

From: Simon Davis
Sent: 04 February 2022 12:38
To: Sarah Sutcliffe
Cc: Chris Brake
Subject: RE: AL/141/21/RES Lees Yard

Dear Sarah,

Thanks for your email. See my responses in red below.

- 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.
We intend to provide this, just liaising with team to get this produced and over to you. I have responded separately.

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.

Policy QE DM3 states that *'Development proposed nearby any Air Quality Management Area (AQMA) declared within the Plan period, will require an air quality assessment.'* As you know, the site is not located within an AQMA, therefore under the provisions of Policy QE DM3, we do not agree that an Air Quality Assessment is required. Whilst we note the informative on the Outline, we cannot see any clear reasoning as to why this was requested, we would therefore respectfully requested further clarification from the Council as to the reasoning for this requirement. I agree with you to an extent. However, the policy also states "All major development proposals will be required to assess the likely impacts of the development on air quality" so whilst a formal Air Quality Assessment may not be required, we do some form of assessment of air quality.

Additionally, noting the consultation response from the EHO we do not consider the condition requested in respect of noise implications as a result of the Foul Water Pumping Station to be necessary. As you may know, there are already stringent requirements under the industries Sewage Sector Guidance – Appendix C – Design and Construction Guidance – Section 5 in relation for foul water pumping states, which are in place to ensure there is sufficient distance from dwellings to foul water pumping stations to provide adequate mitigation for noise, odour and nuisance. Noted.

- 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.
As you have noted elsewhere in your comments, the Arun Design Guide is guidance not policy and where possible the scheme has sought to respond to the ADG. However, parking has been provided in accordance with the Arun Parking Standards SPD which provides the prevailing current policy requirements for Arun, ADG is simply guidance not policy. Parking provision is therefore considered to be policy compliant, and we would also note the WSCC Highways consultation response, dated 25th January 2022, which raised no objection to the proposals stating that *'Parking standards would be measured against the Arun Adopted Standards (January 2020). The application*

provides 89 spaces which is the same threshold that the parking calculator requests.' I accept that is guidance not policy and we wouldn't refuse on this basis but the lack of any disabled parking provision doesn't reflect very well on the scheme as a whole. This is also something that our members are very keen to see. I also note that para 219 (e) of the Parking SPD states *Spaces for disabled people – Provision should be consistent with guidance in "Manual for Streets". Please advise whether the layout is consistent with MfS in terms of disabled 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. ANDP Policy H2 has been considered, as per policy wording highlighted – this simply states that 'Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.' This therefore does not set a policy requirement for such provision.

Whilst we acknowledge the Council emerging SPD, as stated this is not an adopted document and has not undergone the required processes to take this document to adoption. Thereby, we do not agree with the Council's stance that this document carries weight in the determination of current applications until such time that the SPD has been formally adopted.

Ok your response is noted but again it doesn't reflect very well on the scheme as a whole.

- 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. Yes - POS provision amounts to 2745sqm exclusive of SuDs features and Play space – this is detailed on Page 20 of the Compliance Statement. Thank you for confirming.
- 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. We would suggest a suitably worded condition attached the RM permission would be more appropriate requiring submission and approval of detailed hard/soft landscaping details, a landscape strategy has been submitted to provide the framework for a future detailed design. Noted, we can of course impose a condition relating to landscaping. My concern remains re the trees between plots 15 & 19 as these are sandwiched between a boundary and road. In addition, I note that 23 trees are being removed across the site. We require replacement planting on a 2:1 basis to demonstrate biodiversity net gain in respect of trees. I have counted 41 trees from the Landscape Strategy Plan. Assuming my count is correct, can you show an extra 5 within the layout.
- 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. We're not sure how this is happening, as both our internal design team and consultant architects have checked and both seem to be scaling correctly – if you continue to have an issue let us know and we can arrange for hard copies of plans to be provided if necessary. I have double checked here and have discussed with our Technical Support Manager. We think this has happened because you sent the house plans in a 'pack' and we first had to split this into individual pages before uploading. Can you send me a link to the plans that were in "PP-10364907_211216_21452_6001-6007 House Type Pack_Low Res" but provided as individual plans. I will then test one at my end and if that resolves it, we will replace all those on the website with the individual files.

