

From: Kathryn Griffiths [REDACTED]
Sent: 20 February 2019 15:44
To: Simon Davis
Cc: Zoe Knott
Subject: RE: Burndell Road - Y/98/18/RES

Categories: For future upload

Dear Simon,

Thank you for your comments of 12th February which we have considered and respond to below.

For clarity the following information is attached:

- Street lighting (SSE235781 Letter of approval)
- Layout (18-1065-005 C Site Plan Planning Layout)
- Affordable housing tenure mix layout (18-1065-005 C Site Plan Planning Layout)
- Soft Landscape Proposals (BOV22172 – 11E sheets 1-5)
- Hard Landscape Proposals (BOV22172 – 12E sheets 1-5)

Landscape

The landscape plans have been updated to accord with the latest layout plan and drainage comments received on 2nd and 4th January 2019. Soft landscape drawing (BOV22172 11 sheet 4) shows that trees located immediately south of the attenuation pond and two *Alnus Glutinosa* trees to the south of the electricity substation have been removed to provide sufficient easement (5m buffer) from the attenuation features and watercourses. Soft landscape drawing (BOV22172 11 sheet 4) also shows trees alongside the pump station to have been removed/relocated and hedges have been adjusted in line with the sight lines.

POS

We note that the strip of POS along the entrance should be excluded from the POS calculation. With this area excluded, the provision of POS is 6117sqm and exceeds the policy requirement of 5562sqm.

Link to adjacent site

We take on board your point to not include a boundary to the south east corner and this can be shown on soft landscape drawing BOV22172-11E sheet 5..

Location of POS

We agree that the location of the POS is not dissimilar to the indicative plan submitted at the outline stage and accords with the parameters approved. As such the location of the POS has not been moved.

Viewpoints

The viewpoint comments have been taken on board and changes have been made to the layout (see attached). Parking spaces for unit 45 have been relocated to create space for tree planting that will provide green views to this part of the development.

Proximity of trees to attenuation ponds

The relationship between the existing trees to the attenuation ponds has been reviewed and the trees are now away from the bank of the watercourse as shown on the revised landscaping plans.

Street lighting

In response to WSCC's comments on condition 18 (street lighting) on 7th January 2019, please see the attached letter from SSE Enterprise confirming that the street lighting is fit-for-purpose and meets PFI Contract Guidelines.

Other matters:

Affordable Housing

The affordable housing layout plan has been attached for the affordable housing officer's confirmation that the proposed mix complies with his recommendation (provided in December – see attached email). The following affordable housing mix is proposed:

Affordable rent

9 x 1 bed
5 x 2 bed
2 x 3 bed house
= 16

Shared ownership

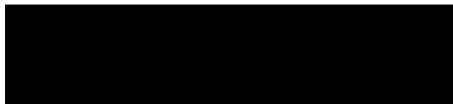
3 x 1 bed
5 x 2 bed flat
3 x 2 bed house
3 x 3 bed house
2 x 4 bed house
= 16

We trust that the additional information satisfies the various queries but should you have any further questions please do not hesitate to contact me.

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner



Nexus Planning is pleased to have been shortlisted by the RTPI as a finalist for Planning Consultancy of the Year 2019



Nexus Planning
5th Floor
Thames Tower
Station Road
Reading



From: Simon Dav [REDACTED]
Sent: 12 February 2019 11:21
To: Ka [REDACTED]
Cc: Zo [REDACTED]
Subject: RE: Burndell Road - Y/98/18/RES

Dear Kathryn,

Thank you for your email. I have been meaning to write further to your emails and our meeting last week but have not been able to due to other commitments.

The following concerns were raised at yesterday's meeting by Neil Crowther/Karl Roberts:

- (1) We would also not consider the strip of POS along the RH (eastern) boundary to be POS and this should be excluded from the calculation. However, this could be included if the strip was wider as per the indicative layout provided at outline stage (Karl/Neil liked this feature from the indicative layout);
- (2) There needs to be some kind of link into the adjoining site at the SE corner. I note your points on this matter but can you at least just not include a boundary here so people can walk across grass between the two sites. I note that the indicative layout provided at outline was amended from that submitted at pre-application to create a shared greenspace, fronted by dwellings from both developments with scope for pedestrian and possible vehicular links between the two layouts in addition to the shared greenspace between the developments;
- (3) Concerns were raised over the location of most of the POS on the periphery and it was not considered to be central enough. However, I do note that this is similar to how it was shown on the indicative plan at outline stage and that there were no objections raised at that time to the indicative design/layout;
- (4) Concern was raised as to the lack of viewpoints within certain roads in the layout. For example, when driving east down the road between the LAP and plots 37-39, the end view is of a car park plus the rear boundary to 26/27. It was considered better design if the end focal point is of a house frontage. There are other similar examples of this within the layout; and
- (5) As you are aware concerns remain re the relationship of existing trees to the attenuation pond (I await Tree Officer comments on this).

I need to raise the following matters with you following our meeting/your emails last week:

- (a) I will be required to notify Yapton Parish Council of the changes you propose to the application. We do not consider the changes/new information to be trivial in nature and to not notify them would put us at risk of legal challenge. This will add 21 days to the no decision before by date.
- (b) I have not yet done this as I will need to ensure that all the plans are changed on the system first so that the Parish are able to view them. I will do this once I have received the landscape plans which you said were being sent over. Please be aware that once I put a substitution request in to admin, then it will likely take them at least 5 working days to action this and return the file. Therefore, it makes no sense to put a request in for some and not all of the plans.
- (c) If you propose to make further changes to the scheme as per comments (1) to (4) above then please advise.
- (d) I had mentioned a comment from WSCC Highways about the streetlighting for Y/97/18/DOC – please see point 2 in the attached pdf.
- (e) I said I would chase consultees for both applications. The following are outstanding:

Y/98/18/RES – Landscape Officer, Trees

I will chase these. However, there is no point chasing landscape if you are about to issue amended landscape plans.

Kind Regards

From: Kathryn Griffiths [REDACTED]
Sent: 12 February 2019 08:57
To: Simon Davis [REDACTED]
Cc: Zoe Knott <[REDACTED]>
Subject: Burndell Road - Y/98/18/RES

Dear Simon,

Please can you provide an update on the application following your internal meeting yesterday.

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner

[REDACTED]

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