

Amber Willard

From: Daniel Vick
Sent: 26 August 2020 07:23
To: Amber Willard
Subject: FW: AL/46/20/PL Wings Nursery

Can this be uploaded and can you also WFS the application as withdrawn?

Daniel Vick
Team Leader, Development Control



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From: Daniel Vick
Sent: 26 August 2020 07:22
To: [REDACTED]

Subject: RE: AL/46/20/PL Wings Nursery

Chris,

Thanks for the email.

In Simon's absence I will arrange for the withdrawal of the application.

Daniel Vick
Team Leader, Development Control



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From: Chris Brake <[REDACTED]>
Sent: 25 August 2020 17:19
To: Neil Crowther <[REDACTED]>
Cc: Simon Davis <[REDACTED]>

Subject: RE: AL/46/20/PL Wings Nursery

Dear Neil

Thank you for your time just now.

As mentioned we have discussed the matters internally and feel that in the interest of all parties, withdrawing the application and entering into a formal request for pre-application advice with Arun is the best way to proceed. As such please accept this email as formal withdrawal of the application.

As discussed we are keen to progress with the pre-application submission at the earliest opportunity so will resubmit the 81 unit scheme in order to proceed and get our slot in the pre-application queue. You have kindly suggested sharing Simon's thoughts on density etc with us, which will enable us to work up some options in the background. We will then present these options to you in advance (at least 48 hours) of any Teams meeting that takes place c. 4 weeks from submission. If you/ Simon could share these comments with us at the earliest opportunity, I would be most grateful.

We have a meeting proposed with the Parish and CLT next Thursday (3 September) and will ensure they are up to speed with our programme and how we are

Moving forward we look forward to working with Arun to deliver project.

Kind regards

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

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From: Neil Crowther

Sent: 24 August 2020 09:52

To: Chris Brake <

Cc: Simon Davis <

Subject: RE: AL/46/20/PL Wings Nursery

Both,

The Council's view is that the proposals are unacceptable and that fundamental changes are required in order for a scheme to be considered acceptable. That is set out clearly in Simon Davis' email. Unless and until there is confirmation that a fundamentally different scheme is to be proposed, I cannot agree to officer time for a meeting – a tweaking of the scheme will not achieve the required scale of changes. You are welcome to submit a new proposals by way of a formal pre-app and we will meet with you to.

The proposals are an overdevelopment and not of sufficient quality. Any acceptable proposals would need to be fundamentally different and comprise a new application. I note that the Parish Council also consider that the proposals are an overdevelopment of poor quality.

You chose not submit a pre-app for these proposals. Had you done so, these issues would have been raised at that point. Having submitted an application, I am satisfied that we proceed to determine within the statutory time limits. To that end, could you please confirm whether you would like the application determined as it stands or whether you wish to withdraw and pursue a pre-app process on another scheme.

We intend to determine the application w/c 1 September so please confirm your intentions before then.

Regards, Neil

Neil Crowther
Group Head of Planning



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From: Neil Crowther

Sent: 20 August 2020 15:56

To: Chris Brake <[REDACTED]>

Cc: Simon Davis <[REDACTED]>

Subject: RE: AL/46/20/PL Wings Nursery

Mr Brake,

I went through the original submission with the case officer and I fully support the comments he made to you.

I will endeavour to have a catch up with him to get an up to date position and get back to you. Just to warn you though, it may be difficult over the next week or so because of overlapping leave.

Regards, Neil

Neil Crowther
Group Head of Planning



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From: Chris Brake <[REDACTED]>

Sent: 17 August 2020 16:52

To: Karl Roberts <[REDACTED]>

Cc: Patrick Duffy <[REDACTED]>

Barkway <[REDACTED]>

Subject: FW: AL/46/20/PL Wings Nursery

Dear Karl and Neil

Please see the below email exchange between myself and your colleague Simon, which we are yet to receive any form of response.

We have been speaking with our client (Southern Housing Group) regarding their ambitions for site and they have asked me that Arun do not issue a decision until they've had opportunity to discuss their ambitions for the proposed development in more detail with yourselves. Please can I therefore request that no decisions are made or issued until they have had the chance to discuss the principals with yourselves. We are obviously keen to work with the Council in a positive and proactive manner and trust that you are amenable to having these discussions.

Please let me know your availability for such a meeting, and we would of course be willing to grant an EoT to ensure there are no issues with delays etc.

I look forward to hearing from you.

