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From: Simon Davis
Sent: 05 September 2018 13:15
To: 'Alex Bateman'
Subject: RE: AL/57/18/OUT - Lidsey Road, Woodgate

Dear Alex,

I spoke with County Highways regarding the Transport contribution and asked whether they would consider a discount on the cost per dwelling that they had quoted. They have verbally stated that they will not agree to a discount but have said that they will provide a further comment in writing (not yet received). You should also note that the applicants for the site opposite (Wings Nursery) had agreed to the same contribution. Highways have also raised a query regarding the grasscrete link road past the BBQ area to allow large vehicles to enter/exit the site in a forward gear. Highways have said that they will not adopt this area therefore have asked how in practice will this will be reserved for turning.

I have discussed the principle of the layout/style of houses with my Team Leader and also the Head of Planning. Both share my view that it will not be a direct contrast to the character of surrounding development form. I appreciate that the site will be well screened from the road by existing trees. I also recognise what the development seeks to achieve/seeks to be. However, I am just not convinced that this is the right place for it. I would prefer if the site had a built frontage on a building line that matches that of 14 Lidsey Road and the bungalow in Lees Yard to the south. Then the rest of the site in a more traditional form.

In respect of the current layout, I have concerns with the D02 plots on the northern side. They appear to have private gardens to the front not rear. How will these be private spaces – will there thus be 2m high fences to the road boundary? Also, will there be fencing around the communal bin stores on the southern access road – how high? These aspects could have a negative impact on the streetscene.

Kind Regards

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