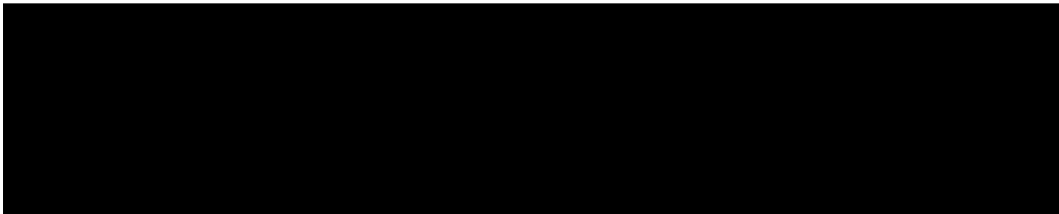




Please treat as substitute plans

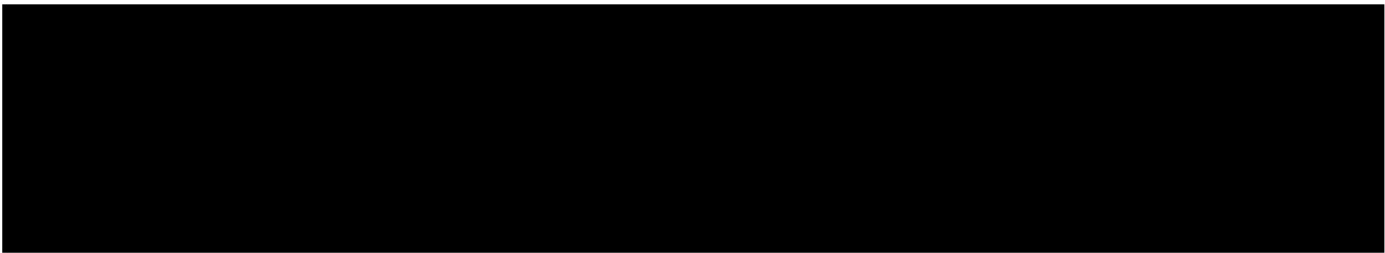


uk>

Dear Anita

Please find herewith the street scene as requested.

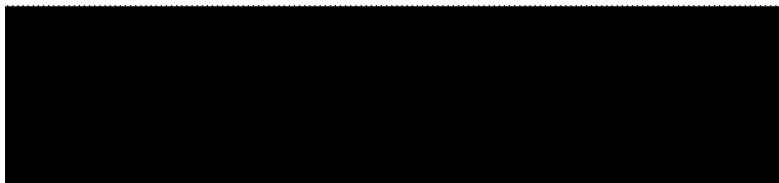
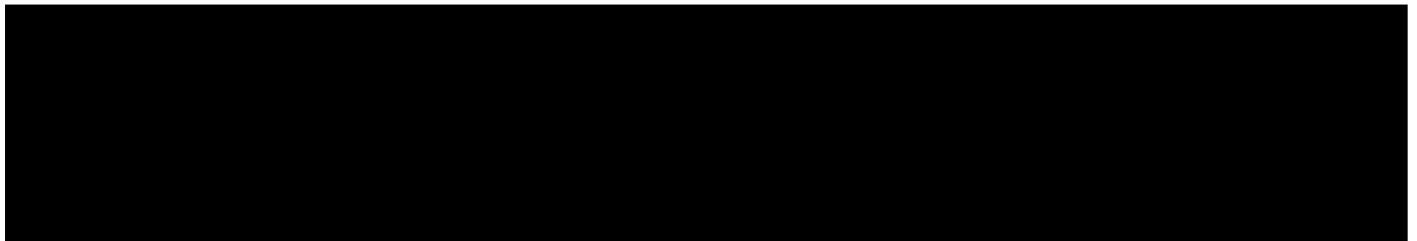
Please note that we have picked up an error on the landscaping details that we issued yesterday, can you please substitute the drawings issued yesterday with those attached.



