

Simon Davis

From: [REDACTED]
Sent: 20 September 2021 08:52
To: Simon Davis; 'Chris Southcott'
Cc: Christopher Best; 'richard'; 'Joe'; [REDACTED] 'Tim Button'
Subject: RE: Springfield, Hook Lane
Attachments: (435050) Springfields, Aldingbourne - SW Network Calculations.pdf; 435050 - SuDS Maintenance and Management Plan (SEP 2021 REV).pdf; 435050-201P3 (DRAINAGE LAYOUT 1 OF 2).pdf; 435050-202P4 (DRAINAGE LAYOUT 2 OF 2).pdf; 435050-203P3 (DRAINAGE DETAILS 1 OF 2).pdf; 435050-204P (DRAINAGE DETAILS 2 OF 2).pdf; 435050-205P2 (DITCH SECTIONS).pdf; 435050-206P2 (HEADWALL DETAILS).pdf; 435050-207P (CATCHMENT AREA PLAN).pdf; 435050-sk01 (ANTI-FLOTATION CALCULATIONS).pdf; GWPR4064 Springfield GWM Letter Report FINAL.PDF

Categories: For future upload

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Hi Simon

Attached is completed revised set of all drainage drawings and calculations. This deals with all the queries raised by Laura and includes all the additional stuff on the calculations and ground water monitoring. I believe this does now resolve all the issues and there is enough time for this to be sent back to Laura for comment. If there are still any outstanding issues I am sure these can be dealt with extremely quickly before the deadline.

I would be grateful if you can accept these as revised information and distribute to the necessary parties for comment.

Regards

Philip Dudley
Director



ARCHITECTURAL DESIGN & PLANNING SERVICES

Paddock View, Calcot Mount Business Park, Calcot Lane, Curdridge, Southampton, Hampshire, SO32 2BN



[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 September 2021 11:24

To: Chris Southcott <[REDACTED]>

[REDACTED]

Subject: RE: Springfield, Hook Lane

Dear Chris,

Please see attached drainage comments on the current application. As it is early in the process (not due for decision until 26/10), we can give you an opportunity to respond and rectify the concerns but we will not allow the application to go beyond the determination date to allow for the testing to complete so you may wish to withdraw the application towards that date (or we will refuse) but this does allow you the opportunity to finalise the submission/design.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Chris Southcott <[REDACTED]>

Sent: 14 September 2021 09:34

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Christopher Best <christopher.best@arun.gov.uk>; [REDACTED]

[REDACTED]

Subject: RE: Springfield, Hook Lane

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Morning Simon,

Understood. We have spoken with 'Ground and Water' local Geo consultants we have used previously and will action this ASAP, as soon as I get all the relevant information over to them this morning, they can assess timings and start their set up to begin the procedure.

I am sure you will agree, as this is now going to take some time now, I really hope that if we can get into a position whereby the drainage is all agreed in principle and can all be finalised and approved once the last log is taken from the ground winter monitoring?

Ground and water have said they will contact Arun DC directly once they are instructed, I assume this will be Laura. It would be useful if we can agree to be able start the monitoring asap.

Chris Southcott
Director

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 13 September 2021 16:07

To: Chris Southcott

Cc: Christopher Best <christopher.best@arun.gov.uk>

Subject: RE: Springfield, Hook Lane

Dear Chris,

Our policy to require that all applicants carry out such testing in order to rule out infiltration first. Please note that our Local Plan policy W DM3 states that:

In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:

- f. 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 and the SUDS manual produced by CIRIA.*
- g. Undertake up to six months groundwater monitoring within the winter period.*
- h. Undertake winter percolation testing in accordance with BRE365.*

- i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.
- j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

Please also see the drainage section of our website: <https://www.arun.gov.uk/surfacewater/> and the linked checklist which also sets out the requirements and advises that discharge into the ground (infiltration) must be considered first before any other proposals.

The drainage condition is clear that *"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, and the recommendations of the SuDS Manual produced by CIRIA"* and the related informative on the decision also refers to our website and checklist.

At the present time I can recommend no course of action other than that you cease works on the site until you have undertaken the testing as required. I am sorry that this causes you a problem but these are the rules that we apply to everyone and we don't consider that anything was unclear on the decision that we granted.

