

Sent: 27 May 2014 14:45
To: Sally Smith DC
Cc: 'Collett, Rob'; 'Graham Beck'
Subject: Portsdown Hill

Hi Sally

In respect of your email dated 22nd May, I have contacted the client and various technical consultants and can answer your questions as follows:

- 1) LVIA. The landscape architects say that the photos taken from Glebe Park Avenue were to show the context of the views around the site as there was no direct view into the site itself due to lack of public access and existing vegetation in private gardens. The photos do demonstrate the typical maturity of planting in the area and the views away from the site which show the lack of receptors due to the landform. There were no photos from Fortunes Way as there was no public viewpoint from which to get a picture due to the continuous line of residential properties, depth of plots, planting and fencing.
- 2) Code Level 3. The BDW group standard details are attached. These relate to details of the fabric of the buildings and do not include solar roof panels.
- 3) Materials. Use of materials has been carefully considered. In order to provide cohesion and a sense of identity across the site, a single brick and roof tile is proposed. It is considered that the variation in house type design, including various fenestration, glazing, balcony and veranda detailing will provide sufficient interest and avoid uniformity. To introduce a variety of bricks and roofing materials will lead to a 'bitty', random appearance that would not appear so visually attractive.
- 4) Shed details will follow.
- 5) Transport Cumulative Impact: To follow
- 6) Means of Enclosure to Northern Boundary. There is mature and thick vegetation along the northern boundary of the site that provides a good level of screening to this boundary that will be retained, with only some minor works. The area along the northern boundary also provides an ecological area that will be managed in the longer term for ecological purposes. To erect a fencing along the northern boundary of the vegetation would require significant works to the vegetation and vegetation removal, resulting in disturbance and a reduced level of screening, which would reduce the amenity of residents on Portsdown Hill Road. Furthermore, the development proposals include dwellings fronting the northern boundary with significant separation distances from proposed dwellings to the northern boundary of the site. It is not considered that given the orientation of dwellings and the distances of dwellings from the boundary combined with the existing boundary vegetation/screening and ecology area that there is any need to provide further boundary treatment.

It is assumed that the properties to the north of the site already provide suitable enclosure to their properties. However, if the issue is that this area of predominantly existing vegetation would in itself be a potential security issue

given the increased accessibility to it, (i.e. as potential 'cover 'for access to rear gardens) it may be possible to consider something like a post and rail fence to the south of the boundary vegetation. A chain link fence would not be a desirable boundary treatment as this type of fence is visually unattractive and would restrict ability for access for maintenance purposes.

- 7) Extent of off-site sewerage works. The Engineer is on leave until next week. However the submitted feasibility report describes in paras 4.12 . 4.13 and 7.7 (conclusion) the extent of off-site drainage works. If there is further information to add I will submit this as soon as possible.
- 8) The S106. As CIL is adopted the S106 would normally now include affordable housing. In this case the mitigation for the dwarf spurge would also be included. I understand that this should also refer to a Travel Plan, TRO and Traffic Management, and an Employment Skills Plan. As I was not at the previous meeting please can you confirm if there are any other points you consider need to be included?

I trust this is now sufficient information to enable you to readvertise and progress this application towards Committee, hopefully in June?

Regards

Celia

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