Nexus Planning
Holmes House
4 Pear Place



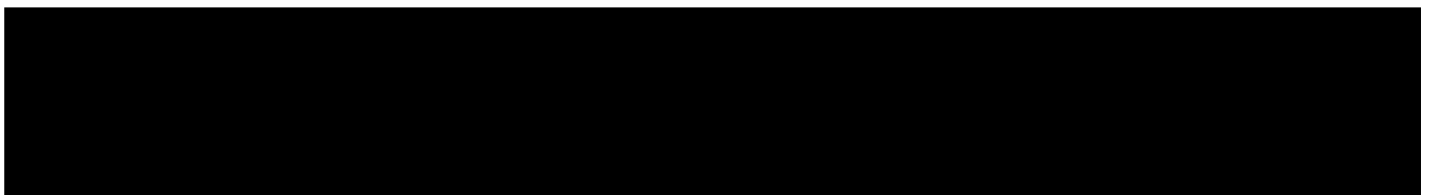
Hi Tim,
Yes it should. It is the South side, looking North.
Thanks
Anita



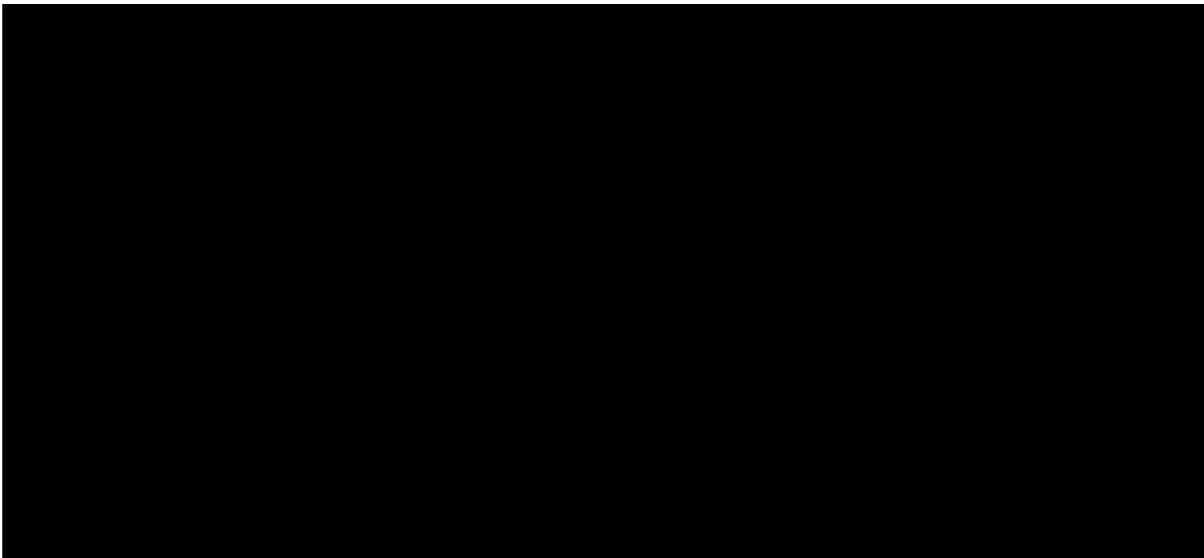
Hi Anita

Should that be a street scene from the South?

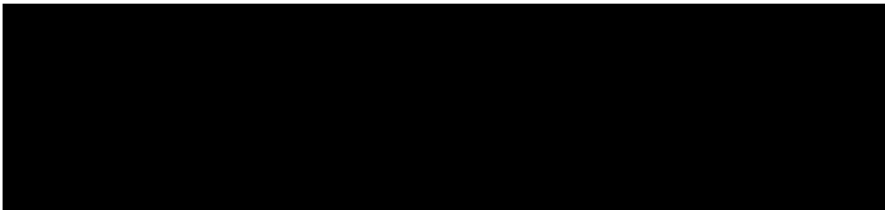
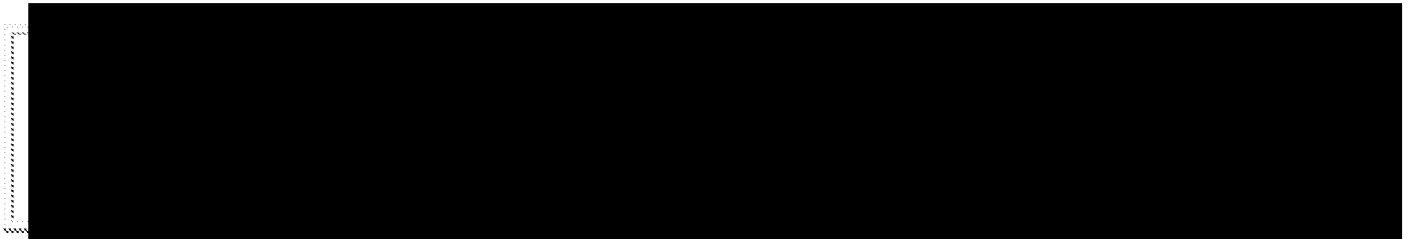
Tim Spencer
Associate Director



