

From: Michael Eastham
Sent: 19 January 2021 14:23
To: Planning Scanning
Subject: FW: 22995 - RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Please scan and upload the email from the applicant below confirming that we have an extension of time (EoT) to **Tuesday 26th January 2021** to determine discharge of condition application **A/166/20/DOC** for Manor Nursery, High Street, Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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From: Rebecca Hoad [REDACTED]
Sent: 19 January 2021 14:17
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: 22995 - RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Hi Michael,

We have not yet had a response from Laura therefore yes we can agree to an extension of time to Tuesday 26 January 2021.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

Another appeal allowed for ECE Planning! Read more about the scheme in Holland Road, Hove [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 19 January 2021 13:56

To: Steve Burgess [REDACTED] Rebecca Hoad [REDACTED]

Cc: Chris Barker [REDACTED] Stuart Magowan [REDACTED]; CEP | Reception [REDACTED]; Paul Reynolds [REDACTED]

Subject: RE: 22995 - RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Importance: High

Hi Rebecca,

Do we need an extension of time (EoT) to **Tuesday 26th January 2021** to determine discharge of condition application **A/166/20/DOC** for Manor Nursery, High Street, Angmering?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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From: Michael Eastham

Sent: 18 January 2021 08:07

To: Steve Burgess [REDACTED] Rebecca Hoad [REDACTED]

Cc: Chris Barker [REDACTED] Stuart Magowan [REDACTED]; CEP | Reception [REDACTED] Paul Reynolds [REDACTED]

Subject: RE: 22995 - RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Steve,

Once Laura Gibbons has approved the amended plans, Rebecca will need to submit the amended plans to the Local Planning Authority for the formal approval and discharge of **A/166/20/DOC** for Manor Nursery, High Street, Angmering.

Kind regards,

Michael

Michael Eastham



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From: Steve Burgess <[REDACTED]>
Sent: 15 January 2021 17:04
To: [REDACTED]
Cc: Chris Barker <[REDACTED]>; Stuart Magowan <[REDACTED]>; Rebecca Hoad <[REDACTED]>; Michael Eastham <Michael.Eastham@arun.gov.uk>; CEP | Reception <[REDACTED]>; Paul Reynolds <[REDACTED]>
Subject: RE: 22995 - RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Good afternoon Laura

Hope you are keeping safe and well.

Please find attached additional information and my responses to the comments below. [22995 Drawings and Docs](#)

1. We have now replaced the Bypass Separators with the Hydro International Downstream Defender product (Vortex Separator) which was previously approved for the large Cala Homes residential development at Shopwyke Lakes, Chichester, information attached.
Please find attached the 1 in 1 year plus 40%CC calculations for Networks 1,2 and 3 which determine the design flow for each of these units together with the attached technical details which demonstrate the units are of a sufficient size. The units have also been sized to accommodate the peak flow generated by the 1 in 100 year event plus 44% CC.
2. With reference to the above change with have also now updated the construction details for the soakaways to include 300mm minimum depth of underlying soil drainage media to add a further level of treatment to the system. On top of the already adequate level of treatment provided by the Downstream Defender this extra mitigation would provide the below additional mitigation index:

SuDS Type	Total suspended solids (TSS)	Metals	Hydrocarbons
Soakaway with 300mm minimum depth underlying soil drainage media	0.2	0.2	0.2

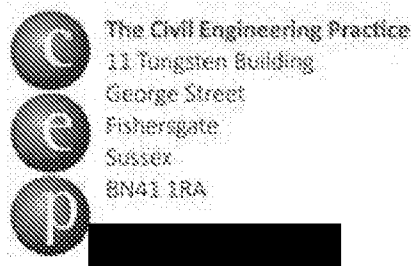
3. Maintenance Manual updated as per your comments.
4. Maintenance Manual updated to include details on maintenance for the soakaways as per Table 13.1 in C753.

I trust the above and attached now satisfies your concerns and you are now able to remove your objection and recommend the discharge of these Conditions.

If you would like further clarification on anything please feel free to give me a call directly on 07552 819 491.

Best regards,

Steve Burgess



As an ISO 9001 : 2008 certified company, we invite you to reply to this email with any feedback (positive or negative) that you would like to share. Any response will be reviewed by the directors and quality assurance department.

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Thank you for your co-operation.

Whilst this e-mail and any attachments are believed to be free of any virus, it is the recipient's responsibility to ensure that they are virus-free and no responsibility is accepted by The Civil Engineering Practice for any loss or damage arising in any way from receipt or use thereof.

Good afternoon Laura

Hope you are keeping safe and well.

I am working through your comments which we have received on the above site, please find my **unofficial responses** below.

