

From: Simon Davis
Sent: 17 June 2025 11:00
To: Planning Scanning
Subject: FW: Y/32/25/PL Post Meeting Issues

Planning
Planning Correspondence
Redaction please

From: Simon Davis
Sent: 17 June 2025 10:59
To: 'Paul Carnell' [REDACTED]
Cc: 'Sam Sykes' [REDACTED]
Subject: Y/32/25/PL Post Meeting Issues

Dear Paul,

Further to our meeting, here are some things to consider.

AH housing

All the proposed 4 dwelling terraces (2 instances) are affordable. Meanwhile of the 6 instances of 3 dwelling terraces, only 1 is in the market sector. Note the Inspector on the AL/50/24/RES decision stated:

15. Furthermore, while the design of the properties is not in dispute, it is nonetheless noticeable that the affordable houses are, with the exception of Nos 68 – 70, the only terraced houses. Whichever point of entry were used from the footpath along the site's southern boundary, the housing would be terraced and so to some extent clearly distinguishable from the housing further to the north which are all the open market houses.

16. In reality, the layout is such that the affordable housing would, with the possible exception of plots Nos 68 - 70, be easily distinguishable from the open market housing. While the site's context and affordable housing mix will inherently create some limitations as to where the affordable housing can be located, it is conspicuous in having been positioned along the site's southern boundary. As such, it could not be described as having been sufficiently dispersed through the site. The clustering of the affordable houses along the southern boundary, as opposed to a more balanced spread through other parts of the site would work against the aims of local policies and the Framework in creating mixed and balanced communities. This weighs heavily against allowing the proposal.

Rear Gardens

76 – 9.8m
151/152 – 9.8/9.9m
153/154 – 10.1m
147/148 – 10.3m
136 – 10.3m
36 & 40 – 10m
42 – 10.1m
34 – 10.3m
45/47 – 10.2m
26/27 – 10m
28/29 – 10.4m
21/22 – 9.5m
23 – 10.2m
25 – 10.2m
14 – 9.9m
15 – 9.5m
10/11 – 10m

So: 15% of the scheme in conflict but only 3.5% below 10m.

Interfaces

Some issues (underlined where significant):

38R to 48R is 20.9m (21)
42R to 44R is 20.7m (21)
43F to 11S is 12.3m (14)
124R to 127S is 13.4m (14)
121F to 124F is 10.4m (16) * (facing lounge/dining/2 x bedroom windows)
112R to 123S is 13.5m (14) *
116R to 114S is 13.5m (14)
158F to 166S is 10.8m (14) (facing lounge/bed window to kitchen/bed windows)
151/152R to 161/162R is 20.9m (21)
158R to 154S is 13.8m (14)
139R to 149R is 20.6m (21)
142R to 141S is 13.4m (14)
134F to 142S is 10.5m (14) (facing lounge/dining/2 x bedroom windows to blank wall)

* Area of 121, 122, 123, 124, 127, 128 is a bit cramped/complicated.

Swales

Ref the question of swales, I read this in the Planning Statement:

6.12.5. In addition to the proposed drainage strategy of attenuation basins and permeable paving, the proposal includes the provision of eco-swales as a sustainable urban drainage system (SUDS). The Eco-swales do not form part of the drainage calculations, however provide an additional benefit to the scheme through the provision of enhanced ecology and amenity space, and additional drainage benefits.

I dealt with a RM scheme recently (Pagham Road) where they said they could not put in street trees due to eco swales along the site frontages (essentially shallow ditches between the road and curtilage) hence why I asked if this was the reason for less street trees in places.

Kind Regards

Simon

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