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? We have sought to propose trees where currently possible, but could seek to break up the area further by omitting the footpath between plot 4/5's parking and add an additional area of soft landscaping in this area? Yes please this would be positive. To achieve active frontages and for plots 1-4 and avoid having a road between these plots and the road, we have had to locate their associated parking to the south.
- 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.
The majority of rear gardens comply with the 10.5m guidance. Plot 9's rear garden, which has additional width to it, could be increased slightly by bringing the house forward toward the road but this would impact upon front garden depth / soft landscaping along the spine road and would therefore have a direct visual impact on the street scene. Ok. Could you provide a plan with rear garden distances marked on?
- 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) – Plot 5 has no side windows therefore no overlooking concerns. Any reconfiguration is likely to impact of entrance green, which is a key focal point of the scheme. Noted although this also means that 1&2's windows are closer to 5's garden than desirable.
19R to 18S only 12m (14m) - Plot 5 has no side windows therefore no overlooking concerns. Ok.
36/37F to 24S only 11.5m (14m) -- site constraints in form of an easement to the south and retention of the existing hedgerows prevents these plots moving south. No perceived issues with overlooking/privacy. Noted. However, 17 & 24 gardens will be very visible from 32-36
31/32F to 17F only 11.5m (16m) – As above. Site constraints noted as is the status of the ADG but this is a big difference
16F to 29F only 10.5m (16m) – As above. As above.
10F to 25/26F only 9.5m (16m) – As above. As above.

Separate to the above..., I have looked back at the outline permission and noted that I did not carry out a Habitat Regs Assessment at that time (as there was no confirmation of layout and so tree loss/tree works). Half of the site including the northern and part eastern boundaries lies within the 12km zone of the Singleton & Cocking Tunnels SAC (designated for its rare bat populations). I will need to prepare an assessment for the Reserved Matters and this will need to be agreed by Natural England. You may wish to note that we had to do the same for the Wings site.

I see that the Tree noted on the outline as potentially supporting a Bat roost has been retained (now T11) but there is tree/hedge removal along the northern/eastern boundaries so I will need to assess these on bat flight lines/habitat. It would be helpful if you could provide a Shadow Habitat Regs Assessment to assist me with this. If so, please confirm that this will be provided. If not then I will prepare one using the information within this application and the outline.

I acknowledge that we have granted an outline for 38 dwellings (i.e. not up to 38) and that the ADG is guidance only but overall I can't say that this scheme achieves design excellence. I will seek views from our Group Head of Planning as to whether we can support this. I have a meeting booked for the end of next week when I can bring this up.

In the meantime, please respond with the individual house type floorplans & elevations.

Kind Regards

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Directorate of Place

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From: Sarah Sutcliffe [REDACTED]
Sent: 01 February 2022 09:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/141/21/RES Lees Yard

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Hi Simon,

Thank you for your e-mail below, I have discussed at length with my colleagues and associated consultant team and we have responded accordingly below.

I trust the relevant responses are clear, but happy to have further discussion if you consider necessary. You'll see that we have suggested a couple of subtle amendments to the proposals which respond to your comments as we are keen to work collaboratively with the Council.

By way of an update in respect of the drainage comments received on the 11th January 2022 our consultant engineers are liaising with Laura Gibbons directly for efficiency and are seeking to arrange a meeting with Ms Gibbons to discuss her comments in more detail.

Kind Regards,

Sarah

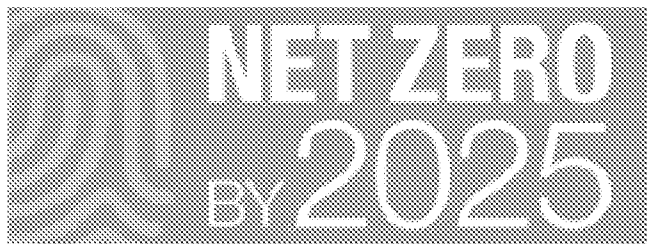
Sarah Sutcliffe
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