

From: Darryl Howells [REDACTED]
Sent: 28 October 2022 12:38
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: BN/65/22/PL

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Dear Maria

I have spoken with the architect re the representation from Portsmouth Water. He in turn has spoken with our Civil Engineer, our response is as follows:

The opening statement from Portsmouth Water refers to 'the outline application' but this application is seeking a Detailed Approval, therefore conditions can address a technical response far easier. I would urge that any details still outstanding are conditioned please?

Site Setting

We note the concern regarding subterranean activities & can confirm that no deep drainage solutions are proposed &/or piling is not expected to be required based on sub-strata knowledge of the area.

Drainage

We note that the pollution hazard from roof water drainage is 'very low'. The proposed surface water drainage solution shows the principles & strategy, as opposed to finalised details. The inclusion of pre-filter silt trap is good practice & will be included if required & recommended by the Civil Engineer within the final solution. A geotextile membrane will surround the soakaway, therefore prevent soil or infiltration contamination. It is currently proposed for the driveway to be permeable/porous paving, to present no change to the current filtration/percolation of rainwater.

A detailed SUDS drainage solution will be calculated & proposed in compliance with all relevant regulatory controls, including British Standard BS8301 & BRE Digest 365. This will be based on site percolation tests & be to the Approval of the Building Control Authority.

A drainage management & maintenance plan, including pollution mitigation can be provided to satisfy any concerns and should be secured by planning condition.

Piling & Foundations

The finalised foundation solution is not currently determined, but not expected to require piling based on adjacent new dwellings & known ground conditions. Sub-strata soil testing will be carried out to determine the most advisable solution, within the pre-construction investigations. This will be to the Approval of the Building Control Authority & relevant interested parties informed if piling is required, with depths/design clarified.

Construction Environmental Management Plan (CEMP)

It is not specifically understood what 'fugitive emissions' could amount to, other than within normal construction works, specific to this site. The works proposed will involve traditional methods & materials, therefore do not present a specifically higher risk than any normal construction projects. As a result, all works will be controlled by the Construction (Design & Management) Regulations. This regulation, along with other site safety controls set out by the Health & Safety Executive will be adhered to ensure pollution mitigations, hazardous materials & increased risk from leaks or spillages are avoided. If needed a CEMP can be conditioned.

Conclusion

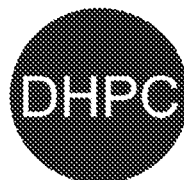
Having viewed other adjacent applications/approvals of an identical to ours in this location, it would appear that Portsmouth Water are asking for technical clarification not previously requested. I note the comments from Portsmouth Water are dated 30 August & I am unsure if these are new requirements, but the late delivery of the request is frustrating & could have been addressed earlier. As a result, I would suggest & request that if the above response is not satisfactory in dealing with the concerns, a condition is included within any approval if appropriate.

Please be aware that from **1st November 2022** my firm will be moving to a new office at Office A05, Arena Business Centre, Holyrood Close, Poole, BH17 7FJ.

Kind Regards

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