Kind regards

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

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From: Chris Brake

Sent: 06 August 2020 09:03

To: Simon Davis <[REDACTED]>

Cc: Megan Hodge <[REDACTED]>

Subject: RE: AL/46/20/PL Wings Nursery

Dear Simon

Thank you for your email dated Thursday 23 July, we have now had time to fully consider the Council's comments and consult with the wider team, hence the slight delay in coming back you.

Having reviewed the layout with the consultant team, we feel that a number of your design comments can easily be resolved through minor amendments to the layout, which we would be able to submit within [timeframe to be agreed]. The applicant would be willing to grant an extension of time on the application, in order to allow sufficient

time to work through the comments raised below. The applicant is of the view that whilst they are committed to resolving the comments raised, a number of the comments are subjective, and no one will be prejudiced by though minor tweaks to the application.

The applicant has a meeting with the Parish Council this Thursday (6th), following which we would be hopeful that they will remove their objection. It is therefore requested that a decision is not made on this application, until feedback following the meeting has been received.

Please see our response (**in bold**) to each of the items raised in your email (*in italics*).

LAYOUT

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

The applicant is willing to add side windows to plots 30 and 49.

Unclear as to surveillance of land & pond in SW corner

Plot 20 has a window looking over this area

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

The applicant is willing to add a window to Plot 61 overlooking this area. As outlined below, the applicant is willing to amend the layout to provide private amenity space for plot 61 (FOG).

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

Parking is on-plot to Plots 50, 54 and 63. The parking for plots 56-57 is in close proximity to the south of the plots, the other side of the road. If requested, the applicant would be willing to renumber the parking spaces to provide 1 space for each of 55-57 in the parking court immediately south, with the other allocated space in the parking court to the west.

The use of parking courts for plots 55-63 and 20-23 allows the parking to be kept off both the key development spine road and side road, allowing landscaping and tree planting in front gardens of dwellings. This provides a betterment in the general street scene.

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

The applicant is willing to amend the layout to move Plots 58-60 1m eastwards

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.

The elevations are well-proportioned but simple in their detail. The applicant is of the view that the house types do not need to be unnecessarily fussy to be well-designed, and that the design of the proposed dwellings is in keeping with the locality. The house types incorporate a number of high-quality design features including tile hanging, barn hip roof details, porch canopies, bay windows amongst others. In addition, the proposed dwellings will be constructed in high-quality materials. Key buildings have been selected and designed to provide a higher level of detail to reinforce a legible hierarchy of streets and spaces. There is limited design precedents to draw from in the immediate vicinity of the site, with the exception of The Prince of Wales public house immediately north of the site, which has influenced the design of plots Plots 3, 4, 11, 12, 30, 31, 35-38, 76, 77, 80 & 81. The Parish Council also made the request for flint features during the applicant’s meeting with the Parish Council on 2nd April 2020. The applicant is of the view that the scheme will provide a broader palette of materials compared to other ‘standard’ new housing developments.

It should also be noted that flint is mentioned in the local design guide.

Chimneys should be included, particularly on the frontage.

The proposed elevations submitted as part of the previous outline application (drawing number 06 Street Elevation as Proposed) did not show any chimneys on the site frontage., however the applicant would be willing to consider the inclusion of chimneys in key locations and would welcome further discussions on the number and location of which plots.

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.

The central POS and two smaller green areas [along access road, one north of plot 81] equates to c.2760 m². The applicant is willing to incorporate a LAP into the open space as per the Council's request. This open space is provided in addition to the private gardens across the site.

5702m² equates to a 1/5th of the total site area, meaning the scheme would not be feasible (even at 55 dwellings as per the outline consent) if all the open space was required to be provided on-site (in addition to private gardens). The open space figure above does not include the attenuation basin. As the pond is designed to be dry, it will be dry throughout the majority of the summer and dryer spells of winter. Once the drainage basin (744m²) is added into the open space, the area increases to 3504m².

The applicant would be willing to provide an off-site financial contribution towards additional play space at Oliver's Meadow within Westergate if required.

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 emerging Arun Design Guide is still in draft and is therefore not adopted policy. Whilst 10.5m is stated within the document, page 71, states smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified.

The applicant's response on the Plots specifically mention are detailed below,

Plots 1 & 2

Although under 10m in depth, both plots have a garden area of over 70m² due to the width of the units, which is larger than many other plots across the site. These garden depths have been reduced to widen driveways for plots 1 and 2 by 900mm for M4(2) compliance.

