

From: Simon Davis

Sent: 18 October 2024 15:42

Subject: BN/128/24/RES Eastmere

Dear Susan,

I hope you are well.

I have been looking at your application today and have identified the following matters which need further consideration from your side/amendments:

- (1) I note that cycle storage is stated to be within garages. However, there is no detail on how they will be stored e.g. wall mounted racks? I can impose a condition to secure this, or you can submit details with the RM.
- (2) I note that the positions of EVCP's are indicated in the layout but there is no information on what specification of chargers will be used. I can impose a condition to secure this, or you can submit details with the RM.
- (3) Landscaping has been applied for, but no landscaping scheme accompanies the submission. Can you provide one. You should also aim to increase the amount of new tree planting. We would be looking for 2 trees for every 1 lost and I note that 4 trees are being felled, plus some tree groups and two hedges yet the colour site plan shows only 7 new trees. I consider there is scope for further roadside tree planting within the layout, even in front gardens.
- (4) Our Parking SPD requires that layouts include spaces for disabled people and that this should be consistent with guidance in "Manual for Streets" (which requires that 5% of all spaces are suitable). This equates to two spaces for your scheme. These may be best provided within the curtilages of the two bungalows (there is no formal M4(3) requirement, but these bungalows would allow for disabled living).
- (5) I measure the width of the two visitor spaces as only 2m. They need to measure 5m by 2.5m each.
- (6) I note the comments of the D&A ref the Eastergate Design Guide but there is no commentary on design/appearance in relation to the Arun Design Guide – particularly Section Q on Rural Development. Please provide this.
- (7) I have a slight concern with the relationship of plot 9's rear FF windows to the rear garden of plot 8 in that the interface distance is at most 8.9m when it should be 10.5m. I have no issue with the depth from a garden space perspective as it's a wide garden. I note the windows serve a study and a bathroom therefore we will impose an obscure glazing condition (O/G to a height of 1.7m above floor level, top vent opening only). Perhaps you can confirm you would accept such a condition.

You may wish to hold off making amendments until we have received consultation responses to avoid having make changes twice.

Kind Regards

Simon

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