

6. Vehicle movements, and delivery to the retail premises.

Whilst it is welcome that the proposed delivery route to the retail premises is along Kingsway, Planning Officers and Committee members are requested to pay particular attention to the impact this may have on the blocking of Kingsway and the impact this may have on the safe exit of vehicles from St Aubyns South on to Kingsway as a view east can be obscured. Concerns have been expressed, not only with regard to vehicle safety but also with respect to pedestrians crossing Kingsway at a point where there is no adjacent pedestrian crossing. It is requested that proposals are brought forward to mitigate risk at this junction.

An additional concern is vehicle volumes and dangerous driving in Sussex Road. Vehicles already mount the pavement to pass parked cars on the eastern side of the road. It is critical that any development is such a scale that vehicle movements will not increase pressure on this very narrow road.

7. Lack of affordable housing element.

It is Council Policy to seek a 40% element of affordable housing on proposals for residential development capable of producing 10 or more homes. Whilst it is appreciated that the greater the element of affordable housing required, the greater the massing on site will be required to deliver it, it would not seem appropriate to deliver no affordable units at this location.

8. Design suitability

Residents have expressed concerns regarding an 'identikit' design at the site. The building is architecturally uninteresting, and given the high visibility of such a site, a more interesting design could be appreciated.

9. Air conditioning plant and flues from commercial premises

Please can officers be mindful of the situation of any of these so that residents are not disturbed by noise or odours?

Thank you in advance for your consideration of these comments and please do let me know when the Committee Meeting will be held to consider the application so that I may attend.

Yours faithfully,



Councillor Andrew Wealls

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