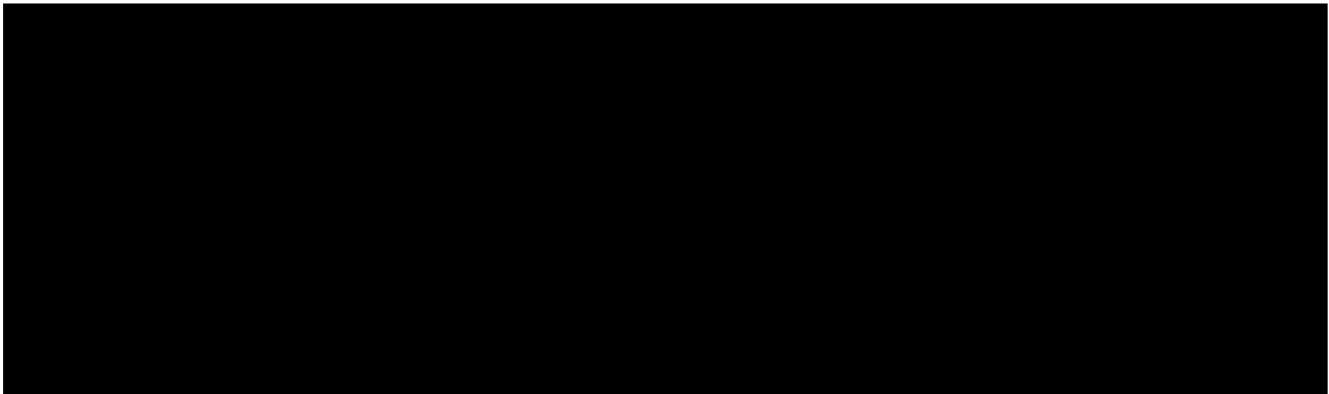




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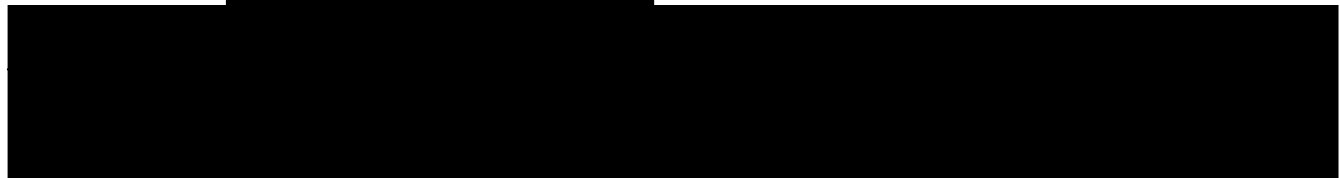
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**From:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Sent:** 28 February 2022 13:08

**To:** Paul Westcott



**Subject:** RE: Saltbox Unit 9 site Planning Condition 12 response Surface water

Paul

Just to confirm that I will not be reconsidering my response.

There is one thing I would like to verify at this stage; Have you checked the invert level of the 450mm pipe at existing manhole SW900? I note you have it as 1.280, I think the proposed level was 1.250?, but from 'as constructed' drawings I have seen it may be 1.657! (See enclosed).

I would suggest that these levels are double checked as are critical to any scheme. If it is necessary to relay offsite pipes to shallower gradients to help achieve the desired solution, then clearly that is a discussion to be had between the relevant parties.

Regards

**Paul Cann**  
Principal Drainage Engineer  
Engineering Services

**T:** 01903 737819  
**E:** [paul.cann@arun.gov.uk](mailto:paul.cann@arun.gov.uk)

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**From:** Paul Westcott [REDACTED]  
**Sent:** 25 February 2022 17:00  
**To:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Subject:** RE: Saltbox Unit 9 site Planning Condition 12 response Surface water

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Paul,

Thank you for your further comments but just for your information we have no direct connection with Hydrock as they were working for and producing supporting information for the site wide developers who again we have no working relationship with. We are part of a team who are working for a client who has purchased one of the plots put up for sale.

We are still of the opinion the original strategy was flawed and contained insufficient detail to prove to the LPA that a gravity solution was deliverable and this should have been identified during the consultation process and further detail and supporting information requested by the LPA before any approval was given.

This is the situation we are encountering with LLFA's in other areas where the Hydrock strategy as presented would have been deemed insufficient in its content and detail to prove the solution was deliverable. In fact in some cases we are finding the designs need to be up to almost a construction issue and fully detailed before they are accepted and are way past a strategy proposal.

We are sure amending the FFL is not an option as the LPA are the ones who approved the current value.

We therefore ask again in this instance you reconsider your comment to your Planners.

Thanks.

