

From: Simon Davis
Sent: 14 February 2025 10:14
To: Robert Collett [REDACTED]
Subject: RE: AL/143/24/RES Land adj Woodgate Nurseries

Dear Rob,

Yes, please send a Teams invite across.

Please see my assessment attached. Its quicker to just send you this rather than typing the issues out in an email. Note the red text indicates concerns/issues.

Kind Regards

Simon

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From: Robert Collett [REDACTED]
Sent: 13 February 2025 22:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: AL/143/24/RES Land adj Woodgate Nurseries

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

Thanks Simon, an hour should be fine. Shall I send a Teams link?

To help with discussions, are you able to let us have any of your feedback ahead of the meeting?

Thanks

Rob

Rob Collett BA(Hons) MTP MRTPI PIEMA (He/Him)
Associate Director

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AL/143/24/RES

Outline Conditions

| Condition | Compliance |
|--|--|
| Condition 7 requires 1.8m high acoustic fencing to protect the houses adjacent to the western boundary and also adjacent to the northern boundary of the northern most part of the site. The RM shall include full details of this including design and placement. | Yes, shown on layout plans. EH raise no concerns. |
| Condition 8 requires: - Tree survey documents - Details of boundaries inc hedgehog holes - Mitigation Method Statement ref 5m wide dark buffers on W & S boundaries - Landsc Management Plan - External Lighting proposals | - Yes - Yes but no holes shown (or at least not obvious) and no fence elevations - Yes - State is included but not obvious where. - Street Lighting plan provided. No details of any lighting to individual homes – assume none? |
| Condition 9 requires that the RM submission includes full details of POS and play provision. | Play Area plans are provided. |
| Condition 10 requires that the RM submission include details of EVCP, a levels survey, 5% disabled parking, cycle storage details (including elevations), and a colour materials schedule. | - EVCP locations not shown (DAS states to each dwelling) and no details of spec (EH have asked for this) - Levels survey included - (see comment elsewhere) - State in sheds or garages (no plans of sheds – need condition) - Materials Plan indicates base colour of materials. Materials are then shown in colour in the DAS. |
| Condition 12 requires M4(2) and M4(3) | Planning Layout shows 65 x M4(2) and 2 x M4(3) |

Consultee Issues

WSSC Highways request amendments
Ecology request further information
EH request further details ref EVCP
WSSC Drainage objection
(SD chased Trees and Landscape 13/02)

Senior Officer Comments

(Officers will also discuss the scheme with the Group Head of Planning and this may generate further issues).

Pre-Application Issues Comparison

None undertaken.

Parking

10 x 1bed = 20 spaces

42 x 2 = 84

30 x 3 = 60

13 x 4 = 39

Per Arun Parking SPD, requirement is 203 allocated spaces and 19 visitor spaces (222)

Propose 179.5 spaces plus 11 visitor spaces (189.5):

- 9 garages at over 3 x 6m (counted as 4.5 per Parking SPD)
- 1 garage at 2.7 x 5.4m (counted as zero as less than 3x6m standard)
- 4 FOG garage spaces at 2.9 x 5.9m (zero)
- Allocated spaces (175)

NB Only 2 of the 11 visitor spaces shown in the northern half (north of the access track)

10% reduction in parking provision allowed where a Travel Plan (equates to a 22-space reduction) – still below this, also we don't want to encourage overspill parking on Lidsey Road nor on-street parking within the layout.

All spaces appear to measure 2.5m x 5m

Need 5% of all spaces to be disabled suitable (so 10 based on current parking or 11 based on requirement). Several (way more than 10 or 11) spaces have hatched overrun areas, but we would expect to see actual marked disabled spaces for the M4(3) homes and also disabled visitor spaces and there are none.

Landscaping, POS & Play

Need 7,838m² of POS and Play provision to include 2 x LAP and LEAP (400m²).

Provide LEAP and 2 x LAP (which are all spread out) and state they meet the POS requirements but no info on proposed amount of open space in m² (no breakdown of areas to check whether useable). **Await Landscape comments**

No detailed drawings of landscaping yet landscaping applied for (await Landscape comments).

Layout & Design inc AH

AH is all in the Northern area but is in small clusters/mixed with Market so ok.

Both of the flatted buildings are solely AH. But accept this can't be mixed.

Positive that there are some terraced dwellings in the Market tenure.

Parking in around the FOGS/Parking Courts is complicated

Very northern part feels cramped and overdeveloped.

FOG 66 has a triangular garden tucked away in a corner which is not ideal.

Looks to be standard design/materials.

Some alteration in roof forms, and inclusion of rendered dwellings, but no chimneys

The DAS does refer to character areas.

The 2.5 storey terraces (plots 43-48) look bulky on the streetscene drawing when seen alongside the two storey gabled homes on either side.

Scale

2 x s/s bungalows

71 x 2 storey

17 x 2.5 storey houses

1 flatted building (5 flats – 77-82) is 3 storeys

M4(2) & M4(3)

Need 50% M4(2) so 48 no. and 2 no. M4(3).

Show 65 x M4(2) and 2 x M4(3)

Market Housing Mix

In conflict with the SHMAA mix (no 1 bed Mkt, slightly too high on 3-bed %).

No justification but not a significant deviation so ok.

Accessibility

1 road access and 1 footpath access to A29 at northern end

Also show links to future development.

Amenity Spaces

No communal space provided for flats 77-82 (need 90m² per ADG)

No amenity space shown for FOG 85 (need at least 3m²)

Space is shown for FOG 66, but this is detached from the building and tucked away in a corner.

Insufficient Garden lengths:

- None of 1-15 achieve 10.5, many are under 10m.
- 93's garden is 7.6m

- 92's is 9.8m
- 37's is 8.7m
- 38/39's is 9m
- 40's is 8.8m
- 58's is 8.5m
- 59's is 9.5m
- 67's is 6.9m
- 76's is 9.1m

There are plenty of others which do not meet 10.5m but would be ok if 10m and achieve interface distances or have extra width.

Interface Standards

Existing Properties:

The Paddock, Lidsey Road – bungalow with bedroom/lounge/kitchen windows facing the site but no window-to-window interface issues (however, ensuite window in FF side of 70- will overlook the garden – remove or o/g). NB plot 64 has no FF flank window

April Cottage, Lidsey Road – bungalow – 60-63 has a FF flank but not an issue.

Woodgate House – a two-storey house. Gardens will be overlooked on all sides but no privacy issues to its windows.

New:

Front of 77-82 (FF & 2F bed & lounge) to Side of 68/69 (FF bed & lounge) is 13.1m (should be 16m)

40 & 41 Front (FF bed) to 38 & 39 front (FF bed) is 14.5m (16m)

38 & 39 Rear (FF bed) to 30 & 31 Rear (FF bed) is 19.5m (21m)

48 Rear (FF bed) to 50 Side (FF en-suite) is 13m (14m) - ok if o/g

Rear of 35 (FF bed) to side of 37 (FF en-suite) is 11.5m (14m) - ok if o/g

20 Rear (FF bed) to 22 Side (but no side windows) is 11.7m (14m) - ok

21 Side (FF study) to 13 Front (FF bed) is 12.5m (14m) – ok

Other

Need to query relationship of thick black lines on plans versus the red edge (lines do not match).