

[REDACTED]

From: Simon Davis
Sent: 13 August 2020 13:19
To: 'Rob Riding' [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Thanks Rob,

All clear and I have emailed instructions to Admin. I will come back when I know when we have notified the Parish.

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: 12 August 2020 14:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Thanks Simon.

Let me know if they have anymore difficulties.

Regards,

Rob Riding
Principal Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 12 August 2020 11:14
To: Rob Riding [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Hi Rob,

I did send the second link to IT and they downloaded the files just after I'd sent it so I assumed they had downloaded the second one. I have asked them to download this link also. Thanks

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: 11 August 2020 18:27
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Hi Simon,

Are you looking at the correct link? I sent a fresh link in my email of 6th Aug at 11:29.

It includes all the updated plans you've listed.

Also, the floorplans and elevations for the Tavy A1/A2 properties are included in the House Type Brochure – see drawings 063, 064, 065, 066, 067, 068, 069, 070.

Regards,

Rob Riding
Principal Planner

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

Sent: 11 August 2020 18:01

To: Rob Riding

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

Dear Rob,

I have looked through the submitted amended plans and I think there are some missing items.

Your document list referred to the following but you have not provided amended versions: Enclosures Plan; Materials Plan; Occupancy Plan; Massing Plan; Affordable Housing Plan; External Surfaces Plan; Parking Plan; and Refuse Plan.

Also, I don't appear have any plans for the new maisonette house type called "A1/A2" on the layout plan.

Everything else matches up.

Simon

Simon J Davis MRTPI
Principal Planning Officer

Directorate of Place

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From: Simon Davis

Sent: 11 August 2020 12:12

To: Rob Riding [REDACTED]

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

Dear Rob,

I'm sorry but I ran out of time last Thursday to put the request in but will do so today and will then be able to advise timescales.

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: 11 August 2020 09:04

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

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

Hi Simon,

I trust you have received all the info safely and it will be uploaded to your website imminently.

In the meantime, we will need to agree an extension of time to the determination period. How long would you require in this instance?

Regards,

Rob Riding
Principal Planner

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From: Rob Riding

Sent: 06 August 2020 16:46

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

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

Sorry Simon, forgot to include the updated lighting info in the link below.

Please find attached instead.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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From: Rob Riding
Sent: 06 August 2020 11:29
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Simon,

Thank you for your email and for confirming that the additional windows are no longer necessary.

With regard to the updated drawing pack, please find below a fresh link to enable your admin colleagues to upload and reconsult.

Please let me know how long you would require for an EoT?

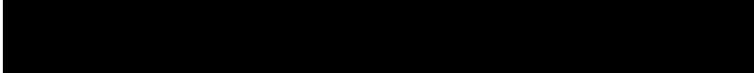
Regards,

Rob Riding
Principal Planner

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UPDATED WEEKLY - (CLICK ON LINK TO VIEW DOCUMENT)

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 August 2020 13:21
To: Rob Riding [REDACTED]
Subject: RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I spoke to my manager and he agrees with me that we cannot impose such a condition. It is different to an obscure glazing condition as that refers to windows already proposed in the scheme. However, whilst he agrees that the additional windows would be beneficial, he considers that it is not absolutely necessary to have these additional windows therefore he is happy to sign off my report without these included.

Thank you for the link to the plans which I will get our IT dept to download. You say that more plans are to follow so I will wait for these first before putting a request in to our admin team to change the website.

Please note that I am away Friday/Monday so I will need the additional items in good time today/tomorrow if I am to have time to get them downloaded and draft a request to admin before close of play. The request to amend the system would then be actioned early next week.

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: 03 August 2020 17:59
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/39/20/RES - Land at Street Buildings

Hi Simon,

I've been discussing this further with the Applicant and the introduction of the windows at first floor level facing onto the footpath link is proving difficult to accommodate without impacting on the structural integrity of the dwellings or impacting on where you would put a bed in the bedrooms.

The Applicant has had a long debate internally and my understanding is that it isn't as straightforward as adding a window in each property as there are implications in relation to the buildings structural stability and there are structural requirements with wind braces in specific places.

Oxford Lifestyle House Type – there is limited scope to be able to include a window in Bedroom 1 given the positioning of the bed and structural requirements along this wall. It cannot sit within the dressing area and nor could it sit above the bath in the en-suite and it would need to be obscurely glazed in any event so not able to provide any natural surveillance.

Stratford Lifestyle House Type – a window cannot sit within the en-suite as it would be next to the shower and again it would need to be obscurely glazed. Again there are structural requirements to be considered along this wall for Bedrooms 1 and 2 which limits the scope.

It will take the Applicant some time to establish if windows are deliverable (as structural calculations will be required), so in the interests of time and for the Applicant to start delivery the much needed housing in the District, could you reconsider the imposition of a condition or whether indeed the windows are really necessary?

I don't envisage that a condition would be problematic for the Council, it would be a very minor change to the external appearance of two properties out of 45 and I would suggest it is worded on the following basis:

"Prior to the commencement of development of Plots 40 and 41 details of windows to be created [at first floor level] in the elevation overlooking the footpath connection to Clays Farm shall be submitted to and approved in writing by the Local Planning Authority. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority."

This is similar to the 'obscurely glazed' condition often imposed and you will in any event need to put a condition on the RM decision to secure the windows in perpetuity to avoid future owners removing them at a later date.

In addition to the above, please find below a link to the revised application drawings and documents to reflect the amended scheme as agreed:

The attached list shows which drawings are to be superseded by the substitute plans. Please note that a number of the plans will follow tomorrow but I wanted to get this over to you ASAP.

Regards,

Rob Riding
Principal Planner

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