

-----Original Message-----

From: Bruce Davidson [REDACTED]

Sent: 27 June 2018 16:15

To: Anita Gardner

Subject: FW: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Anita,

I've re-sent the surface water drawings for Walberton place, as requested.

Kind Regards

Bruce

-----Original Message-----

From: Bruce Davidson

Sent: 27 June 2018 16:04

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Anita,

Apologies for not providing the plans and documents to support the form submitted for discharge of condition 4 : Surface water drainage.

To this effect, I have attached the drawings which have been commented upon and approved in principal by your engineering department, between Laura Gibbons and Paul Cann, along with the Document issue P16-063 Issue 15. I have also attached the Surface water calculations including infiltration, infiltration testing results and winter ground water monitoring levels, which had all been formally issued to Paul Cann in your engineering department on 9th March 2018.

Kind Regards

Bruce

-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 27 June 2018 14:32

To: Bruce Davidson [REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Dear Bruce

The form and fee have been received and are awaiting validation and registration.

We currently have a back log of applications awaiting checking. At the moment, the date of checking for new applications is 01-06-2018.

You will need to provide plans and documents to support the form submitted or discharge will be refused.

It may take several weeks following registration for a decision to be issued. I will not consult Engineers until the application is registered and passed to me.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: Bruce Davidson [REDACTED]

Sent: 27 June 2018 14:02

To: Anita Gardner

Subject: FW: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Anita,

Just a follow up e-mail this afternoon, to check if our application was received ok last week in the post, along with the cheque for the £116 fee.

Once you have consulted with your colleague Laura Gibbons in your engineering department, how soon will the formal letter to discharge for the condition 4 be sent out?

Kind Regards

Bruce

-----Original Message-----

From: Bruce Davidson

Sent: 20 June 2018 17:53

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Andy Johnson [REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Anita,

I have attached a scanned and completed copy of the required Application form for the Approval of Matters reserved by Condition for Condition 4: Surface water drainage for our development at Walberton Place.

This scanned copy attached is forwarded in advance of the original form, along with the cheque for the required £116.00 fee, which will be sent out in the post tomorrow morning.

Once received, if you could then consult your colleague Laura Gibbons within your engineering team / department so that the Planning Condition 4 can finally be formally discharged. I have attached the e-mail back from Laura that the condition 4 can be discharged.

Many thanks.

Kind Regards

Bruce

-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 18 June 2018 13:49

To: Bruce Davidson [REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Bruce,

No this isn't the correct form. You need to look under the Miscellaneous section at the 5th bullet point. The form is entitled 'Application for Approval of Matters reserved by Condition'.

Regards

Anita

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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-----Original Message-----

From: Bruce Davidson [REDACTED]

Sent: 18 June 2018 13:37

To: Anita Gardner

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Anita,

The only form I can see of relevance is the Application for modification or discharge of planning obligation, copy attached. Is this the correct form..??

Kind Regards

Bruce

-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 18 June 2018 13:07

To: Bruce Davidson [REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Bruce,

You will need to formally submit the information as a Discharge of Condition application. I will then consult Engineers. The forms are available on our web site. A fee of £116 will be payable.

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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-----Original Message-----

From: Bruce Davidson [REDACTED]

Sent: 18 June 2018 12:55

To: Anita Gardner

Cc: Laura Gibbons

Subject: FW: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Good afternoon Anita,

Please read the e-mail below from your colleague Laura in your Engineering Department and that the Surface water drainage design for our development site at Walberton Place, which has now be approved, however, we still need the formal discharge letter from you.

I know that my colleague Andy Bowler from HWA Consulting Engineer had also been chasing this up on our behalf.

So, to this effect, I have attached the final drawing revisions that have been approved by Laura and the Engineering Team for your formal discharge.

Kind Regards

Bruce

-----Original Message-----

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 16 May 2018 11:14

To: Bruce Davidson [REDACTED]
[REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Bruce,

The latest plans will need to be sent to the planning officer, if you copy me in to this, I will state that the condition can be discharged. They will then issue a formal letter.

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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-----Original Message-----

From: Bruce Davidson [REDACTED]

Sent: 16 May 2018 11:12

To: Laura Gibbons
[REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Good afternoon Laura,

Many thanks for the e-mail to Andy this morning with regards to the Surface water drainage design approvals at the Walberton Place development.

