

## Karen Parsons

---

**From:** Anita Gardner  
**Sent:** 21 August 2017 15:13  
**To:** Karen Parsons  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Karen,  
Please can the attached extension of time until 23-09-2017 be recorded  
Thanks  
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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**From:** Keith Miller [REDACTED]  
**Sent:** 21 August 2017 15:06  
**To:** Anita Gardner  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Good Afternoon Anita,

Hope you are well.

I hereby agree to the extension of time.

Many thanks.

**Keith Miller**



Denton Homes Limited  
The Rear Barn, The Manor Farm, 124 Manor Road North,  
Thames Ditton, Surrey, KT7 0BH.

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 21 August 2017 14:58  
**To:** Keith Miller

**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston  
**Importance:** High

Dear Keith,  
Please see e-mail below. In Mark's absence I would appreciate your agreement to the requested extension of time by return  
Regards  
Anita

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**From:** Anita Gardner  
**Sent:** 21 August 2017 14:54  
**To:** 'Mark Iveson'  
**Cc:** Tracey Headley-Smith; Paul Cann  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston  
**Importance:** High

Dear Mark,  
Since discussions on the drainage are still on-going between you and our engineer and the application expires on 23-08-2017 I would appreciate your Agreement to a one month extension of time until 23-09-2017 to allow time for submission of further details and consideration.  
Unfortunately, if the extension of time is not agreed by 23-08-2017 then I will have no alternative other than to determine the application based on the submitted information which will mean refusal  
Regards  
Anita Gardner

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:** Keith Miller [REDACTED]  
**Sent:** 02 August 2017 16:11  
**To:** Paul Cann  
**Cc:** Tracey Headley-Smith; Anita Gardner  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston  
**Importance:** High

Good Afternoon Paul,

Please can you let me know your thoughts on the email below.

I am currently looking after this as Mark is away for the next couple of days and we need to get this issue to a reasonable conclusion ASAP.

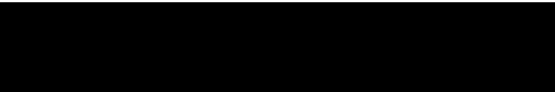
Can you let me know what you would feel is the best course of action for us – ideally we would like to clear this up and not have to proceed with any further works.

Many thanks.

**Keith Miller**



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**From:** Ian Llewellyn [REDACTED]  
**Sent:** 01 August 2017 16:14  
**To:** Keith Miller  
**Cc:** Mark Iveson  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Keith/Mark,

Thanks for the email but I'm a little unclear as to what is required.

What is the purpose of the overflow soakaway? Is this being installed at the same depth as the original soakaway? If so I don't know an infiltration rate to design the soakaway at this depth.

As I have said previously, the local authority engineer is being pedantic because the ground will still allow infiltration to occur at 1.75m bgl, we just don't know how much. As I previously mentioned the soakaways are designed with a factor of safety of 2.0 on the infiltration rate in order to address this very situation. If I design an overflow soakaway he is going to want to know the design infiltration rate of the shallower soakaway.

It seems to me there are two options, you dig exactly the same size soakaway adjacent to the original one but hit the gravel layer – this seems overkill to me.

Dig down to the depth of the original soakaway and do an infiltration test. If this correlates with our design great, this can be confirmed to the local authority or we design an overflow soakaway to suit and you install it in the hole which was dug for the soakaway.

At this stage I feel a bit limited on what the design parameters are and given the previous issues raised I'm certain they'll want to see calculations.

Regards,

**Ian Llewellyn :: Partner**



**Scott White and Hookins**

London :: Bedford :: Winchester

Scott White and Hookins LLP, Harman House, Andover Road, Winchester, Hants SO23 7BS

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**From:** Keith Miller [REDACTED]  
**Sent:** 01 August 2017 15:23  
**To:** Ian Llewellyn [REDACTED]  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Good Afternoon Ian,

I have been asked by Mark to ask you to prep the additional soakaways required as per the email trail below – I have spoken to our site manager and Kevin at Devines. Both are happy with the approach and we should have enough room on site to make it work.

If you could please draw up the design including these overflow tanks that would be great.

Is this something you can get over to me by close of play tomorrow?

Thank you,

Many thanks.

**Keith Miller**



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The Rear Barn, The Manor Farm, 124 Manor Road North,  
Thames Ditton, Surrey, KT7 0BH.

