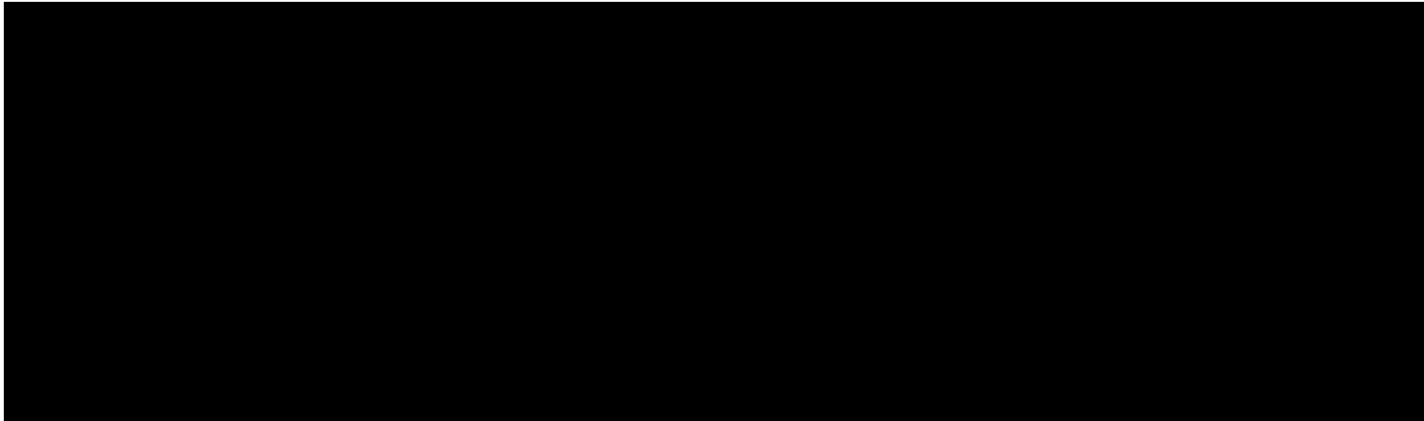




Sent from my iPhone

Begin forwarded message:

From: Simon <[REDACTED]>
Date: 9 January [REDACTED]
To: Gary Chisnall <[REDACTED]>
Subject: Fwd: 52 - 56 Ferring Street, Ferring, West Sussex BN12 5J P - FG/118/16/BR

Sent from my iPhone

Begin forwarded message:

From: Paul Scamans [REDACTED]
Date: 8 December 2016 at 11:10:46 GMT

[REDACTED]
Subject: 52 - 56 Ferring Street, Ferring, West Sussex BN12 5J P - 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:
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