

Simon Davis

From: Grace Palmer [REDACTED]
Sent: 02 February 2022 11:54
To: Simon Davis
Cc: Christopher Best; Lauren Wiltshire; Tom Moody
Subject: RE: Land at Northfields Cottages, Eastergate BN/1/22/DOC
Attachments: 108.5009MMS3Land at Fontwell Avenue, Eastergate - SuDS Mgmt and Maint Plan(Bound).pdf; 108.5009 - PLOT 15 1in100rev a.pdf; 108.5009 - PLOT 18-20 1in100 rev a.pdf; 108.5009 - Plot 18 19 & 20 1in10- rev A.pdf; 108.5009 - Plot 15 1in10 Rev A.pdf

Categories: For future upload

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Good morning Simon, I hope you're well.

As promised in response to the queries raised last night please see attached and amended the Management and Maintenance strategy to spell out the situation with the long term ownership of the site. Paul Bashams have now also included for the pipe networks as requested. With regards to the construction detail drawing this was included in the submission for review (Drawings 551 Rev F) I assume it was just missed in error we have checked and it is on the planning portal.

As a registered social housing provider Sovereign housing will be funding the maintenance for their own scheme. This is a grant funded Homes England scheme so backed by the governments need for social housing. Sovereign are to appoint a management company to maintain on their behalf, Shared ownership tenants will add to the maintenance pot by paying a service charge fee. I cannot confirm the exact fees charged yet to the shared ownership tenants as this is still to be calculated but Sovereign are responsible as the land owner and liable to fund.

In addition to the above and in response to Laura's queries my engineer has annotated a response shown in green below:

- A revised construction detail drawing of the soakaways has not been provided as previously requested. Drawing 551 Ref F was included in the recent resubmission, this was amended to incorporate the last comments from Laura. And is on the portal
- Plot 18-20 soakaway shown as 20m in plan on drawings, 22m in calculations. Calculations and layout should be consistent. Noted, however since the infiltration is through the sides of the soakaway and not the base this makes no difference to the results. We have for completeness included updated calculations
- Plot 15 soakaway shown as 10m2 on layout, 25m2 in calculations. Calculations and layout should be consistent. Noted, however since the infiltration is through the sides of the soakaway and not the base this makes no difference to the results. We have for completeness included updated calculations
- The maintenance manual does not outline how maintenance will be funded. As the site will be owned by the housing association, this is not relevant
- The maintenance manual should include a section on general maintenance of pipes. This is very unusual to include in a SuDS report but we have added this in
- Many soakaways in rear gardens are shared soakaways- so some go over multiple back gardens, others are sited in one properties garden but serve other properties too. How is it to be ensured that maintenance of these shared soakaways is completed is fair? As the site will be owned by the one housing association, this is not relevant

If you could review at your earliest opportunity it would be much appreciated, I respect that you have a busy schedule but we'd like to get this resolved and off all our desks before the end of the 28 day stop notice so we can open up the site again.

Thank you in advance

Kind regards

Grace Palmer
Technical Manager

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 02 February 2022 10:17

To: Grace Palmer [REDACTED]

Cc: Christopher Best <christopher.best@arun.gov.uk>; Lauren Wiltshire [REDACTED]

Subject: RE: Land at Northfields Cottages, Eastergate BN/1/22/DOC

Hi Grace,

Laura has provided the following further advice on her last 3 points:

Paragraph 2.4 of the maintenance manual states: "2.4 The maintenance responsibility for the rear garden soakaways would be with the homeowner as they are within the curtilage of the property. For the soakaways laid within communal areas or car parking areas, these are to be maintained by Sovereign Housing Association." This needs to be removed/reworded if Sovereign are to actually maintain everything, as does section 2.7 and any other reference to private ownership/ responsibility.

Irrespective of ownership there should be a brief statement regarding how maintenance is funded and there should be details of how pipes are to be maintained.

I trust this assists in you providing further information.

Kind Regards

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