

David Easton

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09 March 2022

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 ithe Reserved Matters Application for the above development on Land off Bilsham Road, Yapton ("the Site").

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

Tree Officer – Concern regarding Tree T8 RPA

In order to address the comments raised by the Tree Officer, the Applicant has amended the alignment of plots 91-93 to ensure there is no rear garden within the RPA. Further comments were received regarding a 2m buffer zone and this has been incorporated into the scheme where possible and resulted in minor amendments to parking for plots 91-92 to ensure there is no encroachment within the 15m RPA and 2m buffer. Whilst several amendments have been proposed to remove development from the RPA, it was not possible to completely remove the proposed footpath running to the north of tree ref:T8 as this is proposed in compliance with the approved Design Code. Therefore the removal of this footpath would have significant implications on the design of the Main Street and it was agreed between the Applicant and Tree Officer that measures set out in the updated Arboricultural Impact Assessment would be suitable to ensure there was no impact on the tree T8.

London Birmingham Manchester Reading

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Drainage Officer -- Concern regarding tree root potential areas near the attenuation basins

In order to remove concern regarding the proximity of trees to the drainage features, an updated plan has been provided which showing the root potential areas of the trees with revised species to ensure there is no conflict with the basins.

A revised Schedule of Accommodation has also been provided.

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

Document	Amended drawing number (December 2021)	Amended drawing number – March 2022
Proposed Site Layout	19284 – P201c	19284 – P201G
Accessibility Layout	19284-P208B	19284 – P208C
Car charging layout	19284-P209A	19284 – P209C
Car parking layout	19284-P207B	19284 – P207C
Garden depth and distancing layout	19284-P206B	19284 – P206C
Green Infrastructure layout	19284-P211B	19284 – P211C
Land use layout	19284-P212B	19284 – P212C
Tenure Housing Layout	19284-P202	19284 – P202C
Building Material Layout	19283-P203C	19284 – P203D
Boundary Material Layout	19284-P204B	19284 – P202C
Surface Material Layout	19284-P205B	19284 – P205C
Refuse Strategy Layout	19284-P210B	19284 – P210C
C2H4 – Semi – Full Plans and Elevations	19284-P219	19284 – P219A
C2H4 & C3H5 – Terrace – Full Plans and Elevations	19284-P220A	19284 – P220A
C3H5 – Detach – Full Plans and Elevations	19284-P223A	19284 – P223A
Preliminary engineering layout	19-326-009Q and 010Q	19-336/009S and 010S
Catchments	19-326-015C and 016C	19-326/015E and 016E
Refuse strategy Layout	19284-P210A	19284-P201C
Surface material Layout	19284-P205.1A	19284-P205C
Tenure Housing Layout	19284-P202A	19284-P202C
Landscape Proposals	7905-L-100-111 rev I	7905-L-100-110 rev L
Schedule of Accommodation	P201 rev A	P201 rev C
General Arrangement	19-326-001 and 002F	19-326/001G and 002G
Refuse Vehicle Swept Path Analysis	19-326-003F and 004I	19-326/003G and 004G
Highways Technical Note	19-326-10	19-326-10A

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

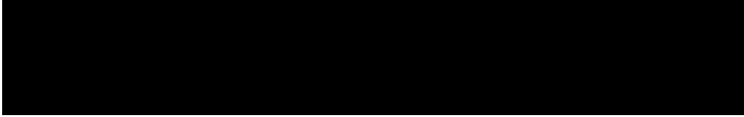
Nexus Planning

Yours sincerely,

A black rectangular box redacting the signature of Mykena Mortimer - Davies.

Mykena Mortimer - Davies

Senior Planner

A large black rectangular box redacting the contact information of Mykena Mortimer - Davies.