

Julia Mills

From: Simon Davis
Sent: 23 February 2017 11:25
To: Julia Mills
Subject: FW: BN/69/16/PL 5 dwellings, Land east of Toll Cottage, Lake Lane, Barnham
Attachments: 2015-D1042-003A Surface Finishes.pdf; FW: D1042 - Lake Lane, Barnham Ref: BN/23/16/OUT - PROW Proposals

Please see Action Sheet

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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Save the environment - think before you print.

From: Celia Bedford [REDACTED]
Sent: 23 February 2017 11:06
To: Simon Davis
Cc: [REDACTED]
Subject: BN/69/16/PL 5 dwellings, Land east of Toll Cottage, Lake Lane, Barnham

Dear Simon

Following my email to you yesterday regarding comments concerning drainage and the PROW raised in the public consultation process, I have contacted our engineers and have received the following information which should be considered as part of the application.

Drainage

We have liaised with the Arun DC and have agreed a suitable drainage strategy in accordance with NPPF requirements and the Arun DC '*supplementary requirement for Surface Water Drainage Proposals*'. Our drainage strategy report clearly outlines the intentions, however, to recap:

The intrusive site investigations shown that the underlying ground conditions are a clayey sand with a low porosity. This indicates that surface water run-off discharges (unattenuated) to the ditches rather than into the ground. The new hardstand areas are being installed as porous pavement which will provide storage above the seasonally high groundwater table. The pavement provides the required level of storage with the sub-base stone voids and includes an allowance for 30% climate change. The single outfall pipe to the ditch is attenuated by way of a dedicated flow control feature which restricts flow to a single rate opposed to the existing historic greenfield variable flow scenario.

The perimeter ditches will be cleared of silt, debris, vegetation and locally regraded to maximise flow conveyance and storage provision. The western ditch is also being widened.

In conclusion, the drainage proposals will ensure there is no increase in surface water flow from the site and the ditches are being enhanced and therefore considered a betterment.

PROW

We have previously liaised with WSCC Public Rights of Way team and attach an email dated 17.08.2016 which confirms the proposal will not 'detrimentally affect the path's legal line'. In conclusion, the existing PROW is not

being diverted and a section of the path is being resurfaced as block paving (access road and turning area). As a result, **drawing D1042/1000/Rev B is superseded**. I attach drawing 003A which clearly illustrates the access road surfacing extents and PROW 'rolled stone' improvements. To clarify, the PROW route is being improved eastbound alongside plot 4 up to Lake Lane carriageway. Westbound a short path link will tie in to the existing metalled path. The existing metal path (former access) is considered adequate and is not being resurfaced beyond this point.

Simon, following the above, please can you withdraw drawing no D1042/1000//Rev B and substitute the attached drawing, D1042-003A. Thank you.

If you could keep me informed of progress and your thoughts concerning this application, it would be much appreciated.

Regards

Celia

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