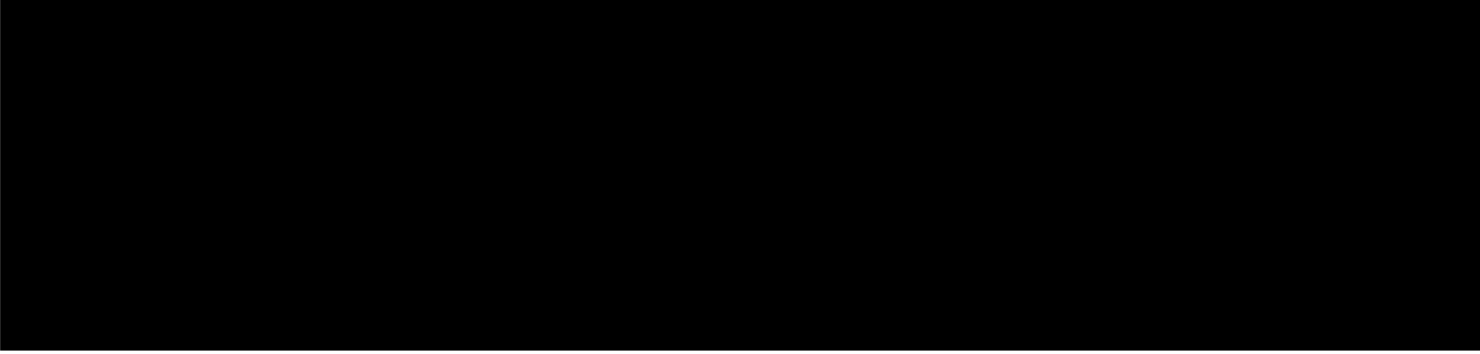




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**From:** Simon Davis  
**Sent:** 14 April 2021 17:49  
**To:** Megan Green  
**Cc:** Chris Brake  
**Subject:** AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I write as promised with our comments on the application.

### Consultation Issues

You are already aware of the issues that have been raised thus far by our Ecologist, Archaeologist, Landscape Officer, Drainage Engineer and WSCC Highways.

### Application Assessment

I acknowledge the steps that you have taken to reduce the number of dwellings and thus attempt to resolve/mitigate our concerns with the previous scheme. In particular, I note that the number of dwellings has reduced to 71, that parking spaces are now on the whole better related to the respective dwellings (but see comments below), that the houses show elements of design features/chimneys and that the amount of POS is now policy compliant.

However, I have carried out an assessment of the scheme and have also discussed it with my team leader, Daniel Vick and with Neil Crowther. We still feel that the amount of development is too much and that there are examples within the layout of items not meeting standards and convoluted situations involving plots & parking. Please see the following comments:

- I note that you propose 3 x M4(2) homes (the 3 bungalows). We have new guidance on this which seeks the provision of 35 x M4(2) and 4 x M4(3) homes for a site of this size. See "Accommodation for older people and people with disabilities" on <https://www.arun.gov.uk/supplementary-planning-documents-spds>.
- I have the following issues with the layout:
  - The street trees in locations at/near plots 10, 35, 44-48, 51-53 don't appear to have room to grow being sandwiched by hard standing and prone to future pressure for removal due to their canopies being over parking spaces.
  - The fronts of plots 42/43 look straight into plot 44's private garden
  - Plot 47 has its parking to the side but also 46's parking spaces to its front. This is not ideal from an amenity perspective.
  - Plot 61 will likely park on the road not in the allocated spaces at the rear
  - Plot 62's spaces are accessed from a different road to its front
  - Plot 28 part faces a timber substation enclosure. Can this be moved backwards a little to enable a hedge/trees to be planted to its front with then access from the side.
  - There are some shortfalls versus the Design Guide interface distances within the layout:
    - plot 37 rear to 38's side is 12m (2m shortfall)
    - some rear-to-rear distances are in the range of 20-21m (so up to 1m shortfall)
    - plot 19 front to 22's side is 10m (4m shortfall)

- plots 40/41 front to 44's side is 8.4m (5.6m shortfall)
- plots 36/37 front to 57/58's front is 12.3 (3.7m shortfall)
- The site density is 27.9/ha and this is in conflict with the Arun Design Guide which suggests 15-25/ha in village locations and states that this should decrease towards the edge of the settlement. However, it may still be possible to support the proposed density subject to the other concerns being resolved.

### Recommendations

We suggest that the layout needs to be revised to:

- Make plots 44-47 all front south onto the road (so have the same building line as 48-51). Plots 44-51 should then all have on-plot parking.
- Redesign the arrangement of plots 61-63 so that all three front onto a road and have on-plot parking.
- The internal site interface distances need to be resolved so as to ensure that they are Design Guide compliant (or certainly much closer to the stated standards)
- I am informed that it is not necessary for plots 24-27 to have individual gardens so the subdivided area can be made onto a communal space.
- Relocate the substation or better screen it so that no house directly looks out onto it.
- Increase the space for street trees.

Please can you advise whether you are prepared to revise the scheme as I have suggested. If not then we may have to refuse the application.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

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