

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 July 2018 08:49
To: Planning Scanning
Subject: FW: Hares Dihatsu, Rustington
Attachments: RE: Renaissance - Rustington Drainage -Building Regulations

Follow Up Flag: Follow up
Flag Status: Flagged

From: Anita Gardner
Sent: 18 July 2018 17:15
To: Planning.Responses
Subject: FW: Hares Dihatsu, Rustington

Please scan as additional correspondence with Drainage Engineer

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: Chris Hendry [REDACTED]
Sent: 18 July 2018 16:28
To: Laura Gibbons
Cc: Ziyad Thomas; Anita Gardner
Subject: RE: Hares Dihatsu, Rustington

Hi Laura,

We undertook infiltration testing at the front of the site at 3.5m below ground in an attempt to reach the more permeable layers and it took 8 days to drain 1 metre of water as per my previous email.

Although we feel the clays above the chalk are not suitable for soakaways, we have done what we can to consider the hierarchy by the use of permeable paving. We have also attenuated the off-site storm flow to 2 litres per second, which Southern Water have agreed via the S106 application. I attach an email from Building Control in which they agree with this approach.

The original plan for the site drainage was to use deep borehole soakaways, which is why Thomas Calloway advised Anita that the condition should only be discharged once the borehole percolation tests were received. Extract from Anita's email dated 21st September 2016.

Dear Simon,

The Council's Engineer has provided the following consultation response
:

'In previous correspondence with the applicant/agent I have explained

that the detailed drainage design must take account of known percolation rates and demonstrate that the 1 in 100 year storm event plus 30% is stored without flooding. The condition cannot be discharged until this information is submitted. I believe that it was agreed with the applicant/agent that any de-contamination works could occur on site prior to the investigation into drainage potential. The detailed drainage design must then be agreed prior to construction commencing. The EA have accepted the principle of the drainage solution.'

Accordingly the condition cannot be discharged without receipt of additional information. I would appreciate confirmation of the timeframe to submit the detail.

Regards

Anita Gardner

We were subsequently advised by the geotech specialist REC Ltd. that borehole soakaways were not suitable and so Thomas Calloway requested we test the upper soils for infiltration. We discussed that if they were not suitable, as we suspected they weren't, then we would have to drain to the foul drain, which he accepted in discussion but believed we would struggle to gain approval from Southern Water. Eventually we managed to gain approval having completed failed infiltration testing.

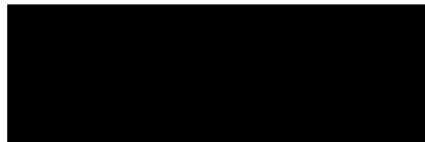
We can arrange for an outside geotech specialist to complete infiltration testing to BRE365 for your records. Please can you advise the depths at which you would like the testing? I suggest 1m (to prove the permeable paving), and 2m deep to investigate a buried soakaway. I do not believe anything deeper would be suitable as groundwater was found as high as 3.8m during the Phase II investigations and this was not during winter.

Kind regards,

Chris



Chris Hendry MSc CEng MStructE
Director



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From: Laura Gibbons [REDACTED]
Sent: 17 July 2018 13:57

To: Chris Hendry [REDACTED]
Cc: Ziyad Thomas [REDACTED] Anita Gardner [REDACTED] >
Subject: RE: Hares Dihatsu, Rustington

Hi Chris,

March is within the time frame that we allow for infiltration testing and groundwater monitoring, April is not. This is set out in our guidance.

However, as stated within my consultation response further discussion and safety factors were required as March was after the peak of groundwater levels. Your statement below over simplifies the situation at this site.

You are also planning on discharging to a foul sewer. Which is what I want to remove, in line with Building Regulations and CIRIA I would like you to follow the hierarchy for surface water drainage disposal. You have not done this, and infiltration testing is required to show if it is possible to infiltrate more surface water. I asked if there were neighbouring sites to try to remove the need for this further testing. However, no sites are in true close proximity to the site.

The two sites that you have highlighted hint that infiltration for all surface water is achievable, but it seems likely it will need to be at a greater depth to get to more permeable layers. You will need to complete testing at the right depths in the winter to ascertain if this is indeed the case. I would recommend you contact me before you commence this to ensure it meets our requirements.

