

REPORT UPDATE

Application no: AL/96/22/RES
Page no: 97
Location: Land at Bayards Level Mare Lane Eastergate
Description: Approval of reserved matters following outline consent AL/113/21/OUT for 67 No houses. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

Following the latest re-consultation, Aldingbourne Parish Council have written to state that they still object to the application. Furthermore, the council's environmental health officer has advised that they have no further comments.

In addition, WSCC Highways wrote on 23/11/22 to request certain changes to the highway layout but also advised that as the roads would not be adopted, the comments are given in an advisory capacity only. The applicant responded to these comments on 25/11/22 and has moved certain features (conservation setts & rumble strips) in line with the WSCC comments. Amended plans have been received and so it has been necessary to update condition 1.

The applicant also wrote on 24/11/22 to request changes to the officer report. Firstly, on page 97 of the agenda in the first paragraph, the last sentence currently states 56 dwellings to be served from Level Mare Lane. This is an error, and it should have read as "6 dwellings". Secondly, on page 110, under "(B) Housing for Older People", the applicant wishes to highlight that they are also providing 1 x M4(3) apartment and that 22 x M4(2) units represents 32.8% of all of the dwellings, which is above the 25% set out at Policy H2 of the ANDP.

Officers Comment:

Condition 1 has been altered to update the revision numbers of the following plans:

- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1001 (now Rev PL06).
- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1002 (now Rev PL06).
- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1003 (now Rev PL06).
- Colour Landscape Masterplan FAB-00-XX-DR-L-1004 (now Rev PL04).
- Illustrated Site Layout Plan (colour): 29662E_100 (now Rev H); and
- Site Layout Plan (CAD and B & W) 29662E_101 (now Rev A14).

The presentation has also been updated to include the latest version of the colour layout plan.