

## Sandra Edwards

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 28 July 2017 09:14  
**To:** Planning Scanning  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

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**From:** Anita Gardner  
**Sent:** 27 July 2017 09:29  
**To:** Planning.Responses  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Please scan as additional info from agent

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Tracey Headley-Smith  
**Sent:** 26 July 2017 11:44  
**To:** 'Mark Iveson'  
**Cc:** Anita Gardner  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Thank you Mark – I have forwarded your email to our engineers for comment.

Regards

Tracey

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**From:** Mark Iveson [REDACTED]  
**Sent:** 26 July 2017 11:38  
**To:** Anita Gardner; Tracey Headley-Smith  
**Cc:** Richard Skelley; Ian Turvey  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Anita, Tracey,

Although NHBC and our engineers are confident with the soakaway's design. We accept that we will need to also comply with your request.

I've reassessed the data provided by the initial soil report and the separate BRE 365 tests we had done in October last year. It appears unlikely that the soakaway to the front of the site would meet the gravel layer (as you already know – Crossfield identified the gravel layer somewhere between 2.2m and 3.2m across the front of the site – at the time they were unable to test at the rear – where the gravel layer is higher).

Since it appears unlikely that we'll hit the gravel layer in this area, and to save a lot of time and testing – could be suggest we build an 'overflow soakaway' which hits the gravel layer – We'll then over flow the existing one in to this.

If we were to build this extra provision for just the soakaway at the front of the site, where the gravel layer was identified to be deeper, would you accept the construction depth of the other soakaway's which are covered by the recent 365 tests?

Thanks,

Mark

Mark Iveson  
Technical Manager  
Denton Homes Ltd

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 19 July 2017 16:45  
**To:** Mark Iveson  
**Cc:** Juan Baeza; Tracey Headley-Smith; Paul Cann  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Dear Mark,

Planning legislation and that relating to building control are different. Although the surface water drainage system complies with the NHBC standards that does not mean that it is therefore acceptable in planning terms. Indeed, as is clearly the case here, the details submitted may accord with Building Regulations, but they are not sufficient to discharge the planning drainage conditions.

To try and move the matter forward I have re-consulted our Engineer who has advised that he is not requesting testing as such just excavating trial holes to confirm ground conditions and whether the base of the soakaways made contact with the gravel layer. Depending on the situation on site, dictates on where these are possible, without causing too much disruption.

Preferred locations of trial holes;

1. Next to soakaway in rear garden of plot 9.
2. Next to soakaway in rear garden of plot 5.
3. Next to soakaway in rear garden of either plots 1 or 2.
4. Next to soakaway in rear garden of either plots 3 or 4.
5. Assuming the access road is built, it could be difficult to excavate next to one or two of the soakaways in the road. Perhaps the situation can be confirmed. If this is the case, then perhaps a trial hole in the vicinity of the entrance to the site.

These should give a good understanding of the geology across the site and an indication of conditions at the formation level of the soakaways. These will need to be witnessed and should be carried out asap.

I trust that this further clarification will assist you in providing additional information which will hopefully lead to discharge of the condition. Failure to progress the matter further will result in the Discharge of Condition application being refused and enforcement proceedings commenced. I would therefore appreciate your confirmation that you will be providing the additional information as soon as possible.

Regards

Anita Gardner

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Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,



**From:**  
Mark

Iveson [REDACTED]

**Sent:** 18 July 2017 17:12

**To:** Anita Gardner

**Cc:** Tracey Headley-Smith; Richard Skelley

**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Dear Anita,

Thanks for passing on your engineers response.

As far as we are concerned, we are building the surface water drainage system to comply with the NHBC standards, and therefore building control.

The system has been designed by a civil engineer to meet associated standards.

We see no reason to carry out further testing.

Yours faithfully

Mark Iveson

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

**Sent:** 17 July 2017 15:11

**To:** Mark Iveson

**Cc:** Tracey Headley-Smith

**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Dear Mark,

Please see the response below from our engineer

Regards

Anita

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[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:** Paul Cann

**Sent:** 14 July 2017 16:50

**To:** Anita Gardner

**Cc:** Tracey Headley-Smith

**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Hi Anita

In one word, no. I am not doubting that they carried out the tests in accordance with BRE 365, we just want to see proof that the ground conditions are similar across the site and that the soakaway's construction reached the upper surface of the gravel layer. Hence, the requirement for trial holes.

