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10 December 2021

Our Ref: 34199/06

Your Ref: Y/127/21/RES

Dear David,

Land off Bilsham Road, Yapton.

I am writing to you on behalf of my client Bilsham Road LLP ("the Applicant") in regards to the Reserved Matters Application for the above development on Land off Bilsham Road, Yapton ("the Site"). Firstly, we would like to thank the Council for the feedback received to date on the Reserved Matters application.

Following a request for further information, I am pleased to provide our response as set out below.

WSCC Highways - Parking Calculations

In order to provide the information requested above, a Highways Technical Note (November 2021) has been produced and submitted with this cover letter. The note sets out the difference in car parking numbers between the Car Parking Layout and the original Highways Technical Note (November 2021).

West Sussex Fire and Rescue Service – vehicle access requirements

The Highways Technical Note (November 2021) sets out that the proposal has been designed with suitable fire tender access in compliance with Building Regulation requirements.

Environmental Health - Electric Charging point

The Highways Technical Note (November 2021) includes information on charging points.

Confirmation of details and specification for the galvanised metal fence to play area, post and wire fence to Suds

In order to provide the information requested above is included within the Indicative Fencing Details document – reference 7905-L-113 that has been submitted with this cover letter.

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Confirmation of the proposed use of the area immediately north of the LEAP and shown as hatched area pink and detailed as other outdoor provision

Although included as "Other Outdoor Provision" on the Green Infrastructure plan, the area immediately north of the LEAP will be an area of open amenity space with no specific function.

Buffer plan which shows 3m clear buffer between top of bank of watercourse and proposed trees, fences, walls, buildings, attenuation features etc.

This information has been provided within the amended Landscape Proposals drawing ref: 7905L-100-111 [1].

Is footpath FP156_2 to remain separate but run parallel to the south-west of it?

This footpath will remain as existing and separate from the proposed road with no new surfaces proposed.

Two perpendicular cross sections per basin

This information has been prepared and submitted with this cover letter under drawing ref: 19-326-017 Basin Sections.

3m buffer plan round basins and watercourses

This information has been provided within the amended Landscape Proposals drawing ref: 7905L-100-111 [1].

Demonstrated that root potential areas do not conflict with drainage

This information has been provided within the amended Landscape Proposals drawing mentioned above. This shows that the root potential areas do not conflict with drainage.

Discrepancy in attenuation crate depth would need to be resolved

This information has been provided within the above drawings and the discrepancy in attenuation crate depth has been amended.

Plot 32, 34, 42, 58 are side on to the main street

Climbing plants have been included along this elevation to provide additional landscaping to the properties and the main road. Due to the limited space and future impacts on root protection areas, the area is unsuitable for additional trees.

Plots 9-12 and 13-15 which essentially face onto parking spaces

In order to address the comments raised above, the parking to the rear of plots 1-8 has been amended to provide a better outlook and additional landscaping.

Other matters

Yapton Parish Council and the Case Officer have noted the streetscene showing the open green space and noted the difference in the elevations between Barratts and the Site. In response to these comments, the boarding on the Drove character area has been amended to show some off white boarding to blend in with the neighbouring scheme. In addition to this, the building materials layout and streetscenes have been updated and the new plan numbers are listed below.

A revised Schedule of Accommodation has also been provided.

The original and amended drawings numbers can be viewed in the table below:

Document	Original drawing number	Amended drawing number
Proposed Site Layout	19284-P201	19284 – P201c
Accessibility Layout	19284-P208	19284-P208B
Building Material Layout	19284-P203	19284-P203C
Car charging layout	19284-P209	19284-P209A
Car parking layout	19284-P207	19284-P207B
Garden depth and distancing layout	19284-P206	19284-P206B
Green Infrastructure layout	19284-P211	19284-P211B
Land use layout	19284-P212	19284-P212B
Tenure Housing Layout	19284-P202	19284-P202
Building Material Layout	19283-P203	19283-P203C
Boundary Material Layout	19284-P204	19284-P204B
Surface Material Layout	19284-P205	19284-P205B
Refuse Strategy Layout	19284-P210	19284-P210B
Apartment Block A – Full plans and Elevations	19284-P213	19284-P213A
2B4P Type B – Semi – Full Plans and Elevations	19284-P232	19284-P232A
2B4P Type B – Terrace – Full Plans and Elevations	19284-P233	19284-P233A
3B5P Type D – Detach – Fulls Plans and Elevations	19284-P243	19284-P243A
3B5P Type D and 2B4P Type B – Semi – Full Plans and Elevations	19284-P245	19284-P245A
3B5P Type D and 2B4P Tybe B – Terracce – Full Plans and Elevations	19284-P246	19284-P246A
Coloured Street Scenes AA BB CC DD		19284-C202A
Coloured Street Scenes EE FF GG HH		19284-C203A
Coloured Street Scene GG		19284-C210A
Preliminary engineering layout	19- 326-009N and 010N	19-326-009Q and 010Q
Catchments		19-326-015C and 016C
Basin Sections		19-326-017
Refuse strategy layout	19284-P210	19284-P210A
Surface material layout	19284-P205	19284-P205.1A
Tenure Housing Layout	19284-P202	19284-P202A
Landscape Proposals	7905-L-100-111 rev B	7905-L-100-111 rev I
Schedule of Accommodation		P201 rev A
Proposed footpath routes		19284 – P201.3
Indicative Fencing Details		7905-L-113
General Arrangement		19-326-001 and 002F
Refuse Vehicle Swept Path Analysis		19-326-003F and 004I
Fire Tender Swept Path Analysis		19-326-005F and 006F
Car Parking Swept Path Analysis		19-326-007B and 008B
Highways Technical Note		19-326-10

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I trust that this information is acceptable, if you have any further questions, please do not hesitate to contact me.

Yours sincerely



Mykena Mortimer - Davies
Planner