Will a formal letter be sent out which will confirm that the Planning Condition has been discharged??

Kind Regards

Bruce Davidson BSc (Hons) PgCert MISPE
Contracts Manager
P& R Construction Ltd

[REDACTED]

From: Laura Gibbons [Laura.Gibbons@arun.gov.uk]

Sent: 16 May 2018 10:52

To: 'Andy Bowler'

Cc: Bruce Davidson; Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Andy,

Yes, this should be sufficient.

Regards,

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

Laura Gibbons<<mailto:Paul.Cann@arun.gov.uk>> | Engineer (Drainage & Coastal), Engineering Services, Arun District Council<<http://www.arun.gov.uk/>> | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andy Bowler [REDACTED]

Sent: 11 May 2018 13:14

To: Laura Gibbons

Cc: Bruce Davidson; Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Will this then allow you to discharge the condition? I don't want to issue the drawings again and then end up having to address more comments. If you require anything further I would rather pick them up with the next issue.

Regards,

Andy Bowler

Senior Engineer

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 11 May 2018 12:47

To: Andy Bowler [REDACTED]

Cc: Bruce Davidson [REDACTED]

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Andy,

Yes, your proposal to just have a sump chamber prior to entering the soakaway is okay, as long as this has a decent sump. i.e. 450mm.

Thanks,

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

Laura Gibbons<mailto:Paul.Cann@arun.gov.uk> | Engineer (Drainage & Coastal), Engineering Services, Arun District Council<<http://www.arun.gov.uk/>> | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andy Bowler [REDACTED]

Sent: 11 May 2018 09:43

To: Laura Gibbons

Cc: Bruce Davidson; Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Laura,

Thank you for your confirmation of the proposed soakaway design approach. Before I amend the drawing and re-submit could you please advise on your thoughts with regards to the multiple catch pit manholes and my subsequent response in the e-mail below:

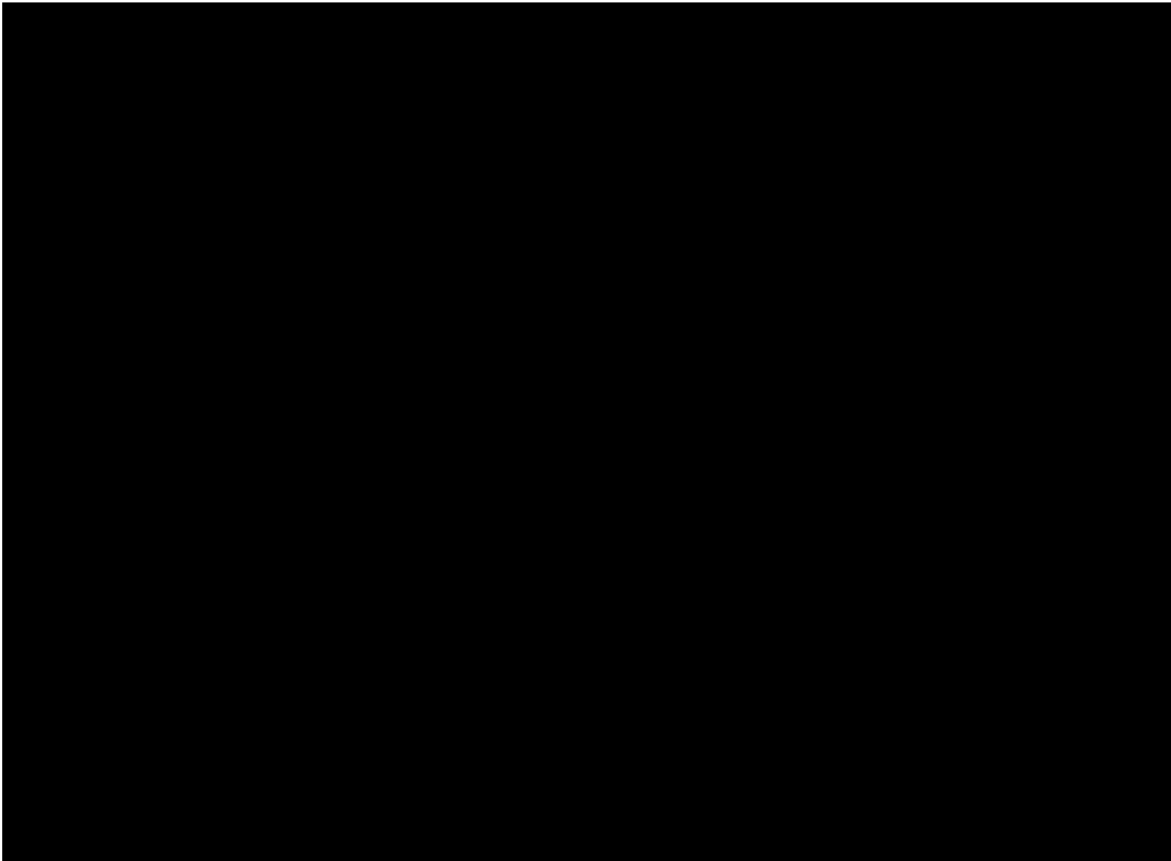
1. The construction detail drawings need to be updated. And manholes need to have 300mm deep sumps. All manholes requiring sumps seems a little excessive. I have proposed a sump chamber prior to entering the soakaway, will this not suffice?.

