties (Units 24-29) and your suggestions to find a solution are welcomed. But I however note that your Team Leader still needs to discuss this with the Group Head of Planning.

The Applicant has been considering this issue in the meantime and an alternative option has been prepared to remove the Bromsgrove units – please find it attached for consideration. This option would:

1. Maintain the open space in the same position as the current RM;
2. But replace the 6No 1bed Bromsgrove properties with 6No 1bed maisonettes – these are located to the north of each terrace in the scheme;
3. As a result the area where the Bromsgroves previously sat now only provides parking for 4 properties (rather than the 6 previously there);
4. All the properties would have private amenity space to the rear;
5. The gardens for the maisonettes are shown in the 'traditional' format of the ground floor property having the 'close' garden and the upper floor property having the 'far' garden;
6. It would be possible to create two gardens running in the opposite direction, but this will allow the upper floor property being able to walk up to windows of the ground floor property.

It is felt that this option is a reasonable alternative to resolve the concerns you have raised.

As the determination date for the application is next Tuesday 28th, please can we agree an extension of time to say the 7th August but all being well you would be in a position to approve the application before then?

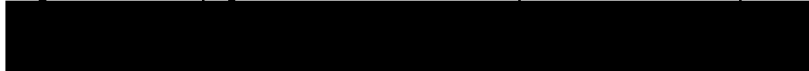
Regards,

Rob Riding
Principal Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT



Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

Pegasus Group is the trading name of Pegasus Planning Group Ltd (07277000) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only.

If you are not the intended recipient you should not use the contents, nor disclose them to any other person.

If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with the GDPR; please [click here](#) to view it.

Please consider the environment before printing this email message.



Linked in www.pegasusgroup.co.uk



*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

Covid 19 & LPAs

Self Contingency Measures

UPDATED WEEKLY - (CLICK ON LINK TO VIEW DOCUMENT)



