

From: Simon Davis

Sent: 20 January 2022 14:24

Subject: AL/141/21/RES Lees Yard

Dear Sarah,

I've been reviewing the Reserved Matters submission. I have the following requests for further information:

- Condition 5 of the outline requested that acoustic fencing be included in the RM submission. I note that this is referred to in the Compliance Statement (CS) but we need a specification of this. A separate layout plan showing all boundary treatments and then an accompanying specification/elevation for each type would be helpful.
- Informative 38 of the outline requested an Air Quality Assess but I can't see one. This is required to demonstrate compliance with Arun Local Plan (ALP) policy QE DM3.
- I have no concerns with the parking provision except that I can't see any reference to provision for disabled. Our Arun Design Guide refers to the need for accessible bays as per guidance in the Manual for Streets, to a minimum of 5% of overall provision.
- The proposal should show specific provision for homes for older persons. Aldingbourne NP (ANDP) policy H2 states proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported. In addition, Arun DC has an agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020) and this is available on <https://www.arun.gov.uk/supplementary-planning-documents-spds>. This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration and is supported by references in ALP policies D DM1 & D DM2. The requirement would be 11 M4(2) and 2 M4(3) homes.
- Can you confirm that the total area given for POS, play and attenuation pond are all separate of each other i.e. that the total POS amount is not inclusive of one or both of the other two.
- We need full details of new landscaping as this is a reserved matter but we only have a strategy plan at present. I also have a concern that some of the street trees shown within the layout (particularly where adj to plots 15 & 19) don't have room to grow.
- I am having an issue scaling from the floor plans. They state 1:100 at A3 but I am getting measurements too low. For example, using this scale, double beds are only 1.4m long.

Apologies if any of this information is elsewhere in the submission. I have tried to word search the supporting statements to find the answers.

Separately, I have the following initial concerns:

- The northernmost site road is dominated by parking, can this be broken up with additional street trees in between parking runs?
- Some gardens are less than the Design Guide requirements (10.5m deep). I recognise that this is guidance not policy and so we can be flexible but I will have to report any conflicts in my eventual report. I have noted instances of rear gardens being only 9m, 9.5m or 10m. In particular, the max depth of plot 9's rear garden is only 8m.
- There are also several instances of spacing between houses not being in compliance with the Design Guide:

1-4R to 5S only 11.5m (ADG says 14m)

19R to 18S only 12m (14m)

36/37F to 24S only 11.5m (14m)

31/32F to 17F only 11.5m (16m)

16F to 29F only 10.5m (16m)

10F to 25/26F only 9.5m (16m)

(R is Rear, S is Side, F is Front)

I look forward to your response.

Kind Regards

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