

Dear Kate,

Thank you for your email of 18th February, detailing the Highways engineers findings and your thoughts.

I can confirm, I visited the site on Tuesday 24th February 2026, as did the Director of Kingsmere Surfacing Ltd. As a result of our inspection, we disagree with the Highways engineer! Whilst I accept the Aco drain did contain tree leaves, it still functioned perfectly when water was directly applied. We found a little evidence of pine needles but mainly broadleaf debris. I can confirm the Aco drain has now been completely cleaned (see attached document with pictures). The pictures show the clean Aco drain, the release point and depth of that point in to the rubble pit soakaway under the driveway.

WHAT IS OPEN GRADED BASE COAT TARMAC

AI Overview

Open-graded base coat tarmac (more accurately termed **open-graded asphalt** or **permeable binder course**) is a specialized, porous road construction material designed with a high percentage of interconnected air voids—often exceeding 20%—to allow water to flow freely through the structure. Unlike traditional, dense-graded tarmac which seals the surface, open-graded mixtures use a consistent size of angular crushed stone with very little to no fine sand or filler.  YouTube +3

For the benefit of doubt and as evidence, I do have a video of the outside tap turned on to full capacity which clearly shows the permeable driveway. This can be sent if required.

Therefore, our conclusion is the Aco drain is performing exactly as its intended design.

With regards to the permeable driveway, the director of Kingsmere Surfacing also attended the site on 24th February 2026, fearing legal action regarding the supply of the wrong goods. Following his inspection, he is now 100% convinced the tarmac laid is in accordance with his quote dated 27th august 2024. I have attached this quote as evidence. The quote clearly demonstrates my understanding and the desire to achieve a permeable driveway at Moor Hill.

For clarification, I would like to confirm the use of 20mm open graded basecoat, that you “doubted very much”. Kingsmere’s quote also confirms this. For clarity, I have also included a quick AI definition of “open graded tarmac”, which also seems conclusive regarding permeability. As further evidence, I have a video, showing an outside tap fully turned on and the dispersement of all the intense amount of water deposited in a very confined area on the drive. 100% of all water was completely dispersed without pooling within 1.5 metres of the tap, even after 8 minutes of continued/concentrated running water.

Therefore, my conclusion, is the driveway/parking area is permeable, beyond reasonable doubt, additionally, given the inclusion of an Aco drain aswell, we have doubled up on our provisions for surface water drainage.

I have enclosed drawings as requested, including a surface water drainage plan, a drawing confirming the visibility across the site frontage. A section drawing of the driveway indicating the slope and construction design.

I trust with all of the enclosed evidence you are now in a position to discharge all the conditions as per the application. Should you need any further points clarified please come back to me.

Kind regards

Russell Gray