

[REDACTED]

From: Simon Davis
Sent: 29 May 2026 11:00
To: 'Robert Collett' [REDACTED]
Cc: David Jobbins [REDACTED]
Subject: RE: Planning Consultation on: AL/27/26/RES

Dear Rob,

I have identified the following issues/concerns with the submission (**red** text are my issues):

Outline Conditions

Condition	Compliance
Condition 6 requires: - Tree survey documents - Full Landscape Details inc native trees and 2:1 compensation - Details of boundaries inc hedgehog holes - External Lighting proposals	- Tree Prot Plan, AIA with Tree Schedule but no Survey Drawing. - Yes. NB only felling part of G103 - Yes, and holes are referred to in the LEMP. Where is the Ecological Enhancement Plan? - Indicative Plan proposed 6m columns (but we will not accept columns here as per previous decisions e.g. refusal of cond 8 on AL/24/26/DOC, therefore a condition will be imposed to require alternative lighting)
Condition 7 requires that the RM submission includes full details of POS and play provision.	Yes, see GLS_020_170_P2_2001 and 2002
Condition 8 requires a BNG Gain Plan	BNG Metric + Strategy but no Gain Plan
Condition 12 requires: - EVCP - Level Survey - 5% Disabled Parking - Cycle Storage Details	- Yes, EV Charging Plan - Yes, Levels Plan but does not show existing levels and no Topo plan provided - Yes, on Parking Plan.

- Colour Materials Schedule	- Yes, see plan and separate shed elevation detail. - Yes, see DAS and Materials Plan
Condition 13 requires M4(2) and M4(3) provision	No plan provided to show where these are. Schedule states 86 x M4(2) and 8 x M4(3)
Condition 14 requires details of any temporary sales areas.	State no sales area is currently proposed (I presume they will use the adjacent site)

Pre-Application Issues Response

A concern with the 3-storey flatted building adjacent to Farrows Barn in the north-eastern corner of the site. This is not appropriate in siting and height. Existing residential properties should be respected, and this situation will result in overlooking and overbearing impacts. It would be preferable if there was a buffer area of open space/SuDS around the whole of the existing dwelling.	They have moved further west (by around 3m). All FF & 2F east facing side (second bedroom) windows must be obscure glazed to protect Farrows Barn. Agreed with Daniel Vick that this is ok
The majority of the Public Open Space (POS) and the play spaces are all within one corner of the site. Open space and play areas should be accessible to all residents and sited centrally. Whilst it is material that the plots in the northern area will be close to the POS/play provision within the adjoining site, it would still be positive if there was a greater amount of open space sited more centrally.	No change except that 3 other LAPs shown spread through the site.
The scheme is deficient in respect of play provision, and this should be spread through the site. The current arrangement may be acceptable if additional POS was provided elsewhere in a more central position such as within part of the field east of plots 178-181 which has been removed from the outline approved red edge.	3 other LAPs but the field east of plots 178-181 has not been included (did not expect they would).
There are some parking arrangements where the allocated spaces are not directly related to the associated homes. This may result in future conflicts between residents and should be designed out as much as possible. In particular, plots 237, 238, & 245-248, and 100-104.	Still an issue for plots 100-109 and 238-243

Need justification for the housing mix.	No detailed justification has been provided and there are issues with the mix (see elsewhere in this analysis)
It appears that there are several side to rear arrangements that may not achieve the 14m standard. It is recommended that these relationships be looked at 116-127, 129-130/131, 232-233, 239-240.	Amendments were made to the PreApp scheme after the letter were issued which resolved most of these.
Whilst not all of rear gardens have been checked, there appear to be some issues within the scheme. The rear gardens to plots 110, 112, and 126 certainly seem short.	Amendments were made to the PreApp scheme after the letter were issued which resolved these.
Visitor and Disabled Space shortfall	Still an under provision of vis spaces but overall is fine. Disabled provision is also now ok.

Parking

10 x 1bed = 20 spaces required

61 x 2 = 122

42 x 3 = 84

42 x 4/5 = 126

Per Arun Parking SPD, requirement is 352 allocated spaces and 31 visitor spaces (383).

Propose 351.5 parking spaces overall comprising 298 allocated spaces, 57 single garages counted as 28.5 spaces, 4 double garages counted as 4 spaces, and 21 visitor spaces (20 shaded blue and 1 not shaded).

Overall are 31.5 spaces short inc 10 visitor space shortfall. However, appropriate to discount the requirements by 10% resulting a new requirement of 345 (344.7).

NB 17 spaces are Disabled including 10 visitor (vs requirement of 17.6).

Garage dimensions have been checked, and all other spaces appear to measure 2.5m x 5m.

