

Application number:

Reference: PCOM20371E

07/P/01809

Location

Former T & R Generator Site, 81 Keens Lane, GU3 3JS

Your name:

Ian Godfrey

Your address:

Salt Box Road

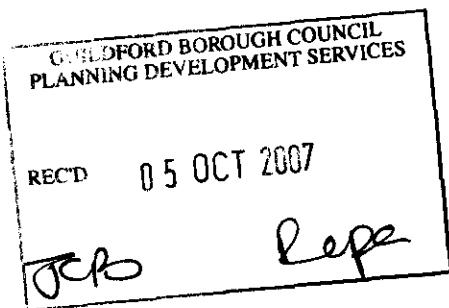
Email:



Your comments

I object to this application on the following grounds:

- the outline application ignored many of the concerns raised by objections to the outline plans, in particular those of Worplesdon Parish Council, which are catalogued in the previous officer's report so I have no need to repeat them all here
- The 'very good' BREEAM rating has been superseded since April 2007 by level 3 Code for Sustainable Homes, and council policy is that this now should be used. The Sustainability Checklist provided by the applicant is therefore out of date. The S106 is out of date.
- The Sustainability Checklist fails to demonstrate that 'very good' or 'level 3' will be met. In particular it does show that at least 10% of energy usage will be renewable; the SAP rating is not low enough; no brown water systems; no actual provision of water butts (this should be in the S106)
- The Sustainability Checklist indicates that landscaping etc will not be derived from local seeds. As this development is extremely close to Whitmoor Common, this should be re-considered
- The Sustainability Checklist indicates there will be no provision for home working. This should be re-considered.
- There are no cycle stores, which are a necessity if there are no garages.
- There is no evidence of any planned works to deal with site contamination, which the applicant admits is likely to be high.
- There is no evidence of any archaeological schemes
- There is no evidence of how bats and other wildlife will be dealt with prior to and during development
- There is no on-site equipped play area, requiring children to use off-site facilities which are all further than 800m away
- The contributions of £66K for open space and £52K SANGS is going to be spent miles away from the development, which is adjacent to Stoughton ward which has the lowest provision of open space and recreational facilities in the borough.



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Date submitted

05 Oct 2007