Following this amendment, can you advise if you will have sufficient designs and details to enable you to sign off the planning condition relative to surface water disposal?

Regards,

Andy Bowler

Senior Engineer



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk<mailto:Laura.Gibbons@arun.gov.uk>>

Sent: 03 May 2018 14:05

To: Andy Bowler

Cc: Bruce Davidson

Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Andy,

I have had a chat with my colleague Paul, and we will let you use infiltration through the base in this case, as we do want to avoid pumping.

Could you please update the drawings to show the larger tank.

Thanks,

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

Laura Gibbons<mailto:Paul.Cann@arun.gov.uk> | Engineer (Drainage & Coastal), Engineering Services, Arun District Council<<http://www.arun.gov.uk/>> | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andy Bowler [REDACTED]

Sent: 01 May 2018 14:01

To: Laura Gibbons

Cc: Bruce Davidson; Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Laura,

My calcs are based upon an attenuation tank of 42m² therefore it is the drawing which needs to be changed to reflect. I think this is just down as a typo.

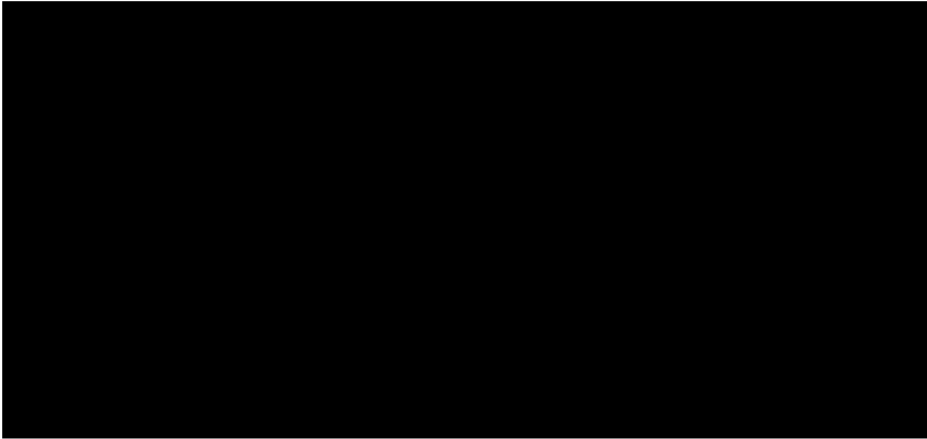
In terms of the soakaway, it was our approach to design to Ciria C697 SuDS manual criteria which allows the inclusion of the base area. Given the sands and gravel substrata under the clay surface layer this was thought to be a suitable approach given our limited space.

Could you advise on your thoughts with regards to the strategy proposed for this development as we are going back and forth with designs and suggestions and do not appear to be getting any closer to an approved scheme.

Regards,

Andy Bowler

Senior Engineer



Howard Ward Associates LLP
Brewery House, Walkers Yard, Nottingham, NG12 2FF

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk<mailto:Laura.Gibbons@arun.gov.uk>>
Sent: 30 April 2018 10:43
To: Andy Bowler
Cc: Bruce Davidse
Giles Ward
Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Hi Andy,
I have spotted some issues with the design.