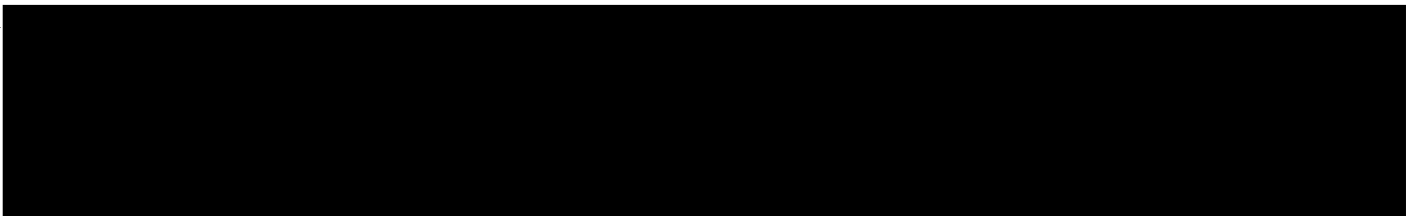
Nexus Planning
Holmes House



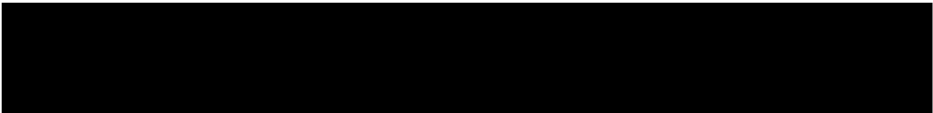
Dear Tim,
Further to your recent e-mail please see the e-mail below to Adrian requesting further information.
Regards
Anita



Dear Adrian,
I acknowledge receipt of this additional information which should be available on our web site later today. I note that additional landscaping details are to be submitted.
Can I also ask if you can provide a street scene from the North, Silver Birch Drive, with the profile of the dwellings along this road frontage dotted/ indicated in front of the proposed development.
Can you also provide percentage figures to confirm the amount of site coverage of the proposed care home and the approved dwellings so that I can advise Members of the amount of increase in coverage between both schemes?
Regards
Anita Gardner



Fr
Se
To



Dear Juan and Anita,

Further to your email of 10 December I am pleased to provide a number of supplementary drawings which seek to provide the additional clarification that you have sought.

Drawings 004.1 and 004.2 provide a comparison of the site coverage between the extant and proposed schemes. You will note that when including both built form and hardstanding the site coverage will increase moderately from 38.5% to 45.3%. Importantly the proposed scheme respects the previously approved building lines such that no part of the scheme is closer to the neighbouring houses. Indeed the current proposal incorporates a slight increase in the distance to the southern site boundary and also removes any form of built form within the western part of the site.

Drawings 023.1 and 023.2 provide a series of site sections showing the proposed building form and ridge heights relative to both the extant scheme and to the surrounding residential and commercial buildings. Again, it is important to note that the proposal does not increase ridge heights when compared to the extant scheme. A stepped arrangement to the roof profile is proposed which creates the impression of a series of inter-linked building elements, again reflective of the form of the approved housing scheme. The heights on the Yapton Road (north to south) elevation are now consistent with those on the east to west elevation, and as noted above, the opportunity has been taken to increase the separation to the nearest houses and to grade the heights so that they step up into the site. You will note that the height on each of the elevations is also entirely consistent with (and does not exceed) that of the commercial buildings to the east.

Please note that these drawings are for information purposes only. As such we do not consider that they require further consultation.

