

David,

Thanks for the update, in response I have provided the following information below which I hope will resolve the points raised

Condition 3

(now discharged)

Condition 4

Sascha raised her concerns that one measurement of height at the centre of the construction area was not enough detail and asked for additional information, she agreed that due to the almost completely flat nature of the site a topographical survey was somewhat excessive and, after discussion, we agreed that measurements should be taken, relating + or - to the central measurement, at each of the four corners of the construction.

This has now been undertaken and the results were

South East Corner +35mm from central point

South West Corner - 5mm from central point

North West Corner -40mm from central point

North East Corner -35mm from central point

As a reminder the original methodology for the central point measurement was as below (copied from the original submission)

“There is an existing foul drain cover 3.7m from the drive entrance boundary with Manor Road which is set in the driveway (see red arrow photo 2), it is 710mm below an OS bench mark marked on the existing Eastview property (see photo 1 & 2 below) There is an offsite pavement drain cover in Manor road (see Photo 3) this is also 710mm below the OS bench mark, the drain cover is marked number 5051 on the attached southern water drainage plan appendix 6

The ground height at the proposed new dwelling construction area of the site is 95mm above the top of the drain cover on the drive. The finished floor level will be 175mm above this height and hence the finished floor level of the new dwelling above the driveway drain cover will be 270mm and thus 440 below the OS benchmark datum point”

Condition 5

I note the EHO has now responded on this point as below

“The information to hand is that a 6 foot high fence, comprising acoustic fence panels fitted between concrete posts and stood on concrete gravel boards, will be constructed on the southern boundary of the property, and that the driveway serving the new residence to the rear will not be made up of loose gravel - see Condition 10.

Based on the above, I am satisfied that Condition 5 can be discharged.”

thus I assume this can be signed off subject to the drive surface condition (10) being resolved

Condition 6

Discharged

Condition 7

Discharged

Condition 8

Still under consideration

Condition 9

I was surprised by the points raised and wonder whether the officer had read the submission document along with the drawing, the only new boundaries in the application are the acoustic fence clearly marked by a green line and the timber panel fence around the whole newly created boundary to Eastview (as shown on the plan) The specification and height (standard 6 Ft) for these are clearly shown in the document. Other than this all existing mature hedging and panel fencing are retained. Despite the above I do understand the problems with visiting site to check existing boundaries thus, as per the officers request, I have annotated a site plan and shown various photographs of the existing boundary as well as the locations of the two fence types proposed. (see attached)

Condition 10

The original proposal stated the drive would be Grey Formapave concrete paving or other planning approved bound material. The sign off application is asking for the council to consider Core commercial 65-30 as a suitable system for binding a gravel surface to achieve a satisfactory solution. The original East view has this solution already to a small drive area at the front of the property and as such the owner would be happy to have noise test undertaken (including car and foot traffic) to show the effectiveness and reduced noise levels achieved by binding the angular gravel together in small cells as per the Core commercial 65-30 specification.

Should this be acceptable, I have added to the new plan, edge treatments as per the landscape officers request, I have attached a site picture of the system in the existing small drive area that could be utilised for any tests you will see the system binds the gravel into cells which stop movement and associated noise you can also see the area the car is parked on in the second photo

Best Regards

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