

From: Ian Johnson [REDACTED]
Sent: 19 February 2020 16:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED]
Subject: Re: National Design Guide - Response to Planning Applications with ADC

Dear Simon

Please see our response to the design elements referred to in paragraphs 23 to 31 of the National Design Guide:

Layout/Scale/Form

The proposed development has been designed to respond positively with the new single storey barn dwellings in accordance with the outline scheme and the alignment of the access road from the eastern end in accordance with the parameter plan. A landscaped buffer has also been provided between the access road and the listed barn to the south of the site. A variety of 2 storey detached, semi-detached and terrace houses have been provided, with a gable fronted house providing a gateway building at the site entrance. The houses have been positioned to form a consistent building line and provide good surveillance to the streets so that pedestrians and cyclists feel safe when passing along the routes through the site. A variety of parking solutions have been provided and all directly relate to their respective houses. This also helps provide a variety of streetscapes along the routes. The layout of the development has been designed to prevent crime and fear of crime. Traditional streets are overlooked by surrounding houses so that they will feel safe, both in daytime and at night. Car parking has been provided in private drive ways with some located in overlooked parking courts.

The provision of a footway along the road edge will provide a safe means of walking from the nearby amenities. The refuse collection strategy has been considered with regards to the council regulations. The streets have been designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas can be accommodated within the site to ensure compliance with the refuse carry and collection distances. The number and types of refuse bins and recycling boxes provided for each property will comply with the requirements of the local authority. The refuse provision will be in the form of bins kept in rear gardens with rear access, within garages or communal stores for the apartments.

Landscaping

A landscaping scheme has been designed to enhance and protect the existing amenities of the site, the area in which it is situated and the natural development. The primary road running through the site has tree planting along its edge, punctuated by a series of private frontage gardens with soft landscaping features such as hedges and shrubs. A simple palette of species is used for cohesion, identity and place-making. A pedestrian route has been provided through the landscape buffer which links the south-east corner to the site entrance, the path runs through a proposed community orchard. The existing trees and hedgerows around the site boundary have been retained. Also there is an existing hedgerow running through the site, which has also been retained and has a landscaped buffer zone either side. The landscaping in the parking courts makes use of trees and hedges to mitigate inter-visibility between properties and to provide points of interest. Shrubs and hedges will provide seasonal interest from the flowers, leaves and fruits.

Appearance/ Materials

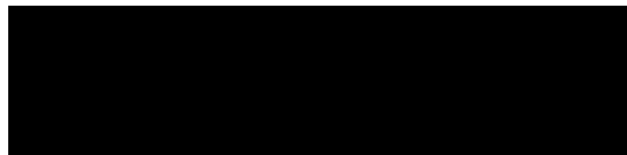
The scheme has been designed to respect the adjoining neighbours and character of the surrounding area. The aim of the design is to ensure that the area of this application has a character and identity which both defines its form but integrates it with its context and local building traditions. The proposed materials are influenced by the typology of the existing housing in the area with the use of clay roof tiles, flint, warm red brick walls, timber cladding, painted timber windows, coloured doors and black rainwater goods. Porches and decorative features influenced by neighbouring buildings have also been added.

In conclusion, we consider the design of the proposed development complies with local and central government design policies and has evolved out of a clear understanding of the character of the surrounding area. 56 new dwellings of mixed tenure will be provided with associated open space, parking and landscaping. The proposed development will be a high quality development which makes efficient use of the site whilst respecting the setting of the nearby Conservation Area and listed barn. The parking provision will be in accordance with the requirements of the council and comply with their aims and aspirations in terms of design and quality. The development will have good links with the surrounding area and create a safe and secure environment. The development will sit within the site's inherent landscape setting, retaining and reinforcing the existing landscape features. The design will provide for all the modern facilities and building techniques and have regard to current sustainability requirements.

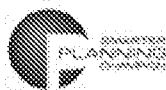
Kind regards

Ian

Ian Johnson MRTPI
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Luken Beck mdp Ltd
30 Carlton Crescent
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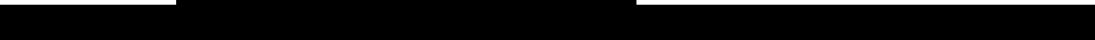
LinkedIn: [LinkedIn](#)
Website: www.lukenbeck.com



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

Date: Wednesday, 19 February 2020 at 15:32

To: Ian Johnson <>

Cc: 

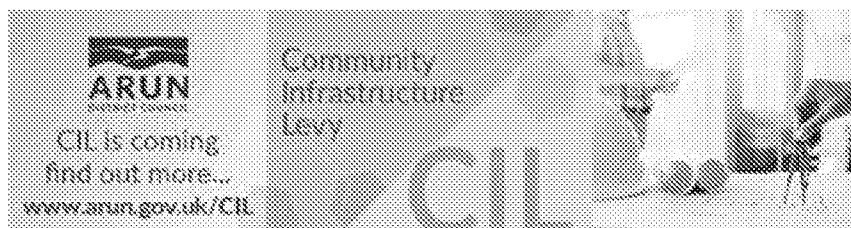
Subject: FW: National Design Guide - Response to Planning Applications with ADC

Dear Ian,

I previously requested that you provide justification for your proposals against the criteria in the National Design Guide. I don't believe you ever responded to this request (or if you do, I cannot see where). Can you provide me with a justification which I can then reference in the report that I am currently writing.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Simon Davis

Sent: 10 October 2019 10:03

Subject: National Design Guide - Response to Planning Applications with ADC

Good Morning,

With the publication of the new National Design Guide (<https://www.gov.uk/government/publications/national-design-guide>), I need to ask you to provide justification for your proposals against the criteria in the guide, particularly paragraph 23 – 31 as well as the criteria in part 2. This applies equally to outlines as well as a full and reserved matters applications.

I acknowledge that you may be working on amendments to your scheme therefore it may not be appropriate to provide a response until the final design/layout details are agreed.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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