

Hi Andrew

I sent you an email earlier from Aquatech Drainage. As you are aware, this was a planning inspectors condition.

Since works had progressed on site (despite it being a pre-commencement condition), Building Control became involved and have subsequently agreed the design/construction of the surface water drainage scheme/soakaways (now constructed). Whilst this is not usual practice, as planning needs to be satisfied before building regulations, in this case, I feel that the discharge of the condition should be at the discretion of Building Control.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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Davina Bowley

From: Paul Cann
Sent: 11 August 2017 12:16
To: Andrew Wood
Subject: FW: The Martlets, Sea Road, East Preston, BN16 1JP. Planning Consultation on EP/81/17/DOC.

fyi

Paul Cann
Senior Engineer (Drainage & Coastal)

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From: Paul Cann
Sent: 11 August 2017 12:14
To: 'Christopher Uden'
Cc: Paul Scamans
Subject: RE: The Martlets, Sea Road, East Preston, BN16 1JP. Planning Consultation on EP/81/17/DOC.

Hi Chris

I am going to email our planners regarding this matter, due to the fact that it is an planning inspectors condition and that Building Control have been involved in the matter. This is not a usual situation, hence I need to consult the planner.

Hopefully, we will have an answer shortly.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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From: [REDACTED]
Sent: 01 August 2017 13:08
To: Paul Cann
Subject: The Martlets, Sea Road, East Preston, BN16 1JP. Planning Consultation on EP/81/17/DOC.



Hi Paul

Following our telephone conversation of this morning, I as requested have put together below how the surface water disposal was agreed upon with the Building Inspector, Paul Scamans.

Originally site investigation works were undertaken by Soil Environment Services Ltd during November / December 2015. From three of the four boreholes drilled (They had a refusal on one at a shallower depth) they advised winter water levels at 3.1 - 3.8 m BGL. with a approximate porosity rate of 4.50E - 07. Although none of the test holes were in the vicinity of the soakaways eventually installed.

Subsequent to this we arranged for further testing to BRE365 to be carried out in the area of the soakaways. These tests were carried out by Soils Limited in February 2016, one of the two excavations became unstable and was discounted. The second pit was taken to 2.90 m BGL. Ending in River terrace deposits with no groundwater noted. Again soakage was poor and no porosity rate was provided for use with any design calculations.

We then took up the matter with the BI to agree on the way forward.

It was agreed that a system of deep perforated concrete ring soakaways should be installed based at approximately 3.00 m BGL as per the drawing previously submitted. The first of these was installed and monitored for some 10 days. During which time the ground porosity was tested three times. At each test water was added to raise the level within the chamber by 500mm. In each case the level dropped by approx. 40 mm per hour of testing and the chamber was completely empty the following morning.

This information was passed to the BI who asked that the testing be redone but introducing a larger volume of water. The testing was carried out twice when the levels were raised by 1000 mm. In both instances the water level fell 350 - 370 mm over four hour period, the chamber being empty the following morning.

With regards to the design loading used, we calculated the run off areas assumed 0.020 L/s per m, and added 30% for climate change.

We agreed this as an acceptable solution with Paul Scamans, we attach the body of his email confirming approval herewith -

Hi Chris,

The submitted details are considered to be satisfactory and demonstrate reasonable provision.

The following has been considered: a relationship between the head of water in the soakaway and the percolation rate has been demonstrated, and would likely increase as the head increases; the soakaway has been dug into a very sandy seam of ground; the roof area of the development appears to be less than twice the roof area of the original building, but the new soakaway probably has a capacity several thousand times greater than the soakaway serving the original building, and therefore represents a significant improvement which should result in a reduced risk of failure.

Kind regards

Paul

Paul Scamans | Principal Building Control Officer , Building Control, Arun District Council | Location:
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We now appreciate that you should have been consulted at an earlier stage for which we apologise, but we were not involved in the planning process until recently when we were asked to assist with the lifting of the planning condition relating to surface water drainage.

Perhaps you could consider the above and let us know what you need to receive from us by way of further information to assist you.

Regards.

Chris Uden

[Redacted signature]

www.aquatechdrainage.com

[Redacted contact information]