

Updates to application 4/24/2371/0F1 – Land to the rear of Church Road/Main Street, Distington

3rd December 2024

We have amended the layout and the Trust has provided a management and maintenance plan (attached) to address the concerns of both highways and local residents:

- Reconfigured the entrance road to 4.8m width,
- The gated access is increased to 3.7m width
- moved planters to discourage access to no11 whilst keeping a clear 1.2m buffer adjacent to gable end (land included within ownership of Distington Community Trust as shown in attached title deed)
- moved the pedestrian gate to point next to vehicle gate (pedestrians and vehicles to use shared access)
- all gates will be lockable. Opening and locking will be managed by the user group as discussed in the attached management
- moved the picnic area further away from housing
- moved storage cabins away from housing
- moved compost bays away from boundary fence, but keeping on concrete pad to minimise risk of vermin
- Motor home parking is taken out of the plan as the Trust appreciate the concerns around overnight parking
- Surface drainage will remain as existing: the car park levels fall from north to south to shed water into soft ground
- Maintenance and funding in the longer term has been considered by the Trust as set out in the accompanying document. Mowers and small hand tools will be housed in the storage cabins for use by a maintenance team
- There will be no obstruction or alteration of the right of way (the side gate will open onto this)
- Cycle stands have been included (4 Sheffield hoop stands)