

Lewis & Co Planning

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26 September 2018

Dear Sirs

58 FERRINGHAM LANE, FERRING, BN12 5LU
APPROVAL OF CONDITIONS 4 AND 5 ON PLANNING PERMISSION FG/27/18/PL
PLANNING PORTAL REFERENCE PP-07306998

This letter is submitted in respect of the above application for approval of details required under conditions 4 and 5 of planning permission FG/27/18/PL. These conditions relate to the approval of drainage details (condition 4) and future management of drainage scheme (condition 5) for the approved scheme.

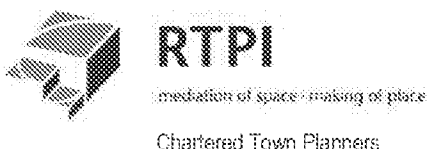
Please note also:

- There is an extant application (submitted 24 August 2018) for variation of conditions 4 and 5. The application seeks consent to allow for demolition of the existing building prior to the approval of the details submitted under conditions 4 and 5.
- The main permission also includes conditions (numbered 7 and 10) relating to the approval of a construction management plan and tree protection measures. These matters are dealt with in a separate application that has also been submitted today.

The remaining documents that comprise the application are listed below and overleaf:

Condition 4:

Drawing 6470/501 Rev A – Drainage Layout Plan
Drainage 6470/502 Rev A – Drawing Construction Details
Cole Eason Consultants – Soakaway Design Calculations
Email dated 04/09/18 - confirming draft infiltration rates



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Ashdown Site Investigation figures – showing draft findings from trial pits
Drawing Figure 2 – showing location of trial pits
Southern Water Sewer Records

Condition 5:

SuDS Maintenance Plan – by Cole Easdon Consultants

Considerations

Condition 4 requires prior approval of drainage details:

“Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

The information submitted with the application provides the information required under condition 4. Note that winter testing will soon commence, and information will be updated as this becomes available. This is acceptable because as our client’s engineers state:

“Please note that groundwater monitoring has commenced on site, with the highest groundwater level recorded at 4.00m depth below the surface in August 2018. Groundwater monitoring will continue throughout the winter period and results submitted in due course. The infiltration systems have been kept as shallow as possible to maintain an adequate buffer above the recorded and anticipated groundwater table. At this stage, we are seeking for a conditional discharge on drainage subject to completion/submission of further groundwater monitoring results.”

Please also note that there is an application in to vary the wording of condition 4 (and 5) to allow for demolition of the existing buildings prior to approval of the drainage scheme. The application was submitted in August 2018 – and so any reference numbers associated with the determination of the application should reflect this other submission too (reference number FG/162/18/PL).

Condition 5 requires approval of the management regime for the drainage scheme:

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner of management company shall strictly adhere to and implement the recommendations contained within the manual.

This information is provided within the report by Cole Easdon Consultants. As with condition 4, please note the existence of a separate application to vary the wording of condition 5 to allow for demolition of the existing buildings prior to approval of this condition.

Conclusions

The information provided with this letter is sufficient to allow for approval of the drainage scheme and its subsequent management.

We trust that the local planning authority will be able to approve conditions 4 and 5 as set out in this letter.

Yours faithfully

LCP

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