Landscaping, POS & Play

Need a minimum of 12,788sqm of Public Open Space (POS) which includes 1,876sqm of Play provision.

Need a NEAP, LEAP and two LAPs – have over provided by providing a NEAP, LEAP and 4 x LAPs – await LDS comments.

NEAP and 2 x LAPs are adjacent to SuDS – any safety issues? Await LDS comments.

State that 1.5ha (15000sqm) of POS is being provided and break these down on drawing Open Space Calculations GLS_020_170_P2_1900 Rev E.

Landscaping Plans – await LDS comments.

Accessibility

Single 1 road access via the adjacent site.

Three accesses onto footpaths heading east (ultimately onto the side of the A29).

Layout & Design inc AH

AH is split between one large cluster in the northern area and then two smaller clusters in southern area. Do we want to get the northern cluster split up more? NB AH distribution not shown at PAA stage. Daniel Vick suggested this is ok.

Flatted building is solely AH (Rent) – we accept this causes issues if mixed. Not all 3 dwelling terraces are AH which is positive.

Parking in around the FOGS/Parking Courts is complicated. See plots 100-109 and 238-243.

Is it appropriate to have a LAP and bin/cycle store backing up against Farrows barn? Daniel Vick says ok.

Looks to be standard design/materials but ok. Some alteration in roof forms, and inclusion of rendered dwellings. The DAS refers to two No. character areas.

Mostly two storeys but 6 No. bungalows, 10 x 2.5 storey and the 3-storey flatted building. Concern ref scale of flatted building adj Farrows Barn – still preference that this not be sited next to the existing property. However, building is far enough away and not visible externally therefore ok.

M4(2) & M4(3)

Need 78 no. M4(2) and 6 no. M4(3).

Show 86 x M4(2) and 8 x M4(3)

Market Housing Mix (108 Market Houses)

Dwelling Size (beds)	% Mkt Requirement	Actual Mkt Requirement	Proposed Mix	Proposal in %
1	5-10%	5.4 - 10.8	0	0%
2	40-45%	43.2 – 48.6	37	34%
3	35-40%	37.8 – 43.2	31	28%
4+	10-15%	10.8 – 16.2	40	37%

Mix for 1, 2, 3 and 4 conflicts and no justification have been provided.

Amenity Spaces

Flatted building needs 100sqm communal amenity space.

State 103sqm provided but unclear of the extent of this space – seek clarification.

Private amenity spaces are shown for FOGs 103, 106 + 244.

Private amenity spaces shown for Maisonettes 104/105, 108/109 + 174/175.

All rear gardens are now at least 10.5m deep (except 122, 248 at 10.49m).

Interface Standards

Existing: 23m corner of flatted building to corner of the Farrows is fine

New:

113R to 112S is 10.9m but no window in FF rear of 113.

108/109R to 110S is 11.3m (should be 14m)

180R to 179S is 10.2m but no window in FF rear of 180.

225R to 226S is 9m but no window in FF rear of 225.

245/246R to corner of 244 is 13.1m (should be 14m)

(R - Rear, S – Side)

Other Issues

Proximity of existing trees to SuDS – await Tree comments

The TPO Oak tree is hard up to the SuDS edge therefore has no room to grow in a westerly direction – await Tree comments

Density is fine but parts still feel cramped.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

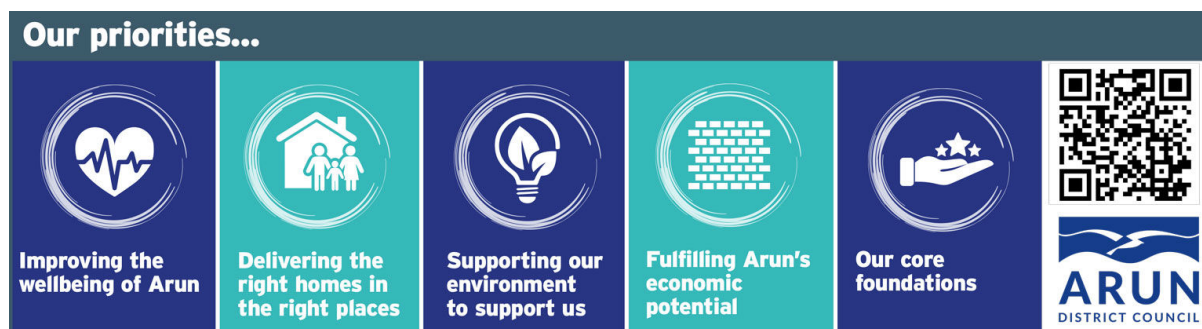
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