

Subject: FW: 19/11206 Outline Planning r/o Wagtails, Alderbury
Date: Tuesday, 5 May 2020 at 14:15:32 British Summer Time
From: Ian Woolgar
To: Harvey Euridge, Andrew Black
Attachments: image001.png, image002.jpg, image003.png, image004.png

Hi Harvey,

Good News!

Regards

Ian

Ian Woolgar

Associate
Godsell Arnold Partnership Ltd
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From: King, Lynda <Lynda.King@wiltshire.gov.uk>
Sent: 05 May 2020 14:12
To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>
Cc: Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>; Ian Woolgar <Ian.Woolgar@gapltd.net>
Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hi Richard,

Thanks for this – that's great.

Kind regards

Lynda

From: Williams, Richard D
Sent: 05 May 2020 14:10
To: King, Lynda <Lynda.King@wiltshire.gov.uk>
Cc: Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>; Ian Woolgar <Ian.Woolgar@gapltd.net>
Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hi Lynda,

Standard form (for conditions like this):

*Condition 1 - No development shall commence on site until a detailed scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the development can be adequately drained*

*Condition 2 - The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.
REASON: To ensure that the development can be adequately drained*

Condition 3 - No development shall commence on site until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

Condition 4 - The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

If the developer has evidence to support that they can remove the conditions before they get applied at Permission, they can submit it. In this case for example, if they have the detailed foul drainage design and appropriate consent from the water company, we can remove that part.

By detailed design for the surface water, we will need the size and location of each infiltration device, showing that it can meet the relevant legislations.

Regards,

Richard

From: King, Lynda

Sent: 05 May 2020 14:05

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>;
Ian Woolgar <ian.Woolgar@gapltd.net>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hi Richard,

Thanks for coming back to me about this one, and confirming that there is now a drainage solution for the site.

Would it be possible to give me the correct form of words for a possible condition so that I can ensure it is technically correct.

Thank you,

Lynda

From: Williams, Richard D

Sent: 05 May 2020 13:35

To: King, Lynda <Lynda.King@wiltshire.gov.uk>

Cc: Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>;
Ian Woolgar <ian.Woolgar@gapltd.net>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hello Lynda,

I've reviewed the updated testing, and feel that they have shown that infiltration is viable on this site. However I would strongly suggest that no infiltration feature is lower than 1.0m below ground level, having had evidence that they can demonstrate lack of groundwater down to 2.0m, with allowance for the required 1.0m clearance.

Detailed design can be undertaken via conditions.

Regards,

Richard

From: Ian Woolgar <Ian.Woolgar@gapltd.net>

Sent: 30 April 2020 16:15

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>;

Harvey Euridge <harvey7702@yahoo.com>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Afternoon Richard,

Further infiltration testing has now been undertaken at the suggested 2.0m depth, following the test procedure of BRE365.

The trial holes are described as having a 'very sandy' lower / bottom area and the time taken to empty was observed as being quicker than the previous testing undertaken. Ground water was not found.

We have calculated infiltration rates from these tests and have summarised this in the attached pdf document.

The lowest result is 3.66×10^{-5} m/s in the lower part of the site. This testing has shown better infiltration rates than previously tested at shallower depth.

On the basis of this further investigation and testing, surface water disposal by means of infiltration is shown to be suitable for this site.

I trust that this additional information will assist in concluding this matter.

Regards

Ian

Ian Woolgar

Associate

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From: Ian Woolgar

Sent: 22 April 2020 13:38

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>;

Harvey Euridge <harvey7702@yahoo.com>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Afternoon Richard,

I have discussed this with our client and they have undertaken to carry out further infiltration testing to BRE365 at the 2m depth requested.

We will provide the test results when completed.

Regards

Ian

Ian Woolgar

Associate

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From: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Sent: 20 April 2020 13:16

To: Ian Woolgar <Ian.Woolgar@gapltd.net>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hello Ian,

As per my previous email, if you wish to use infiltration as a disposal method, you will need to demonstrate that you can achieve the relevant 1m clearances. As the site appears to have a clay base just under the ground surface, it is unlikely that the infiltration will be accepted, and that the site will saturate.

If you can provide evidence – as suggested – to show that what appears as clay in the photos is permeable, I will reconsider my assessment.

Currently, on evidence provided I do not feel that the site is suitable for infiltration based surface water disposal. I have raised this several times throughout the application, as the borehole records provided with the FRA suggested clay in close proximity to the surface, the site photos appear to back this up. Shallow soakaways may be permissible if the relevant clearances and infiltration rates can be shown to be achieved.

Regards,

Richard

From: Ian Woolgar <Ian.Woolgar@gapltd.net>

Sent: 17 April 2020 12:13

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>; Harvey Euridge <harvey7702@yahoo.com>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hi Richard,

Thank you for your response.

