

12 November 2020

Our ref: 1466/5974 e-Lt 201112
Your ref: 20/01061/FUL

The BCM logo consists of the letters 'BCM' in a white, bold, sans-serif font, centered within a solid black square.

WITHOUT PREJUDICE

Ms Sarah Wilkinson
Principal Planning Officer, Planning and Housing Services, Isle of Wight Council, Seaclose Offices, Fairlee Road, Newport, Isle of Wight PO30 2QS
by email

Dear Sarah,

RE: LAND SOUTH OF APPLEY ROAD NORTH OF BULLEN ROAD AND EAST OF HOPE ROAD (WEST ACRE PARK) RYDE

I thought it might be useful to provide a summary of the revisions as to avoid any confusion. I appreciate you will be versed with those revisions, but due to the size of the project we would like to ensure your statutory consultees and third parties are aware.

I have attached two document schedules to the rear of this letter. The first schedule details a list of plans and reports forming the original submission package. Those plans and reports highlighted in red have been superseded.

The second document schedule details all revised plans and reports. It also includes some minor new material. In broad conclusion the following applies:

- 1) We have responded to the Island Roads representation and resolved all reasonable requests. This includes all internal swept path analysis, carriageway and footpath design requests, on and off site junction designs (including a pedestrian crossing within Marlborough Road) and confirmation regarding the trigger points applied to the off-site highway junction improvements.
- 2) To ensure a suitable freeboard from the Flood Zone (as per the Environment Agency representation) we have ensured that those houses and supporting infrastructure within phase D have been removed. The specific part of the site will now be dedicated to public open space. Those units within phase D have been relocated to Phase B. Via this relocation, the total amount of Public Open Space across the whole site has increased.
- 3) We have engaged with the Hampshire Police Authority. They are now satisfied with the revised proposals, as structured by the Crime Prevention Detailing (Plan SP18-A) which will set the principles applied to a planning condition which will be replicated throughout all phases. We have also revised the public access corridors within the woodland which sits between phases G & F so that access is only afforded on an east-west axis.

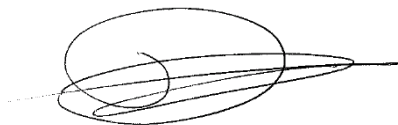
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12 November 2020

- 4) We have noted the representations of the Woodland Trust. To confirm, trees T23, T50, T53 and T187 are all retained and preserved by the proposals. Tree T7 was set to be removed as it only had a lifespan of less than 10 years; irrespective of the proposal. However, as Tree T7 is within the landscaped buffer to the west of the site we have retained this tree; as defined within phase G. We have consulted with the Woodland Trust and they now seem to be satisfied to remove their objection.
- 5) For the benefit and assessment by your tree consultant, we have provided shade analysis for phase F and its interaction with the woodland to the south. This demonstrates that the woodland and site layout is acceptable. Under separate cover, we have confirmed with your tree consultant that this woodland will also be managed (and which can form the structure of a planning condition). Species such as Ash (which are prone to Ash die back) can be managed and removed (as a phased and gradual approach) and then replaced with other native deciduous species. Thus, via accepting development, the management of the woodland will be a planning gain, as otherwise it is in a poor condition.
- 6) The remaining plans (site layouts/phase plans, elevations and floor plans) have responded to your design requests. This includes, although not exclusive (for example) revisions to the doctors surgery roof (so its lower), landscaping to key boundaries (which can be controlled by landscaping condition), minor revisions to house type elevation/fenestrations and footprint positions. We have also ensured that the landscaped buffer to the west and south of the site is not within any domestic curtilage; albeit this was never the original intention.

I trust that this is acceptable, but should you require any further clarification then please do let me know.

Yours sincerely,



David Long BA (Hons) P&D MA RTPI
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e dlong@bcm.co.uk

enc : Original Documents Record
Plans & Reports issued post determination

Please note: Letter sent by email only; original filed at BCM

ORIGINAL DOCUMENTS RECORD

BCM Ref: 1466/5974

LPA Ref: 20/01061/FUL

Plan Reference:	Description:
PLANS:	
SANG illustration	Westridge Village Ryde – SANG Illustrations
SANG Site Plan	SANG Site Plan
AN01 Single Garage	Single Garage 19-1000-AN01-1st
AN02 Double Garage	Double Garage 19-1000-AN02-1st
AN03 Bin Cycle Stores Plots B23 to B28 F47 to F52 G22 to G27	AN03 Bin Cycle Stores, Plots B23 - B28, Plots F47 - F52, Plots G22 - G27 19-1000-AN03-A
AN04 Bin and Cycle Stores Plots F24 to 27 F32 to 35	Bin and Cycle Store, Plots F24-27, F32-35 19-1000-AN04-A
AN06 Bin and Cycle Stores Plots F59 to F70	Bin and Cycle Stores, Plots F59 - F70 19-1000-AN06-B
AN07 Bin and Cycle Store Plots G28 to G33 and Plots G46 to G53	Bin and Cycle Store, Plots G28 - G33 and Plots G46 - G53 19-1000-AN07-B
AN08 Bin Stores Doctor Surgery Offices	Bin Stores, Doctor Surgery, Offices 19-1000-AN08-A

