



CCC Planning <planning@canterbury.gov.uk>

RE: Herne House, Morris Avenue, Herne Bay, CT6 8BB Planning Application No 19/01587

1 message

Steve Haswell <steve@haswellassociates.co.uk>

31 October 2019 at 13:35

To: "siani.davies@canterbury.gov.uk" <siani.davies@canterbury.gov.uk>, "planning@canterbury.gov.uk" <planning@canterbury.gov.uk>

Cc: [REDACTED], "Cornell Chambers ([REDACTED])", "Jo Smith [REDACTED]" David Ritchie [REDACTED], John Neale <[REDACTED]>

Siani

Following my previous email I am now responding to the latest comments from Kent County Council's Flood and Water Management Team in respect of Condition 07 (their letter to you dated 28 October 2019 from Neil Clarke, their reference CCC/2019/075235).

I have attached a revised drainage GA drawing no 1823-5001 Rev C2 which has been amended to incorporate changes due to the revised calculations based on the information from KCC.

I have also attached full network calculations to demonstrate the drainage system's operation and performance for the critical duration 1 year, 30 year, 100 year +20% and 100 year +40% storm intensities using the actual infiltration rate found at the location of the proposed soakaway.

I assume you will now consult further with KCC and hopefully you will be able to discharge condition 07.

I look forward to hearing from you.

Many thanks

Steve Haswell

Managing Director
Haswell Associates

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From: Steve Haswell

Sent: 16 October 2019 15:02

To: siani.davies@canterbury.gov.uk; planning@canterbury.gov.uk

Cc: [REDACTED] Cornell Chambers [REDACTED] Jo Smith [REDACTED]
[REDACTED] David Ritchie [REDACTED] John
Neale [REDACTED]

Subject: RE: Herne House

Siani

Richard Bearsby has asked me as designer to respond to the queries below regarding the CCC soakaway queries. I have tried to access the CCC Planning Website to check which documents have been submitted but at present the site is having difficulties so I can't get onto the site to check so have attached the latest documents again.

The soakaway location has been amended following the permeability tests (see the latest SI report [1248.IR](#) dated 14 October 2019 and the latest drainage layout plan 1823-5001 Rev T2).

Tests TP2A, TP2B and TP2C were carried out where the soakaway is now located so it makes sense to use the permeability results from that part of the site as they represent the best assessment of soil condition at the actual soakaway location (in line with para 3.2.2 of BRE Digest 365). The Microdrainage calculations are based on the worst case permeability result at this location which is 9.1×10^{-5} m/s (confusingly the Microdrainage output attached shows this in m/hour rather than in m/s ie in this case 0.3276m/hr).

The long term maintenance measures were set out on Page 4 of the Planning Drainage Statement Rev A dated 13th June 2019 which was submitted in support of the original application to discharge Condition 07. A further copy is attached.

I trust this information is sufficient to answer your drainage colleague's queries.

Many thanks

Steve Haswell

Managing Director
Haswell Associates

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From: Richard <[REDACTED]>
Sent: 11 October 2019 09:13
To: Steve Haswell <steve@haswellassociates.co.uk>
Subject: Fwd: Herne House

Hi steve

I know you are away but when back can you please call me regarding the below

Thank you

Regards

Richard Bearsby
[REDACTED]

Begin forwarded message:

From: Siani Davies <siani.davies@canterbury.gov.uk>
Date: 10 October 2019 at 16:56:16 BST
To: Richard <[REDACTED]>
Subject: Re: Herne House

Good afternoon Richard,

Thank you for your email and for the additional documentation submitted, this has been sent on for comment and I will get back to you as soon as possible. I appreciate the tight timescales you are working with, however I have to re-consult on the documentation you have submitted to me - the consultees require 21 days to comment. It is recommended that you submit the below information as soon as possible to avoid delays during the consultation. As I stated previously I require an extension of time to assess the revised and additional information provided, please confirm if an extension of time until 05 November 2019 is acceptable.

I requested early comments from CCC Drainage to see if the documentation you have provided is sufficient. Further information is still required, which I have detailed below. I am not in a position to

discharge this condition without all of the necessary information as required by the condition, you will need to provide the information in order for me to determine the application.

Furthermore I am still waiting on comments from KCC Highways in relation to the CEMP, I have chased these and will get back to you as soon as I can.

Condition 07 (drainage)

CCC Drainage comments.

The test procedure looks to have been extremely thorough, but there are a couple of things that I need to have clarified.

The MicroDrainage soakaway simulation doesn't appear to show which infiltration rate was used. Going by the test results, I would have expected the value of 8.0E-07 m/s to be used as that was the worst result from the three tests labelled TP1A, TP1B, and TP1C. Presumably TP1 means Trial Pit 1 and relates to what's shown on the Infiltration Testing Site Plan as Soakaway Test Location 1. As that test location coincides with the site of the proposed soakaway, the tests carried out there will obviously be a more reliable guide to the soakaway's effectiveness than the results obtained at Soakaway Test Locations 2 and 3.

The test report derives average infiltration rates for each test location, rather than taking the worst result as specified in BRE 365. This shouldn't make a huge difference as the average result at Location 1 (that I've just calculated) is 8.6E-07 m/s, as opposed to the worst result of 8.0E-07 m/s. However, the text of the test report includes this:- "The calculated mean average soil infiltration rates were: Location 1; 1.1 x 10⁻⁶ m/s ... "

Furthermore, details of the long term maintenance of all surface water drainage infrastructure on site are required to be submitted.

Kind regards,

Siâni Davies

Planning Conditions Officer

Planning Services

Development Management

Canterbury City Council

Tel: 01227 862 178

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Please be aware that the information or advice provided is the informal advice of an officer only and should not be construed as being legally binding on the Council.

On Thu, 10 Oct 2019 at 10:24, Richard [REDACTED] wrote:

Dear Siani

On checking the portal for condition seven it now says we need a ten year maintenance plan for the soakaway. My drainage engineer is currently on holiday, is it possible like with southern water we can sign of the conditions so I can start work and work with Ccc on this over the next few weeks? As stated before I am under immense pressure to start this build and would appreciate it if this can be done? Can you please let me know? Thank you

Regards
Richard Bearsby
07815158985

5 attachments

-  **1823-5001 Drainage GA Rev C2.pdf**
942K
-  **Herne House network plus soakaway 1in1 Issued 30.10.19.pdf**
575K
-  **Herne House network plus soakaway 1in30 Issued 30.10.19.pdf**
575K
-  **Herne House network plus soakaway 1in100 plus 20% Issued 30.10.19.pdf**
575K
-  **Herne House network plus soakaway 1in100 plus 40% Issued 30.10.19.pdf**
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