

[REDACTED]

From: Simon Davis
Sent: 03 November 2020 17:33
To: 'Natalie McKellar' [REDACTED]
Cc: 'Kerry Simmons' [REDACTED]
Subject: Springfield, Hook Lane, AL/64/20/PL - Drainage

Dear Natalie,

I write separately to my two emails today. I wonder did you note the drainage comments on our website as received 13/10/20? I initially missed these but if you review them, you'll see that they request that boundary fences are kept at least 3 metres away from the banks of the northern boundary ditch in order to allow for future. They also request that the true extent of the ditch is established to take account of recent works undertaken by BDW. They state this matter must be resolved before the layout is agreed.

I am proposing to deal with this through an amended version of the standard boundary treatments condition:

No development above damp proof course (DPC) level shall take place until details of all new screen walls and fences have been submitted to and approved by the Local Planning Authority and none of the approved dwellings shall be occupied until such screen walls/fences associated with them have been erected. The submission of such details shall include an up-to-date survey of the ditch running along the northern boundary to take account of recent works to it as undertaken by Barratt David Wilson in respect of the adjacent site; and also the measures required to ensure 3m easements from the opposing banks of this ditch including the use of demountable fencing where appropriate.

However, I will have to report the drainage comments to our Committee and there is no certainty that Engineers will agree to my approach. Therefore you may wish to consider this and ascertain whether there is anything you can do to resolve the issue prior to the application being debated.

Kind Regards

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Directorate of Place

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