AN10 Carports	Carports 19-1000-AN10-B
CF01 Café Building Floor Plans and Elevations	Café Building Floor Plans and Elevations 19-1000-CF01-A
CH01 Coach House Proposed Plans	Coach House Proposed Plans 19-1000-CH01-F
CH02 Coach House Proposed Elevations 1 of 2	Coach House Proposed Elevations 1 of 2 19-1000-CH02-F
CH03 Coach House Proposed Elevations 2 of 2	Coach House Proposed Elevations 2 of 2 19-1000-CH03-E
CH04 Coach House Existing Plans and Elevations	Coach House Existing Plans and Elevations 19-1000-CH04-1st
DS01 Doctors Surgery	Doctors' Surgery 19-1000-DS01-C
DS02 Doctors Surgery	Doctors' Surgery 19-1000-DS02-C
House Type AA and RA	House Type AA (x2) and House Type RA (x1) 19-1000-HT.AA.RA.3-B
House Type AA1	House Type AA1 19-1000-HT.AA1.6-B
House Type AA2	House Type AA2 19-1000-HT.AA2.6-B
House Type AA3	House Type AA3 19-1000-HT.AA3.6-B
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House Type AA5	House Type AA5 19-1000-HT.AA5.4-B

House Type AA6	House Type AA6 19-1000-HT.AA6.6-B
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House Type AA8	House Type AA8 19-1000-HT.AA8.6-B
House Type B	House Type B 19-1000-HT.B.1-C
House Type B1	House Type B1 19-1000-HT.B1.1-C
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House Type B3	House Type B3 19-1000-HT.B3.1-C
House Type C	House Type C 19-1000-HT.C.1-C
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House Type C2	House Type C2 19-1000-HT.C2.1-B
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House Type LA	House Type LA 19-1000-HT.LA.1-C
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House Type N	House Type N (x3) 19-1000-HT.N.3.1-C
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House Type O2	House Type O2 19-1000-HT.O2.1-B
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House Type P no1 and R no1 Handed	House Type P (x1) and House Type R (x1) Handed 19-1000-HT.P.R.2.6-D
House Type P no1 and R no1 Handed	House Type P (x1) and House Type R (x1) Handed 19-1000-HT.P.R.2.5-D
House Type P no1 and R no1	House Type P (x1) and House Type R (x1) 19-1000-HT.P.R.2.3-D
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House Type P and RA	House Type P (x1) and House Type RA 19-1000-HT.P.RA.2-D
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House Type P1	House Type P1 19-1000-HT.P1.1-D

House Type P2	House Type P2 19-1000-HT.P2.1-C
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House Type P5 and R	House Type P5 (x1) and House Type R (x1) 19-1000-HT.P5.R.2-C
House Type P5 and RA	House Type P5 (x1) and House Type RA (x1) 19-1000-HT.P5.RA.2-C
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House Type PA and CH and RA	House Type PA (x1), House Type CH (x1) and House Type RA (x1) 19-1000-HT.PA.CH.RA.3-D
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Chapter 3	Need and Alternatives
Chapter 4	Environmental Assessment Methodology
Chapter 5	Ecology and Nature Conservation
Chapter 6	Landscape and Visual
Chapter 7	Traffic and Transport
Chapter 8	Air Quality
Chapter 9	Noise
Chapter 10	Socio-economics, Community and Recreation
Chapter 11	Population and Health
Chapter 12	Other Environmental Effects
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Figure 6.16	Viewpoint 3 – Marlborough Road
Figure 6.17	Viewpoint 3 – Marlborough Road sequential views
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Appendix 5.2	Ecology Survey Report
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Appendix 6.2	Legislation and Planning Policy Context – Landscape and Visual

