

Simon Davis

From: Susan Leeson <[REDACTED]>
Sent: 23 October 2024 12:43
To: Simon Davis
Subject: RE: BN/128/24/RES Eastmere
Attachments: P04 Site Plan.pdf; Site Plan (Black and White).pdf

Categories: For future upload

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Hi Simon

Please find attached revised plan to address the overlooking issue between plots 8/9. In addition to moving the dwellings, an additional tree is introduced between these plots. Hopefully this addresses points 3 and 7.

With regard to point 4, our transport consultant response is

We have designed the proposed two visitor bays as per Manual for Streets guidance with parallel visitor bays required at 6m x 2m. Manual for Streets remains the applicable standards whereas Manual for Streets 2 is more of a companion guide which expands upon but does not supersede MfS 1 guidance.

Therefore we would be confident in justifying the current provision of visitor spaces if necessary. The architect confirms that there are ways to accommodate a 2.5m width for these bays, however this may be to the detriment of the footway width. Given the visitor bays have been designed to standard, we would prefer to keep these as proposed.

I hope that this is satisfactory. To increase parking space, this would reduce the footpath.

Details of the bike storage to follow and Part Q.

Best
Sue

Susan Leeson BSc MPhil | Director of Planning | [REDACTED]



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 October 2024 15:42
To: Susan Leeson [REDACTED]
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

Simon J Davis MRTPI

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