Regards  
Paul

Paul Westcott  
Associate Director

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**From:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Sent:** 25 February 2022 15:42

**To:** Paul Westcott

**Subject:** RE: Saltbox Unit 9 site Planning Condition 12 response Surface water

Paul

Whilst I appreciate you have lost 150mm in floor levels (maybe there is scope to talk further with the planners about this to reinstate 2.900?), at present, I am not convinced that a gravity solution is not possible on this site. I would strongly suggest that you liaise with Hydrock, if you are querying their design. Planning approval was based on a gravity system and that is what needs to be achieved one way or another.

From what I recall they were also proposing more storage than the 570m3 you quote, which may have been an overestimate, so the calculations will need to be verified.

Obviously crates can also be spread over a larger area to reduce depth. Cover to crates can also be reduced depending on wheel loadings, CBR, protective capping, rating of crate, etc. See enclosed Permavoid manual (pages 46-49). Locating crates in areas less likely to be subject to HGV loadings also helps where possible. As mentioned utilising the storage in as much permeable paving as possible also will assist.

Regards

**Paul Cann**  
Principal Drainage Engineer  
Engineering Services

**T:** 01903 737819

**E:** [paul.cann@arun.gov.uk](mailto:paul.cann@arun.gov.uk)

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**From:** Paul Westcott

**Sent:** 25 February 2022 14:44

**To:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Subject:** RE: Saltbox Unit 9 site Planning Condition 12 response Surface water

**Importance:** High

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Paul,

The issue we have is the building is set at 2.75 and the invert level of the outgoing off site connection is at 1.28. That leave little or no room to design a system that has based on our calculations approximately 570m<sup>3</sup> of storage

The Hydrock strategy solution you refer too does not work as they have a tank which has barely 450mm of cover over crates which is not acceptable to the manufacturers. In addition on the Hydrock strategy we have been supplied with, it has no permeable paving proposed it only showed bare bones pipelines which clearly would have little or no cover. We have included large areas of permeable paving so already we are bettering their design.

The issue of cover has also been exacerbated by the fact that on the Hydrock drawing the FFL was noted as 2.90 but we were informed we had to use the Planners approved FFL of 2.75.

The site topography itself does not lend it self to extending further the permeable paving to make best use of the storage in the porous sub base . Believe you me we don't include pump stations unless it is necessary and in this instance there is clearly a shortage of level difference to play with and would include too much risk on the drainage to have everything designed to be below standard and at best in small part only at the absolute minimum.

In some respects you could say the initial Hydrock strategy which was submitted and consulted on at Planning stage was flawed based on what you are saying now in that it showed traditional pipework system, gullies and a below ground tank and little or no detail on levels etc to prove that it was deliverable and therefore you could say should have been challenged more at that stage . We have actually taken that strategy and bettered it to work around the site constraints we have, so I am a little confused why we should now be told its not acceptable. Just to stress again we will only include a pump system when it is absolutely necessary. The allowable flow rate is so low and therefore the attenuation requirement is very high.

Based on the forgoing explanation on how we have arrived at our proposals we trust you will be able to review your response to your planners that the proposals put forward are acceptable in this instance based on the site constraints for this particular plot.

Thanks.

Regards  
Paul

Paul Westcott  
Associate Director

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**From:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Sent:** 25 February 2022 14:14

**To:** Paul Westcott [REDACTED]

**Subject:** RE: Saltbox Unit 9 site Planning Condition 12 response Surface water

Hi Paul

Just sending a quick message as I am out on site visits. Just want to be clear, that you must come up with a gravity solution, as was envisaged for every phase of this development. A pumped solution will never be acceptable.

Designing a system as shallow as possible is obviously key to the solution. Utilising as much permeable paving as needed (perhaps some with controlled outflows) and avoiding the use of conventional road gullies will help. Reducing the use of pipes to convey water across the site will also assist, where conveyance can be achieved through linked permeable paving, etc.

In the meantime, you may wish to speak to Hydrock who undertook the strategy and preliminary design for unit 9.

Regards

**Paul Cann**  
Principal Drainage Engineer  
Engineering Services

**T:** 01903 737819

**E:** [paul.cann@arun.gov.uk](mailto:paul.cann@arun.gov.uk)

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**From:** Paul Westcott [REDACTED]

**Sent:** 25 February 2022 13:22

**To:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Subject:** Saltbox Unit 9 site Planning Condition 12 response Surface water

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Paul

Just left a message on your answer phone regarding the above. I would appreciate if you could give me a call as soon as possible so we can explain to you where and how we have arrived at the proposals put in to support the submission.

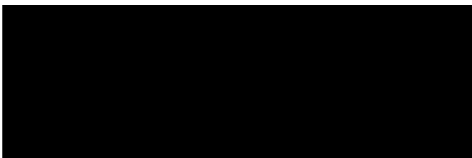
Thanks very much.

Regards

Paul

Paul Westcott  
Associate Director

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