

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 17 January 2020 14:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on A/113/19/DOC - Angmering site

Consultee response.

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 21 October 2019 12:44
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: Planning Consultation on A/113/19/DOC - Angmering site

Hi Andrew,

I have just discussed this at length with the Engineering Services Manager and a member of our Building Control team. We are satisfied that you can discharge condition 9 on the understanding that Building Control will raise any further concerns. However, the applicant should be aware that in order to locate the diffusers within 5m of the properties they may be required by a building inspector to amend their foundation design. If they choose instead to amend the drainage design to distance the diffusers further from the buildings they will be required to submit another DOC application as the drainage design will have changed from the one approved today.

I have discussed condition 10 with Paul, and as per the wording of the condition, we can not recommend it is discharged until the applicant has written approval from the LLFA. To have submitted an application and be awaiting a response is not enough. Once they have received written approval we can discharge.

On the basis of the plans we are happy for you to discharge condition 13.

I shall get back to you later regarding condition 11.

Kind Regards

Sarah

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 21 October 2019 12:08
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on A/113/19/DOC - Angmering site

Thanks for your email and I do hope we can progress these conditions asap! .

Re condition 9 - I would note that building control issues will be dealt with at building control stage and do not need to be addressed now at planning stage i.e. if diffusers are set within 5 metres of the building they will only be approved by building control if they pass building regulations. If an alternative foundation type due to diffusers is required building control will specify.

I have asked the agent for the information requested however I would prefer it if the condition was approved now as the request for building control officer consent at this stage seems onerous and is causing delay.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

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

Sent: 21 October 2019 11:42

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: Planning Consultation on A/113/19/DOC - Angmering site

Hi Andrew,

Having read through the various correspondence, including the letter from Robert Seventon (thank you), my assessment is as follows:

Comments Regarding Condition 9- surface water drainage design

Laura requested the following: "If you are to provide diffusers within 5m of the building I will need you to provide confirmation from a building inspector that this is acceptable taking into account the foundation design that you are proposing." As far as I am aware once this has been provided (or the design updated to move the diffusers further from the buildings), we will be able to recommend that the condition is discharged.

Comments Regarding condition 10 and 11 (Discharge of flows to watercourse, and, SuDS maintenance manual)

As far as I can tell, Laura was not intending on reviewing these until she was satisfied with the drainage design to discharge condition 9. This will now lie with myself and Paul Cann to assess. I shall look in to this today and update you if I require any more information.

I have no information from Laura regarding condition 13, but will assume that myself and Paul will assess as above.

Kind Regards

Sarah

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 21 October 2019 09:23
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: FW: Planning Consultation on A/113/19/DOC - Angmering site

Please see attached letter.

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Robert Steventon [REDACTED]
Sent: 02 October 2019 16:38
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Andrew Wood <Andrew.Wood@arun.gov.uk>;
[REDACTED] 'Wayne Stutchbury' [REDACTED] 'Kevin Lang'
Subject: RE: Planning Consultation on A/113/19/DOC - Angmering site

Laura,

Thanks for your responses, we have provided additional information in the enclosed letter.

Please call if you wish to discuss.

Kind regards,

Robert Steventon
Civil Engineer

LANAR

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 17 September 2019 16:14
To: Robert Steventon [REDACTED]

Subject: RE: Planning Consultation on A/113/19/DOC - Angmering site

Hi Robert,

Comments below.

