

From: Simon Davis
Sent: 06 March 2020 17:25
To: Ben Daines [REDACTED]
Subject: RE: BE/137/19/RES The Cottage, Shripney Road

Hi Ben,

I have spoken with the Group Head of Planning.

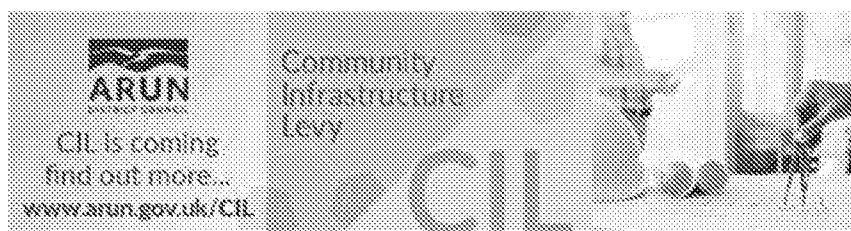
He is of the view that we should not recommend this if you cannot comply with all of the relevant policies/criteria. In this regard, I note that:

- the parking provision is still short by 4 spaces (I make the required provision to be 48)
- you need to demonstrate that you meet the POS requirement (1408m2)
- you also need to provide an acceptable drainage scheme
- A wet feature would be nice from an ecology point of view, however, I note that our ecologist has not considered this in her consideration of biodiversity gain (comments dated 20/01/20) so this is not a requirement
- It also appears from the coloured site plan that houses are going in the RPA's of important trees. I note that our tree officer has not responded and I will chase him but he would likely object anyway as he would need up-to-date plans and I cannot see anywhere tree constraints or protection plans (have these been provided?)

Please also note that there were concerns with how the parking will work with plots 17-20 given that the on-street visitor spaces are closer to their front doors. Also that plots 11 & 14-16 are facing onto car pots are not great from an amenity perspective. It was suggested that you could turn units 17-20 by 90 degrees to face the new road. We would not refuse due to these concerns but you may want to consider. We may however have to refuse due to the other concerns if you cannot resolve these. Happy to speak by phone next week.

Kind Regards

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