

From: Simon Davis
Sent: 24 June 2020 13:32

Subject: AL/46/20/PL Wings Nursery

Dear Mr Brake,

I am your case officer.

I have been looking initially at the submission and I have a few requests for additional documents:

- (1) Can you provide a Plot Information Schedule (to include no. of beds/no. of persons, internal space standards in m2, external garden depths in m). If you are able to, it would also be helpful to have materials and parking provision on this (but not essential). This will assist us in demonstrating compliance with certain policies.
- (2) Can you provide a commentary on how the scheme meets the National Design Guide (<https://www.gov.uk/government/publications/national-design-guide>). In particular, paragraph 23 – 31 as well as the criteria in part 2 of the Guide. At the same time, It would also be helpful if you provide an analysis of how your proposal complies with our emerging Arun Design Guide – available on this webpage: <https://www.arun.gov.uk/supplementary-planning-documents-spds>. We will need this to assist us with determining the application and to demonstrate that the proposals are in accordance with these.
- (3) I note that the site is within agricultural land grades 1-3 and therefore policy SO DM1 applies. I am aware that the principle of development on this site has been established by the Outline and I am currently seeking advice from our Principal solicitor as to whether the full suite of reports required by policy SO DM1 should be requested (I will advise further). However, in any case, we will certainly need a soil resources/mitigation plan with this application.
- (4) Are you able to provide floor plans of the existing house? I am required to check the CIL floorspace calculations and this would assist.

Lastly, I have already had a response from our Ecologist (attached) which requests additional surveys and also full details of biodiversity net gain on the site.

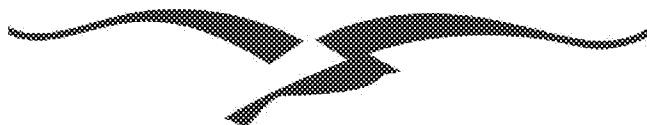
I will forward anything else on that requires action.

Kind Regards

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Directorate of Place

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