Kind Regards

Simon J Davis MRTPI
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From: Chris Southcott [REDACTED]
Sent: 13 September 2021 14:40
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Christopher Best <christopher.best@arun.gov.uk>; [REDACTED]
[REDACTED]

Subject: RE: Springfield, Hook Lane

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Simon,

I think this is the issue.

We have worked on the list of our official planning conditions, whereby condition 10 is below.

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

Therefore, when we purchased the site in January it wasn't deemed necessary to carry out winter ground monitoring, hence it not being implicated as our engineer confirmed we are not designing this type of drainage system.

It just seems completely unfair to now request this in summer months when winter ground monitoring cannot be carried out.

Can you suggest a sensible outcome with this as we cannot have the site sit there locked until further notice?



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 13 September 2021 13:12

To: Chris Southcott <[REDACTED]>

Cc: Christopher Best <christopher.best@arun.gov.uk>; [REDACTED]

Subject: RE: Springfield, Hook Lane

Dear Chris,

I was just referring you back to Laura's last comments on AL/59/21/DOC dated 13 July in which she stated that:

"Groundwater monitoring is insufficient, as is infiltration testing. Groundwater monitoring does not appear to have actually been completed, recordings of groundwater strikes when excavating TPs is not monitoring. Infiltration testing was completed too deep and in the summer."

This is the latest position that I am aware of. I appreciate that you have difficulty liaising with Laura however you now have a new application in (AL/112/21/DOC) which Laura will comment on and if she no longer needs this information then she will say so. I am not able to comment on this requirement without drainage advice.

Kind Regards

Simon J Davis MRTPI
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From: Chris Southcott [REDACTED]
Sent: 13 September 2021 10:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Christopher Best <christopher.best@arun.gov.uk> [REDACTED]
[REDACTED]

Subject: Springfield, Hook Lane

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Morning Simon,

Thanks for your email received in relation to the drainage condition, we now understand the proposal to change this to a pre occupation will not be accepted.

However, can we please have some clarification on the following.

There was a requirement within the planning conditions for ground water monitoring and winter percolation testing to support the design of any infiltration drainage. See extract below;

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

Percolation testing, which was carried out during the month of September 2020, showed that infiltration on the site could not be achieved. As no infiltration was achievable in the 'summer months', then why is it necessary to carry out percolation testing again in the winter?

An infiltration drainage system was shown not to be suitable for the site, and thus groundwater monitoring was not a requirement.

As you can appreciate, this will potentially change timescales quite dramatically and we consider that it is an inappropriate request, certainly considering the summer percolation test was unsuccessful. This was the reason for the complete re design of the drainage scheme, from a pumped, to gravity system along with the other integrities of the design.

This particular planning condition has been extremely lengthy, because we are now **NOT** proposing an infiltration drainage system and had to re design the complete scheme around this due to the lack of peculation, I am sure Laura would agree that the design we are working on has been accepted in principle albeit some further info will I'm sure still be required, therefore to request ground winter monitoring to be done against this scheme we feel is an unreasonable request and will potentially cause several months of further delays

Please can someone confirm the above.

KR

Chris Southcott



Dear Chris,

I have written to Laura this morning to ask her to look into this matter. However, I would suggest it is unlikely that we will be able to discharge the maintenance manual condition unless we can also agree to the drainage condition (and I note that Laura previously stated that Groundwater monitoring and infiltration testing is insufficient but I can't see that any information of this nature has been submitted).

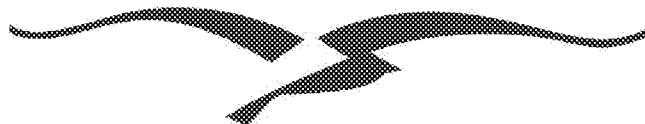
It is the Council's policy to impose drainage conditions as pre-commencement and I note that the original applicant agreed to this. I do not believe that an application to vary the condition would be supported but if you did want to submit an application then you would need to provide a detailed justification (and I would suggest that not being able to construct the site at the present time/risk of having funding withdrawn would not qualify as a sufficient argument).

We are sorry that you are in this position but the pre-commencement conditions and their requirements were clear on the planning permission as was the fact that the surface water drainage scheme drawing had not been agreed.

Kind Regards

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