

Zac Denton

From: Laura Gibbons
Sent: 19 October 2018 09:43
To: [REDACTED]
Cc: Zac Denton; 'Robert Paterson'
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Paul,

Groundwater levels are currently low. Monitoring should be completed to determine the highest groundwater levels taking account of seasonal variations, this is in line with building regulations. Groundwater levels should be higher in January, however it is weather dependant. I could be insisting on waiting and seeing what the weather does and consequently monitoring could be pushed back to March; but I have decided on this occasion that we will allow the tests to be completed in January.

It is crucial that the testing is completed before development occurs. Space for soakaways, attenuation tanks etc. is essential and will be highly dependent on the testing. The level at which the surface water drainage system, including rodding eyes goes in at is also dependant on the testing. Therefore, it is inappropriate for development to occur before the testing is completed and the surface water drainage design is approved.

From the photo you have sent over I can see that no rainwater pipes are present on the existing structure, these will be required on the proposed structure. Consequently rainwater off of the new structure will be concentrated. This demonstrates that it isn't just the size of development that needs to be considered.

I hope this answers your questions sufficiently and I would recommend you contact me in January to discuss groundwater monitoring findings and the level at which infiltration tests should be completed.

Kind Regards,

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

From: Paul Quantrill
Sent: 19 October 2018 09:22
To: Laura Gibbons
Cc: Zac Denton; 'Robert Paterson'
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Dear Laura,

This is the worst possible option [REDACTED] Can I request that the condition be added on occupation instead of commencement as this will at least allow the bulk of the build to be completed and will save several months.

There is already a significant concrete slab and outbuilding on the site (see attached) so the additional rainwater from the proposed building will be negligible.

Kind regards
Paul

From: Laura Gibbons [REDACTED]
Sent: 19 October 2018 08:09
To: 'Paul Quantrill' [REDACTED]
Cc: Zac Denton [REDACTED]
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Hi Paul,

January would be an appropriate time for the groundwater monitoring and infiltration testing to be completed.

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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Save the environment - think before you print.

From: Paul Quantrill [REDACTED]
Sent: 11 October 2018 21:02
To: Zac Denton
Cc: Laura Gibbons
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Dear Zac,

We accept the inclusion of the condition. I would like some clarification from the drainage Engineer when he would like tests to be done. [REDACTED]

[REDACTED] we really don't want to be waiting too long just to do the tests before work can even start. If there was a way of altering the condition to say that the drainage must be agreed before **occupation** instead of **commencement** that would assist my client greatly as it would enable them to start the project a bit earlier.

Kind regards
Paul

From: Zac Denton [REDACTED]
Sent: 10 October 2018 14:31
To: 'Paul Quantrill' [REDACTED]
Cc: Laura Gibbons [REDACTED]
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Dear Mr Quantrill,

Thank you for your email.

I have spoken with the Council's Drainage Engineers. However, the Council's position hasn't changed in view of the applicants comment.

I will await your decision.

Kind regards,

Zac

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From: Paul Quantrill [REDACTED]
Sent: 10 October 2018 14:07
To: Zac Denton
Subject: FW: WA/72/18/HH - Pre-commencement conditions

Dear Zac,

My client has made a valid point about the existing footprint of the storeroom and the existing rain water drainage (see below).

Let me know what you think.

Kind regards
Paul

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From: Robert Paterson [REDACTED]
Sent: 10 October 2018 10:59
To: Paul Quantrill [REDACTED]
Cc: Suely [REDACTED] Retreat Homes [REDACTED]
Subject: Re: WA/72/18/HH - Pre-commencement conditions

Dear Paul,

Disappointing news.

However, as we discussed right now, we already have 90% of the footprint on the property already and the small additional amount of building is unlikely to make any substantial difference.

I know you plan to go back to the planners very shortly on this issue pointing this out to them and I look forward to hearing how they respond.

With best regards
Robert

Sent from my iPhone

On 9 Oct 2018, at 17:16, Paul Quantrill [REDACTED] wrote:

Hi Robert,

Please see below from the case officer regarding the surface water drainage. In order to satisfy them we would need to arrange a specialist to undertake the required tests on the ground to

determine the surface water drainage design. This would add additional cost and time to the project.

We could refuse the proposed condition but we run the risk of them refusing permission completely. Alternatively we accept the condition and then arrange for the necessary tests. My concern is that the drainage Engineer may insist on the tests being undertaken late Winter when the water levels are at their highest but this would seriously delay the project.

Kind regards
Paul

From: Zac Denton [REDACTED]
Sent: 09 October 2018 11:52
To: 'Paul Quantrill' [REDACTED]
Cc: Laura Gibbons [REDACTED]
Subject: RE: WA/72/18/HH - Pre-commencement conditions

Dear Paul,

The short answer is no. I have liaised with the Drainage Engineer who provided the following response.

"We will require winter testing to be completed. Without this it is not possible to know if the surface water drainage will be able to sufficiently drain the development and flood risk could be increased elsewhere as a result. Groundwater could rise within the infiltration system and inundate it with groundwater. West Walberton Lane has historically flooded and therefore drainage needs to be carefully designed.

The testing should be completed some when between October and March when groundwater levels are highest. We know that groundwater levels are currently near their lowest levels in the area as a result of the dry summer. We would therefore wish for the applicant to discuss an appropriate time for the tests to be completed with us. The requirements for this are based on CIRIA and Building Regulations requirements for soakaways to be cited above maximum groundwater levels taking account of seasonal peaks.

I also strongly suspect that 1m3 will be insufficient volume as a result of the underlying soil conditions.

Groundwater monitoring should be completed before infiltration tests to confirm the appropriate depth for the infiltration tests to be carried out. I have attached our drainage guidance notes which have some further information and I am happy to speak to the applicant should they have any further questions."

Therefore, a formal Discharge of Conditions application would need to be made.

Please do not hesitate to respond if you have any further queries.

Kind regards,

Zac

[REDACTED]

From: Paul Quantrill [REDACTED]
Sent: 05 October 2018 16:46
To: Zac Denton
Subject: FW: WA/72/18/HH - Pre-commencement conditions

Dear Zac,

Many thanks for your email. Our intention for the surface water drainage is to create a 1m3 soakaway 5m from the building.

Is this sufficient information to avoid a pre-commencement condition as my client intends to start work immediately on the project as unfortunately due to the requirement of the annexe time isn't on their side?

Kind regards
Paul

From: Zac Denton [REDACTED]
Sent: 05 October 2018 16:20
To: [REDACTED]
Subject: WA/72/18/HH - Pre-commencement conditions

Dear Mr Quantrill,

Please see the attached letter relating to pre-commencement conditions.

Would you agree to an Extension of Time until the 21st of October, in lieu of this letter?

Kind regards,

Z Denton

[REDACTED]

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