

From: Paul Cann
Sent: 30 June 2017 14:06
To: Planning.Responses
Cc: Anita Gardner; Tracey Headley-Smith; Wendy Ashenden-Bax
Subject: RE: Planning Consultation on: EP/88/17/DOC

Comments;

Condition no.9

1. Groundwater - A site investigation was carried out in October 2014 (report dated May 2016) by Crossfield Consulting. These investigations extended up to 4 metres depth and no groundwater was encountered. A extract of the report is below;

5.4 Groundwater

Groundwater was not encountered during the ground investigation.

The groundwater conditions are based on observations made at the time of the fieldwork. It should be noted that groundwater levels may vary due to seasonal and other effects.

As the investigation was carried out in late Autumn/early winter, it doesn't represent the potential peak winter groundwater levels. However, in this area, I would expect these peaks to be around 2 to 2.5m below ground level. The hydraulic calculations (microdrainage) supplied indicate that the soakaways were designed to be up to a maximum of 1.8m deep. On that basis, groundwater is not going to be an issue, assuming the soakaways have been constructed to these depths. Verification on site may be required.

2. Percolation Testing - there appears to be pages missing from the Combined Services (DW) Limited report, ie. only first page supplied. On that basis, I am unable to confirm if the percolation rate used is acceptable for that part of the site. It is noted that this first page states that a gravel layer exists at 2m depth, which is favourable in terms of soakage, but this may be where the water table is present at times. However, the idea would be to ensure that the soakaway bases made contact with this gravel layer but did not penetrate it too much for calculation purposes (as storage is likely to be compromised by groundwater). The soakaway designs may fall short of this gravel layer based upon the depths stated within the microdrainage calculations. The percolation tests were also all carried out in the SE section of the site and therefore may not give a true representation of potential ground conditions/ infiltration potential across the remainder of the site. The percolation rate therefore used in the calculations may not be applicable to all the soakaway designs, as we do not know what ground conditions were encountered at the soakaway locations.

Interestingly, the report dated May 2016 by Crossfield Consulting quoted;

II. ASSESSMENT OF SOAKAWAY DRAINAGE

Based on the recorded ground conditions, comprising of low permeability clays to depths of up to 3.2 m, it is

considered that soakaway drainage will be unlikely to be suitable for the proposed development. Therefore, it is recommended that an alternative method of drainage be identified for the site.

The applicant needs to clarify these matters. Further trial holes may need to be undertaken to confirm ground conditions across the site.

3. Microdrainage calculations – The structures modelled (apart from the 2 x 1m plan area soakaways) do not correspond to the soakaways detailed on drawing WO1371-200 Rev C01, in terms of plan area. The calculations need to be resubmitted accordingly for each different soakaway plan area. This drawing needs to specify the invert levels of the pipe entries into each soakaway, soakaway base and cover levels, top of crate levels. The levels used in the calculations also need to correspond to the relative levels used on the drawing, as currently they do not.
4. Please provide construction detail for the silt trap manholes.

Condition no.10

The drainage maintenance statement is acceptable, however, the condition should not be discharged until such time that the drainage scheme has been approved.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 28 June 2017 14:18

To: Paul Cann

Subject: Planning Consultation on: EP/88/17/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPLICATION NO: EP/88/17/DOC

Registered: 28th June
2017

Site Address: Bradbury Hotel Station Road East Preston BN16 3FF

Grid Reference: 506492 102667

Description of Works: 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.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by .

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
