

ANN FINDLAY

5 CROFTHOLME DRIVE

CLIMBING DNIT 599

23/5/2018

CM/13/18OUT

Please would you read this map
in conjunction with the E-Mail
I sent you today. - My
Comments on above.

TO BE READ IN CONJUNCTION WITH
COMMENTS FROM ANN FINDLAY
5 CLOPPHURNE DRIVE, BN17 5 9A

4.0 Design Evolution

4.8 Masterplan Review SK04

Pre-application discussions on SK04 were undertaken which gave rise to additional considerations. These are as follows:

Tree Planting

The development of the site will result in the loss of a number of existing trees within the site and as a result, mitigation planting will be required to compensate for that loss. The annotated areas opposite demonstrate where that additional planting could be accommodated to enhance the visual landscape in addition to offering an effective screen to the proposed new road layout.

The above alterations result in the loss of B1 uses to the triangle of land to the corner of the site.

Drainage

Updated information provided by the drainage consultants provides the accurate positions of sewers which exist within the site, in line with the requirements of Severn Trent Water, an easement of 8m would be required to be accommodated.

The plan opposite identifies the lines of those sewers and adjusts the position of development to accommodate the necessary easements required.

Noise

Noise impact is an important consideration and a review has been undertaken on the previously completed plans to determine any additional factors which should be considered on revised schemes moving forward. The following points are therefore raised and included within the opposite concept.

- Bund barrier (with tree planting) to southern perimeter with the A259
- Use of low noise road surface on the area of the A259 to be realigned
- Use of low noise road surface on roads within the development
- Barrier between village hall and existing receptors - could be placed near the shops
- Separation of existing gardens of existing dwellings from proposed development

