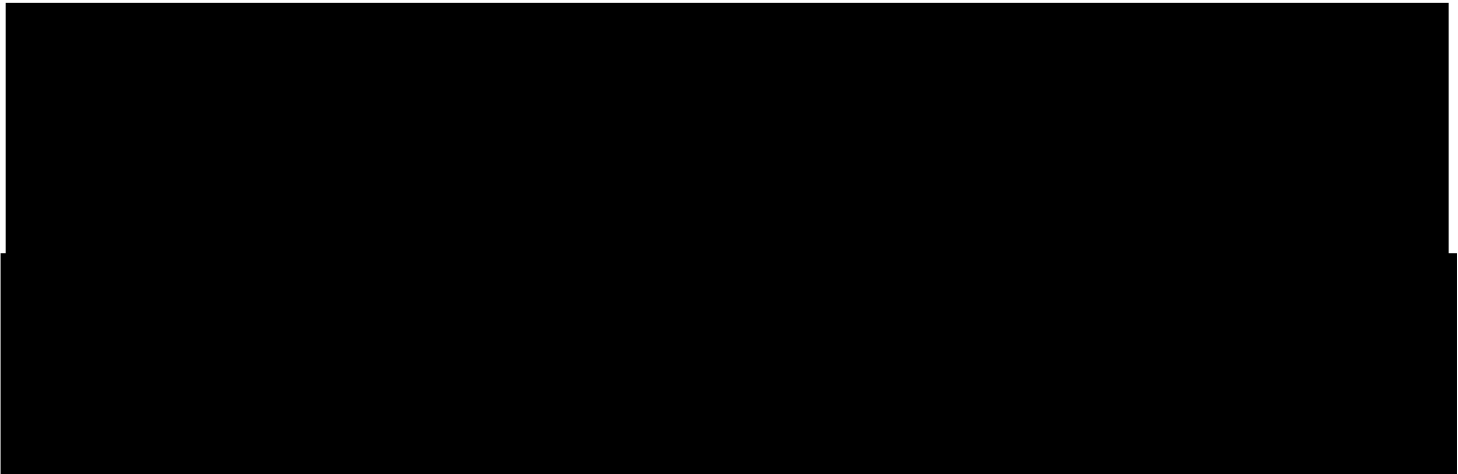


Lynnyrd Wolfe

From: Simon Davis
Sent: 05 July 2019 16:53
To: Planning.Responses
Subject: FW: Application Ref. Y/4/19/RES - Land at the Former Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Attachments: 19.14.P101 V Site Layout.pdf; 19.14.107 Services Plan 1 of 1.pdf; 19.14.107.1 Services Plan 2 of 2.pdf; 1973-TF-00-00-DR-L-1001 P09.pdf; 18209-AA4-CA.pdf; 18209-BT4.pdf; SGN Manual - V2.1 Planning Portal.pdf
Importance: High

Please see Action Sheet

Kind Regards



Subject: Application Ref. Y/4/19/RES - Land at the Former Cinders Nursery, Cinders Lane, Yapton, BN18 0JJ
Importance: High

Afternoon, Simon,

Further to your email dated 25 June 2019 below and subsequent emails that have been exchanged between my client and yourself direct, I am pleased to attach Site Layout Plan ref. 19.14.P101V, which addresses the attached consultation response dated 25 June 2019 from WSCC Highways. Specifically:

1. Symbols have been added to indicate where tactile paving and corresponding dropped kerbs will be located. The site's access onto Bilsham Road will also incorporate tactile paving and dropped kerbs; and detailed arrangements will be agreed and delivered by way of a S278 Highways Agreement with WSCC Highways.

It is not possible to include a formal crossing point where Public Footpath 166 crosses the site's access from Bilsham Lane - the width of the site's access is quite narrow at this point. However, vehicle speeds along the site's access will be low and the point at which Public Footpath 166 crosses the access will be readily visible to those using the access on foot, and by cycle and motorised vehicles. Nevertheless, crossing points including tactile paving and dropped kerbs are shown at all other crossing points, as described above.

2. Footpath widths have been revised following feedback received by email on 28 June 2019 and are now shown as 1.5m wide within the main body of the site and 1.8m wide at 'pinch points' along the site's access from Bilsham Road.

3. Plot 32 has been moved north to allow for a 5.5m driveway to accommodate two parked cars, thereby removing the need to include the plot's garage within the site's overall parking provision.
4. The internal dimensions for garages are 6m x 3m, meeting the guidelines in Manual for Streets.
5. The footpath around the visitor space adjacent to plot 47 has been extended and hard landscaping provided.
6. Parking spaces to the front of plots 21-26, 27 and 39-46 have been increased to a length of 5.5m.
7. The communal cycle stores for both blocks of apartments can accommodate 4 cycles, meeting WSCC Highways' standard of 0.5 cycles per apartment.
8. The path between plots 5 and 6 has been shown to the same specification as the other paths through the site's component of open space.

I can also confirm that Site Layout Plan ref. 19.14.P101V incorporates the following revisions to address the three comments set out in the email dated 1 July 2019 from WSCC Highways:

1. The site's access from Bilsham Road has been designed with a 1.8m wide footpath for approximately 26m of its length. This will not compromise the access' bellmouth onto Bilsham Road and further details will be agreed through the process leading to a S278 Highways Agreement.
2. Please refer to the first item 1 above.
3. Again, please refer to the first item 1 above - areas of tactile paving have been brought closer to junction bellmouths and their precise specifications will be agreed at the detailed design stage.

Finally, you will recall a query raised by WSCC Highways in March 2019, regarding how services would be accommodated within the site's development. Please find attached two Services Plans ref. 19.14.107 and 19.14.107.1, which indicate the position of water supply, electricity supply and telecoms runs throughout the site's development.

Next, please find attached a revised Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1001 P09A to match the revised Site Layout Plan ref. 19.14.P101V attached. Lastly and whilst not strictly required as part of this reserved matters application ref. Y/4/19/RES, I have also attached an Arboricultural Assessment & Method Statement and associated Tree Protection Plan ref. 18209-BT4; and a Manual for Managing Trees on Development Sites, by way of further explanation and support for the revised Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1001 P09A attached.

Otherwise, I can confirm that Kazys Narbutas at my client's Drainage Consultants, Escher Silverman, is consulting directly with your Authority's Drainage Engineer, Laura Gibbons, regarding the site's foul and surface water drainage systems. Once agreement has been reached between Kazys and Laura, I will lodge a formal application with your Authority to discharge the relevant pre-commencement conditions relating to foul and surface water drainage that are attached to the site's outline consent ref. Y/5/17/OUT. I'll update you as soon as possible.

In the meantime, I hope this email and the attached are helpful - you should now have all you need to issue a grant of reserved matters consent under this application ref. Y/4/19/RES, pursuant to the site's outline consent ref. Y/5/17/OUT; and I'd be grateful if you could confirm your anticipated timings for this process to be completed.

Many thanks and regards,

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