



From: Simon Davis
Sent: 12 February 2019 11:21
To: 'Kathryn Griffiths' [REDACTED]
Cc: Zoe Knott [REDACTED]
Subject: RE: Burndell Road - Y/98/18/RES

Dear Kathryn,

Thank you for your email. I have been meaning to write further to your emails and our meeting last week but have not been able to due to other commitments.

The following concerns were raised at yesterday's meeting by Neil Crowther/Karl Roberts:

1. We would also not consider the strip of POS along the RH (eastern) boundary to be POS and this should be excluded from the calculation. However, this could be included if the strip was wider as per the indicative layout provided at outline stage (Karl/Neil liked this feature from the indicative layout);
2. There needs to be some kind of link into the adjoining site at the SE corner. I note your points on this matter but can you at least just not include a boundary here so people can walk across grass between the two sites. I note that the indicative layout provided at outline was amended from that submitted at pre-application to create a shared greenspace, fronted by dwellings from both developments with scope for pedestrian and possible vehicular links between the two layouts in addition to the shared greenspace between the developments;
3. Concerns were raised over the location of most of the POS on the periphery and it was not considered to be central enough. However, I do note that this is similar to how it was shown on the indicative plan at outline stage and that there were no objections raised at that time to the indicative design/layout;
4. Concern was raised as to the lack of viewpoints within certain roads in the layout. For example, when driving east down the road between the LAP and plots 37-39, the end view is of a car park plus the rear boundary to 26/27. It was considered better design if the end focal point is of a house frontage. There are other similar examples of this within the layout; and
5. As you are aware concerns remain re the relationship of existing trees to the attenuation pond (I await Tree Officer comments on this).

I need to raise the following matters with you following our meeting/your emails last week:

- a. I will be required to notify Yapton Parish Council of the changes you propose to the application. We do not consider the changes/new information to be trivial in nature and to not notify them would put us at risk of legal challenge. This will add 21 days to the no decision before by date.
- b. I have not yet done this as I will need to ensure that all the plans are changed on the system first so that the Parish are able to view them. I will do this once I have received the landscape plans which you said were being sent over. Please be aware that once I put a substitution request in to admin, then it will likely take them at least 5 working days to action this and return the file. Therefore, it makes no sense to put a request in for some and not all of the plans.
- c. If you propose to make further changes to the scheme as per comments (1) to (4) above then please advise.

- d. I had mentioned a comment from WSCC Highways about the streetlighting for Y/97/18/DOC – please see point 2 in the attached pdf.
- e. I said I would chase consultees for both applications. The following are outstanding:

Y/98/18/RES – Landscape Officer, Trees

Y/97/198/DOC – Trees, Landscape, Southern Water, WSCC re conditions 19 & 24

I will chase these. However, there is no point chasing landscape if you are about to issue amended landscape plans.

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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Save the environment - think before you print.

From: Kathryn Griffiths [REDACTED]
Sent: 12 February 2019 08:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Zoe Knott [REDACTED]
Subject: Burndell Road - Y/98/18/RES

Dear Simon,

Please can you provide an update on the application following your internal meeting yesterday.

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner

[REDACTED]

Nexus Planning is pleased to have been shortlisted by the RTPI as a finalist for Planning Consultancy of the Year 2019



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