

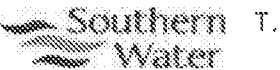
From: Ward, Stuart <Stuart.Ward@southernwater.co.uk>
Sent: Tuesday, January 16, 2018 4:29 PM
To: Paul Cann
Cc: 'Gary Chisnall'; 'Kevin Macknay'; Juan Baeza; 'Neil Stevenson'; Euan Clark - Folkes Architects; Paul Scamans; Juan Baeza
Subject: RE: 52-56 Ferring Street, Ferring, West Sussex

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YQIB WFLQOJ

Stuart Ward
Technical Manager



03303030119 www.southernwater.co.uk

Southern Water, Southern House, Sparrowgrove, Otterbourne, SO21 2SW

[illegible]

Paul,

The Southern Water letter is attached and you will note that they have consented a surface/foul water connection from this site. The letter is worded badly - where they mention capacity, they only do so to reinforce the point that are giving consent regardless of capacity as per their responsibilities under Section 106 of the Water Industry Act.

We had conversations with David Akehurst of Southern Water regarding this matter also. Based on this we have done everything reasonable to show that we are improving the previous situation.

The main issue here is that the overall discharge from this site is less than before. WE have not deviated from the original way that the site was drained. In fact the flows are less.







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GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS

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Wt 4.101

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann - Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council 📍Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37819 External: +44 (0) 1903 737819 Fax: +44 (0) 1903 716019 E-mail: Paul.Cann@arun.gov.uk

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2

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From: Neil Stevenson [<mailto:NStevenson@gtacivils.co.uk>]
Sent: 16 January 2018 13:12
To: Paul Cann; Juan Baeza
Cc: 'Gary Chisnall'; 'Kevin Macknay'; Euan Clark - Folkes Architects
Subject: RE: 52-56 Ferring Street, Ferring, West Sussex

Hello Paul,

Please find attached our letter to Southern Water together with Paul Scamans's email below. Both were sent to Southern Water prior to Southern Water's consent to connect under the Section 106 Connection application.

I see from Paul's email below that you wasn't copied in. Therefore I attach it for your information.

You will note from our letter that the total hard standing is less than the previous development. Therefore the flows generated are less than the original flows.

I hope this explains the situation better.

With kind regards,

Neil Stevenson MCIHT

Neil Stevenson MCIHT
Director



Consulting
Engineers

Direct: 01444 225652 T: 01444 871444
www.gtacivils.co.uk

Drainage - Flood Risk - Highways - Transport

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Begin forwarded message:

From: Paul Scamans <Paul.Scamans@arun.gov.uk>

Date: 8 December 2016 at 11:10:46 GMT

To: "'adminteamdeveloperservices@southernwater.co.uk'" <adminteamdeveloperservices@southernwater.co.uk>

Cc: 'Simon' <simonrandall1@hotmail.com>

Subject: 52 - 56 Ferring Street, Ferring, West Sussex BN12 5JP - FG/118/16/BR

FAO David Akehurst

Dear David,

I have been asked by the developers for the above site to contact you directly to clarify Building Control's position regarding surface water drainage.

When the Building Regulations application was approved a condition was added specifically to address how the surface water drainage would be dealt with. The guidance I follow in the Building Regulations and the Approved

Documents states that rainwater shall discharge to one of the following, listed in order of priority (a) an adequate soakaway or some other adequate infiltration system, (b) a watercourse, (c) a sewer.

The proposed development is broadly on the footprint of a previous building (see attached sewer map and block plan).

The developer has not encountered any separate surface water drainage serving the original building or the adjacent buildings.

Unfortunately I have had to rule out the option of a soakaway for this site. Not because of the new building, which could have been built on piled foundations, so that a soakaway could be built in close proximity to the new building, but because of the proximity of the foundations to the existing buildings on either side and to the rear that have shallow traditional foundations (a large soakaway would inevitably encroach inappropriately close - a deep soakaway is not possible as it would undermine foundations, and would not be effective as the water table can be high in this area). The site is effectively land locked, so options are limited.

There are no watercourses in close proximity to the site. The map of sewers does not indicate the existence of a dedicated surface water sewer system in the road or close to the site.

It would appear that the original building and the adjacent buildings all discharge surface water to the foul sewer system.

If the surface water drainage was to continue to discharge to the foul system it would need to do so via trapped gullies to comply with the Building Regulations (so that the sewer is not ventilated via the rainwater pipes).

Obviously the decision whether the surface water can continue to discharge to the foul sewer is entirely yours. For my purposes the site is substantially no less compliant than it was previously.

If you wish to discuss any of the above please do not hesitate to contact me.

Kind regards

Paul Scamans

Paul Scamans | Principal Building Control Officer, Building Control, Arun District Council | Location:
First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37642 | External: + 44(0)1903 737642 | E-mail: paul.scamans@arun.gov.uk
[Follow Arun Building Control on Twitter @ArunDC_BC](#)
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90111

Paul Cann

Senior Engineer (Drainage & Coastal)

Paul Cann - Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council 📍Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37819 External: +44 (0) 1903 737819 Fax: +44 (0) 1903 716019 E-mail: Paul.Cann@arun.gov.uk

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Q

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From: Euan Clark - Folkes Architects [<mailto:euank@folkesarchitects.co.uk>]

Sent: 11 January 2018 12:44

To: Paul Cann; Juan Baeza

Cc: 'Gary Chisnall'

Subject: FW: 52-56 Ferring Street, Ferring, West Sussex

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Hello Evan,

Regards,

Kevin Macknay
Flood Risk Management - Team Leader
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

 CALL  FAX  EMAIL

Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2AJ.

Contact: Internal: 26429 | External: +44 (0)330 222 6429 | Mobile: +44 (0)7540 641819

E-mail: kevin.macknay@westsussex.gov.uk

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From: Neil Stevenson [<mailto:NStevenson@gtacivils.co.uk>]

Sent: 10 January 2018 17:41

To: Kevin Macknay

Cc: Euan Clark - Folkes Architects; Gary Chisnall

Subject: FW: 52-56 Ferring Street, Ferring, West Sussex

Hello Kevin,

Please see my email below sent to Chris Reed. Please can you call me on 07836327697 to discuss?

With kind regards,



Neil Stevenson MCIHT
Director



Consulting
Engineers

Direct: 01444 225652 T: 01444 871444

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GTA Civils Ltd, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS

Hello Chris,

You will note from the attached drawing that we have connected the surface water from the private development to the combined foul sewer running along Ferring High Street. This drainage situation is no different how the site previously drained. We have therefore maintain the 'Status Quo'.

It has always been our understanding that as designers, we are not supposed to connect the private surface water discharge into Highways Drainage Sewers.
Please can you confirm that this is the case?

I look forward to hearing from you.

With kind regards,

[illegible]

Neil Stevenson MCIHT
Director



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