

COMMITTEE DATE:	12 <sup>th</sup> August 2021
-----------------	------------------------------

**APPLICATION NO:** RR/2021/1608/P

**ADDRESS:** Former Ashwood Nursing Home, Heathfield Road, Burwash Common, Burwash

**PROPOSAL:** Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works

## CONSULTATIONS

### Southern Water – **GENERAL COMMENTS**

- Southern Water require a formal application for a connection to the public foul sewer to be made by the applicant or developer.
- The applicant is proposing to discharge surface water run off to the existing foul network by utilising an existing connection. The drainage information indicates that the proposed surface water flows from the building are reduced from the existing contributing flows to public foul sewer. The developer can discharge surface water flow into the public foul sewer, and it is ensured that there is no overall increase in flows into the sewerage system. No new surface water flows should enter into the foul system.
- The supporting documents refers to drainage using Sustainable Drainage Systems (SuDS).
- Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance.
- Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

### Planning Notice

Three additional objections received (summarised):

- The site is outside of the development boundary.
- Not against housing on the site and removing the current unsightly development.
- No mention of affordable homes.
- The very modern design would have a dramatic impact on the adjacent Pavilion as they sit very close in a very small area behind and will overlook it. Viewed from the playing field, this will be very noticeable.
- Too many properties are proposed for the site leading to overcrowding and neighbouring properties being overlooked.

- Parking spaces will take over a large area of the site but will not be sufficient and they fear vehicles will park on the adjoining roads, pavements and verges – similar to the current issue at boundary Edge Close.
- Highway safety issues would be created.
- There are at least two serious accidents per year near to the site.
- Concerned that Pavilion car park will be used with the entrance and disabled parking obstructed.
- A reduction in units would possibly help alleviate the parking concerns.
- More parking provision is required for deliveries, trade and visitors.
- Concerned about foul water drainage and runoff onto the playing field.

One additional supportive set of comments received (summarised):

- Density still considered to be too high.
- Concerns about traffic should be addressed.
- Refusing the application would not solve the problem of traffic.
- Highway Authority has no objection to the proposal.
- Previous application was supported by councillors.

### Comments

In respect of surface water drainage, Southern Water has commented that the drainage information submitted with the application indicates that the proposed surface water flows from the proposed development would be reduced from the existing contributing flows to the public foul sewer. They advise that the developer can discharge surface water flow into the public foul sewer with no overall increase in flows into the sewerage system.

Within the Flood Risk Assessment and Drainage Strategy accompanying the application it is explained that the SUD's Manual and Building Regulations set out a hierarchy of drainage methods to ensure that developments maximise the use of sustainable drainage techniques. The hierarchy favours infiltration methods of disposal over other methods such as watercourses and sewers. The drainage strategy states that infiltration techniques to dispose of surface water from the site would be utilised, subject to infiltration testing.

Based on Southern Water's comments and the information submitted with the application, there would appear that a satisfactory solution for surface water drainage can be achieved and therefore if permission is granted, details of drainage could be secured via condition. The originally proposed reason for refusal relating to drainage can be deleted.

**RECOMMENDATION: AS REPORT, SAVE DELETE REASON FOR REFUSAL NO. 5 RELATING TO DRAINAGE**