

SMD/2022/0245 – 17th Dec 2022 e-mail from agent to LPA

Hi Arne – My apologies for the delay in getting back to you on this one.

I have been through the email trials between us and made some amendments to my drawings together with a new site context drawing, which shows how the proposed bungalow would sit within its surroundings, which in my opinion seems to work quite well given its relationship with the surrounding properties/buildings. A copy of these drawings are attached to this email, the floor plans remain as submitted so these haven't been attached.

The location plan / ownership boundaries have been amended so they align, the timber fence along Dorian Way has been removed to ensure we have nothing installed within highways land together with no visibility issues. The northern boundary has been amended to allow a clearer access to the brook for maintenance. The existing footpath as well as the diverted footpath has been identified on the site plan drawing, the applicants have proposed a new 1200mm high post and rail timber fence to be installed along the re-positioned footpath (at their cost), although the footpath wouldn't need it they are happy to put something in place should it help towards the Parish Councils concerns. A copy of the applicants title is attached to help identify their ownership, my revised site plan and location plan align with this now.

A few things to consider; the title plan doesn't seem to show any ownership belonging to highways on the applicants land. There is a section hatched in red which I believe is owned by a third party that the applicant is in discussion with the land owner over. The area in yellow could possibly be the land owned by highways, the applicants are unaware of who owns this land, are you able to find out whether this is the land highways is considering?

With regards to the Parish Councils concerns over flooding; The applicants were very upset with these comments and wanted to share their concerns to you again to say they are false and that the brook has never flooded since they have lived at the property which has been over 34 years. The applicants went to a recent Parish Council meeting where the comments were discussed between both parties. I believe that the Parish will be contacting you directly on this following their latest meeting.

On one of your emails you have suggested a topographical survey to be carried out to determine the existing levels. Although the footpath levels wont really alter given the access onto the footpath at each end with remain, would you be happy to put this element on hold until you are happy with the other concerns? I just wouldn't want the applicant to spend further on the survey should the scheme not be supported. They are happy to instruct the survey as long as we can agree on a proposal in principle on the other elements.

Happy to agree on the extension Arne, obviously if we can move it on any quicker that would be great.

Many thanks, Regards
Tom Withers
Company Director