I will of course be responding with the full information required however for now would appreciate your input.

1. (Relating to previous comment no. 4) Please provide evidence that the bypass separators are of a sufficient size that they will treat the 1 in 1 year plus 40% climate change event flow. I.e. please supply calculation results for the networks with separators on for the 1 in 1 year plus 40% cc event to demonstrate what flow is occurring through the network in this event.

This can be determined and evidence provided once the Bypass Separator product has been agreed.

2. (Relating to previous comment no. 4) The documents provided did not specifically detail the hazard mitigation indices being achieved for total suspended solids, metals, and hydrocarbons. Please detail. Bypass separators are known to not be effective at removing soluble pollutants, how are these being removed?

I believe you have previously discussed this with Stuart recently. I have approached the manufacturer and information on the hazard mitigation indices is not produced or available.

The proposed development is for residential use. In accordance with CIRIA SuDS Manual 2015 (Report C753), the pollution hazard level for this type of development is between very low and low depending on the use/area of the site.

Table 26.2 in Chapter 26 of CIRIA report C753 The SuDS Manual provides Pollution Hazard Indices for varying land types. Those of relevance to the development proposals are as follows:

Land Use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very Low	0.2	0.2	0.05

Individual property driveways, residential car park, low-traffic roads	Low	0.5	0.4	0.4
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Where multiple drainage components are used in series the individual mitigation index of secondary and tertiary components is lowered by 50% due to reduced performance associated with primary treatment.

SuDS Type	Total suspended solids (TSS)	Metals	Hydrocarbons
Soakaway with 300mm minimum depth underlying soil drainage media	0.4	0.4	0.4
Propriety Treatment Systems	These must demonstrate that they can address each of the contaminant types to acceptable levels for inflow concentrations relevant to the contributing drainage area		

The proposed use of a soakaway with 300mm minimum depth underlying soil drainage media alone would provide acceptable treatment for metals and hydrocarbons and is only 0.1 away from the required level required for Total Suspended Solids. As the soakaway would be a secondary component the mitigation index is lowered by 50% and would therefore provide the below mitigation index:

SuDS Type	Total suspended solids (TSS)	Metals	Hydrocarbons
Soakaway with 300mm minimum depth underlying soil drainage media	0.2	0.2	0.2

Therefore the Bypass Separator would only need to provide mitigation at a very low level:

	Total suspended solids (TSS)	Metals	Hydrocarbons
Bypass Separator	0.3	0.2	0.2

With this information in mind and the attached Declaration of Performance from the manufacturer, would you consider that the proposed mitigation would now be acceptable?

- (Relating to previous comment no. 10) The maintenance manual does not specify how maintenance will be funded, I presume a charge will be levied on residents and this will be included within the deeds. Please detail how money is to be secured.

Noted. Will update the manual.

- (Relating to previous comment no. 10) Please detail the requirements for maintenance of the infiltrating components, e.g. look at table 13.1 in C753.

Noted. Will update the manual.

I look forward to hearing from you and feel free to give me a call on [REDACTED] to discuss.

Have a lovely Christmas and New Year, best regards,

Steve Burgess
[REDACTED]



The Civil Engineering Practice
11 Tunstern Building
George Street
Fishergate
Sussex
BN41 1RA



Christmas 2020



Our office will be closing on Wednesday 23 December and will re open at 9am on Monday 4 January 2021.

We will not be sending cards this year but instead are supporting a local charity baby2baby who collect and donate baby and children's clothing and essential items to families in need in East Sussex and surrounding areas.

<https://www.baby2baby.co.uk/>

We would like wish all our colleagues and Clients a very Merry Christmas and a peaceful, healthy New Year.

From: Laura Gibbons



Sent: 15 December 2020 10:29

To: Rebecca Hoad



Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Chris Barker

 Steve Burgess <

Subject: Re: A/166/20/DOC - Manor Nursery, High Street, Angmering

Hi Rebecca,

Thank you for sending this information over. My outstanding comments are as follows:

5. (Relating to previous comment no. 4) Please provide evidence that the bypass separators are of a sufficient size that they will treat the 1 in 1 year plus 40% climate change event flow. I.e. please supply calculation results for the networks with separators on for the 1 in 1 year plus 40% cc event to demonstrate what flow is occurring through the network in this event.
6. (Relating to previous comment no. 4) The documents provided did not specifically detail the hazard mitigation indices being achieved for total suspended solids, metals, and hydrocarbons. Please detail. Bypass separators are known to not be effective at removing soluble pollutants, how are these being removed?
7. (Relating to previous comment no. 10) The maintenance manual does not specify how maintenance will be funded, I presume a charge will be levied on residents and this will be included within the deeds. Please detail how money is to be secured.
8. (Relating to previous comment no. 10) Please detail the requirements for maintenance of the infiltrating components, e.g. look at table 13.1 in C753.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



