Neil Crowther

From: Neil Crowther
Sent: 29 April 2014 16:12
To: [redacted]
Cc:
Subject: LU/51/14

Amanda,

We met with the applicants for the above site on 10 April 2014. At that meeting it was explained that, in order to progress the application, a viability appraisal was required that would seek to demonstrate why a policy compliant level of affordable housing was not being proposed. To date, I have not received anything.

There is also a requirement to provide additional highways work at the request of WSCC Highways. These comments are on the Council's website. Again, I have not received anything.

I can confirm that if nothing is received by 14 May 2014, the application will be refused under delegated powers.

I also said at the meeting that I would provide some comments on the proposals in terms of design even though the proposed layout plan is indicative. These are included below;

- The internal and external space standards are contained within the emerging local plan at policies DDM2 and DDM3. These require a minimum of 10m depth rear gardens.
- The proposals must 'front' onto Fitzalan Road. The illustrative layout shows units with back gardens onto this route and this would result in a refusal of planning permission.
- The scheme would require approximately 3,900 sqm of open space (on the basis of an indicative mix at this stage). Normally, this would also include a requirement for a 400sqm Locally Equipped Area of Play. The indicative layout includes only approx. 1,000 sqm of open space and this is also shown as a potential storage basin. This is obviously inadequate but we would also not accept a storage basin as open space.
- The paved areas would not contribute towards open space as these would be considered as amenity areas as part of the design approach.

The above are some initial thoughts and is not intended to be an extensive checklist – it is a starting point for full details.

Regards, Neil

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ARUN DISTRICT COUNCIL LU/51/14/