Regards,

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

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

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From: Chris Hendry [REDACTED]
Sent: 13 July 2018 13:07
To: Laura Gibbons
Cc: Ziyad Thomas
Subject: RE: Hares Dihatsu, Rustington

Hi Laura,

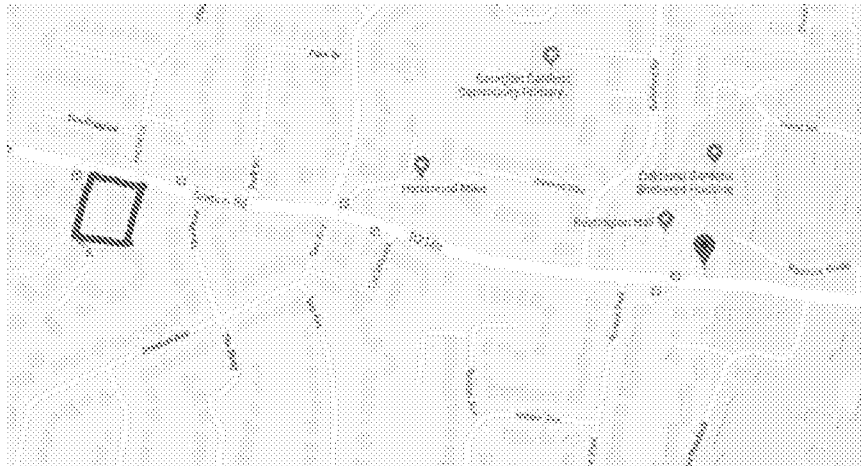
I have found another site, down the road on Station Road. This time the site is slightly to the East. Please find attached documents relating to drainage, including correspondence from yourself. I have added a screenshot of the location relative to our site.

The topo levels are similar to our site and they are using 3m deep soakaways.

I note that their recoding of groundwater was in March as per your email, whereas ours was April. You have not requested further winter groundwater monitoring on this scheme and instead referred to safety factors, despite their proposal to use relatively deep soakaways. We are only using permeable paving at surface level rather than 3m deep soakaways, so I would hope that whatever safety factors they are allowed to use could be applied to our site as well.

Please can you consider the monitoring requirement in the light of this information plus the previous email I sent relating to the site to the West of ours.

Chris



Director



From: Laura Gibbons [REDACTED]
Sent: 05 July 2018 11:50
To: Chris Hendry [REDACTED]
Subject: RE: Hares Dihatsu, Rustington [Filed 10 Jul 2018 12:15]

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

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From: Chris Hendry [REDACTED]
Sent: 02 July 2018 15:08
To: Laura Gibbons
Subject: RE: Hares Dihatsu, Rustington

Hi Laura,

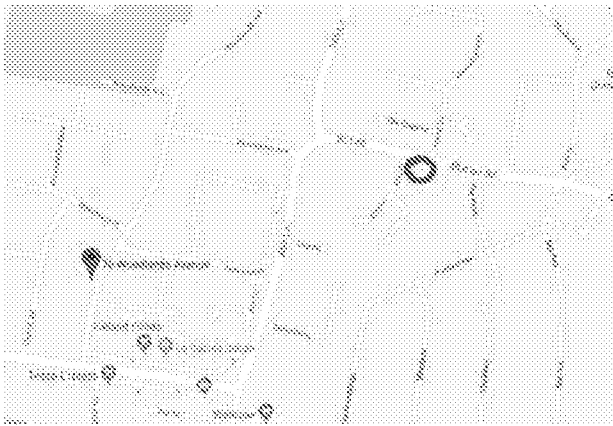
I have looked on the portal and found that there was a site relatively close by in Woodlands Avenue. Please see screen shot below – the pin is the other application and I have circled our site. The reference is as follows: R/115/18/DOC

This application used 2m deep buried soakaways and only found evidence of groundwater once during their monitoring visits– in late February as per the drainage drawing attached.

