

Lynnyrd Wolfe

From: Kathryn Griffiths [REDACTED]
Sent: 05 February 2019 11:43
To: Simon Davis
Cc: Zoe Knott
Subject: Burndell Road - Y/98/18/RES / Y/97/18/DOC

Categories: For future upload

Dear Simon,

Thank you for the telephone conversation last Tuesday (29th) where you raised your initial concerns which we have addressed below.

Open space

We note your concern on whether the strip of land by the site's access would be included in the open space provision. Excluding this area of land from the calculation would give a total of 6612sqm which is above that required by Policy OSR DM1 of the Local Plan and in accordance with guidance set out in the current Open Space Study.

Arun's Open Space Study (2016) identifies Yapton as being within West Arun and based on a development of 108 dwellings, suggests a provision of 5562sqm. The open space provided is therefore meeting and exceeding this provision.

Connectivity into adjacent site

The Applicant has explored the option of connecting into the adjacent site (Land south of Burndell Road) and note that the other site has no provision for connecting into our site. Notwithstanding this, there is unregistered land between the two sites that would prevent the connection.

Attenuation ponds

The proximity of the trees to the attenuation ponds in the south west corner is currently being reviewed and will be addressed as part of the landscaping and drainage comments made by the Council.

We look forward to discussing the application with you tomorrow. Should you have any queries in the meantime please do not hesitate to contact me.

Kind regards

Kathryn

Kathryn Griffiths
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