1. Currently the surface water attenuation tank within the courtyard has a plan area of 32m² not 42m² used in calculations. Please revise the calculations.
 2. For the design of the soakaway please apply the infiltration coefficient to the sides of the tank only, and not the base. I.e. reverse what is currently used, and adjust the infiltration area as required.
- As this will likely have a significant impact upon design, I will provide further comment to your responses once the design has been revised.
- Let me know if you have any questions.
- Regards,

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

Laura Gibbons<mailto:Paul.Cann@arun.gov.uk> | Engineer (Drainage & Coastal), Engineering Services, Arun District Council<<http://www.arun.gov.uk/>> | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andy Bowler [REDACTED]

Sent: 27 April 2018 14:37

To: Laura Gibbons

Cc: Bruce Davidson; Giles Ward

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Laura,

Thank you for your comments as below. Please see my responses in red:

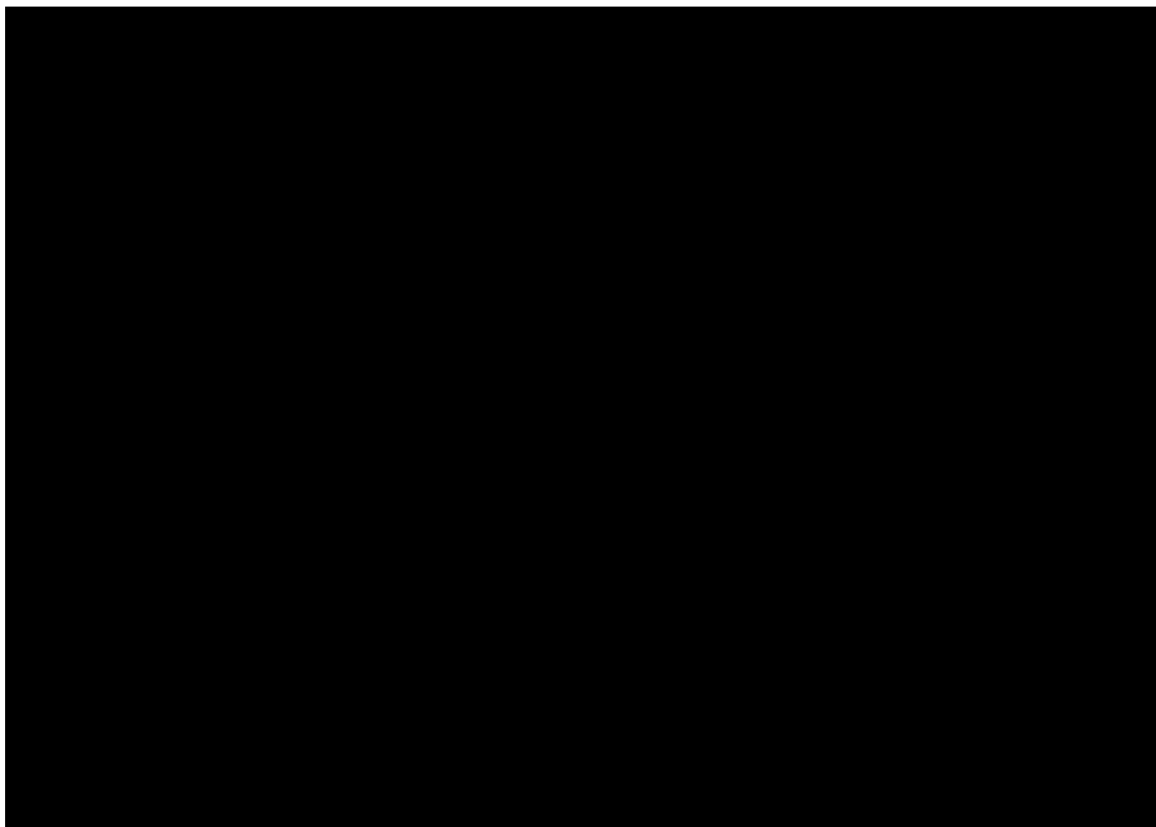
I hope the statements below and the revised attached information is sufficient to enable you to sign off the surface water planning condition. However if you require anything further please let me know.

Please see separate issue for updated information.

Kind regards,

Andy Bowler

Senior Engineer



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk<mailto:Laura.Gibbons@arun.gov.uk>>

Sent: 23 April 2018 13:56

To: Andy Bowler

Subject: RE: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Andy,

Thanks for sending through the revised plans. I'm pleased to see that the pump is no longer required.