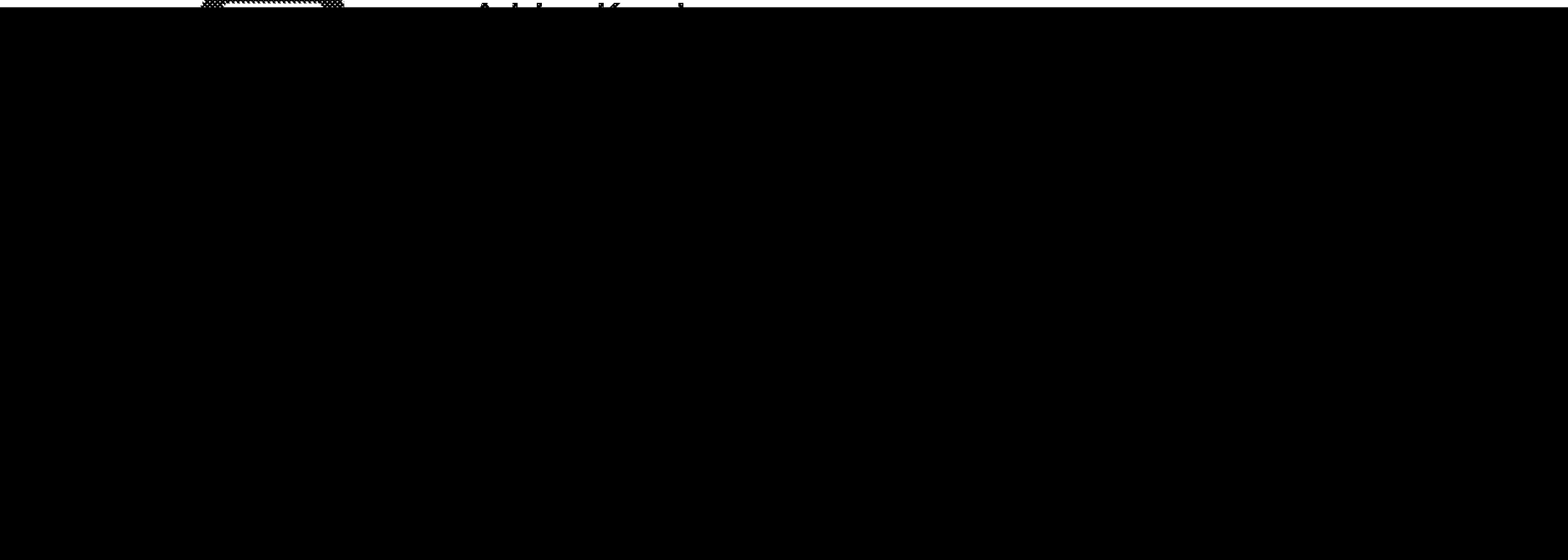
We have not provided a density calculation as this is not considered to be appropriate when comparing a residential scheme (with larger family houses) with a care home (comprising single bedrooms).

In response to your comment on car parking demands, we note that staff operate in three shift patterns, which are generally between 08.00 and 14.00, 14.00 and 20.00 and 20.00 and 08.00. The timing of shift changes is also staggered, primarily to provide a continuity of care to residents, but with the further benefit of ensuring that there is not a duplication of care home staff (or cars) on site. As you suggest, Frontier envisage that a maximum of approximately 20 staff would be on site at any one time (of 50% are estimated to travel by their own private car), although the analysis has been based on 25 staff to ensure that the approach is robust. The figure of 55 staff is the total job creation when accounting for all staff working over all three shifts. The attached Transport Summary Note, as previously provided, offers further clarification on this matter.

We note the recent comments from your landscape and greenspace officers. These responses do not raise an objection, but have requested supplementary information to further improve the landscaping within the scheme. We can confirm our intention to include a black metal hoop-top railing on the northern boundary to provide an appropriate transition and outlook to the open space beyond. A hedge will be provided adjacent to the railing to soften the appearance and to provide a further defensible boundary treatment. No timber fencing will be provided on this boundary. We are still reviewing the other landscaping comments and will issue an updated plan shortly.

I trust that this supplementary information is of assistance. Please do contact me should you need anything further.

Kind Regards
Adrian



Subject: Land at Yapton Lane, Middleton On Sea - M/80/19/PL

Dear Mr Kearley

Thank you for the conversation on the phone today. I hope I was able to clarify and update you where we are with this application. So as to assist Mrs Gardner with a full analysis of the issues outlined to you the following additional information is requested:

- Comparison figures for the approved housing and the proposal in terms of overall footprint areas of buildings and percentage of site coverage in both cases in terms of hard surfacing and built form.
- Density comparisons between the proposal, the approved residential scheme and the adjacent residential development.
- Parking demand is calculated on the basis of 25 staff but the scheme will create 50 – 55 FTE jobs. Have you used this figure on the basis of employees working in shifts?
- Comparative elevation plans between the proposal and the approved residential scheme for south and west elevations?
- Illustrative street scenes to indicate the height relationship of the care home building to the existing dwellings to the south and commercial units opposite the site to the east?

Please contact Mrs Gardner if you need further clarification of the above.

I confirm that the consultation response from the Landscape Officer is still awaited and has been chased.

Finally, I would appreciate your agreement to an extension of time on the application until 07-02-2020 to cover the February Committee.

Kind regards



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