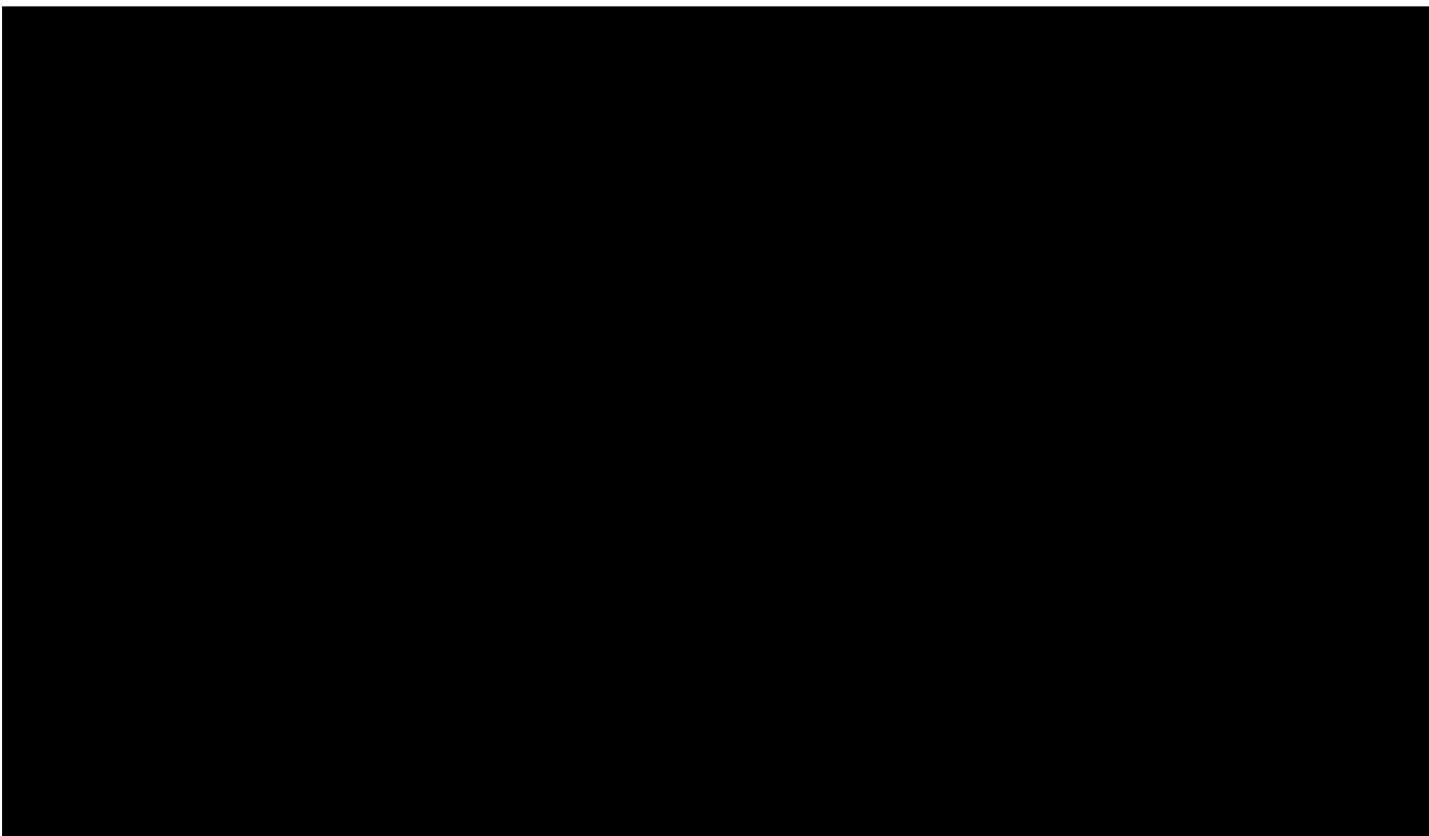




From: Matthew Driver [REDACTED]
Sent: 31 October 2017 11:34
To: Michael Eastham
Cc: 'Ian Carey'
Subject: Yapton Road, Barnham

Hi Michael

Further to our conversations our engineering consultant has written the below text and attached various images which explain how the basin works with the Public Open Space realm.

We trust this goes further to addressing ADC's queries and that you can now take a pragmatic view that what we propose is acceptable development of the site.

I look forward to hearing from you in due course.

Kind regards
Matthew

=====

Dear Sirs,

We understand there are concerns within the local planning authority about the provision of open space, over and above the provision of the SUDs feature at the above development.

Firstly, we would note that the site has the benefit of an outline planning permission. As part of this consent a Flood Risk Assessment (FRA) was prepared and approved. The FRA is based on best practice including the provision of SUDs features, mainly the provision of a attenuation basin. It should be noted that within the FRA the attenuation basin takes up almost all of the open space. The outline consent was subject to a number of planning conditions. Condition 6 requires the developer to follow the hierarchy of preference for surface water disposal systems. Condition 10 also requires the use of sustainable drainage principles.

The current layout maintains the principles of the FRA and of Condition 6 & 10 but relocates the attenuation basin closer to the edge of the site. The proposed basin is similar in scale and proportion to the approved FRA. Due to the site topography and limiting factor of the ditch IL there are no other appropriate means of attenuating the site.

The very essence of SUDs is that these are multi-function spaces that provide significant amenity value. The attenuation basin will be dry throughout fine weather and will only see water within the basin during very heavy rainfall events. Careful design of the banks and bank gradients will see the smaller return periods contained to certain areas, allowing continued shared use of much of the space. It is only in a 100 year event when much of the basin will contain water. At this point, given the ferocity and intensity of such a storm there will be no demand for the use of this space for any other purpose.

I have attached a number of examples that show where dry basins have been incorporated into a residential setting and can be seen as open space. The example at Bedford goes perhaps one step further where the planning authority allowed the play area to be located within the section of basin that contains the 100 year event.

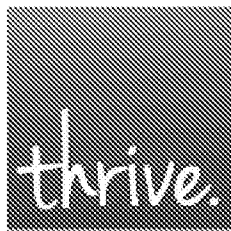
In light of the above we would suggest that the SUDs basin can adequately perform as both surface water feature and also able to accommodate the public open space. As the demand for the surface water attenuation rises the demand for play and open space decreases due to the adverse weather conditions, therefore perfectly balancing the varying needs.

Kind regards

For Woods Hardwick Infrastructure LLP

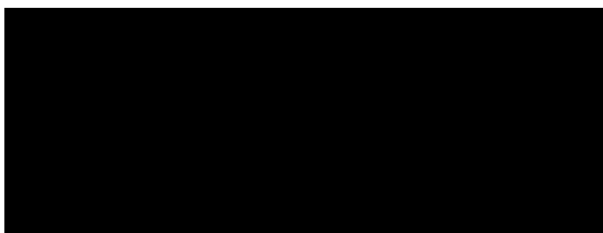
John Freeman

Partner



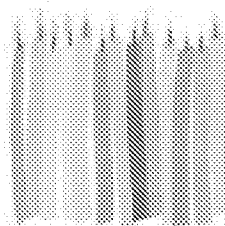
Formerly Tetlow King Ltd.

Matthew Driver
Associate Director



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