Key
Original comments
Your response
My response

1. Groundwater monitoring was undertaken and recorded groundwater to shallow depths of 0.43, 0.66 and 0.89mbgl. It is accepted that the results from WS1 and WS2 should be used for the surface water drainage design as they are relevant to the areas proposed for infiltration. It is not clear what the maximum recorded groundwater level was at each monitoring location respectively. Please can this be confirmed.
We enclose additional documents from Constructive Evaluation as part of their investigation. This provides full details of the groundwater monitoring. The highest and lowest groundwater levels at each location are as follows:
WS1 max = 1.48m bgl min = 1.69m bgl
WS2 max = 0.83m bgl min = 1.13m bgl
WS3 max = 0.43m bgl min = 1.04m bgl
2. Infiltration testing was completed at one location and gave rates of $5.13 \times 10^{-4} \text{ms}^{-1}$ at 0.9m depth. This is deeper than the highest recorded groundwater levels and the scarcity of infiltration testing is of significant concern. We would have expected at least one further infiltration test, ideally two further tests at the proposed location and depth of infiltrating structures.
The infiltration test was close to WS3 where the groundwater level is lower. The testing was in accordance with BRE365 and the location and depth close to the proposed filter drain. *You state that testing was completed at WS3, maximum recorded groundwater level here was 0.43mbgl. Therefore, I stand by my comment that this was completed deeper than maximum recorded groundwater level. One test location is inadequate. The test location is also a long way from the proposed infiltrating structures.*
3. Please can an impermeable areas plan be provided that clearly shows the impermeable areas draining to each surface water drainage feature. Please refer to enclosed drawing 191183/SK/04 for impermeable areas. *This will likely need to be revised due to comment 9 below.*
4. The filter drain is inadequate. Maximum modelled water depths are nearly 1m. This clearly will not be able to be contained above maximum recorded groundwater level. The groundwater monitoring found that the highest groundwater level in the vicinity of the filter drain was 1.48m below ground level. This has been shown on the filter drain long section 191183 2 Crete Nursery, Dappers Lane, Angmering, Bn16 4en11 September 2019 drawing 191183/520/02 and therefore the filter drain will be above the maximum groundwater level. As shown on the drawing, Filter Drain 1 is flat, and Filter Drain 2 is sloped, and this is correctly reflected in the MicroDrainage calculations. Location actually appears to be between WS1 and WS2. *For clarity, please overlay monitoring locations onto drainage strategy drawing.*
5. From looking at cross sections it also appears that the filter drain will be on a slope, please ensure this is accurately depicted within calculations.
6. Please provide evidence that a resin bound surface with open surface course asphalt is permeable. We have significant concerns over the permeability of this type of surface now and over the design lifetime. Please refer to the enclosed brochure for the Clearstone permeable resin bound surfacing. *The brochure provides us with no confidence regarding this. Type 3 is not permeable. We would require independent evidence of permeability.*
7. A permeable liner should fully wrap around the sub-base of the permeable paving areas. Please refer to drawing 191183/SD/01. *Okay.*
8. Please confirm material specification for filter drain. All sub-base material should be no fines. Please refer to drawing 191183/SD/01. *Type 3 is not permeable.*
9. Are diffusers to be used to disperse surface water into permeable paving subbases? Please provide construction details and locations of these if so. Diffusers should be located 5m from buildings, therefore the use of permeable patios to receive roof water is not acceptable. Diffusers have been added to the drawing. The patios have an impermeable surface so that rainwater runs off onto the grass and the subbase is only infiltrating the roof runoff. *As stated, diffusers should not be located within 5m of buildings. Permeable structures adjacent to buildings can receive water falling directly upon them, but should not receive concentrated rainwater within 5m of buildings.*

10. Catchpits must be provided upstream of all connections to permeable paving. Please ensure the location of rwp, catchpits, and connections to permeable areas are clearly shown on plan. The discharge into the permeable paving is only taking roof runoff so will contain minimal silt/fines and it is considered excessive to provide catchpits on all connection to the patios and driveways. The rainwater down pipes will have access points to allow for maintenance. *Catchpits must be provided upstream off all connections to permeable paving, this is as per CIRIA C753. Think about how much debris sits in a standard gutter.*
11. Please provide invert levels and cover levels of all inspection chambers, manholes, filter drains, etc. Please also ensure that finish and formation level of permeable paving is clearly provided on plan. Please refer to drawing 191183/500/01. I will review further once GW and infiltration testing result acceptability has been agreed.

Kind 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
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk
Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: Robert Steventon [REDACTED]
Sent: 11 September 2019 15:15
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: Planning Consultation on A/113/19/DOC - Angmering site

Laura,

Further to your comments below we enclose a letter providing responses and the updated engineering drawings for the development.

The aim of the surface water strategy is to discharge all runoff to ground in accordance with the SuDS hierarchy. Due to the high groundwater table the use of soakaways is not viable, so runoff is discharged via permeable paving. If this strategy is not acceptable then the only alternative is to provide an attenuation tank with a discharge to the culvert, which we are trying to avoid.

Please call if you have any queries.

Kind regards,

Robert Steventon
Civil Engineer



Civil Engineers & Transport Planning
A, Thorogood House, 34 Tolworth Close, Surbiton, Surrey, KT6 7EW

From: Mark Goodchild [REDACTED]

Sent: 06 September 2019 16:07

[REDACTED]
[REDACTED]
Subject: FW: Planning Consultation on A/113/19/DOC - Angmering site

Dear Robert,

Please see below for an email from the local authorities drainage consultant.

