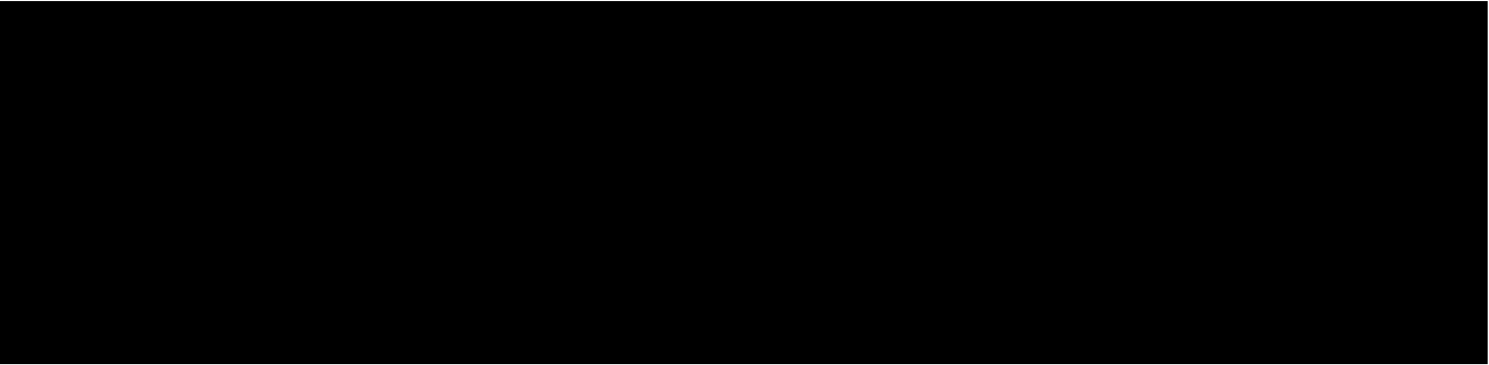




From: Simon Davis
Sent: 23 July 2020 18:54
To: Chris Brake [REDACTED]
Cc: Megan Hodges [REDACTED]
Subject: AL/46/20/PL Wings Nursery

Dear Chris,

Thanks for the updated Bat report which I have forwarded on to our ecologist.

I have now had the comments of our Group Head of Planning and have added these to my own comments such that I am now able to provide you with our assessment of the proposals set out under the following headings. Overall, we feel that the amount of development is too much and that a lesser amount would ensure that standards are met and prevent harm to existing adjoining neighbours. Our view is that there are too many issues on this to negotiate and we should be refusing this under delegated powers. However, you may alternatively wish to withdraw and discuss an amended layout with us prior to resubmitting?

LAYOUT

Unclear as to surveillance over strip of land W of plots 30 & 49

Unclear as to surveillance of land & pond in SW corner

Unclear as to surveillance of POS(?) in NE corner (N of plot 81)

Parking is remote (not on plot) for plots 20-23, 50, 54 – 63 & 72. This will result in on-street parking

Parking courts should only be considered as a last resort (e.g. plots 54-63) and if have to be provided then should have a frontage and landscaping

The two blocks (plots 54-57 & 58-60) are too close together

DESIGN

We are not sure if flint is appropriate to the setting – where are nearby flint examples?

The only 'design' on the plots to the frontage (74 – 81) is flint and there are no other examples of design features.

Overall, the houses appear quite plain and standard.

Chimneys should be included, particularly on the frontage

PUBLIC OPEN SPACE & PLAY

According to our SPD, 81 dwellings require 5,702m² POS and 980m² Play (consisting of 1 LAP & 1 LEAP)

It is unclear as to the amount of POS (this must be useable space) and only 1 play area (400m² LEAP) is shown

Some bits of POS considered to be dead space (see areas identified above under Layout) and not useable as POS (but could be retained as additional green space)

There appears to be a drainage feature in the POS and this cannot be included as POS unless it is demonstrated that it will be useable for most of the year. Going forwards, we would also need cross sections of this to show depth.

AMENITY SPACE

We are concerned over garden depths of plots 1 & 2, 57-60, 73 which are less than 9m so significantly below the 10.5m requirement as per emerging Arun Design Guide. There are others around the 10m mark. The two FF Flats (plots 26-29) should have balconies facing W or N as otherwise no amenity space. It is unclear as to the garden for FOG's (plots 20 & 61). If treated as flats, then should have a private patio area or balcony at the least.

RESIDENTIAL AMENITY

Plots 40-42 & 71-72 look straight into adjacent rear gardens
FOG 20 would appear to be only around 11m from 2 storey Stockhearn House (neighbouring dwelling) to the south and this is not acceptable.

PARKING

Need 162 + 16 visitor
Propose 162 + 16 visitor so ok.

OTHER

The plan suggests bunds/ditches along the frontage outside of red edge and it is not clear if these are existing or proposed.

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I have also received amended WSCC Highways comments (the changes reflect what can/can't be achieved through a S.106). See attached. It is requested that the red edge be amended in order to secure the off-site works without the need for a Grampian condition.

Finally, I have today received the attached objection from Aldingbourne Parish Council. You will see that they have a number of issues including overdevelopment which reflects our view on the proposals.

Happy to discuss but we will not be allowing negotiation on the design of the scheme.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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