STRUTT PARKER

Statement to Accompany Additional Drawings

Sand School, New Erringham Farm – Application Reference ADC/0259/10

This note and associated drawings are submitted as part of the planning application for a sand school at New Erringham Farm (application reference ADC/0259/10), in response to a request by the Council for further information on site levels and the cut and fill arrangements proposed.

The supplementary drawings include the following:

1. **Drawing P201 - Topographical Plan with contours and sections as existing.**

   This plan shows the field in which the sand school is proposed to be located, as well as part of the driveway that leads to New Erringham Farm. It includes contour lines which show how the land slopes down from Mill Hill in the west and back up towards the east. The plan also shows section lines through the area where the sand school is proposed (at the bottom of the valley). Sections A to D run along a broadly north-south axis and should be read from north to south. Sections E to H should be read from west to east.

2. **Drawing P204 - Sections as existing.**

   These sections reflect the profiles drawn on Plan P201. Sections A to D show that the land slopes gently down from north to south, towards the driveway, whilst sections E to H show that the land slopes relatively steeply from Mill Hill down to the proposed sand school, and up again towards the west on a not-so-steep gradient. The sections provide profiles that are slightly longer than the dimensions of the proposed sand school, and show a difference in levels of about 4m across their full length.

3. **Drawing P202 - Topographical Plan of contours and sections as proposed.**

   This uses the same base plan as P201, but includes the proposed sand school (30m x 60m), as well as an area around the sand school that would need to be re-profiled in order to provide a gently sloping interface between the sand school and the existing surface. An average level of 79m AOD has been taken for the sand school, as this would provide the best balance between cut and fill. The area re-graded around the sand school would mean that the bank around the northern and western sides of the sand school would slope up gently to meet existing ground levels, whilst the bank around the southern and eastern sides of the sand school would slope gently down to meet existing ground levels.

4. **Drawing P205 - Sections as proposed.**

   This drawing shows the existing profile of the land in red, as per drawing P204. The proposed sand school is represented by an orange line, and its extent in length (60m for sections A to D) and width (30m for sections E to H) is indicated with parallel grey lines. The amount of excavation required in each profile is represented with a green colouring, whilst the amount of fill proposed is represented in blue colouring. Because the level of the sand school has been taken as an average of the existing contours (i.e. at 79m AOD), the amount of cut and fill required are approximately the same. In order to prevent the appearance of a steep 2m bank along the northern/western boundaries of the school, a gentle bank at a gradient of no more than 1:3 is proposed. Similarly, a

gradient of no more than 1:3 is proposed for the bank along the southern/eastern boundaries. When viewed from Mill Hill, only the new gentle slope upwards at the north-eastern corner of the school would be visible, where the gradient would be approximately 1:6 (see Section H). The slope down from the sand school to the existing surface level at the south-eastern corner would not be noticeable from Mill Hill, and the slope up at the north-western corner would not be visible at all. These are the most important views of the sand school from a public vantage point. The drawings show that the impact of the school on these views would be minimal and, as such, so would the impact of the school on views across the South Downs National Park. The impact would be reduced further by the proposed planting along the road (as discussed in the original application documents).

5. Drawing P203 - Isometric Contour Plan.

This represents a 3-dimensional model of the land, with the proposed sand school at a level of 79m AOD. The drawing shows that the amount of excavation required at the north-western corner of the school (at 2.5m), would fall to 1.2m in the north-eastern corner. The amount of land raising required in the south-eastern corner of the school would be 1.8m, whilst there would be no cut or fill required in the south-western corner since the existing level at this point is 79m AOD. The drawing shows the proposal relative to the surrounding area, and shows that the amount of cut and fill required is insignificant in relation to the total area. With the proposed re-profiling of the area around the school, the difference between the level of the school and the surrounding landscape would appear even more modest.