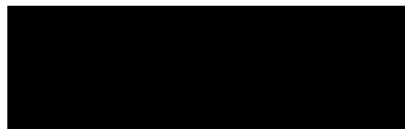
Our site is further from the sea and 2m higher in level, so would it be acceptable at this stage to assume that the groundwater will not rise so much as to render the permeable paving on our site ineffective? We are not using deep buried soakaways like the site in Woodlands so I would hope this could be viewed favourably.

Kind regards,

Chris



Chris Hendry MSc CEng MStructE
Director



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From: Laura Gibbons [REDACTED] >
Sent: 29 June 2018 13:53
To: Chris Hendry [REDACTED]
Subject: RE: Hares Dihatsu, Rustington

Hi Chris,

The condition specifically states the requirement for these results to be supplied.

Percolation test results are required to prove the viability (or not as the case may be) of infiltration.

Winter groundwater monitoring is required when infiltration is to be used to ensure sufficient capacity is provided above the maximum winter groundwater level.

Thanks,

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

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

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From: Chris Hendry [REDACTED]
Sent: 29 June 2018 13:17
To: Laura Gibbons
Subject: Hares Dihatsu, Rustington

Hi Laura,

We have received the attached request for additional information. I note the request for percolation testing results and winter groundwater monitoring.

The percolation test results took 8 days and so I didn't include these within the report as I assumed there were slightly irrelevant. Is this request specifically for the permeable paving check?

Winter groundwater monitoring was not provided in the SI report and the boreholes were done in spring. Groundwater was generally found to be at circa 4m in the chalk, though one result had it come up to about 2.5m. Are you concerned that this would rise so high that it renders the permeable paving inoperable?

If you can clarify these then I'll prepare our response/information pack.

Kind regards,

Chris

Chris Hendry MSc CEng MStructE

Director



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Sandra Edwards

From: Ferris, Neil [REDACTED]
Sent: 28 March 2018 07:43
To: James Green
Cc: Carl Mason; David Oxford; Chris Hendry; Ziyad Thomas
Subject: RE: Renaissance - Rustington Drainage -Building Regulations

Dear James,

Thank you for your email, I would confirm agreement that based on the findings of Arch Associates storm water drainage on the site would not be effective and therefore consent should be sought from the water authority to utilise the public sewer.

I trust this clarifies the issue

Regards

Neil

Neil Ferris MRICS Dip Mgt MCM
Building Control Partnership Manager
Southampton City and Eastleigh Borough Council
[REDACTED]

www.southampton.gov.uk

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From: James Green [REDACTED]
Sent: 27 March 2018 17:25
To: Ferris, Neil [REDACTED]
Cc: Carl Mason [REDACTED]; David Oxford [REDACTED] Chris Hendry
[REDACTED] Ziyad Thomas [REDACTED]
Subject: FW: Renaissance - Rustington Drainage

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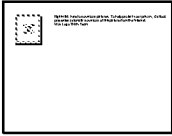
Dear Neil

Further to our telephone conversation this evening, Southern Water have requested confirmation from the Building Inspector that soakaways cannot be used on site at Rustington.

To assist you in this confirmation, the Civil Engineer has included a bullet point summary of the investigation measures undertaken and the reason behind the proposal to discharge SW to the FW network. Please see the chain below and Geotech I and II attached.

Thank you in advance.

James Green Director
BA(Hons) Dip Arch ARB



A: Endeavour House, Crow Arch Lane, Ringwood, BH24 1HP



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From: Chris Hendry [REDACTED]
Sent: 26 March 2018 12:15
To: James Green [REDACTED]
Subject: Rustington Drainage

Hi James,

As per our conversation earlier, Southern Water have requested confirmation from the Building Inspector that soakaways cannot be used on site at Rustington. This letter/email is required for SW to complete Hackwood's S106 agreement to connect into the foul, which is now becoming critical with the planners as you are aware.

I have summarised the site conditions as follows:

- Medium plasticity clay over chalk at depth (refer to REC Ltd. Site investigation)
- Infiltration tests carried out in the clay but we gave up as it did not drain over the course of the day.
- Deep bore soakage into the chalk is not viable due to groundwater saturation within the chalk. (confirmed by REC Ltd.)

Our only option is to drain into the Southern Water network. The capacity check has come back favourable but they have asked for a letter from the Building Inspector.

Kind regards,

Chris



Chris Hendry MSc CEng MStructE
Director



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