

Latham, James

From: Russell Pryce <Russell@collinsdb.co.uk>
Sent: 13 August 2019 10:18
To: Johnson, Karla; sec@wagpc.org.uk
Cc: Banks, Samantha
Subject: Whitchurch and Ganarew NDP - Examiners questions
Attachments: Section 38 road adoption plan.pdf; Section 38 General Arrangement.pdf

Dear Karla/Keith

I see the examiner has raised a few queries.

With respect to her query number 6 concerning housing site allocation on land adj Yew Tree Close – *(full question in italics below)*, we act on behalf of the landowners.

I can confirm the proposed allocation land falls within the same ownership as the adjacent committed site that has an extant PP for 9 dwellings.

We have met with HC highways on site to discuss access to the NDP proposed allocated site and they have recommended that the priority adopted highway route should continue southwards to serve the proposed housing allocation land with a junction westwards to the extant planning permission site. We are finalising the Section 38 adoptable road design to serve the extant PP and the relevant plans are attached, which identify a spur road that would continue southwards to serve the NDP allocation.

In summary, the road layout on the attached plans is also designed to accommodate a future adoptable road access to the NDP proposed site allocation.

Question 6

The proposed site allocation (Policies WG3 and WG4), land adjacent to Yew Tree Close, seems to rely on access through the committed site. Please send me brief details of the permission for the committed site including a site/layout plan and comment on this issue. What work has been done to look at both sites holistically? Has the land owner(s) confirmed access is available for the allocation? Is the land within the same ownership?

Kind regards

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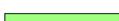
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KEY:

ADOPTABLE ROAD	
ADOPTABLE FOOTWAY	
ADOPTABLE VERGE	
SECTION 38 BOUNDARY	
VISIBILITY SPLAYS	
TACTILE PAVING	

P02	HATCHING AMENDED. GIVE WAY MARKINGS AND TACTILE PAVING CROSSINGS ADDED.	JM	BW	BW
P01	FIRST ISSUE.	JM	BW	BW
Rev.	Description	By	Chk	App



Project:
YEW TREE CLOSE

Drawing Title:
**SECTION 38
GENERAL ARRANGEMENT**

Drawing No.
CC1962 CAM ZZ 00 GA C 90 0102

Project No.	Org.	Vol.	Level	Type	Dis.	Class	No.
S1	PRELIMINARY						P02

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- KEY:
- ADOPTABLE CARRIAGEWAY
 - ADOPTABLE FOOTWAY
 - ADOPTABLE VERGE
 - SECTION 38 BOUNDARY
 - PROPOSED ROAD GULLY

P02	HATCHING AND GULLIES AMENDED.	JM	BW	BW
				02/08/19
P01	FIRST ISSUE FOR COMMENT.	JM	BW	BW
				12/07/19
Rev.	Description	By	Chk	App



Project:
YEW TREE CLOSE

Drawing Title:
SECTION 38 PLAN (SHEET 1 OF 2)

Drawing No.
CC1962 CAM ZZ 00 GA C 90 0101

Project No.	Org.	Vol.	Level	Type	Dis.	Class	No.
S1	PRELIMINARY						P02

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