

Owen Warne - TW Southern Counties

From: Owen Warne - TW Southern Counties
Sent: 06 August 2019 16:35
To: Darren Kennett - TW Southern Counties
Subject: FW: Eastergate - Engineering Update

FYI

Owen Warne | Technical Management Trainee | Taylor Wimpey Southern Counties
Colvedene Court | Wessex Business Park | Colden Common | Winchester | SO21 1WP |
[REDACTED]

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From: Laura Gibbons [REDACTED]
Sent: 06 August 2019 15:41
To: Stewart Smith [REDACTED]
Cc: David Easton [REDACTED] Owen Warne - TW Southern Counties
[REDACTED]
Subject: RE: Eastergate - Engineering Update

Hi Stewart,

Thanks for your email. I am now happy with the formation levels.

I understand that the application has the following condition imposed upon it "Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity." I would expect the presence of ACO drains to be picked up by the independent engineer and for them to be included within the as built drawings. As it seems probable that more of these could be constructed I would be keen to see the maintenance requirements of ACO drains included within the maintenance manual.

If details are submitted formally to planning I will look to recommend discharge of the pre-commencement conditions.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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From: Stewart Smith [REDACTED]
Sent: 31 July 2019 14:32
To: Laura Gibbons [REDACTED]
Cc: David Easton [REDACTED] wen Warne - TW Southern Counties
[REDACTED]
Subject: RE: Eastergate - Engineering Update

Hi Laura,

I have attached updated and checked formation levels of the re-plan area within the attenuation sheets. I have also included calculations for plot 119 and the construction details that I have cross referenced against the calculations and surface levels on the engineering layouts .

Sometimes the groundworker will add these ACO drains in if the crossfall is towards the property as it offers another level of protection. I have checked all the driveway's and none are greater than 1/22. This is perfectly acceptable as it has been proven to work up to 1/8 with no runoff. Furthermore the ACO's also drain to the subbase so the drainage strategy is not fundamentally changing even if these are being installed at the discretion of the ground worker.

I hope this is sufficient to satisfy your concerns.

Kind regards,

Stewart Smith
Flood Risk & Drainage Engineer



Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon, Oxfordshire, OX14 3YS



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From: Laura Gibbons [REDACTED]
Sent: 23 July 2019 12:10
To: Stewart Smith [REDACTED]

Cc: David Easton [REDACTED] Alistair McShane [REDACTED]; 'Darren Kennett (Taylor Wimpey UK Ltd (WINCHESTER Colvedene Court))' [REDACTED]
Subject: RE: Eastergate - Engineering Update

Hi Stewart,

Thank you for sending over the revised details. I have been examining the suds formation levels and proposed levels. It appears that in numerous locations these levels do not work with the sub-base and construction depths required and stated on the construction detail drawing. Please review.

As you may be aware there has been some concern on site with the slopes of the permeable driveways, this has led to at least one occasion of the groundworker improvising and putting in an ACO drain at the low point and connecting this into the diffuser. Is there any way to flatten off some of the proposed driveways?

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Stewart Smith [REDACTED]
Sent: 19 July 2019 12:07
To: Laura Gibbons [REDACTED]
Cc: David Easton [REDACTED] Alistair McShane [REDACTED]; 'Darren Kennett (Taylor Wimpey UK Ltd (WINCHESTER Colvedene Court))' [REDACTED]
Subject: RE: Eastergate - Engineering Update

Hi Laura,

Please see attached updated calculations for plot 226. The impermeable area is now 170m² within the calculations as I had to round up to the nearest 10m². (150 + 10% = 165m²). I have also more accurately measured the driveway of 226 and it is 12m not 10m which has allowed for a 600mm sub-base. The formation level of this is above groundwater.

Please also see updated engineering layouts.

Kind regards,

Stewart Smith
Drainage Engineer



Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon, Oxfordshire, OX14 3YS



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From: Laura Gibbons
Sent: 05 July 2019 09:27
To: David Easton <[REDACTED]>
Subject: RE: Eastergate - Engineering Update

David,

Appologies for the delay in my review of this.

I have the following comments.

- Plot 226- a 10% allowance for urbanisation does not appear to have been included within calculations. Please can this be included.
- Please can revised engineering layout sheets be submitted, which do not show the ACO drains. This will also enable my review of finished levels of permeable paving.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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