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From: Laura Gibbons

Sent: 19 February 2019 12:43

To: 'Katherine Jenkins'

Cc: Andrew Wood

Subject: RE: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER

Hi Katherine,

In order for me to remove my objection I am going to need some further information to be supplied:

1. Please identify whether a pipe exists at the western extent of the pond. This will impact upon if I believe there is a likelihood you will have sufficient space for surface water drainage. The soakaway that you are currently proposing is located directly on top of the suspected pipe location.
2. I am not keen to see the building go up to within 0.8m of the pond. Access and erosion are both a concern. I would therefore be keen to see the building layout revised to provide more easement.
3. It is my belief that there is no way to get to the northern and western portions of the pond without tracking through the pond itself. This would mean that maintenance would have to be completed in the summer by the landowner when water levels are lower. This would then be within nesting bird season. I would much prefer an access to be provided around the pond. I note that you state the 1m wide path to the east could take plant but this plant would not be big enough.
4. It also needs to be demonstrated that the volume of pond to be infilled will be compensated for elsewhere.

I have attached our land drainage consent documents as discussed on site.

Kind Regards,

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Katherine Jenkins

Sent: 19 February 2019 12:03

To: Laura Gibbons

Subject: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER

Dear Laura,

Further to our meeting at the land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER on 12th February 2018, please find attached the existing and proposed pond access plans as requested. These show the existing pond to be retained in its entirety, with 3m access provided should Arun District Council ever need to access our property to maintain the pond. We hope these now alleviate your concerns regarding potential future access. We also note that the path to the east of the pond is also over 1m wide, which can currently comfortably accommodate a 1.5 ton digger to carry out any works. Given that there are multiple points of entry along the edge of the pond, any further work can be carried out from within the pond.

We also attach an indicative proposed part foundation section detail to show proposed short bore piles a minimum of 3m from the edge of the existing pond. There will be no encroachment or structural implications for the pond.

We confirm that we will appoint civil engineers to design the surface water drainage to ensure surface water discharge is not increased on site, which is likely to consist of soakaway crates located to the north west and south east of site, a minimum of 5m away from the building. The proposed driveway will also be laid with permeable paving.

We hope that these documents show that there is sufficient access around the pond, and that the proposed new dwelling will have no impact on the flood risk due to the retention of the pond in its entirety. As we explained last week, we wish to only improve the current pond as part of the proposed application and are happy for any pre-commencement conditions to be applied to achieve this before any construction of the dwelling is carried out.

If you have any queries or would like to discuss, please do not hesitate to contact us.

Kind regards,

Katherine Jenkins
RIBA Chartered Architect

MALCOLM JENKINS ASSOCIATES



RIBA Chartered Architects



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