Regards

Paul Cann  
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Anita Gardner  
**Sent:** 14 July 2017 16:32  
**To:** Paul Cann  
**Cc:** Tracey Headley-Smith  
**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Hi Paul,  
Does the information below address your concerns?  
Anita

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:** Mark Iveson [REDACTED]  
**Sent:** 14 July 2017 16:30  
**To:** Anita Gardner  
**Cc:** Richard Skelley  
**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Anita,

Please see below response from our civil engineer:

The soakaway tests were conducted in accordance with BRE Digest 365. BRE Digest 365 provides guidance to undertake testing, recommending a test is conducted in each pit 3 times on the same day or on consecutive days. The worst infiltration rate from each test is then used in the design.

This is intended to replicate rainfall event occurring in quick succession and should ensure the surrounding soil is saturated from the first test, thus resulting in a slightly reduced infiltration rate for the second and third tests. There is no requirement in BRE Digest 365 stating the tests should be undertaken at a particular time of year.

The tests were undertaken within the available area at the time of the test. Given that three tests were undertaken on a relatively small site, and the ground conditions have been found to be broadly uniform across the site, we feel our approach is considered reasonable.

It should also be noted that our Microdrainage calculations have a factor of safety of 2.0 applied to the soil infiltration rate and have been designed for 1 in 100 year event plus allowance for climate change.

We believe this provides sufficient comfort with the size of the soakaways at the above site.

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 12 July 2017 17:08  
**To:** Mark Iveson  
**Cc:** Paul Cann; Roger Spencer; Tracey Headley-Smith  
**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Dear Mark,  
Please see the comments of our drainage engineer below.  
I would appreciate receipt of the additional information requested as soon as possible.  
Regards  
Anita Gardner

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**From:** Paul Cann  
**Sent:** 12 July 2017 16:57  
**To:** Anita Gardner  
**Cc:** Roger Spencer; Tracey Headley-Smith  
**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Hi Anita

Yes this appears to be the missing percolation testing information requested in my email dated the 30<sup>th</sup> June (item 2). It is noted that the tests were probably undertaken in October 2016 (ie. the date that these forms were completed). This date is at the start of the winter period so is unlikely to satisfy our requirement for undertaking the percolation testing at an agreed time during mid-winter when ground conditions are less favourable. However, they have used the worst percolation rate (ie. that in trial pit no.2) for the soakaway designs. This would therefore seem a reasonable compromise and acceptable for use in that part of the site. Regarding item 2, I would suggest that the applicant undertakes trial holes to confirm the following;

1. That ground conditions in other parts of the site where percolation testing wasn't carried out are of a similar make up.
2. That the bases of all of the soakaway structures made contact with the gravel layers (at approx. 2m depth)

If the above can be demonstrated and found to be favourable, then it would be reasonable to use the percolation rate in trial pit no.2 for all the soakaway designs. The trial holes will need to be witnessed by ourselves.

The other issues in my email dated the 30<sup>th</sup> June 2017 also remain outstanding.

Regards

Paul Cann  
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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**From:** Anita Gardner  
**Sent:** 06 July 2017 16:38  
**To:** Paul Cann  
**Cc:** Roger Spencer; Tracey Headley-Smith  
**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2  
**Importance:** High

Please see attached information. Are these the additional test results you were expecting?

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**From:** Mark Iveson [REDACTED]  
**Sent:** 06 July 2017 16:31  
**To:** Anita Gardner  
**Cc:** Richard Skelley  
**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2  
**Importance:** High

Hi Anita,

We think there may be an error here. We submitted the percolation test results ( to be BRE365) with the initial application on 03/11/16.

We trust this is the missing information you require. Please contact me as a matter of urgency, should this not be the case.

Regards

Mark

Mark Iveson  
Technical Manager  
Denton Homes Ltd  
[REDACTED]

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 30 June 2017 09:59  
**To:** Mark Iveson  
**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Dear Mark,

Please see the Engineer, Paul Cann's comments below. Could you let me have a complete set of percolation notes as a pdf attachment that I can forward to Paul?

Thanks

Anita

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**From:** Paul Cann  
**Sent:** 30 June 2017 09:54  
**To:** Anita Gardner  
**Subject:** RE: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2

Hi Anita

There seems to be some pages missing from the percolation notes pdf

Paul Cann  
Senior Engineer (Drainage & Coastal)

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**From:** Anita Gardner  
**Sent:** 29 June 2017 14:01  
**To:** Paul Cann  
**Subject:** FW: EP/63/16/PL RE: Bradbury Hotel Site, East Preston - Email 2 of 2



**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 2 of 2

**Mark Iveson**  
**Technical Manager**

**Direct Dial 0203 651 5175**  
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