I have the following comments:

1. I see that the system is significantly surcharged. I am a little concerned about this. Especially network 2 where maximum modelled water levels are exceptionally close to the cover levels of the manholes. Is it possible to oversize the pipe for 2.000 so that some more on line storage is provided? I realise this will reduce velocities in the pipes for low flow conditions, but I am less concerned by this than water levels within 4mm of cover levels. I have reconfigured the roof areas and redirected a portion of roof away from pipe 2.000 in the aim to reduce the surcharge extent on this system. As you can see from the revised calculation that the flood risk is now only up to 165mm beneath the cover level instead of the previous 4mm as you quite rightly mention in your comment. Hopefully this can now satisfy your concerns over this.

2. Looking at the calculations the restriction on flow for this network is pipe 2.002, this pipe is an existing pipe I believe, could this be replaced with a larger pipe? In which case point 1 may be resolved. Pipe 2.002 could be increased, however the restricting pipe length is in fact 2.003 which runs under the building footprint. Unfortunately this is constructed and changing this length will prove difficult. This was the main reason I introduced the flow restrictor prior to this pipe to try and limit the flow travelling along it. I have however now removed this orifice restrictor.

3. The offline attenuation tank could be increased in size to also try to get reduced maximum water levels. The offline attenuation can not get any bigger as it is very shallow at the moment and I would prefer to keep it within the soft area within the courtyard.

4. The fall on the majority of the network is currently not meeting the 1m/s self-cleansing velocity. Why does network 1 have to start quite so low? Can it not start higher and therefore increase the fall. I realise the pipe will then need to be covered in concrete, but the fall does need to be increased if possible. I have tweaked the system to ensure that all of the new pipework will achieve the 1m/s velocity. I agree this is necessary and should have been incorporated at the outset. The tweaks have only amounted to a few millimetres per run. The only pipe not achieving the 1m/s velocity are the existing pipes within the building courtyard area. However as previously stated, changing these now will be problematic. The reason the main run needs to start so low is because the ground level to the south west corner of the site are somewhat lower than the rest of the development which is why the invert needs to start at the lower level.

5. The oversized pipe network seems really large. Would it not be more efficient to put an additional attenuation tank between MH2 and MH3? The oversized pipework is 450mm diameter. In reconfiguring some of the roof drainage I have been able to omit the length running along the southern boundary and replace this with a 225mm diameter pipe. However, as you can see from the calculations, the attenuation is required, therefore as manholes and pipes are required regardless it seemed more practical to slightly oversize them as opposed to introduce additional crate tanks.

6. There seems to also be room to the west and north of the soakaway why can this not be utilised to make the soakaway bigger? I have made the soakaway a little larger however am hesitant to increase it much further.

7. The construction detail drawings need to be updated. And manholes need to have 300mm deep sumps. All manholes requiring sumps seems a little excessive. I have proposed a sump chamber prior to entering the soakaway, will this not suffice?.

8. Could you also provide exceedance flow routes on your drawings, so that we can see that these routes and the accompanying risk to the building has been considered. The low point of the development is the south west corner where the ground levels are somewhat lower than the remainder of the development. This is where any exceedance will appear and will run south across the adjacent fields away from the development. This information has been added to the drawing.

I am happy to discuss this with you, feel free to give me a call if you think it would be beneficial.

Kind Regards,

Laura Gibbons
Engineer (Drainage & Coastal)

Laura Gibbons<mailto:Paul.Cann@arun.gov.uk> | Engineer (Drainage & Coastal), Engineering Services, Arun District Council<<http://www.arun.gov.uk/>> | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andrew Bowler (Howard Ward Associates LLP) [REDACTED]

Sent: 20 April 2018 15:00

To: Laura Gibbons

Subject: Document Issue No. 13 - P16-063 - Walberton Place Care Home, Arundel

Recipients:-

Giles Ward (Senior Partner) : [REDACTED]

Bruce Davidson (Contracts Manager) : [REDACTED]

Laura Gibbons (Engineer) : Laura.Gibbons@arun.gov.uk<mailto:Laura.Gibbons@arun.gov.uk>

Paul Cann (Senior Engineer) : Paul.Cann@arun.gov.uk<mailto:Paul.Cann@arun.gov.uk>

P16-063 - Walberton Place Care Home, Arundel Issue 13

Laura,

Please see attached revised surface water design for the proposed Car Home in Arundel. I have omitted the requirement for a pump to the surface water network however in doing so means that I need to connect into the soakaway at a low level. This is not usually a detail we would propose however in this scenario if a pump will be acceptable to avoid surcharging of the network then we have no other choice.