The original Sanderson FRA for the site proposed permeable surfaces for the site roads and dwelling driveways – these would be shallow and would ensure that the porous sub base of the infiltration feature is at least 1m above any ground water level.

Based upon the previous testing to BRE365 (up to 1.6m deep) which showed acceptable permeability rates, we would propose individual shallow crate type soakaways (either 0.4 or 0.8m crate depth) to serve the roofs of each property. Again being shallow these will satisfy the above clearance criteria.

Are you able to comment further on a SW disposal strategy based upon this approach?

Regards

Ian

Ian Woolgar

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From: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>
Sent: 17 April 2020 09:38
To: Ian Woolgar <ian.Woolgar@gapltd.net>
Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>
Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hello Ian,

I am concerned that the trial holes to two metres appear to have a very high clay content at the bottom of the hole. That no groundwater seeped in to it is because clay does not store groundwater. In a similar manner, the land drains located seem to lie on the interface between the subsoil and the clay layer.

As the requirement for soakaways is that you have to evidence that you have 1m clear unsaturated permeable ground below the invert of the infiltration feature, I don't think on the evidence provided I can accept this disposal method as proposed.

For the avoidance of doubt, if you can undertake a further infiltration test to BRE365 specification, at 2m BGL, and the result is favourable for infiltration, I may be able to reassess my view. I accept that although it appears as clay in the photos it may have a permeability within the accepted limits, but will need evidence from you to demonstrate this.

Alternatively, if infiltration is shown not to be a valid disposal option, I will welcome other alternative disposal proposals in line with the SuDS hierarchy.

Kind Regards,

Richard

Richard Williams
Drainage Engineer
Drainage Team - Chippenham Bath Road
Wiltshire Council



From: Ian Woolgar <ian.Woolgar@gapltd.net>

Sent: 14 April 2020 12:42

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Good Afternoon Richard,

Have you been able to review the additional information provided in my email below of 1st April 2020?

Regards

Ian

Ian Woolgar

Associate

Godsell Arnold Partnership Ltd

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Direct Line: 01202 612 911

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From: Ian Woolgar

Sent: 01 April 2020 14:19

To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>

Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>

Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Good Afternoon Richard,

Thank you for your reply.

The attached pdfs provide photos of the two trial holes undertaken and the existing clay ware land drainage pipes.

Regards

Ian

Ian Woolgar

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From: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>
Sent: 01 April 2020 11:45
To: Ian Woolgar <ian.Woolgar@gapltd.net>
Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>
Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Hello Ian,

Thank you for your patience, my duties have diverted me elsewhere, and I'm trying to achieve what catch up I can before the next diversion occurs.

Are you able to supply the data and evidence from the trial holes undertaken on the 18th March? If you can supply it I can consider my current stance.

Regards,

Richard

From: Ian Woolgar <ian.Woolgar@gapltd.net>
Sent: 30 March 2020 10:09
To: Williams, Richard D <Richard.DWilliams@wiltshire.gov.uk>
Cc: King, Lynda <Lynda.King@wiltshire.gov.uk>; Andrew Black <andrew@andrewblackconsulting.co.uk>
Subject: RE: 19/11206 Outline Planning r/o Wagtails, Alderbury

Good Morning Richard,

Trust that you are okay and keeping well with all that is going on.

Are you able to confirm receipt of my previous email below and provide a response for our client?

Thanks

Ian

Ian Woolgar

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From: Ian Woolgar
Sent: 20 March 2020 15:02
To: richard.dwilliams@wiltshire.gov.uk
Cc: Lynda.King@wiltshire.gov.uk
Subject: 19/11206 Outline Planning r/o Wagtails, Alderbury

Good Afternoon Richard,

GAP have been asked by 1215 Heritage Homes Ltd to review the surface water reports and drainage strategy for this site, on a more local level.

I visited the site this week with Harvey Euridge to get a feel for the site conditions.

Harvey provided a paper copy of your email of 12th March 2020 to Andrew Black outlining issues with differences between reports and lack of evidence regarding ground water clearance.

Following my visit, 2 trial holes were excavated, on Wednesday 18th March, at the two lower corners of the site to check for groundwater following the recent prolonged periods of repeated wet weather.

Both trial holes were dug over 2m deep and did not encounter ground water either during excavation or when left for a period after.

Your email also made reference to springs and possible non consented work to capture / divert.

From information made available, the site has a network of historic land drains that were not functioning due to roots and collapse etc. The work that you have alluded to in your email relates to limited works that have been undertaken to replace / renew some of the existing land drains.

There is an existing shallow drainage ditch running across part of the site to the lower east corner of the site (nearest Firs Road). There was no evidence of any 'spring flows' into this ditch.

I would be grateful if you can call me or provide a number so that we can discuss your concerns for this site, before we provide further information to support the current outline planning application.

Regards

Ian

IMPORTANT:

Please note that my Email Address has changed to ian.woolgar@gapltd.net



IAN WOOLGAR
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