

From: Laura Gibbons
Sent: 22 October 2018 15:21
To: Anita Gardner

Subject: RE: Middleton House - M/39/17/HH - M/94/18/DOC - OPTION 3 ATTENUATION TANK

Anita,

I will be happy to recommend the partial discharge of the condition when the formal application comes in to allow works to start on site. This is based on the fact that there is sufficient room on site for the three options provided.

The condition will not be able to be fully discharged, and can we state that occupation is not permitted until it is. I will require the groundwater monitoring and infiltration testing to be completed not before December and the options to be reviewed based on this. Option 1 or 2 should be pursued first. I expect the design to be revised based on the infiltration test results and will need full construction details to be submitted at this point to fully discharge the condition. Construction of the surface water drainage will then need to be completed in accordance with the approved plans.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Arun is Working in Partnership with Chichester District Council



From:

Mark ABMH [REDACTED]

Sent: 20 October 2018 15:50

To: Anita Gardner
[REDACTED]

Subject: FW: Middleton House - M/39/17/HH - M/94/18/DOC - OPTION 3 ATTENUATION TANK
Importance: High

Middleton House - M/39/17/HH - M/94/18/DOC

Dear Anita

Please accept this email as our formal submission of partial discharge of planning condition No 6 -- Option 3

Many thanks for your telephone message last Friday confirming, that subject to Laura's approval of the three possible SW options, that ADC would be willing in this circumstance to provide a partial discharge of the SW drainage condition No 6, enabling building works to recommence on site, on the understanding that additional geotechnical investigations/testing to resolve and confirm the actual drainage solution to be implemented is undertaken in December 2018 as previously highlighted in our email below.

I've subsequent had discussions with Laura to confirm some technical aspects and the proposed designs are attached as follows for Laura to review and approve, as follows

Note the following:

- Sewer record information added from SW asset records
- The sewer records are based on OS datum, and thus gauging level differences on site relative to the highway I have attempted to portray existing/proposed levels to give a more realistic impression of the topography, in the absence of a detailed topographical survey.
- Driveway has been rationalised in its layout to aid SW design purposes, though any freeform shape of the driveway as intimated on the Architects layout plan would work, as effectively the driveway is proposed to be gravel for Options 1& 3, and porous blocks for Option 2
- The lowest soil infiltration rate from the most recent on site testing has been used for Options 1 & 2, ie $7 \times 10^{-6} \text{m/s}$
- More detailed SW design criteria noted on drawings (LHS of title block)

Option 3- SW Attenuation tank with connection to on site CD

Refer to dwg FC2780 2.3

Roof & patio catered for

Calcs attached

It is the intention to finalise one of these designs following the onsite testing in Dec 2018, at which point construction details of tanks/soakaways/flow controls etc will be submitted for approval.

We trust that the proposed schemes indicate that a SW solution is viable regardless of the further geotechnical testing to be undertaken in Dec 2018, and on that basis ADC are able to provide partial discharge of the Condition No 6 as previously requested.

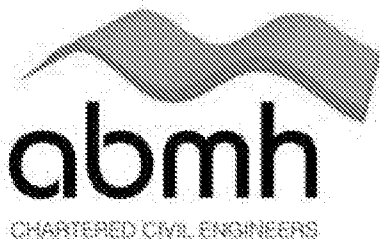
Should you have any queries or comments regarding the options presented then please do not hesitate to contact me.

Many thanks for your time and assistance in resolving these issues to date.

Please confirm costs for DOC and payment references for the client to pay in due course

Kind Regards
ABMH Civils Ltd

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
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From: Mark ABMH [REDACTED]
Sent: 05 October 2018 16:36
To: 'Anita.Gardner@arun.gov.uk' <Anita.Gardner@arun.gov.uk>
Cc: Laura Gibbons [REDACTED]
Subject: Middleton House - M/39/17/HH - M/94/18/DOC

Dear Anita

Middleton House - M/39/17/HH - M/94/18/DOC

We are the appointed drainage engineers for the above scheme.

We have been liaising with Laura Gibbons (ADC Drainage Eng) to resolve the drainage issues/concerns at the above site.

We have recently undertaken a more detailed drainage design and further soil infiltration testing as outlined in Laura's previous comments, detailed in an email to our client from yourself dated 06/09/18.

The recent discussions and design work appear to be addressing Laura's comments, though Laura is still insisting that we undertake testing during the winter months (Dec – Feb).

Laura has agreed that the SW drainage options viable for the site are as follows:

- Blanket soakaway as currently designed
 - Subject to SIR tests and GWL during winter months
- Porous block driveway construction acting as blanket soakaway
 - Subject to SIR tests and GWL during winter months
- Tanked porous block driveway construction acting as an attenuation tank, with a restricted discharge rate into the adjacent sewer system.
 - Subject to SIR tests and GWL during winter months, ie SIR too low or GWL too high.

We note that Planning condition No 6 states that, *'Development shall not commence until full details of the proposed SW drainage scheme have been submitted and approved in writing by the LPA'*.

Our client is naturally very keen to commence development works on site, taking advantage of the good weather at the moment.

Our client has appointed a very good drainage engineer (Me) and we are working very closely with Laura to satisfy the planning conditions, and note that our recent submissions and site testing are a demonstration of our own/Clients intentions to ensure that the drainage design will be addressed in full to ADC's satisfaction.

We have suggested to Laura that perhaps given the limited drainage options available for this site, and given our involvement to date in addressing the drainage issues, that perhaps ADC would be willing to permit our client to commence on site prior to completing the winter testing as required in PC No 6.

Laura has suggested that if we were to submit the 3 design options (as outlined above) to her for approval, clearly demonstrating that these options were able to be implemented on site, with the actual option to be implemented only dependent on the winter testing results in December, then on that basis she would be able to support the proposed designs.

However, Laura has highlighted that the decision to agree to a slight dispensation in allowing construction to commence on site prior to condition 6 being discharged in full is your decision.

We are therefore requesting an approval in principle from yourself that if we can submit the three compliant SW drainage options to Laura for approval by her, that you would then permit development to commence on site, prior to us undertaking further testing during December.

I appreciate that this is contrary to the wording of the planning condition, but trust that given the work we have undertaken to date, the work/testing that we are proposing to undertake, and the detailed discussions and understanding that we have developed with Laura to date, that you are assured of our honourable intentions to address the planning condition No 6 in full to ADC's satisfaction, and that you will permit this slight dispensation to commence construction in this instance.

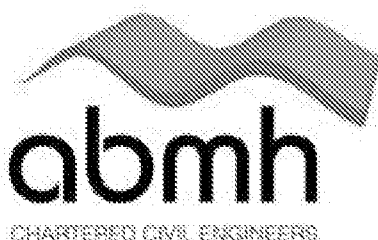
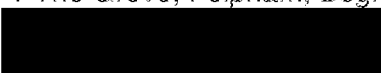
Your confirmation is required, prior to us undertaking detailed design work on the other two options for subsequent submission to Laura for approval.

We look forward to hearing from you.

Should you have any queries about this proposal then please do not hesitate to contact me

Kind Regards
ABMH Civils Ltd

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