

From Mark S Hopkins MICWCI
Project Director

From my notes taken at the meeting, solely in relation to the proposal presented, I feel the relevant/salient points put forward were as follows. Additional comments are more than welcome.

1. Foul waste strategy
2. Condition of Townfield Lane
3. Passing bays along Townfield Lane
4. Construction Traffic along Townfield Lane
5. Flood Risk
6. Raising Level of the site
7. Importing Fill

Based on the above alone and in an attempt to provide feedback, hopefully my comments below will go some way to addressing any concerns:

1. **Foul waste strategy:** Please see the Serious Waste report attached. You will see the proposal is to control any foul waste by means of a sealed septic tank with a fill alarm sensor. The 18,000 ltr version stipulated is on site ready to be installed to service at least the new barn.
2. **Condition of Townfield Lane:** While this is and has always been a major concern for all users, hopefully our proposal for the site demonstrates the magnitude of investment required to deliver the vision, which by default will require the necessary upgrading of the infrastructure to service the need. Therefore, the resurfacing of Townfield Lane, along with a maintenance strategy would be a paramount consideration.
3. **Passing bays along Townfield Lane:** As noted above, it would be a relatively simple solution to introduce a series of large diameter pipes, parallel into the running culvert each side of Townfield Lane (say 5m long) Each could then be compacted in above to the level of the lane to create each passing bays where pre agreed.
4. **Construction Traffic along Townfield Lane:** Obviously while points 2 and 3 above would assist the process, I think it would be prudent to highlight that the condition of the lane restricts vehicles to less than 5 miles per hour. However, in the short term we propose to issue a Traffic Management plan (sample to be provided) to be issued to delivery suppliers.
5. **Flood Risk:** As explained at the meeting there is a 'halo bund' to 3 sides of the site. While the prospect of flooding is a natural phenomenon, to aid assessing risk we have already undertaken very detailed flood risk assessments (copies available if required). Obviously, the primary assessment would be to restrict activities during peak flood periods, as well as closely monitoring flood alerts. In addition to this the proposed trim trail to the top of the halo bund could form a potential high-level evacuation point for any local residents. Also, a major consideration would be factoring in a maintenance regime (at present there appears to be no form of process in place) to clear the undergrowth of choked culverts not only on site but along both sides of Townfield Lane.
6. **Raising Level of the site 3m:** We have existing topographical surveys of the whole site dating back to 2019, which can be audited by a 3rd party. This will demonstrate there are no differentials in levels from then until now.
7. **Importing Fill:** Please see copies of the invoices attached which demonstrate at present we have spent in excess of £18,000 importing clean and certified fill to site. The sole use of this was to fill a single pond on site where the septic tank is to be located. Not to raise the levels on site.

Hopefully the above goes some way to addressing the majority of concerns raised. Please feel free to table any additional points.

In concluding, I reiterate Andy's sentiments to convey we are open to any further discussion or meetings.

