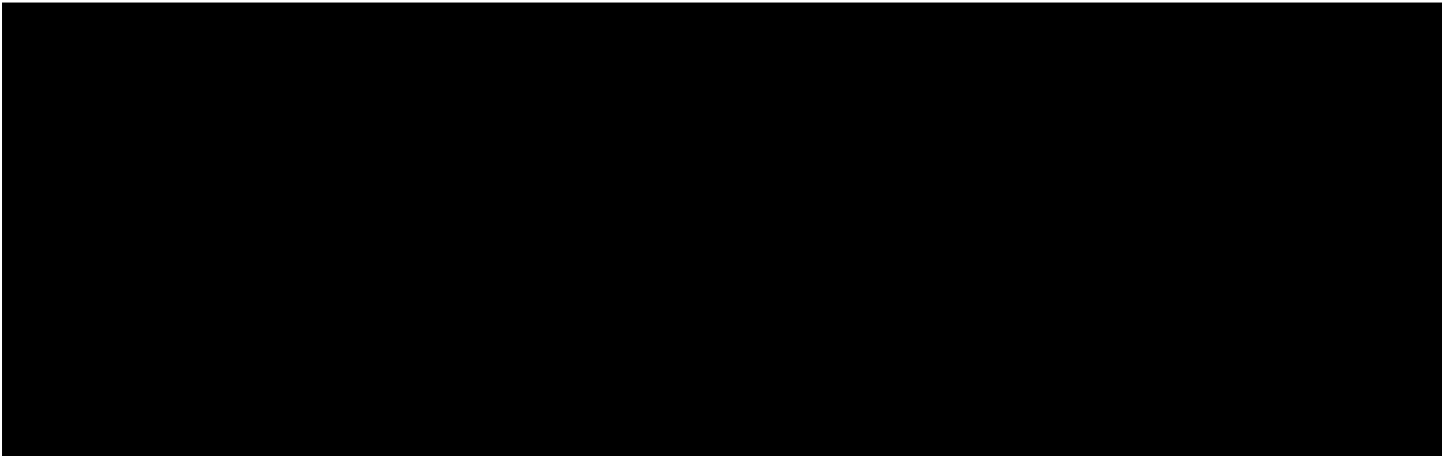




From: Marmont Developments [REDACTED]
Sent: 18 June 2019 15:57
To: Anita Gardner
Cc: Laura Gibbons; Ben Daines; [REDACTED]
Subject: EP/64/19/DOC

Hello Mrs Anita Gardner,

Drainage Solution:

Sorry the details submitted were not clear as to which surface water drainage detail we intended to follow. Historically we have prepared our own surface water drainage design using dedicated software which follows BRE Guideline (digest 365) and have done so successfully for some time. For Lime Tree Close even though ground water levels are reasonably deep the soil infiltration rate is not particularly good and to reach drainage requirements using traditional concrete rings with granular back fill the size and depth of these would be very large and shown on drawing LTC.U/GSERVICES.002 which is attached to document LTC.GW.002. Although we have good experience with construction design surface water is not an area we specialise in so in this instance and in consideration of the slow infiltration rate we decided to instruct the specialist consultants Ambiental who have designed a shallow drainage strategy and it is this we intended to be accessed as part of our application. We included document LTC.GW.002 as this also contains details of the bore holes, trial pit testing, information on historic bore holes located very close by etc.

Legal Drainage Maintenance:

On completion our solicitors Bates & Albon will formalize as follows:

The shared and communal areas which include the surface water drainage and storage will be jointly owned by the future owners of the 7 new houses. Covenants will ensure the proper future maintenance and repairs and it is proposed a managing agent will deal with the day to day running of this space. Covenants will also link the drainage system located on the land of each property to future maintenance and repair. A sinking fund will be collected to cover all yearly maintenance and repairs as well as building a fund to cover future major works. If further information is required I am sure Chris Albon of Bates & Albon would be pleased to provide this and have copied him to this email.

Maintenance Program:

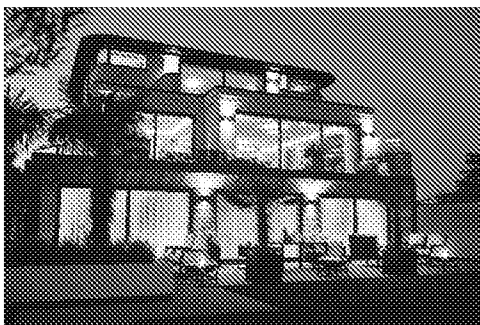
We have amended the general management and maintenance plan to be site specific and this will be added to the legal documents referred to above. Attached amended plan.

Would be pleased to provided any further information and have copied in:

ECE Planning
Laura Gibbons
Chris Albon

Regards

Adrian Marmont
For & on behalf of
www.thepuregroup.info



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