

Rae Mepham

From: Sarah James
Sent: 18 November 2010 10:35
To: Development Control
Subject: FW: 101102 13039 Midsomer Norton

From the 13th September 2010 the way you get planning advice and view plans will be changing:
<http://www.bathnes.gov.uk/environmentandplanning/planning/Pages/default.aspx>

-----Original Message-----

From: david archer [mailto:david@pad-design.com]
Sent: 02 November 2010 13:29
To: Sarah James
Cc: Amanda Hall; 'Hughes, Cecelia'; 'Blythe, Tim'
Subject: 101102 13039 Midsomer Norton

Dear Sarah

10/04015 Full Planning Application for 112 dwellings, access from Withies Park, including a new bridge across the River Somer, landscaping and associated works

Further to our recent correspondence and consultee responses I would like to respond on the following issues.

Urban Design

I note that your urban design officer, Funda Willetts, has no objections to our proposed scheme and that she makes two observations to which I would like to respond.

1. There is no opportunity to link the proposed development to either Cautletts Close or Furlong Close to the south west of the site without crossing third party land (private drives).
2. It is our clients position that the achievement of requisite levels of the Code for Sustainable Homes, whilst aspirational, will be achieved in accordance with regulatory or planning requirements or when commercially viable. We are not aware of any regulatory or planning requirement to achieve a specific level of the code for open market units on this site and it is not considered that this can be achieved as part of a commercially viable scheme. However, as you are aware, 35% of units will be affordable homes and will achieve Code Level 3. The orientation of building on the site has been considered with regard to future opportunities to retrofit solar energy solutions and with regard to good urban design. Buildings have been orientated to provide surveillance of both the street spaces proposed and of the proposed open spaces in order to reinforce the creation of a safe and secure environment and to provide a legible form of development. However, you will note, given the general orientation of the proposed development blocks, that the majority of proposed units have a roof slope facing either south west or south east. I would also point out that all of our affordable homes will be lifetime homes compliant.

Highways

I note that your highways officer, Amanda Hall, currently objects to our proposal. To address her concerns I respond as follows;

Parking.

I note Amanda's comments and attach a revised plan (13039 5000 C) increasing the proposed parking as requested. In summary this relates to an increase in the provision for 2 and 3 bed homes with all 3 bed now provided with either a garage and a space or two spaces and all 2 bed homes provided with at least 1.5 spaces + one visitor space for every four 2 bed homes.

Visibility.

I attach a plan prepared by Key Transport (0215-013) indicating achievable visibility within the shared space street hierarchy. In preparing this drawing for what will be a low speed shared street environment a design speed of 15mph or less has been used to design the layout and measure visibilities. In some areas for example where vehicles have to negotiate tight radius bends a design speeds of 10mph has been used to measure forward visibility.

Swept Path.

I attach a plan prepared by Key Transport (0215-014) indicating swept path for refuse and service vehicles. The vehicle used for undertaking the swept path analysis is a large refuse vehicle (9.9m long with three axles).

Detailed engineering drawings.

I understand Mr Steve Foxall of Bannersgate has spoken to Amanda in regard to required drawings and these are due to be submitted under separate cover today. However, I note that Amanda has proposed a condition which appears to give you the opportunity to address these issues subsequent to granting of approval. I note your ecologist has proposed a condition in regard to a lighting scheme.

Pedestrian Link (suggested) between plots 43/45.

As we discussed and as per our previous response on this matter. This was considered in some detail but after reviewing it was not felt that, overall, this would benefit the scheme significantly with regard to permeability and would compromise our design approach to introduce a shared space street hierarchy (all users using the street space) by creating an element of segregated use and would also compromise our ability to achieve our urban design aspirations for the development and create a safe and secure environment, with strong defensible perimeter blocks. It has therefore not been included.

s106.

This is subject to separate correspondence.

Education

We have agreed a contribution of £20010

Affordable Housing

I note that your affordable housing officer, Gary Ward, has no objection and that both the proposed mix and distribution of affordable housing is appropriate.

Architectural Liaison Offer

I note that the Crime Prevention Design Advisor, Adrian Dent, currently objects to the scheme. I now attach a revised planning layout (13039 5000 C) for your further comment which I believe addresses his concerns. In summary the layout now relocates rear garden gates to plots 11 - 17, 24, 26 - 30, 47, 49, 61, 71, 81, 90, 91, 99, 100, 102 as requested; introduces a landscape buffer to the side of plot 34 and amends access to rear of plot 102 from a wall to a gate. In addition we have now introduced additional rear gates 1.8m fencing to units with gated drives to provide additional security to rear gardens. I also confirm, as indicated on the plan, that all rear garden fencing/walling excluding boundaries between adjoining enclosed gardens will be 1.8m high. I also confirm, on behalf of David Wilson Homes, our intention to submit a secure by design application for, as a minimum, part one for this site. I have sent this revised layout direct to Mr Dent under separate cover for further comment.

Ecology

I note that your ecologist, Lucy Corner, has not objected to our proposals subject to the introduction of several conditions upon approval and a habitat management plan secured through the s106 agreement. I understand Lisa Pierce of Ecosulis is in correspondence with Ms Corner and an updated mitigation strategy which will be issued and will be referred to in future and linked to conditions to be finally agreed.

Green Space

I await your clarification on why, currently, our on-site provision of POS has not been accounted for within your Planning Obligations Assessment and also clarification on why the maintenance contribution multiplier has increased from that use previously at Peasedown (£19) to £42 (approved Sept 2010).

Environment Agency

I note the EA currently has a holding objection and they confirm in their letter of the 25th Oct that they are in receipt of further details submitted by Bannersgate to resolve their remaining concerns. I also confirm that a separate report has now been submitted direct to The EA by Jubb Consulting engineers and that this has been copied to you under separate cover. It is our belief that the submission of this further information will provide the EA with sufficient information for them to now remove their holding objection.

I hope I have covered all issues as they currently stand. However, as always, if you require anything further or clarification on any point please do not hesitate to contact me.

Kind Regards
David Archer

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