

17 SEP 2013

13/09/2013

Mr Laundon

REF: YACHTHAVEN SITE AND HOUSE

Thank you for enquiry and the work we undertook at the above location. We were asked to improve the road surface of the drive from Copse Lane down the private road to the south and the spur road to Yachthaven House boundary. This work was carried out back in 2009. We had been given Brotherton's survey drawing 2000/025-fasnet dated 04/05/2000 as a guide plan and we have been back through our records and estimate that we increased the height of the road surface by 100-150mm. The imported material was scalpings and it will need to be regulated with a further 25-50mm of blacktop. I understand that the road surface minimum height will have to be 4.25 AOD. From Copse Lane down half its length, the north-south drive was already in excess of this height. From this point onwards the level of the road dropped down below this, however with the works we carried out in 2009 and the regulating blacktop still to be layed you will be able to reach the minimum road surface level without importing to much more material. The transport survey/report you passed me last month confirmed this view, see item 4.7 as below:

4.7 The access driveway itself is currently a single track lane constructed largely of road planings, in good condition with a gate at the entrance which was installed fairly recently to prevent fly tipping. It will be necessary to raise driveway levels for flood risk purposes as part of the development and at the same time it could be widened in places, if required, to enable two vehicles to pass. The increased width can be achieved without the need to remove trees or hedges and the rise the levels will facilitate a form of construction which will not affect the tree roots.

I would expect there would be a planning condition about site levels to be met and I can confirm that the required Environment Agency's levels can be met on all parts without large amounts of imported material.

Yours sincerely


S. Cunningham