

Julia Mills

From: Anita Gardner
Sent: 13 June 2017 12:22
To: Julia Mills
Subject: FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 1 of 2
Attachments: W01371 Drainage statement.pdf; CB18 - CCL02593 - Site Investigation Report Part 1-rfs.pdf; CB18 - CCL02593 - Site Investigation Report Part 2-rfs1.pdf; W01371 Bradbury Hotel - soakaway calculations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: printed

Bradbury Hotel
Station Road
East Preston

Please can this be given a reference and forward

Application for approval of matters reserved
by condition imposed under EP/63/16/PL
relating to conditions 9 for surface water
drainage & 10 for SUDs information.

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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From: Mark Iveson [REDACTED]
Sent: 09 June 2017 15:34
To: Anita Gardner
Subject: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 1 of 2

Hi Anita,

Please see attached / below comments (in blue) in response to your queries. Could you please advise on whether these need to be submitted via a new application or whether you are covering this under the current submission.

Kind Regards,

Mark Iveson

1. No winter groundwater data has been provided. This is critical to the design.
See SI conducted by Crossfield Consulting did not encounter any groundwater to a depth of 3-4m.
SI conducted Oct/Nov 2014.
2. Provide the date of when the percolation tests were undertaken, together with a plan showing their locations. Confirm at what depth (ie. water fill level below ground level) each test commenced.
Locations of tests are attached – See Test locations.pdf. See Perculation Test notes.pdf for the additional information required.
3. Provide a copy of the soils/ground investigation report.
See attached SI report. Combined Services DW testing undertaken to confirm soakage rate on site, also attached.
4. The storage calculations provided appear to relate to concrete ring soakaway design, an insufficient design storm event and incorrect impermeable areas. Calculations for the 1 in 10 and 1 in 100 year (+30% Allowance for climate change) are required for each soakaway structure.
See SWH Microdrainage calculation provided and attached. Calculations shown on Combined Services DW testing are just intended to give indication of what size PC ring would be required (their standard datasheet). SWH calculations support proposed drainage drawing.

5. Why is permeable paving for the highway areas not being considered? This is the preferred method for surface water disposal from the highway areas. The sub base can also be protected from construction traffic, if that is a concern.
Solution proposed incorporates 3 no. soakaways which spreads the load over the whole area of the access road.
6. Additional silt interception is required in the form of catchpit manholes. These are required on all entries to soakaways and also allow a means to clean the upstream pipework.
See attached drainage layout rev C01. Silt trap manholes provided.
7. Full constructions details (ie. drawing) of each soakaway structure, gullies and catchpits, etc., are required.
See attached details drawing.
8. Specify pipe gradients/invert levels on all pipes connecting to soakaways.
See attached drainage layout rev C01
9. Specify gully outlet invert levels and finished levels for the grated cover. This item may be affected by item 5 of this email.
See attached drainage layout rev C01

Mark Iveson
Technical Manager



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Please consider the environment before printing this e-mail

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 07 June 2017 12:52
To: Richard Skelley <[REDACTED]>
Cc: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>; Delwyn Jones <Delwyn.Jones@arun.gov.uk>
Subject: FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston

Dear Mr Skelley,

Further to our meeting last week I have now received the comments of the Planning Solicitor who has advised that the drainage conditions (nos 9 and 10) relate to flooding and they cannot therefore have deemed discharge since they fall within the exemptions in Schedule 6 para 3 of the Town and Country Planning (Development Procedure) (England) Order 2015. If you disagree with this view then I suggest you make representations to the Council's planning solicitor Delwyn Jones who can be contacted on the above email address or by telephone on 01903 737737.

As a result the Council considers there to be a breach of planning control in that you have commenced development without first complying with Conditions 9 & 10. Accordingly an enforcement case will be raised relating to this perceived breach and you will be contacted by the enforcement officer to this effect. I would suggest that if you have any queries regarding the information that will need to be submitted for consideration you contact the

Council's Drainage Engineer Paul Cann on 01903 737819. His most recent comments were recorded in the refusal reason on EP/10/17/DOC and are set out below for information.

'At present there is insufficient information/details to be able to recommend the discharge of either condition. I would

like to make the following comments in this respect;

1. No winter groundwater data has been provided. This is critical to the design.
2. Provide the date of when the percolation tests were undertaken, together with a plan showing their locations. Confirm at what depth (ie. water fill level below ground level) each test commenced.
3. Provide a copy of the soils/ground investigation report.
4. The storage calculations provided appear to relate to concrete ring soakaway design, an insufficient design storm event and incorrect impermeable areas. Calculations for the 1 in 10 and 1 in 100 year (+30% Allowance for climate change) are required for each soakaway structure.
5. Why is permeable paving for the highway areas not being considered? This is the preferred method for surface water disposal from the highway areas. The sub base can also be protected from construction traffic, if that is a concern.
6. Additional silt interception is required in the form of catchpit manholes. These are required on all entries to soakaways and also allow a means to clean the upstream pipework.
7. Full constructions details (ie. drawing) of each soakaway structure, gullies and catchpits, etc., are required.
8. Specify pipe gradients/invert levels on all pipes connecting to soakaways.
9. Specify gully outlet invert levels and finished levels for the grated cover. This item may be affected by item 5 of this email.
10. The operation and maintenance manual needs to comply with 'The Suds Manual C753' chapter 32. I also suggest that specific structure type pages in the manual are observed ie. P.467-468 for geocellular tanks.'

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Richard Skelley [REDACTED]

Sent: 10 May 2017 14:29

To: Anita Gardner
[REDACTED]

Subject: FW: 046_East Preston

Importance: High

Mrs Gardner

I left a message for you on Friday 28th April following an email message from our site manager that morning, informing us two Council representatives had visited the site (the ladies names are Tracey Headley-Smith & Lisa Coney). I informed you that we had already submitted to the Council a notice discharging the conditions.

Please see attached notice letter we submitted to the Council, sent recorded delivery. On this basis we regard the conditions as discharged 3rd April 2017.

I was not aware at the time of your emails to my colleague Mark Iveson, as he is away on leave. I now have concerns as the Council appears to be overlooking the deemed discharge.

The conditions were submitted and acknowledged by the Council 19/01/2017, hence we were able to submit our notice to discharge those conditions.

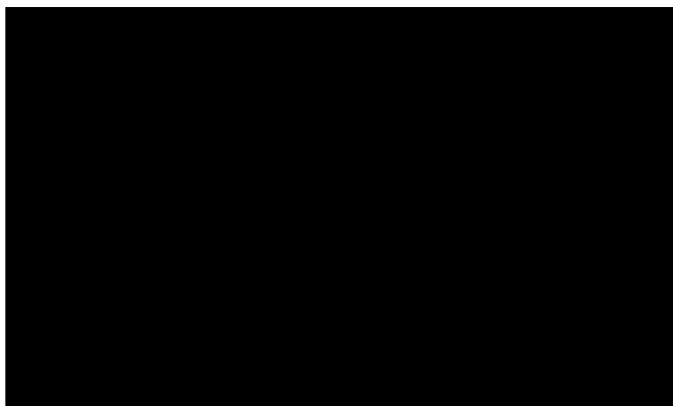
There was no communication from the Council until your emails to Mark Iveson which retrospectively gave a validation date of 4th April 2017, past the deemed discharge date.

The council is now ignoring the deemed discharge and issuing an approval and refusals of conditions 9 and 10.

We need to speak as soon as possible.

Regards

Richard Skelley



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