

TURN 2 Ltd
30c High St, Welwyn, Hertfordshire, AL6 9EQ

Luxus Homes Ltd
2 Dairy Yard
Star St
Ware
Herts SG12 7DX

16.05.23

FAO Mr Greg Thabit

Dear Greg,

Re: Land East of Pines Hill, Stanstead Mountfitchet

Further to our discussions, please see below our response to the drainage authority's queries on the FRA for the above site raised within their holding objection letter to the Planning Inspectorate dated 2nd May 2023

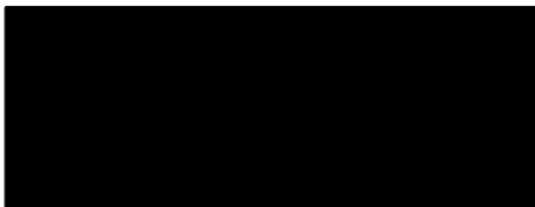
- The FRA includes proposals for maintenance of the soakaways. This identifies the need for inspections and the clearance of silt build up and debris from the catch pits. Access for these inspections will be provided to the catch pits. Inspections are proposed at monthly intervals during the first 12 months and then annually thereafter. Since the soakaways are located within the plot boundaries of the individual properties, the responsibility for this maintenance will be with the homeowners. This responsibility will be clearly defined within the operations and maintenance manuals issued as part of the home buyers information packs. To allay concerns regarding the implementation of the proposed maintenance regime,

the developer or management company should undertake the initial period of inspections during the first twelve months and submit the results to the drainage authority.

- We assume that the reference to 'long term existence' relates to concerns regarding damage and/or removal of the soakaway constructions. We would suggest that the area of each soakaway is clearly shown on the plot plans provided to the purchasers, indicated as a no dig/no build zone to minimise risk of any damage. Above ground markers and/or below ground alert membranes can be provided to identify the soakaway locations. Again, this requirement will need to be made clear to the homeowners as part of the purchase pack information. Notwithstanding the above, the soakaway design will be suitably robust to ensure the longevity of the construction. We would suggest that at the appropriate time, details of the soakaway construction should be submitted to the drainage authority for approval. Furthermore, details of the proposed site quality control regime should be agreed to ensure the highest standards of construction are achieved on site.
- The infiltration rate noted within Section 6.3 is left over from the earlier revision of the document which was issued prior to any infiltration testing being undertaken. This has been amended.
- All soakaways will be located the requisite 5m minimum distance from any building foundations. This is now referred to on the amended drawing included with the updated FRA document. The site is not underlain by chalk, so the greater distance will not apply. The soakaways are located within the private rear gardens since there is insufficient available landscaped space and/or parking areas available within the proposed site layout. Soakaways under the estate roads would not be desirable due to the risk of deterioration of the pavement construction.

Hoping this provides a sufficiently detailed response. If anything further is required, please let me know. It seems reasonable to assume that suitably worded planning conditions could be used to ensure that suitable means are implemented to deal with the drainage authority's concerns, providing them and/or the planning authority with enforcement powers. In any case, the works will be subject to Building Regulations requirements ensuring that a suitably designed drainage system is implemented in accordance with the drainage authority's requirements.

Yours sincerely



Cliff Turnbull BSc(Hons) CEng MIStructE
Director

