

[REDACTED]

From: Simon Davis
Sent: 25 February 2019 12:14
To: 'Dave Pearcey El' [REDACTED]
Cc: 'Vicky Newman' [REDACTED]
Subject: RE: Bovis Homes - Burndell Road Y/98/18/RES

Dear Mr Pearcey,

I am now in receipt of several amended plans which I will need to review and then instruct our admin team to upload/replace those already on the website. I would hope that these will be changed on the system by mid next week but it will depend on when admin can spend the time changing all the plans. I will also inform the Parish Council of the changes.

As regards your other email about parking in the Fellows Gardens turning, I have asked the planning agent to look into this.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Dave Pearcey El [REDACTED]
Sent: 21 February 2019 10:12
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Vicky Newman' [REDACTED]
Subject: Re: Bovis Homes - Burndell Road Y/98/18/RES
Importance: High

Dear Mr Davis,

I have looked at the latest correspondence on the planning portal however I cannot see any detailed agreement on the boundary issues with Fellows Gardens, I raised my concerns by the objection process and email.

My concerns are still the same with regards to Building elevations and being overlooked (20-25m guideline for planning), the hedgerow at the rear of the fence line does it stay or go?, if it is to go then we have a security issue as our fences are dressed inwards, this leaves the timber rails exposed and can be used to climb over very easily.

The decision on ADC portal is still at undecided however the Road works permits for the utilities start as of next week and with the main Section 278 works commencing on the 8th March.

The residents at Fellows Gardens are becoming increasingly frustrated as no confirmation on their queries have been addressed, but the Planning Process with the Developer is speeding along with both ADC and WSCC.

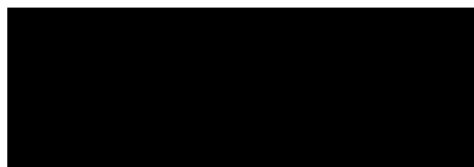
Any response or update would be most appreciated.

Kind Regards

Dave Pearcey

Surrey County Council
Transport Development Planning

Development Engineer



From: Dave Pearcey EI
Sent: 16 January 2019 12:26
To: Simon Davis
Subject: Re: Bovis Homes - Burndell Road Y/98/18/RES

Mr Davis,

Thank you I just wanted clarification and by you informing me that the previous applicants submittal of the S278 has been adopted by the new applicant that confirms my question.

I just wanted to point out that S278 would form part of any planning application as it can be integral to the development being granted, I am in my position with SCC the Development Engineer for approving Technical and Engineering drawings for S278 and S38 adoptions.

I will inform the residents that the boundary hedges and fencing detail are not completely clear and can be interpreted incorrectly if reading these drawings submitted on the ADC Planning portal, however further detail and clarification of these issues will be forthcoming before hopefully a decision is made by ADC Planning Officer.

Thank you for your

Kind Regards

Dave Pearcey

Surrey County Council
Transport Development Planning

Development Engineer

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 January 2019 11:58
To: Dave Pearcey EI
Subject: RE: Bovis Homes - Burndell Road Y/98/18/RES

Dear Mr Pearcey,

I don't consider that it would be necessary for them to submit a S.278 drawing with this application. Detail of access were approved by Y/19/16/OUT and there is a plan on that file that shows the improvements to the access. Y/98/18/RES is only seeking approval of layout, landscaping, scale and appearance therefore I see no need for a S.278 drawing to be provided that shows works to the highway. Furthermore, my understanding is that the S.278 process is separate to planning permission and is dealt with by WSCC as the Highways Authority. If a S.278 is necessary then it would be for WSCC to consider this. You may therefore wish to get in touch with them.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Dave Pearcey EI <[REDACTED]>
Sent: 16 January 2019 11:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Bovis Homes - Burndell Road

Mr Davis,

Thank you for the prompt reply however dwg. 18-070-103A is the Preliminary Engineering drawing which mainly covers the site works etc. I have already looked at this drawing which formed part my concerns and objections.

I was trying to find the WSCC Highways Section 278 technical approved drawing for the works on the public Highway, this will showing the kerb alignment changes, road markings and road signs, footway construction and pedestrian crossing points, materials, carriageway tie and changes along with the street lighting positions.

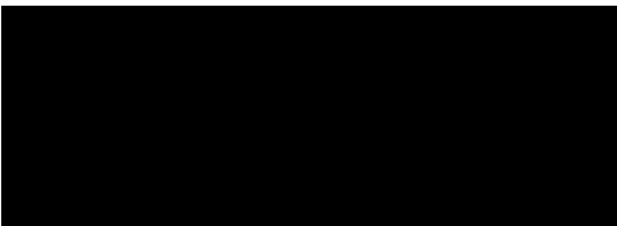
I understand you are at preliminary stages but I know this should have been submitted at the same time for residents to view and raise any concerns.

Kind Regards

Dave Pearcey

Surrey County Council
Transport Development Planning

Development Engineer



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 January 2019 10:30
To: Dave Pearcey El
Subject: RE: Bovis Homes - Burndell Road

Dear Mr Peacey,

I agree that the landscaping is not clear in that there is a thick green line which is not annotated and obscures whatever may be shown underneath. I will seek clarification on this point.

There is a "Preliminary Engineering Layout plan" dwg. 18-070-103A available on Y/98/18/RES which I assume is what you are after.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Dave Pearcey EI <dave.pearcey@surreycc.gov.uk>

Sent: 16 January 2019 08:45

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

Subject: Bovis Homes - Burndell Road

Importance: High

Mr Davis,

I live at 44 Fellows Gardens which be the adjoining boundary to this development, I have looked on the portal to check the key aspects that could infringe on my property and the junction onto the Highway.

I was unable to deduce from the plans if the hedge at our rear remains in its entirety or if a fence is to be erected, I couldn't see the Highway S278 works Engineering layout drawing either, I had looked on WSCC Planning portal and I couldn't find there.

Y/98/18/RE
S

Status Undecided

Proposal Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.

Kind Regards

Dave Pearcey

Surrey County Council
Transport Development Planning

Development Engineer

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