The applicant is willing to seek to move Plot 4 c.0.5m subject to visibility splays / engineering constraints, increasing the depth of Plots 1 & 2's gardens by 0.5m. Subject to the sewer easement, we could potentially move Plots 1 & 2 c.0.5m further east. Tom to confirm.

Plots 57-60

The applicant is willing to reduce the width of shared paths to the rear of Plot 54 & 57 (which would not cause any impact to residents of these dwellings) which would enable c.200-300mm to be added to the gardens of plots 54 and 57.

Plot 73

Due to the wide frontage nature of the plot, the garden area is over 133m², which is one of the largest on the site. The applicant is willing to look at options to move the plot c.1m closer to tree RPA to increase the garden depth by 1m, however this will require review by the arboricultural consultant. Plot 73 has a large amount of south-facing side garden, the applicant would be willing to add French doors from the Living Room of this dwelling opening out onto this area of garden.

The applicant is also willing to omit the path linking Plot 72 with its driveway. Whilst this would gain 1.2m back to Plot 73, it would provide poorer access for Plot 72. The applicant would welcome the Council's view on this.

The two FF Flats (plots 26-29) should have balconies facing W or N as otherwise no amenity space.

The layout of these flats would not allow balconies on the west elevations, and if balconies were added on the northern boundary, these would over sail the parking area. Therefore, in order to provide all apartments with outdoor space, the applicant would be willing to remove the ground floor patio doors, to create a side entrance for all four flats to have a communal garden.

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.

The applicant would be willing to create private outdoor amenity space for the FOGs (plots 20 and 61) by providing fencing to the areas of space immediately east of both plots, but does this not erode Arun's requirements on open space?

RESIDENTIAL AMENITY

Plots 40-42 & 71-72 look straight into adjacent rear garden

These plots all have 10m+ rear gardens. The applicant is of the view that this is common-place in site layouts and was also present on the previously-approved scheme in numerous locations. All houses have been designed so that their own rear gardens create a buffer to those of other houses.

FOG 20 would appear to be only around 11m from 2 storey Stockhearn House (neighbouring dwelling) to the south and this is not acceptable.

The shallow depth of the dwelling and hipped roof reduces the mass of the building and impact on neighbouring building Stockhearn House. The proposed windows on the rear elevation are generally only to circulatory space. The applicant is willing to remove all windows to the rear elevation, as all rooms would still have a window that faces north, east or west. The applicant is also willing to commit to additional planting (hedgerow) to provide further screening.

OTHER

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

Existing ditches are present along the frontage of the site, these ditches are to remain and in some locations be altered and improved. There are a few existing localised bunds and these will be removed.

It should be noted that as well as the Parish we are currently in discussions with WSCC Highways and also feel that their comments can easily be overcome during the determination with the need to withdraw or determine the application. As such we welcome further dialogue with you and your colleagues and would like to arrange a meeting to discuss this.

We looking forward to hearing from you.

Kind regards

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

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From: Simon Davis <[REDACTED]>
Sent: 24 July 2020 17:05
To: Chris Brake <[REDACTED]>
Cc: Megan Hodgson <[REDACTED]>
Subject: RE: AL/46/20/PL Wings Nursery

Dear Chris,

Thanks – we won't do anything until I hear from you or Megan.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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From: Chris Brake <[REDACTED]>
Sent: 24 July 2020 17:05
To: Simon Davis <[REDACTED]>
Cc: Megan Hodgson <[REDACTED]>
Subject: RE: AL/46/20/PL Wings Nursery

Simon

Thank you for your email. We will give this some further thought and provide commentary to you next week. I am on leave next week and in the interest of working proactively with Arun, would you please refrain from issuing any decision on this until we've had the chance to discuss our comments (Megan will issue) early on w/c 3 August.

I hope this is acceptable to you.

Kind regards

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

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From: Simon Davis [REDACTED]
Sent: 23 July 2020 [REDACTED]
To: Chris Brake [REDACTED]
Cc: Megan Hodgson [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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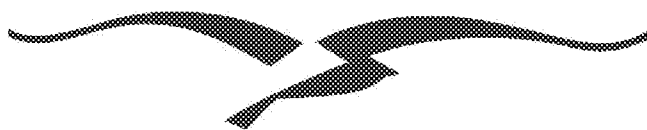
I have also received amended WSCC Highways comments (the changes reflect what can/can't be achieved through a S.106). See attached. It is requested that the red edge be amended in order to secure the off-site works without the need for a Grampian condition.

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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