Website: www.adur-worthing.gov.uk

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Tue, 8 Dec 2020 at 17:13, Rebecca Hoad [REDACTED] wrote:

Dear Michael, Laura and Paul,

Further to Laura's email dated 16 November 2020, please find attached to this email and via the below Dropbox link the following information which seeks to address the comments raised:

<https://www.dropbox.com/sh/8kbygotfagr2bdg/AADYA66p1nYUhPW5LCpCY76Da?dl=0>

- By pass Separator Information
- Calculations
- Network Areas Plan
- Proposed Drainage Strategy
- Drainage Maintenance Plan
- Construction Details
- Drainage Maintenance Manual V2.

Please also see below CEP's answers in red responding directly to the questions raised.

Please could you confirm as soon as possible that the information provided is sufficient to discharge Conditions 6, 21 and 22?

Michael, we would be happy to agree an extension of time to allow re-consultation with Laura and Paul. We would suggest an initial extension of time until Tuesday 15 December 2020.

I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

We have now successfully attained planning permission for our fourth scheme for Shoreham Port. Read more [here](#).



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 16 November 2020 13:22
To: Rebecca Hoad [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: FW: A/166/20/DOC - Manor Nursery, High Street, Angmering
Importance: High

Rebecca,

Please see the email below which is the consultation response from the ADC Drainage Engineers to discharge of condition application **A/166/20/DOC** relating to Manor Nursery, High Street, Angmering.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Laura Gibbons [REDACTED]
Sent: 16 November 2020 11:07
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: A/166/20/DOC - Manor Nursery, High Street, Angmering

Hi Michael,

Apologies for not being able to look at this sooner, we are swamped. Different Arun working day for me this week.

We do not recommend discharge of these conditions at this time.

I have the following comments:

1. The impermeable areas plan supplied does not clearly show the areas draining to each soakaway. E.g. the areas draining to soakaways 8 and 9 are poorly defined. Please can the applicant supply a better impermeable areas plan which clearly shows the areas draining to each soakaway and which areas have had 10% urban creep allowance applied. 60_Network Areas Plan has now been updated for clarity and the drainage areas for SA 8 and 9 is now more clearly defined. The plan also now shows which areas have Urban Creep of 10% applied to them in the key.
2. Please detail invert and cover levels of gullies and ACO drains. 102_E Drainage has now been updated to include the requested details.
3. Some pipes appear to terminate without connections. For example where are the pipes upstream of N1 2.000 connecting to/from? This was a technical error with the drawing layers and has now been rectified.
4. Please provide details of the proposed bypass separators and how these will meet the requirements for hazard mitigation indices. Please see attached data sheets and Declaration of Performance.

5. It is unclear how the pipes that are supposed to be able to pass above soakaway 1 will in reality do this. They are draining surface features, i.e. ACO and gullies, and are meant to pass above the top of the crate which is at 14.6mAOD and then within 1m connect into a pipe that has an upstream invert level of 13.943. Please detail how this is supposed to work especially given some of these connections are not via manholes. The network has been slightly rearranged now in this area and also more details have been included to make it clear how this area works. This has all been checked and there will be no issues with the performance of the network or constructing what is proposed.
6. **All pipes must achieve 1m/s velocity at full bore.** The surface water system will remain private and is not being offered for adoption. Sewers for Adoption requires a velocity of 1 m/s, however for a private system BSEN 752 and Building Regulations Part H apply and require a minimum velocity of 0.75 m/s. The velocity of the system will determine the depths of the pipework, as a higher velocity will increase a lot of the gradients, this will increase the depth of the system and subsequently increase the depth of excavation during construction needlessly. The system has been designed using a minimum velocity of 0.75 m/s which is acceptable based on policy and relevant regulations.
7. SA4 has a maximum water level of 16.575, this is greater than the cover level stated on the drawings. The calculation details for SA 4 are different to those on plan. Please correct so that they are consistent. Cover level updated with calculations.
8. The calculation details for SA 7, SA8, and SA9 are different to those on plan. Please correct so that they are consistent. Calculations updated.
9. Construction detail drawings need to be provided, as per our checklist. Please see 502__Construction Details.
10. A maintenance manual needs to be provided. Attached.

Please re-consult us once further information has been supplied.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



Website: www.adur-worthing.gov.uk

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Mon, 16 Nov 2020 at 09:07, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura and Paul,

Please could I have your consultation response to discharge of condition application **A/166/20/DOC** relating to Manor Nursery, High Street, Angmering by 5.00pm tomorrow (**Tuesday 17th November 2020**)?

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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