Appendix 6.3	Landscape Character and Resource Assessment Table
Appendix 6.4	Visual Amenity Assessment Table
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Appendix 7.1 Transport Assessment Part 2	Figures
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	Appendix B – Review of Offsite Junctions and Development Proposals
	Appendix C – Residential Travel Plan
	Appendix D – Automatic Traffic Counter Surveys
Appendix 7.1 Transport Assessment Part 5	Appendix E – Collision Searches
	Appendix F – Off-Site Improvements Appley Road
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	Appendix P – Nicholson Road, Ryde - Westridge Cross Concept Improvement
	Appendix Q – Ryde Business Park Extension – Great Preston Road/Smallbrook Lane Junction Concept
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	Appendix T – Isle of Wight Junction Assessment and Design Junction Feasibility Study – Marlborough Road/Great Preston Road
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	Phase H – Autotrack Swept Paths
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	Proposed Improvements to Crossing Facilities Appley Road/Marlborough Road mini-roundabout Autotrack Swept Path Analysis
	Access from Hope Road Autotrack Swept Paths
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Appendix 8.2 Operational Assessment	Operational Assessment
Appendix 9.1 Effects on Future Residents	Effects on Future Residents
Appendix 12.1 Archaeological Desk Based Assessment	Archaeological Desk Based Assessment
Appendix 12.2 WSI	Written Scheme of Investigation
Appendix 12.3 Archaeological Evaluation Report	Archaeological Evaluation Report
Appendix 12.4 FRA Part 1	Flood Risk Assessment and Drainage Strategy
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Biodiversity Mitigation and Enhancement Plan form	Natural Environment Team (NET) Biodiversity Mitigation and Enhancement Plan
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Design Statement HR	Architectural Design and Access Statement
Design Statement Vol 1	Architectural Design and Access Statement
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Planning Statement	Planning Statement
SANG Management and Monitoring Strategy	Suitable Alternative Natural Green Space (SANG) Management Plan and Monitoring Strategy
Statement of Community Involvement	Statement of Community Involvement
Tree Survey Report and AIA Pt1	Tree Survey Report and Arboricultural Impact Assessment
Tree Survey Report and AIA Pt2	West Acre Park Tree Survey Report and AIA Part 2 Appendix A Tree Survey Schedule JSL2874_750F
Tree Survey Report and AIA Pt3	West Acre Park Tree Survey Report and AIA Part 3 Appendix B Tree Survey Plans JSL2874_701-708 & 712-715
Tree Survey Report and AIA Pt4	West Acre Park Tree Survey Report and AIA Part 4 Appendix C Tree Removal and Protection Plans JSL2874_720-731
Tree Survey Report and AIA Pt5	West Acre Park Tree Survey Report and AIA Part 5 Tree Removal and Protection Plans JSL2874_720-731
Tree Survey Report and AIA Pt6	West Acre Park Tree Survey Report and AIA Part 6 Communication with Local Planning Authority Tree Officer

Plans and Reports Issued During Determination

BCM Ref: 1466/5974

LPA Ref: 20/01061/FUL

Plan/Report Ref:	Description:
PLANS	
o30_115_201J SANG Site Plan	SANG Site Plan
19-1000-DS01-Doctors' Surgery -D	Doctors' Surgery 19-1000-DS01-D
19-1000-DS02-Doctors' Surgery -D	Doctors' Surgery 19-1000-DS02-D
19-1000-HT.AA.RA.3 – House Type AA (x2) and House Type RA (x1) - C	House Type AA (x2) and House Type RA (x1) 19-1000-HT.AA.RA.3-C
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19-1000-HT.P4.1 – House Type P4 - D	House Type P4 19-1000-HT.P4.1-D

19-1000-HT.PA.P.2 – House Type PA (x1) and House Type P (x1) - D	House Type PA (x1) and House Type P (x1) 19-1000-HT.PA.P.2-D
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5622 FRA 6 App – B	Appendix B Topographical Survey
5622 FRA 6 App – C	Appendix C BGS Mapping
5622 FRA 6 App – D	Appendix D Sewer Records

5622 FRA 6 App – E	Appendix E Development Proposals
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5622 FRA 6 App – G	Appendix G Government Flood Map
5622 FRA 6 App – H	Appendix H Surface Water Flood Map
5622 FRA 6 App – I	Appendix I Existing Greenfield Runoff Rates
5622 FRA 6 App – J	Appendix J Drainage Strategies
5622 FRA 6 App – K	Appendix K Storage Requirement Calculations
5622 FRA 6 App – L	Appendix L Management and Maintenance Strategies
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Transport Assessment	
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Phase A to J - Autotrack Swept Paths	Phase A - Autotrack Swept Paths
	Phase B - Autotrack Swept Paths
	Phase C - Autotrack Swept Paths
	Phase D - Autotrack Swept Paths
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	Phase F - Autotrack Swept Paths
	Phase G - Autotrack Swept Paths
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5622.0021 Proposed Access onto Appley Road	Appley Road Proposed Access Arrangements and Footway Links
5622.014E – Bullen Road Proposed Access Arrangements and Potential Footway Link (With Sight Lines Superimposed)	Bullen Road Proposed Access Arrangements and Potential Footway Link

5622.041 – Proposed Zebra Crossing on Marlborough Road	Proposed Zebra Crossing on Marlborough Road
Great Preston Road – Smallbrook Lane Sensitivity Tests	Junctions 9 – PICADY 9 – Priority Intersection Module
Westridge Cross – 350 Units	Bullen Road, Ryde Existing Westridge Cross – Signalised Jnt.lsg3x
Westridge Cross – 375 Units	Bullen Road, Ryde Existing Westridge Cross – Signalised Jnt.lsg3x
Technical Note - Response to IR Comments – 03.11.20	Response to Highways comments
JSL2874_001 rev A	Additional Arboricultural Information – RPS Letter 12th November 2020