

From: Simon Davis
Sent: 21 December 2017 13:23
To: Planning.Responses
Subject: FW: BR/208/17/DOC Villa Maria

Further Drainage comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Paul Cann
Sent: 21 December 2017 13:02
To: Simon Davis
Cc: Christopher Best
Subject: RE: BR/208/17/DOC Villa Maria

Hi Simon

The applicant clearly doesn't understand the meaning of a pre-commencement condition! It is pre-commencement for very good reason and they have totally ignored this fact.

They are also totally oblivious to national guidance, local guidance and approved document H, in respect to drainage design/requirements.

Extract of our local guidance notes is below, which is self-explanatory;

SuDS Selection

The following destinations must be considered for surface runoff in order of preference:

- 1. Discharge into the ground (infiltration);*
- 2. Controlled discharge to a surface water body;*
- 3. Controlled discharge to a surface water sewer.*

Surface water must not be discharged into the foul sewer system. Infiltration structures include soakaways, basins, swales and permeable paving. Discharge to surface water bodies and surface water sewers must be restricted to an agreed rate.

SuDS selection hierarchy based on:

CIRIA C753 - The SuDS Manual

Approved Document H of the Building Regulations

I would initially suggest that the applicant provides a fully detailed set of drawings for the drainage scheme constructed on site (or proposed if not constructed), and identifying any offsite points of discharge. Further discussions can then be had.

On the above basis, my objection to discharging the condition stands.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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From: Simon Davis
Sent: 19 December 2017 13:02
To: Paul Cann
Cc: Christopher Best
Subject: FW: BR/208/17/DOC Villa Maria

Hi Paul,

See below comments from the agent in response to your objection. Can you respond to me please. I am happy to refuse if your objection is maintained.

Kind Regards

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From: [REDACTED]
Sent: 13 December 2017 20:55
To: Simon Davis
Cc: Christopher Best
Subject: RE: BR/208/17/DOC Villa Maria

Simon

I am trying to get the info together on the trees but my tree man is busy so I am chasing as best I can as he has the photos and was on site when the excavations were being done.

On the drainage I would make the following comments.

I think the drainage person is being completely unreasonable with regard to the information being requested. The engineer has quite clearly said there is no percolation in the ground to make using soakaways viable. Digging deeper holes and doing more percolation tests is a complete waste of time. On this basis I do not see the point in doing ground water monitoring again completely unnecessary for nature of the works and the fact that soakaways don't work in the ground conditions. We have demolished several out buildings and extensions therefore the additional roof drainage off run is negligible therefore we simply apply the discharge into existing system method. The building works are complete and the building occupied we are not digging up more surfaces to do pointless tests. All water from hard surfaces drains into the ground just like every situation in the country it's called nature!!!!

There needs to be a common sense approach to this on the basis it is small scale works to an existing building.

I would be grateful if you can look into the drainage issue and take a more practical view and hold off on tree condition until I can get the info over. You can issue a partial discharge of the other conditions and just hold off on the other 2. If this is not possible then there is not much I can do as I am away from end of this week until middle of Jan so it will have to wait until then

Regards

Philip Dudley
Director



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