

Application Correspondence "Response to proposed changes to the scheme"

From: Simon Davis
Sent: 29 April 2021 14:37
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

We have now reviewed the submitted drawing and in our view the changes that you have made to the northern part means that it works much better now. In relation to plots 61-63, the gable end of 61 will be important. If you can provide some good openings on this elevation, then this will be ok.

Thanks for your comments on the interface distances. I am happy to go with your measurements as I don't have the benefit of a paper copy and so only have the ability to measure using our website tool. Please can you ensure that the same comments are made clear in the resubmission (covering letter?) so that I can easily find them if I need to refer to them when writing the report. In respect of your question re plot 21, I am happy with your proposal to shorten the depth given the garden's width.

In respect of the street trees, this point was made in respect of those trees sandwiched in between parking spaces particularly prevalent in the northern part of the site. The changes made have resolved many of these (through their removal from the scheme). However, please look at those street trees to the side of plot 51, front of plot 55, side of plot 37 and side of plot 35. Those to the front of plot 10 and side of plot 2 seem to have plenty of room to grow as do those within the POS areas.

As per our procedures for determining planning applications (see "How we will deal with your planning application" here: <https://www.arun.gov.uk/planning-permission>), we are now being much stricter on negotiation and adherence to statutory expiry dates/the use of EOT's. However, I have spoken with our Group Head of Planning and he has confirmed that an exception can be made so we will allow an EoT to cover any additional time required to notify the Parish Council of the changes/carry out additional consultations/complete the s.106 etc. We can talk about how long is required after receipt of the amended plans.

I will reply to your other email separately.

Kind Regards

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Directorate of Place

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From: Megan Green [REDACTED]
Sent: 20 April 2021 18:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good evening Simon,

Further to our correspondence below and your specific comments received on Wednesday 14 April, I have liaised with our design team and we have explored ways to address your recommendations into the site layout.

I have attached a mark-up of our proposed changes for your information. Please note this information is commercially sensitive so please may we request that this layout/correspondence is not uploaded to the Council's website.

Following your review of the attached revised layout, we will then need to discuss with the applicant and architect prior to formally submitting an updated layout.

I have provided our response in bold below to the recommendations issued last week. These are to be reviewed alongside the site layout.

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. **We propose to amend plots 44 to 51 from two sets of terraces to four sets of semi-detached dwellings with individual on-plot parking. A turning heading is proposed between plots 47 and 48 to enable refuse and fire access.***
- *Redesign the arrangement of plots 61-63 so that all three front onto a road and have on-plot parking. **Having reviewed this area in detail we feel the comments apply to plots 61 and 62 only. In design terms we feel it is appropriate that plots 61 and 62 front onto the open space in order to provide both natural surveillance and a welcoming street scene as you enter the development, opposed to a side elevation and parking if plots 61 and 62 were reorientated. We feel the parking for 62 being 'tucked away' provides a better street scene and that residents are more likely to use designated private parking spaces rather than parking on the main spine road of the development. Whilst we are not proposing significant changes, we have added a footpath between plot 62's parking space and front door to demonstrate a commitment to ensuring easier access for plot 62. Plot 61's parking is the same as Plots 1 & 2 (and others) where driveways are located at the end of rear gardens. We are of the view that plots 61 and 62 as currently drawn both have good quality amenity space and outlook outside their front and we would like to maintain this.***
- *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. **We have focused on the key locations mentioned in your email;***

- *plot 37 rear to 38's side is 12m (2m shortfall). We have measured this to be 12.7m (1.3m shortfall) and as plot 38 sits to the west / north west of plot 37 we do not believe this minor shortfall impacts on light or overlooking.*
 - *some rear-to-rear distances are in the range of 20-21m (so up to 1m shortfall) Plots 54 & 71 were the shortest, at 20.7m so 0.3m short – we are proposing to move plots 64-71 0.5m eastward to increase back to back distances. 54 and 71's distance will then be in excess of 21m.*
 - *plot 19 front to 22's side is 10m (4m shortfall) We have reviewed this area in detail and whilst plots 19 and 20 have gardens in excess of 10.5m deep so would be able to move south to increase distance to plot 22, plot 21 is 10.5m due to the requirement for rear garden access to plot 20. As plot 21 has a wider garden, please advise whether you would be open to considering plots 19-21 moving south to increase the distance to plot 22 but with plot 21's garden depth being non-compliant with the design guide (by c.1m).*
 - *plots 40/41 front to 44's side is 8.4m (5.6m shortfall) This would be resolved by the redesign of plots 44-47.*
 - *plots 36/37 front to 57/58's front is 12.3 (3.7m shortfall) We propose to amend plots 38, 39, 42 & 43 to C2H4 (narrower house type) to gain 2 metres. We then propose to move Plots 36 and 37 west by 2m to increase the front-to-front distance to plots 57 and 58 which will also allow additional planting.*
- *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. We do not believe there will be an issue with creating a communal area but will liaise with the applicant to confirm.*
 - Relocate the substation or better screen it so that no house directly looks out onto it. We have proposed to move the substation further south and have added additional planting for screening.
 - *Increase the space for street trees. We will review the tree position locations circled red as part of the site layout update once the above changes have been agreed.*

We have sought to accommodate as many of the comments as we are feasibly able to, and hope you feel these proposed amendments will alleviate previous concerns with the layout.

We would welcome any further comments as well as clarity on whether you would be happy to us to submit an amended layout in line with the attached.

We look forward to hearing from you.

Kind regards,

Megan

Megan Green MRTPI
Senior Planner

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