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**From:** Mark Iveson  
**Sent:** 01 August 2017 05:55  
**To:** Keith Miller  
**Cc:** Tim Allen; Richard Skelley; Jason Farnfield; Ian Turvey; Ian Llewellyn  
**Subject:** Fw: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Good morning Keith,

See below e-mail trail from the planners at our East Preston site. The background in brief:

- The planning approval for the site was accidentally issued by the planning department. Further to this, they tried to argue the approval was not valid. Whilst this was going on we submitted the conditions from the 'accidentally issued approval' - After much debate The conditions were finally accepted and ever since we have been negotiating the details of the soakaway conditions (no's 9 and 10)
- We have NHBC approval for the soakaways
- The drainage engineer at the planning department accepts that the design is based on the results from a BRE365 test, however they would like the base of the soakaways to contact the site's gravel layer (which varies in depth from 2 - 3 metres accross the site) - I will forward you the email containing the docs.
- The planners would like us to dig trial holes to prove we have hit the gravel layer - -its highly unlikely that the soakaways meet this layer, - they are only 1m deep and set 750 below bgl.
- Denton have suggested, instead of trial holes we dig an overflow soakaway next to the soakaway at the front of the site. - as you can see from the below emails they will consider this but still want trial holes dug to the garden soakaways.
- Therefore unfortunately I think we need to consider overflow soakaways to all soakaways as well as the one at the front of the site (just behind site entrance)

Could you please liaise with Jason (East Preston site manager) to see if 1/ the soakaways to the rear gardens have been dug and 2/ whether it would be practical to dig overflow soakaways next to all (down to the gravel layer). Please also ask Kevin at Devines the same query. Once you have these answers - check the planners are happy with the proposal then ask Ian at SWH to prepare the overflow soakaway designs the planners require. Finally the planners will need to approve this under the conditions app already running.

Please keep Tim in the loop throughout and ask him for a final approval before asking Jason to instruct groundworks etc..

I'm available on e-mail this week so feel free to ping across queries relating to this or other ( note: can't promise to answer quickly)

(Please also feel free to ask Jeremy for some pointers if you get stuck)

Cheers and keep up the good work,

Mark

Sent from my BlackBerry 10 smartphone.

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**From:** Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>  
**Sent:** Monday, 31 July 2017 15:14  
**To:** Mark Iveson  
**Cc:** Anita Gardner; Paul Cann; Juan Baeza  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Good Afternoon Mark

Please see below the engineer's response to your most recent suggestions. I suggest you draft a design for consideration by engineers. With reference to the trial holes referred to, it would be useful if these could be undertaken in the near future so that this matter may be concluded before the target date of the application is reached. Please advise a schedule so that we may arrange a suitable witness.

Regards

Tracey Headley-Smith

| Senior Planning Officer (Compliance), Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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**From:** Paul Cann  
**Sent:** 31 July 2017 13:05  
**To:** Tracey Headley-Smith  
**Cc:** Anita Gardner; Roger Spencer  
**Subject:** RE: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Hi Tracey

No objection in principle to the construction of an overflow soakaway at the front of the site – the design will need to be agreed.

The trial holes mentioned in items 1 to 4 of Anita's email dated the 19<sup>th</sup> July 2017 are still also required.

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:** Tracey Headley-Smith  
**Sent:** 26 July 2017 11:43

**To:** Paul Cann  
**Cc:** Anita Gardner; Roger Spencer  
**Subject:** FW: EP/88/17/DOC : Bradbury Hotel Site, East Preston

Good Morning Paul

In Anita's absence I am forwarding this for your comment. Please copy me into any emails to Anita for the foreseeable to ensure prompt responses, we both have leave at varying occasions over the coming weeks.

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  
[REDACTED]

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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

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:** 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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**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



**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.

**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



**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)

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

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:** 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

[REDACTED]

Denton Homes Ltd  
The Rear Barn, The Manor Farm  
124 Manor Road North  
Thames Ditton, Surrey, KT7 0BH

[REDACTED]

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*Statutory information: Denton Homes Limited is registered in England & Wales with a company number 2043978. The company's VAT registration number is 564177034. The company's registered office is: Upper Deck, Admiral's Quarters, Portsmouth Road, Thames Ditton, Surrey KT7 0XA.*



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