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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 15 April 2020 11:10

To: Paul Rhodes <[REDACTED]>

Cc: Hernani Neto <[REDACTED]>

Subject: RE: y/10/20/doc

Good morning Paul,

Thank you for your e-mail. Unfortunately the document you have supplied does not adequately cover the points that I raised in my last consultation. I have copied these points below and have commented further in red for clarity.

“Engineers Comments Regarding Surface Water Drainage

Further information is required before we can recommend discharging condition 4, the following points require addressing:

1. The infiltration testing results submitted are inadequate. They are not in accordance with BRE365 in so far as that the pit was not filled three times and was early in the winter season. The infiltration test will need to be completed in accordance with BRE365 (attached for ease) before March 2020 to give accurate results. The document provided gives no evidence of further infiltration testing. Details of the tests, when they were completed, the dimensions of the tests and the recorded infiltration rate from the three fills should be supplied as part of the submission.
2. No groundwater monitoring data has been supplied. For a development of this size, groundwater monitoring need not be extensive. But should be captured as soon as possible to avoid delays to the development. Please contact this department for further detail. The document's only reference to groundwater is that it is the responsibility of the local authority to inform about relative levels of water table to enable a new soakaway to be built. This is not the case. Condition 4 clearly states that “winter groundwater monitoring to establish highest annual groundwater levels (...) will be required to support the design”. Therefore it is not possible to recommend the discharge of this condition without it.
3. No drainage design has been submitted. It is not possible to recommend to discharge this condition without a surface water drainage design. The drainage design included as an image within this document is insufficient in terms of detail and scale. The expectation is that you supply a design which can be used by a contractor on site to construct the drainage as intended. See point 4 below.

4. Assuming that infiltration is viable then we would expect to see the following supplied as part of the DOC application:
- a. Infiltration test results *Not supplied*
 - b. Groundwater monitoring results *Not supplied*
 - c. Soakaway design calculations (to hold and infiltrate up to 1 in 100 +40% storm underground) *Not completed to BRE365 or CIRIA Report 156 as per best guidance. We do not accept calculations to Approved Document H.*
 - d. Drainage layout which includes cover levels, invert levels, pipe diameters, fall and gradients as well as soakaway dimensions, and location of silt trap. *Not supplied.*
 - e. Construction detail drawings for soakaway, silt trap and pipe bed and surround. *Not supplied.*

I have attached BRE365 for guidance, plus the applicant is advised to read, complete and submit our surface water drainage checklist (also attached). If there is any doubt about the information required then the applicant is more than welcome to contact Engineers to discuss this. “

As far as I am aware we have received no contact from yourself or your consultant regarding the requirements set out in the condition and my consultation comments before now. My hope is that the requested testing and monitoring has been completed and that it has not been included in the report in error. If this is not the case you will now have to delay the submission of the discharge of conditions application until the relevant data has been collected. This will be in early 2021. I gave a clear indication that the tests should be completed before March 2020 and even made a point of including BRE365 in an effort to give you the best chance of being able to discharge this condition this year (which I would not normally do). At present if this document is submitted to discharge condition 4 with no further information or detail then I shall have to recommend that the application is refused. You will then need to reapply at a later date.

If you believe that the submission can be improved to meet the standards set out above, then I suggest you work with your consultant to address these concerns and then submit your plans via the Planning Department and you case officer (Amber Willard), who will be able to consult me formally.

Please feel free to contact me if any of the above is not clear. I have tried my best to give you as much guidance as possible.

Kind Regards

Sarah Burrow
Engineering Assistant

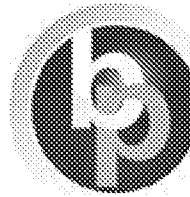
From: Paul Rhodes [REDACTED]
Sent: 14 April 2020 15:55
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Hernani Neto [REDACTED]
Subject: y/10/20/doc

Afternoon Sarah

Please find attached the Soak Away design for Hazel Cottage as requested for your approval.

[REDACTED]

Paul Rhodes
Managing Director



BUILDER'S
PROFILE

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