



Date: 25/10/21
Ref:J141-statement

COMMENTS RELATING TO CONDITION 6 OF
H23-0231-18

FOR
PROPOSED 3 DWELLINGS
adj
WASHWAY ROAD
SARACENS HEAD

FOR
MR K SHEPPERSON

Highways Footpath: -

My client has been trying to comply with condition 6 of the Outline Planning permission H23-0231-18. Firstly the client bought the land and the Highways verge (that he didn't own) was approx. 600mm. A footpath 1800mm wide is required however there is no surface water infrastructure in place and therefore no place to send this to. There have been some conversations with Highways in possibly providing a verge of approx. 1400mm wide with a footpath of a similar width making a total width of 2800mm. Obviously this will encroach into the site a further 2200mm beyond the original verge and another 1000mm beyond a 1800mm footpath as stated on the condition. This will have a detrimental effect on the site and in particular the parking area to the front of the properties. This alternative has been discussed in order to deepen the existing verge to alleviate the surface water, but how calculated is this, how scientific ?

We cannot provide a footpath as asked by the condition because there is no surface water infrastructure and to do what has been discussed in conversation with Highways takes a huge amount from the site.

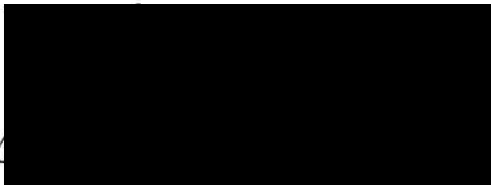
The client is prepared to allow for a larger verge than at present equalling the footpath that is conditioned at 1800mm wide (because he was prepared for this amount and therefore designed the site to suit) which will allow the water run off to dissipate on to a larger area. Obviously there are driveways into the properties that break up these verge areas and the client will use granite chippings on the drives that will allow surface water to permeate through and dissipate to compensate. This scenario is very much the situation on the other side of the road which allows for deeper verges and gravel type driveways.

We have just experienced a similar situation at 1 other site at Fleet reference H05-0905-19. The exact same condition listed on this permission Highways concluded could not be met due to no surface water infrastructure and therefore it would be better for the existing verge to be left alone to deal with water run off.

We are awaiting the same company to provide a quote for the works of providing a footpath as stated in the condition but know it will be inconclusive due to the surface water issue (all as per the Fleet site) and we will provide this when to hand. We estimate by surface area pro-rata from the Fleet site that the cost will be in the region of approx. £17000 according to the Fleet quote.

The conclusion of this is we ask for the footpath condition (6) to be removed, because it cannot be satisfactorily met.

Regards



Julian Warrick