

From: Simon Davis
Sent: 16 June 2022 10:37
To: Nova Harris [REDACTED]
Subject: RE: Y/3/22/OUT & Y/91/17/OUT

Dear Nova,

I'll add your concerns re the affordable housing mix to the website as an objection. It is the purpose of the officer report to respond to objections raised. All additional objections will be added to the report which will go to our July Meeting at the earliest.

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
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From: Nova Harris [REDACTED]
Sent: 16 June 2022 08:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Re: Y/3/22/OUT & Y/91/17/OUT

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Good morning Simon,

Thank you for such a quick response.

Yes I have made my comments re the flats on the portal. I do have one more concern, I notice the flats and the houses along the road are all affordable housing. I understood that the affordable was meant to be distributed evenly throughout the development which this is clearly not! Why would one entire block of flats be affordable? Should they be mixed?

I feel by putting these all together roadside they are treating this as the less desirable option to sell and creating a segregation.

Thank you so much for changing the draft wording on condition 22 regarding the flint and brick wall, it's very much appreciated and will look and feel so much better should this go ahead.

Re the triangular area I appreciate your comments about the height of the planting, I understand about the visibility splay due to the layby situation however it's important this area is given as much thought as any other area on the development so it's an attractive part of the street scene along Bilsham road.

I will wait to hear what you discover re the ownership.

Lastly will Y/3/22/OUT go to planning this month? There appears to be many more objections to be considered.

Many thanks
Nova

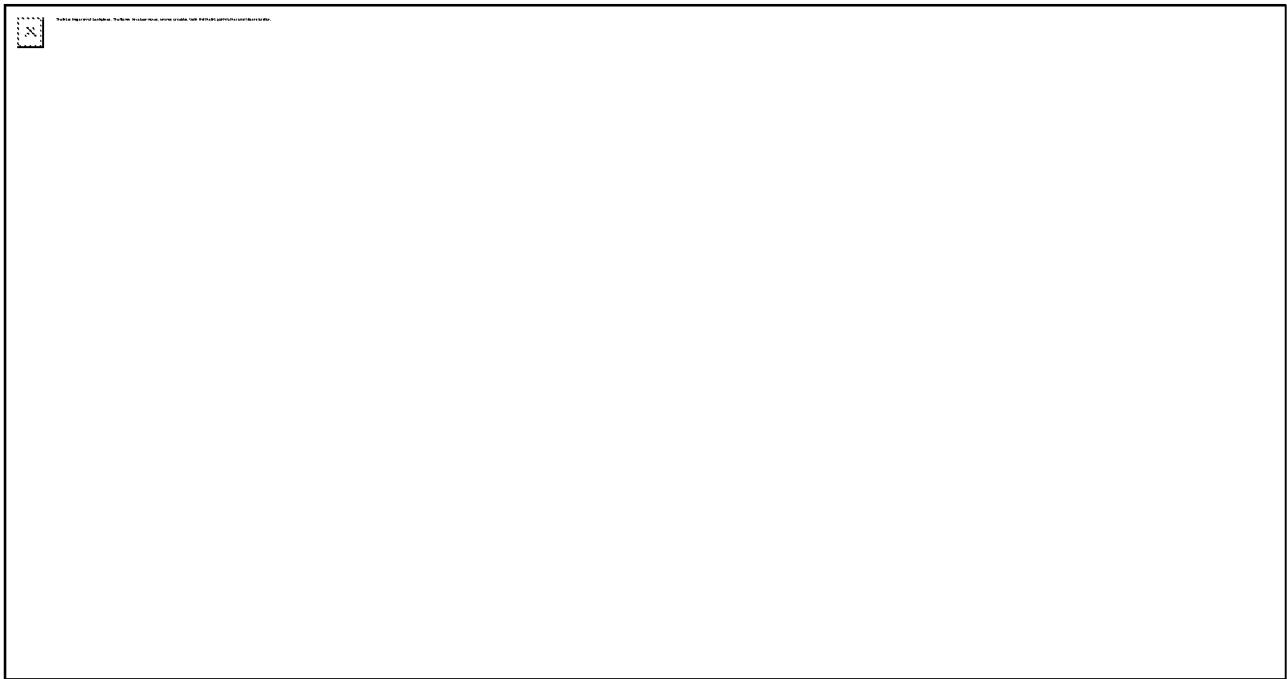
On Wed, 15 Jun 2022, 11:02 Simon Davis, <Simon.Davis@arun.gov.uk> wrote:

