

DW/NS/BRS.4987

2 May 2014

Mr M. Williams
Mendip District Council
Cannards Grave Road
Shepton Mallet
Somerset
BA4 5BT

BY E-MAIL ONLY

Dear Mr Williams

Town and Country Planning Act 1990
Land at Green Pits Lane, Nunney, Frome, Somerset
App. No. 2014/0219

I write further to our telephone conversation last week and our meeting on the 3rd April 2014 in the council offices where we discussed the outstanding issues in relation to the above outline planning application.

I have the pleasure in duly enclosing the following amended plans:-

- i) Proposed Site Access Junction (Drg. No. SK02 Rev B);
- ii) Proposed Site Access Junction (Drg. No. SK03 Rev B);
- iii) Development Concept Plan (Drg. No. BARA2008_3002skconplan_Rev A);
- iv) Concept Masterplan (Drg. No. 140423_BARA2008_3203_Rev F);
- v) Open Space Sketch (Drg. No. GL0159 09A);
- vi) Travel Plan (produced by FMW Consultancy);
- vii) Addendum to Transport Assessment (produced by FMW Consultancy);
- viii) Landscape and Visual Appraisal (produced by Golby + Luck).

The plans have responded to outstanding concerns in the following ways:-

Transport

You will note that the access position has now been amended to accord with comments as raised by Somerset County Council. The point of access has been moved to the south and now ensures the western section of Green Pits Lane does not need to be widened.

The previous vehicular access to the north linking Glebelands is now proposed as a cycleway and footway leading north.

Flooding and Drainage

Phoenix Design prepared a rebuttal letter to the Environment Agency (EA) (dated 10th April 2014) in relation to the EA objection we are hoping to reach full agreement that drainage information included is acceptable.

Page | 1

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
T 01454 625945 F 01454 618074 www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Manchester
Planning | Environmental | Urban Design | Landscape Design | Renewables | Retail | Graphic Design | Consultation | Sustainability

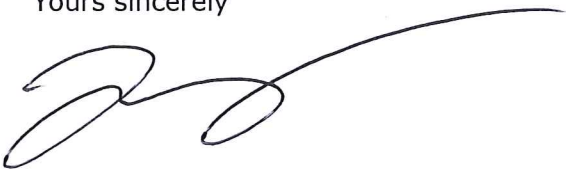
Archaeology

The Geophysical Survey and Trial Trenching Report confirms that there is a low risk of significant archaeological features being encountered and as such, it is suggested any condition in relation to further archaeological work is not necessary.

It is hoped that on receipt and re-consultation of the revised information all outstanding matters can be agreed and as a result, the application can proceed to the next available Planning Committee.

If you have any further queries, then please do not hesitate to contact me or colleague Hollie Bryant.

Yours sincerely



Daniel Weaver
Director
e-mail: dan.weaver@pegasuspg.co.uk

encs