Regards

Mark Goodchild

Architect & Director



3 Church Street, Godalming, Surrey. GU7 1EQ

Tel 01483 418600 Fax 01483 418655

www.nyesaunders.co.uk

Registered in England and Wales. Registration number: 7435882

Please Note: The information contained in this email is confidential and may be legally privileged. If you are not the intended recipient, you must not read, use or disseminate this information. If this email has been sent to you in error, please delete all copies and any attachments and please also inform us by return email and we will ensure that your details are removed as applicable. Although this email and its attachments are believed to be free of any virus or any other defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by Nye Saunders Ltd for any loss or damage arising in any way from receipt thereof.

From: Admin Dept. [REDACTED]

Sent: 06 September 2019 13:28

[REDACTED]
Subject: FW: Planning Consultation on A/113/19/DOC - Angmering site

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 06 September 2019 11:03

To: Admin Dept. [REDACTED]

Subject: FW: Planning Consultation on A/113/19/DOC

Attention Richard Sloman,

Please see additional information request. Please do negotiate directly with Laura Gibbons ADC Drainage Engineer. Contact details below. Thank you,

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 September 2019 10:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: Planning Consultation on A/113/19/DOC

Engineers Comments Regarding Condition 9- surface water drainage design

1. Groundwater monitoring was undertaken and recorded groundwater to shallow depths of 0.43, 0.66 and 0.89mbgl. It is accepted that the results from WS1 and WS2 should be used for the surface water drainage design as they are relevant to the areas proposed for infiltration. It is not clear what the maximum recorded groundwater level was at each monitoring location respectively. Please can this be confirmed.
2. Infiltration testing was completed at one location and gave rates of $5.13 \times 10^{-4} \text{ms}^{-1}$ at 0.9m depth. This is deeper than the highest recorded groundwater levels and the scarcity of infiltration testing is of significant concern. We would have expected at least one further infiltration test, ideally two further tests at the proposed location and depth of infiltrating structures.
3. Please can an impermeable areas plan be provided that clearly shows the impermeable areas draining to each surface water drainage feature.
4. The filter drain is inadequate. Maximum modelled water depths are nearly 1m. This clearly will not be able to be contained above maximum recorded groundwater level.
5. From looking at cross sections it also appears that the filter drain will be on a slope, please ensure this is accurately depicted within calculations.
6. Please provide evidence that a resin bound surface with open surface course asphalt is permeable. We have significant concerns over the permeability of this type of surface now and over the design lifetime.
7. A permeable liner should fully wrap around the sub-base of the permeable paving areas.
8. Please confirm material specification for filter drain. All sub-base material should be no fines.
9. Are diffusers to be used to disperse surface water into permeable paving subbases? Please provide construction details and locations of these if so. Diffusers should be located 5m from buildings, therefore the use of permeable patios to receive roof water is not acceptable.
10. Catchpits must be provided upstream of all connections to permeable paving. Please ensure the location of rwp, catchpits, and connections to permeable areas are clearly shown on plan.
11. Please provide invert levels and cover levels of all inspection chambers, manholes, filter drains, etc. Please also ensure that finish and formation level of permeable paving is clearly provided on plan.

Comments Regarding condition 10- discharge of flows to watercourse

It would not be appropriate to approve condition 10 whilst the surface water drainage design is still being revised.

Comments Regarding condition 11- SuDS maintenance manual

It would not be appropriate to review the adequacy of the maintenance manual whilst the surface water drainage design is still being revised. I will provide comments once the details of condition 9 are agreed.

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
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk
Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk
 Save the environment - think before you print.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 02 September 2019 11:06

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on A/113/19/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/113/19/DOC

Registered: 22-AUG-19

Site Address: Crete Nursery Dappers Lane Angmering BN16 4EN

Description of Works: Approval of details reserved by condition imposed under ref A/178/17/OUT relating to Condition Nos 4 - external lighting, 5 - construction management plan, 6 - road safety audit, 7 - visibility splays, 8 - footway, 9 - proposed surface water drainage, 10 - discharge flows to watercourses, 11 - SuDs system and 13 - future access & management of any watercourse or culvert.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 16th September 2019.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Andrew Wood who can be contacted on telephone number 01903 737768.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
