

Brief report on S73 changes below :

Access Road Changes

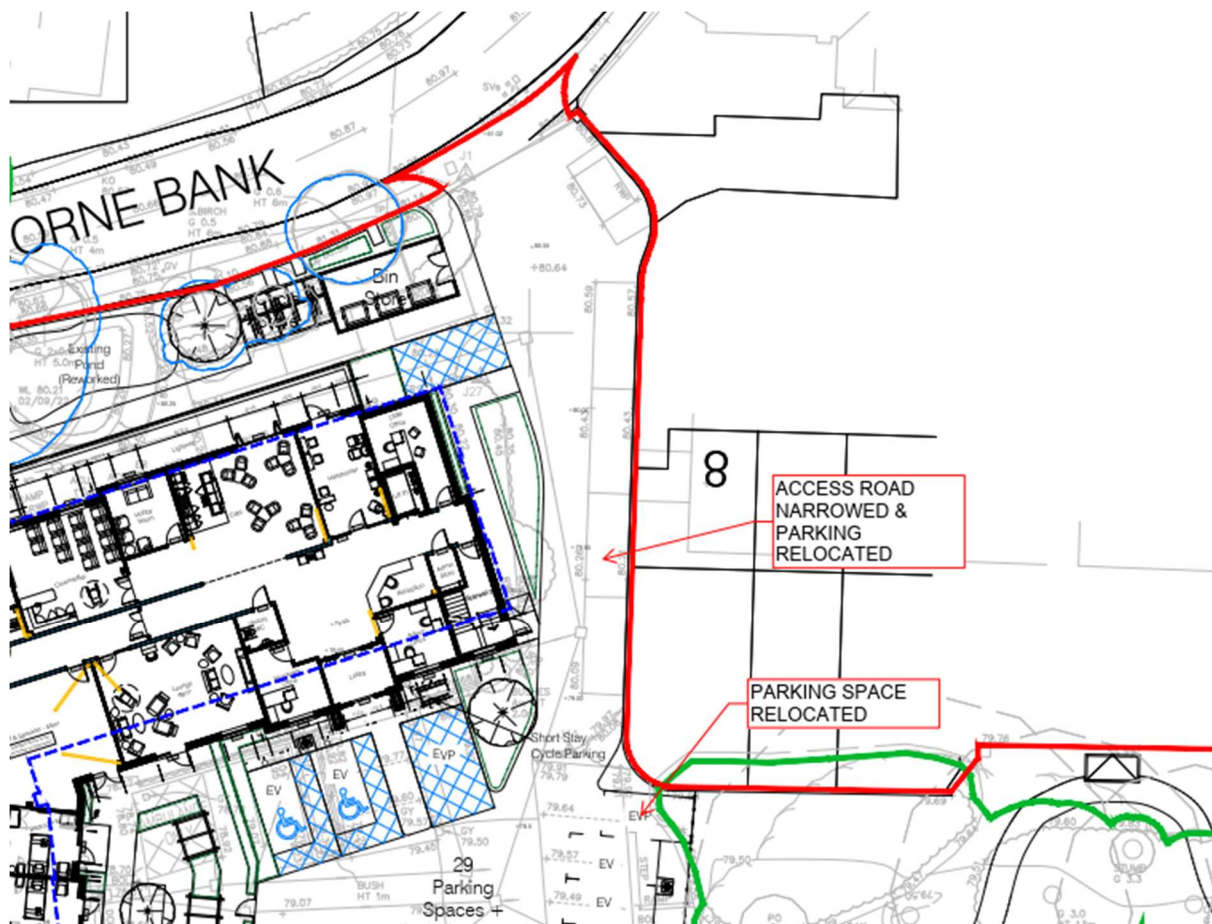
The planning approved scheme indicates the access road from Copthorne Bank tight against the boundary wall (and garage) of No. 8 St Francis Gardens.

The proposed FFL of the care home is indicated as 78.650m

The existing ground level adjacent to the boundary wall is around 80.000m (varies)

To constructed the planning approved scheme this would necessitate lower the ground levels adjacent to the wall and garage approximately 1.0m. This would necessitate underpinning and or demolition and rebuild which is disruptive.

In order to alleviate this issue, the access road has been narrowed and moved away from the boundary wall. The parking spaces immediately adjacent to the boundary wall has been relocated.



The section 73 proposed car park layout has been narrowed and lengthened to reduce the amount of proposed surfacing within the tree root protection zones and accommodate the relocated parking spaces.