I have provided 2 different critical storm result sheets, the first for the 1 in 10 year analysis and one for the 1 in 100 year analysis. As you can see, the 1 in 10 year works without surcharging the invert of the incoming pipe, which is the detail that we would always try to work to. The second is the results for the 1 in 100 year + climate change event which was requested by Arun District Council. As you will see from these results, completely fill up the attenuation crates and surcharge the oversized pipework back up to the head of the run. The pipe work and the soakaway crates have reduced in depth from the previous design, this is due to the fact that the restriction has been removed and a continuous storage provided from the soakaway, but as previously stated, this is not a detail we would normally advise.

I hope the attached provides you with a solution which you are able to sign off against the planning condition relating to surface water. However if you would like to discuss any of the attached in more detail please feel to give me a call or send me an e-mail.

I look forward to your response.

Kind regards,

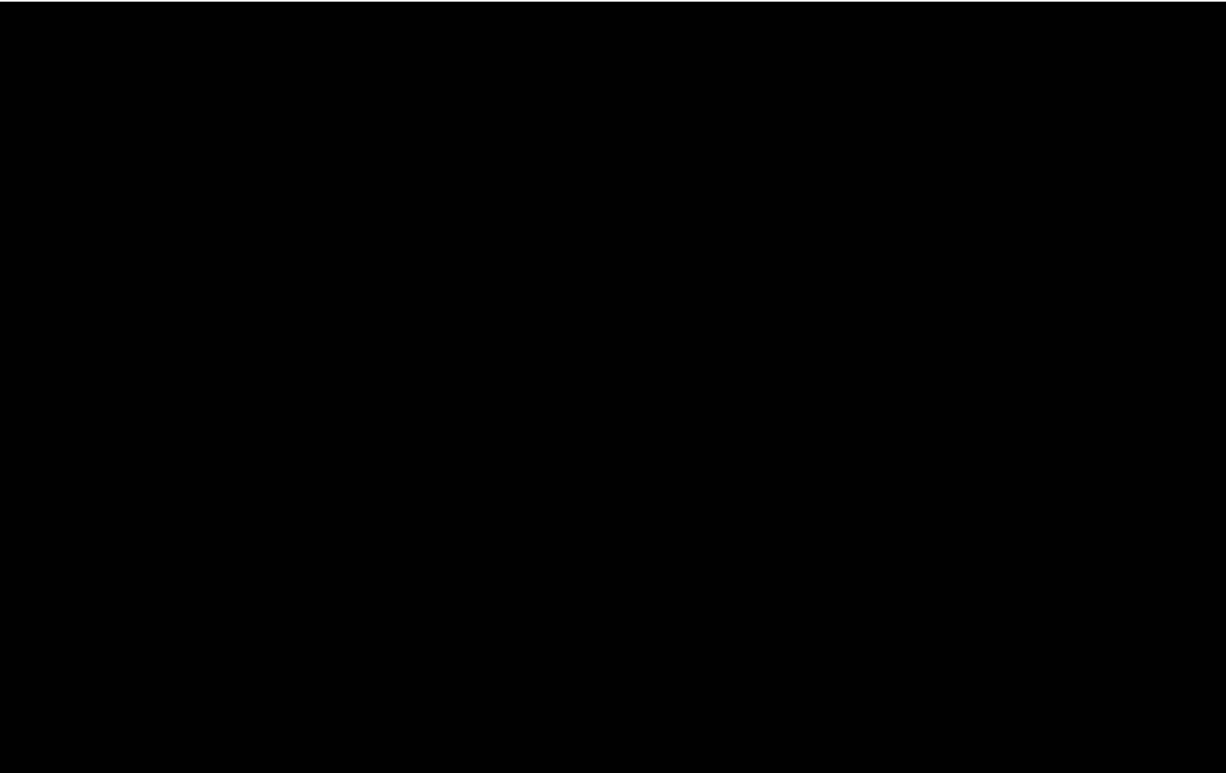
Please click here<https://usq.hwaconsulting.co.uk/%7Baaa385f4-095d-40d0-b20d-86dc42ffb78e%7D/DrawingManager/View_issue.aspx> to access the documents for this issue

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Andy Bowler

Senior Engineer

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