Dear Nova,

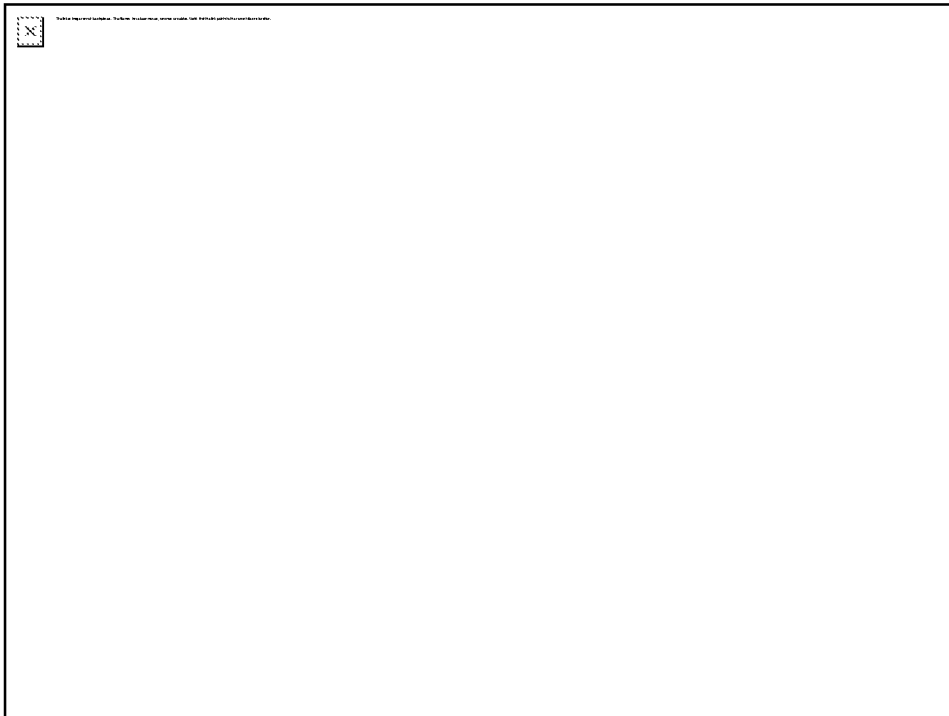
If you have objections about the flats within the Y/3/22/OUT scheme then please ensure that you have provided your objection through our website (which I believe you already have done). All objections will be reported to our planning committee and our members will determine the proposal which could be approval, refusal or deferral for changes.

The proposed fencing for the Y/3/22/OUT site is not yet set. Our proposed condition 22 requires approval of boundary treatments for the detailed party of the application post decision and so an alternative to timber fencing can be agreed at a later date. To this end, I have amended the draft wording of condition 22 to request that brick or flint walling should be used to the site frontage to reflect the existing boundary treatments opposite.

The triangular area you refer to is part within Y/91/17/OUT and part outside of both sites, as per the below comparison which shows that the red edges do not meet:



Landscaping in the area of the Hyde site has already been approved by Y/127/21/RES and proposes amenity grassland, see plan extract below. Notwithstanding that planting has already been agreed in this area, it would not be appropriate to plant anything in this space that would grow above 0.6m in height as otherwise it may interfere with the visibility of drivers exiting the site.



I will liaise with the agent for the Y/3/22/OUT application to determine who owns the small piece of land that is between the two sites (i.e. within the triangular area).

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

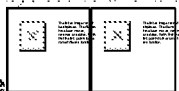
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From: Nova Harris [REDACTED]
Sent: 15 June 2022 09:45
To: Simon Davis <Simon.Davis@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>
Subject: Y/3/22/OUT & Y/91/17/OUT

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Good Morning Simon & David

I hope this finds you well.

I write to you both with regard to the proposed development on Bilsham Road Y/3/22/OUT and the development Y/91/17/OUT.

If Y/3/22/OUT should be granted permission we have huge concerns about the proposed flats opposite our homes The Nutshell and the Well House. The flats are not in keeping with this road which is family homes, their balconies again not in keeping and the blue cladding not cohesive. The Hyde development had to jump through hoops to make the look and feel cohesive with the rest of the street and they have followed the line of the street with family homes. Why then has this next development not continued the line and in effect making these new houses neighbours of Bilsham road.

In addition we have real concerns about the area highlighted attached where both developments will potentially join. There is a proposed timber fence around the flats and a small area (triangle) of land that appears to be neglected on both sets of plans and there appears to be no planting for this area.

Please can we ask that this area be given huge consideration. Firstly a 1.2m timber fence is not the most attractive for the boundary of the flats facing Bilsham Road also looking at other developments will not be maintained potentially falling into disrepair. Could a flint/ brick wall matching our properties be requested timber is a cheap, lazy option? It looks like all the effort goes into the heart of the development.

Will this area end up a bit of scrub area? Who owns this no man's land? Can you ensure this area has an attractive planting scheme and is a pleasant area to be. Can it be defined clearly who will be responsible to maintain this area so there is no confusion in the future who you contact.

I have attached pics of the Taylors Close development close by and you will see how much it's in disrepair and not maintained. Having this as a prospect I'd really find daunting so we want to future proof it's look.

Having to make peace with a development is hard but when it's potentially going to be an unsightly outlook is equally as hard.

Kindest Regards

