

1.0 Introduction

This Design and Access Statement is submitted in conjunction with a planning application on behalf of VHE Construction plc. The planning application is for:

- The construction of a balancing pond and access to the site.

The statement is submitted in support of a planning application submitted by VHE Construction Limited.

The inclusion of a balancing pond within the Cudworth and West Green Bypass scheme is to introduce further sustainability into the drainage infrastructure and provide retention of the run-off from the newly developed highway and contain the overland flows within their natural catchment.

2.0 Site and Surroundings

The site is situated off Weetshaw Lane, southwest of Shafton and north of Cudworth, near Three Nooks Lane.

The area is currently undergoing redevelopment as part of the Cudworth and West Green Bypass and is the site of the former brickworks.

The site has recently been used as a pony paddock and forms a raised flat plateau that extends to about 6m above the existing ground at its northern edge.

The soils beneath the paddock are inert made ground that contains the demolition materials from the former brickworks. Part of the paddock is being utilised for the construction of the realigned Weetshaw Lane running between the Shafton Bypass and the new Cudworth and West Green Bypass currently under construction.

3.0 Planning History Relevant to the Scheme

The scheme for the Cudworth and West Green bypass has previously been granted planning consent.

This planning application effectively represents a modification to a minor part of this previously approved scheme.

4.0 Scale of Proposals

For full details on the scheme proposals please see drawings. The pond base area is 0.14Ha and is designed to have a maximum depth of 0.5m at the 1 in 100 year storm.

The area disturbed by the excavation for the pond and its surrounding access track will be approximately 0.23Ha.

5.0 Layout

The pond excavations have side slopes of 1 in 3 and it has a 3m wide access track running from the former Weetshaw Lane towards and around the pond for construction and maintenance access. The allowable outflow from the pond has been agreed in accordance with the Environment Agency's recommendations to limit the flow to the adjacent watercourse to ensure that there is no increase to the risk of flooding. A security fence will be constructed around the pond area to restrict public access from the nearby footpath.

6.0 Appearance

The pond will be visually screened from adjacent housing as it will be excavated into the existing plateau behind the existing intervening hedgerows. The location of the pond is dictated by the proximity to the existing watercourse where the outfall is located.

7.0 Access

The access to the pond will be via a redundant part of Weetshaw Lane that is to be retained for access too a small number of existing properties and their associated businesses. The gated track will be constructed at existing ground level before dipping towards the balancing pond crest level. The existing footpath that runs parallel to the track will be at approximately 6m below the level of the plateau when adjacent to the balancing pond and screened by the existing shrubs and trees.

8.0 Conclusion

The proposals will provide a sustainable method of storage of the storm water runoff from the adjacent highway. There will be minimal visual impact due to the proposed pond being excavated within an existing plateau that is above the level of the nearest adjacent houses. The schemes proposals provide a positive amendment to a minor part of the previous consented reserved matters for the Cudworth and West Green bypass and remains compliant within planning policy at a national, regional and local level and there is therefore no material reason why the application should not be approved.